



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-030 P&Z DATE 8/13/2019 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

| ZONING APPLICATION                           |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE       |
| <input type="checkbox"/> PD CONCEPT PLAN     |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION                        |
|--|
| <input type="checkbox"/> SITE PLAN           |
| <input type="checkbox"/> LANDSCAPE PLAN      |
| <input type="checkbox"/> TREESCAPE PLAN      |
| <input type="checkbox"/> PHOTOMETRIC PLAN    |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES    |
| <input type="checkbox"/> COLOR RENDERING     |

| PLATTING APPLICATION                               |
|--|
| <input checked="" type="checkbox"/> MASTER PLAT    |
| <input type="checkbox"/> PRELIMINARY PLAT          |
| <input type="checkbox"/> FINAL PLAT                |
| <input type="checkbox"/> REPLAT                    |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT             |
| <input type="checkbox"/> LANDSCAPE PLAN            |
| <input type="checkbox"/> TREESCAPE PLAN            |

|   |
|---|
| <input checked="" type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input checked="" type="checkbox"/> APPLICATIONS                    |
| <input checked="" type="checkbox"/> RECEIPT                         |
| <input checked="" type="checkbox"/> LOCATION MAP                    |
| <input type="checkbox"/> HOA MAP                                    |
| <input type="checkbox"/> PON MAP                                    |
| <input type="checkbox"/> FLU MAP                                    |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE                    |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE               |
| <input type="checkbox"/> PROJECT REVIEW                             |
| <input type="checkbox"/> STAFF REPORT                               |
| <input type="checkbox"/> CORRESPONDENCE                             |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED                    |
| <input type="checkbox"/> COPY-MARK-UPS                              |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE            |
| <input type="checkbox"/> MINUTES-LASERFICHE                         |
| <input type="checkbox"/> PLAT FILED DATE _____                      |
| <input type="checkbox"/> CABINET # _____                            |
| <input type="checkbox"/> SLIDE # _____                              |
| <b>NOTES:</b> _____   |
| _____   |
| _____   |
| _____   |
| _____   |
| <b>ZONING MAP UPDATED</b> _____                                     |



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. P2019-030

**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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 961 Clem Road

Subdivision Northgate Lot \_\_\_\_\_ Block \_\_\_\_\_

General Location Southwest Corner of Clem Road and FM 3549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District  Current Use Agricultural

Proposed Zoning \_\_\_\_\_ Proposed Use \_\_\_\_\_

Acreage 61.45 Lots [Current] 1 Lots [Proposed] 40

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

|   |   |
|---|---|
| <input type="checkbox"/> Owner <u>Unison Investment</u> | <input checked="" type="checkbox"/> Applicant <u>Michael Joyce Properties</u> |
| Contact Person <u>Jen-Liang Wu</u>                      | Contact Person <u>Ryan Joyce</u>  |
| Address <u>23545 Crenshaw Blvd</u>                      | Address <u>1189 Waters Edge Drive</u>   |
| <u>Suite 201</u>  |   |
| City, State & Zip <u>Torrance, CA 90505</u>             | City, State & Zip <u>Rockwall, TX 75087</u>                                   |
| Phone <u>3103250300</u>                                 | Phone <u>5129656280</u>   |
| E-Mail <u>uniinv@aol.com</u>                            | E-Mail <u>ryan@michaeljoyceproperties.com</u>                                 |

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEN-LIANG WU [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 8<sup>th</sup> day of July, 20 19. 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 or in response to a request for public information."

Given under my hand and seal of office on this the 8 day of July, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

See Attached Notary Acknowledgment Certificate

My Commission Expires \_\_\_\_\_





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 7/12/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 07/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: P2019-030**  
**Project Name: Northgate Master Plat**  
**Project Type: PLAT**  
**Applicant Name: MICHAEL JOYCE PROPERTIES**  
**Owner Name: ROBERSON, COREY WAYNE**  
**Project Description:**



# RECEIPT

Project Number: P2019-030  
Job Address: 961 CLEM RD  
ROCKWALL, TX 75087

Receipt Number: B86300

Printed: 8/14/2019 2:04 pm

| Fee Description | Account Number | Fee Amount |
|-----------------|----------------|------------|
|-----------------|----------------|------------|

---

PLATTING

01-4280

\$ 1,021.75

---

**Total Fees Paid:**

**\$ 1,021.75**

Date Paid: 8/14/2019 12:00:00AM

Paid By: MICHAEL JOYCE PROPERTIES

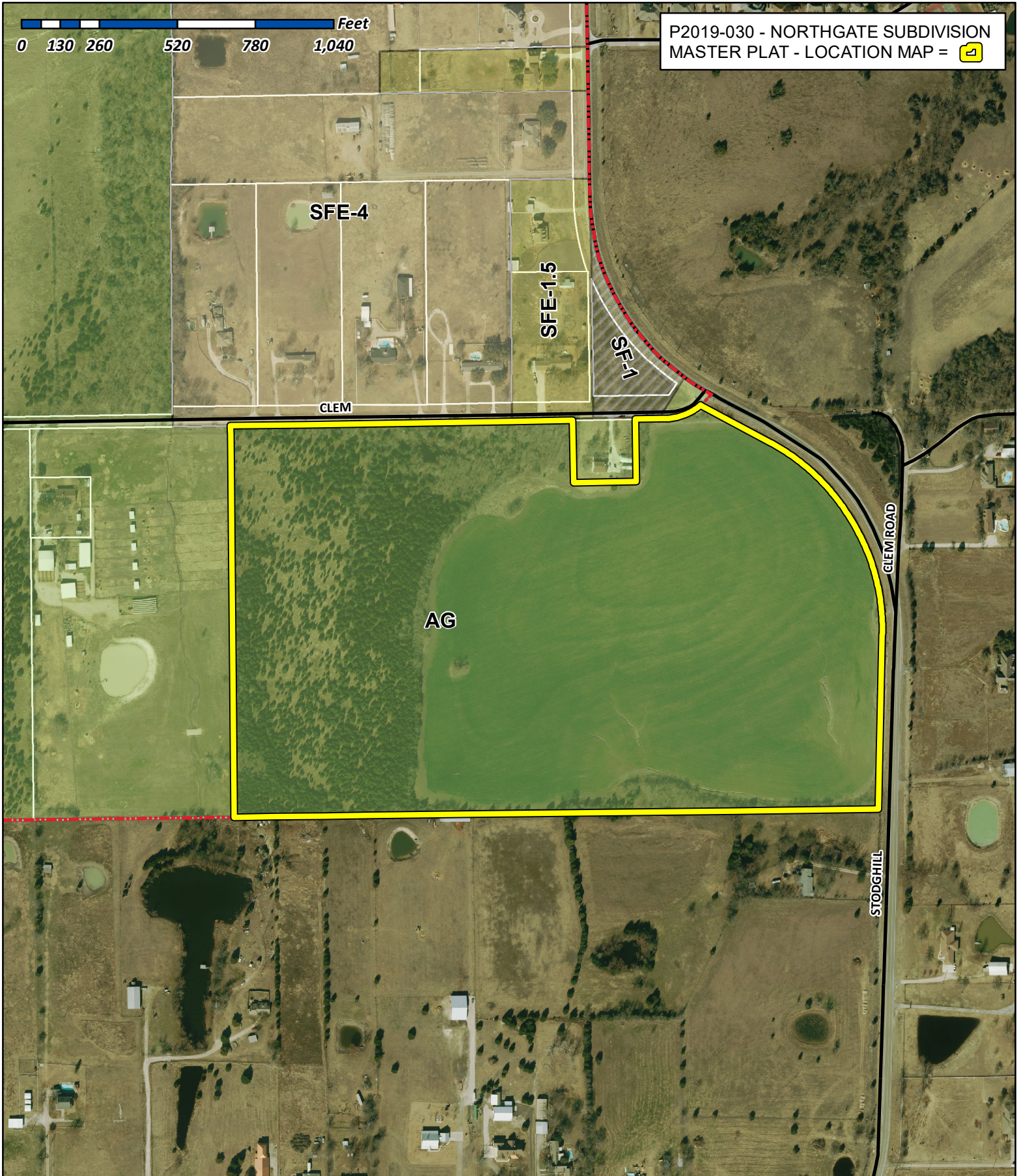
Pay Method: CHECK 2503

Received By: LM



0 130 260 520 780 1,040 Feet

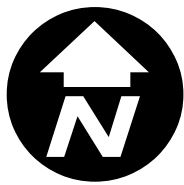
P2019-030 - NORTHGATE SUBDIVISION  
MASTER PLAT - LOCATION MAP = 



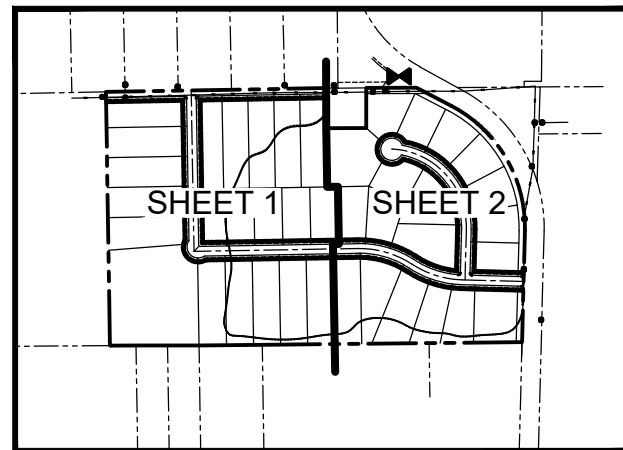
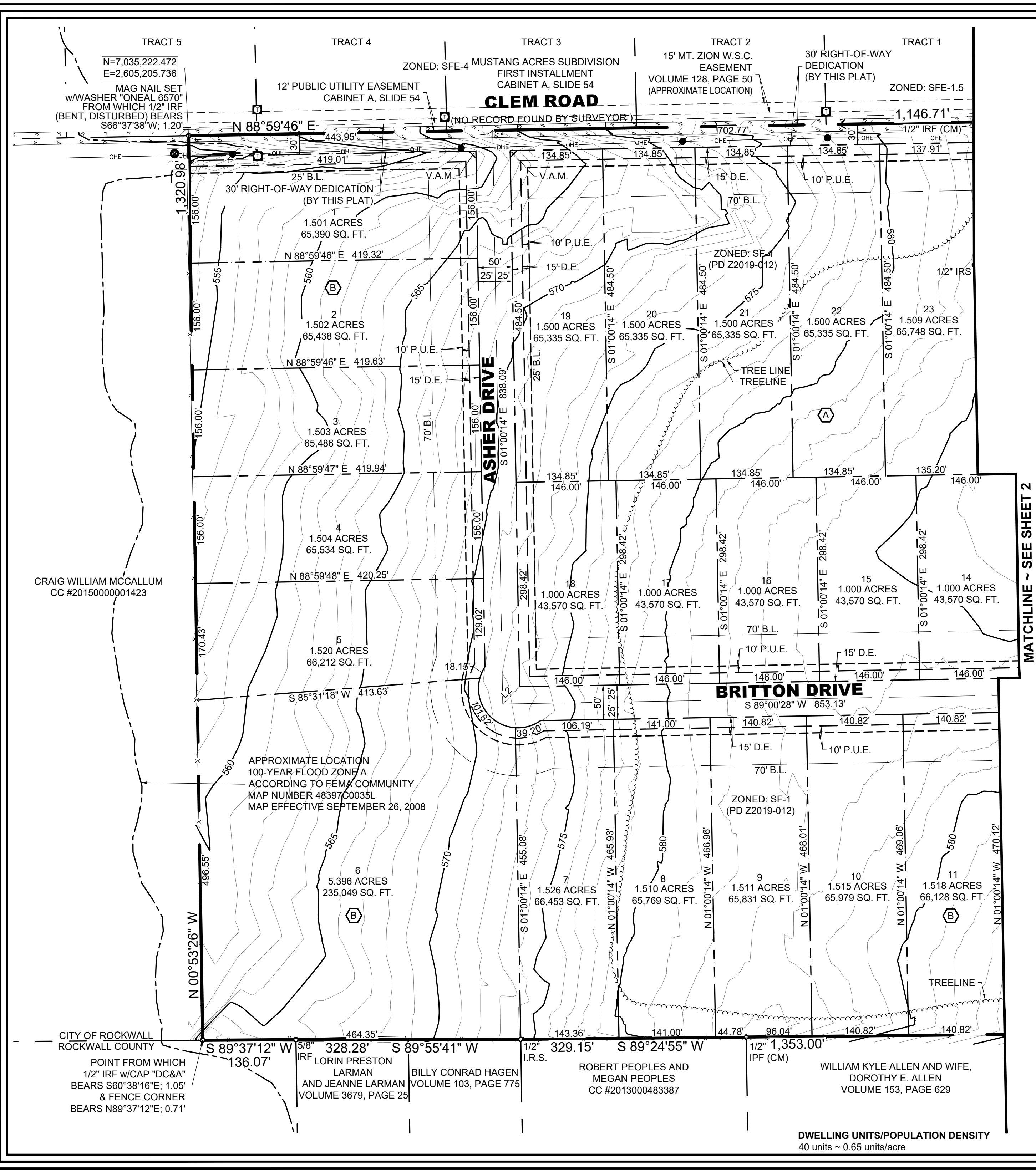
## City of Rockwall

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

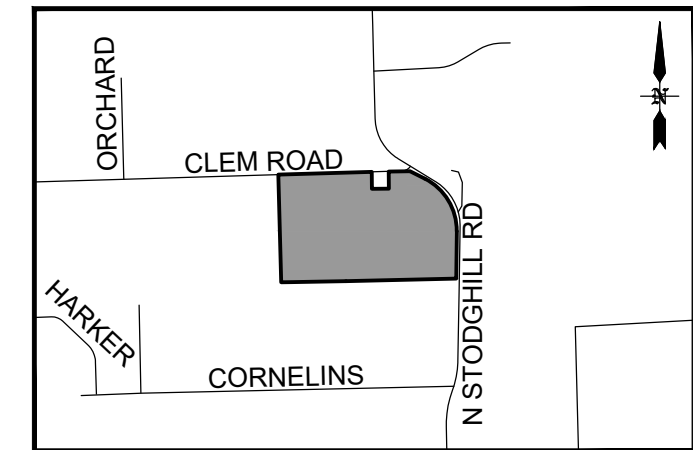
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







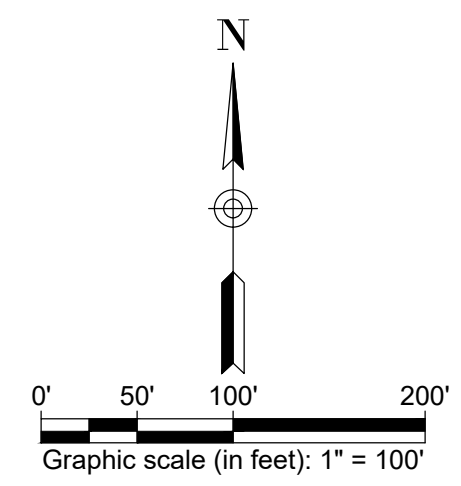
**KEY MAP**  
Scale: 1" = 1,000'



**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATION LEGEND**

| ABBR.        | DEFINITION  |
|--------------|---|
| IRS          | Iron rod set                                      |
| IRF          | Iron rod found                                    |
| IPF          | Iron pipe found                                   |
| PKF          | PK nail found                                     |
| CMON         | Concrete monument found                           |
| CM           | Controlling monument                              |
| O.P.R.R.C.T. | Official Public Records, Rockwall County, Texas   |
| B.L.         | Building line                                     |
| P.U.E.       | Public utility easement                           |
| D.E.         | Drainage easement                                 |
| C.A.         | Common Area                                       |
| V.A.M.       | 10'x10' Visibility, access & maintenance easement |
| ◊            | Indicates street name change                      |



**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**MASTER PLAT  
NORTHGATE**

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CITY PROJECT NO. \_\_\_\_\_  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 7/10/19

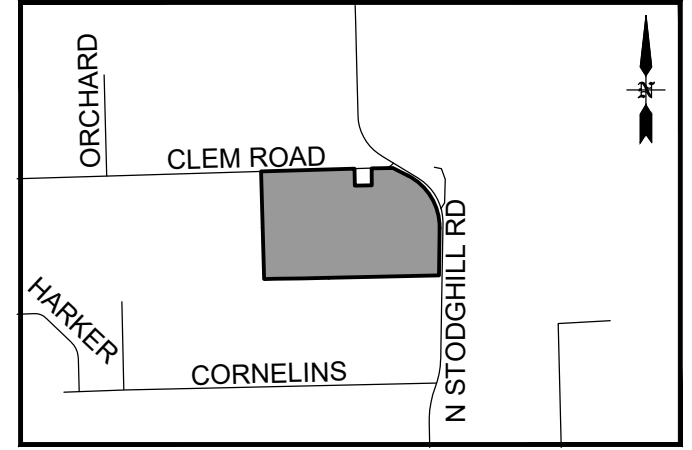
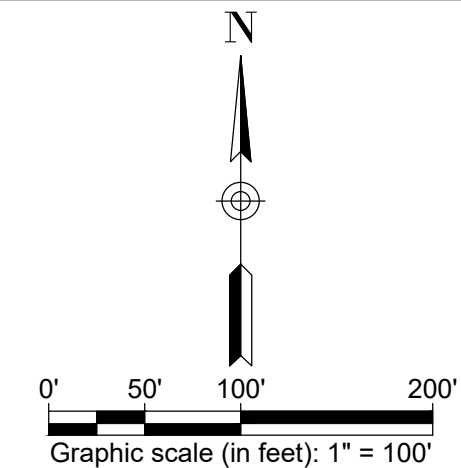
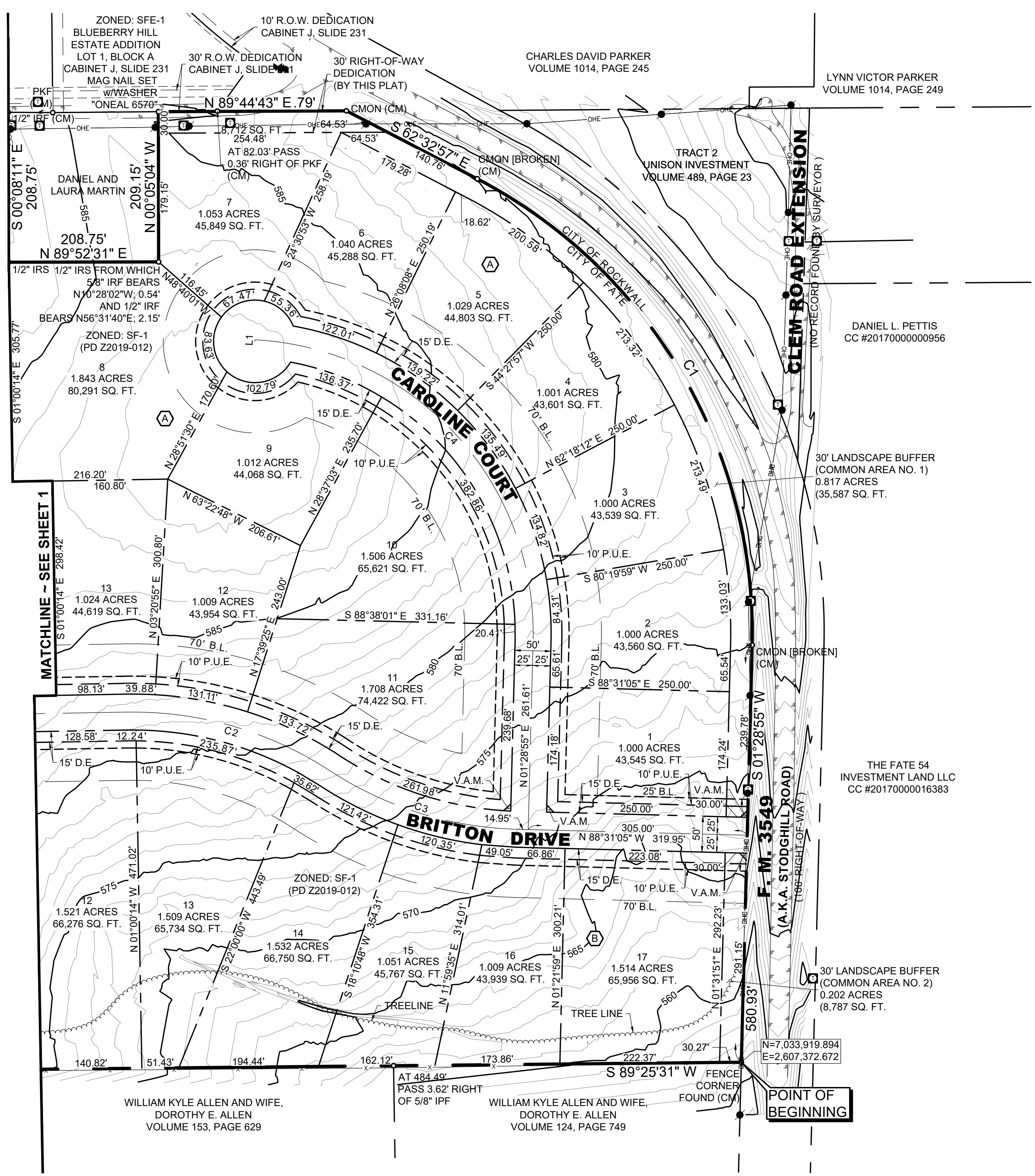
**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**DWELLING UNITS/POPULATION DENSITY**  
40 units ~ 0.65 units/acre



VICINITY MAP  
NOT TO SCALE

| ABBR.      | DEFINITION  |
|------------|---|
| IRS        | Iron rod set                                      |
| IRF        | Iron rod found                                    |
| IPF        | Iron pipe found                                   |
| PKF        | PK nail found                                     |
| CMON       | Concrete monument found                           |
| CM         | Controlling monument                              |
| O.P.R.C.T. | Official Public Records, Rockwall County, Texas   |
| B.L.       | Building line                                     |
| P.U.E.     | Public utility easement                           |
| D.E.       | Drainage easement                                 |
| C.A.       | Common Area                                       |
| V.A.M.     | 10'x10' Visibility, access & maintenance easement |
|            | Indicates street name change                      |

**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**MASTER PLAT  
NORTHGATE**

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CITY PROJECT NO. \_\_\_\_\_  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 7/10/19

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



**OWNER'S CERTIFICATION** [Public Dedication]

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

**THENCE** NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

**THENCE** NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

**THENCE** SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

**THENCE** SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

**THENCE** SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 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 **NORTHGATE** 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 **NORTHGATE** 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 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.

Mr. Jen-Liang Wu

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, 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.

**PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.**

Daniel Chase O'Neal  
Texas Registered Professional Land Surveyor No. 6570

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

## City of Rockwall Project Plan Review History



|                                 |   |                             |
|---------------------------------|---|-----------------------------|
| <b>Project Number</b> P2019-029 | <b>Owner</b> ROBERSON, COREY WAYNE        | <b>Applied</b> 7/12/2019 LM |
| <b>Project Name</b> Northgate   | <b>Applicant</b> MICHAEL JOYCE PROPERTIES | <b>Approved</b>             |
| <b>Type</b> PLAT                |   | <b>Closed</b>               |
| <b>Subtype</b> PRELIMINARY      |   | <b>Expired</b>              |
| <b>Status</b> Staff Review      |   | <b>Status</b>               |

|                                    |  |               |
|------------------------------------|--|---------------|
| <b>Site Address</b><br>961 CLEM RD | <b>City, State Zip</b><br>ROCKWALL, TX 75087 | <b>Zoning</b> |
|------------------------------------|--|---------------|

|                    |              |              |               |                      |                     |
|--------------------|--------------|--------------|---------------|----------------------|---------------------|
| <b>Subdivision</b> | <b>Tract</b> | <b>Block</b> | <b>Lot No</b> | <b>Parcel No</b>     | <b>General Plan</b> |
|                    | 8            |              | 8             | 0072-0000-0008-00-OR |                     |

| Type of Review / Notes | Contact          | Sent      | Due       | Received  | Elapsed | Status   | Remarks  |
|------------------------|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING               | Russell McDowell | 7/12/2019 | 7/19/2019 | 7/15/2019 | 3       | APPROVED |          |
| ENGINEERING            | Amy Williams     | 7/12/2019 | 7/19/2019 |           |         |          |          |
| FIRE                   | Ariana Hargrove  | 7/12/2019 | 7/19/2019 | 7/18/2019 | 6       | APPROVED |          |
| GIS                    | Lance Singleton  | 7/12/2019 | 7/19/2019 |           |         |          |          |
| PLANNING               | Korey Brooks     | 7/12/2019 | 7/19/2019 | 7/25/2019 | 13      | COMMENTS | Comments |

| Type of Review / Notes  | Contact | Sent | Due | Received | Elapsed Status | Remarks |
|---|---------|------|-----|----------|----------------|---------|
| <p>P2019-029 Preliminary Plat for Northgate Subdivision</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-029) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please note landscape buffer requirements from PD ordinance. Landscape and Hardscape Standards.</p> <p>(1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.</p> <p>(2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner’s Association (HOA).</p> <p>(a) Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.</p> <p>(b) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided</p> <p>M.5 Please provide lot mix chart.</p> <p>M.6 Please provide Block for each block. Currently, it cannot be determined which block a lot is located in.</p> <p>M.7 Please provide centerline for adjacent roadways (e.g. Clem Road and FM-3549).</p> <p>M.8 The preliminary plat should not have dedication language.</p> <p>M.9 The preliminary plat should include preliminary drainage plan and preliminary utility plan. Also, please ensure that all utilities are on the plat.</p> <p>M.10 It is possible to fit the entire plan on one page?</p> <p>M.11 The visibility triangles are difficult to see. Also, please see the Unified Development Code regarding the requirements.</p> <p>M.12 Please provide precise locations of entryway signage.</p> <p>M.13 Please provide vicinity map for concept plan.</p> <p>I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Park Board Meeting for this case is August 6, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.</p> <p>I.15 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.</p> |         |      |     |          |                |         |
| <p>P2019-030 Master Plat for Northgate Subdivision</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.</p>   |         |      |     |          |                |         |

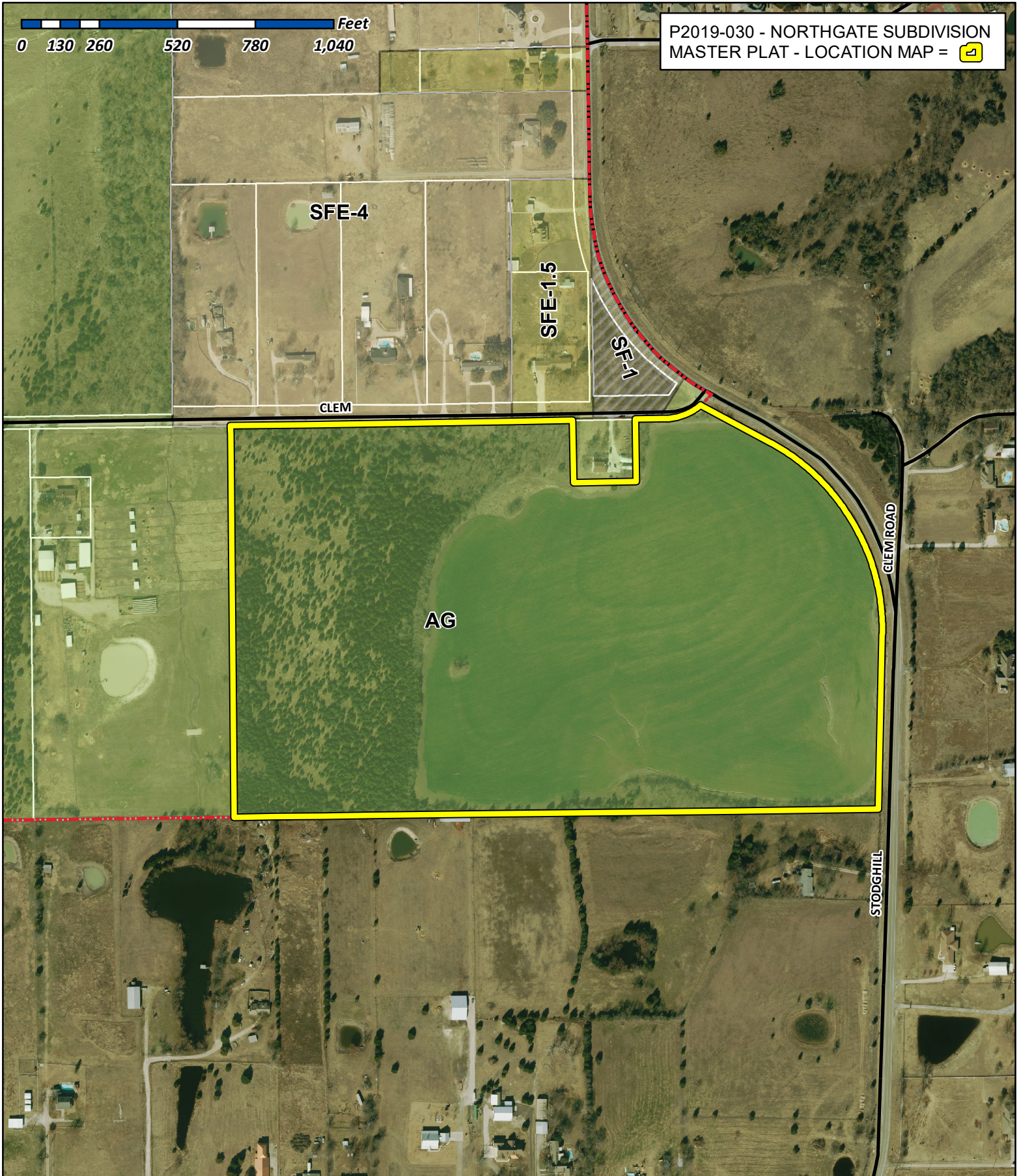


| Type of Review / Notes   | Contact | Sent | Due | Received | Elapsed Status | Remarks  |
|--|---------|------|-----|----------|----------------|--|
| I.2  |         |      |     |          |                | For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.  |
| M.3  |         |      |     |          |                | For reference, include the case number (P2019-030) in the lower right hand corner of all pages on future submittals.   |
| M.4  |         |      |     |          |                | Please see comments above.   |
| M.5  |         |      |     |          |                | If this will be complete in phases, please indicate.   |
| SP2019-028 Site Plan for Northgate Subdivision   |         |      |     |          |                |  |
| Please address the following comments (M= Mandatory Comments; I = Informational Comments). |         |      |     |          |                |  |
| I.1  |         |      |     |          |                | This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Union Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.   |
| I.2  |         |      |     |          |                | For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.  |
| M.3  |         |      |     |          |                | For reference, include the case number (SP2019-028) in the lower right hand corner of all pages on future submittals.  |
| M.4  |         |      |     |          |                | Please note, Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.   |
| (1)  |         |      |     |          |                | Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).  |
| (c)  |         |      |     |          |                | Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549. |
| (d)  |         |      |     |          |                | Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided   |
| (2)  |         |      |     |          |                | Street Trees. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:  |
| (i)  |         |      |     |          |                | Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots  |
| (ii)   |         |      |     |          |                | Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.   |
| (iii)  |         |      |     |          |                | Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.  |
| (3)  |         |      |     |          |                | Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).   |
| (4)  |         |      |     |          |                | Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.   |
| a.   |         |      |     |          |                | Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's street standards as shown below in Figure 3 of the PD ordinance.  |
| (5)  |         |      |     |          |                | Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure %) of the PD ordinance. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4 of the PD Ordinance. The final design of these areas shall be provided on the PD Site Plan.  |



0 130 260 520 780 1,040 Feet

P2019-030 - NORTHGATE SUBDIVISION  
MASTER PLAT - LOCATION MAP = 



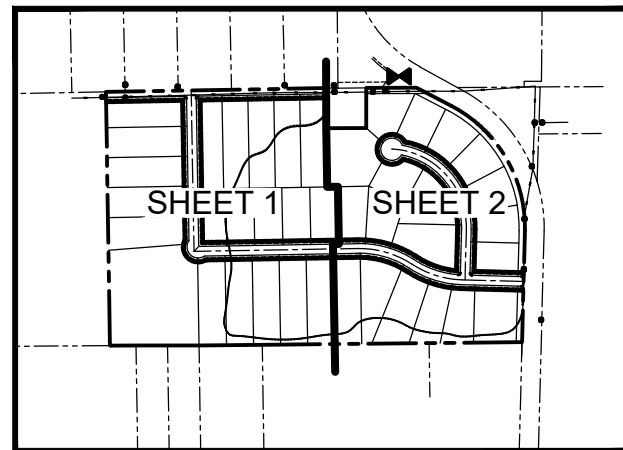
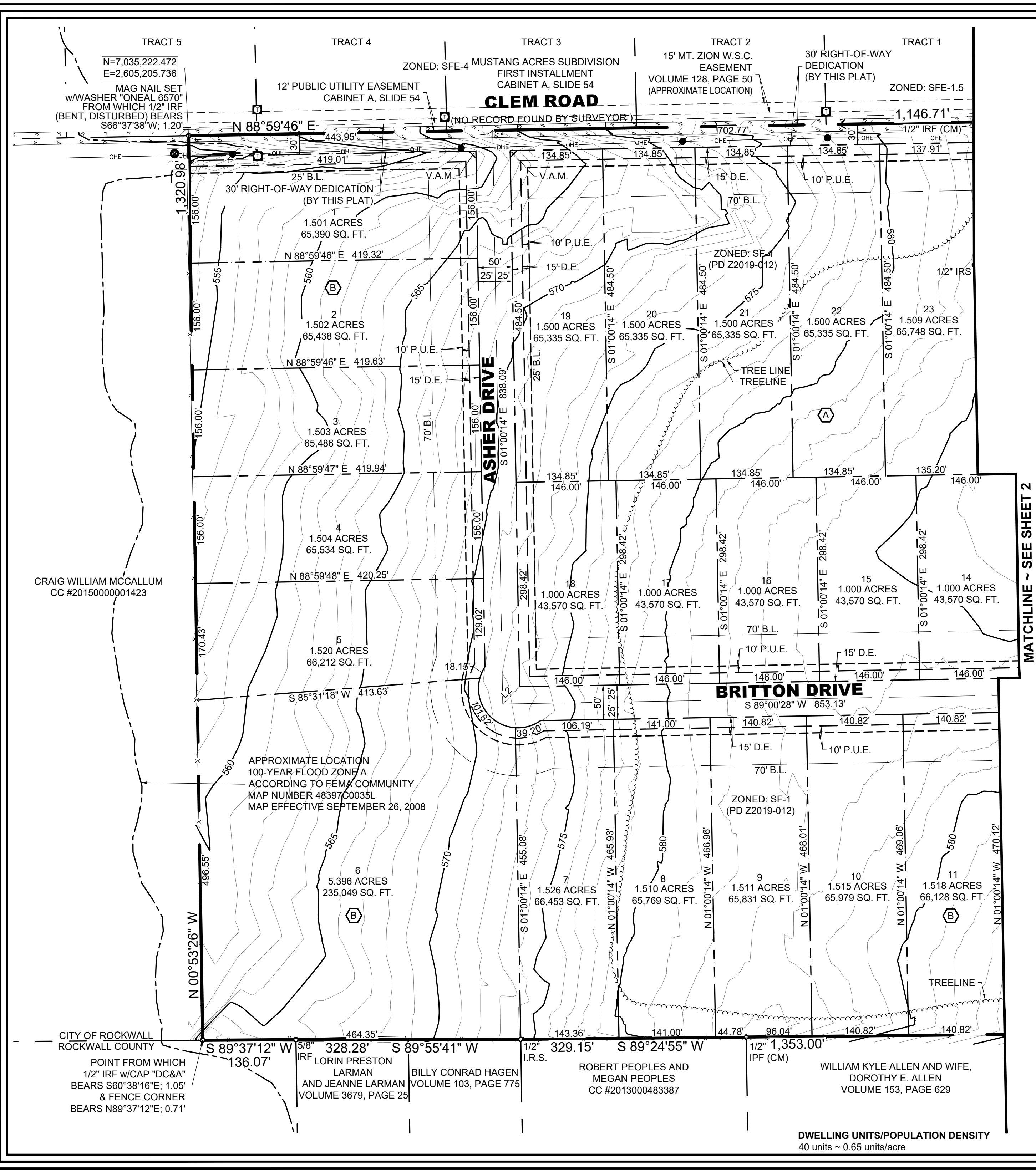
# City of Rockwall

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

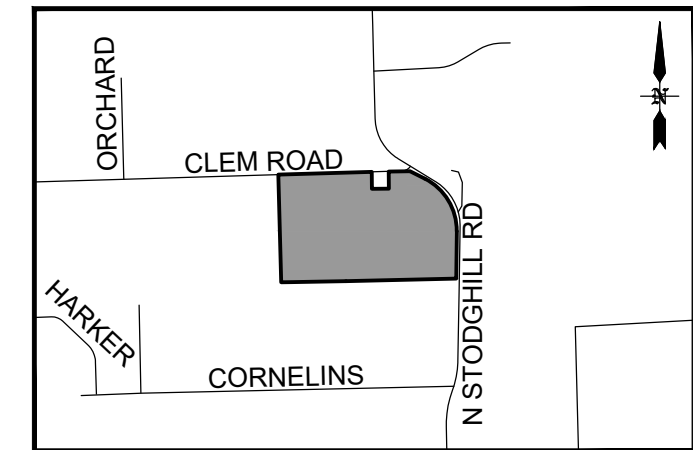
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







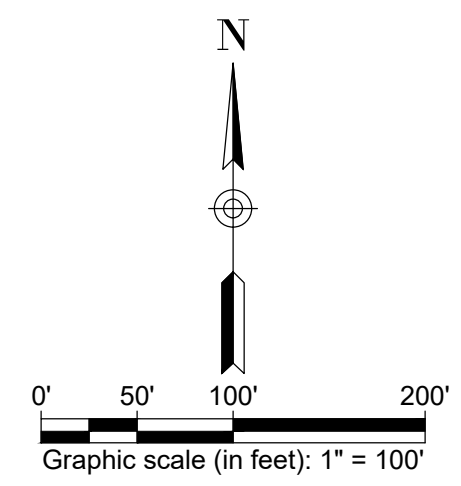
**KEY MAP**  
Scale: 1" = 1,000'



**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATION LEGEND**

| ABBR.        | DEFINITION  |
|--------------|---|
| IRS          | Iron rod set                                      |
| IRF          | Iron rod found                                    |
| IPF          | Iron pipe found                                   |
| PKF          | PK nail found                                     |
| CMON         | Concrete monument found                           |
| CM           | Controlling monument                              |
| O.P.R.R.C.T. | Official Public Records, Rockwall County, Texas   |
| B.L.         | Building line                                     |
| P.U.E.       | Public utility easement                           |
| D.E.         | Drainage easement                                 |
| C.A.         | Common Area                                       |
| V.A.M.       | 10'x10' Visibility, access & maintenance easement |
| ◊            | Indicates street name change                      |



**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**MASTER PLAT  
NORTHGATE**

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CITY PROJECT NO. \_\_\_\_\_  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 7/10/19

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

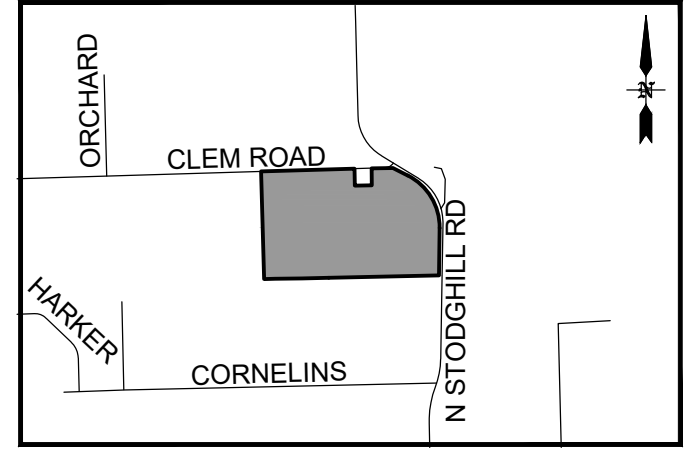
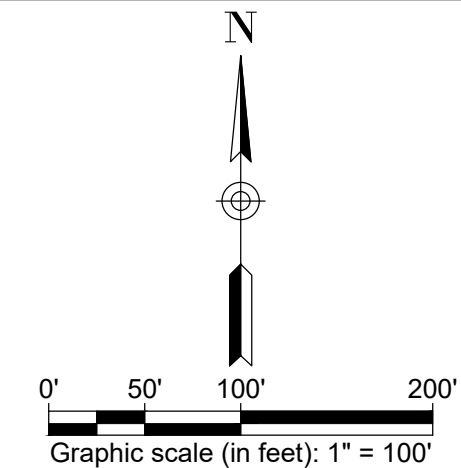
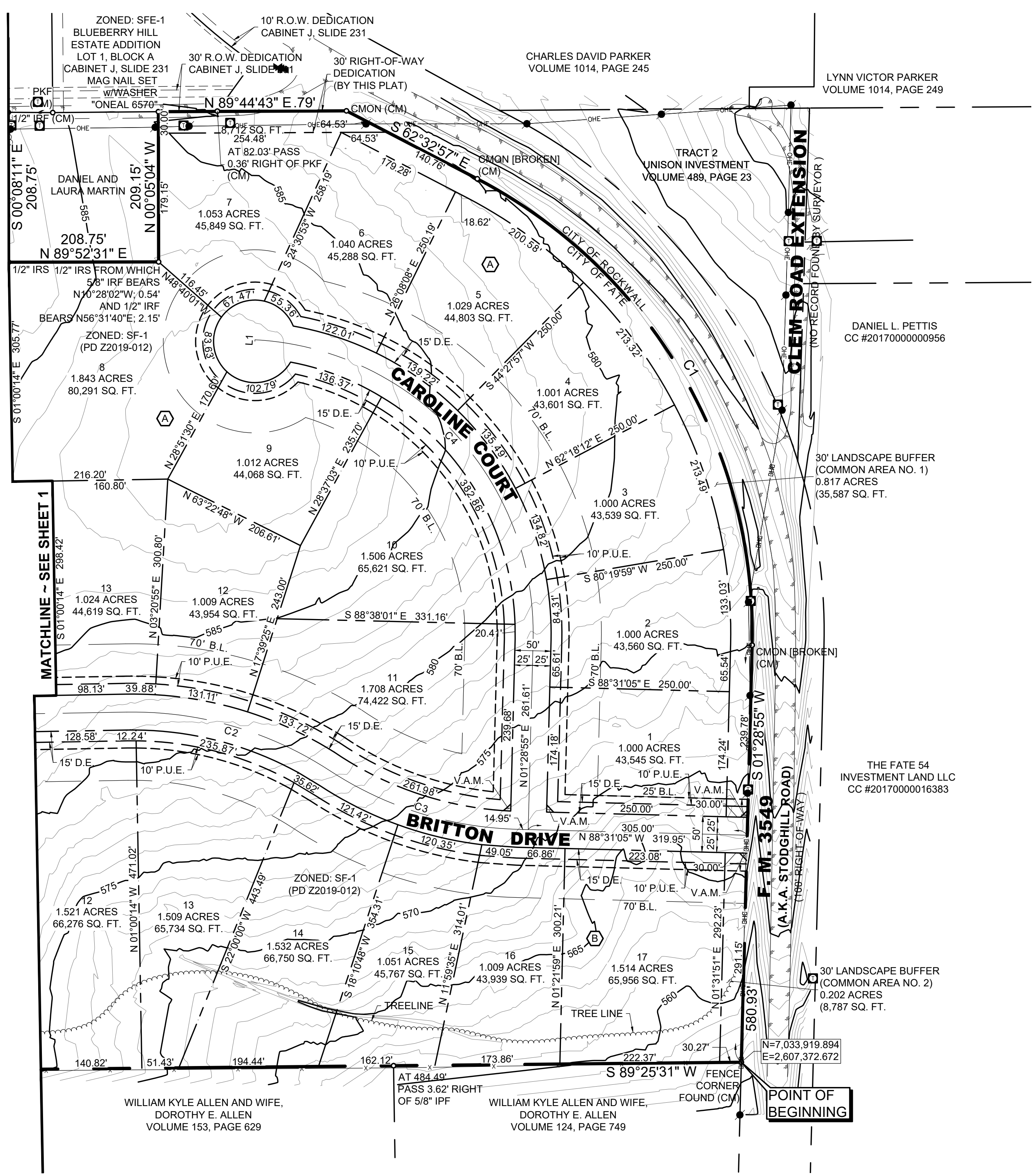
**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**DWELLING UNITS/POPULATION DENSITY**  
40 units ~ 0.65 units/acre





VICINITY MAP  
NOT TO SCALE

| ABBR.      | DEFINITION  |
|------------|---|
| IRS        | Iron rod set                                      |
| IRF        | Iron rod found                                    |
| IPF        | Iron pipe found                                   |
| PKF        | PK nail found                                     |
| CMON       | Concrete monument found                           |
| CM         | Controlling monument                              |
| O.P.R.C.T. | Official Public Records, Rockwall County, Texas   |
| B.L.       | Building line                                     |
| P.U.E.     | Public utility easement                           |
| D.E.       | Drainage easement                                 |
| C.A.       | Common Area                                       |
| V.A.M.     | 10'x10' Visibility, access & maintenance easement |
|            | Indicates street name change                      |

**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**MASTER PLAT  
NORTHGATE**

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CITY PROJECT NO. \_\_\_\_\_  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 7/10/19

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**OWNER'S CERTIFICATION** [Public Dedication]

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

**THENCE** NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

**THENCE** NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

**THENCE** SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

**THENCE** SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

**THENCE** SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 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 **NORTHGATE** 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 **NORTHGATE** 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 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.

Mr. Jen-Liang Wu

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, 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.

**PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.**

Daniel Chase O'Neal  
Texas Registered Professional Land Surveyor No. 6570

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

**DATE:** August 13, 2019

**APPLICANT:** Ryan Joyce; Michal Joyce Properties

**CASE NUMBER:** P2019-030; *Master Plat for Northgate Subdivision*

### SUMMARY

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 40 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to master plat the Northgate Subdivision. The Northgate Subdivision is a one (1) phase, master planned community that will consist of 40 single-family residential lots on a 61.45-acre tract of land. The master plat depicts the proposed timing and phasing for the proposed development. A summary of the proposed lot composition is as follows:

#### Lot Composition:

| Lot Type                        | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|---------------------------------|-----------------------|-----------------------|--------------------|--------------------|
| A                               | 120' x 200'           | 43,560 SF             | 17                 | 42%                |
| B                               | 130' x 400'           | 65,340 SF             | 23                 | 58%                |
| <i>Maximum Permitted Units:</i> |                       |                       | 40                 | 100.00%            |

- The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. On July 1, 2019, the City Council approved *Ordinance No. 19-26*, which established the development standards for Planned Development District 88 (PD-88). In conjunction with the master plat, the applicant has submitted a request for approval of a preliminary plat (*Case No. P2019-029*) and a site plan (*Case No. SP2019-028*) for the Northgate Subdivision.
- On August 6, 2019, the Parks and Recreation Board reviewed the master plat and made the following recommendations:
  - (1) The developer shall pay pro-rata equipment fees of \$20,920.00 (*i.e. \$523.00 x 40 lots*) to be paid at the time of final plat.
  - (2) The developer shall pay cash in lieu of land fees of \$20,280.00 (*i.e. \$507.00 x 40 lots*) to be paid at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.



- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

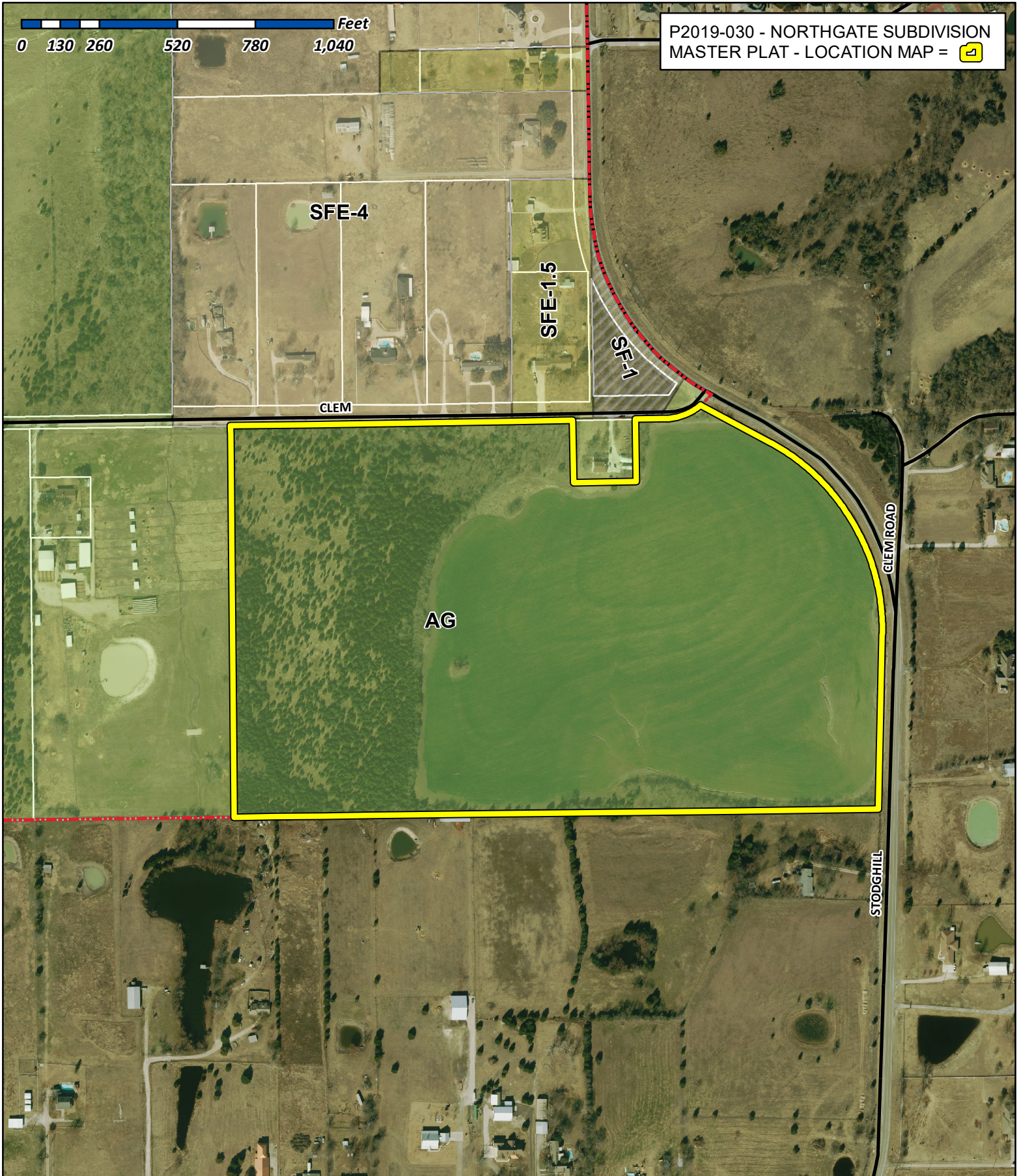
If the Planning and Zoning Commission chooses to recommend approval of the master plat for *Lots 1-23, Block A and Lots 1-17, Block B, Northgate Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



0 130 260 520 780 1,040 Feet

P2019-030 - NORTHGATE SUBDIVISION  
MASTER PLAT - LOCATION MAP = 



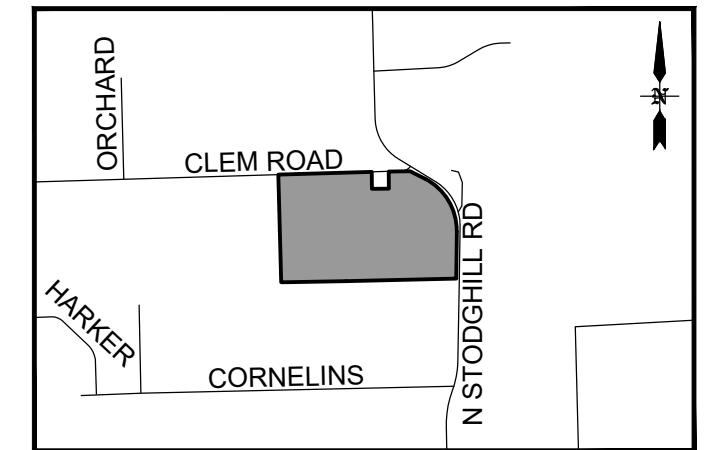
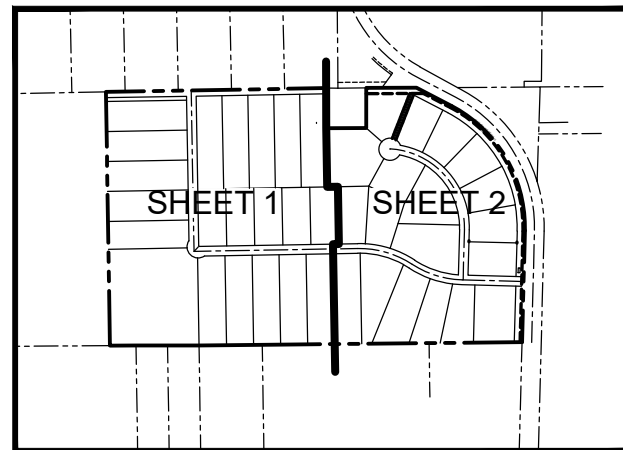
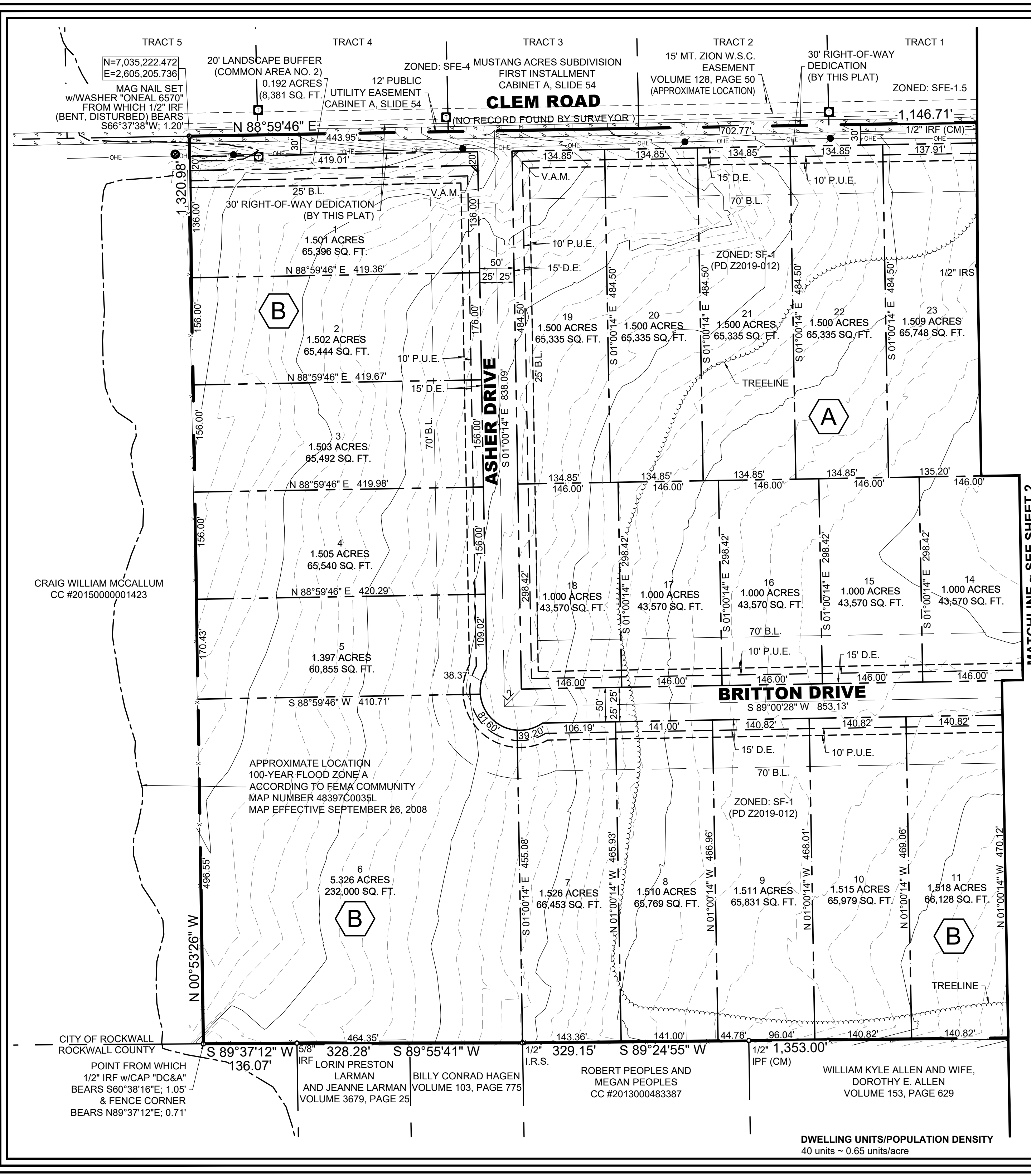
## City of Rockwall

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





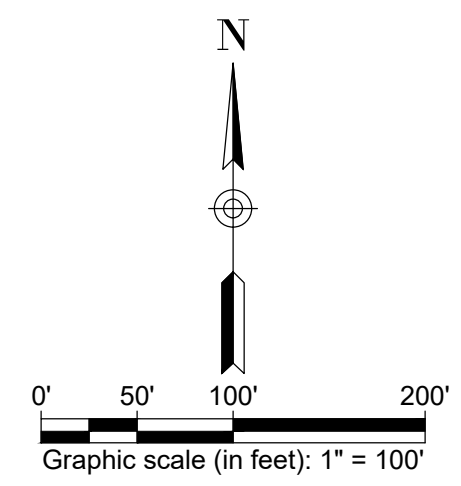


**KEY MAP**  
Scale: 1" = 1,000'

**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATION LEGEND**

| ABBR.        | DEFINITION  |
|--------------|---|
| IRS          | Iron rod set                                      |
| IRF          | Iron rod found                                    |
| IPF          | Iron pipe found                                   |
| PKF          | PK nail found                                     |
| CMON         | Concrete monument found                           |
| CM           | Controlling monument                              |
| O.P.R.R.C.T. | Official Public Records, Rockwall County, Texas   |
| B.L.         | Building line                                     |
| P.U.E.       | Public utility easement                           |
| D.E.         | Drainage easement                                 |
| C.A.         | Common area                                       |
| V.A.M.       | 10'x10' Visibility, access & maintenance easement |
| ◊            | Indicates street name change                      |



**LINE TABLE**

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | S03°02'33"W | 2.22'    |
| L2     | N44°13'01"E | 31.70'   |

**CURVE TABLE**

| NO. | DELTA     | RADIUS  | LENGTH  | CH. L   | CH. B       |
|-----|-----------|---------|---------|---------|-------------|
| C1  | 63°42'40" | 713.94' | 793.88' | 753.61' | N30°30'10"W |
| C2  | 34°13'31" | 500.00' | 298.67' | 294.25' | N73°53'29"W |
| C3  | 31°44'23" | 500.00' | 276.98' | 273.45' | S72°38'54"E |
| C4  | 88°39'30" | 408.94' | 632.78' | 571.52' | N42°37'42"W |

**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**LOT MIX TABLE**

|    |               |
|----|---------------|
| 17 | 1 ACRE LOTS   |
| 22 | 1.5 ACRE LOTS |
| 1  | 5.3 ACRE LOT  |

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

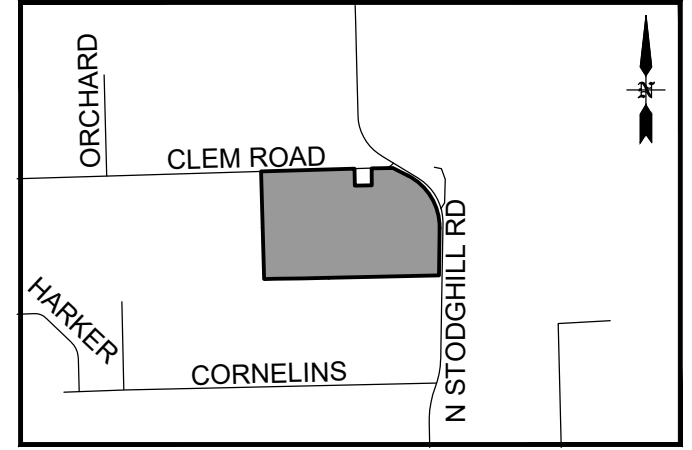
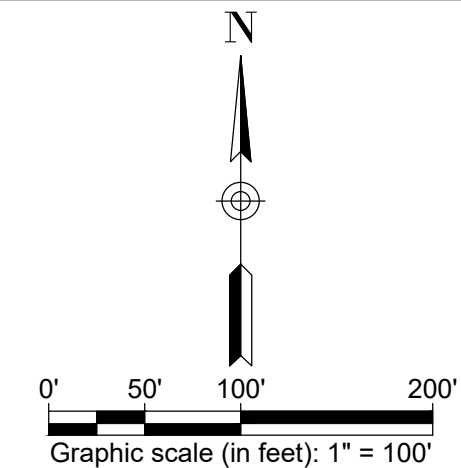
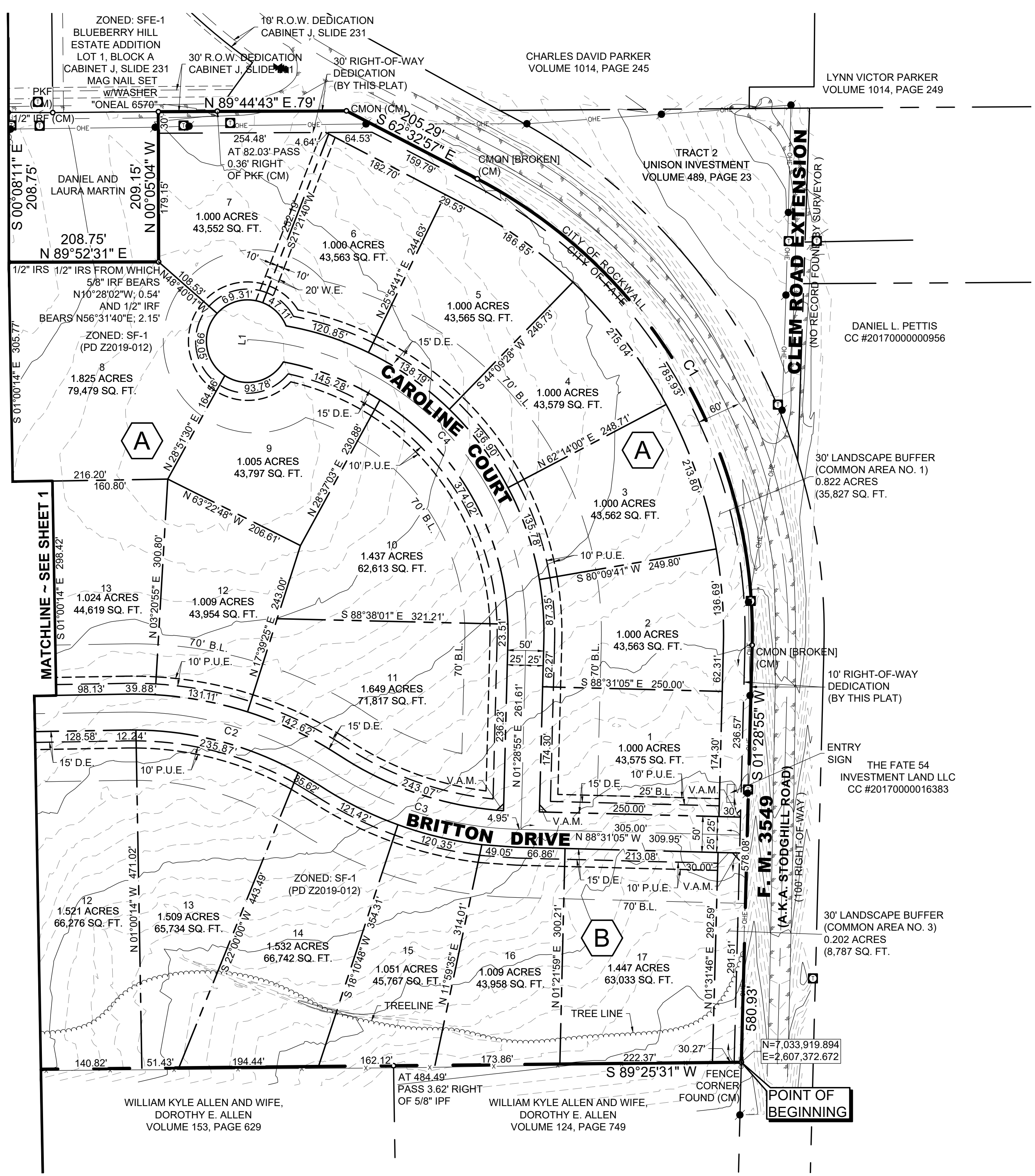
**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

**MASTER PLAT**  
**NORTHGATE**  
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-029  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 8/6/19

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**DWELLING UNITS/POPULATION DENSITY**  
40 units ~ 0.65 units/acre



**VICINITY MAP**  
NOT TO SCALE

| ABBREVIATION LEGEND |   |
|---------------------|---|
| ABBR.               | DEFINITION  |
| IRS                 | Iron rod set                                      |
| IRF                 | Iron rod found                                    |
| IPF                 | Iron pipe found                                   |
| PKF                 | PK nail found                                     |
| CMON                | Concrete monument found                           |
| CM                  | Controlling monument                              |
| O.P.R.C.T.          | Official Public Records, Rockwall County, Texas   |
| B.L.                | Building line                                     |
| P.U.E.              | Public utility easement                           |
| D.E.                | Drainage easement                                 |
| C.A.                | Common Area                                       |
| V.A.M.              | 10'x10' Visibility, access & maintenance easement |
|                     | Indicates street name change                      |

**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**MASTER PLAT  
NORTHGATE**

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY,  
ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-029  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 8/6/19

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



**OWNER'S CERTIFICATION** [Public Dedication]

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

**THENCE** NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

**THENCE** NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

**THENCE** SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

**THENCE** SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

**THENCE** SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 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 **NORTHGATE** 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 **NORTHGATE** 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 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.

Mr. Jen-Liang Wu

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, 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.

**PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.**

Daniel Chase O'Neal  
Texas Registered Professional Land Surveyor No. 6570

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Mayor and City Council

**DATE:** August 19, 2019

**APPLICANT:** Ryan Joyce; Michael Joyce Properties

**CASE NUMBER:** P2019-030; *Master Plat for Northgate Subdivision*

### SUMMARY

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 40 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to master plat the Northgate Subdivision. The Northgate Subdivision is a one (1) phase, master planned community that will consist of 40 single-family residential lots on a 61.45-acre tract of land. The master plat depicts the proposed timing and phasing for the proposed development. A summary of the proposed lot composition is as follows:

#### Lot Composition:

| Lot Type                        | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (#) | Dwelling Units (%) |
|---------------------------------|-----------------------|-----------------------|--------------------|--------------------|
| A                               | 120' x 200'           | 43,560 SF             | 17                 | 42%                |
| B                               | 130' x 400'           | 65,340 SF             | 23                 | 58%                |
| <i>Maximum Permitted Units:</i> |                       |                       | 40                 | 100.00%            |

- The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. On July 1, 2019, the City Council approved *Ordinance No. 19-26*, which established the development standards for Planned Development District 88 (PD-88). In conjunction with the master plat, the applicant has submitted a request for approval of a preliminary plat (*Case No. P2019-029*) and a site plan (*Case No. SP2019-028*) for the Northgate Subdivision.
- On August 6, 2019, the Parks and Recreation Board reviewed the master plat and made the following recommendations:
  - (1) The developer shall pay pro-rata equipment fees of \$20,920.00 (*i.e. \$523.00 x 40 lots*) to be paid at the time of final plat.
  - (2) The developer shall pay cash in lieu of land fees of \$20,280.00 (*i.e. \$507.00 x 40 lots*) to be paid at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the master plat for *Lots 1-23, Block A and Lots 1-17, Block B*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

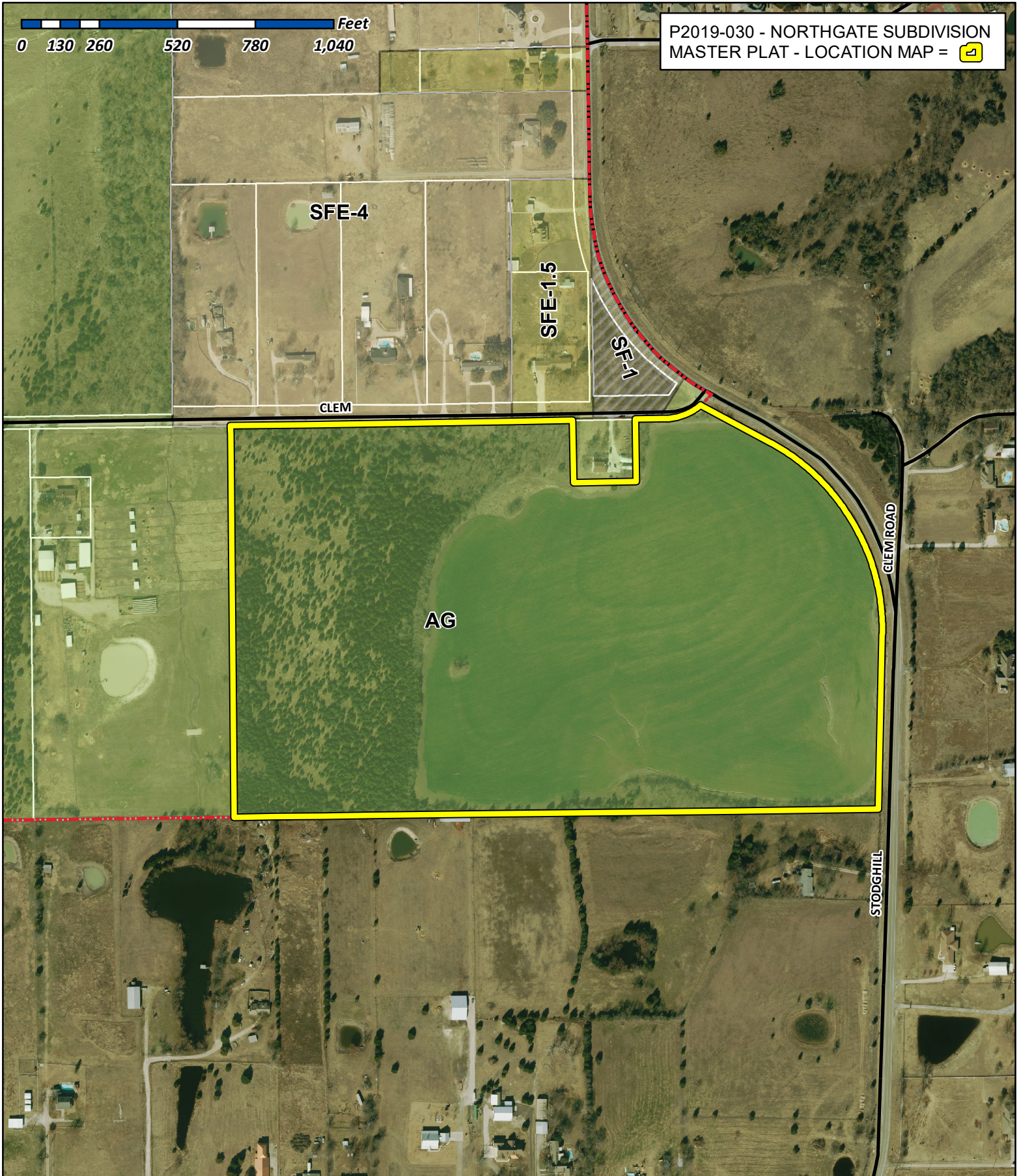
### **PLANNING AND ZONING COMMISSION**

On August 13, 2019, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff's Conditions of Approval passed by a vote of 7-0.



0 130 260 520 780 1,040 Feet

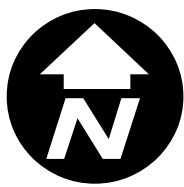
P2019-030 - NORTHGATE SUBDIVISION  
MASTER PLAT - LOCATION MAP = 



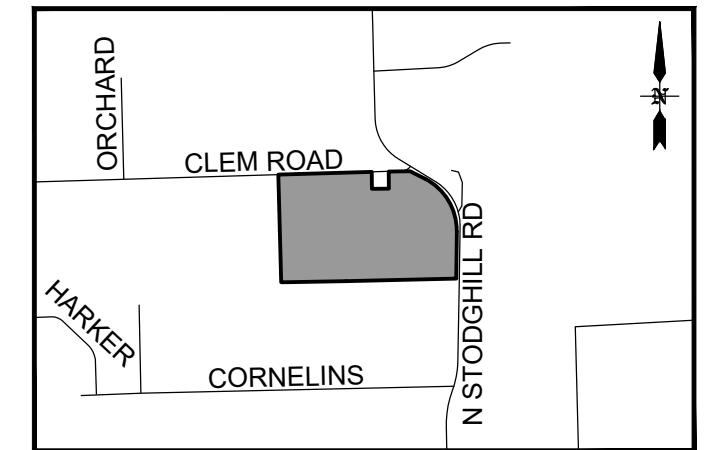
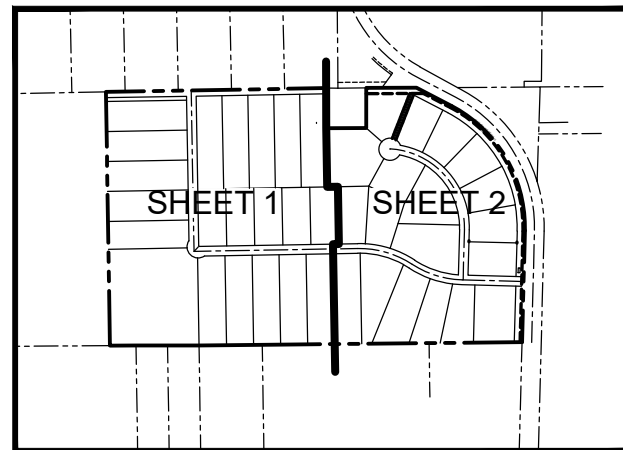
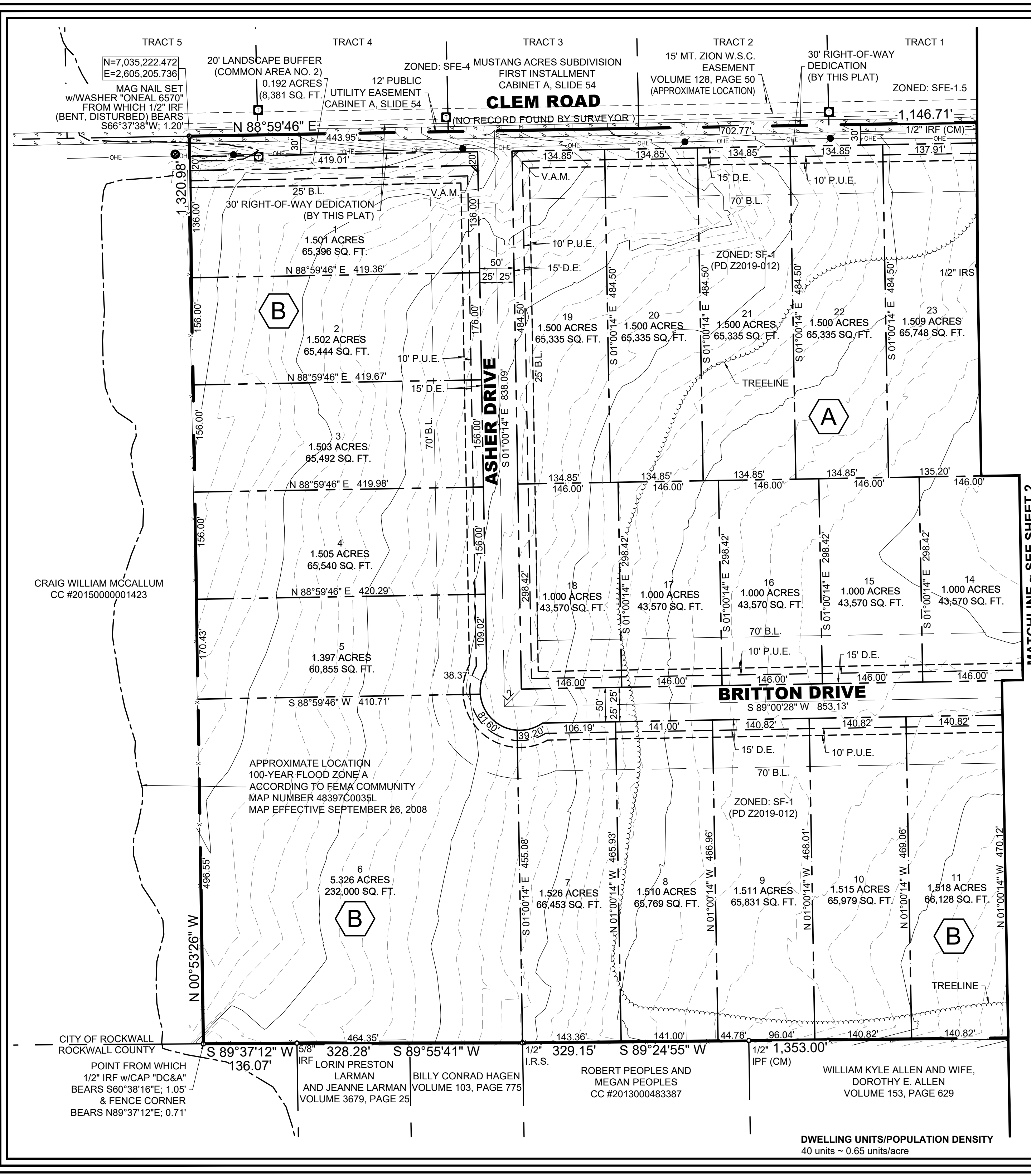
## City of Rockwall

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





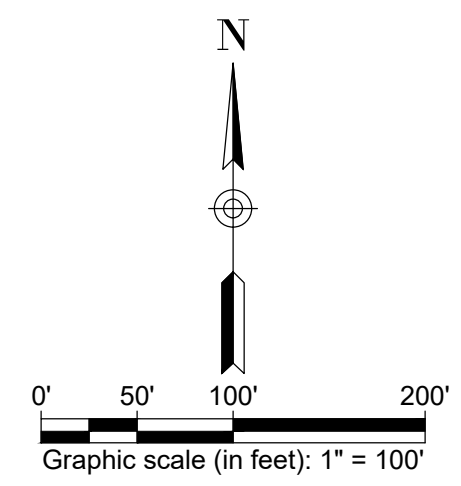


**KEY MAP**  
Scale: 1" = 1,000'

**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATION LEGEND**

| ABBR.        | DEFINITION  |
|--------------|---|
| IRS          | Iron rod set                                      |
| IRF          | Iron rod found                                    |
| IPF          | Iron pipe found                                   |
| PKF          | PK nail found                                     |
| CMON         | Concrete monument found                           |
| CM           | Controlling monument                              |
| O.P.R.R.C.T. | Official Public Records, Rockwall County, Texas   |
| B.L.         | Building line                                     |
| P.U.E.       | Public utility easement                           |
| D.E.         | Drainage easement                                 |
| C.A.         | Common area                                       |
| V.A.M.       | 10'x10' Visibility, access & maintenance easement |
| ◊            | Indicates street name change                      |



**LINE TABLE**

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | S03°02'33"W | 2.22'    |
| L2     | N44°13'01"E | 31.70'   |

**CURVE TABLE**

| NO. | DELTA     | RADIUS  | LENGTH  | CH. L   | CH. B       |
|-----|-----------|---------|---------|---------|-------------|
| C1  | 63°42'40" | 713.94' | 793.88' | 753.61' | N30°30'10"W |
| C2  | 34°13'31" | 500.00' | 298.67' | 294.25' | N73°53'29"W |
| C3  | 31°44'23" | 500.00' | 276.98' | 273.45' | S72°38'54"E |
| C4  | 88°39'30" | 408.94' | 632.78' | 571.52' | N42°37'42"W |

**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**LOT MIX TABLE**

|    |               |
|----|---------------|
| 17 | 1 ACRE LOTS   |
| 22 | 1.5 ACRE LOTS |
| 1  | 5.3 ACRE LOT  |

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

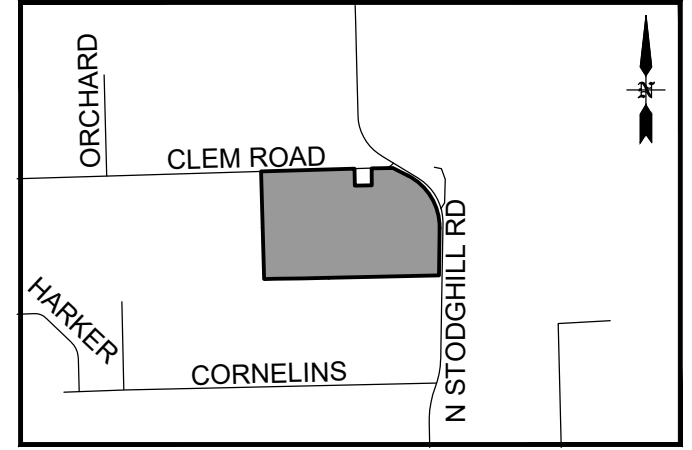
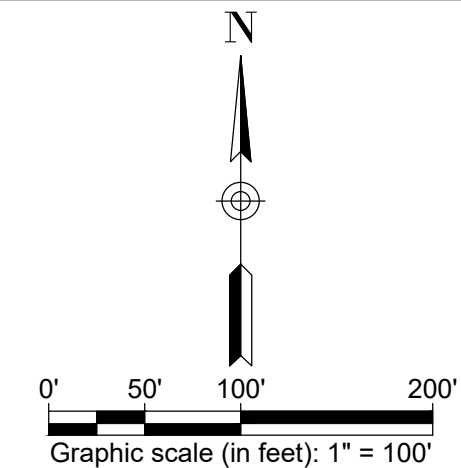
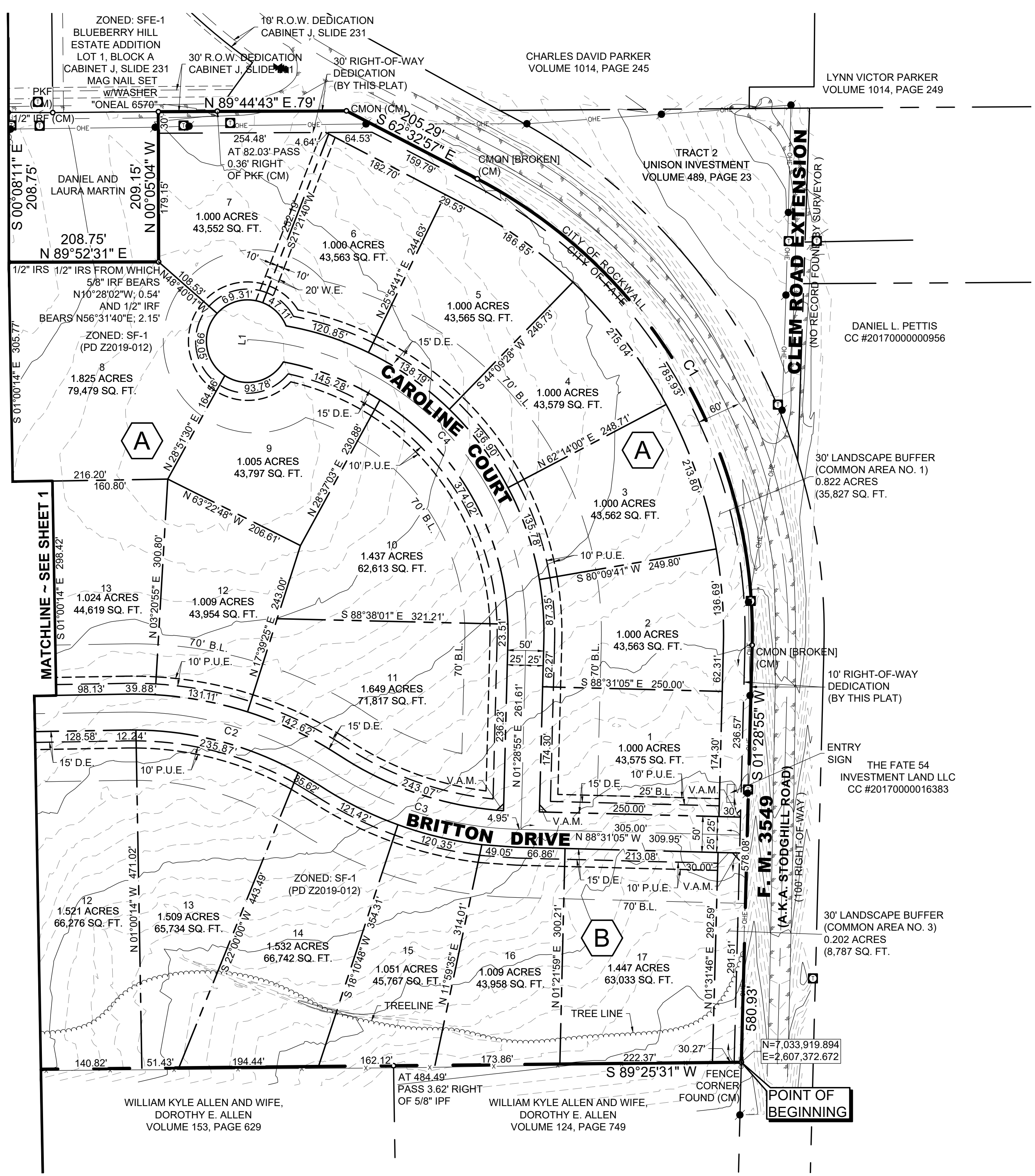
**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

**MASTER PLAT**  
**NORTHGATE**  
LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-029  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 8/6/19

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**DWELLING UNITS/POPULATION DENSITY**  
40 units ~ 0.65 units/acre



VICINITY MAP  
NOT TO SCALE

| ABBREVIATION LEGEND |   |
|---------------------|---|
| ABBR.               | DEFINITION  |
| IRS                 | Iron rod set                                      |
| IRF                 | Iron rod found                                    |
| IPF                 | Iron pipe found                                   |
| PKF                 | PK nail found                                     |
| CMON                | Concrete monument found                           |
| CM                  | Controlling monument                              |
| O.P.R.C.T.          | Official Public Records, Rockwall County, Texas   |
| B.L.                | Building line                                     |
| P.U.E.              | Public utility easement                           |
| D.E.                | Drainage easement                                 |
| C.A.                | Common Area                                       |
| V.A.M.              | 10'x10' Visibility, access & maintenance easement |
|                     | Indicates street name change                      |

**NOTE:**

- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

**MASTER PLAT  
NORTHGATE**

LOTS 1-23, BLOCK A; LOTS 1-7, BLOCK B; 2 COMMON AREAS (LANDSCAPE BUFFERS) [42 LOTS]  
62.512 ACRES OUT OF THE WILLIAM DALTON SURVEY,  
ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2019-029  
DATE OF PREPARATION: 7/1/19  
DATE OF LAST REVISION: 8/6/19

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



**OWNER'S CERTIFICATION** [Public Dedication]

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

WHEREAS Unison Investment, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

**THENCE** SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2015000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

**THENCE** NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

**THENCE** NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

**THENCE** SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

**THENCE** SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

**THENCE** SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 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 **NORTHGATE** 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 **NORTHGATE** 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, 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.
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; 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 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.

\_\_\_\_\_  
Mr. Jen-Liang Wu

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas My Commission Expires

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

**STATE OF TEXAS** §  
**COUNTY OF ROCKWALL** §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas My Commission Expires

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, 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.

**PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.**

\_\_\_\_\_  
Daniel Chase O'Neal  
Texas Registered Professional Land Surveyor No. 6570

**OWNER**  
Unison Investment  
23545 Crenshaw Blvd., Suite 201  
Torrance, CA 90505

**DEVELOPER**  
Northgate Rockwall LD, LLC  
1189 Waters Edge Drive  
Rockwall, TX 75087

**LAND SURVEYOR**  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer



October 2, 2019

**ATTN: RYAN JOYCE**  
MICHAEL JOYCE PROPERTIES  
1189 WATERS EDGE DRIVE,  
ROCKWALL, TX 75087

**RE: MASTER PLAT PLAT (P2019-030), Northgate Master Plat**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 08/19/2019. The following is a record of all recommendations, voting records and conditions of approval:

#### *CONDITIONS OF APPROVAL*

*If the City Council chooses to approve the master plat for Lots 1-23, Block A and Lots 1-17, Block B, staff would propose the following conditions of approval:*

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and*
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

#### *PLANNING AND ZONING COMMISSION*

*On August 13, 2019, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff's conditions of approval passed by a vote of 7-0.*

#### *CITY COUNCIL:*

*On August 19, 2019, the City Council's motion to approve the preliminary plat with staff conditions passed by a vote of 6-0 with Councilmember Trowbridge absent.*

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (or bonded) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a Tax Receipt indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31,





2019. Should the plat be filed after August 31, 2019, a *Tax Receipt* indicating that the current years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in black ink that reads "Korey Brooks".

**Korey Brooks, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX