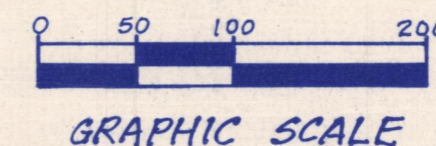
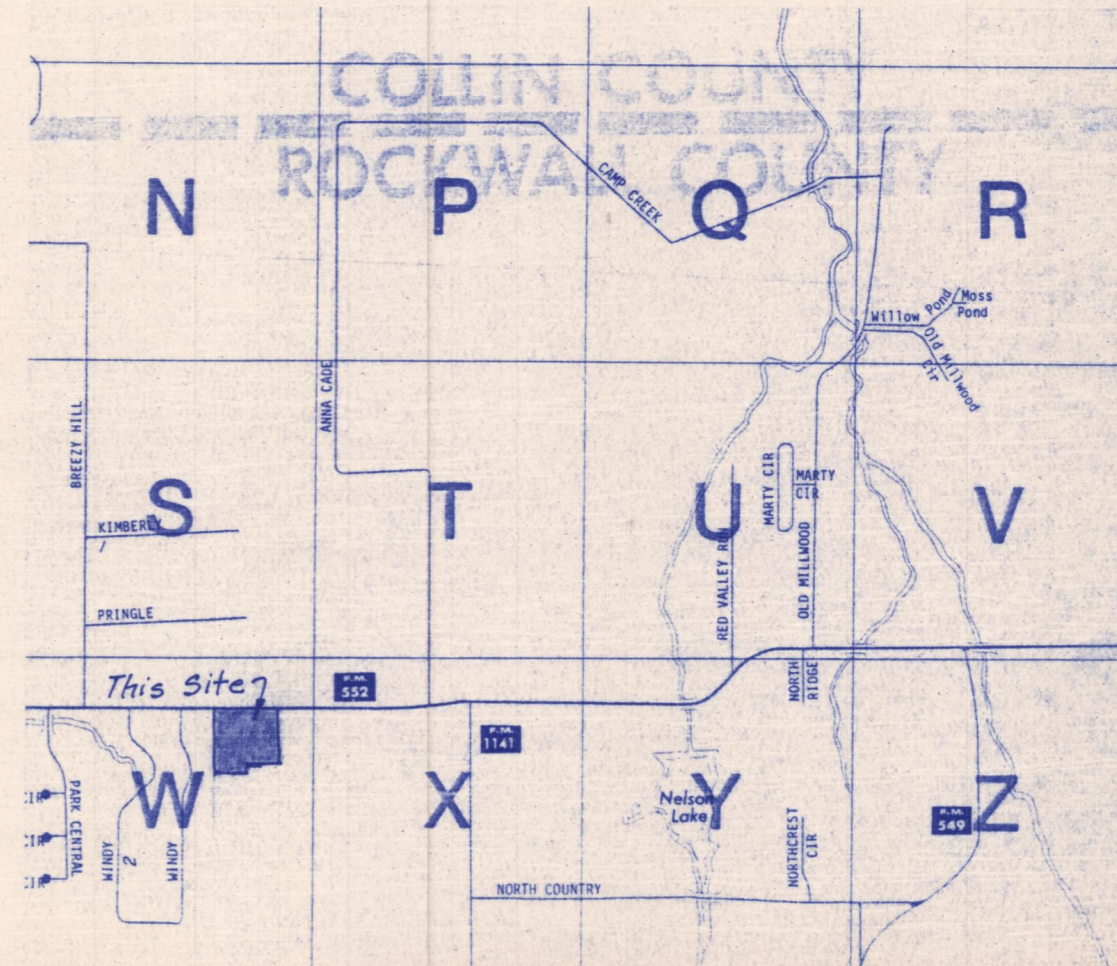
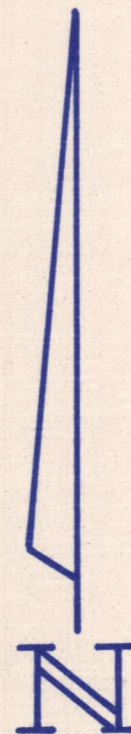


Raymond B. Cameron

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S01° 20' 14" E	56.44	0° 45' 59"	4220.00	56.44	28.22
C2	S03° 12' 02" W	100.99	5° 58' 04"	970.00	101.03	50.56
C3	S02° 14' 32" W	588.51	7° 53' 04"	4280.00	588.97	294.85
C4	S03° 12' 02" W	107.24	5° 58' 04"	1030.00	107.28	53.69
C5	S02° 36' 55" W	525.44	7° 08' 19"	4220.00	525.78	263.23
C6	S03° 12' 02" W	104.11	5° 58' 04"	1000.00	104.16	52.13
C7	S02° 14' 14" W	585.13	7° 53' 41"	4250.00	585.60	293.26



JST
Submission

1
7

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	5-13-92	9211

NORTHWOOD ESTATES - PHASE ONE
J.M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL COUNTY, TEXAS
Raymond B. Cameron ~ Owner
1101 Ridge Road Rockwall, Texas 75087 Tel. No. 771-3678

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Raymond B. Cameron is the owner of a tract of land situated in the J. M. Gass Survey, Abstract No. 88, Rockwall County, Texas, and being a part of that tract of land described as Second Tract in deed to G. C. Rochell, Jr., recorded in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a 1/2" iron rod set on the West line of said Second Tract at the Northeast corner of Windmill Valley Subdivision, an addition to the County of Rockwall, recorded in Slide A, Page 157, Plat Records, Rockwall County, Texas, and on the South line of F.M. 552, an 80 foot right-of-way; THENCE: South 89°47'00" East, a distance of 675.92 feet with the South line of F.M. 552 to a 1/2" iron rod set for a corner at the intersection of said South line with the most Northerly East line of said Second Tract and at the Northwest corner of that 77.018 acre tract of land described in Deed recorded in Volume 115, Page 448, Deed Records, Rockwall County, Texas; THENCE: South 2°05'08" East, a distance of 629.55 feet with said East line and the West line of said 77.018 acre tract to a 1/2" iron rod set for a corner; THENCE: Leaving said East line and traversing said Second Tract as follows; South 89°44'11" West, a distance of 360.84 feet to a 1/2" iron rod set for a corner on a curve to the left, having a central angle of 0°45'59", a radius of 4220.00 feet, and a chord that bears South 1°20'14" East, a distance of 56.44 feet; Along said curve, an arc distance of 56.44 feet to a 1/2" iron rod set for a corner; and South 89°44'11" West, a distance of 336.14 feet to a 1/2" iron rod set for a corner on the East line of the previously mentioned Windmill Valley Subdivision; THENCE: North 0°15'49" West, a distance of 691.33 feet with said East line to the POINT OF BEGINNING, and containing 10.3867 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, Raymond B. Cameron, being the owner does hereby adopt this plat designating the hereinabove described property as Northwood Estates, Phase One, an addition to Rockwall County, Texas, and does hereby dedicate to the public us forever the streets and alleys shown thereon, and does 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. 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 have the right of ingress or egress to, from and upon the said easement strips for the 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1992.

Raymond B. Cameron

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992, by Raymond B. Cameron.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor, No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1992, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning & Zoning Commission

Date

I hereby certify that the above and foregoing plat of Northwood Estates, Phase One, an addition to the County of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1992.

Mayor, City of Rockwall

City Secretary, City of Rockwall

APPROVED:

This plat is approved for filing by the Commissioners Court of Rockwall, Texas, this _____ day of _____, 1992.

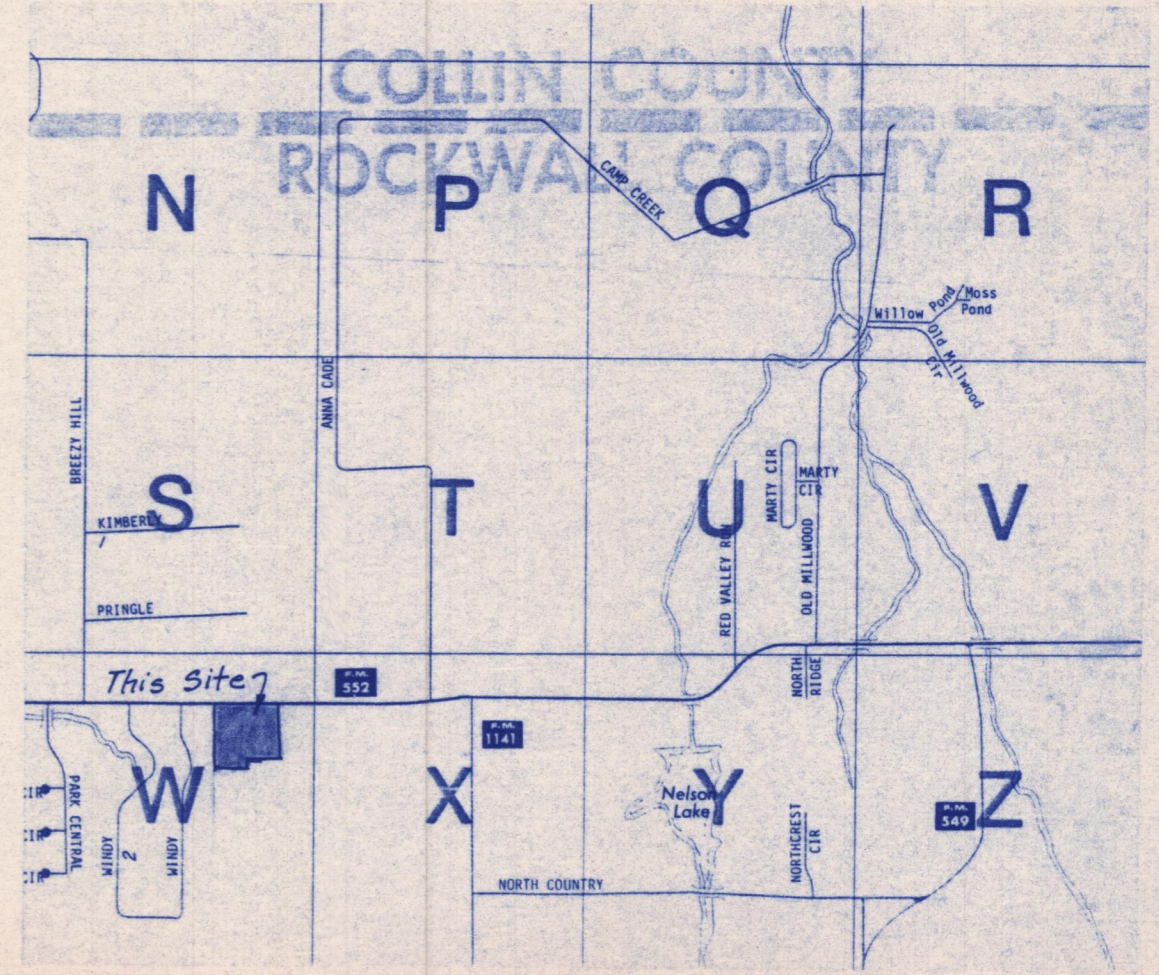
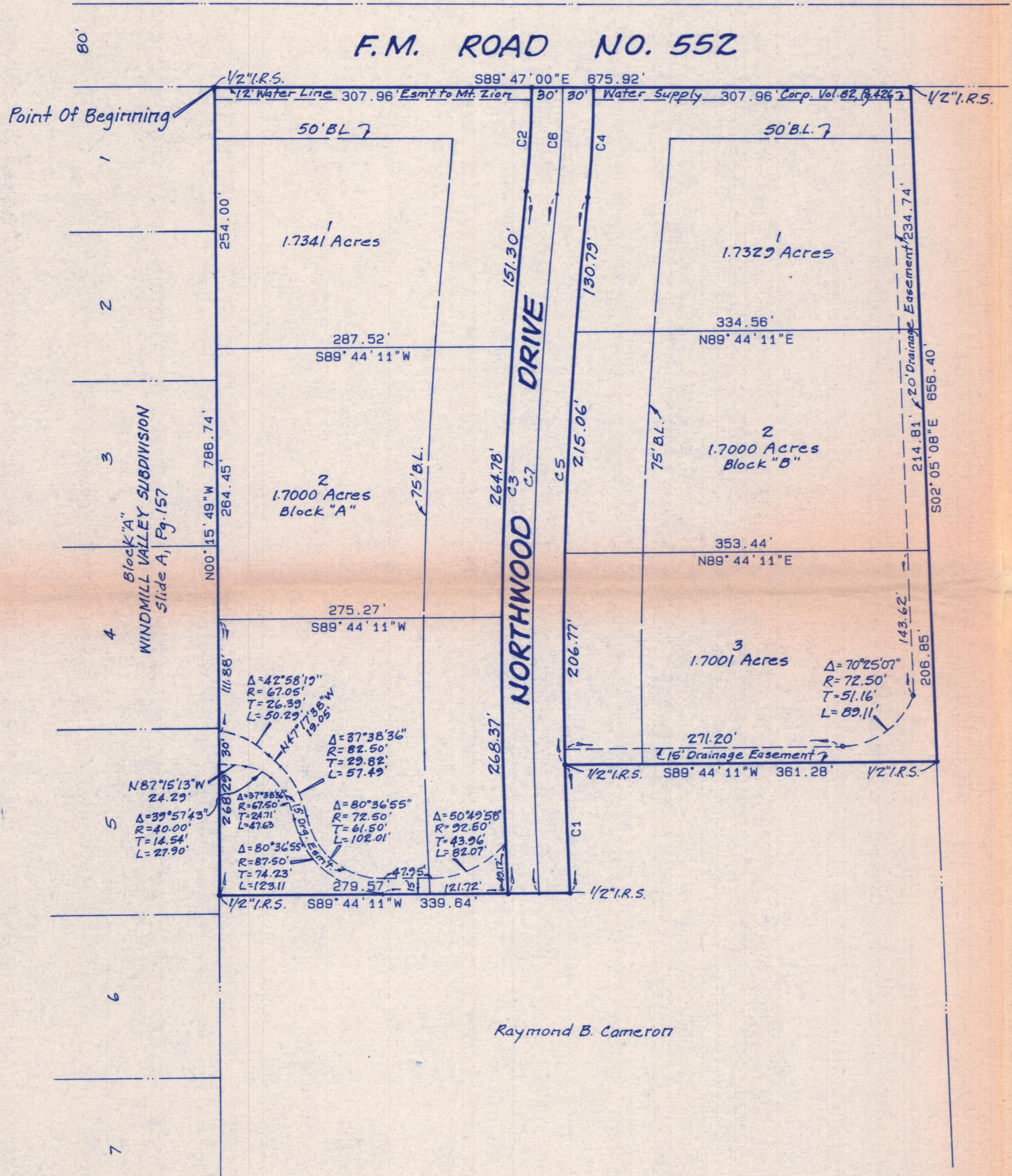
Bill Briggs Lofland, County Judge

Recorded in Court Minutes, Volume _____, Page _____.

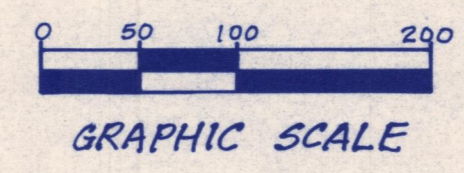
2
7

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	5-14-92	9211

NORTHWOOD ESTATES-PHASE ONE
J.M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL COUNTY, TEXAS
Raymond B. Cameron ~ Owner 1101 Ridge Road Rockwall, Texas 75087 Tel. No. 771-3878



LOCATION MAP
Scale: 1" = 2,000'



2nd Submission

1/7

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S02°10'03"E	125.07	1°41'54"	4220.00	125.08	62.54
C2	S03°12'02"W	100.99	5°58'04"	970.00	101.03	50.56
C3	S01°36'12"W	683.72	9°09'45"	4280.00	684.45	342.95
C4	S03°12'02"W	107.24	5°58'04"	1030.00	107.28	53.89
C5	S02°25'59"W	552.22	7°30'11"	4220.00	552.62	276.70
C6	S03°12'02"W	104.11	5°58'04"	1000.00	104.16	52.13
C7	S01°35'37"W	680.34	9°10'54"	4250.00	681.07	341.27

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	5-13-92	9211

NORTHWOOD ESTATES - PHASE ONE
J.M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL COUNTY, TEXAS
Raymond B. Cameron ~ Owner
1101 Ridge Road Rockwall, Texas 75087 Tel. No. 771-3878

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Raymond B. Cameron is the owner of a tract of land situated in the J. M. Gass Survey, Abstract No. 88, Rockwall County, Texas, and being a part of that tract of land described as Second Tract in deed to G. C. Rochell, Jr., recorded in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a 1/2" iron rod set on the West line of said Second Tract at the Northeast corner of Windmill Valley Subdivision, an addition to the County of Rockwall, recorded in Slide A, Page 157, Plat Records, Rockwall County, Texas, and on the South line of F.M. 552, an 80 foot right-of-way; THENCE: South 89°47'00" East, a distance of 675.92 feet with the South line of F.M. 552 to a 1/2" iron rod set for a corner at the intersection of said South line with the most Northerly East line of said Second Tract and at the Northwest corner of that 77.018 acre tract of land described in Deed recorded in Volume 115, Page 448, Deed Records, Rockwall County, Texas; THENCE: South 2°05'08" East, a distance of 656.40 feet with said East line and the West line of said 77.018 acre tract to a 1/2" iron rod set for a corner; THENCE: Leaving said East line and traversing said Second Tract as follows: South 89°44'11" West, a distance of 361.28 feet to a 1/2" iron rod set for a corner on a curve to the left, having a central angle of 1°41'54", a radius of 4220.00 feet, and a chord that bears South 2°10'03" East, a distance of 125.07 feet; Along said curve, an arc distance of 125.08 feet to a 1/2" iron rod set for a corner; and South 89°44'11" West, a distance of 339.64 feet to a 1/2" iron rod set for a corner on the East line of the previously mentioned Windmill Valley Subdivision; THENCE: North 0°15'49" West, a distance of 786.74 feet with said East line to the POINT OF BEGINNING, and containing 11.3488 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Raymond B. Cameron, being the owner does hereby adopt this plat designating the hereinabove described property as Northwood Estates, Phase One, an addition to Rockwall County, Texas, and does hereby dedicate to the public us forever the streets and alleys shown thereon, and does 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. 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 have the right of ingress or egress to, from and upon the said easement strips for the 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1992.

Raymond B. Cameron

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992, by Raymond B. Cameron.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor, No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1992, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning & Zoning Commission

Date

I hereby certify that the above and foregoing plat of Northwood Estates, Phase One, an addition to the County of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1992.

Mayor, City of Rockwall

City Secretary, City of Rockwall

APPROVED:

This plat is approved for filing by the Commissioners Court of Rockwall, Texas, this _____ day of _____, 1992.

Bill Briggs Lofland, County Judge

Recorded in Court Minutes, Volume _____, Page _____.

2
7

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	5-14-92	9211

NORTHWOOD ESTATES-PHASE ONE
J.M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL COUNTY, TEXAS
Raymond B. Cameron ~ Owner 1101 Ridge Road Rockwall, Texas 75087 Tel. No. 771-3878

NORTHWOOD ESTATES, PHASE I

WAIVER

On May 14, 1992 the undersigned filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned does hereby WAIVE any statutory or other requirement that the Planning and Zoning Commission and City Council consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 1st day of July, 1992.

APPLICANT:

Northwood Estates
 By: Paul Lawson
 Title Project Manager

NORTHWOOD ESTATES, PHASE I

WAIVER

On May 14, 1992 the undersigned filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned does hereby WAIVE any statutory or other requirement that the Planning and Zoning Commission and City Council consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this _____ day of _____, 19__.

APPLICANT:

By: _____

Title _____

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 11, 1992

Agenda No: IV. A.

Agenda Item: P&Z 92-19-FP - Discuss and Consider Approval of a Request form Raymond Cameron for a Final Plat for Northwood Estates, Phase 1

Item Generated By: Applicant, Raymond Cameron

Action Needed: Discuss and take any necessary action.

Background Information:

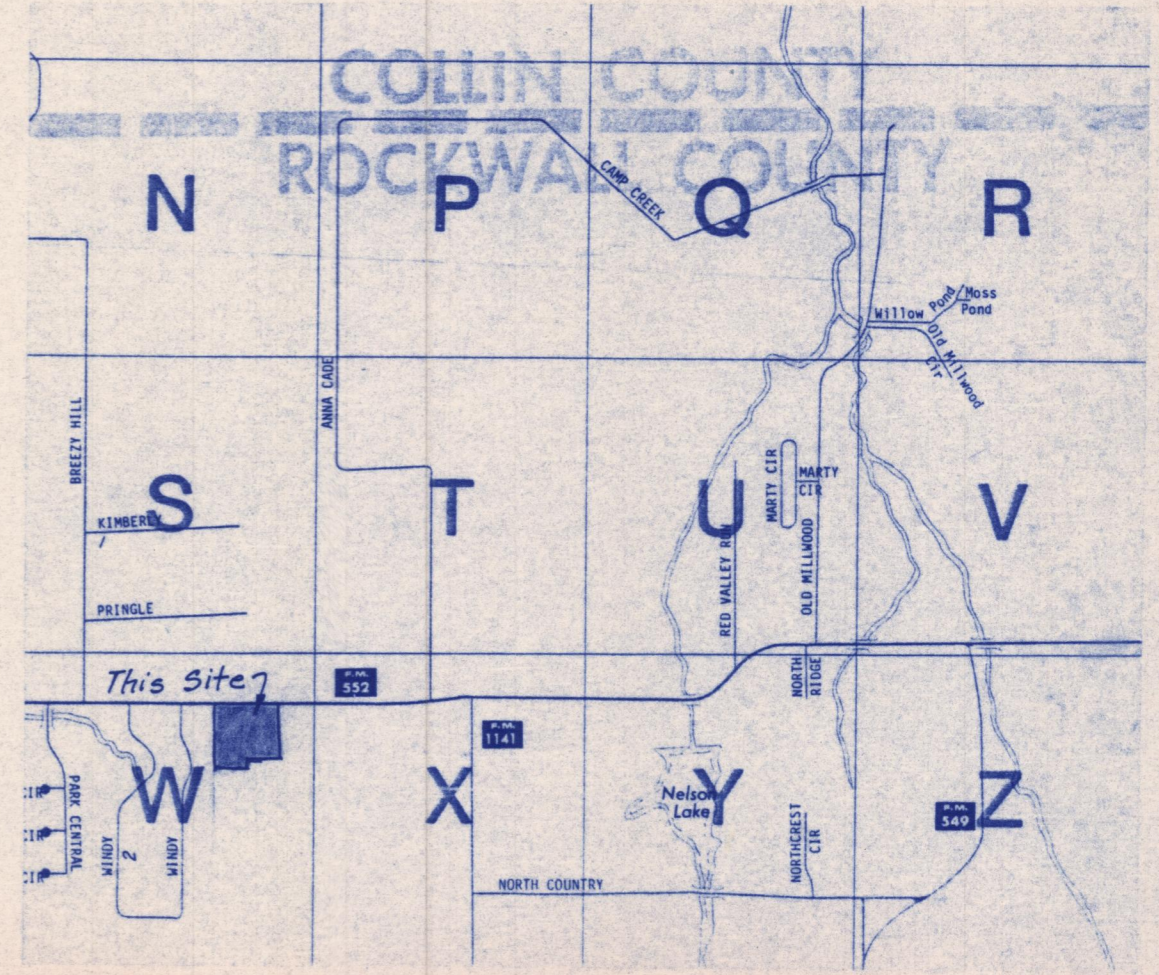
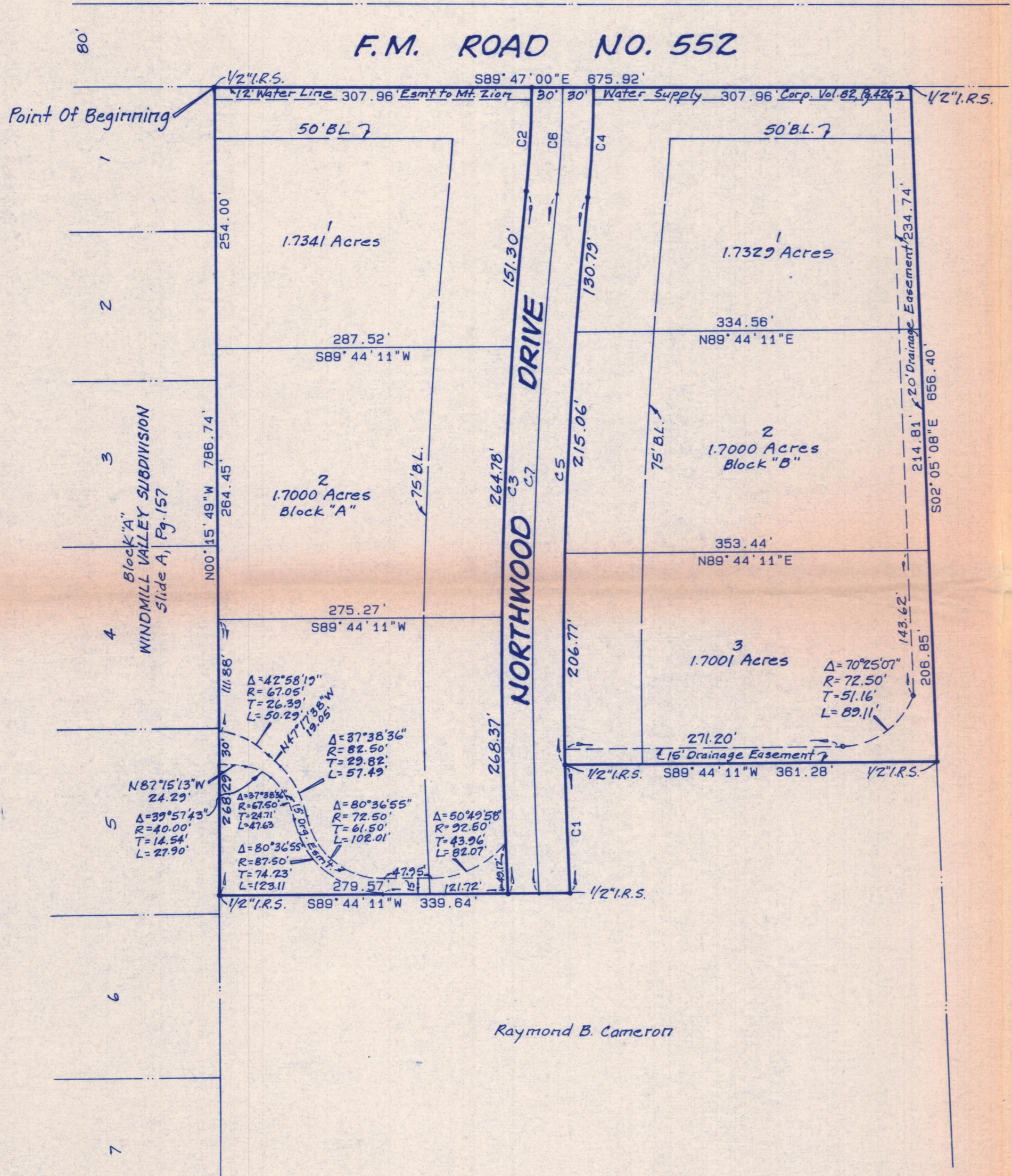
We have received a final plat for a 6 lot subdivision located in the City's ETJ off of FM-552. The development generally meets our requirements, however, there is still discussion between the developer and the city engineer regarding storm drainage improvements. We are required to take some action on Thursday night to either recommend denial or recommend approval. Under state law final plats must be acted upon within 30 days or they are automatically approved. We will have additional information for you on Thursday regarding the status of the plat.

Attachments:

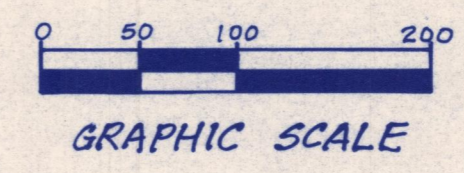
1. Plat

Agenda Item: Northwood Estates Final Plat

Item No: IV. A.



LOCATION MAP
Scale: 1" = 2,000'



2nd Submission

1/7

CURVE DATA

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HAROLD L. EVANS
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2331 GUS THOMASSON RD. SUITE 102
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NORTHWOOD ESTATES - PHASE ONE
J.M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL COUNTY, TEXAS
Raymond B. Cameron ~ Owner
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SCALE	DATE	JOB NO.
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STATE OF TEXAS
COUNTY OF ROCKWALL

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WITNESS MY HAND at _____, Texas, this _____ day of _____, 1992.

Raymond B. Cameron

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992, by Raymond B. Cameron.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor, No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

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Notary Public

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning & Zoning Commission

Date

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Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1992.

Mayor, City of Rockwall

City Secretary, City of Rockwall

APPROVED:

This plat is approved for filing by the Commissioners Court of Rockwall, Texas, this _____ day of _____, 1992.

Bill Briggs Lofland, County Judge

Recorded in Court Minutes, Volume _____, Page _____.

2
7

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	5-14-92	9211

NORTHWOOD ESTATES-PHASE ONE
J.M. GASS SURVEY, ABSTRACT NO. 88
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Raymond B. Cameron ~ Owner
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