



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2020-008 P&Z DATE 02/23/20 CC DATE 03/16/20 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-008

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Gideon Grove - North

Lot

Block

General Location John King Blvd. & East Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Pacesetter Homes LLC

Applicant Skorburg Lot Development, LLC

Contact Person Tom Lynch

Contact Person Tom Martin

Address 14400 The Lakes Blvd.
Ste. 200

Address 8214 Westchester Drive, S. 710

City, State & Zip Pflugerville, TX 78660

City, State & Zip Dallas, TX 75225

Phone (512) 703-9421

Phone (214) 888-8847

E-Mail Tlynch@pacesetterhomes.com

E-Mail tmartin@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

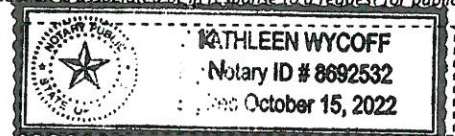
Before me, the undersigned authority, on this day personally appeared Tom Lynch [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of January, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of January, 20 20

Owner's Signature *[Signature]*

Notary Public in and for the State of Texas



My Commission Expires

[Signature]
[Signature]



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/18/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2020-008
Project Name: Gideon Grove-North
Project Type: PLAT
Applicant Name: Skorburg Lot Development, LLC
Owner Name: Pacesetter Homes, LLC
Project Description:



RECEIPT

Project Number: P2020-008
Job Address: JOHN KING BLVD
ROCKWALL, TX 75087

Receipt Number: B88302

Printed: 2/21/2020 8:09 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$883.64

Total Fees Paid:

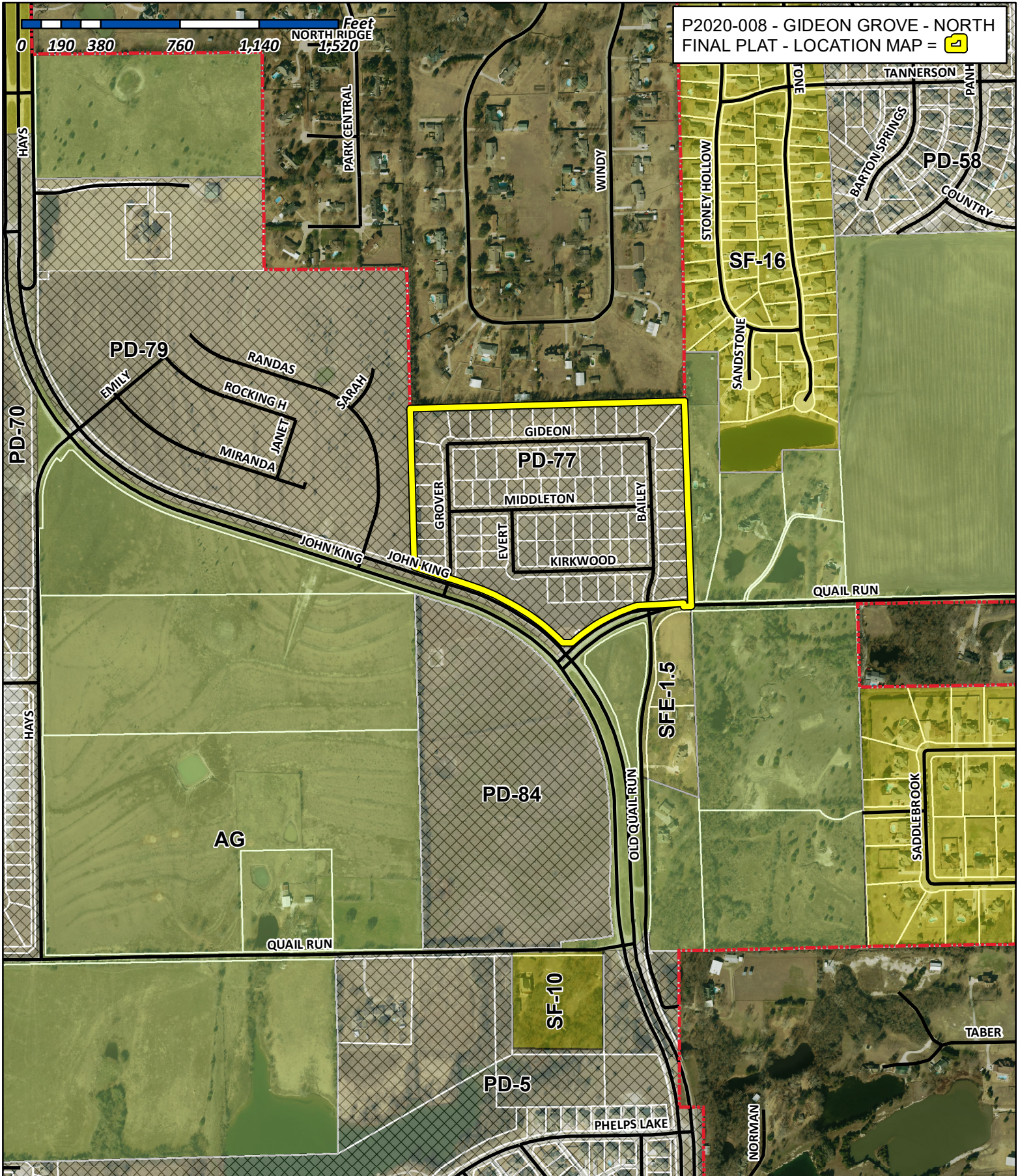
\$883.64

Date Paid: 2/21/2020 12:00:00AM

Paid By: Skorburg Lot Development, LLC

Pay Method: CHECK 26188

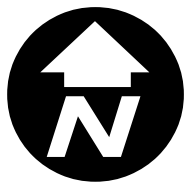
Received By: KB

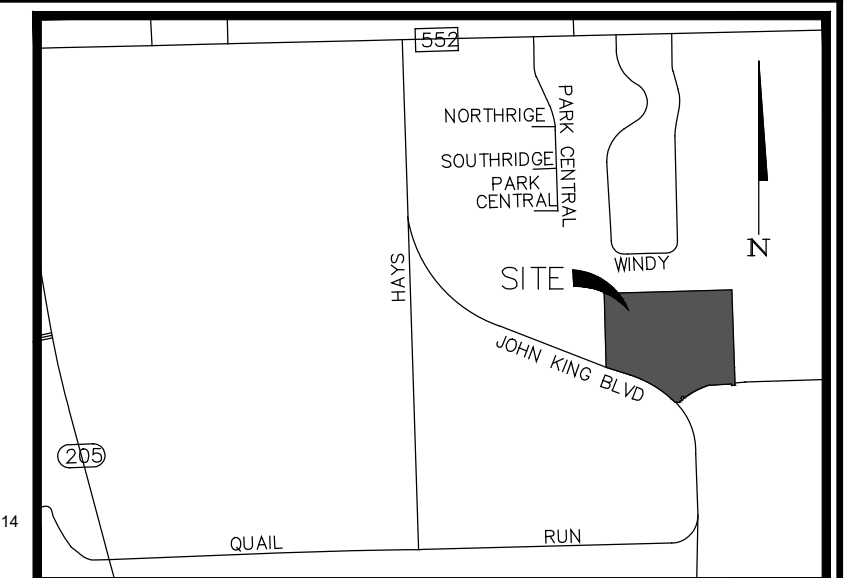


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





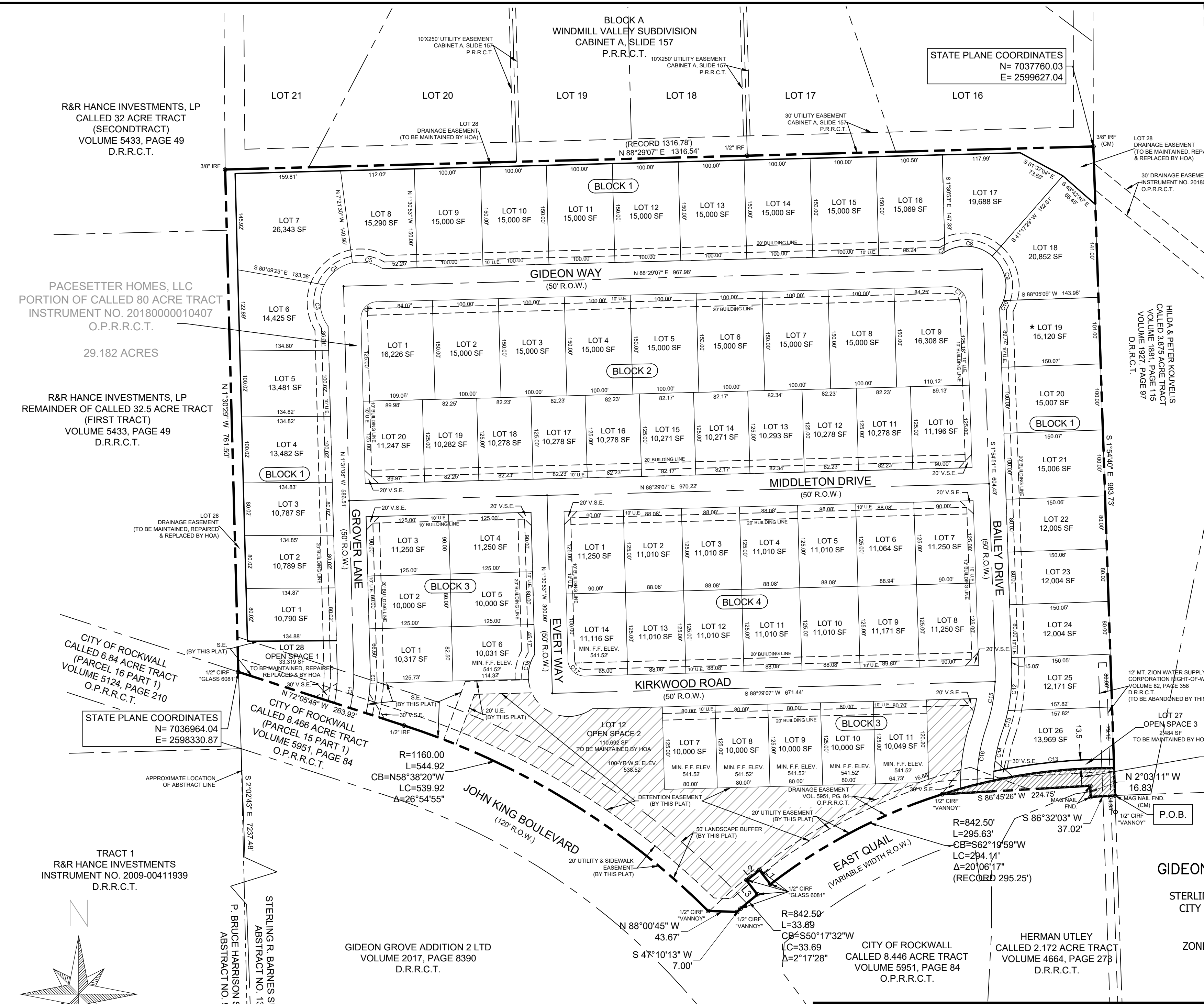
VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

GENERAL NOTES

- General Notes:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
 - 2) Basis of Bearing - All bearing are based on the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
 - 3) IRF - Iron Rod Found
 - 4) C.M. = Controlling Monument
 - 5) V.S.E. = Visibility and Sidewalk Easement
 - 6) U.E. = Utility Easement
 - 7) S.E. = Sidewalk Easement
 - 8) D.R.R.C.T. - Deed Records, Rockwall County, Texas
 - 9) P.R.R.C.T. - Plat Records, Rockwall County, Texas
 - 10) F.F. - FINISHED FLOOR
 - 11) W.S. WATER SHED
 - 12) The purpose of this Final Plat - Amended is to correct a scrivener error of two Lot 15, Block 1 on the final plat of Gideon Grove - North recorded on May 03, 2019, under Instrument Number 2019000006883, Official Public Records, Rockwall County, Texas.

FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0255K subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



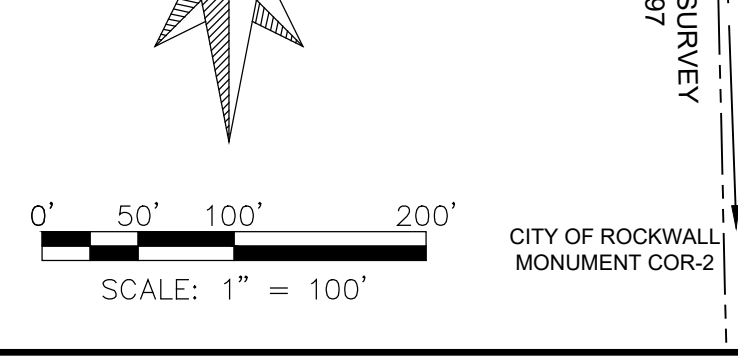
FINAL PLAT
GIDEON GROVE - NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021
PREPARATION DATE: DECEMBER, 2019

STATE PLANE COORDINATES
N= 7037760.03
E= 2599627.04

STATE PLANE COORDINATES
N= 7036964.04
E= 2598330.87

STATE PLANE COORDINATES
N= 7036964.04
E= 2598330.87

STATE PLANE COORDINATES
N= 7036964.04
E= 2598330.87



NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.: 17-141

DATE: December 23, 2019

SCALE: 1" = 100'

DRAWN BY: RP

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 2018000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **GIDEON GROVE-NORTH**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by any agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Tom Lynch, President
Pacesetter Homes, LLC

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **Tom Lynch** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2020.

WILLIAM P. PRICE
STATE OF TEXAS
R.P.L.S. NO. 3047

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
GIDEON GROVE — NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

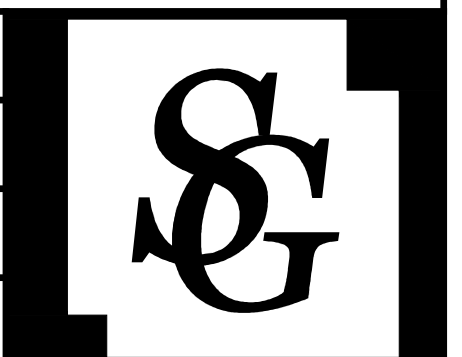
SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	17-141
DATE:	December 23, 2019
SCALE:	1" = 100'
DRAWN BY:	RP



Parcel Map Check Report

Client:
Prepared by:
SURVEY GROUP
1475 HERITAGE PARKWAY

Date: 6/14/2018 8:52:32 AM

Parcel Name: Site 1 - GIDEON GROVE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,036,776.8450' East: 2,599,659.8490'

Segment# 1: Line

Course: S86° 32' 03"W Length: 37.02'
North: 7,036,774.6070' East: 2,599,622.8967'

Segment# 2: Line

Course: N2° 03' 11"W Length: 16.83'
North: 7,036,791.4262' East: 2,599,622.2938'

Segment# 3: Line

Course: S86° 45' 26"W Length: 224.75'
North: 7,036,778.7128' East: 2,599,397.9036'

Segment# 4: Curve

Length: 295.63' Radius: 842.50'
Delta: 20.1048 (d) Tangent: 149.35'
Chord: 294.11' Course: S62° 19' 59"W
Course In: S17° 36' 52"E Course Out: N37° 43' 09"W
RP North: 7,035,975.7139' East: 2,599,652.8527'
End North: 7,036,642.1473' East: 2,599,137.4182'

Segment# 5: Line

Course: N37° 36' 01"W Length: 27.00'
North: 7,036,663.5391' East: 2,599,120.9442'

Segment# 6: Line

Course: S51° 34' 33"W Length: 25.00'
North: 7,036,648.0021' East: 2,599,101.3584'

Segment# 7: Line

Course: S37° 43' 04"E Length: 27.01'
North: 7,036,626.6363' East: 2,599,117.8824'

Segment# 8: Curve

Length: 33.69' Radius: 842.50'
Delta: 2.2911 (d) Tangent: 16.85'
Chord: 33.69' Course: S50° 17' 32"W
Course In: S38° 33' 45"E Course Out: N40° 51' 12"W
RP North: 7,035,967.8614' East: 2,599,643.0699'
End North: 7,036,605.1171' East: 2,599,091.9696'

Segment# 9: Line

Course: S47° 10' 13"W Length: 7.00'
North: 7,036,600.3583' East: 2,599,086.8360'

Segment# 10: Line

Course: N88° 00' 45"W Length: 43.67'
North: 7,036,601.8728' East: 2,599,043.1922'

Segment# 11: Curve

Length: 544.92' Radius: 1,160.00'

Delta: 26.9153 (d)
Chord: 539.92'
Course In: S44° 49' 07"W
RP North: 7,035,779.0363'
End North: 7,036,882.8651'

Tangent: 277.58'
Course: N58° 38' 20"W
Course Out: N17° 54' 12"E
East: 2,598,225.5492'
East: 2,598,582.1471'

Segment# 12: Line
Course: N72° 05' 48"W
North: 7,036,963.9973'

Length: 263.92'
East: 2,598,331.0071'

Segment# 13: Line
Course: N1° 30' 29"W
North: 7,037,725.2335'

Length: 761.50'
East: 2,598,310.9663'

Segment# 14: Line
Course: N88° 29' 07"E
North: 7,037,760.0347'

Length: 1,316.54'
East: 2,599,627.0462'

Segment# 15: Line
Course: S1° 54' 40"E
North: 7,036,776.8519'

Length: 983.73'
East: 2,599,659.8527'

Perimeter: 4,608.20'
Error Closure: 0.0078
Error North : 0.00687

Area: 1,271,174.70Sq.Ft.
Course: N28° 01' 24"E
East: 0.00365

Precision 1: 590,796.15



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: February 25, 2020
APPLICANT: Tom Martin; *Skorburg Co.*
CASE NUMBER: P2020-008.; *Amending Plat for the Gideon Grove Addition*

SUMMARY

Consider a request by Tom Martin of the Skorburg Co. on behalf of Tom Lynch of Pacesetter Homes, LLC for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North Addition, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of an amending plat for the purpose of correcting a scrivener error, which labeled two (2) lots as *Lot 15, Block 1* on the final plat when it was filed on May 3, 2019. This amending plat will correct this mistake by renumbering the lots.
- The City Council rezoned [*Case No. Z2015-014*] the subject property from an Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] on July 6, 2015. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*]. A final plat [*Case No. P2018-021*] was approved by City Council on July 16, 2018.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Amending Plat* for the *Gideon Grove – North Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-008

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Gideon Grove - North

Lot

Block

General Location John King Blvd. & East Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Pacesetter Homes LLC

Applicant Skorburg Lot Development, LLC

Contact Person Tom Lynch

Contact Person Tom Martin

Address 14400 The Lakes Blvd.
Ste. 200

Address 8214 Westchester Drive, S. 710

City, State & Zip Pflugerville, TX 78660

City, State & Zip Dallas, TX 75225

Phone (512) 703-9421

Phone (214) 888-8847

E-Mail Tlynch@pacesetterhomes.com

E-Mail tmartin@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

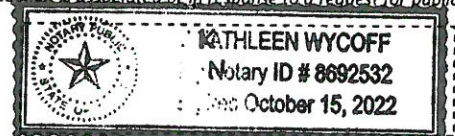
Before me, the undersigned authority, on this day personally appeared Tom Lynch [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of January, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of January, 20 20

Owner's Signature *[Signature]*

Notary Public in and for the State of Texas



My Commission Expires

[Signature]
[Signature]

City of Rockwall Project Plan Review History



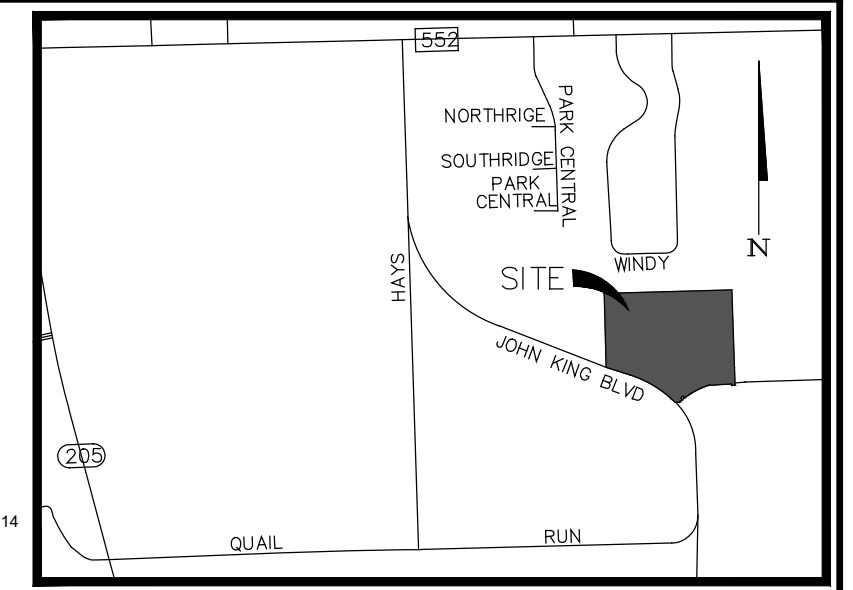
Project Number P2020-008	Owner Pacesetter Homes, LLC	Applied 2/14/2020 KB
Project Name Gideon Grove-North	Applicant Skorburg Lot Development, LLC	Approved
Type PLAT		Closed
Subtype AMENDING		Expired
Status Staff Review		Status

Site Address JOHN KING BLVD	City, State Zip ROCKWALL, TX 75087	Zoning
---------------------------------------	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	1-01		1-01	0013-0000-0001-01-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/14/2020	2/21/2020	2/18/2020	4	APPROVED	
ENGINEERING	Sarah Johnston	2/14/2020	2/21/2020	2/21/2020	7	COMMENTS	(2/21/2020 11:41 AM SJ) M - Note 7 on page 2, "property owner or HOA shall be" M - Label the width of Lot 28 along the property lines. M - Must have 20' Visibility and Sidewalk easements on all street corners. M - Must have bearings and distances labeled on each line. M - Must label Lot 12 and define the boundary. M - What is the hatching for the detention area?
FIRE	Ariana Hargrove	2/14/2020	2/21/2020	2/19/2020	5	APPROVED	
GIS	Lance Singleton	2/14/2020	2/21/2020				
PLANNING	David Gonzales	2/14/2020	2/21/2020	2/20/2020	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/20/2020 2:42 PM DG)						
P2020-008; Amending Plat for the Gideon Grove Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1						This is a request for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E Quail Run Road and John King Boulevard.
I.2						For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (P2020-008) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).
I.4						This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the General Commercial District Standards of Article V, that are applicable to the subject property.
I.5						The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
I.6						Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.
I.7						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
M.8						Correct Title Block to read as follows: Final Plat GIDEON GROVE – NORTH Being an Amending Plat Correcting a Scrivener Error Being 29.182-Acres Out of The Sterling R. Barnes Survey, Abstract Number 13 Lots 1, 2, & 3, Block A City of Rockwall, Rockwall County, Texas 71 Lots & 3 Open Spaces Lots Zoned Planned Development District 77 (PD-77)
M.9						Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.
I.10						Please note the scheduled meetings for this case:
1)						Planning & Zoning Work Session meeting will be held on February 25, 2020.
2)						City Council meeting will be held on March 2, 2020.
I.11						Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

GENERAL NOTES

- General Notes:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
 - 2) Basis of Bearing - All bearing are based on the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
 - 3) IRF - Iron Rod Found
 - 4) C.M. = Controlling Monument
 - 5) V.S.E. = Visibility and Sidewalk Easement
 - 6) U.E. = Utility Easement
 - 7) S.E. = Sidewalk Easement
 - 8) D.R.R.C.T. - Deed Records, Rockwall County, Texas
 - 9) P.R.R.C.T. - Plat Records, Rockwall County, Texas
 - 10) F.F. - FINISHED FLOOR
 - 11) W.S. WATER SHED
 - 12) The purpose of this Final Plat - Amended is to correct a scrivener error of two Lot 15, Block 1 on the final plat of Gideon Grove - North recorded on May 03, 2019, under Instrument Number 2019000006883, Official Public Records, Rockwall County, Texas.

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0255K subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

12' MT. ZION WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT VOLUME 82, PAGE 358 D.R.R.C.T. (TO BE ABANDONED BY THIS PLAT)

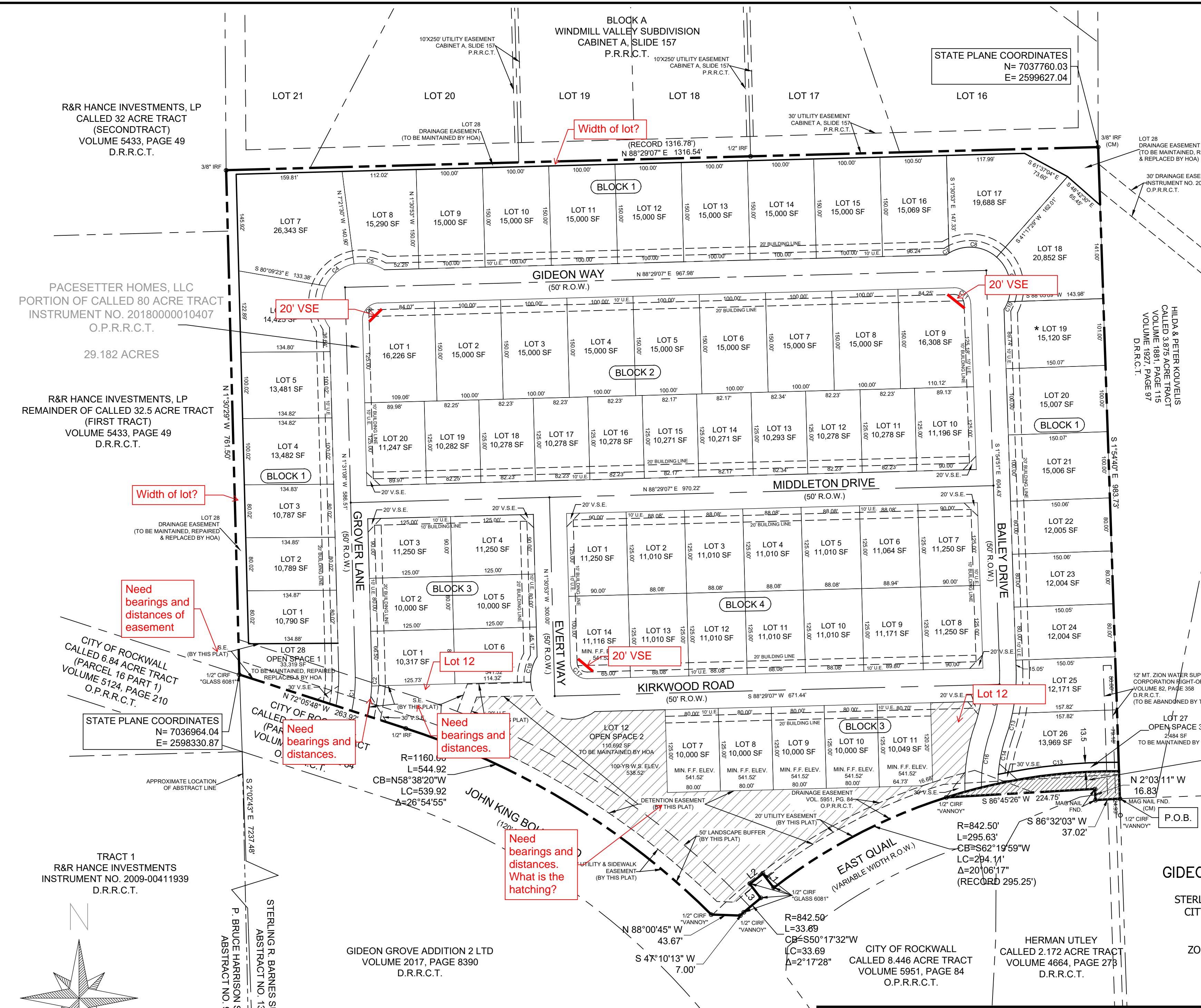
EAST QUAIL RIGHT-OF-WAY DEDICATION 5676 SF

LONNIE L. GIDEON CALLED 30 ACRE TRACT VOLUME 307, PAGE 259 D.R.R.C.T.

FINAL PLAT
GIDEON GROVE - NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 1 OF 2



R&R HANCE INVESTMENTS, LP CALLED 32 ACRE TRACT (SECONDTRACT) VOLUME 5433, PAGE 49 D.R.R.C.T.

PACESETTER HOMES, LLC PORTION OF CALLED 80 ACRE TRACT INSTRUMENT NO. 2018000010407 O.P.R.R.C.T.

29.182 ACRES

R&R HANCE INVESTMENTS, LP REMAINDER OF CALLED 32.5 ACRE TRACT (FIRST TRACT) VOLUME 5433, PAGE 49 D.R.R.C.T.

Width of lot?

Need bearings and distances of easement

Need bearings and distances.

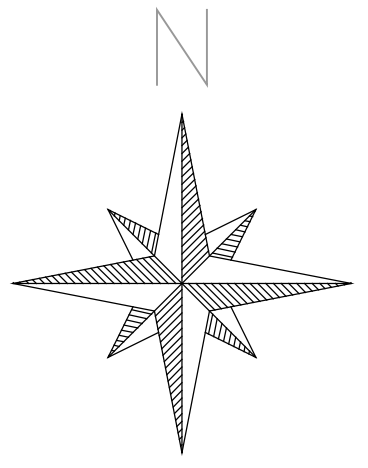
Need bearings and distances.

Need bearings and distances. What is the hatching?

STATE PLANE COORDINATES N= 7036964.04 E= 2598330.87

STATE PLANE COORDINATES N= 7037760.03 E= 2599627.04

TRACT 1 R&R HANCE INVESTMENTS INSTRUMENT NO. 2009-00411939 D.R.R.C.T.



0' 50' 100' 200'
SCALE: 1" = 100'

CITY OF ROCKWALL MONUMENT COR-2

GIDEON GROVE ADDITION 2 LTD VOLUME 2017, PAGE 8390 D.R.R.C.T.

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733-00
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063 (817) 354-1445
surveygroup@att.net

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	17-141
DATE:	December 23, 2019
SCALE:	1" = 100'
DRAWN BY:	RP



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 2018000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNON" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNON";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **GIDEON GROVE-NORTH**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by any agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

I (we) further acknowledge that the development of cause of action that I (we) /or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order to meet the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or if the dedication of exactions made herein.

Tom Lynch, President
Pacesetter Homes, LLC

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **Tom Lynch** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires _____

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2020.

WILLIAM P. PRICE
STATE OF TEXAS
R.P.L.S. NO. 3047

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman *Date*

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall *City Secretary* *City Engineer*

FINAL PLAT
GIDEON GROVE — NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

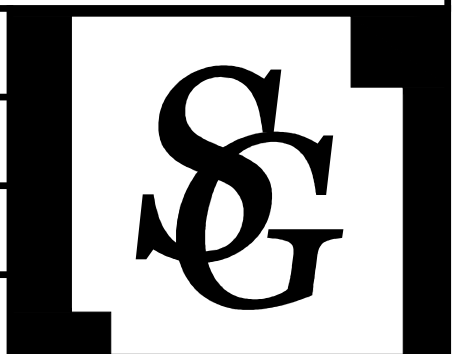
SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

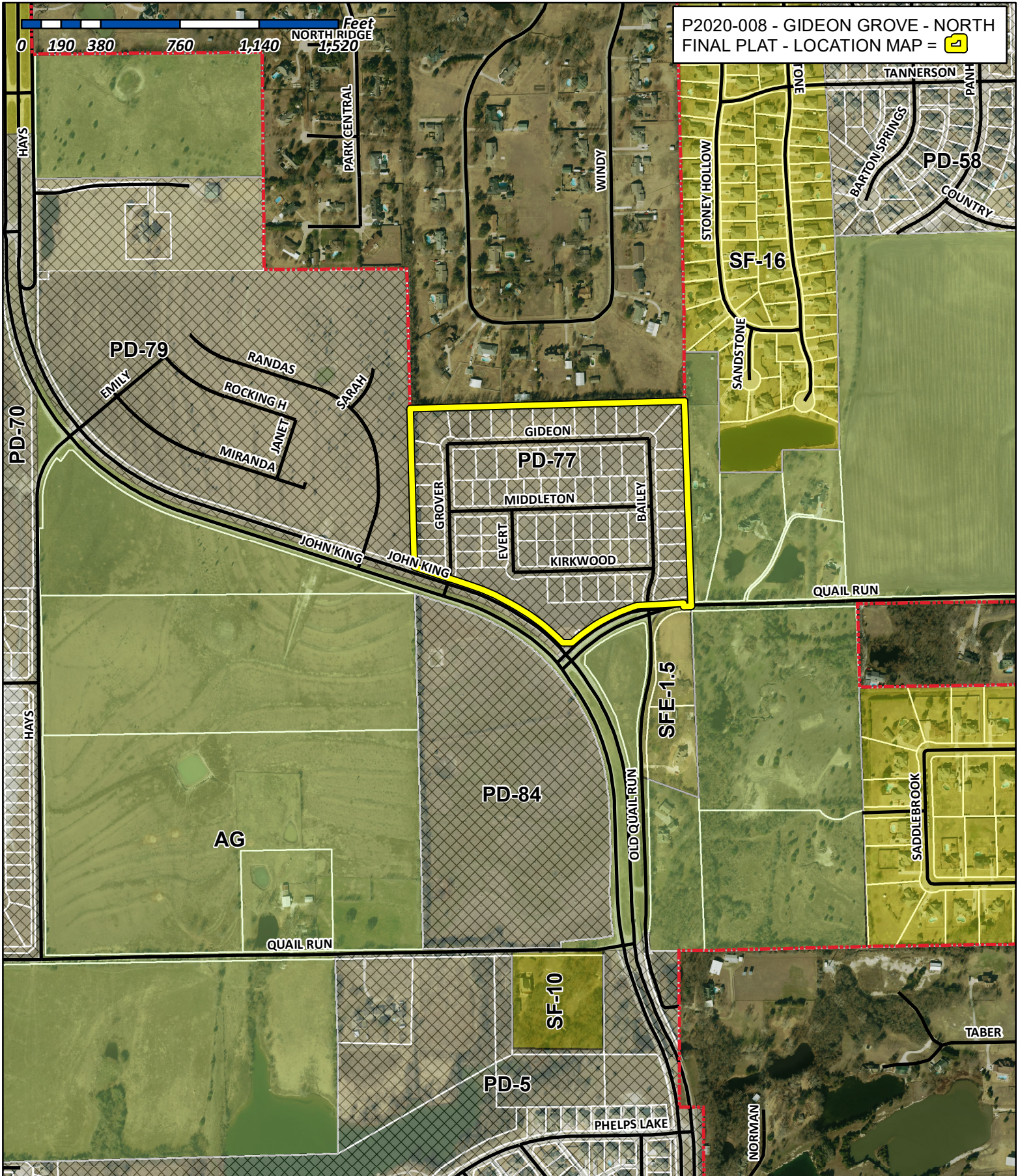
TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	17-141
DATE:	December 23, 2019
SCALE:	1" = 100'
DRAWN BY:	RP

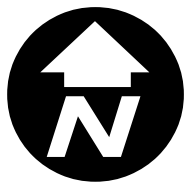


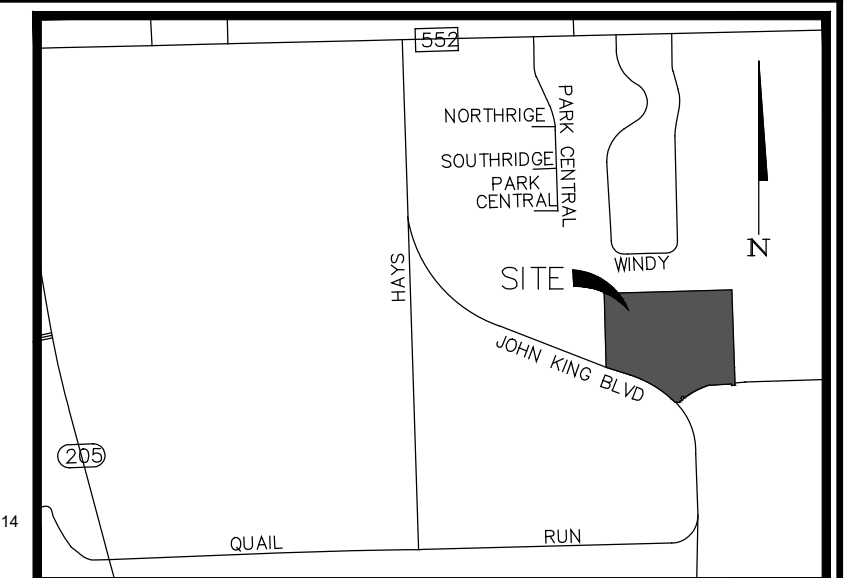


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





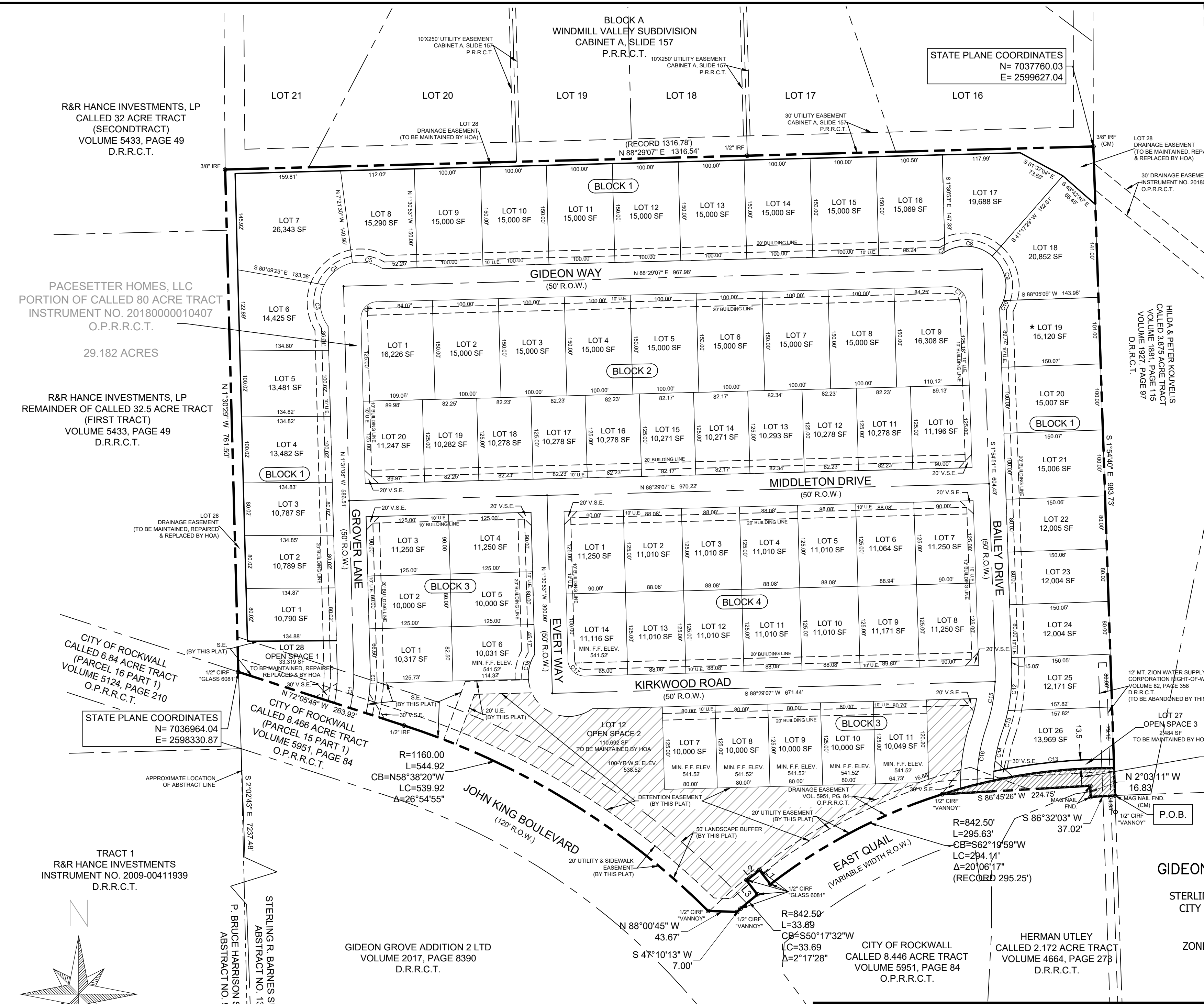
VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

GENERAL NOTES

- General Notes:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
 - 2) Basis of Bearing - All bearing are based on the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
 - 3) IRF - Iron Rod Found
 - 4) C.M. = Controlling Monument
 - 5) V.S.E. = Visibility and Sidewalk Easement
 - 6) U.E. = Utility Easement
 - 7) S.E. = Sidewalk Easement
 - 8) D.R.R.C.T. - Deed Records, Rockwall County, Texas
 - 9) P.R.R.C.T. - Plat Records, Rockwall County, Texas
 - 10) F.F. - FINISHED FLOOR
 - 11) W.S. WATER SHED
 - 12) The purpose of this Final Plat - Amended is to correct a scrivener error of two Lot 15, Block 1 on the final plat of Gideon Grove - North recorded on May 03, 2019, under Instrument Number 2019000006883, Official Public Records, Rockwall County, Texas.

FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0255K subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



LOT 27
OPEN SPACE 3
2,484 SF
TO BE MAINTAINED BY HOA

EAST QUAIL RIGHT-OF-WAY DEDICATION
5676 SF

12' MT. ZION WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT
VOLUME 82, PAGE 358
D.R.R.C.T.
(TO BE ABANDONED BY THIS PLAT)

LOT 28
OPEN SPACE 1
33,319 SF
TO BE MAINTAINED, REPAIRED & REPLACED BY HOA

LOT 28
OPEN SPACE 2
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 3
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 4
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 5
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 6
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 7
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 8
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 9
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 10
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 11
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 12
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 13
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 14
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 15
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 16
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 17
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 18
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 19
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 20
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 21
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 22
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 23
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 24
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 25
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 26
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 27
114,322 SF
MIN. F.F. ELEV. 541.52

LOT 28
OPEN SPACE 28
114,322 SF
MIN. F.F. ELEV. 541.52

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29.182 ACRES OUT OF THE
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CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

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SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217
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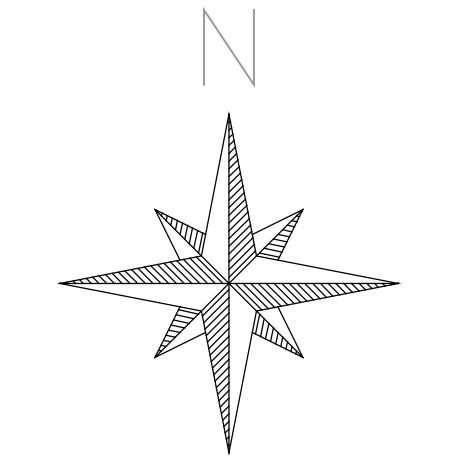
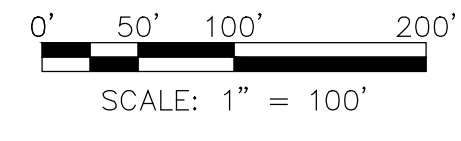
(817) 354-1445
surveygroup@att.net

JOB NO.: 17-141

DATE: December 23, 2019

SCALE: 1" = 100'

DRAWN BY: RP



TRACT 1
R&R HANCE INVESTMENTS
INSTRUMENT NO. 2009-00411939
D.R.R.C.T.

STATE PLANE COORDINATES
N= 7036964.04
E= 2598330.87

CITY OF ROCKWALL
CALLED 6.84 ACRE TRACT
(PARCEL 16 PART 1)
VOLUME 5124, PAGE 210
O.P.R.R.C.T.

LOT 28
DRAINAGE EASEMENT
(TO BE MAINTAINED, REPAIRED
& REPLACED BY HOA)

R&R HANCE INVESTMENTS, LP
REMAINDER OF CALLED 32.5 ACRE TRACT
(FIRST TRACT)
VOLUME 5433, PAGE 49
D.R.R.C.T.

PACESETTER HOMES, LLC
PORTION OF CALLED 80 ACRE TRACT
INSTRUMENT NO. 2018000010407
O.P.R.R.C.T.

R&R HANCE INVESTMENTS, LP
CALLED 32 ACRE TRACT
(SECONDTRACT)
VOLUME 5433, PAGE 49
D.R.R.C.T.

STATE PLANE COORDINATES
N= 7037760.03
E= 2599627.04

CITY OF ROCKWALL
MONUMENT COR-2

STERLING R. BARNES SURVEY
ABSTRACT NO. 13

P. BRUCE HARRISON SURVEY
ABSTRACT NO. 97

CITY OF ROCKWALL
CALLED 8.466 ACRE TRACT
(PARCEL 15 PART 1)
VOLUME 5951, PAGE 84
O.P.R.R.C.T.

GIDEON GROVE ADDITION 2 LTD
VOLUME 2017, PAGE 8390
D.R.R.C.T.

R=1160.00
L=544.92
CB=N58°38'20"W
LC=539.92
Δ=26°54'55"

JOHN KING BOULEVARD
(120' R.O.W.)

CITY OF ROCKWALL
CALLED 8.446 ACRE TRACT
VOLUME 5951, PAGE 84
O.P.R.R.C.T.

R=842.50
L=33.89
CB=S50°17'32"W
LC=33.69
Δ=2°17'28"

CITY OF ROCKWALL
CALLED 2.172 ACRE TRACT
VOLUME 4664, PAGE 273
D.R.R.C.T.

R=842.50
L=295.63
CB=S62°19'59"W
LC=294.11
Δ=20°06'17"
(RECORDED 295.25)

HERMAN UTLEY
CALLED 2.172 ACRE TRACT
VOLUME 4664, PAGE 273
D.R.R.C.T.

P.O.B.

LONNIE L. GIDEON
CALLED 30 ACRE TRACT
VOLUME 307, PAGE 259
D.R.R.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 2018000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **GIDEON GROVE-NORTH**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by any agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Tom Lynch, President
Pacesetter Homes, LLC

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **Tom Lynch** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2020.

WILLIAM P. PRICE
STATE OF TEXAS
R.P.L.S. NO. 3047

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
GIDEON GROVE — NORTH, AMENDED
29.182 ACRES OUT OF THE
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PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

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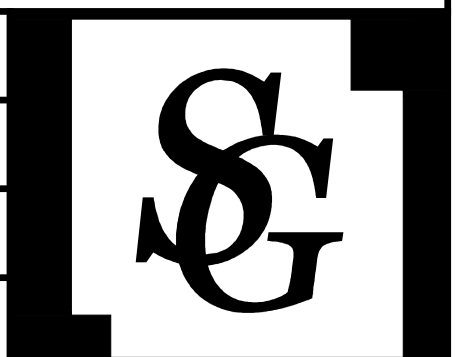
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TBPS No. 101733-00

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MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	17-141
DATE:	December 23, 2019
SCALE:	1" = 100'
DRAWN BY:	RP





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: March 2, 2020
APPLICANT: Tom Martin; *Skorburg Co.*
CASE NUMBER: P2020-008.; *Amending Plat for the Gideon Grove Addition*

SUMMARY

Consider a request by Tom Martin of the Skorburg Co. on behalf of Tom Lynch of Pacesetter Homes, LLC for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North Addition, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of an amending plat for the purpose of correcting a scrivener error, which labeled two (2) lots as *Lot 15, Block 1* on the final plat when it was filed on May 3, 2019. This amending plat will correct this mistake by renumbering the lots.
- The City Council rezoned [*Case No. Z2015-014*] the subject property from an Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] on July 6, 2015. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*]. A final plat [*Case No. P2018-021*] was approved by City Council on July 16, 2018.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Amending Plat* for the *Gideon Grove – North Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 25, 2020, the Planning and Zoning Commission made a motion to recommend approval of the amending plat with staff conditions. The motion was approved by a vote of 4-0, with Commissioner Womble, Logan and Moeller absent.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-008

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Gideon Grove - North

Lot

Block

General Location John King Blvd. & East Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Pacesetter Homes LLC

Applicant Skorburg Lot Development, LLC

Contact Person Tom Lynch

Contact Person Tom Martin

Address 14400 The Lakes Blvd.
Ste. 200

Address 8214 Westchester Drive, S. 710

City, State & Zip Pflugerville, TX 78660

City, State & Zip Dallas, TX 75225

Phone (512) 703-9421

Phone (214) 888-8847

E-Mail Tlynch@pacesetterhomes.com

E-Mail tmartin@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

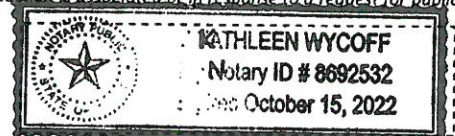
Before me, the undersigned authority, on this day personally appeared Tom Lynch [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of January, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of January, 20 20

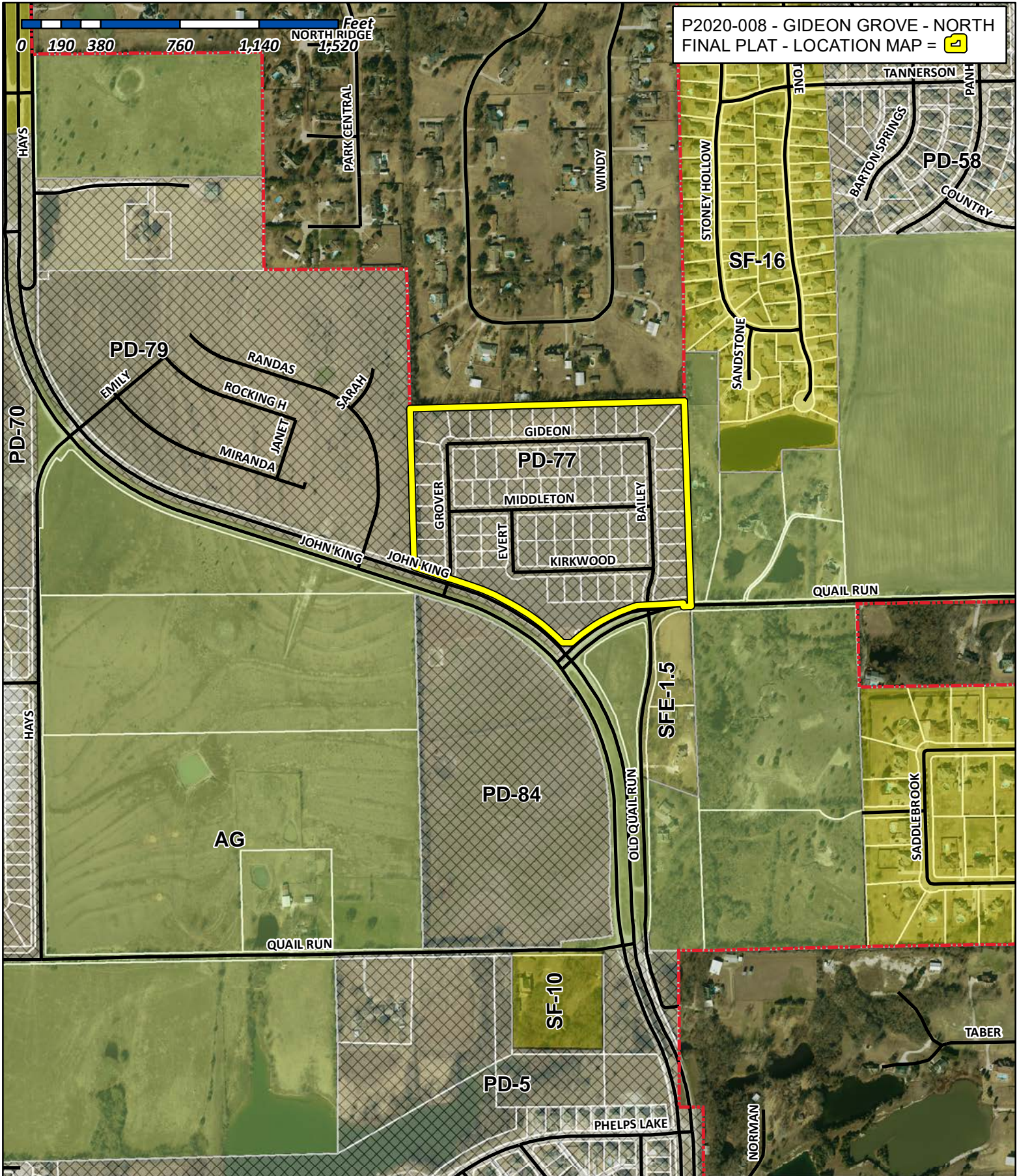
Owner's Signature *[Signature]*

Notary Public in and for the State of Texas



My Commission Expires

[Signature]
[Signature]

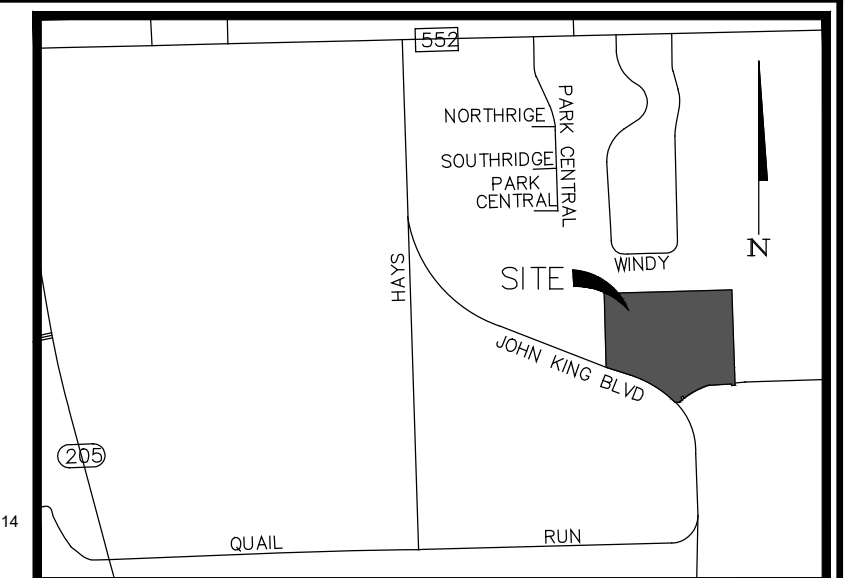


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





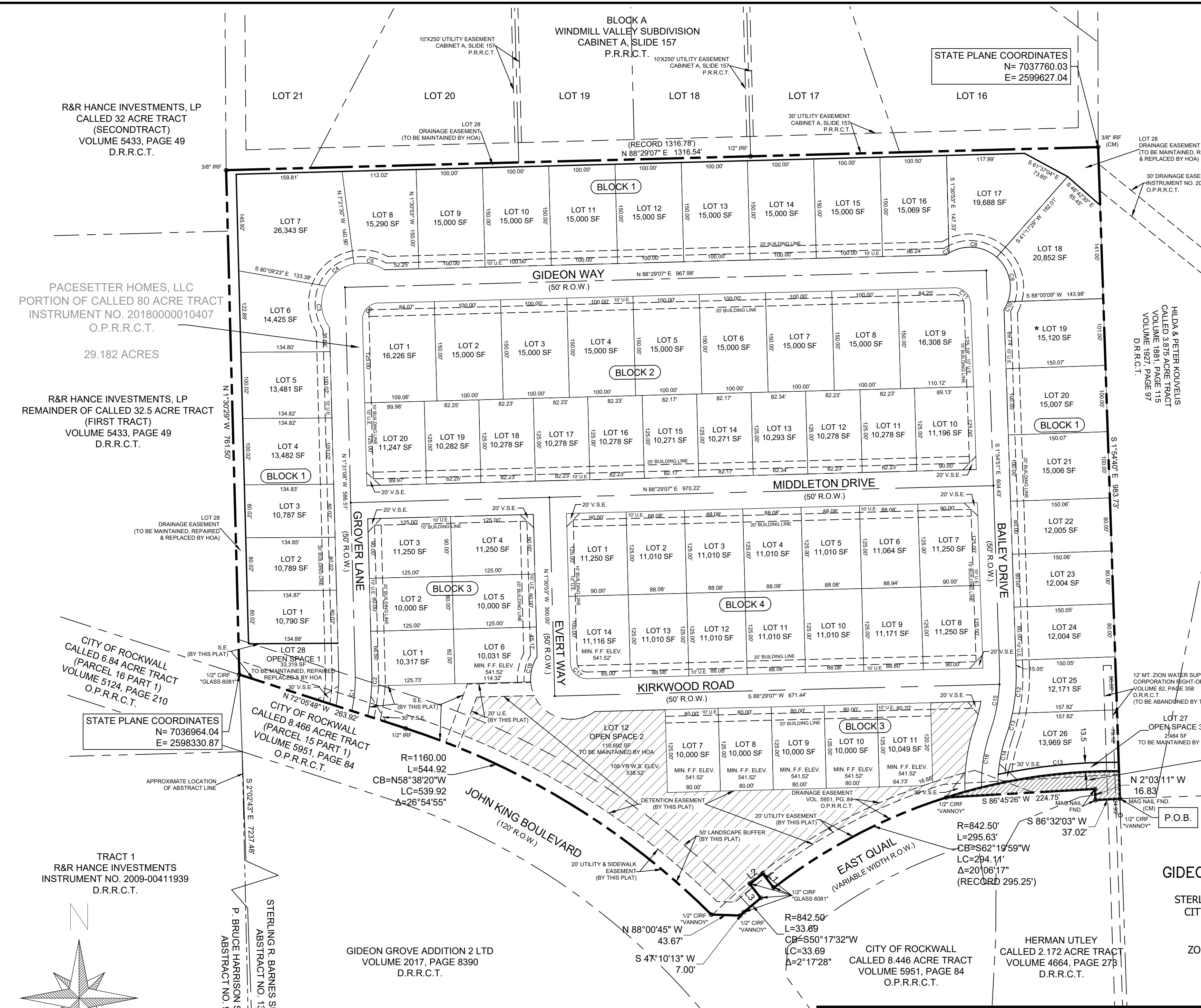
VICINITY MAP
ROCKWALL, TEXAS
NOT TO SCALE

GENERAL NOTES

- General Notes:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
 - 2) Basis of Bearing - All bearing are based on the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
 - 3) IRF - Iron Rod Found
 - 4) C.M. = Controlling Monument
 - 5) V.S.E. = Visibility and Sidewalk Easement
 - 6) U.E. = Utility Easement
 - 7) S.E. = Sidewalk Easement
 - 8) D.R.R.C.T. - Deed Records, Rockwall County, Texas
 - 9) P.R.R.C.T. - Plat Records, Rockwall County, Texas
 - 10) F.F. - FINISHED FLOOR
 - 11) W.S. WATER SHED
 - 12) The purpose of this Final Plat - Amended is to correct a scrivener error of two Lot 15, Block 1 on the final plat of Gideon Grove - North recorded on May 03, 2019, under Instrument Number 2019000006883, Official Public Records, Rockwall County, Texas.

FLOOD CERTIFICATE
As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0255K subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



LOT 27
OPEN SPACE 3
2,484 SF
TO BE MAINTAINED BY HOA

EAST QUAIL RIGHT-OF-WAY DEDICATION
5676 SF

12' MT. ZION WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT
VOLUME 82, PAGE 358
D.R.R.C.T.
(TO BE ABANDONED BY THIS PLAT)

LOT 28
OPEN SPACE 1
33,319 SF
TO BE MAINTAINED, REPAIRED & REPLACED BY HOA

LOT 28
OPEN SPACE 2
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 3
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 4
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110,692 SF
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110,692 SF
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LOT 28
OPEN SPACE 94
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 95
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 96
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 97
110,692 SF
TO BE MAINTAINED BY HOA

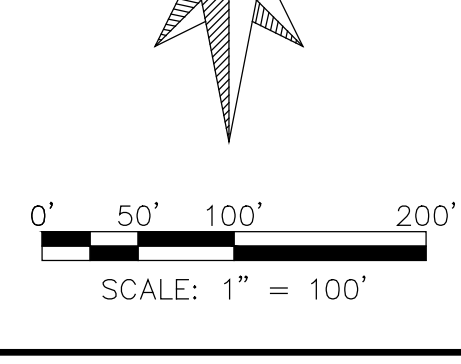
LOT 28
OPEN SPACE 98
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 99
110,692 SF
TO BE MAINTAINED BY HOA

LOT 28
OPEN SPACE 100
110,692 SF
TO BE MAINTAINED BY HOA

FINAL PLAT
GIDEON GROVE - NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019



CITY OF ROCKWALL
MONUMENT COR-2

NO.	DATE	REVISION
1.		
2.		
3.		

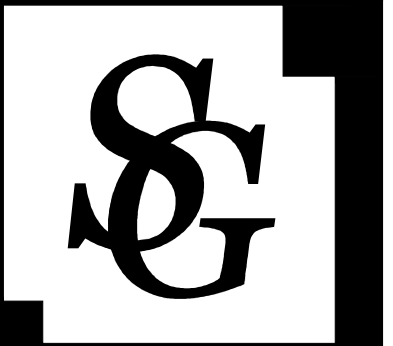
SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	17-141
DATE:	December 23, 2019
SCALE:	1" = 100'
DRAWN BY:	RP



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 2018000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **GIDEON GROVE-NORTH**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by any agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Tom Lynch, President
Pacesetter Homes, LLC

STATE OF TEXAS COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared **Tom Lynch** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2020.

WILLIAM P. PRICE
STATE OF TEXAS
R.P.L.S. NO. 3047

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman *Date*

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall *City Secretary* *City Engineer*

FINAL PLAT
GIDEON GROVE — NORTH, AMENDED
29.182 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
71 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)
CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

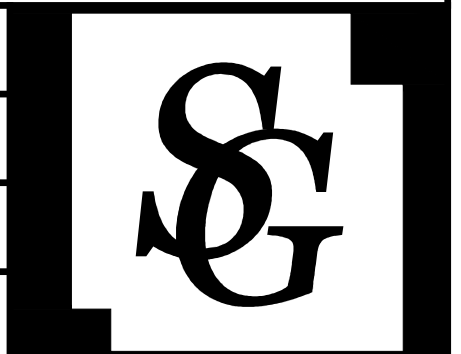
SURVEY GROUP
*SURVEYING * CONSULTING * MANAGEMENT*

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	17-141
DATE:	December 23, 2019
SCALE:	1" = 100'
DRAWN BY:	RP





March 3, 2020

TO: Tom Martin
Skorburg Lot Development, LLC
8214 Westchester Drive, Suite 710
Dallas, TX 75225

CC: Tom Lynch
Pacesetter Homes, LLC
14400 The Lakes Blvd., Suite 200
Pflugerville, TX 78660

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-008; *Amending Plat for the Gideon Grove – North Subdivision*

Tom Martin:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 3, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

Planning Staff Comments: (Chapter 38-10, Subdivision, Municipal Code of Ordinances)

- a) Correct Title Block to read as follows:
Final Plat
GIDEON GROVE – NORTH
Being an Amending Plat Correcting a Scrivener Error
Being 29.182-Acres Out of The
Sterling R. Barnes Survey, Abstract Number 13Lots 1, 2, & 3, Block A
City of Rockwall, Rockwall County, Texas
71 Lots & 3 Open Spaces Lots
Zoned Planned Development District 77 (PD-77)

Engineering Department Comments: (Engineering Standards of Design and Construction)

- a) M - Note 7 on page 2, "property owner or HOA shall be"
- b) M - Label the width of Lot 28 along the property lines.
- c) M - Must have 20' Visibility and Sidewalk easements on all street corners.
- d) M - Must have bearings and distances labeled on each line.
- e) M - Must label Lot 12 and define the boundary.
- f) M - What is the hatching for the detention area?

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

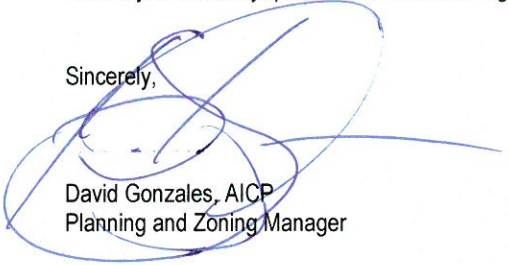
On February 25, 2020, the Planning and Zoning Commission made a motion to recommend approval of the amending plat with staff conditions. The motion was approved by a vote of 4-0, with Commissioner Womble, Logan and Moeller absent.

City Council

On March 2, 2020, the City Council made a motion to approve the amending plat with staff conditions. The motion was approved by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager