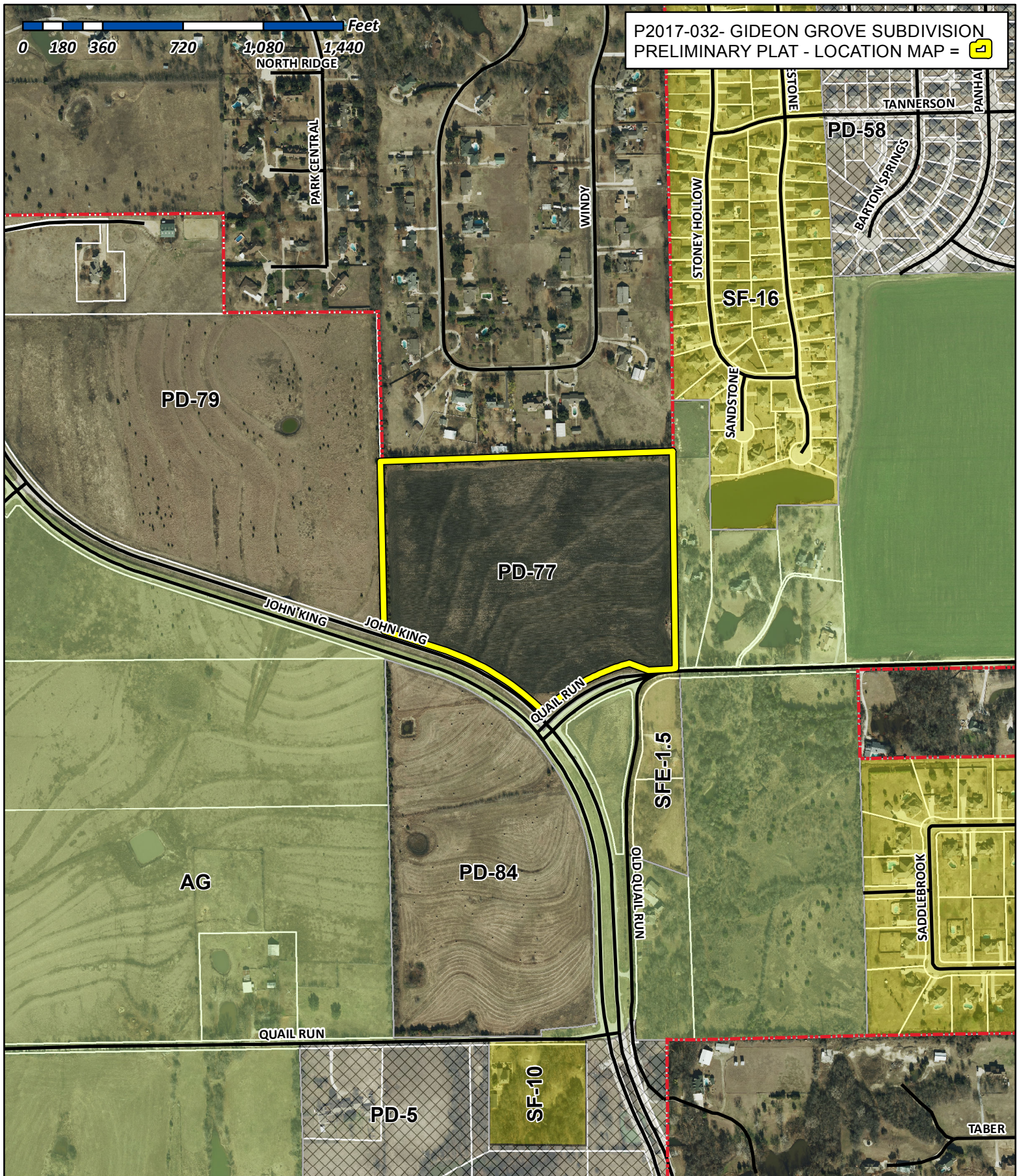


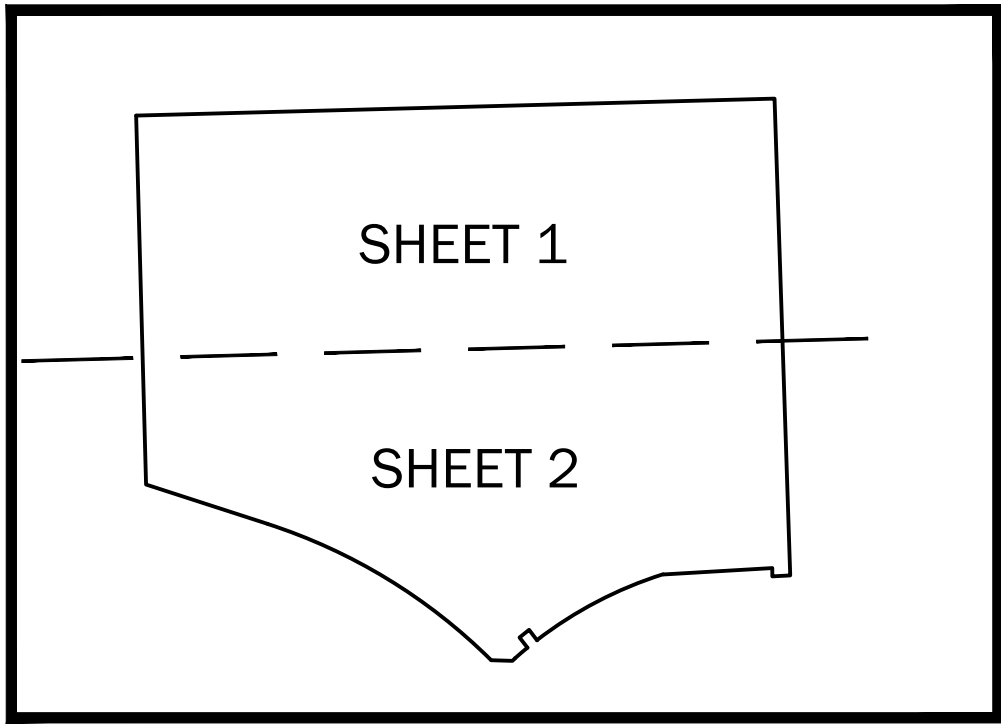


City of Rockwall

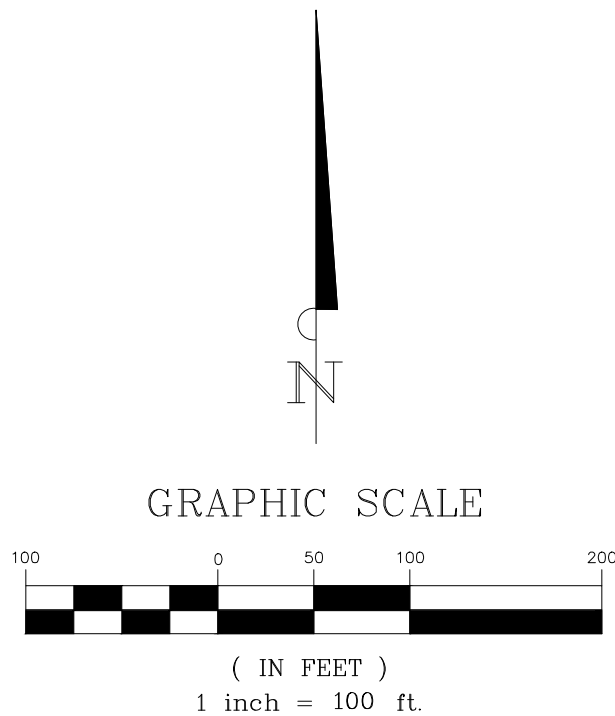
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





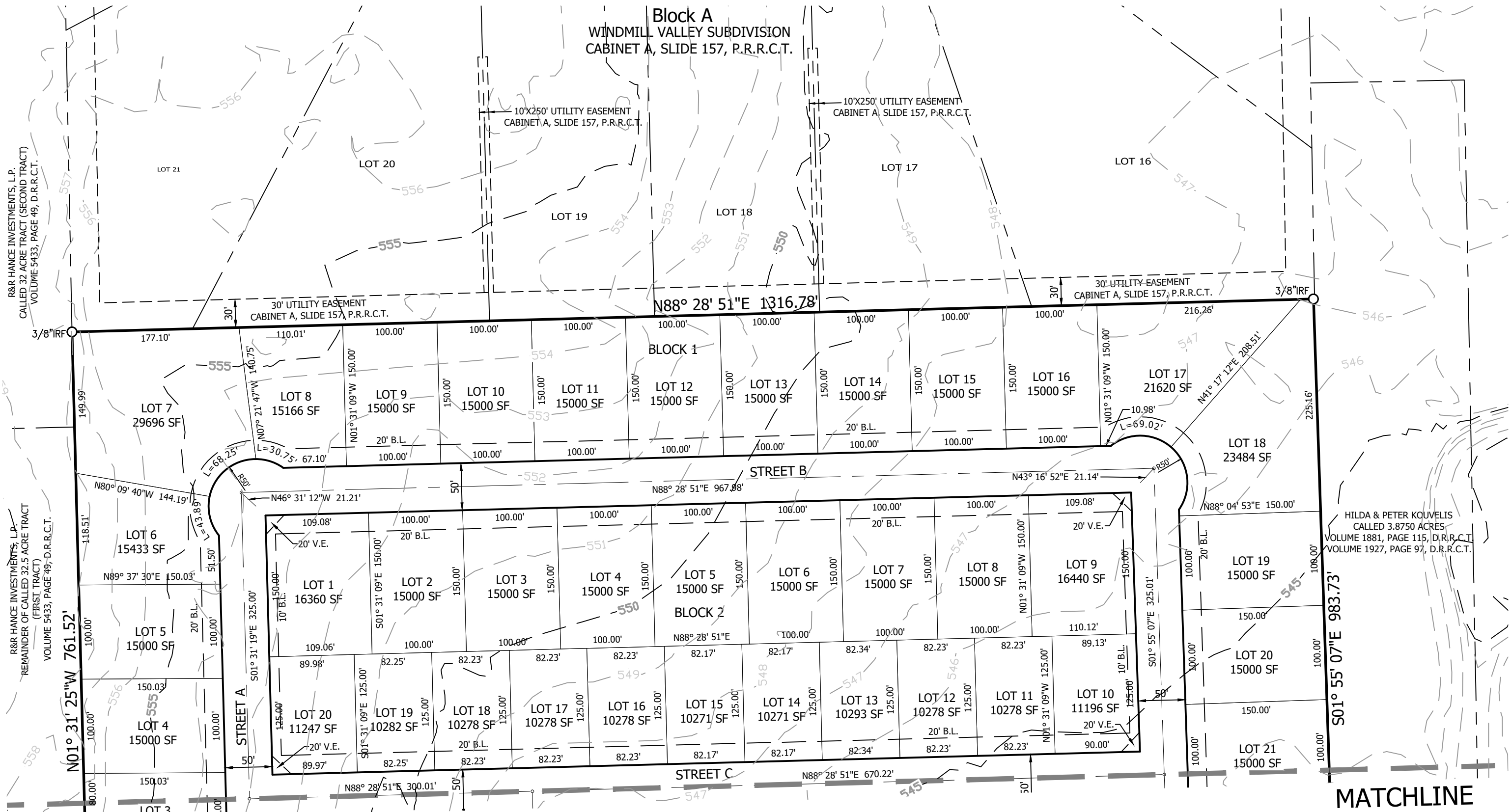
KEY MAP
NOT TO SCALE
ROCKWALL, TEXAS



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.72'	246.93'	13°51'25"	S6° 23' 21"W	59.57'
C2	70.68'	45.00'	89°59'46"	S46° 31' 18"E	63.64'
C4	20.60'	250.00'	4°43'20"	S0° 26' 33"W	20.60'
C5	71.27'	250.00'	16°20'02"	S10° 58' 14"W	71.03'

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS
D.R.R.C.T.	DEED RECORDS
	ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	PLAT RECORDS
	ROCKWALL COUNTY, TEXAS
V.E.	VISIBILITY EASEMENT
B.L.	BUILDING LINE

LOT SUMMARY TABLE	
GROSS ACREAGE	29.185
RESIDENTIAL LOTS	72
OPEN SPACE LOTS	3
TOTAL OPEN SPACE ACREAGE	2.83
80' x 125' LOTS	37
80' x 150' LOTS	8
100' x 150' LOTS	27



MATCHLINE
SEE SHEET 2
STANDARD CITY SIGNATURE BLOCK

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 _____, 2015.

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 _____, 2015.

Mayor, City of Rockwall

City Secretary

City Engineer

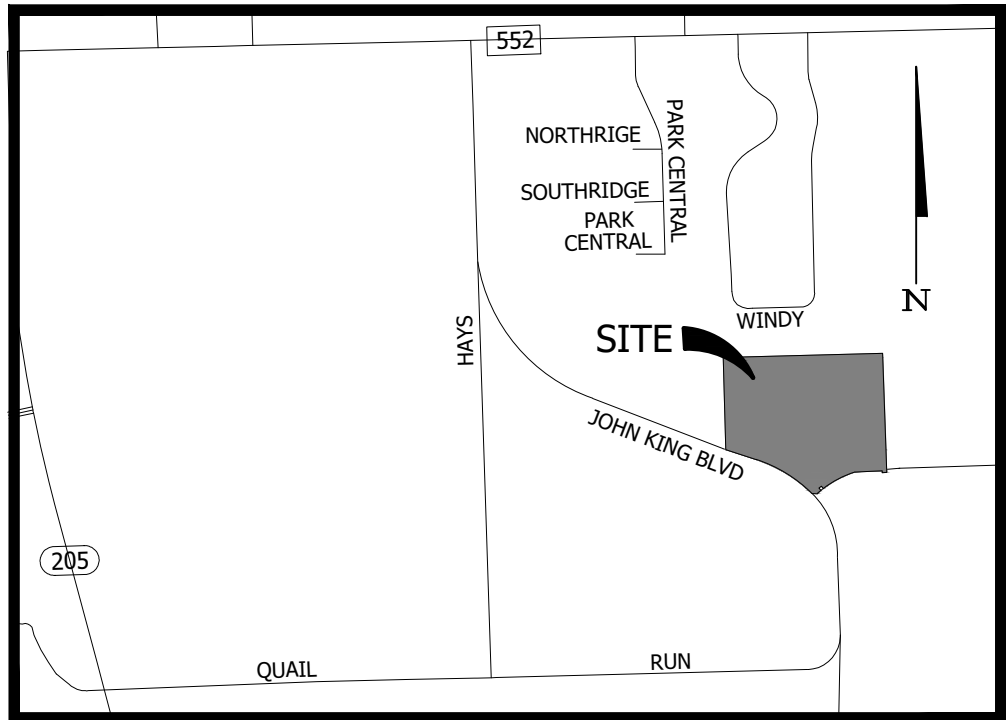
ENGINEER :
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: CODY BROOKS, P.E.
PHONE: 817-842-2094
Cody@bannistereng.com

OWNER/DEVELOPER:
GIDEON GROVE, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

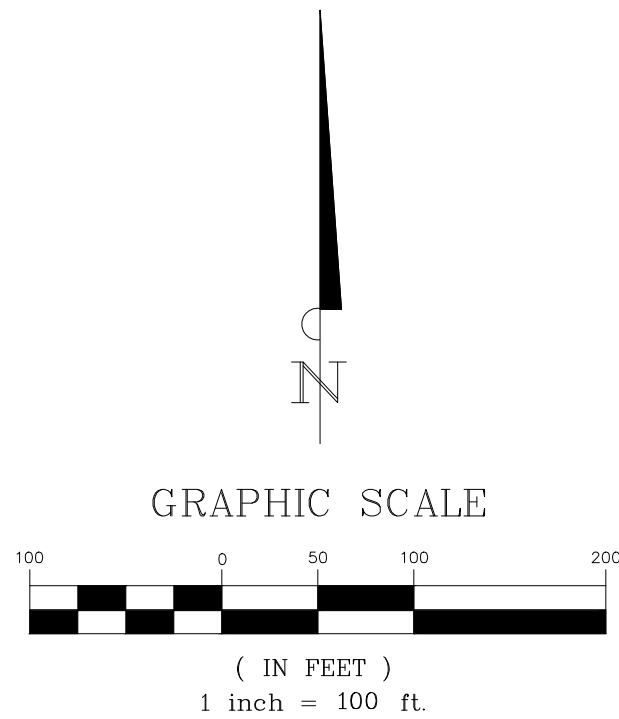
PRELIMINARY PLAT
GIDEON GROVE
29.185 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
72 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED SINGLE FAMILY 10 (SF-10)

PREPARATION DATE: JUNE, 2017
SHEET 1 OF 2

PREPARED BY: PROJECT NO. 090-17-08
BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

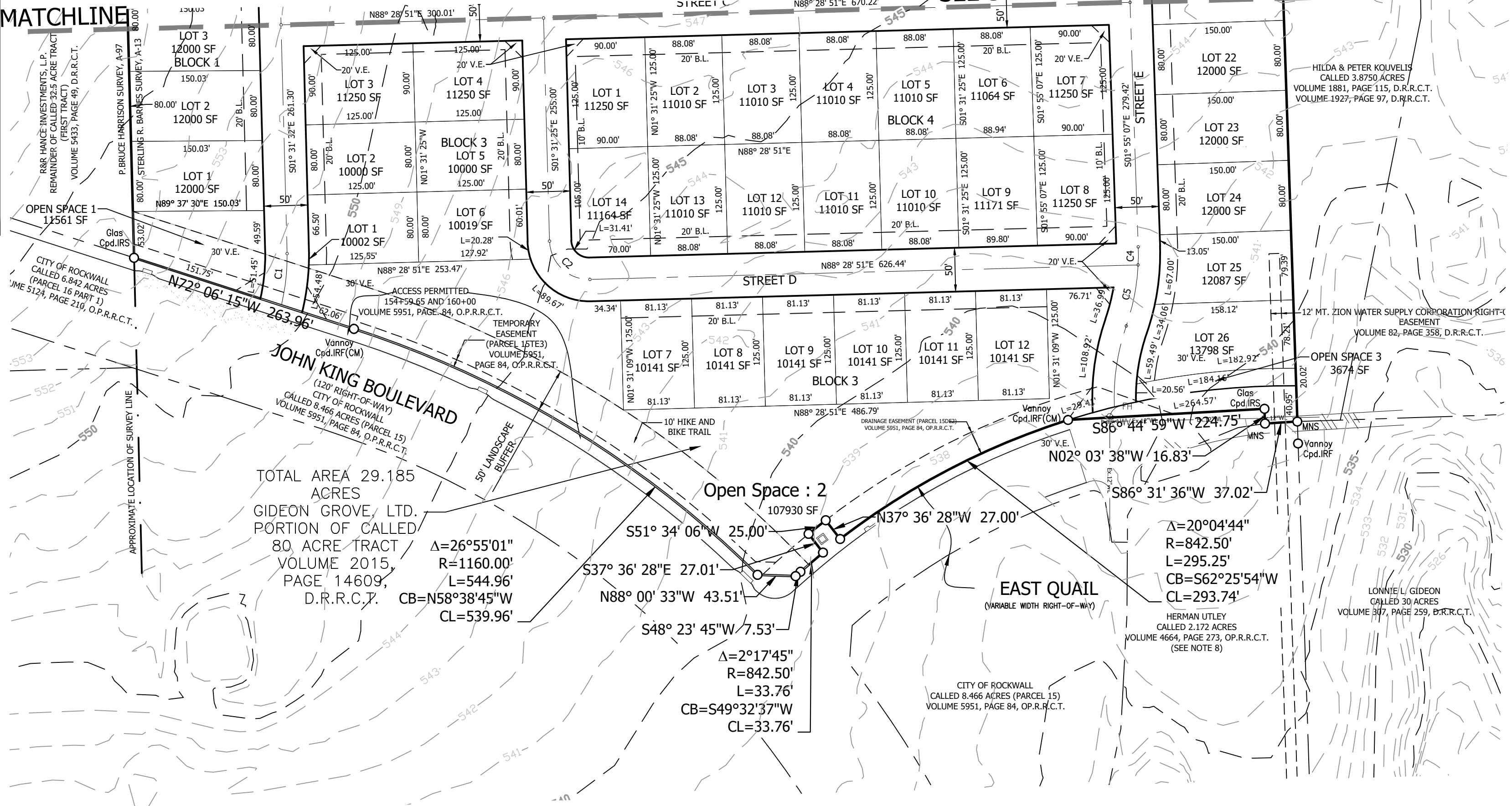


VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS



MATCHLINE

MATCHLINE
SEE SHEET 1



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS
D.R.R.C.T.	DEED RECORDS
	ROCKWALL COUNTY, TEXAS
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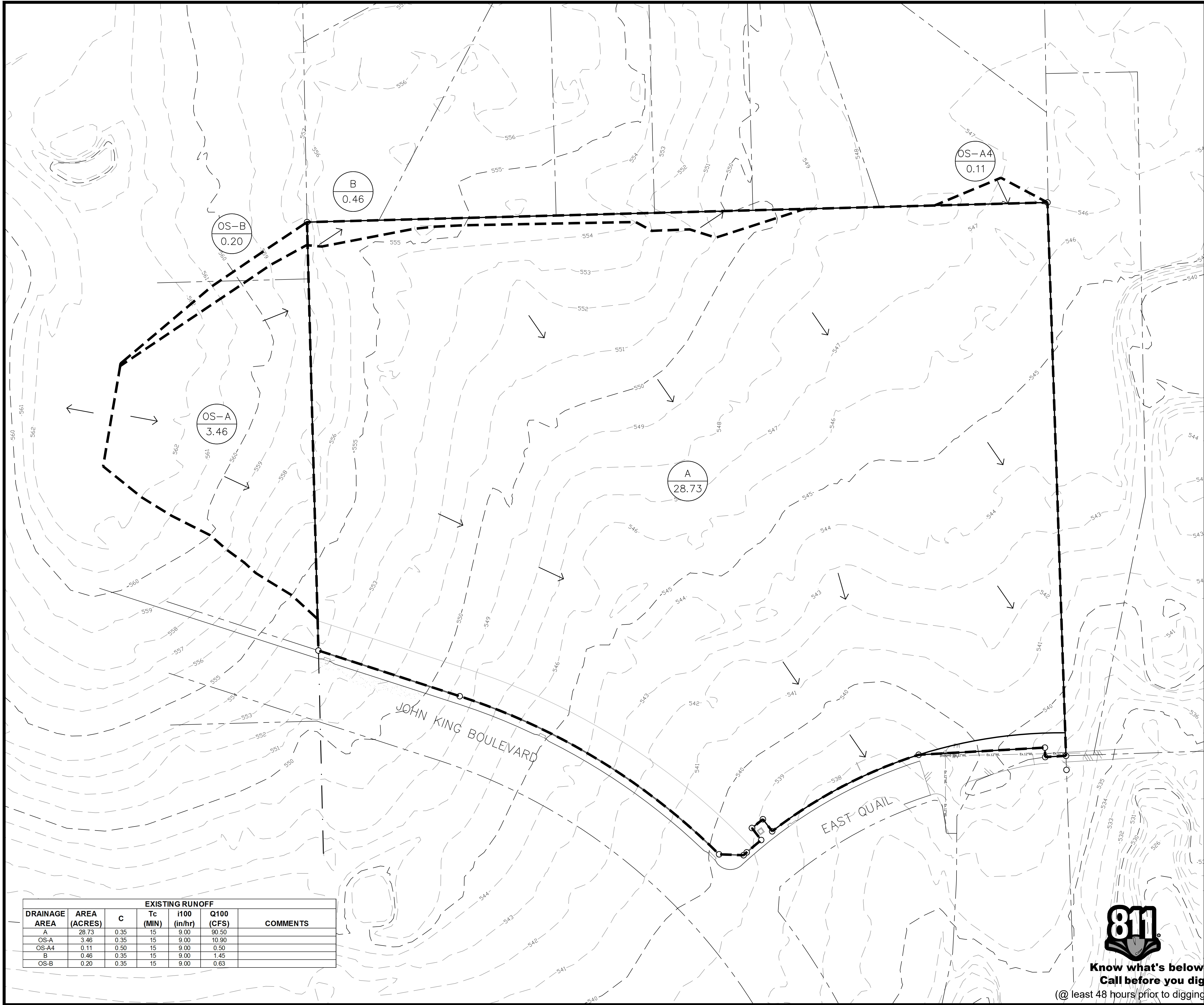
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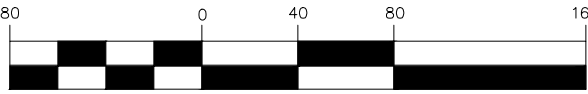
PREPARATION DATE: JUNE, 2017
SHEET 2 OF 2

PREPARED BY: PROJECT NO. 090-17-08
BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823





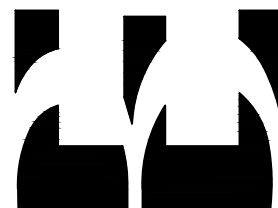
GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

LEGEND

	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA ACRES	 DRAINAGE AREA LABEL



BANNISTER
ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 Fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description
PROJECT NO.: 090-17-08		

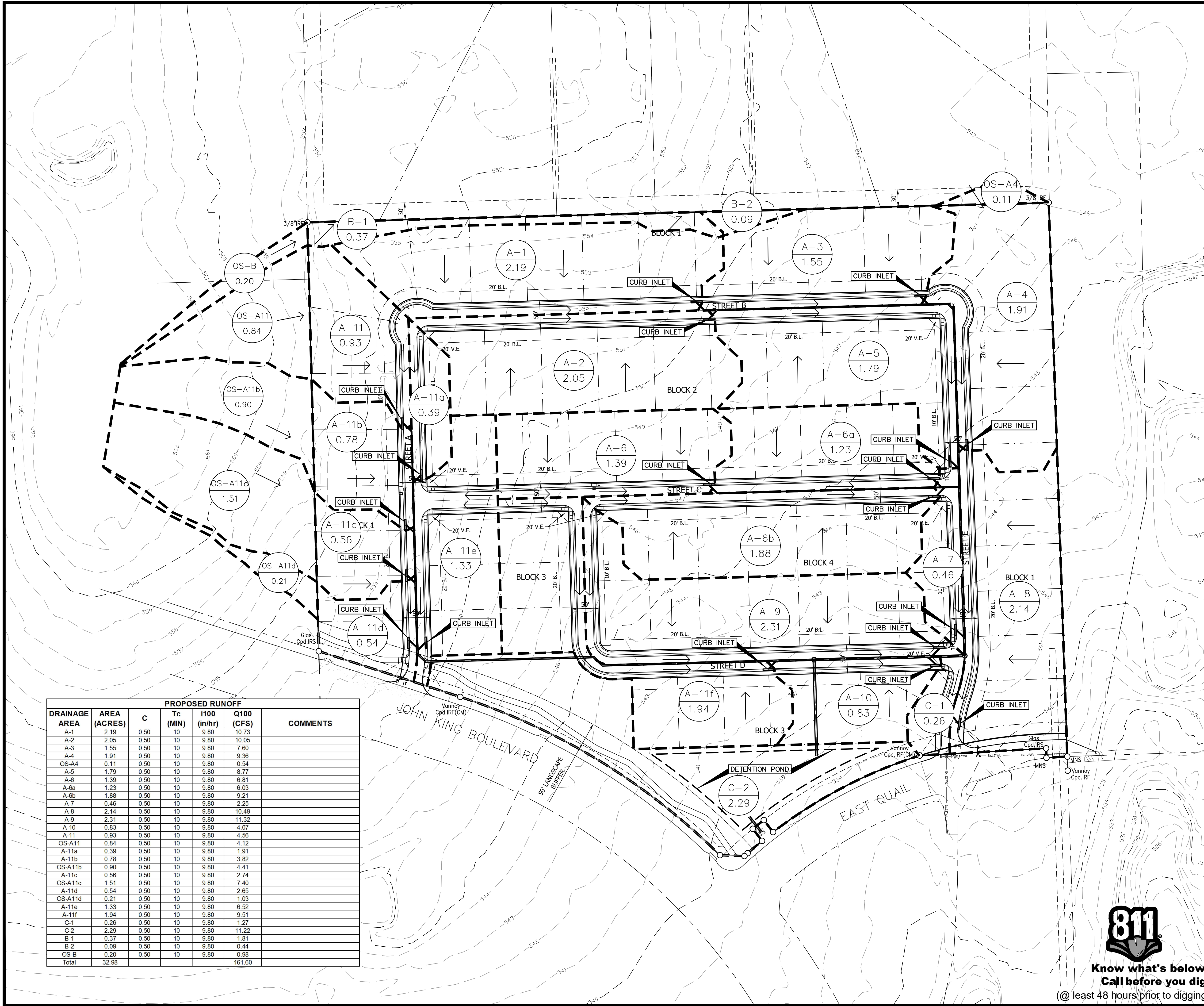
FOR REVIEW ONLY

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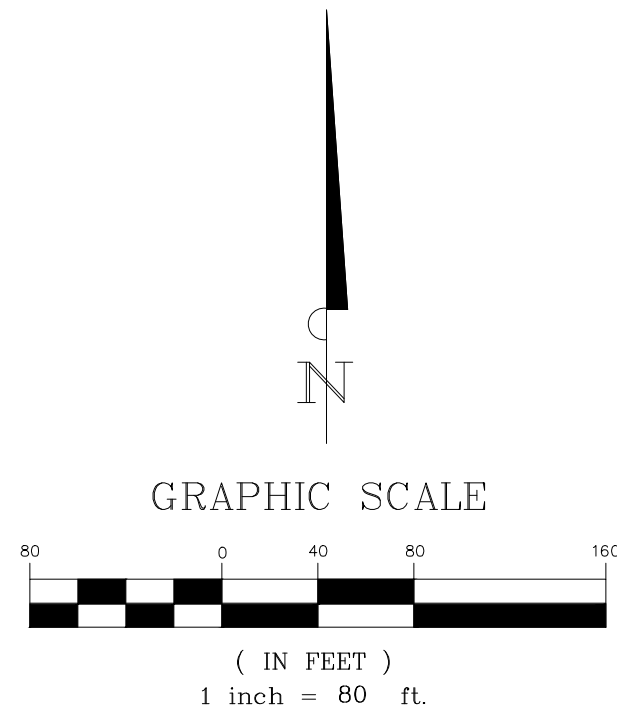
Engineer: CODY R. BROOKS
P.E. No. 120167 exp. 06-16-2017

SHEET NO.

EXH-3



PROPOSED RUNOFF							COMMENTS
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)		
A-1	2.19	0.50	10	9.80	10.73		
A-2	2.05	0.50	10	9.80	10.05		
A-3	1.55	0.50	10	9.80	7.60		
A-4	1.91	0.50	10	9.80	9.36		
OS-A4	0.11	0.50	10	9.80	0.54		
A-5	1.79	0.50	10	9.80	8.77		
A-6	1.39	0.50	10	9.80	6.81		
A-6a	1.23	0.50	10	9.80	6.03		
A-6b	1.88	0.50	10	9.80	9.21		
A-7	0.46	0.50	10	9.80	2.25		
A-8	2.14	0.50	10	9.80	10.49		
A-9	2.31	0.50	10	9.80	11.32		
A-10	0.83	0.50	10	9.80	4.07		
A-11	0.93	0.50	10	9.80	4.56		
OS-A11	0.84	0.50	10	9.80	4.12		
A-11a	0.39	0.50	10	9.80	1.91		
A-11b	0.78	0.50	10	9.80	3.82		
OS-A11b	0.90	0.50	10	9.80	4.41		
A-11c	0.56	0.50	10	9.80	2.74		
OS-A11c	1.51	0.50	10	9.80	7.40		
A-11d	0.54	0.50	10	9.80	2.65		
OS-A11d	0.21	0.50	10	9.80	1.03		
A-11e	1.33	0.50	10	9.80	6.52		
A-11f	1.94	0.50	10	9.80	9.51		
C-1	0.26	0.50	10	9.80	1.27		
C-2	2.29	0.50	10	9.80	11.22		
B-1	0.37	0.50	10	9.80	1.81		
B-2	0.09	0.50	10	9.80	0.44		
OS-B	0.20	0.50	10	9.80	0.98		
Total	32.98				161.60		



LEGEND

EXISTING CONTOUR

DIRECTION OF FLOW

AREA DIVIDE

AREA

ACRES

DA-X

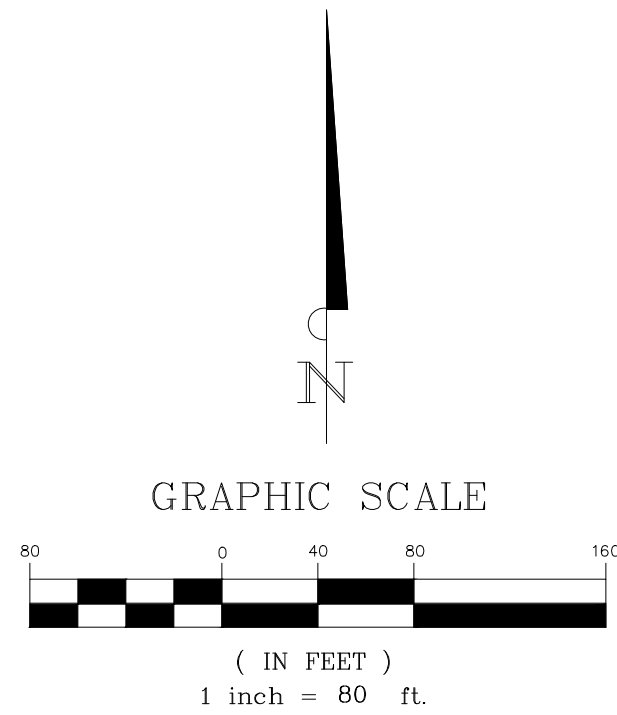
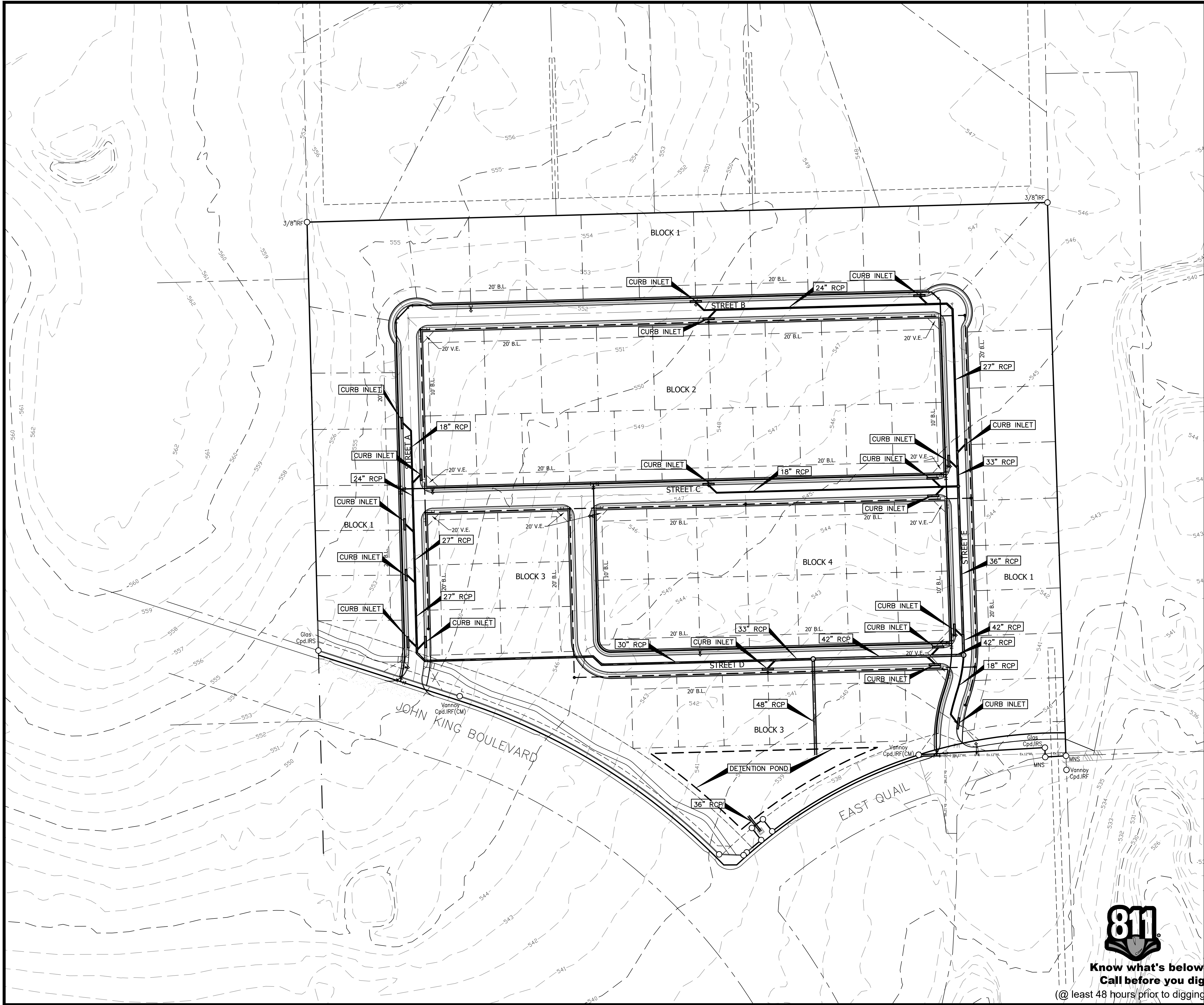
1.00

DRAINAGE AREA LABEL

P R O J E C T		No.	Date	Revision Description
FOR REVIEW ONLY				
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P.E. No. 120167		Date 06-16-2017		PROJECT NO.: 090-17-08



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

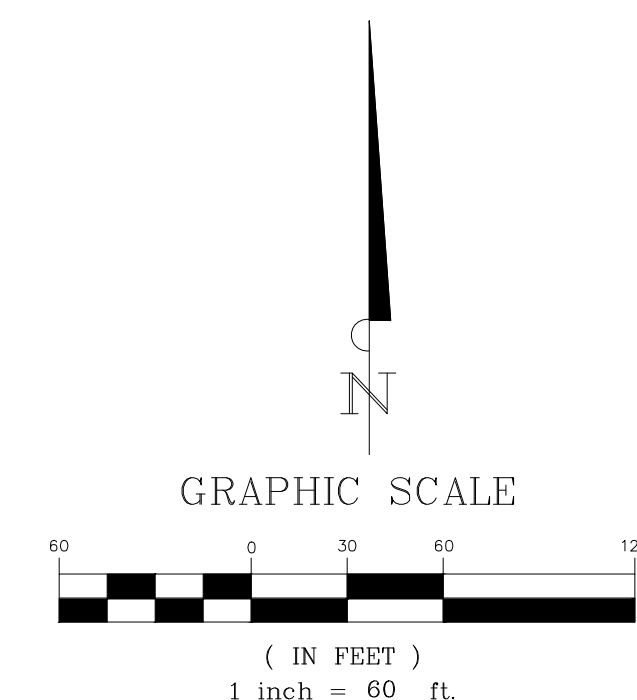


No.	Date	Revision Description
PROJECT NO.: 090-17-08		

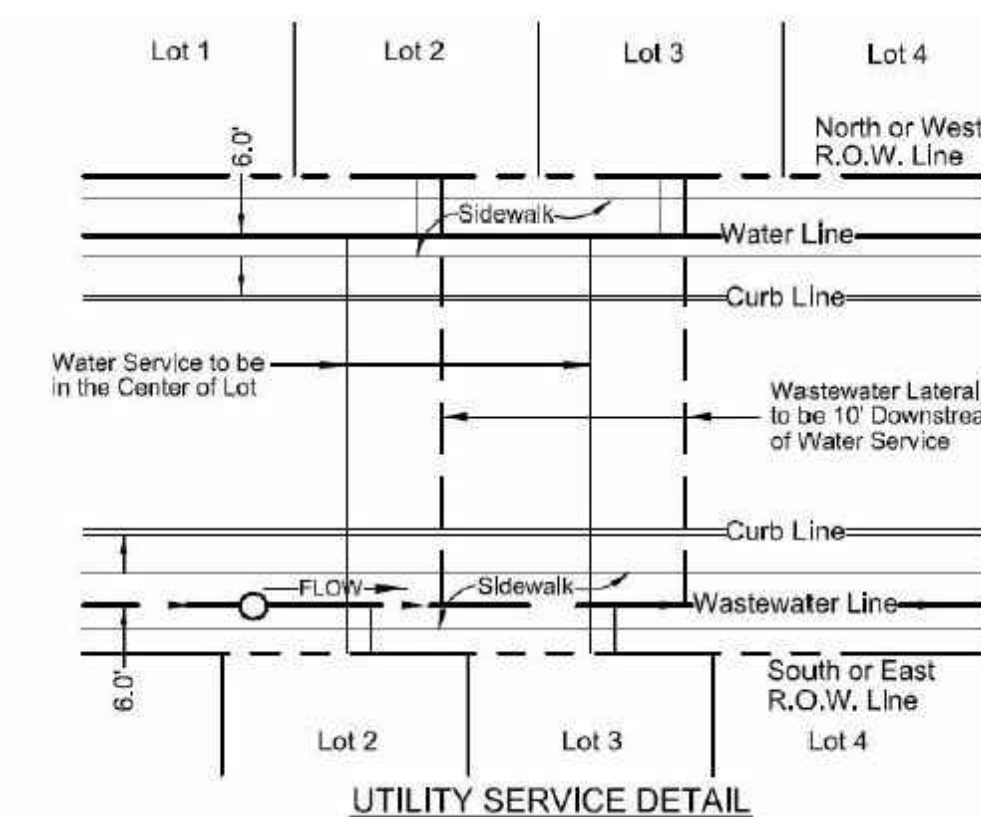
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Engineer: CODY R. BROOKS
P.E. No. 120167, Exp. 06-16-2017



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)



- NOTES:
1. ALL WATER LINES 12" AND SMALLER SHALL BE C-900 PVC DR 14.
 2. ALL WASTEWATER LINES 4" to 15" SHALL BE SDR 35.
 3. ALL WATER AND SEWER CROSSINGS SHALL MEET TCEQ REQUIREMENTS.



GIDEON GROVE
ROCKWALL, TEXAS

WATER AND SEWER EXHIBIT

[illegible]

SHEET NO.

EXH-2



CLOSURE SHEET

Civil Engineering • Structural Engineering • Land Surveying • Hydrology
Landscape Architecture • Land Planning • MEP Design

Date: June 16, 2017

Job Number: 090-17-08

Project Name: Gideon Grove - Rockwall

PLACE OF BEGINNING

North: 7036973.0000' East: 2598338.0000'

Segment #1 : Line

Course: N1° 31' 25"W Length: 761.52'
North: 7037734.2508' East: 2598317.7520'

Segment #2 : Line

Course: N88° 28' 51"E Length: 1316.78'
North: 7037769.1604' East: 2599634.0692'

Segment #3 : Line

Course: S1° 55' 07"E Length: 983.73'
North: 7036785.9819' East: 2599667.0043'

Segment #4 : Line

Course: S86° 31' 36"W Length: 37.02'
North: 7036783.7391' East: 2599630.0523'

Segment #5 : Line

Course: N2° 03' 38"W Length: 16.83'
North: 7036800.5582' East: 2599629.4472'

Segment #6 : Line

Course: S86° 44' 59"W Length: 224.75'
North: 7036787.8154' East: 2599405.0587'

Segment #7 : Curve

Length: 295.25' Radius: 842.50'
Delta: 20.0789 (d) Tangent: 149.15'
Chord: 293.74' Course: S62° 25' 54"W
Course In: S17° 31' 44"E Course Out: N37° 36' 28"W
RP North: 7035984.4367' East: 2599658.8084'
End North: 7036651.8707' East: 2599144.6701'

Segment #8 : Line

Course: N37° 36' 28"W Length: 27.00'
North: 7036673.2603' East: 2599128.1933'

Segment #9 : Line

Course: S51° 34' 06"W Length: 25.00'
North: 7036657.7208' East: 2599108.6095'

Segment #10 : Line

Course: S37° 36' 28"E Length: 27.01'
North: 7036636.3233' East: 2599125.0924'

Segment #11 : Curve

Length: 33.76' Radius: 842.50'
Delta: 2.2958 (d) Tangent: 16.88'
Chord: 33.76' Course: S49° 32' 37"W
Course In: S39° 18' 30"E Course Out: N41° 36' 15"W
RP North: 7035984.4405' East: 2599658.8106'
End North: 7036614.4174' East: 2599099.4044'

Segment #12 : Line

Course: S48° 23' 45"W Length: 7.53'
North: 7036609.4177' East: 2599093.7739'

Segment #13 : Line

Course: N88° 00' 33"W Length: 43.51'
North: 7036610.9292' East: 2599050.2902'

Segment #14 : Curve

Length: 544.96' Radius: 1160.00'
Delta: 26.9169 (d) Tangent: 277.60'
Chord: 539.96' Course: N58° 38' 45"W
Course In: S44° 48' 46"W Course Out: N17° 53' 45"E
RP North: 7035788.0094' East: 2598232.7309'
End North: 7036891.8848' East: 2598589.1820'

Segment #15 : Line

Course: N72° 06' 15"W Length: 263.96'
North: 7036972.9964' East: 2598337.9932'

Perimeter: 4608.59' Area: 1271282.14 Sq. Ft. or 29.185 acres

Error Closure: 0.0077 Course: S61° 45' 30"W

Error North: -0.00364 East: -0.00679

Precision 1: 597675.32