

Rockwall School Addition No. 2
Slide "B", Pg. 116

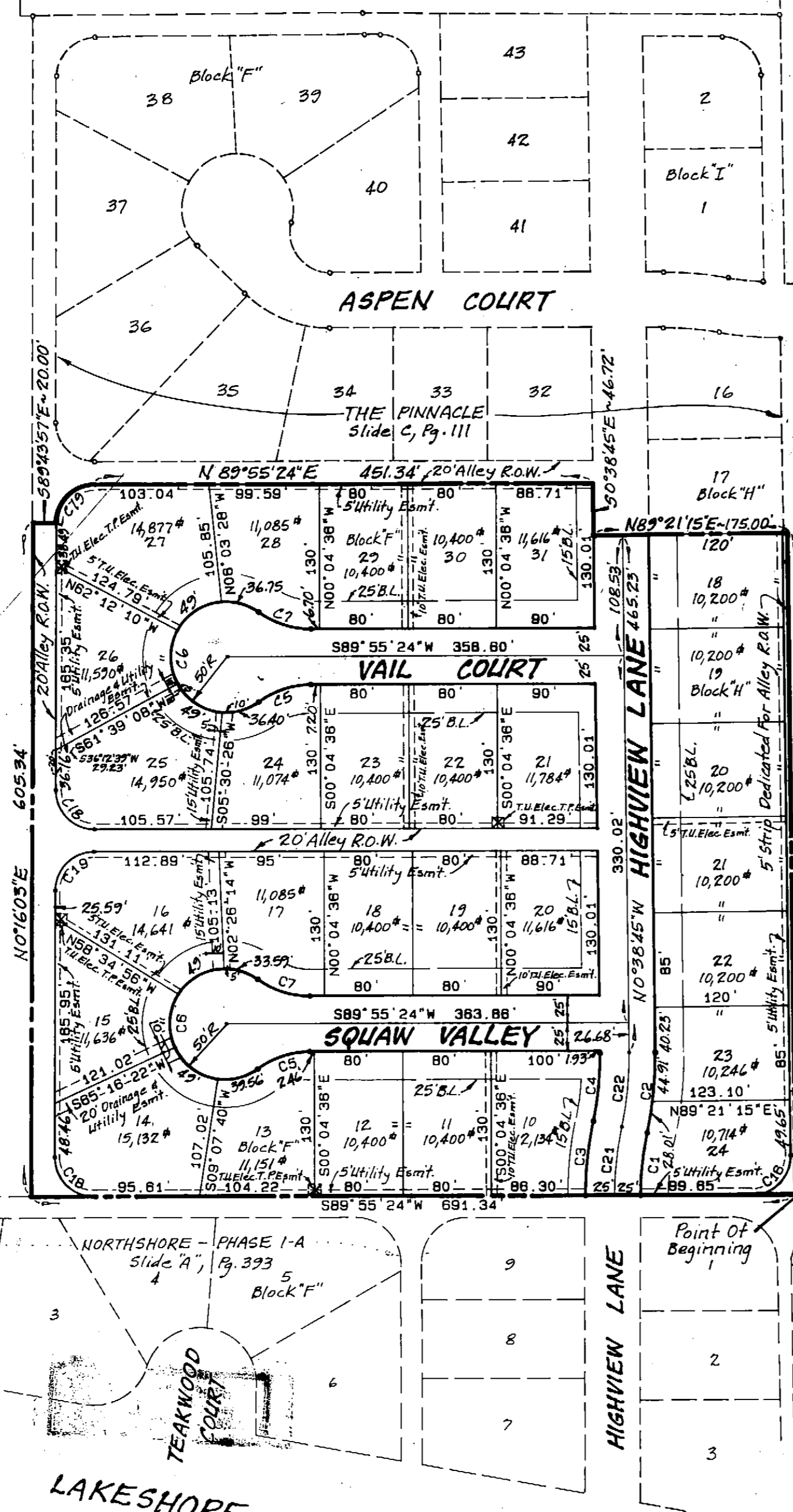
CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N06°18'35"E	56.53	11°47'57"	275.00	58.63	28.42
C2	N05°46'54"E	72.77	12°51'19"	325.00	72.92	36.81
C3	N08°18'21"E	67.23	11°52'26"	325.00	67.35	33.80
C4	N05°46'54"E	61.57	12°51'19"	275.00	61.70	30.98
C5	S71°51'32"W	48.81	36°07'44"	80.00	50.45	26.09
C6	N00°04'36"W	80.77	252°15'28"	50.00	220.14	68.48
C7	N72°00'44"W	48.81	36°07'44"	80.00	50.45	26.09
C8	N67°53'59"W	81.53	44°21'14"	108.08	209.92	44.06
C9	N46°44'02"W	30.39	21°54'02"	80.00	30.58	15.48
C10	N74°33'04"E	86.36	240°32'51"	50.00	209.92	85.65
C11	N37°37'33"W	57.04	104°54'06"	35.97	65.86	46.80
C12	N82°50'15"W	31.09	8°28'52"	275.00	31.11	15.57
C13	N84°50'12"W	59.36	10°28'47"	325.00	59.44	29.81
C14	N84°30'47"W	55.70	9°49'56"	325.00	55.77	27.95
C15	N84°50'12"W	50.23	10°28'47"	275.00	50.30	25.22
C16	N44°38'18"E	49.74	80°34'09"	35.00	55.33	35.35
C17	N45°07'18"W	49.04	88°57'04"	35.00	54.34	34.37
C18	N44°54'48"W	49.85	80°20'39"	35.00	55.19	35.21
C19	N45°05'44"E	49.35	89°38'21"	35.00	54.77	34.79
C20	N44°52'42"E	49.16	89°13'18"	35.00	54.50	34.53
C21	N06°17'22"E	81.88	11°50'23"	300.00	61.99	31.11
C22	N05°46'54"E	67.17	12°51'19"	300.00	67.31	33.80
C23	N84°56'23"W	55.87	10°41'08"	300.00	55.95	28.06
C24	N84°50'12"W	54.80	10°28'47"	300.00	54.87	27.51
C25	N45°04'36"W	117.49	80°00'00"	83.08	130.50	83.08

Pinnacle 2

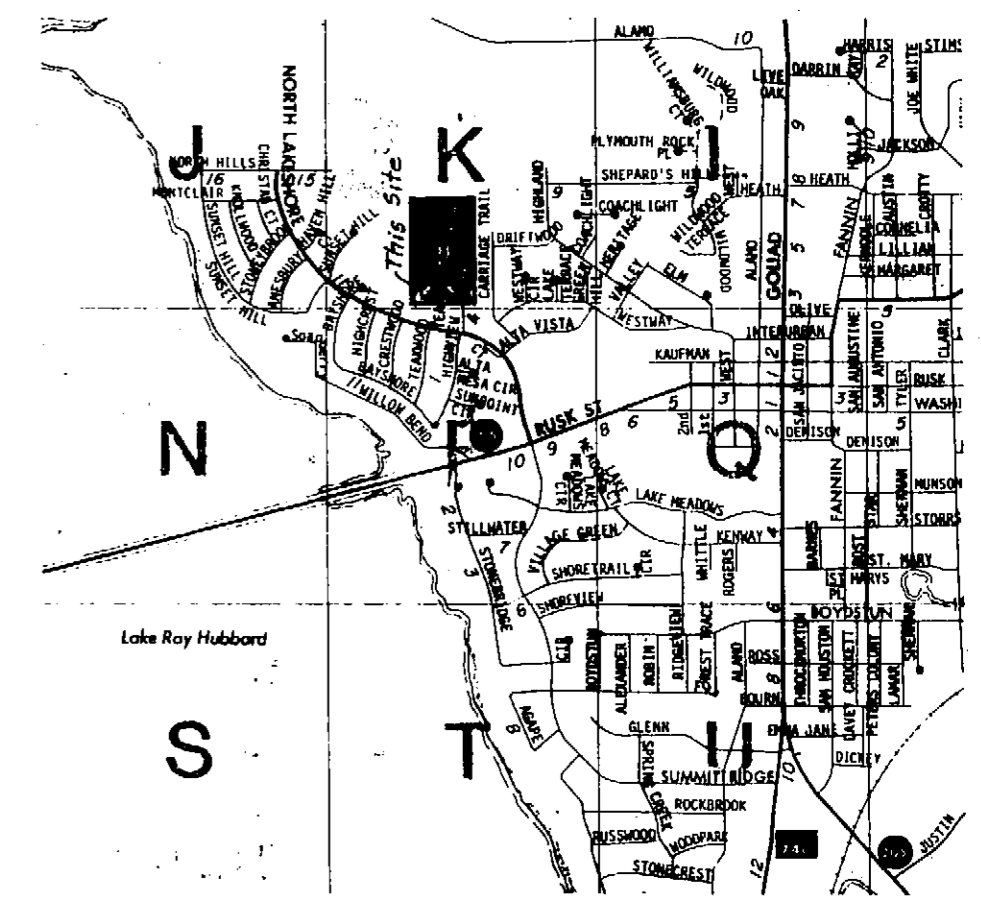


Bill Lofland
Vol. 56, Pg. 477

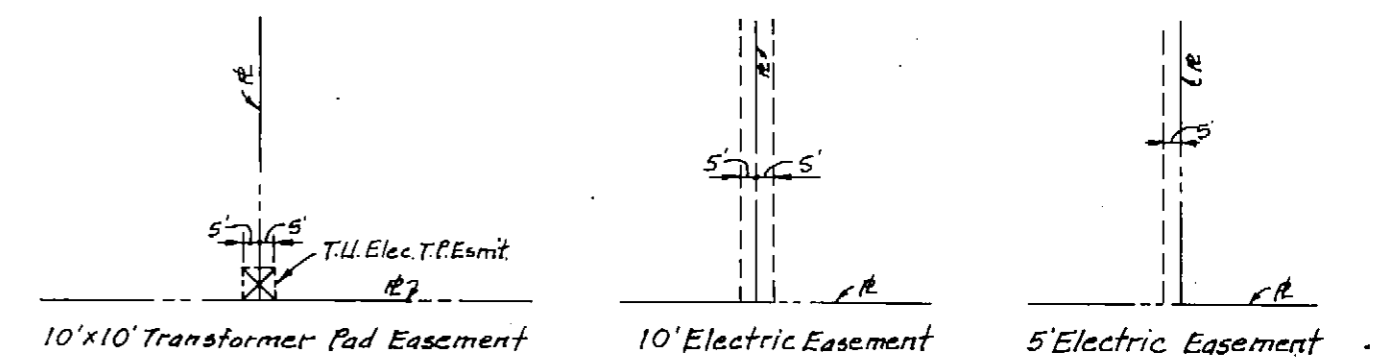


DRIFTWOOD DRIVE

TRAIL
CARRIAGE



LOCATION MAP
Scale: 1"=2,000'

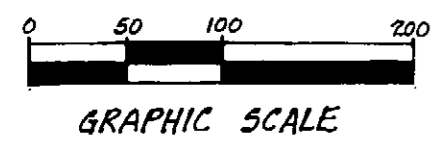


TYPICAL T.U. ELECTRIC CO. EASEMENTS

C-143-144

Note: 1. All property corners, point of curvatures, and point of tangency are 1/2" iron rodset unless otherwise noted on plans.

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

SCALE	DATE	JOB NO.
1"=100'	1-06-92	90115

THE PINNACLE - PHASE II 12
W.B. BOWLES SURVEY, ABSTRACT NO. 12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOLMC, Inc. OWNER
P.O. Box 536, Rockwall, Texas 75087 Telephone No. 214-771-9318

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, HOLMC, Inc. is the owner of a tract of land situated in the W. B. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and being that 9.8764 acre tract of land as described in Deed recorded in Volume , Page , Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at an inside "ell" corner on the West line of Northshore Phase One, an addition to the City of Rockwall, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;
THENCE: South 89° 55' 24" West, passing at 15.00 feet the most Southerly Northwest corner of said Addition and the most Northerly Northeast corner of Northshore Phase 1-A, an addition to the City of Rockwall, recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, and continuing with the most Northerly North line of said Addition and the North line of a 20 foot wide alley a total distance of 691.34 feet to a 1/2" iron rod set for a corner, said corner being the Southeast corner of a tract of land owned by Bill Lofland an addition to the City of Rockwall, recorded in Volume 56, Page 477 of the Plat Records, Rockwall County, Texas;
THENCE: North 0° 16' 03" East along the East line of said Lofland Tract, a distance of 605.34 feet to a 1/2" iron rod set at the Southwest corner of he Pinnacle, an addition to the City of Rockwall recorded in Slide C, Page 111, Plat Records, Rockwall County, Texas;
THENCE: With the South lines of said Addition as follows: South 89° 43' 57" East a distance of 20.00 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 89° 39' 21", a radius of 35.00 feet, and a chord that bears North 45° 05' 44" East a distance of 49.35 feet; Along said curve an arc distance of 54.77 feet to a 1/2" iron rod set for a corner; North 89° 55' 24" East a distance of 451.34 feet to a 1/2" iron rod set for a corner; South 0° 38' 45" East a distance of 46.72 feet to a 1/2" iron rod set for a corner; and North 89° 21' 15" East a distance of 175.00 feet to a 1/2" iron rod set for a corner on the West line of said Northshore Phase One;
THENCE: South 0° 38' 45" East a distance of 595.05 feet with said West line to the Point of Beginning and containing 430,216 square feet or 9.8764 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HOLMC, Inc. being owner does hereby adopt this plat designating the hereinabove described property as The Pinnacle Phase II, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing 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 therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

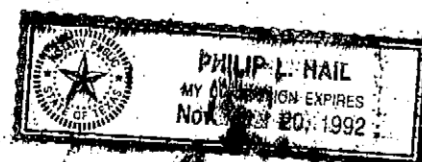
WITNESS OUR HANDS at Rockwall, Texas, this 15th day of April, 1992.

HOLMC, Inc.
Joe F Holt
JOE F. HOLT, President

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 15th day of April, 1992, by Joe F. Holt, the President of HOLMC, Inc., a Texas corporation, on behalf of said Corporation.

Shirley A. Hall
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

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

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



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 10 day of April, 1992, by Harold L. Evans.

Greg White
Notary Public

RECOMMENDED FOR FINAL APPROVAL

William Evin
City Manager

January 30, 1992
Date

APPROVED

Michael B. Holborn
Chairman, Planning and Zoning Commission

January 30, 1992
Date

I hereby certify that the above and foregoing plat of The Pinnacle Phase II, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 3rd day of February, 1992.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS this 3rd day of February, 1992.

La. C. Miller
Mayor, City of Rockwall

Julie J. ...
City Secretary, City of Rockwall

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144

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2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
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THE PINNACLE-PHASE II 12	
W.B. BOWLES SURVEY, ABSTRACT NO. 12	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
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