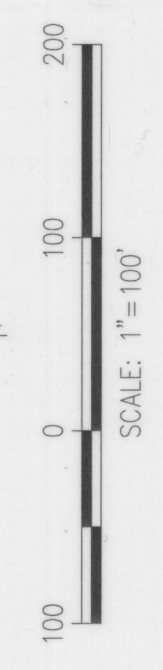


VICINITY MAP

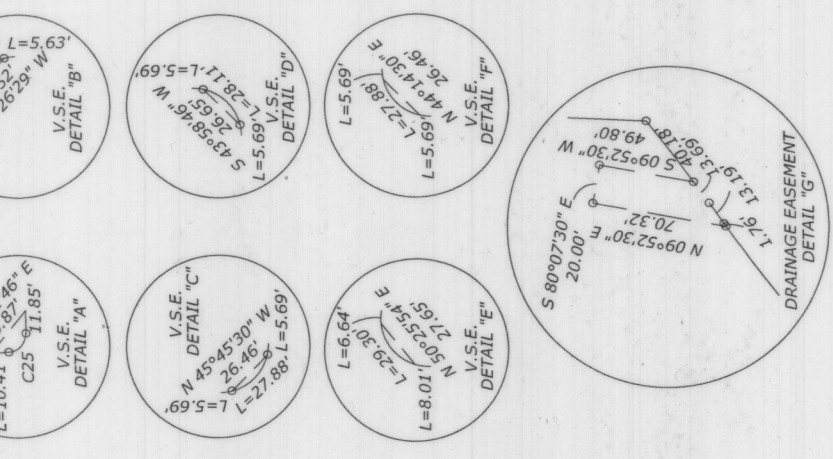
EAST QUAIL RUN ROAD

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

POINT OF BEGINNING



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



TRACT 2  
CALLED 3 ACRES  
SAVE AND EXCEPT S ACRES  
R & R HANCE INVESTMENTS, L.P.  
VOL. 5702, PG. 99

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.C.T.

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

QUAIL RUN ROAD

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  
(903) 539-2266  
TPELS 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

FINAL PLAT  
GIDEON GROVE PHASE 2

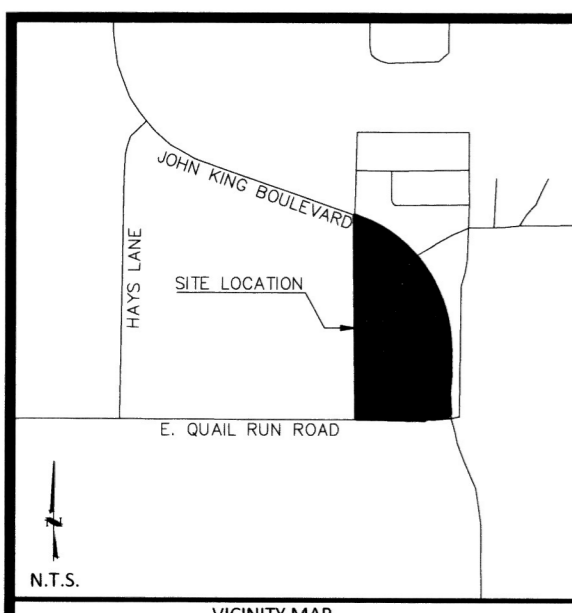
LOTS 1-12, 4X, BLOCK A; LOTS 1-4, 1X, 3X, BLOCK B; LOTS 1-29, 1X, 18X, 23X,  
27X, 28X, BLOCK C; LOTS 1-26, 1X, 14X, BLOCK D; LOTS 1-13, 1X, 6X, BLOCK E;  
BEING 30.060 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY,  
ABSTRACT NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THIS PLAT IS RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE: \_\_\_\_\_





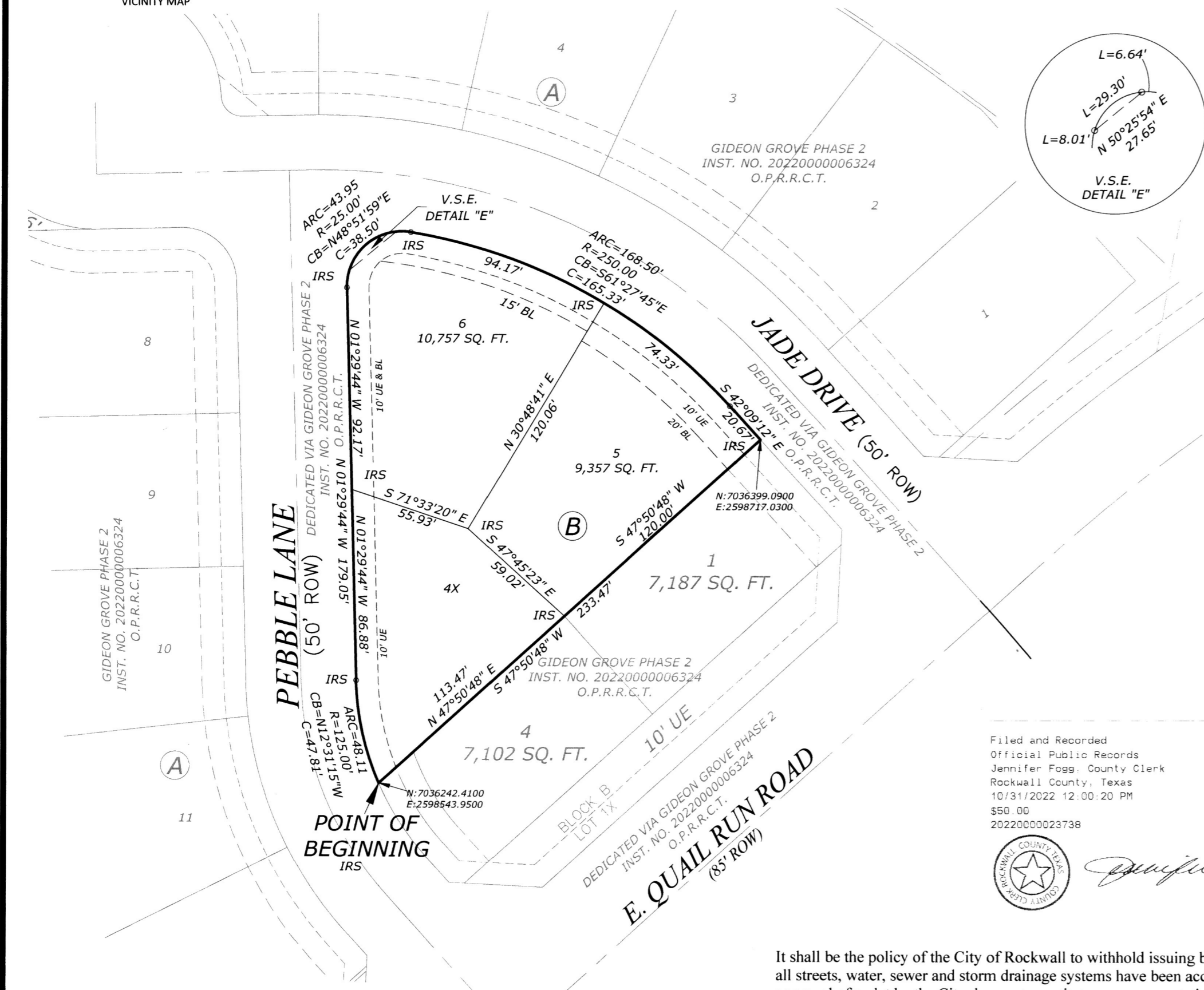
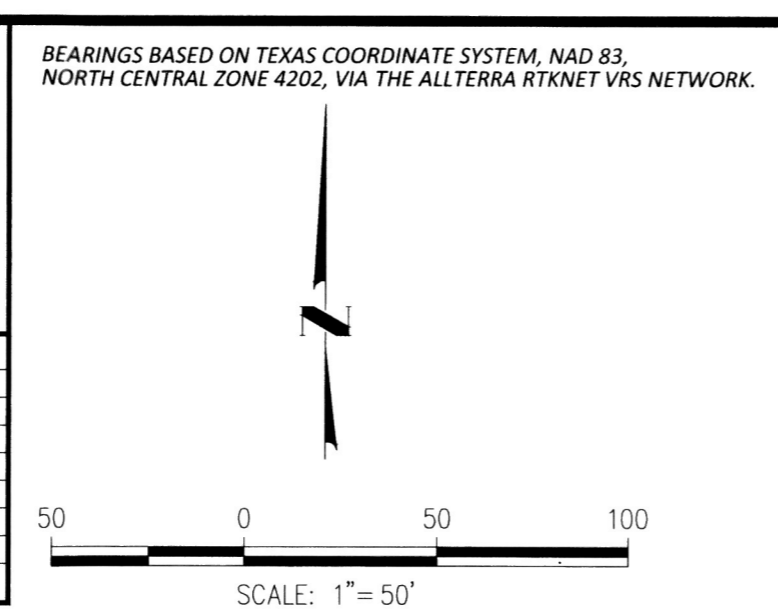




IRS	1/2" IRON ROD W/YELLOW CAP STAMPED "PIERCE-MURRAY" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
OPE	OPEN SPACE EASEMENT
MIN. FFE	MINIMUM FINISHED FLOOR ELEVATION
AC	ACRES
ETJ	EXTRA TERRITORIAL JURISDICTION
V.S.E.	VISIBILITY AND SIDEWALK EASEMENT

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 10<sup>th</sup> day of October, 2022.

*[Signature]*  
Director of Planning & Zoning  
10.10.2022  
Date

*[Signature]*  
City Engineer  
10.10.2022  
Date

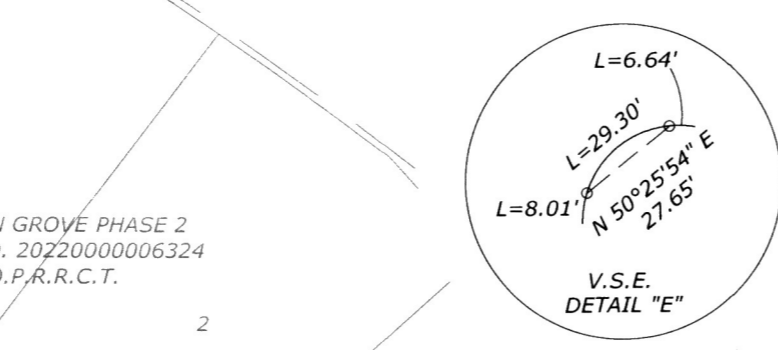
PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.

**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.  
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



Filed and Recorded  
Official Public Records  
Jennifer Fogg County Clerk  
Rockwall County, Texas  
10/31/2022 12:00:20 PM  
\$50.00  
20220000023738

*[Signature]*  
Camden D. Pierce

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 MAIN 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.

*[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