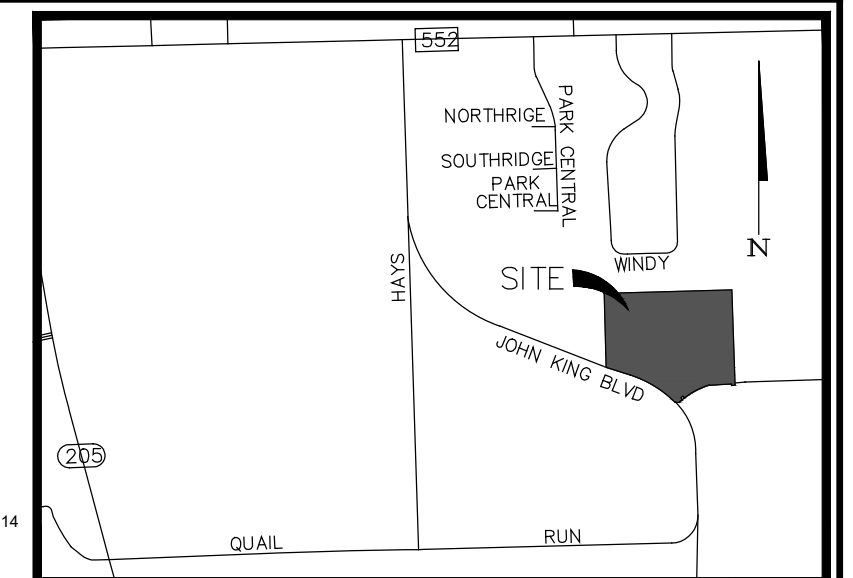


City of Rockwall

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

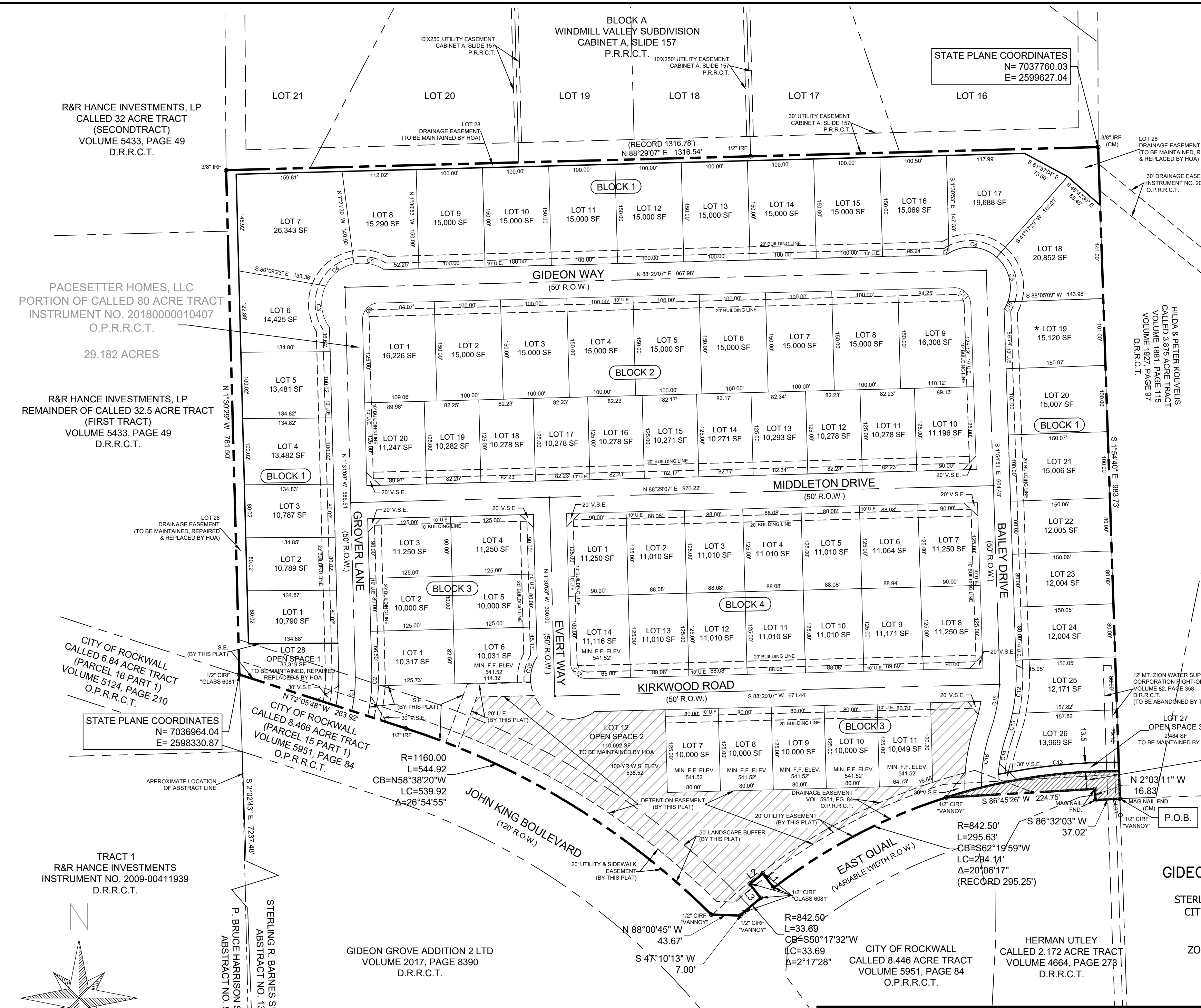
- General Notes:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any 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
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.

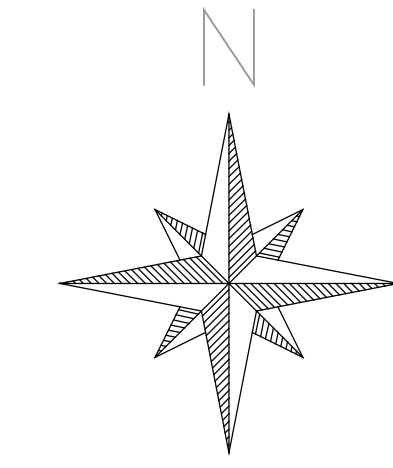
29.182 ACRES

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

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

STATE PLANE COORDINATES
N= 7036964.04
E= 2598330.87

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

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.		

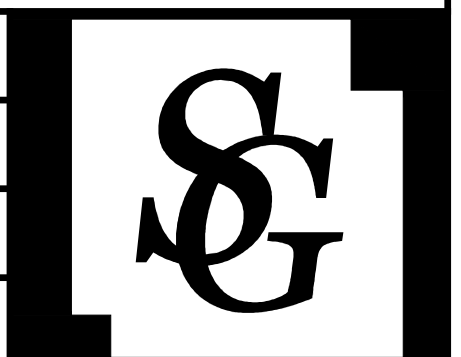
SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

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