



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-022

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

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] 39

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Northgate Rockwall LD, LP

Applicant Northgate Rockwall LD, LP

Contact Person Ryan Joyce

Contact Person

Address 1189 Waters Edge Drive

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 512-965-6280

Phone

E-Mail ryan@michaeljoyceproperties.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Michael Ryan Joyce [Owner] the undersigned, who stated the information on this application to be true and certified the following:

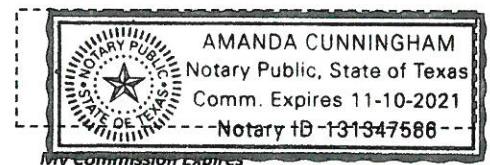
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1529.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1 day of June, 2020. By signing this application, 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."

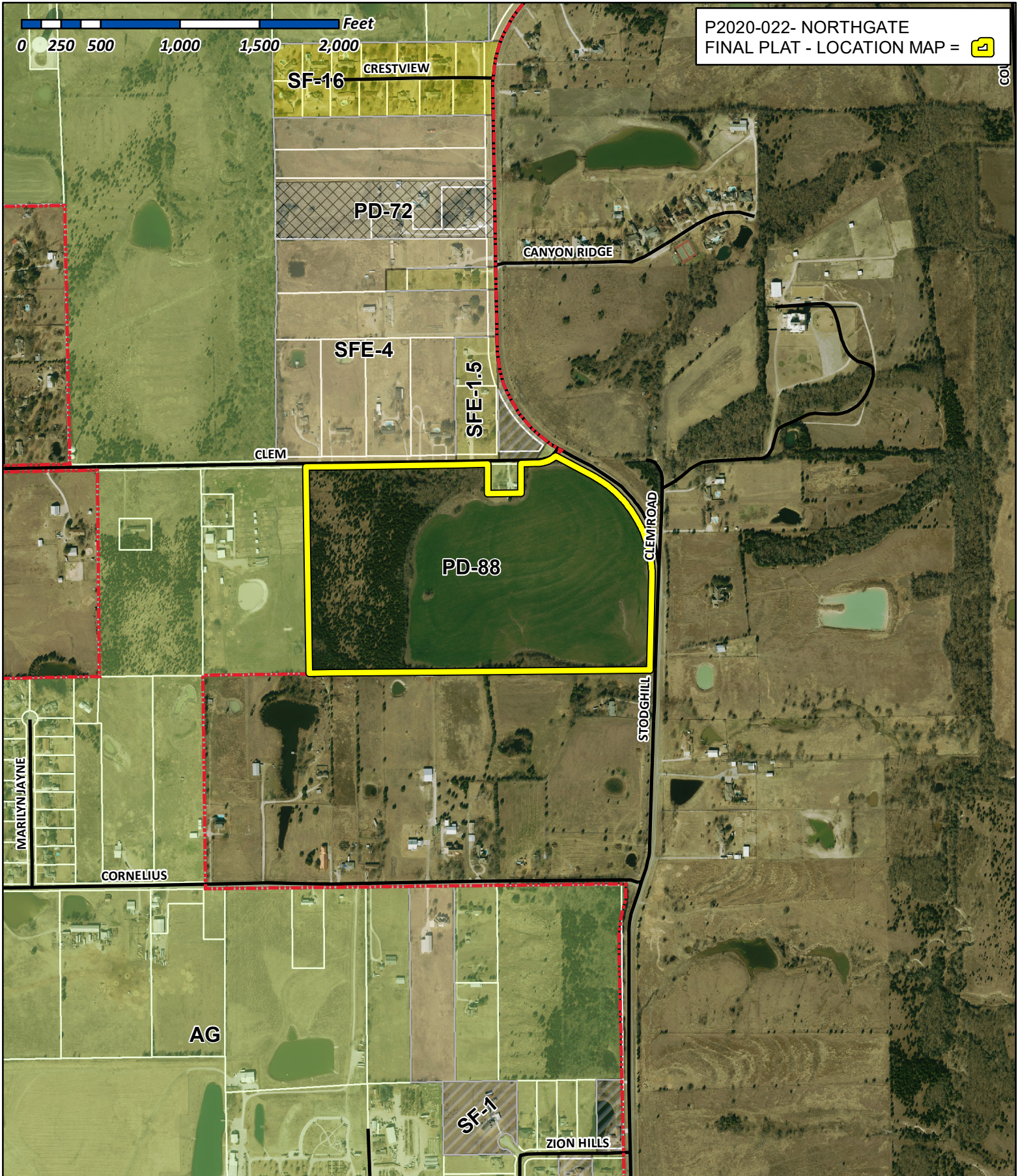
Given under my hand and seal of office on this the 1 day of June, 2020.


BY: Northgate Rockwall LD, LP, a Texas limited partnership
By: MR.Joyce, LLC, a Texas limited liability company, its general partner

Owner's Signature

Notary Public in and for the State of Texas





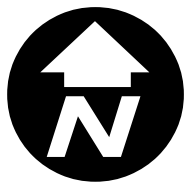
P2020-022- NORTHGATE
 FINAL PLAT - LOCATION MAP = 

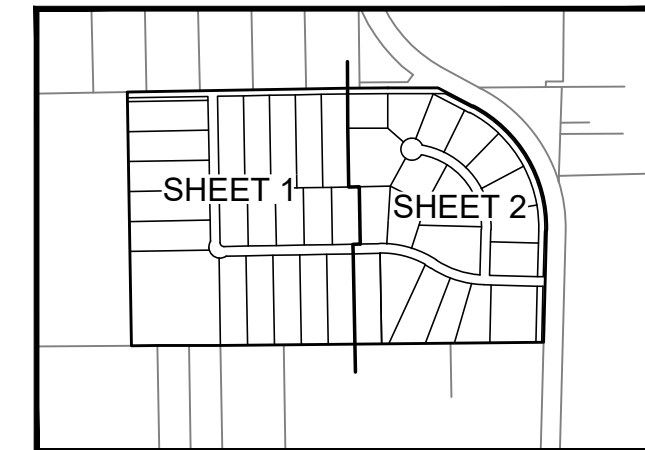
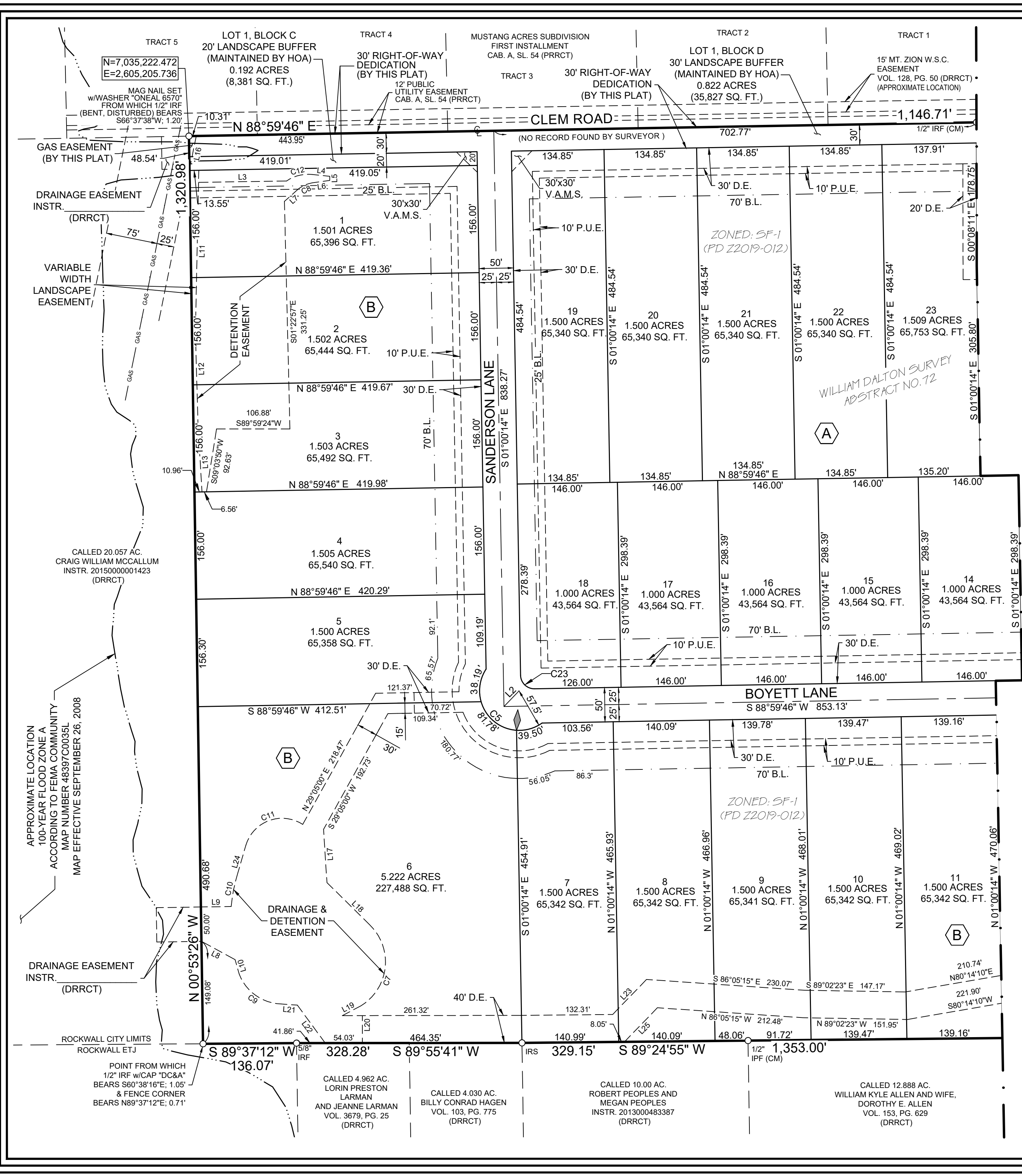


City of Rockwall

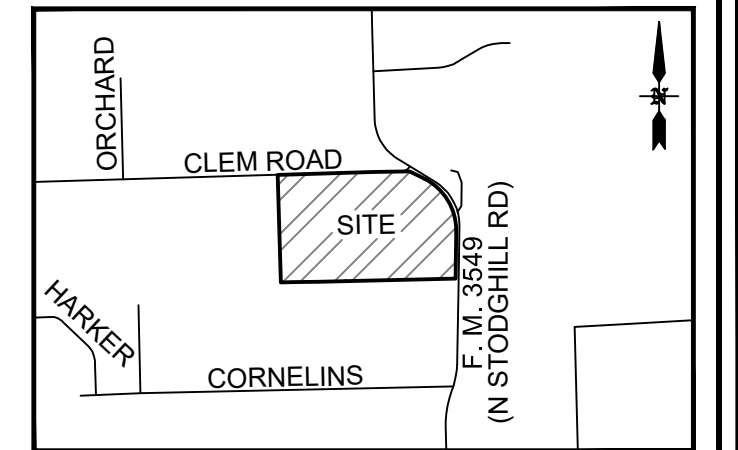
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

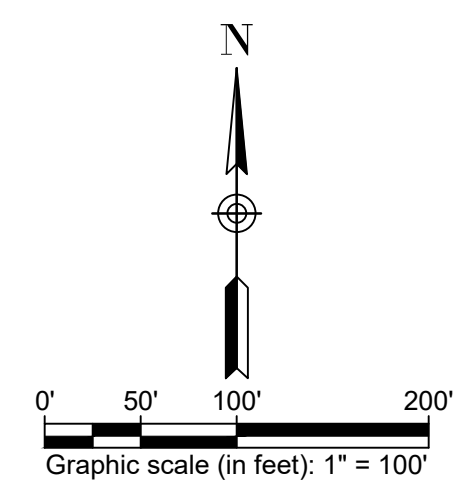




KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	63°42'40"	713.94'	443.62'	793.88'	N 30°30'10" W	753.61'
C2	34°13'31"	500.00'	153.94'	298.67'	N 73°53'29" W	294.25'
C3	31°44'23"	500.00'	142.14'	276.98'	S 72°38'54" E	273.45'
C4	88°39'30"	408.94'	399.47'	632.78'	N 42°37'42" W	571.52'
C5	158°54'25"	57.50'	308.84'	159.47'	S 46°09'22" E	113.06'
C6	308°08'36"	57.50'	27.96'	309.24'	S 04°13'56" W	50.28'
C7	104°31'10"	74.96'	96.85'	136.75'	N 06°10'00" E	118.56'
C8	32°14'09"	44.40'	12.83'	24.98'	S 64°17'52" W	24.65'
C9	66°48'46"	67.98'	44.83'	79.27'	S 54°28'27" E	74.85'
C10	11°56'27"	239.29'	25.03'	49.87'	S 11°09'59" W	49.78'
C11	106°14'06"	54.98'	73.28'	101.95'	S 70°02'37" W	87.96'
C12	40°12'35"	55.84'	20.44'	39.19'	S 75°44'02" W	38.39'
C13	24°51'40"	48.00'	10.58'	20.83'	N 69°52'41" W	20.66'
C14	40°37'31"	201.98'	74.76'	143.21'	N 61°59'29" W	140.23'
C15	3°35'46"	197.93'	6.21'	12.42'	N 43°29'30" W	12.42'
C16	17°29'13"	48.00'	7.38'	14.65'	N 38°55'56" W	14.59'
C17	4°53'31"	197.91'	8.45'	16.90'	N 50°07'18" W	16.89'
C18	34°43'45"	194.17'	60.72'	117.70'	N 35°50'56" W	115.90'
C19	24°38'43"	48.00'	10.49'	20.65'	N 31°30'58" W	20.49'
C20	20°42'01"	48.00'	8.77'	17.34'	N 08°52'06" W	17.25'
C21	37°05'44"	202.07'	67.80'	130.83'	N 00°40'14" W	128.56'
C22	17°17'00"	48.00'	7.29'	14.48'	N 04°35'57" E	14.42'
C23	89°59'59"	20.00'	20.00'	31.42'	S 46°00'15" E	28.28'

NOTES:

- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48397C0035L, dated September 26, 2008, a portion of this property lies within Flood Zone X and a portion of this property lies within Flood Zone A as shown. This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
- 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.

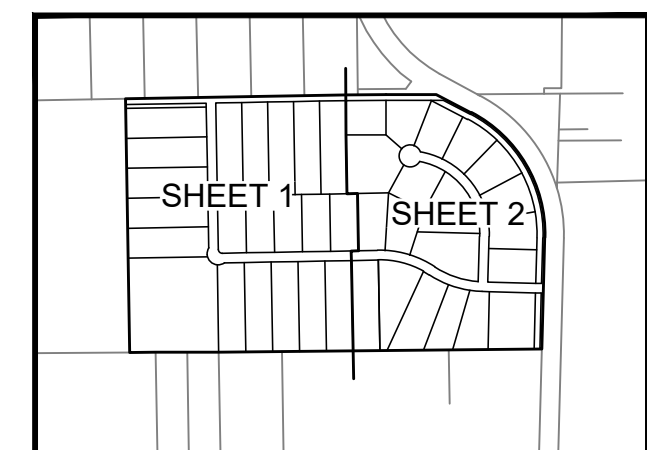
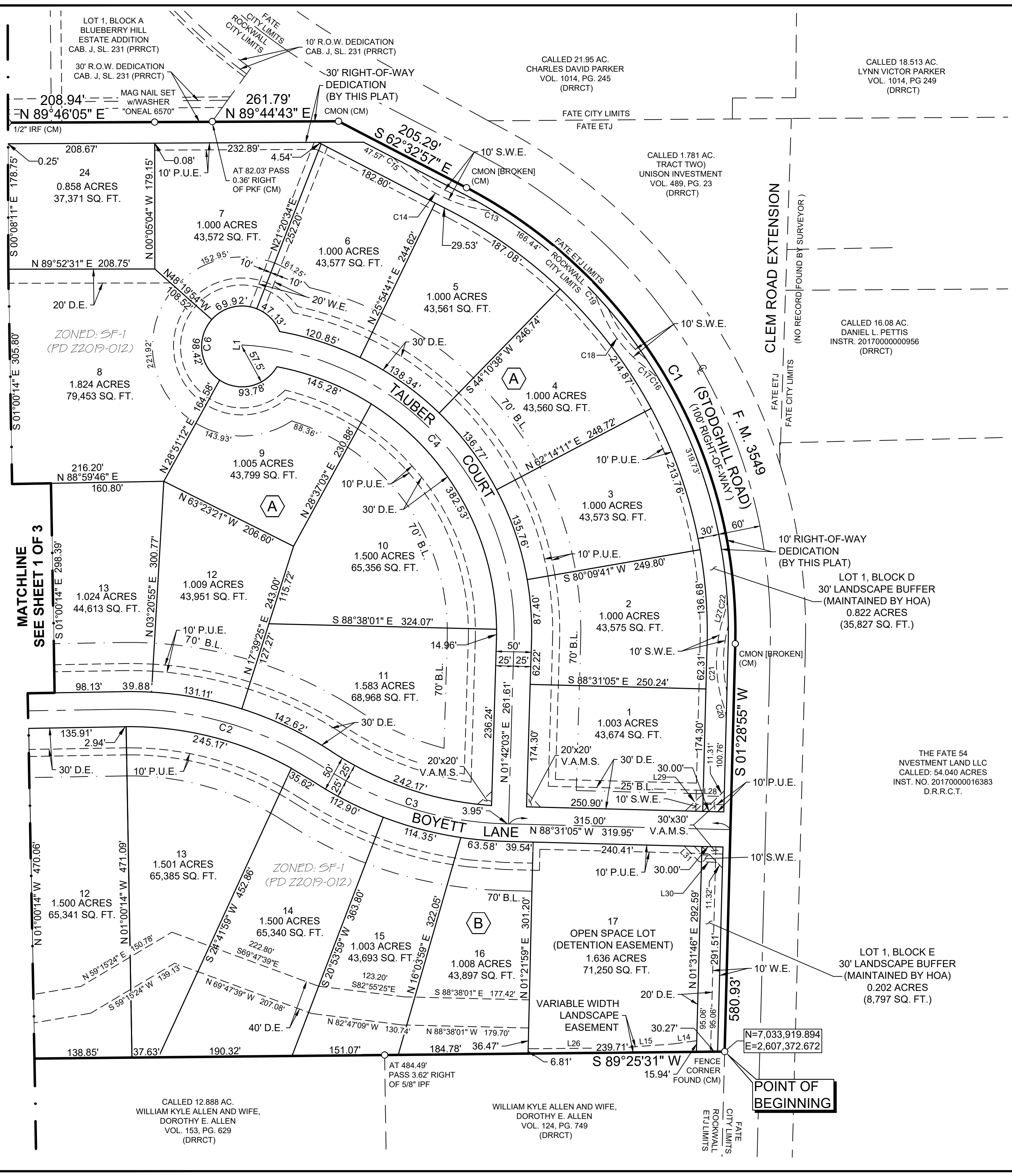
**FINAL PLAT
NORTHGATE**
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
Northgate Rockwall LD, L.P.
1189 Waters Edge Drive
Rockwall, TX 75087
(512) 965-6280

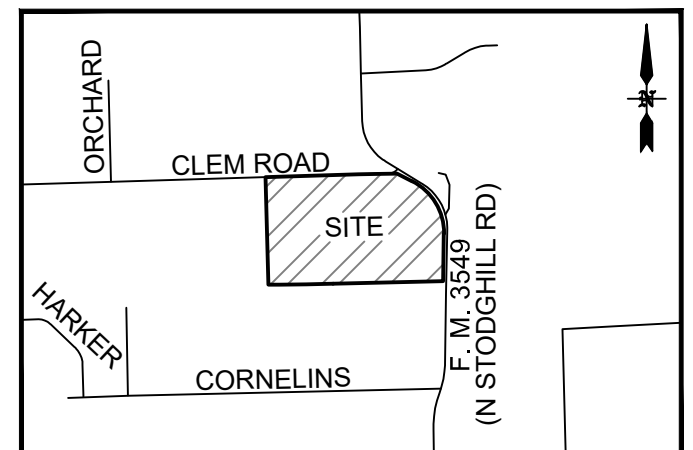
LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132
Job No. 19081

DATE: 6/1/20 CASE NO. P2019-029 SHEET 1 OF 3

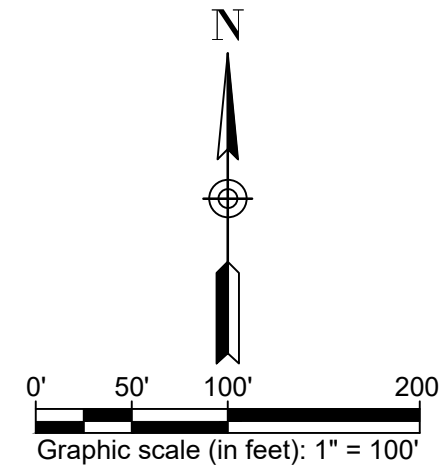
**ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145**
201 WINDCO CIR, SUITE 200, WYLLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE



LEGEND

- IRS 1/2" Iron Rod Set with red cap stamped "ONEAL 6570"
- IRF Iron Rod Found
- IPF Iron Pipe Found
- IPF Iron Pipe Found
- PKF PK Nail Found
- CMON Concrete Monument Found
- CM Controlling monument
- DRRCT Deed Records, Rockwall County, Texas
- PRRCT Plat Records, Rockwall County, Texas
- B.L. Building Line
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- S.W.E. Sidewalk and Trail Easement
- C.A. Common Area
- V.A.M.S. Visibility, Access, Maintenance & Sidewalk Easement
- ◊ Indicates Street Name Change

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 03°02'33" W	2.22'
L2	N 44°13'01" E	31.70'
L3	N 89°06'34" E	128.18'
L4	S 84°09'40" E	25.77'
L5	S 01°00'14" E	6.00'
L6	S 82°09'12" W	25.77'
L7	S 48°10'48" W	24.55'
L8	N 61°27'02" W	55.67'
L9	N 89°06'34" E	44.11'
L10	S 16°03'48" E	21.92'
L11	S 01°11'06" W	236.70'
L12	S 01°37'09" E	133.38'
L13	S 03°23'13" E	98.19'
L14	N 82°05'51" E	34.17'
L15	N 85°49'03" E	75.79'
L16	S 11°26'15" W	49.71'

LINE TABLE

NO.	DIRECTION	DISTANCE
L17	N 03°39'45" W	77.67'
L18	N 45°24'37" W	87.43'
L19	N 62°13'35" E	30.66'
L20	S 00°04'19" E	40.00'
L21	N 85°57'46" W	23.83'
L22	N 36°17'17" W	68.57'
L23	N 43°59'46" E	70.79'
L24	N 16°09'46" E	42.31'
L25	S 43°59'46" W	68.92'
L26	N 89°25'34" E	130.55'
L27	N 15°39'30" E	15.82'
L28	S 88°31'20" E	25.12'
L29	N 46°28'55" E	31.11'
L30	S 88°30'51" E	25.12'
L31	S 43°31'05" E	31.11'

**FINAL PLAT
NORTHGATE**
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/1/20 CASE NO. P2019-029 SHEET 2 OF 3

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

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Firm No. 10194132
Job No. 19081

POINT OF BEGINNING

MATCHLINE
SEE SHEET 1 OF 3

OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS NORTHGATE ROCKWALL LD, L.P. AND REBECCA AIRHEART, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 63.514 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 ALL OF THAT CERTAIN CALLED 1.00 ACRE TRACT AS DESCRIBED TO REBECCA AIRHEART BY DEED RECORDED IN INSTRUMENT NUMBER 20200000003814 (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 AT AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.00 ACRE AIRHEART TRACT;;

THENCE NORTH 89 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 208.94 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 1.00 ACRE TRACT TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT 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 63.514 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NORTHGATE ROCKWALL LD, L.P. AND REBECCA AIRHEART, the undersigned owner of the land shown on this plat, and designated herein as the NORTHGATE subdivision to the City of Rockwall, Texas, and whose names are 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. W further certify that all other parties who have a mortgage or lien interest in the NORTHGATE subdivision have been notified and signed this plat. 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. 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.
7. The property owner(s)/HOA shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements, open spaces, common areas and landscape buffers.
8. The HOA shall be responsible for all care and maintenance of any decorative sign poles installed. The HOA must maintain, repair, and replace all non-standard street and regulatory sign poles and fixtures or other approved non-standard items.

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.

NORTHGATE ROCKWALL LD, L.P. (OWNER)

BY: Mr. Jen-Liang Wu

REBECCA AIRHEART (OWNER)

[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 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 _____, 2020.

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Rebecca Airheart, 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 _____, 2020.

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

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2020.

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

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 _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
NORTHGATE
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/1/20 CASE NO. P2019-029 SHEET 3 OF 3



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