



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-019

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
- 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 PROPERTY ID #10188, JOHN KING BLVD. A PORTION OF TRACT 1-01 OR S.R. BARNES SURVEY, ABSTRACT NO. 13

Subdivision **Gideon, Phase 2** Lot Block

General Location ALONG THE SOUTH SIDE OF JOHN KING BLVD, NEAR THE INTERSECTION WITH E. QUAIL RUN ROAD.N WITH E. QUAIL RUN ROAD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **ORD. NO. 17-25, PD-84**

Current Use **VACANT / AGRICULTURAL**

Proposed Zoning **ORD. NO. 17-25, PD-84**

Proposed Use **SINGLE-FAMILY RESIDENTIAL**

Acreage **30.060 AC** Lots [Current] **1** Lots [Proposed] **84**

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 Gideon Grove Addition 2, Ltd., a Texas Limited Partnership
By: Gideon Grove Addition 2 GP Corporation, a Texas Corporation, its General Partner

Applicant **Skorburg Company**

Contact Person **John Arnold**

Contact Person **Humberto Johnson, Jr.**

Address **8214 Westchester Drive,
Suite 900**

Address **8214 Westchester Drive,
Suite 900**

City, State & Zip **Dallas, TX 75225**

City, State & Zip **Dallas, TX 75225**

Phone **214-522-4945**

Phone **214-888-8857**

E-Mail **jarnold@skorburgcompany.com**

E-Mail **jrjohnson@skorburgcompany.com**

NOTARY VERIFICATION [REQUIRED]

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

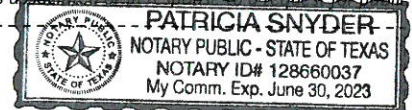
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 401.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of April, 20 21. By signing this application, 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 in any manner to a request for public information."

Given under my hand and seal of office on this the 15 day of April, 20 21.

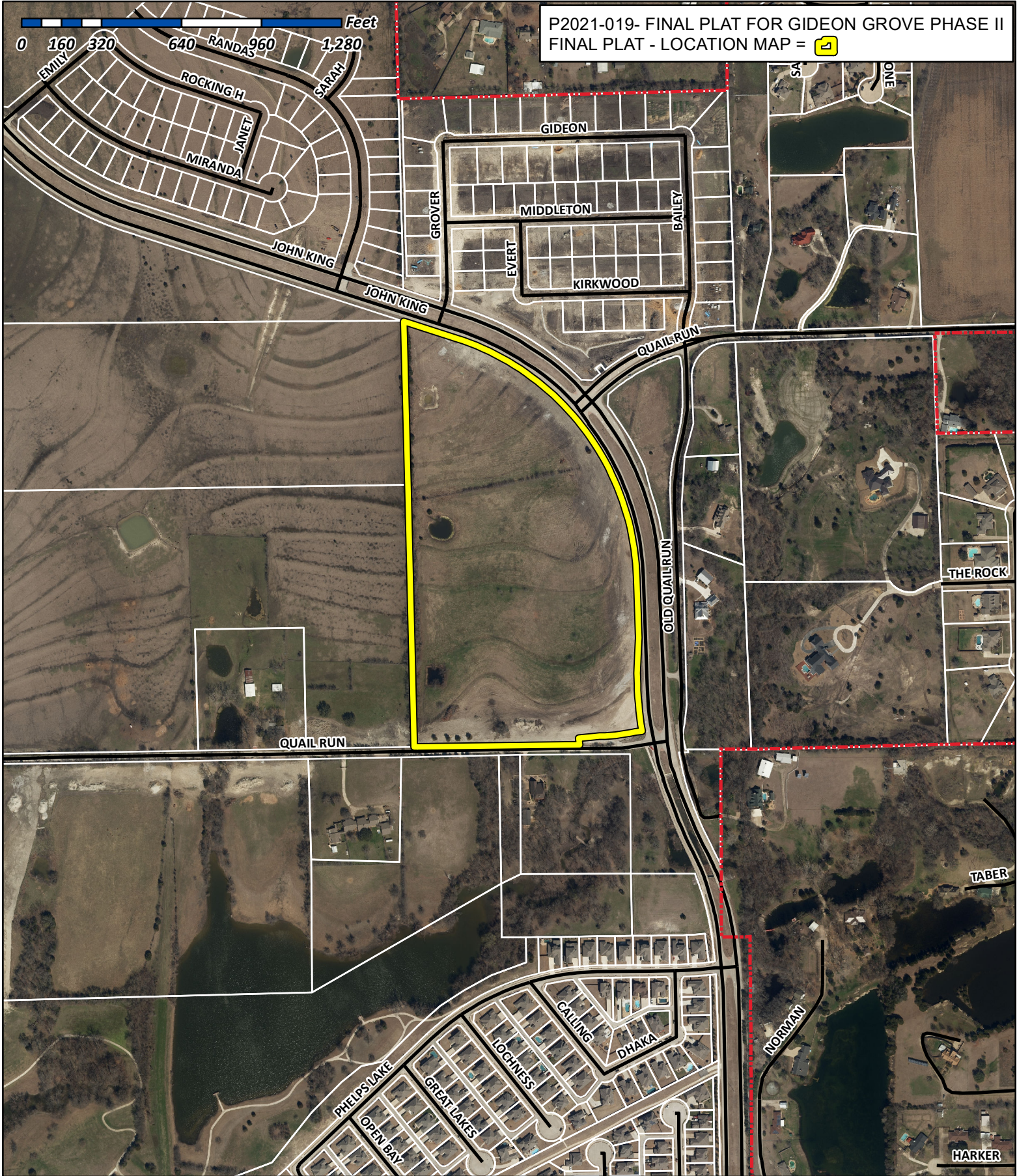
Owner's Signature

Notary Public in and for the State of Texas

Patricia Snyder



My Commission Expires 6/30/2023



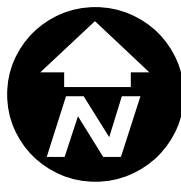
P2021-019- FINAL PLAT FOR GIDEON GROVE PHASE II
 FINAL PLAT - LOCATION MAP = [yellow square icon]



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.

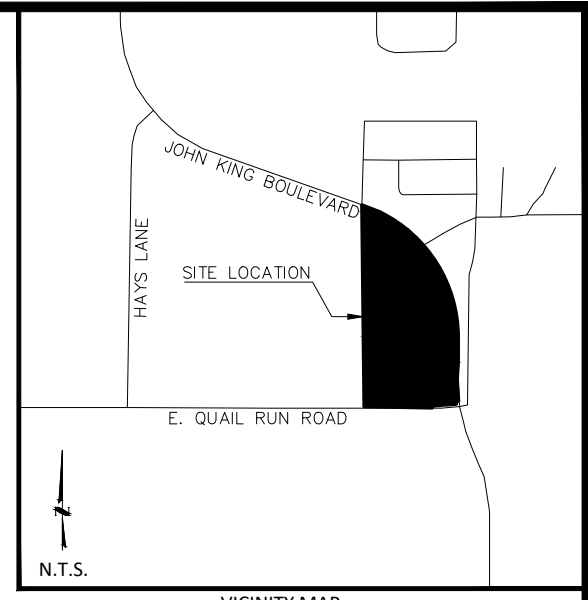


POINT OF BEGINNING
N: 7036836.98
E: 2598334.22

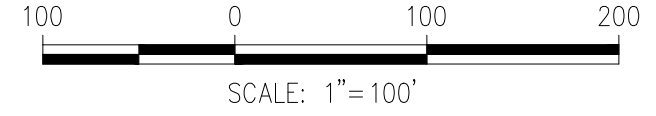
GIDEON GROVE PHASE 1
PACESETER HOMES LLC
29.99 ACRES

N. JOHN KING BLVD.
(A VARIABLE WIDTH RIGHT-OF-WAY)

EAST QUAIL RUN ROAD



CITY OF ROCKWALL
VOL. 5951, PG. 84
O.P.R.R.C.T.

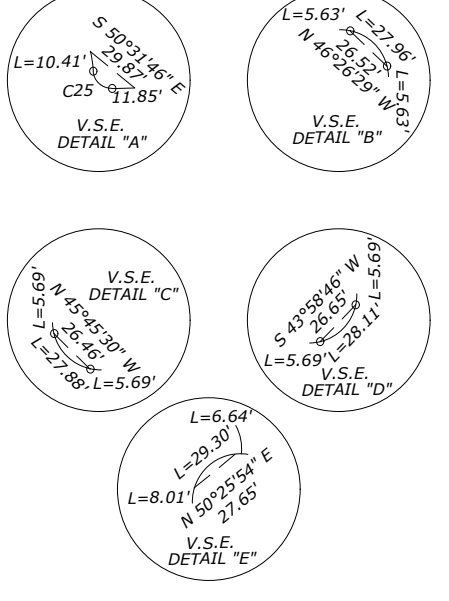


HERMAN UTLEY
CALLED 2.172 ACRE TRACT
VOLUME 4664, PAGE 273
D.R.R.C.T.

LOT 1, BLOCK A
D.R. TAYLOR ADDITION
E-317
O.P.R.R.C.T.

TRACT 1
CALLED 28.2 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

TRACT 2
CALLED 44.3 ACRES
SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99



N 01°29'44\"/>

30.060 ACRES - GIDEON GROVE ADDITION 2, LTD. (DOC. NO. 2020000007041 O.P.R.R.C.T.)

N. JOHN KING BLVD.
(A VARIABLE WIDTH RIGHT-OF-WAY)

QUAIL RUN ROAD

MICHAEL WURSTER AND JENNIFER WURSTER
DOC. NO. 2020000003578
O.P.R.R.C.T.

JOHN R. YINGLING AND WIFE LYNELLE C. YINGLING
VOL. 366, PG. 211
O.P.R.R.C.T.

CITY OF ROCKWALL
VOL. 5443, PG. 188
O.P.R.R.C.T.

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
GIDEON GROVE ADDITION 2 GP CORP.
8214 WESTCHESTER DRIVE, STE 710
DALLAS, TX 75225
(214) 522-4945
CONTACT: JOHN ARNOLD

DEVELOPER
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, STE 710
DALLAS, TX 75225
(214) 522-4945
CONTACT: HUMBERTO JOHNSON, JR.

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

FINAL PLAT
GIDEON GROVE PHASE 2

LOTS 1-12, 4X, BLOCK A; LOTS 1-4, 1X, 3X, BLOCK B; LOTS 1-29, 1X, 18X, 23X, 27X, 28X, BLOCK C; LOTS 1-26, 1X, 14X, BLOCK D; LOTS 1-13, 1X, 6X, BLOCK E; BEING 30.060 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: _____ SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS GIDEON GROVE ADDITION 2 GP CORP., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT NUMBER 13, ROCKWALL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO GIDEON GROVE ADDITION 2, LTD. AS RECORDED IN INSTRUMENT NUMBER 2017000008390, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID GIDEON GROVE ADDITION 2 TRACT AND THE SOUTH RIGHT-OF-WAY OF N. JOHN KING BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 3/8" IRON ROD FOUND BEARS N 01°29'44" W, A DISTANCE OF 888.49 FEET MARKING THE NORTHWEST CORNER OF THAT CERTAIN 80 ACRE TRACT DESCRIBED BY DEED TO LONNIE L. GIDEON AS RECORDED IN VOLUME 307, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID N. JOHN KING BOULEVARD COMMON WITH THE NORTHERLY AND EASTERLY LINE OF SAID GIDEON GROVE ADDITION 2 TRACT;

S 72°05'05" E, A DISTANCE OF 221.92' TO A 5/8" IRON ROD WITH CAP STAMPED "SERVCO" FOUND, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1274.04', A RADIUS OF 1040.00', WITH A CHORD BEARING WHICH BEARS S 36°59'23" E, 1195.86';

S 01°53'42" E, A DISTANCE OF 243.24' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 02°35'19" W, A DISTANCE OF 140.71' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 01°53'42" E, A DISTANCE OF 41.83' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 191.03', A RADIUS OF 1571.00', WITH A CHORD WHICH BEARS S 05°22'42" E, 190.91' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 81°07'57" W, A DISTANCE OF 25.65' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 10°46'56" E, A DISTANCE OF 26.00' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 79°13'04" W, A DISTANCE OF 17.32' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 131.03', A RADIUS OF 742.50', WITH A CHORD WHICH BEARS S 84°16'24" W, WITH A CHORD LENGTH OF 130.86';

S 83°34'16" W, A DISTANCE OF 82.52' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 00°48'09" W, A DISTANCE OF 19.00' TO AN X-CUT SET IN CONCRETE FOR THE SOUTHERLY MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE APPROXIMATE CENTER OF QUAIL RUN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE DEPARTING SAID COMMON LINE AND ALONG THE SOUTH PROPERTY LINE OF SAID GIDEON GROVE ADDITION 2 AND THE APPROXIMATE CENTERLINE OF SAID QUAIL RUN ROAD S 89°12'52" W, A DISTANCE OF 656.77' TO AN X-CUT SET IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID GIDEON GROVE ADDITION 2 TRACT;

THENCE N 01°29'44" W, ALONG THE EAST LINE OF SAID GIDEON GROVE ADDITION 2 TRACT AND THE WEST LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 AS DESCRIBED BY DEED TO R & R INVESTMENTS, L.P., AS RECORDED IN VOLUME 5702, PAGE 99, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A DISTANCE OF 1722.62 FEET TO THE POINT OF BEGINNING, CONTAINING 30.060 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) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE GIDEON GROVE PHASE 2 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;

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. 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, 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.
3. 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.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. 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.
6. 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.
7. 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.
8. LOT 4X, BLOCK A; LOT 1X, BLOCK B; LOT 3X, BLOCK B; LOT 1X, BLOCK C; LOT 18X, BLOCK C; LOT 23X, BLOCK C; LOT 27X, BLOCK C; LOT 28X, BLOCK C; LOT 1X, BLOCK D; LOT 14X, BLOCK D; LOT 1X, BLOCK E; LOT 6X, BLOCK E; 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 EXACTIONS MADE HEREIN.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GIDEON GROVE ADDITION 2 GP CORP., 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 2021.

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

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE:]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GIDEON GROVE ADDITION 2 GP CORP., 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 2021.

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

Table with columns: LINE, BEARING, DISTANCE. Lists 37 line segments with bearings and distances.

LEGEND: O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS; 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.

LAND USE TABLE: RESIDENTIAL LOTS 84; NON-RESIDENTIAL LOTS 11; RESIDENTIAL ACREAGE 16.089 AC.; NON-RESIDENTIAL ACREAGE 7.051 AC.; RIGHT OF WAY DEDICATION 6.920 AC.; PARK ACREAGE 0.000 AC.; NET ACREAGE 23.140 AC.; TOTAL ACREAGE 30.060 AC.

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists 29 curves with their respective measurements.

GENERAL NOTES

- 1. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
2. 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.
3. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397C0030L, DATED SEPTEMBER 26, 2008.

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CAMDEN D. PIERCE, RPLS 6791
DATE: JANUARY 2021

Approval section including Planning & Zoning Commission signature line, 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 2021. 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 2021. MAYOR, CITY OF ROCKWALL; CITY SECRETARY; CITY ENGINEER.



FINAL PLAT
GIDEON GROVE PHASE 2
LOTS 1-12, 4X, BLOCK A; LOTS 1-4, 1X, 3X, BLOCK B; LOTS 1-29, 1X, 18X, 23X, 27X, 28X, BLOCK C; LOTS 1-26, 1X, 14X, BLOCK D; LOTS 1-13, 1X, 6X, BLOCK E; BEING 30.060 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Closure Report

Fri Oct 16 14:48:30 2020

PntNo	Bearing	Distance	Northing	Easting	Description
PP			7037042.79	2601672.86	
	S 72°05'05" E	221.92			
PP			7036974.53	2601884.02	
	Radius: 1040.00	Chord: 1195.86	Degree: 5°30'33"	Dir: Right	
	Length: 1274.04	Delta: 70°11'23"	Tangent: 730.78		
	Chord BRG: S 36°59'23" E Rad-In: S 17°54'55" W Rad-Out: S 88°06'18" W				
	Radius PntNo: PP N: 7035984.95 E: 2601564.10				
PP			7036019.34	2602603.54	
	S 01°53'42" E	243.24			
PP			7035776.24	2602611.58	
	S 02°35'19" W	140.71			
PP			7035635.67	2602605.22	
	S 01°53'42" E	41.83			
PP			7035593.86	2602606.61	
	Radius: 1571.00	Chord: 190.91	Degree: 3°38'50"	Dir: Left	
	Length: 191.03	Delta: 6°58'01"	Tangent: 95.63		
	Chord BRG: S 05°22'42" E Rad-In: N 88°06'18" E Rad-Out: N 81°08'17" E				
	Radius PntNo: PP N: 7035645.81 E: 2604176.75				
PP			7035403.79	2602624.50	
	S 81°07'57" W	25.65			
PP			7035399.84	2602599.16	
	S 10°46'56" E	26.00			
PP			7035374.30	2602604.02	
	S 79°13'04" W	17.32			
PP			7035371.06	2602587.01	
	Radius: 742.50	Chord: 130.86	Degree: 7°43'00"	Dir: Right	
	Length: 131.03	Delta: 10°06'40"	Tangent: 65.69		
	Chord BRG: S 84°16'24" W Rad-In: N 10°46'56" W Rad-Out: N 00°40'16" W				
	Radius PntNo: PP N: 7036100.45 E: 2602448.10				
PP			7035358.00	2602456.80	
	S 83°34'16" W	82.52			
PP			7035348.76	2602374.80	
	S 00°48'09" W	19.00			
PP			7035329.76	2602374.53	
	S 89°12'52" W	656.77			
PP			7035320.76	2601717.82	
	N 01°29'44" W	1722.62			
PP			7037042.79	2601672.86	

Closure Error Distance> 0.0058 Error Bearing> S 69°24'06" E
 Closure Precision> 1 in 833599.0 Total Distance Inversed> 4793.69

Area: 1309408.51, 30.060