

APPLICATION AND FINAL PLAT CHECKLIST

Date 10-31-91

Name of Proposed Development The Pinnacle

Name of Developer Joe Holt

Address P.O. Box 637, Rockwall Phone 382-5517

Owner of Record New Smart et ux

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold L. Farris, Const. Engr.

Address P.O. Box 28355 Dallas 75228 Phone 328-8133

Total Acreage 16.66 Current Zoning SF 10

Number of Lots/Units 45

Signed 

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
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<u>✓</u>	_____
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1. Title or name of development, written and graphic scale, north point, date of plat and key map

<u>✓</u>	_____
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2. Location of the development by City, County and State

- | | | |
|------------|-------|---|
| _____ | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| ✓
_____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals |
| ✓
_____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| ✓
_____ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| ✓
_____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| ✓
_____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| ✓
_____ | _____ | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| ✓
_____ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| ✓
_____ | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

_____ ✓ _____

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording)

_____ _____

14. Statement of developer responsibility for storm drainage improvements (see wording)

_____ _____

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

_____ _____

16. Space for signatures attesting approval of the plat (see wording)

✓ _____

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

✓ _____

18. Compliance with all special requirements developed in preliminary plat review

✓ _____

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

_____ _____

20. Submit Along with plat a calculation sheet indicating the area of each lot.

_____ _____

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

Taken by: _____

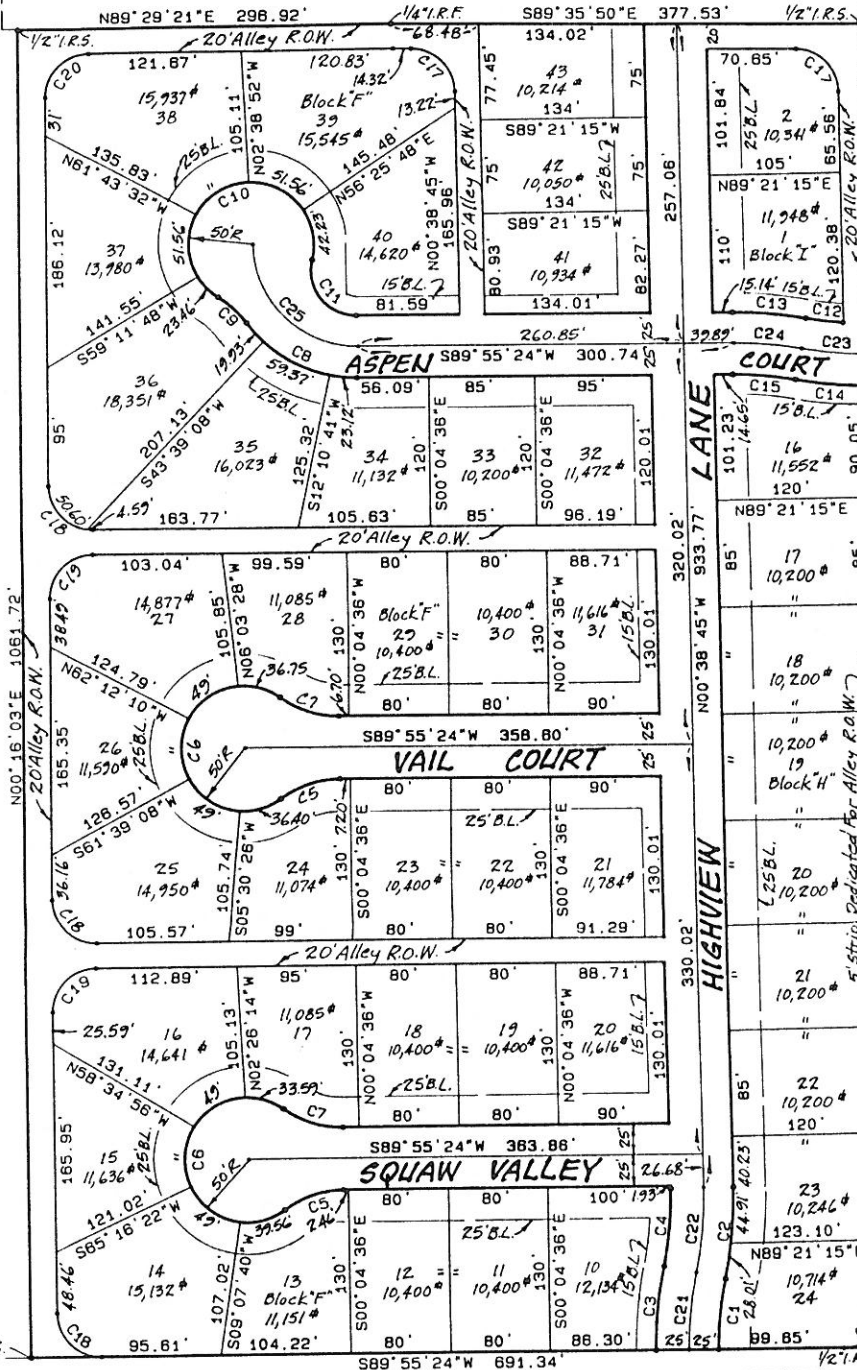
Date: 10/31/90

Receipt No.: _____

File No.: 90-37-FP

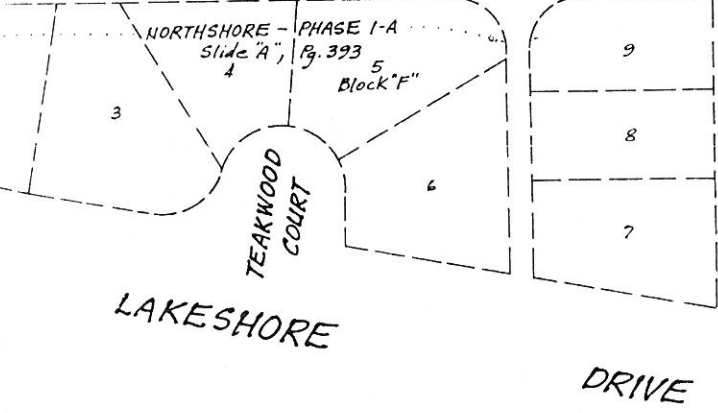
Fee: _____

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



DRIFTWOOD DRIVE

TRAIL
CARRIAGE



HAROLD L. EY
CONSULTING EN
2331 GUS THOMASSON
DALLAS, TEXAS
PHONE (214) 32
SCALE DATE
1"=100' 11-01-90

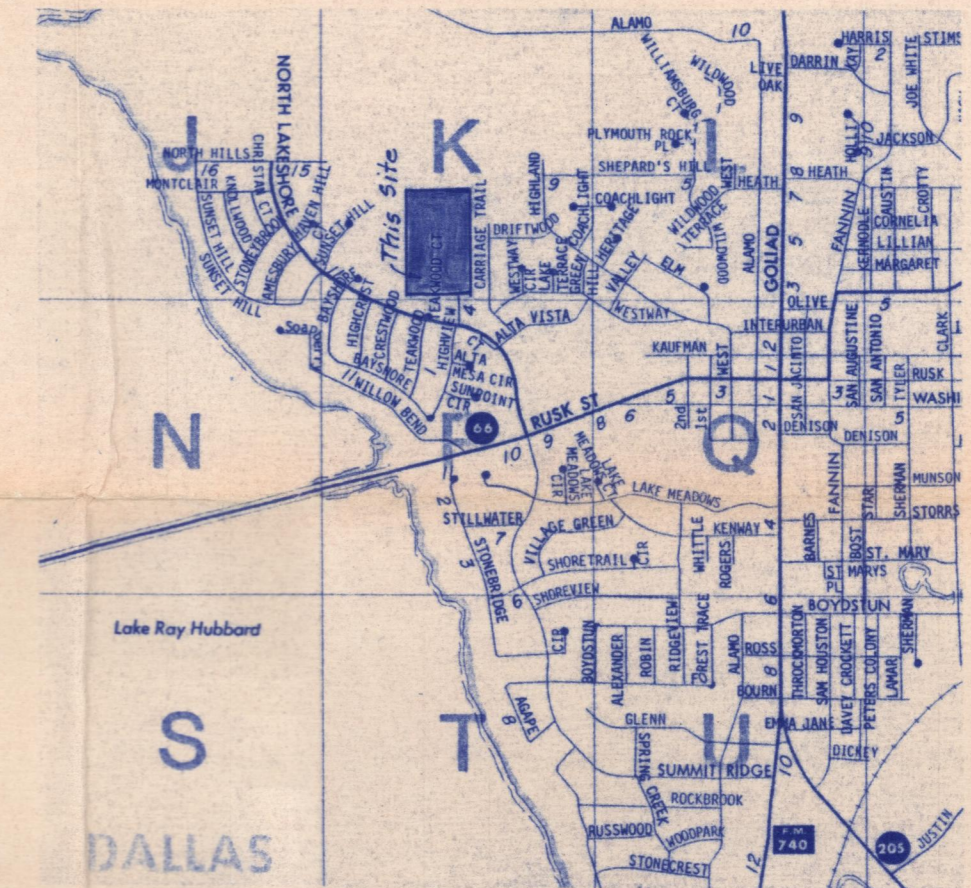
First Gibraltar Bank, F.S.B.
Vol. 147, Pg. 480

Rockwall School Addition No. 2
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CURVE DATA

C.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N06°18'35"E	56.53	11°47'57"	275.00	56.63	28.42
C2	N05°46'54"E	72.77	12°51'19"	325.00	72.92	36.81
C3	N06°16'21"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	49.61	36°07'44"	80.00	50.45	26.09
C6	N00°04'36"W	80.77	252°15'28"	50.00	220.14	68.49
C7	N72°00'44"W	49.61	36°07'44"	80.00	50.45	26.09
C8	N62°55'49"W	98.63	54°17'34"	108.08	102.42	55.42
C9	N46°44'02"W	30.39	21°54'02"	80.00	30.58	15.48
C10	N68°34'13"E	80.64	252°30'33"	50.00	220.36	68.18
C11	N37°37'33"W	57.04	104°54'06"	35.97	65.86	46.80
C12	N82°50'15"W	31.09	6°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°38'19"E	49.74	90°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°54'16"W	49.65	90°20'39"	35.00	55.19	35.21
C19	N45°05'44"E	49.35	89°39'21"	35.00	54.77	34.79
C20	N44°52'42"W	49.16	89°13'18"	35.00	54.50	34.53
C21	N06°17'22"E	61.88	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°41'09"	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

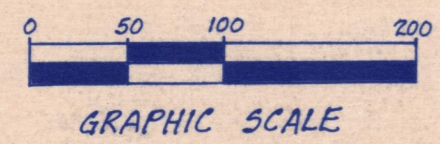
Bill Lofland
Vol. 56, Pg. 477



LOCATION MAP
Scale: 1"=2,000'

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'	11-01-90	90115

THE PINNACLE
W.B. BOWLES SURVEY, ABSTRACT NO. 12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
THE PINNACLE JOINT VENTURE ~ OWNER
P.O. Box 536, Rockwall, Texas 75087 Telephone No. 214-771-9318

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, The Pinnacle Joint Venture is the owner of a tract of land situated in the W. B. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and being a part of that tract of land described as Fourth Tract in Deed to Nan A. Smartt, W. I. Lofland, and Juliana Bond recorded in Volume 70, Page 183, 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;
THENCE: North 0° 16' 03" East a distance of 1061.72 feet to a 1/2" iron rod set for a corner at a fence line and on the North line of the above mentioned Fourth Tract;
THENCE: North 89° 29' 21" East a distance of 296.92 feet with said fence line to a 1/4" iron rod found for a corner;
THENCE: South 89° 35' 50" East a distance of 377.53 feet continuing with said fence line and said North line to a 1/2" iron rod set for the Northeast corner of said Fourth Tract and on the West line of Rockwall School Addition No. 2, an addition to the City of Rockwall, recorded in Slide B, Page 116, Plat Records, Rockwall County, Texas;
THENCE: South 0° 38' 45" East with the West line of said Addition, and then with the West line of said Northshore Phase One a distance of 1060.84 feet to the Point of Beginning and containing 725,598 square feet or 16.6575 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT The Pinnacle Joint Venture, being owner does hereby adopt this plat designating the hereinabove described property as The Pinnacle, 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 _____, Texas, this _____ day of _____, 1990.

THE PINNACLE JOINT VENTURE

JOE F. HOLT, JOINT VENTURER

JERRY L. ANDREWS, JOINT VENTURER

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1990, by Joe F. Holt, Joint Venturer, on behalf of The Pinnacle Joint Venture.

Notary Public

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1990, by Jerry L. Andrews, Joint Venturer, on behalf on The Pinnacle Joint Venture.

Notary Public

SURVEYOR'S CERTIFICATE

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

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1990, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of The Pinnacle, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1990.

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

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

WITNESS OUR HANDS this _____ day of _____, 1990.

Mayor, City of Rockwall

City Secretary, City of Rockwall

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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.
	11-01-90	90115

THE PINNACLE	
W.B. BOWLES SURVEY, ABSTRACT NO.12	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
THE PINNACLE JOINT VENTURE ~ OWNER P.O. Box 536, Rockwall, Texas 75087 Telephone No. 214-771-9318	

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: December 13, 1990

Agenda No: III. B.

Agenda Item: P&Z 90-37-FP - Discuss and Consider Recommending Approval of a Final Plat for the Pinnacle

Item Generated By: Applicant, Joe Holt

Action Needed: Consider approval of the plat.

Background Information:

The applicant has submitted the final plat for the Pinnacle. It conforms to our requirements and with the condition of the preliminary plat that Highview extend as a through street. There has been some public interest in this addition from the surrounding property owners and there may be some representatives here Thursday night.

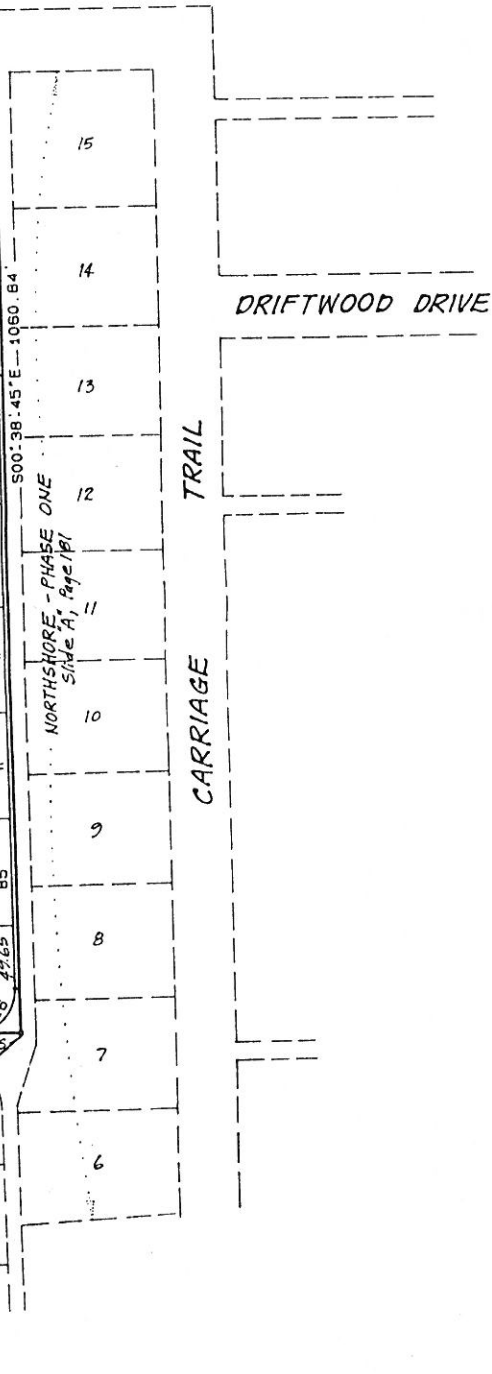
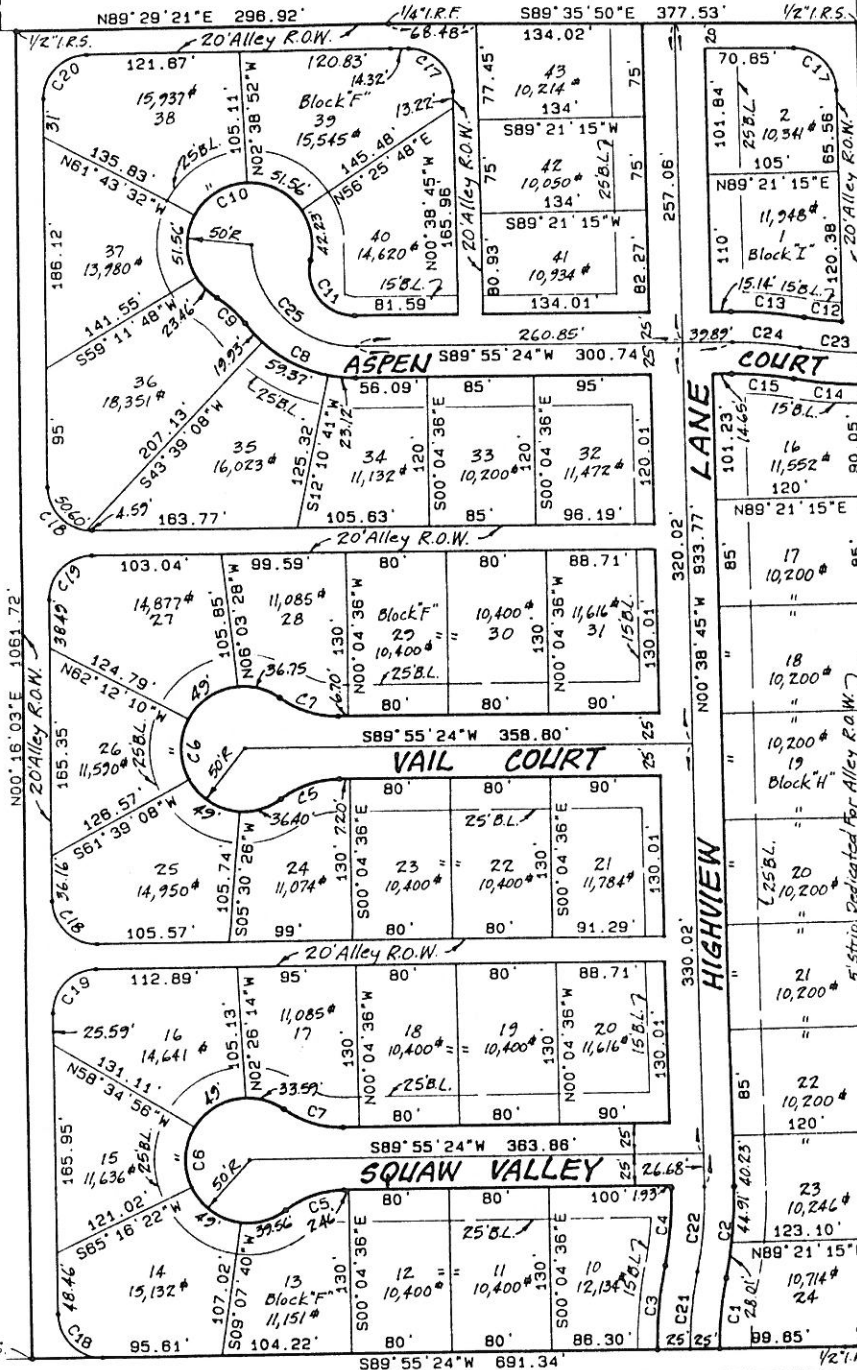
Attachments:

1. Plat

Agenda Item: Pinnacle Final Plat

Item No: III. B.

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



LAKE SHORE DRIVE

HAROLD L. E
CONSULTING EN
2331 GUS THOMASSON
DALLAS, TEXAS
PHONE (214) 32

SCALE	DATE
1"=100'	11-01-90

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: March 14, 1991

Agenda No: IV. C.

Agenda Item: Discuss and Consider Recommending Approval of a Plat for the Pinnacle, Phase I, a 16 Lot Subdivision Located North of North Lakeshore Drive and West of SH-205

Item Generated By: Applicant, Joe Holt

Action Needed: Consider approval of the final plat.

Background Information:

Several months ago the Commission and Council approved a final plat for the Pinnacle, which was planned to be a 45 lot subdivision with access off of North Lakeshore and off of Carriage Trail. Since that approval the developer has been unable to acquire all of the property for the full subdivision. He would like to proceed with the development of one phase of the Pinnacle, which would consist of 16 lots. This phase will only have access off of Carriage Trail. The developer will have to construct two temporary culdesacs at both ends of Highview in order to provide adequate turn arounds. The plat as submitted conforms to the original submission. There are some changes to the engineering drawings needed due to the entire subdivision not being built and we would recommend approval of the plat subject to the changes being made prior to the Council consideration of the plat.

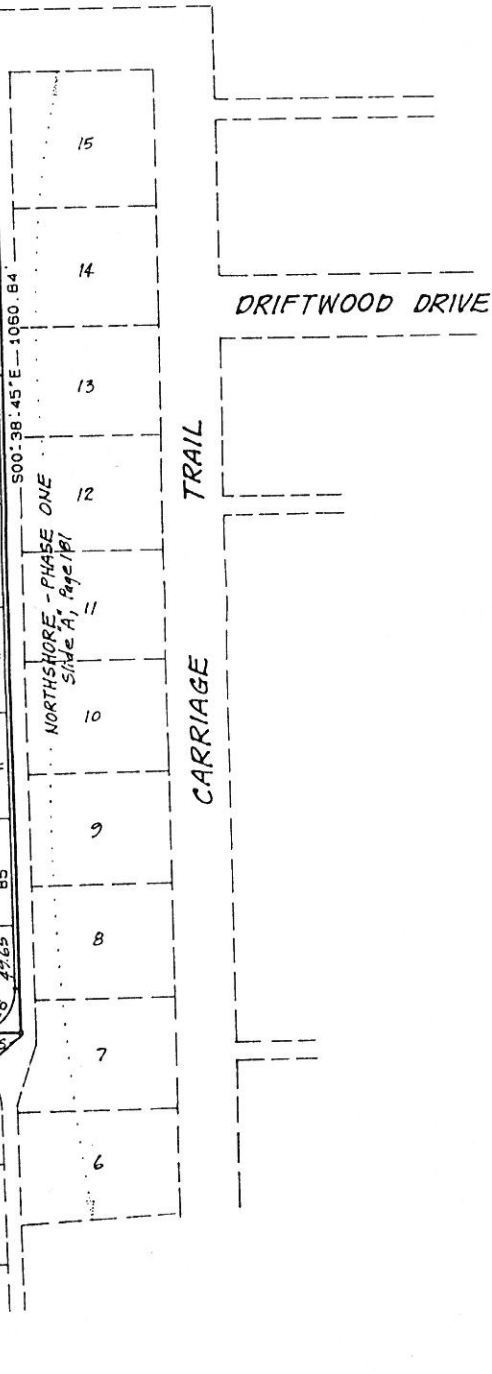
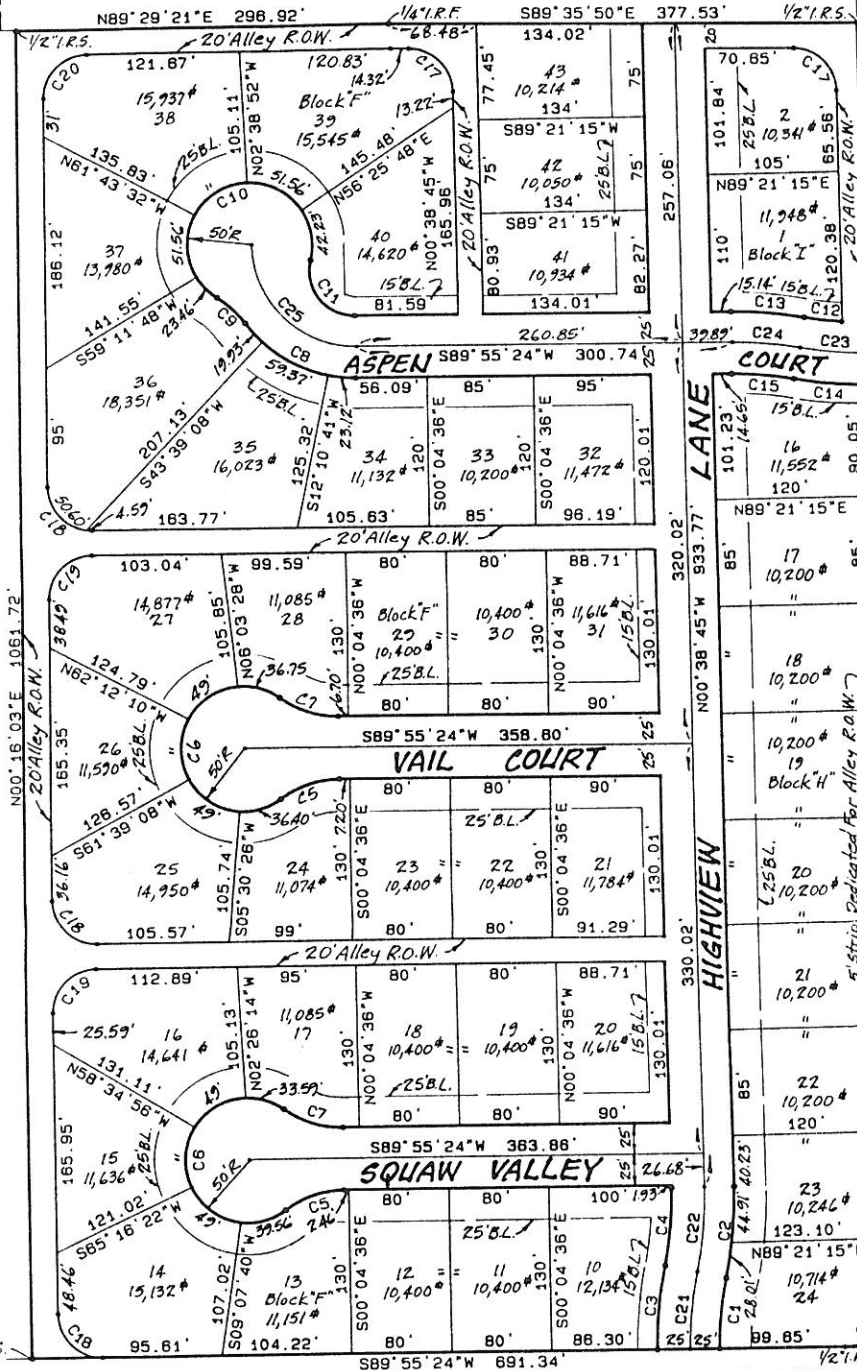
Attachments:

1. Location Map
2. Plat

Agenda Item: Pinnacle Final Plat

Item No: IV. C.

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



LAKE SHORE

DRIVE

HAROLD L. E
CONSULTING EN
2331 GUS THOMASSON
DALLAS, TEXAS
PHONE (214) 32

SCALE	DATE
1"=100'	11-01-90

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: December 17, 1990

Agenda No: VI. A.

Agenda Item: Discuss and Consider Approval of a Final Plat for the Pinnacle Located in Northshore

Item Generated By:

Action Needed:

Background Information:

The applicant has submitted the final plat for the Pinnacle. It conforms to our requirements and with the condition of the preliminary plat that Highview extend as a through street. There has been some public interest in this addition from the surrounding property owners and there may be some representatives here Thursday night.

The Commission will consider this plat at their meeting Thursday night.

The Parks and Recreation Board has reviewed the plat and recommends Council approval of the attached staff recommendation and calculation sheet for mandatory parkland dedication associated with the Pinnacle addition. The calculations are based on the ordinance. Since the pro-rata share for this development is less than one acre, the ordinance provides that the contribution will be cash rather than land. Since we have already purchased Northshore Park to serve this NP District the cost per acre figure as provided in the ordinance is based on actual cost rather than an appraisal figure. The attached calculation sheet tracks the requirements of the ordinance.

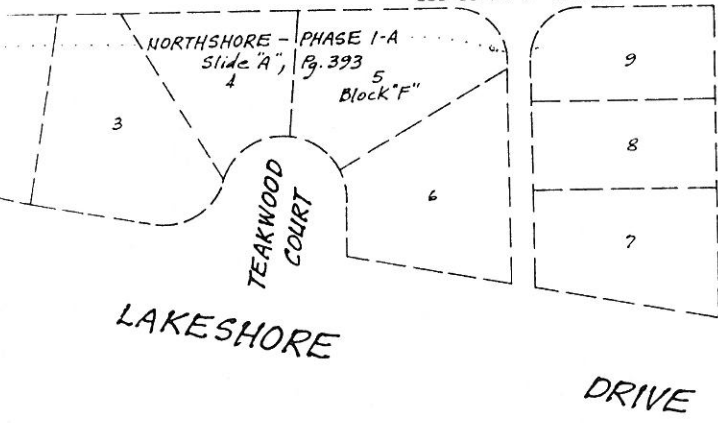
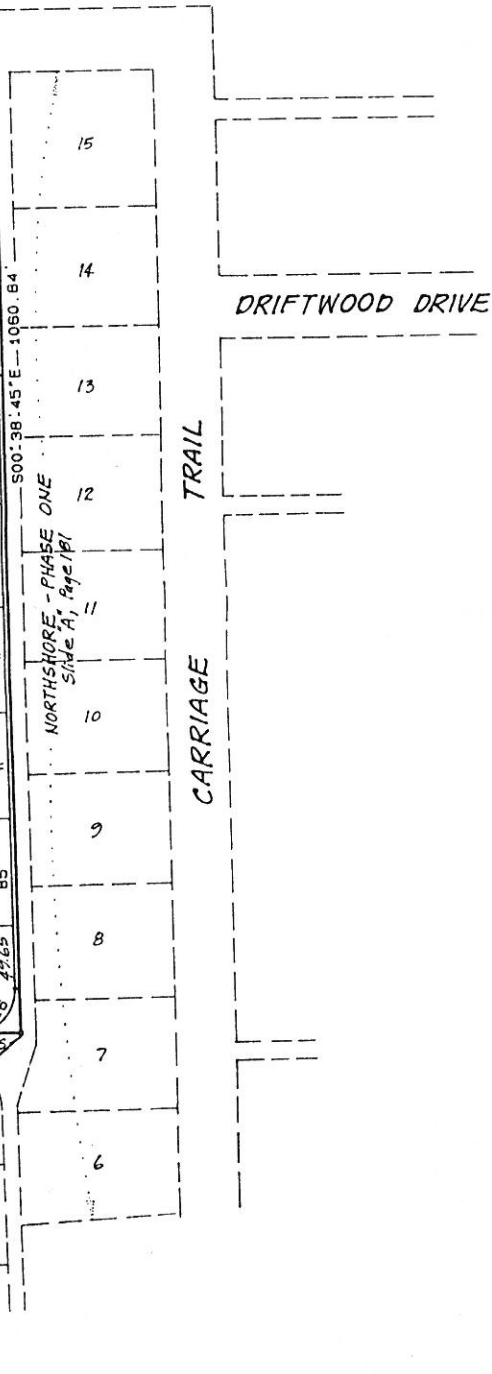
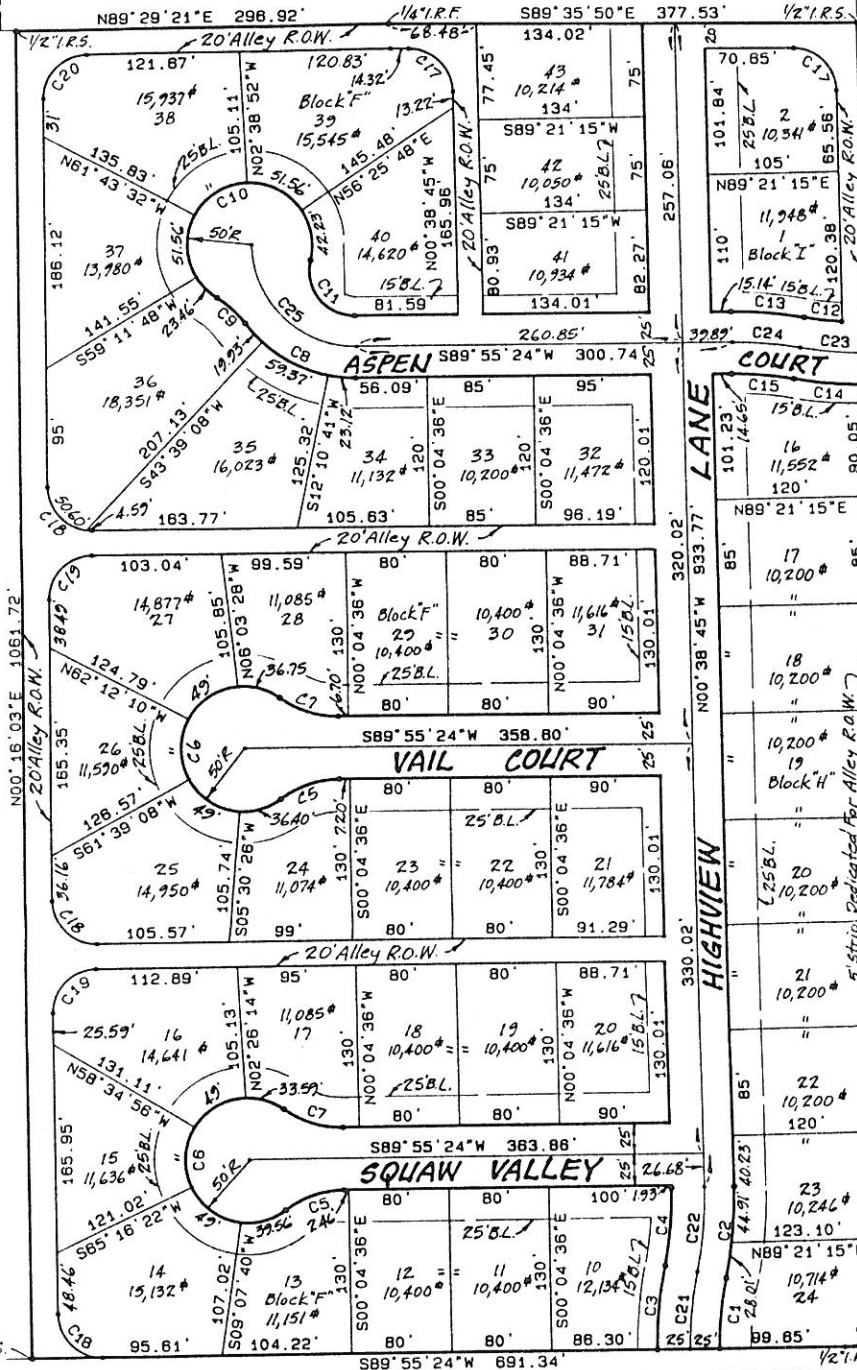
Attachments:

1. Plat
2. Location Map

Agenda Item: Consider Final Plat for Pinnacle Located in Northshore

Item No: VI. A.

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



HAROLD L. E
CONSULTING EN
2331 GUS THOMASSON
DALLAS, TEXAS
PHONE (214) 32

SCALE	DATE
1"=100'	11-01-90