



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. P2022-044

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1919 and 1913 Jade Drive, 1910 Pebble Lane
 SUBDIVISION Gideon Grove Phase 2 LOT 4X, 5, 6 BLOCK B
 GENERAL LOCATION At the corner of Jade Drive and Pebble Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Ord. No. 17-25, PD-84 CURRENT USE Single Family Residential
 PROPOSED ZONING Ord. No. 17-25, PD-84 PROPOSED USE Single Family Residential
 ACREAGE .628 LOTS [CURRENT] 3 LOTS [PROPOSED] 3

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]

<input type="checkbox"/> OWNER <u>Qualico Development (US), Inc</u>	<input checked="" type="checkbox"/> APPLICANT <u>Michael Joyce Properties</u>
CONTACT PERSON <u>John Vick</u>	CONTACT PERSON <u>Meredith Joyce</u>
ADDRESS <u>14400 The Lakes Blvd.</u>	ADDRESS <u>767 Justin Rd</u>
CITY, STATE & ZIP <u>Pflugerville, TX 78660</u>	CITY, STATE & ZIP <u>Rockwall, TX 75087</u>
PHONE <u>469-659-6150</u>	PHONE <u>512-694-6394</u>
E-MAIL <u>john.vick@qualico.com</u>	E-MAIL <u>meredith@michaeljoyceproperties</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

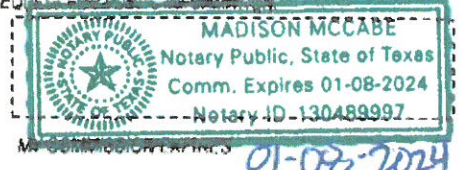
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

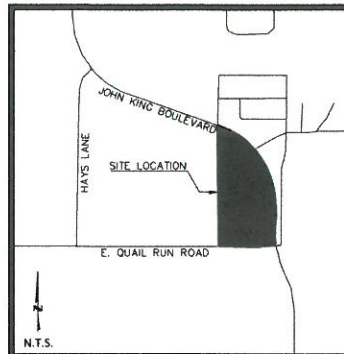
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF September, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

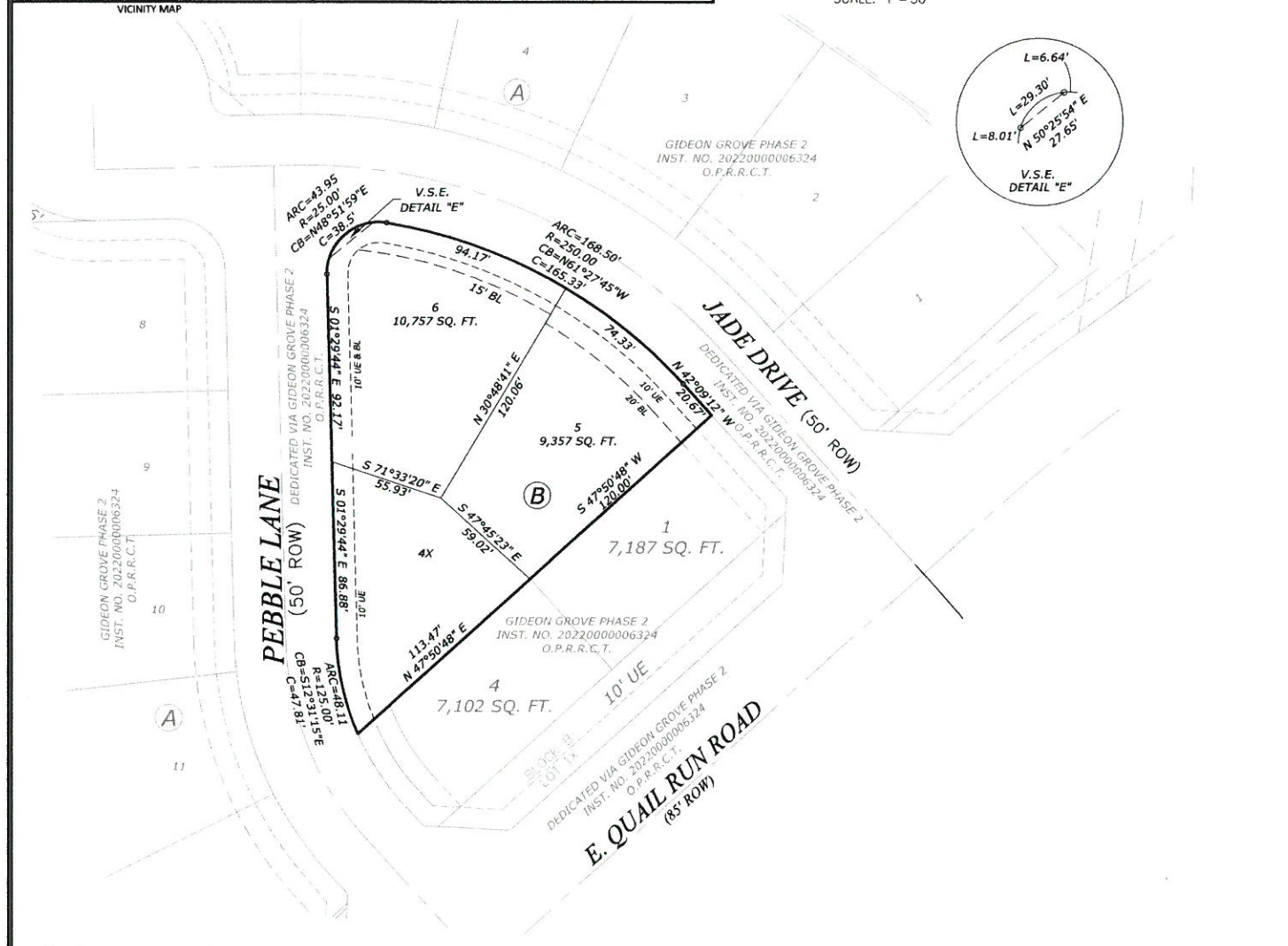
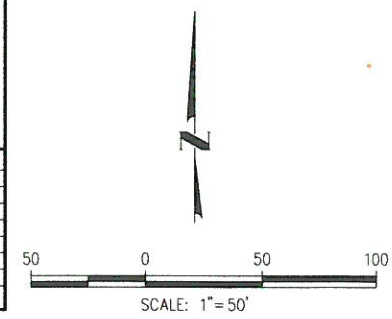
John Vick
Madison McCabe





IRS	1/2" IRON ROD W/YELLOW CAP STAMPED
BL	"PIERCE-MURRAY" SET
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
OPE	OPEN SPACE EASEMENT
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION
AC.	ACRES
ETJ	EXTRA TERRITORIAL JURISDICTION
V.S.E.	VISIBILITY AND SIDEWALK EASEMENT

LAND USE TABLE	
RESIDENTIAL LOTS	2
NON-RESIDENTIAL LOTS	1
RESIDENTIAL ACREAGE	0.462 AC.
NON-RESIDENTIAL ACREAGE	0.166 AC.
RIGHT OF WAY DEDICATION	0.0 AC.
PARK ACREAGE	0.000 AC.
NET ACREAGE	0.628 AC.
TOTAL ACREAGE	0.628 AC.



OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS QUALICO DEVELOPMENT (US), INC., AND PACESETTER HOMES BEING THE OWNERS OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:
 BEING ALL OF LOTS 2, 3, & 3X OF GIDEON GROVE PHASE 2, AND ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2022000006324 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS. AND CONTAINING 0.628 ACRES OF 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 PHASE 2 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) 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.
- ALL NON-STANDARD, DECORATIVE SIGNS POLE/POST, HARDWARE OR OTHER NON-STANDARD ITEMS WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE HOME OWNERS ASSOCIATION.
- LOT 4X, BLOCK B; AND ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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 AN 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.

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 EXACTION'S MADE HEREIN.

JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

BLAKE FRIESENHAHN, ASSISTANT SECRETARY, PACESETTER HOMES
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE FRIESENHAHN, ASSISTANT SECRETARY, PACESETTER HOMES, 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 THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

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 _____, 2022.

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.

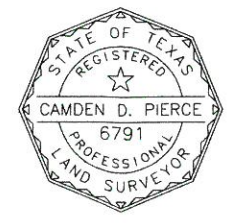
WITNESS OUR HANDS, this _____ day of _____, 2022.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "S" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION.

CAMDEN D. PIERCE, RPLS 6791
 DATE: SEPTEMBER 8, 2022



PIERCE-MURRAY LAND SOLUTIONS
 Engineering & Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 238-5646
 (903) 539-2256
 TBPRLS FIRM REGISTRATION NO. 10194437

OWNER/DEVELOPER
 QUALICO DEVELOPMENTS (US), INC.
 14400 THE LAKES BLVD.
 PFLUGERVILLE, TX 78660
 CONTACT: JOHN VICK

ENGINEER
 PAPE-DAWSON ENGINEERS, INC.
 6500 WEST FREEWAY, STE 700
 FORT WORTH, TX 76116

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR.
 TYLER, TX 75703

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____, DATE: _____

**AMENDING PLAT
 GIDEON GROVE PHASE 2**

LOTS 5, 6, & 4X, BLOCK B
 BEING ALL OF
 LOTS 2, 3, & 3X GIDEON GROVE PHASE 2
 RECORDED IN INSTRUMENT NO. 2022000006324
 O.P.R.R.C.T.

BEING 0.628 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. P2022-044

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CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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 SUBDIVISION Gideon Grove Phase 2 LOT 4X, 5, 6 BLOCK B
 GENERAL LOCATION At the corner of Jade Drive and Pebble Lane

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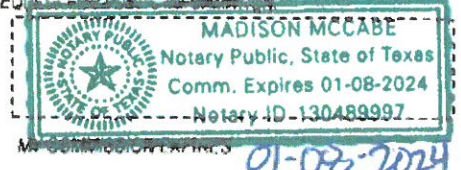
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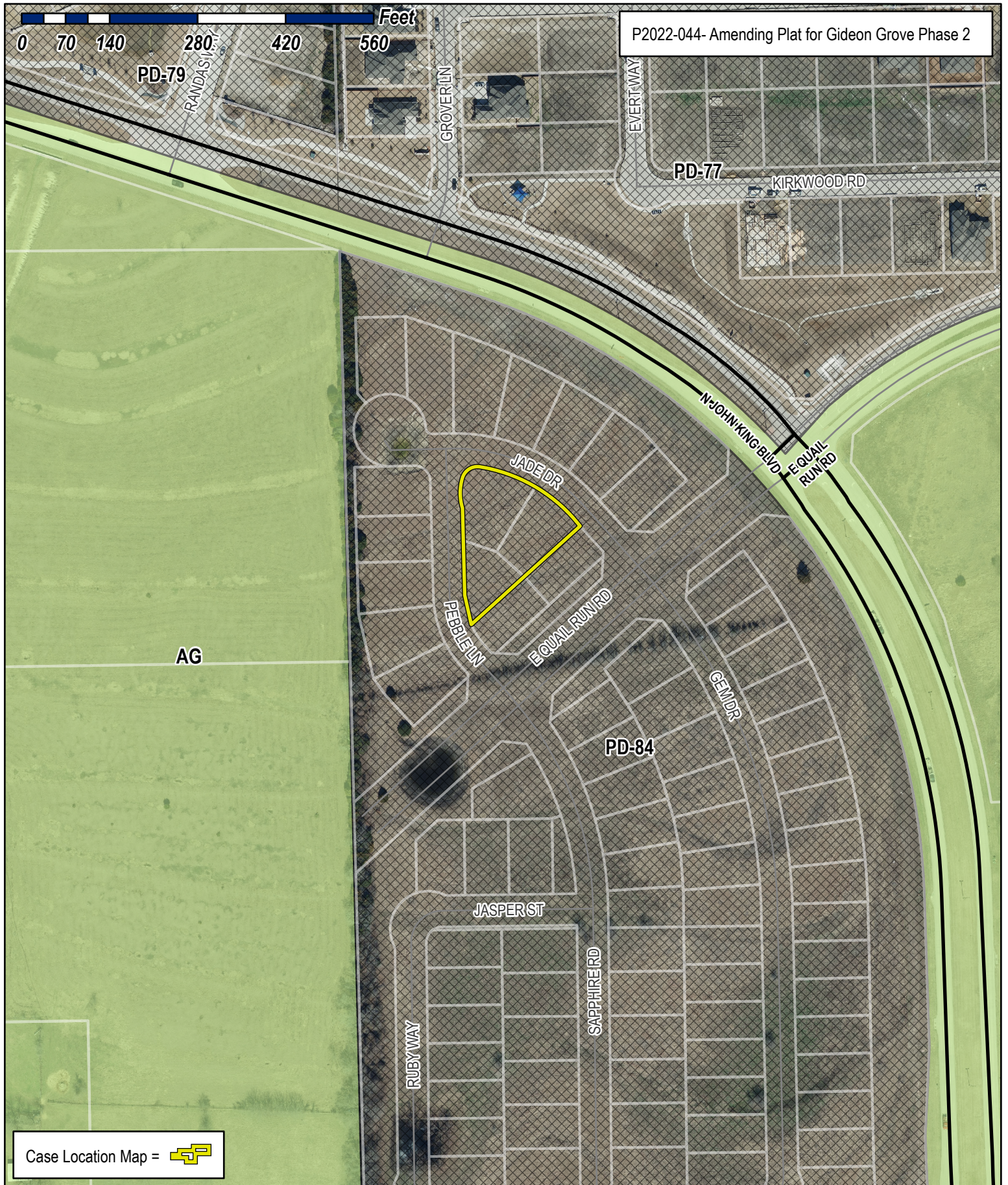
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John Vick
Madison McCabe





P2022-044- Amending Plat for Gideon Grove Phase 2

0 70 140 280 420 560 Feet

PD-79

RANDASHTY

GROVER LN

EVERT WAY

PD-77

KIRKWOOD RD

N JOHN KING BLVD

EQUAL RUN RD

JADE DR

PEBBLE LN

EQUAL RUN RD

GEM DR


PD-84

JASPER ST

RUBY WAY

SAPPHIRE RD

AG

Case Location Map = 

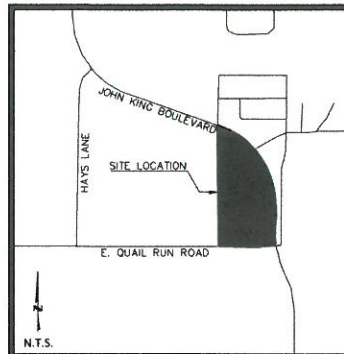


City of Rockwall

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

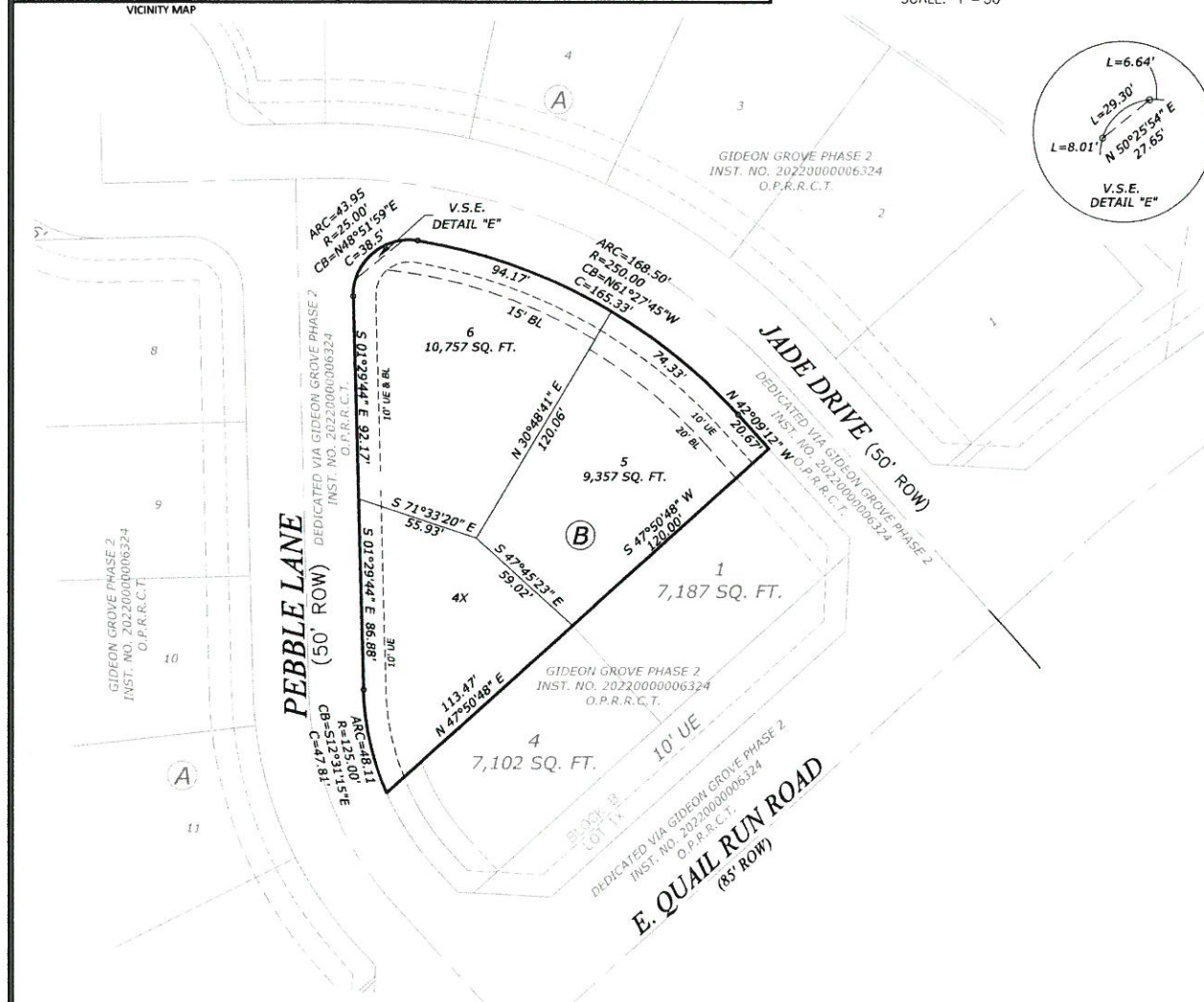
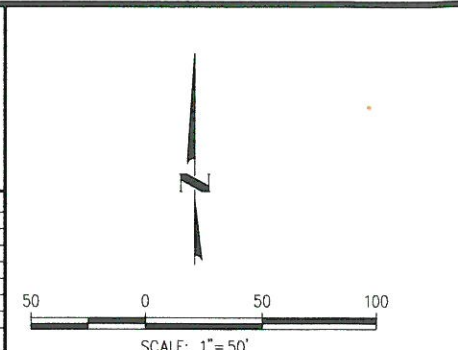
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





IRS	1/2" IRON ROD W/YELLOW CAP STAMPED
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- 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.
- ALL NON-STANDARD, DECORATIVE SIGNS POLE/POST, HARDWARE OR OTHER NON-STANDARD ITEMS WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE HOME OWNERS ASSOCIATION.
- LOT 4X, BLOCK B; AND ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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 AN 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.

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 EXACTION'S MADE HEREIN.

JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

BLAKE FRIESENHAHN, ASSISTANT SECRETARY, PACESETTER HOMES
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE FRIESENHAHN, ASSISTANT SECRETARY, PACESETTER HOMES, 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 THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

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 _____, 2022.

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.

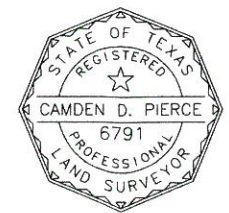
WITNESS OUR HANDS, this _____ day of _____, 2022.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "S" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION.

CAMDEN D. PIERCE, RPLS 6791
 DATE: SEPTEMBER 8, 2022



PIERCE-MURRAY LAND SOLUTIONS
 Engineering & Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 238-5646
 (903) 539-2256
 TBPELS FIRM REGISTRATION NO. 10194437

OWNER/DEVELOPER
 QUALICO DEVELOPMENTS (US), INC.
 14400 THE LAKES BLVD.
 PFLUGERVILLE, TX 78660
 CONTACT: JOHN VICK

ENGINEER
 PAPE-DAWSON ENGINEERS, INC.
 6500 WEST FREEWAY, STE 700
 FORT WORTH, TX 76116

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR.
 TYLER, TX 75703

AMENDING PLAT
GIDEON GROVE PHASE 2
 LOTS 5, 6, & 4X, BLOCK B
 BEING ALL OF
 LOTS 2, 3, & 3X GIDEON GROVE PHASE 2
 RECORDED IN INSTRUMENT NO. 2022000006324
 O.P.R.R.C.T.
 BEING 0.628 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT
 NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____, DATE: _____, CASE NO. _____

SHEET 1 OF 1

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 9/22/2022

PROJECT NUMBER: P2022-044
PROJECT NAME: Amending Plat for Gideon Grove Phase 2
SITE ADDRESS/LOCATIONS: 1919 JADE DR

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Amending Plat for Lots 5, 6, & 4X, Block B, Gideon Grove Addition being a 0.628-acre tract of land identified as Lots 2, 3, & 3X, Block B, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1913 & 1919 Jade Drive and 1910 Pebble Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Gamez	09/20/2022	Approved w/ Comments

09/22/2022: P2022-044: Amending Plat for Lots 5, 6, & 4X, Block B, Gideon Grove Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Amending Plat for Lots 5, 6, & 4X, Block B, Gideon Grove Addition being a 0.628-acre tract of land identified as Lots 2, 3, & 3X, Block B, Gideon Grove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1913 & 1919 Jade Drive and 1910 Pebble Lane, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.

M.3 For reference, include the case number (P2022-044) in the lower right-hand corner of all pages on future submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please label two (2) sets of state plane coordinates. (Subsection 10.13 (D), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.5 Please label a point of beginning on Sheet 1. (Subsection 10.13 (D), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.6 Please provide a Legal Description on Sheet 1. (Subsection 10.03, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

M.7 Please add the Public Improvement Statement to the Notes section on Sheet 1. (Subsection 10.06 (A), Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

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.

M.8 This is an administrative plat. Please provide administrative signature block on the plat. (Subsection 10.11, Chapter 38, Subdivisions, of the Municipal Code of Ordinances)

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning City Engineer

M.9 Please review and correct all items listed by the Engineering Department.

I.10 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 This plat can be approved administratively per section 212.016 (A)(9) of the Texas Local Government Code and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

I.13 Please note that once the Amending Plat has been approved by the Director of Planning and Zoning, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved

09/20/2022: fences are going to be an issue.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved w/ Comments

09/19/2022: Tie two corners to State Plane Coordinate System (North Central Texas 4202 - Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/19/2022	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. P2022-044

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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 ²
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³

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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1919 and 1913 Jade Drive, 1910 Pebble Lane
 SUBDIVISION Gideon Grove Phase 2 LOT 4X, 5, 6 BLOCK B
 GENERAL LOCATION At the corner of Jade Drive and Pebble Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Ord. No. 17-25, PD-84 CURRENT USE Single Family Residential
 PROPOSED ZONING Ord. No. 17-25, PD-84 PROPOSED USE Single Family Residential
 ACREAGE .628 LOTS [CURRENT] 3 LOTS [PROPOSED] 3

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]

<input type="checkbox"/> OWNER	<u>Qualico Development (US), Inc</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Michael Joyce Properties</u>
CONTACT PERSON	<u>John Vick</u>	CONTACT PERSON	<u>Meredith Joyce</u>
ADDRESS	<u>14400 The Lakes Blvd.</u>	ADDRESS	<u>767 Justin Rd</u>
CITY, STATE & ZIP	<u>Pflugerville, TX 78660</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>469-659-6150</u>	PHONE	<u>512-694-6394</u>
E-MAIL	<u>john.vick@qualico.com</u>	E-MAIL	<u>meredith@michaeljoyceproperties</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

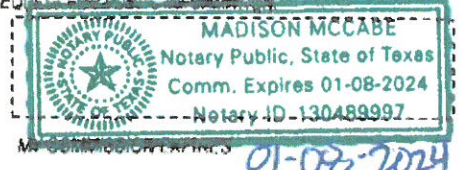
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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."

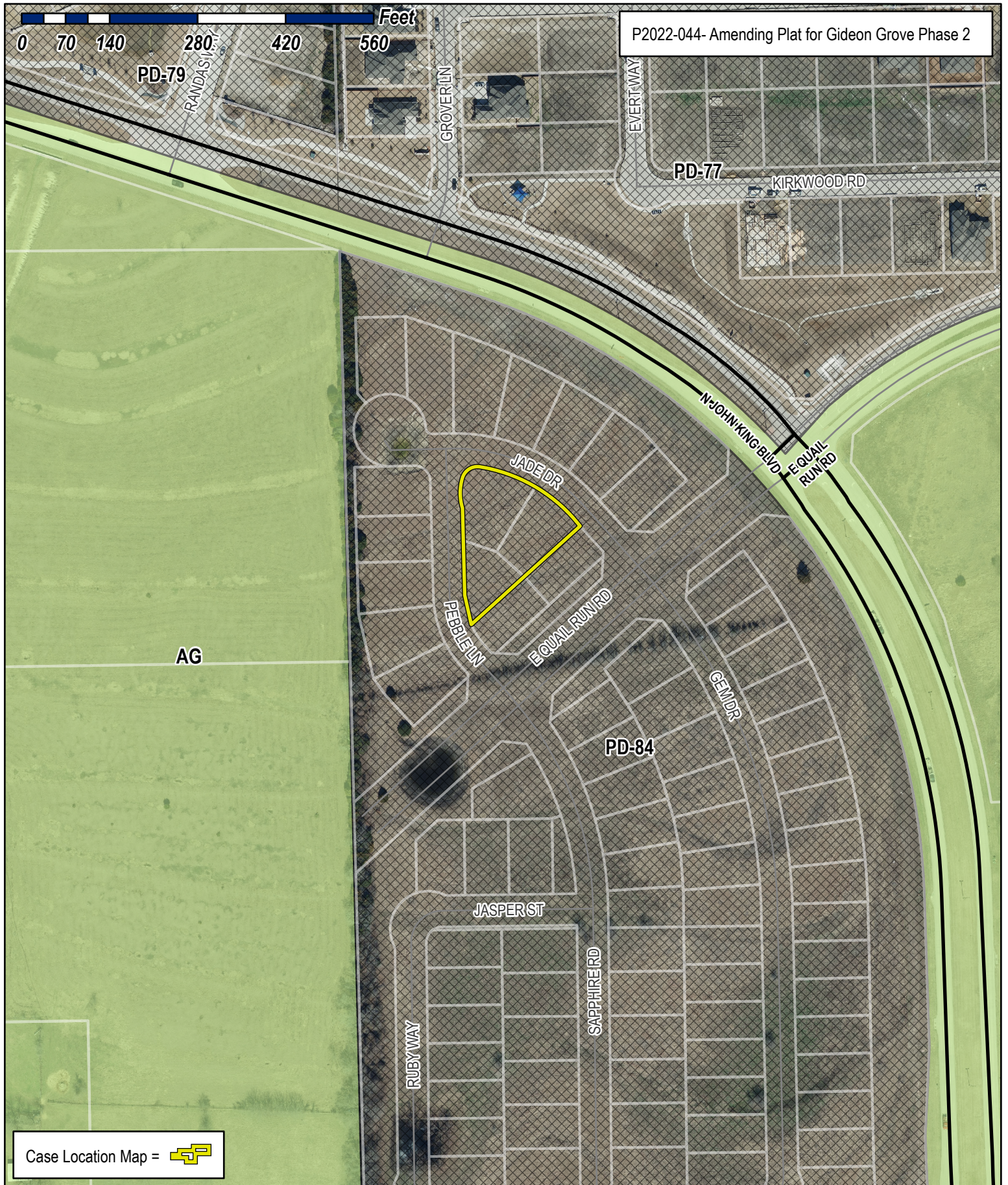
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF September, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John Vick
Madison McCabe





P2022-044- Amending Plat for Gideon Grove Phase 2

0 70 140 280 420 560 Feet

PD-79

RANDASHTY

GROVER LN

EVERT WAY

PD-77

KIRKWOOD RD

N JOHN KING BLVD

EQUAL RUN RD

JADE DR

PEBBLE LN

EQUAL RUN RD

GEM DR

PD-84

JASPER ST

RUBY WAY

SAPPHIRE RD

AG

Case Location Map = 

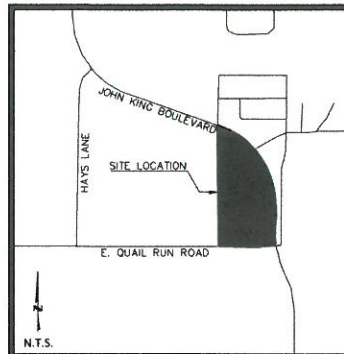


City of Rockwall

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

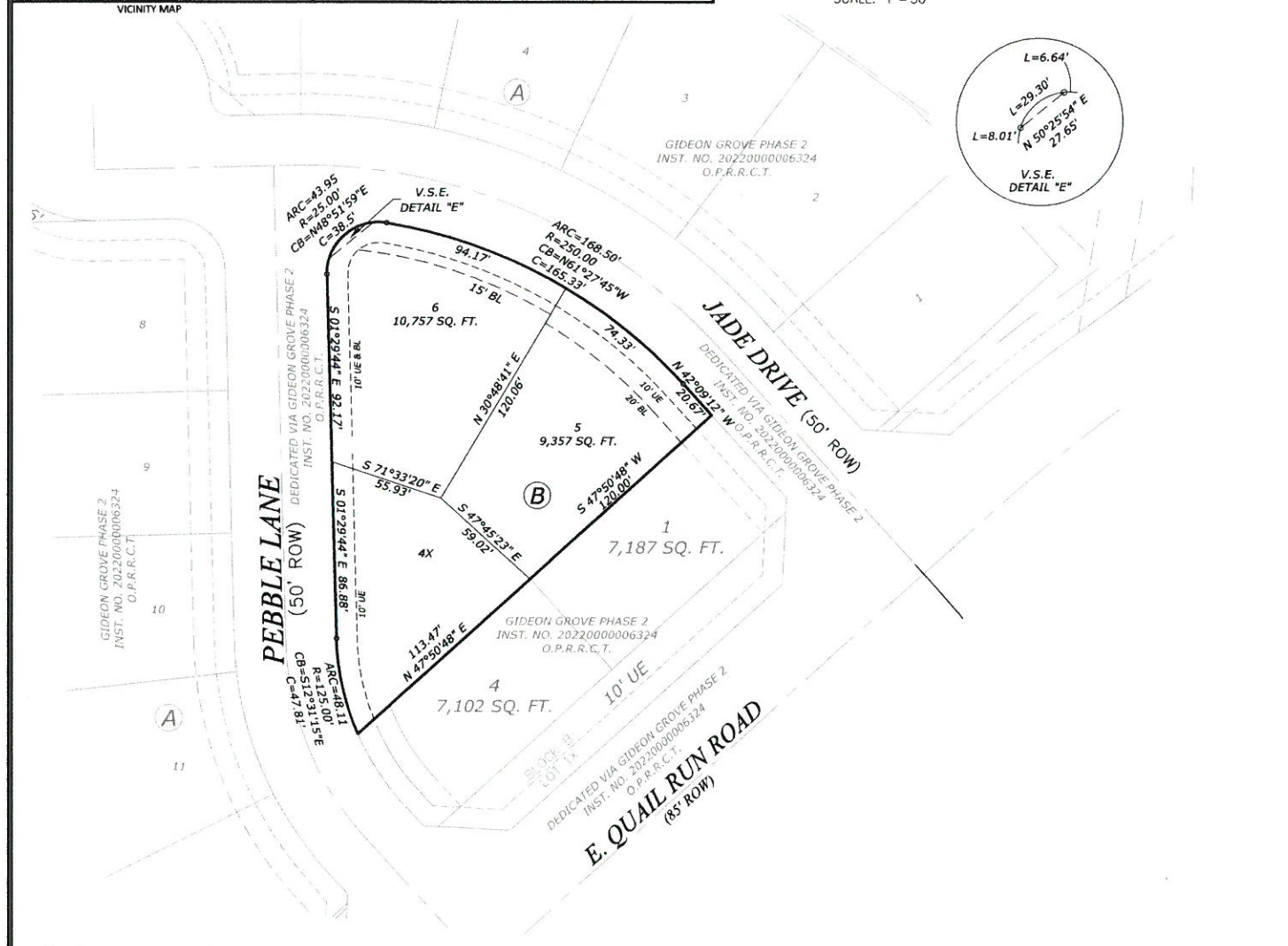
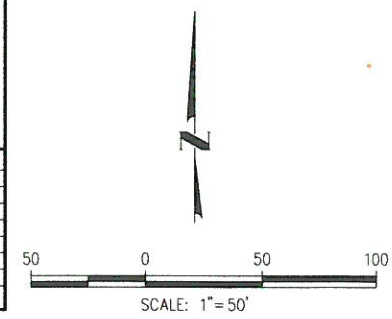
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





IRS	1/2" IRON ROD W/YELLOW CAP STAMPED
BL	"PIERCE-MURRAY" SET
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
OPE	OPEN SPACE EASEMENT
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION
AC.	ACRES
ETJ	EXTRA TERRITORIAL JURISDICTION
V.S.E.	VISIBILITY AND SIDEWALK EASEMENT

LAND USE TABLE	
RESIDENTIAL LOTS	2
NON-RESIDENTIAL LOTS	1
RESIDENTIAL ACREAGE	0.462 AC.
NON-RESIDENTIAL ACREAGE	0.166 AC.
RIGHT OF WAY DEDICATION	0.0 AC.
PARK ACREAGE	0.000 AC.
NET ACREAGE	0.628 AC.
TOTAL ACREAGE	0.628 AC.



OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS QUALICO DEVELOPMENT (US), INC., AND PACESETTER HOMES BEING THE OWNERS OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:
 BEING ALL OF LOTS 2, 3, & 3X OF GIDEON GROVE PHASE 2, AND ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2022000006324 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS. AND CONTAINING 0.628 ACRES OF 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 PHASE 2 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, WALK COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. 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.
- ALL NON-STANDARD, DECORATIVE SIGNS POLE/POST, HARDWARE OR OTHER NON-STANDARD ITEMS WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE HOME OWNERS ASSOCIATION.
- LOT 4X, BLOCK B; AND ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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 AN 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.

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 EXACTION'S MADE HEREIN.

JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

BLAKE FRIESENHAHN, ASSISTANT SECRETARY, PACESETTER HOMES
 STATE OF TEXAS §
 COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE FRIESENHAHN, ASSISTANT SECRETARY, PACESETTER HOMES, 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 THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

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 _____, 2022.

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.

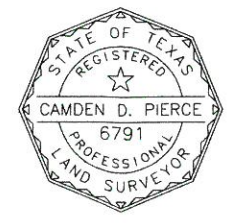
WITNESS OUR HANDS, this _____ day of _____, 2022.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "S" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION.

CAMDEN D. PIERCE, RPLS 6791
 DATE: SEPTEMBER 8, 2022



PIERCE-MURRAY LAND SOLUTIONS
 Engineering & Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 238-5646
 (903) 539-2256
 TBPELS FIRM REGISTRATION NO. 10194437

OWNER/DEVELOPER
 QUALICO DEVELOPMENTS (US), INC.
 14400 THE LAKES BLVD.
 PFLUGERVILLE, TX 78660
 CONTACT: JOHN VICK

ENGINEER
 PAPE-DAWSON ENGINEERS, INC.
 6500 WEST FREEWAY, STE 700
 FORT WORTH, TX 76116

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR.
 TYLER, TX 75703

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____, DATE: _____

AMENDING PLAT
GIDEON GROVE PHASE 2
 LOTS 5, 6, & 4X, BLOCK B
 BEING ALL OF
 LOTS 2, 3, & 3X GIDEON GROVE PHASE 2
 RECORDED IN INSTRUMENT NO. 2022000006324
 O.P.R.R.C.T.
 BEING 0.628 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT
 NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



October 10, 2022

TO: Meredith Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, TX 75087

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-044; *Amending Plat for Gideon Grove Phase 2*

To whom it may concern:

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 Director of Planning and Zoning on October 10, 2022. The following is a record of all recommendations 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; and,
- 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.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$84.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

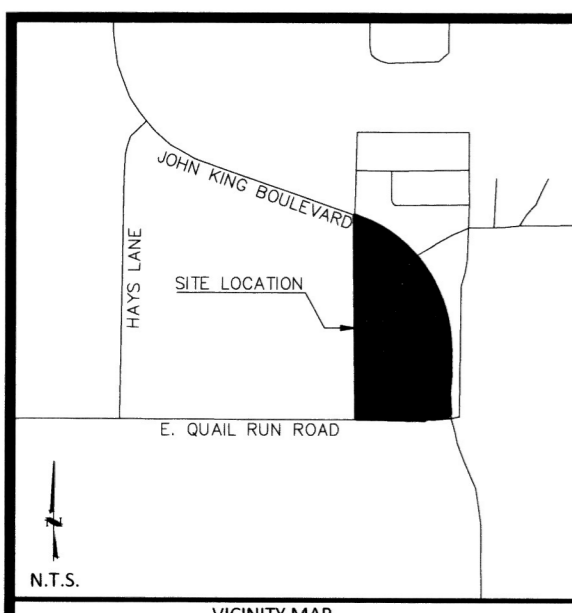
Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. 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,

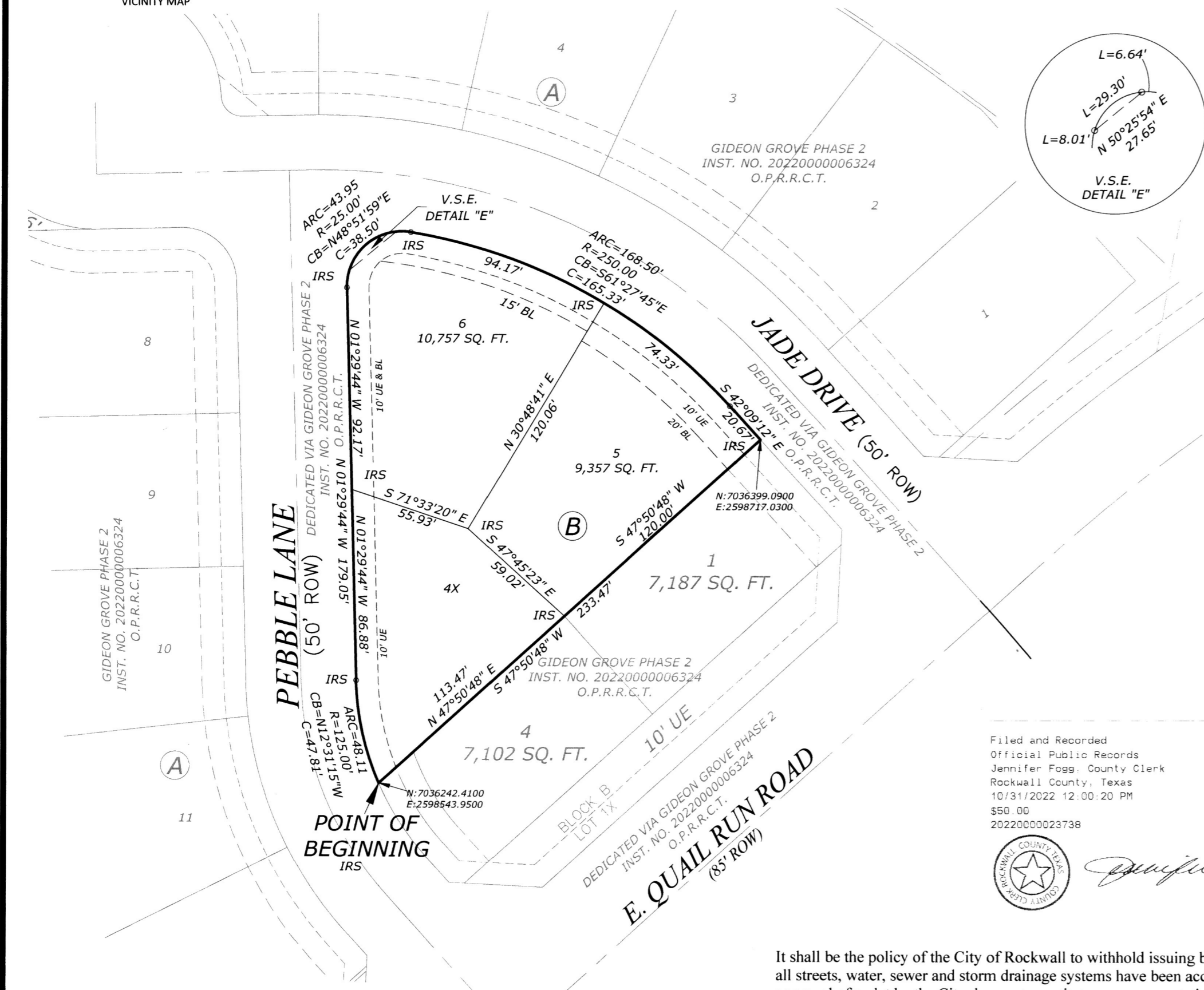
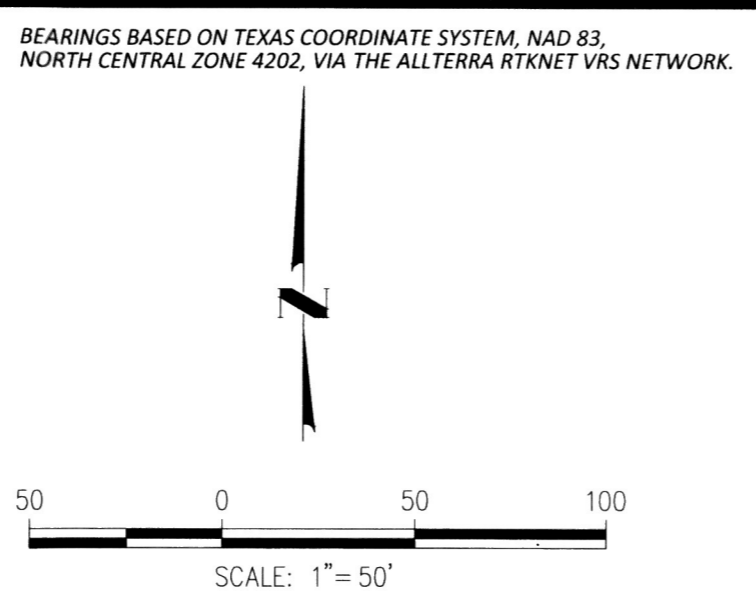
A handwritten signature in blue ink, appearing to read 'AG', is placed over the name of the sender.

Angelica Guevara, *Planning Technician*



IRS	1/2" IRON ROD W/YELLOW CAP STAMPED "PIERCE-MURRAY" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
OPE	OPEN SPACE EASEMENT
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION
AC	ACRES
ETJ	EXTRA TERRITORIAL JURISDICTION
V.S.E.	VISIBILITY AND SIDEWALK EASEMENT

LAND USE TABLE	
RESIDENTIAL LOTS	2
NON-RESIDENTIAL LOTS	1
RESIDENTIAL ACREAGE	0.462 AC.
NON-RESIDENTIAL ACREAGE	0.166 AC.
RIGHT OF WAY DEDICATION	0.0 AC.
PARK ACREAGE	0.000 AC.
NET ACREAGE	0.628 AC.
TOTAL ACREAGE	0.628 AC.



APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 10th day of October, 2022.

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.

Said Addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 10th day of October, 2022.

[Signature]
Director of Planning & Zoning
10.10.2022
Date

[Signature]
City Engineer
10.10.2022
Date

PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

PIERCE-MURRAY LAND SOLUTIONS
Engineering & Surveying
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPELS FIRM REGISTRATION NO. 10194437

OWNER/DEVELOPER
QUALICO DEVELOPMENTS (US), INC.
14400 THE LAKES BLVD.
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CONTACT: JOHN VICK

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, STE 700
FORT WORTH, TX 76116

SURVEYOR
PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLYHO CIR.
TYLER, TX 75703

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.

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION.

[Signature]
CAMDEN D. PIERCE, RPLS 6791
DATE: SEPTEMBER 29, 2022

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS QUALICO DEVELOPMENT (US), INC., AND PACESETTER HOMES BEING THE OWNERS OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 2, 3, & 3X OF GIDEON GROVE PHASE 2, AND ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2022000006324 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 4, BLOCK B OF SAID GIDEON GROVE PHASE 2, BEING THE BEGINNING OF A CURVE TO THE RIGHT AND IN THE EAST RIGHT-OF-WAY LINE OF PEBBLE LANE;
THENCE 48.11' ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, WITH A RADIUS OF 125.00', THE LONG CHORD OF WHICH BEARS N12°31'15"W, 47.81';
THENCE N01°29'44"W, 179.05' ALONG SAID EAST RIGHT-OF-WAY LINE, THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE 43.95' ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00', THE LONG CHORD OF WHICH BEARS N48°51'59"E, 38.50' TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JADE DRIVE, THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE 168.50' ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, WITH A RADIUS OF 250.00', THE LONG CHORD OF WHICH BEARS S61°27'45"E, 165.33';
THENCE S42°09'12"E, 20.67' ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;
THENCE S47°50'48"W, 233.47' TO THE POINT OF BEGINNING, AND CONTAINING 0.628 ACRES OF 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 PHASE 2 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) 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 MAINS, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.
 - ALL NON-STANDARD, DECORATIVE SIGNS POLE/POST, HARDWARE OR OTHER NON-STANDARD ITEMS WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE HOME OWNERS ASSOCIATION.
 - LOT 4X, BLOCK B; AND ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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 AN 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.

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 EXACTION'S MADE HEREIN.

[Signature]
JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VICK, ASSISTANT SECRETARY, QUALICO DEVELOPMENT 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 30 DAY OF September, 2022.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

01-08-2024
MY COMMISSION EXPIRES

[Signature]
BLAKE FRIESENHANN, ASSISTANT SECRETARY, PACESETTER HOMES

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE FRIESENHANN, ASSISTANT SECRETARY, PACESETTER HOMES, 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 THIS 30 DAY OF September, 2022.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

01-08-2024
MY COMMISSION EXPIRES

AMENDING PLAT
GIDEON GROVE PHASE 2
LOTS 5, 6, & 4X, BLOCK B
BEING ALL OF
LOTS 2, 3, & 3X GIDEON GROVE PHASE 2
RECORDED IN INSTRUMENT NO. 2022000006324 O.P.R.R.C.T.
BEING 0.628 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS