
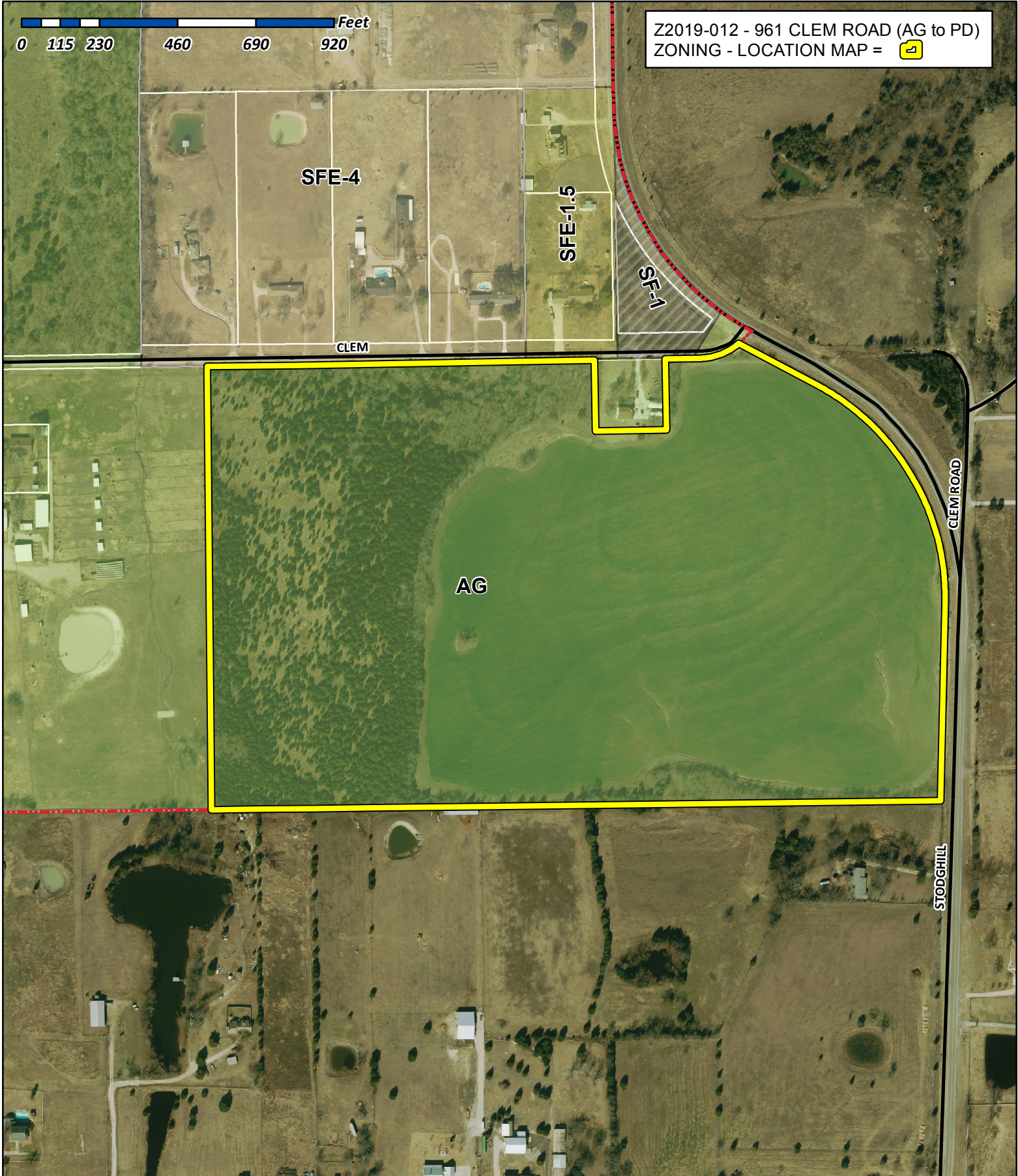


0 115 230 460 690 920 Feet

Z2019-012 - 961 CLEM ROAD (AG to PD)  
ZONING - 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)

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DESCRIPTION  
62.455 Acres

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of that 88 acre tract, as recorded in Volume 40, Page 475, Deed Records, Rockwall County, Texas, and being more particularly described as follow;

Beginning at a point on the West line of F.M. Road No. 549, said point being on the South line of said 88 acre tract, a fence corner post for corner.

Thence, S.88°40'38"W., leaving the West line of F.M. Road No. 549, a distance of 1352.98 feet to a ½" iron stake found for corner.

Thence S.88°41'56"W., a distance of 329.08 feet to a ½" iron stake found for corner.

Thence, S.89°12'42"W., a distance of 328.21 feet to a ½" iron stake found for corner.

Thence, S.88°54'13"W., a distance of 136.04 feet to a ½" iron stake found for corner.

Thence, N.1°36'25"W., a distance of 1319.94 feet to a ½" iron stake found for corner.

Thence, N.88°14'06"E., along Clem Road, a distance of 1147.11 feet to the Northwest corner of a 1 acre tract, a ½" iron stake found for corner.

Thence, S.0°53'51"E., leaving Clem Road, a distance of 208.71 feet to a ½" iron stake set for corner.

Thence, N.89°06'51"E., a distance of 208.71 feet to a ½" iron stake found for corner.

Thence, N.0°50'44"W., a distance of 208.88 feet to a ½" iron stake found for corner.

Thence, N.88°56'37"E., along Clem Road, a distance of 261.68 feet to a concrete marker for corner.

Thence, along the West line of F.M. Road No. 549, the following;

S.63°04'E., a distance of 203.94 feet to the beginning of a curve to the right having a central angle of 63°43', and a radius of 713.944 feet, a concrete marker for corner.

Around said curve, a distance of 793.95 feet to the end of said curve, a concrete marker for corner.

S.0°39'W., a distance of 580.21 feet to the Place of Beginning and containing 62.455 acres of land. Less roads & Easements, leaving a net of 61.4587 acres.

DESCRIPTION  
1.781 Acres

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of that 88 acre tract, as recorded in Volume 40, Page 475, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

Beginning at a point on the East line of F.M. Road No. 549, said point being on the North line of said 88 acre tract, a 60d nail found for corner.

Thence, N.88°56'37"E., leaving the East line of F.M. Road No. 549, a distance of 431.60 feet to a ½" iron stake set for corner.

Thence, S.1°24'14"W., a distance of 489.50 feet to a point on the East line of F.M. Road No. 549, said point being the beginning of a curve to the left having a central angle of 45°04'28" and a radius of 813.944 feet, a ½" iron stake set for corner.

Thence, around said curve, and along the East line of F.M. Road No. 549, a distance of 640.33 feet to a ½" iron stake set for corner.

Thence, N.63°04'W., along the East line of F.M. Road No. 549, a distance of 15.78 feet to the Place of Beginning and containing 1.781 acres of land. Less roads & Easements, leaving a net of 1.2016 acres.

DESCRIPTION  
20.00 Acres

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of that 88 acre tract, as recorded in Volume 40, Page 475, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

Beginning at a point in Clem Road, said point being the Northwest corner of the previously described 62.455 acre tract, a ½" iron stake found for corner.

Thence, N.88°14'06"E., along Clem Road, a distance of 665.88 feet to a point for corner.

Thence, S.1°45'54"E., leaving Clem Road, a distance of 1328.78 feet to a point for corner.

Thence, S.88°41'56"W., a distance of 205.34 feet to a ½" iron stake found for corner.

Thence, S.89°12'42"W., a distance of 328.21 feet to a ½" iron stake found for corner.

Thence, S.88°54'13"W., a distance of 136.04 feet to a ½" iron stake found for corner.

Thence, N.1°36'25"W., a distance of 1319.94 feet to the Place of Beginning and containing 20.3057 acres of which .3057 acres lies within existing road leaving a net of 20.000 acres of land.

These descriptions are based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on December 28, 1987.

CERTIFICATION

I, Bob O. Brown, Registered Public Surveyor, do hereby certify that; a) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown thereon; b) such survey was conducted under my supervision; c) all monuments shown actually exist and the location, size and type of material thereof are shown; d) except as shown hereon, there are no encroachments onto the property or protrusions there from, there are no improvements on the property, there are no visible easements or rights-of-way on the property, and there are no visible discrepancies, conflicts, shortage in area or boundary line conflicts; e) the size, location and type of improvements, if any, are shown hereon and set back from the property lines the distances indicated; f) the property has access to and from a Public Roadway; g) all applicable easements, furnished to or known to me, have been labeled and shown hereon; h) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 3 survey. This plat is for the exclusive use of Rockwall County Abstract & Title Co., John J. Tomaino, and Jen-Laing Wu, and the undersigned surveyor is not responsible to any others.

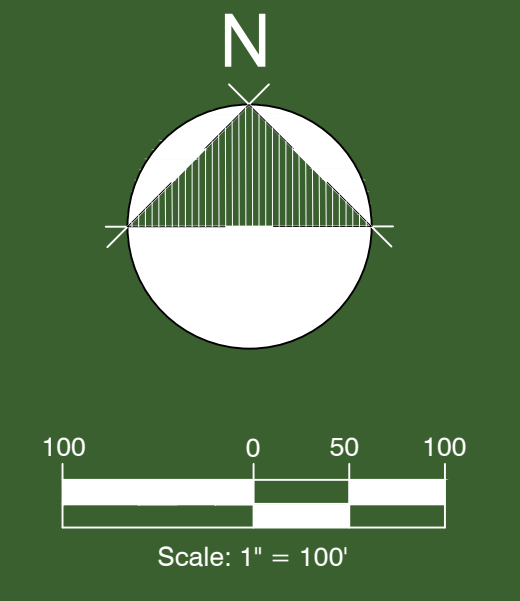
*Bob O. Brown*

Bob O. Brown, Registered Public Surveyor No. 1744

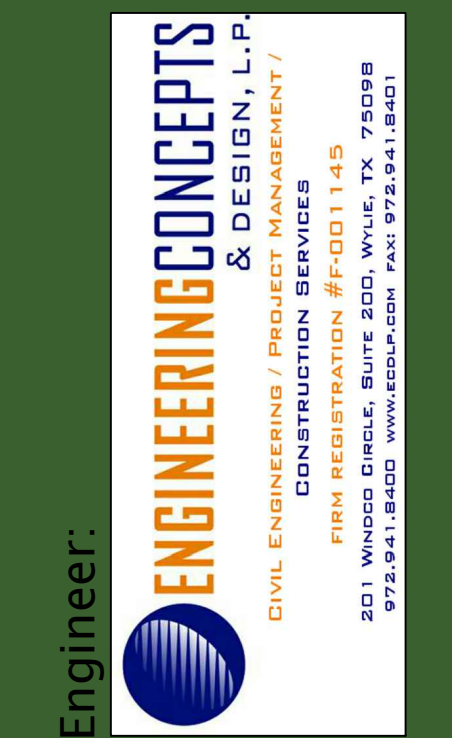




**62.455 ACRES**  
**40 LOTS**  
**1.0 ACRE MINIMUM**

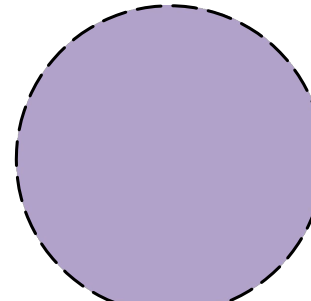
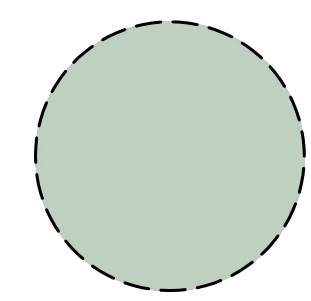
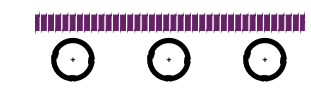


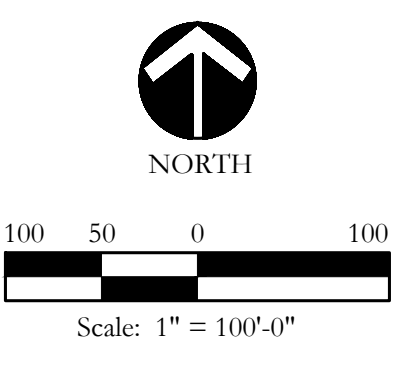
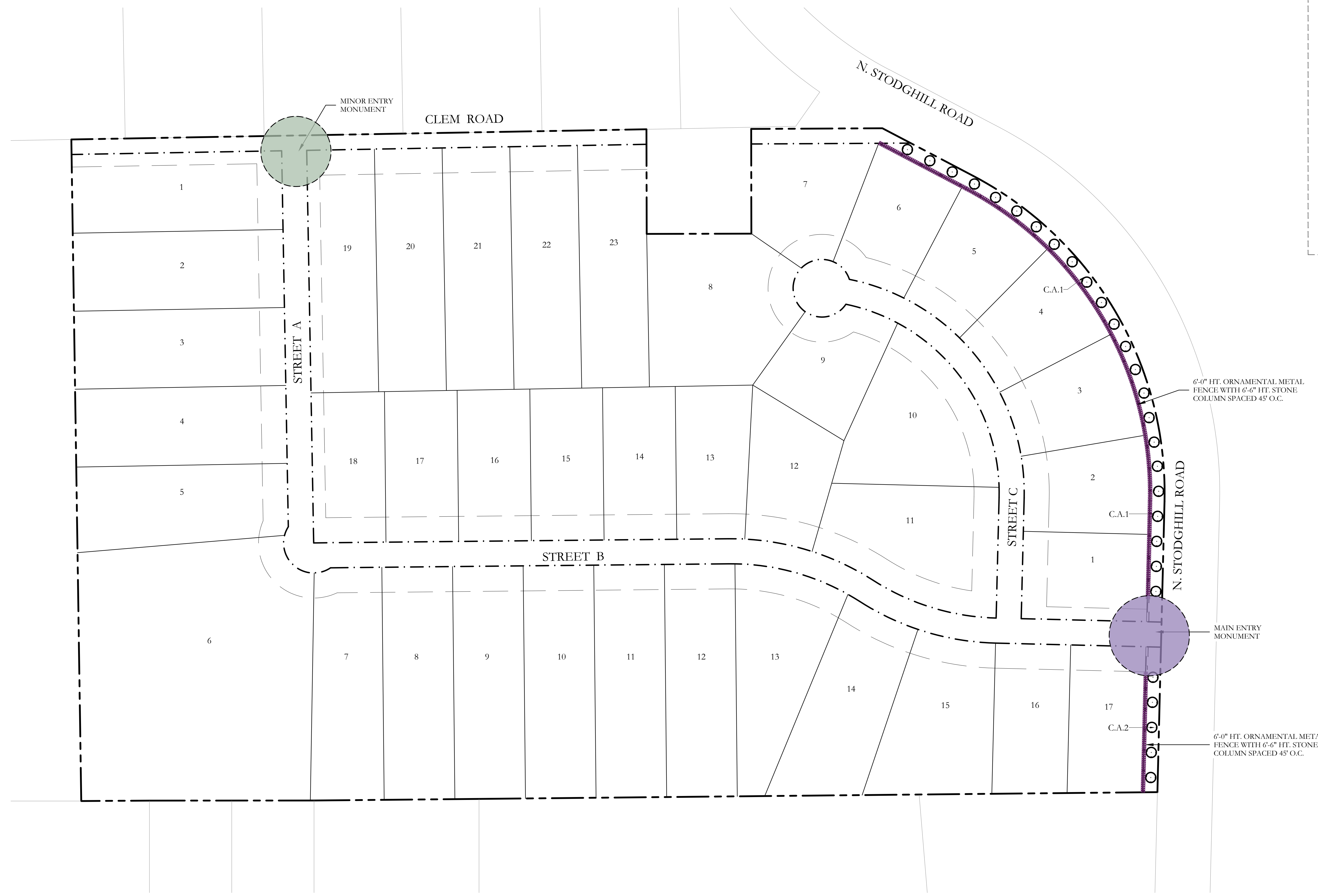
**CONCEPT PLAN F**  
**NORTHGATE**  
**ROCKWALL, TEXAS**





**SITE LEGEND**

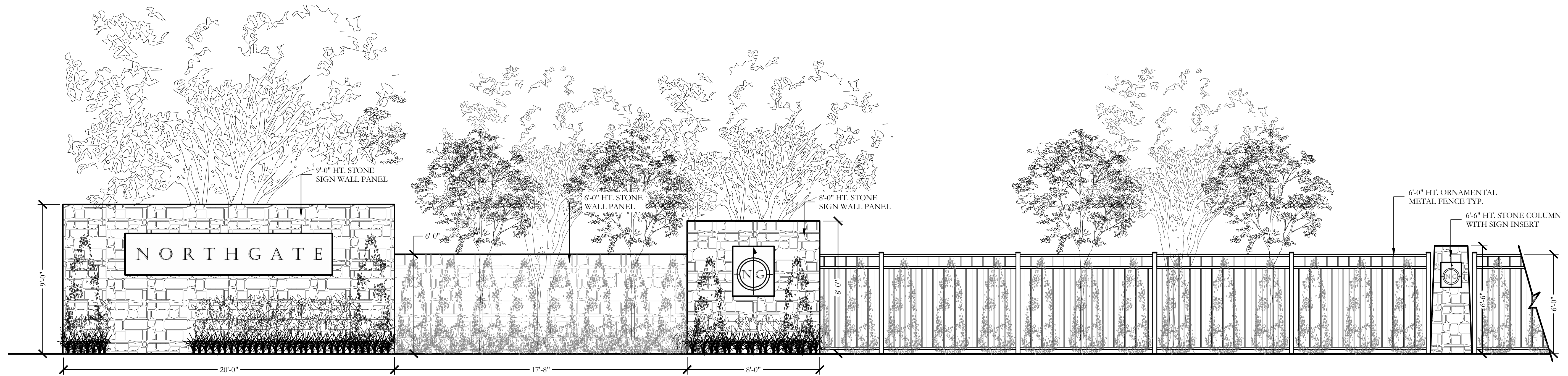
-  MAIN ENTRY MONUMENTATION
-  MINOR ENTRY MONUMENTATION
-  6'-0" HT. ORNAMENTAL METAL FENCE W/ 6'-6" HT. STONE COLUMN SPACED 45' O.C. MAXIMUM PROVIDE 1-3" CALIPER TREE/50 LF OF ROAD FRONTAGE



**NORTHGATE CONCEPT PLAN**

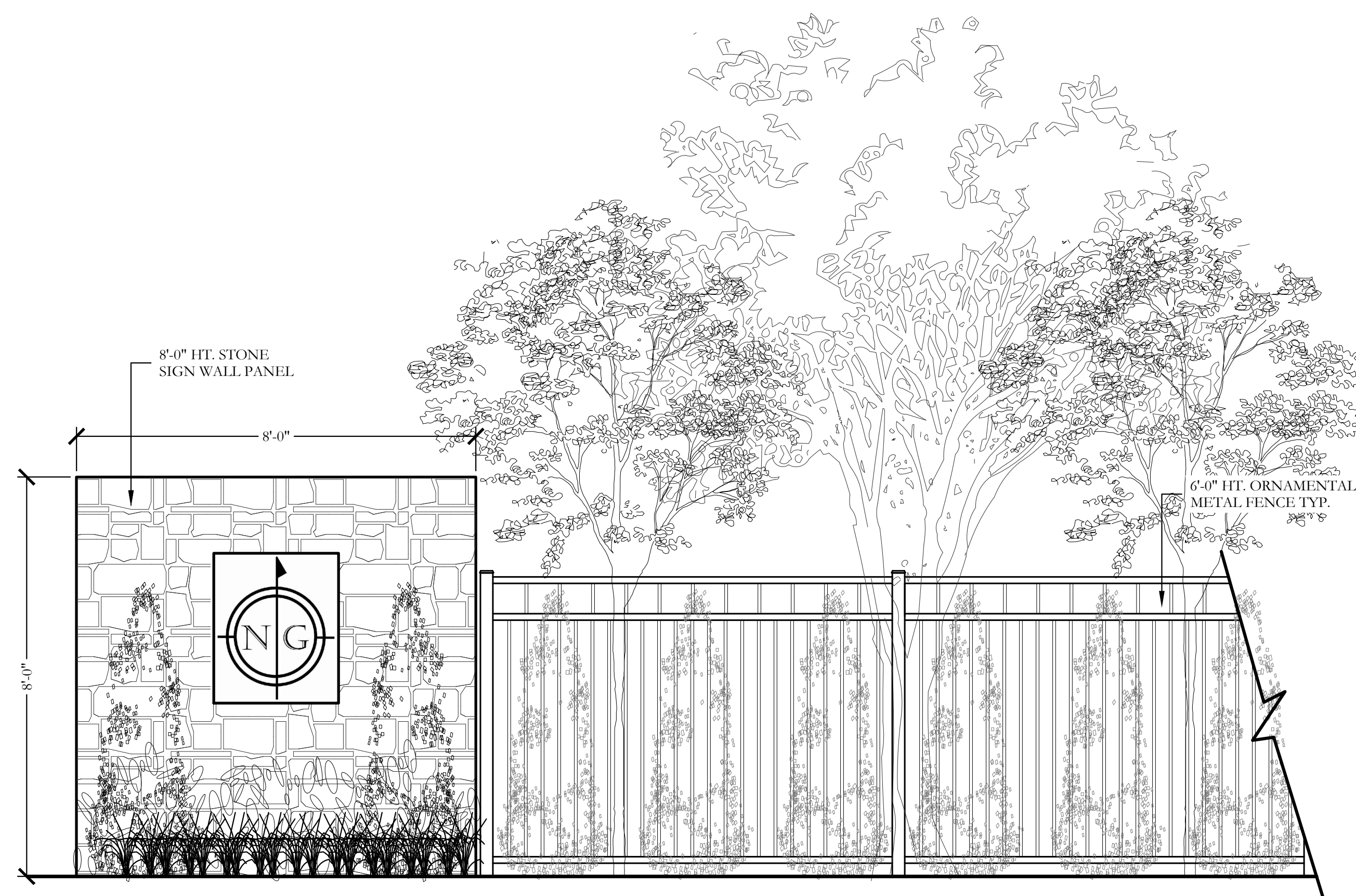
City of Rockwall, Texas





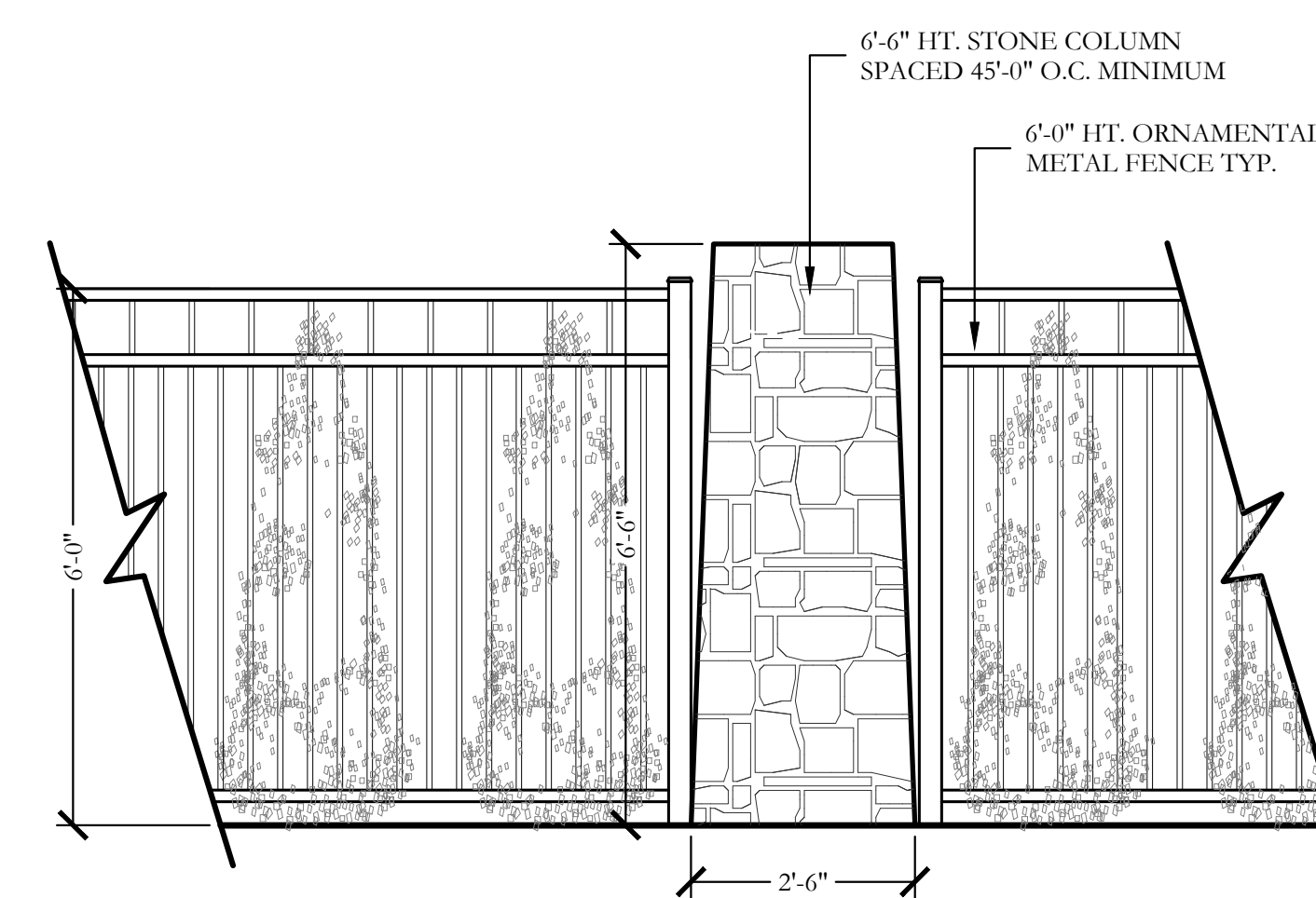
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas