

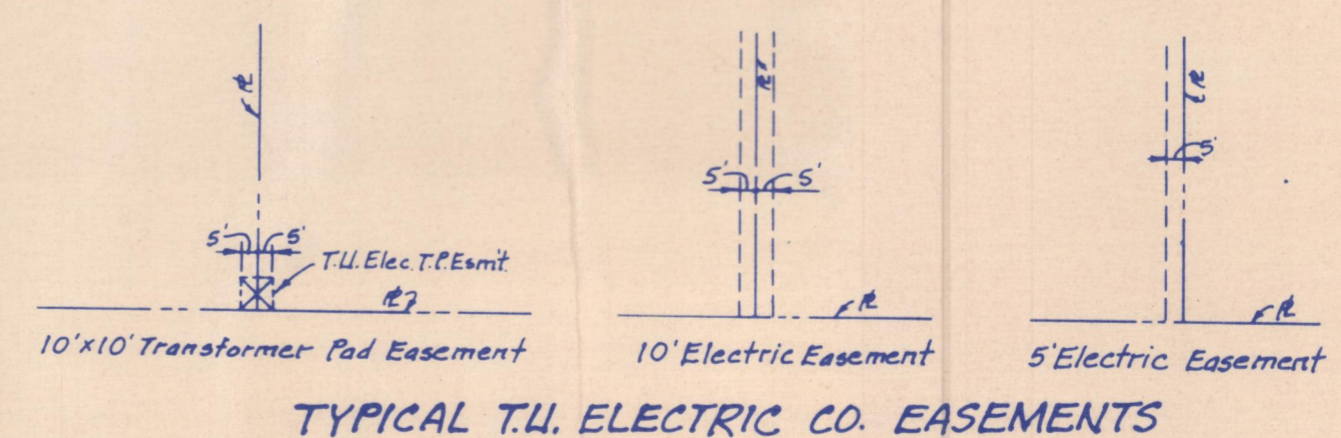
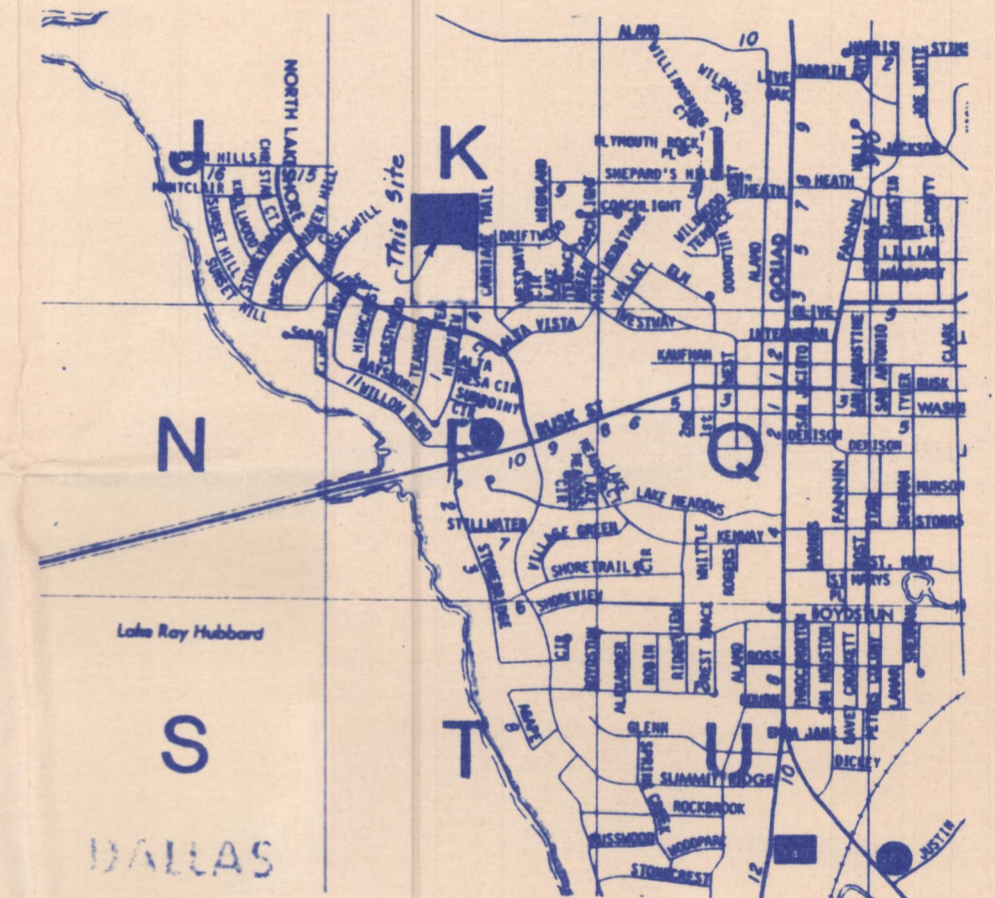
First Gibraltar Bank, F.S.B.
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Rockwall School Addition No. 2
Slide 'B', Pg. 116

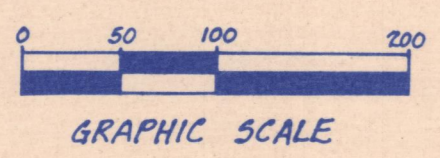
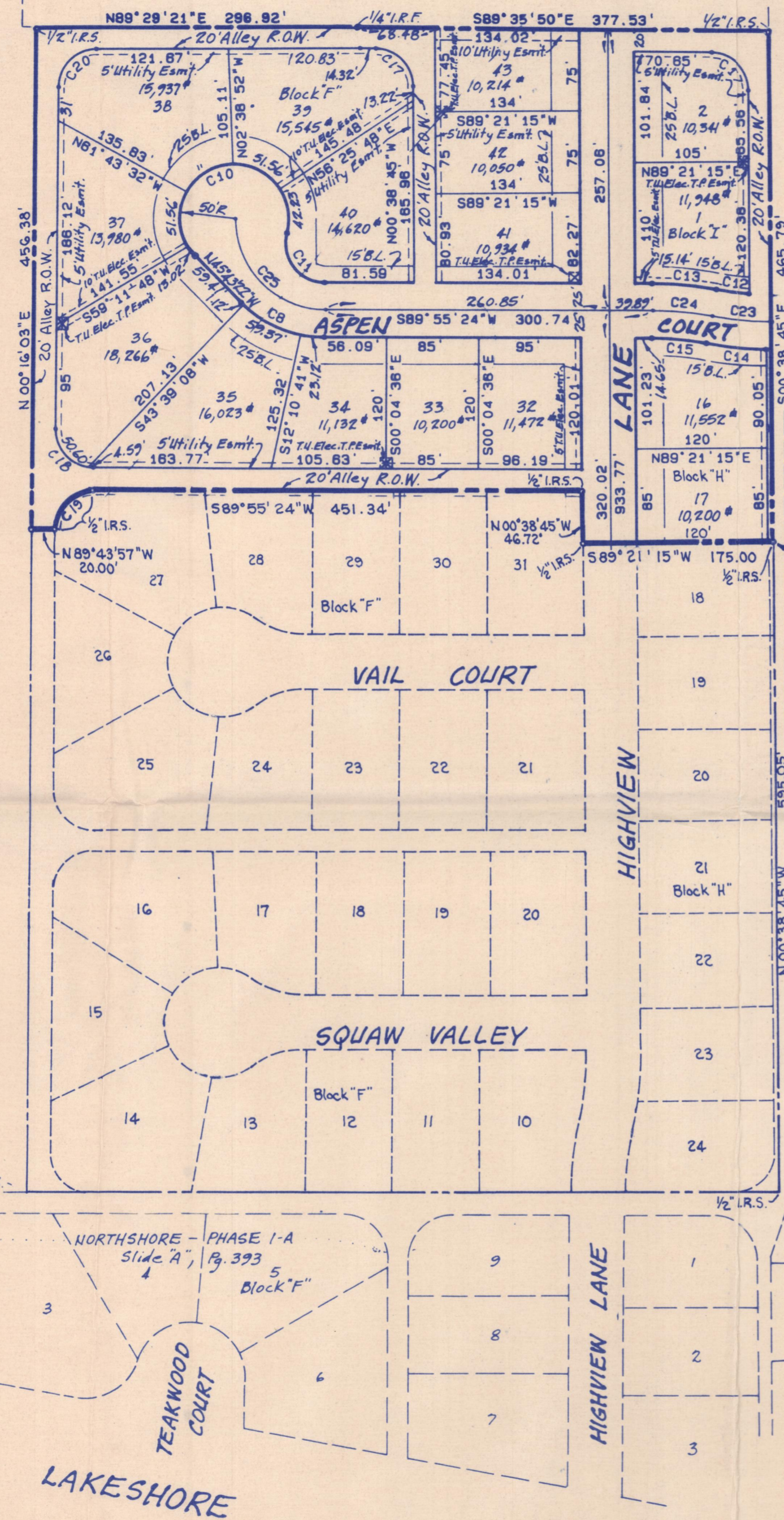
Bill Lotland
Vol. 56, Pg. 477

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N08°18'35"E	58.53	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°52'28"	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	49.81	38°07'44"	80.00	50.45	28.09
C6	N00°04'36"W	80.77	252°15'28"	50.00	220.14	68.49
C7	N72°00'44"W	49.81	38°07'44"	80.00	50.45	28.09
C8	N47°53'59"W	81.59	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°35'04"E	86.36	240°32'51"	50.00	209.92	85.65
C11	N37°37'33"W	57.04	104°54'08"	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°50'47"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	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°54'18"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"E	49.16	89°13'18"	35.00	54.50	34.53
C21	N08°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°50'12"W	55.87	10°41'09"	300.00	55.95	28.08
C24	N84°50'12"W	54.80	10°28'47"	300.00	54.87	27.51
C25	N45°04'36"W	117.49	90°00'00"	83.08	130.50	83.08



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



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

SCALE	DATE	JOB NO.
1"=100'	2-27-91	90115

THE PINNACLE
FIRST PHASE
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:

COMMENCING 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: North 0° 38' 45" West a distance of 595.05 feet with the West line of said Northshore Phase One to a 1/2" iron rod set for a corner and the Point of Beginning;
THENCE: South 89° 21' 15" West a distance of 175.00 feet to a 1/2" iron rod set for a corner;
THENCE: North 0° 38' 45" West a distance of 46.72 feet to a 1/2" iron rod set for a corner;
THENCE: South 89° 55' 24" West a distance of 451.34 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the left having a central angle of 89° 39' 21", a radius of 35.00 feet, and a chord that bears South 45° 05' 44" West a distance of 49.35 feet;
THENCE: Along said curve an arc distance of 54.77 feet to a 1/2" iron rod set for a corner;
THENCE: North 89° 43' 57" West a distance of 20.00 feet to a 1/2" iron rod set for a corner;
THENCE: North 0° 16' 03" East a distance of 456.38 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 465.79 feet to the Point of Beginning and containing 295,382 square feet or 6.7810 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 _____

Deletis

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

2
13

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE DATE JOB NO.
2-27-91 90115

THE PINNACLE
FIRST PHASE
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. 214-771-9313

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case No. 90-37FP Submitted by The Pinnacle Joint Venture

Description The Pinnacle NP District NP13

Calculation Information

I. Total number of residential units which NP13 is projected to have when fully developed.

.Total projected population NP13 (Park Plan): 1,933

.Mean Household Size (1990 Census): 2.63

Calculation

$$1,933 / 2.63 = \underline{734.98}$$

II. Pro rata share of required dedication for The Pinnacle

.Total number of residential units which NP13 is projected to have when fully developed: 734.98

.Total number of units proposed for The Pinnacle = 45

Calculation

45 units is 6.1 % of 734.98

6.1 of 2.5 acres (total Neighborhood Park requirement
of NP13 from Park Plan) = .1525

=====
Staff Recommendation

Developer pro rate share: .1525

Contribution: Cash (by Ordinance)

Per Acre Amount: 11,000/acre (by previous acquisition)

Contribution: \$11,000/acre x .1525 = 1,677.50 + 865.22 = 2,542.72 (see attached)

CITY ENGINEER'S CERTIFICATION

I, W. L. "Dub" Douphrate II, P.E., City Engineer for the City of Rockwall, Texas hereby certify that the following represent cost estimates for Northshore, Phase 4 associated with the City of Rockwall Ordinance No. 87-1, Mandatory Parkland Dedication Ordinance.

Development: Northshore, Phase 4

Remainder of Curb and Gutter at Northshore Park

294 feet @ \$12.00/l.f. = \$ 3,528.00

Remainder of Street (1 lane) at Northshore Park

294 feet @ \$36.00/l.f. = \$10,584.00


Water Tap

1 water tap @ \$71.91 = \$ 71.91

Total Estimate \$14,183.91

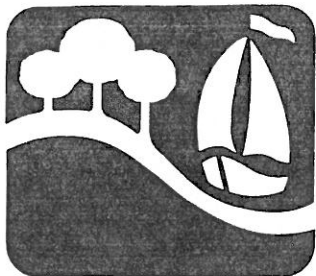
Pro Rata Share for Northshore, Phase 4A for this Development

$$\frac{\$14,183.91}{\text{Total Estimate}} \times \frac{6.1\%}{\text{Pro Rata for Developer}} = \underline{\underline{\$ 865.22}}$$



W. L. "Dub" Douphrate II, P.E.

Date 11/1/90



CITY OF ROCKWALL

"THE NEW HORIZON"

March 7, 1991

Mr. Harold Evans, P.E.
Harold L. Evans Consulting Engineers
2331 Gus Thomasson Rd., Suite 102
Dallas, TX 75228

Re: The Pinnacle Phase One

Dear Mr. Evans:

We received the final plat and engineering plans on Friday March 1, 1991 for the referenced project and have completed the first review. Please revise the plans to comply with the general comments listed below:

General Comments

1. Revise sheet 2 of the plat as indicated on the drawings. The City Manager does not sign the plats. All future legal descriptions submitted should be written accordingly.
2. Indicate by station the beginning point on Highview Lane and alley "B" (sheets 5 and 6).
3. The engineering seal should be legible, signed, and dated (sheets 3, 6, 7, 8 & 9).
4. Either provide the City of Rockwall with a utility easement for the proposed 6-inch water line with a 6-inch loop to Carriage Trail or connect into the existing 8-inch north of Carriage Trail with a proposed 8-inch. Refer to sheet 8 for comments.
5. Your delineation between Phase I and II is not clear. Please clarify on sheet 8.
6. The 6-inch gate valve and blind flange should be drawn on the proposed water line and not the sanitary sewer force main.
7. The sanitary sewer force main details are to be included on the utility sheet not the drainage area map. All future utility plan and profile sheets should be separated from the drainage design sheets.

Harold Evans
page two

8. Provide a cover sheet describing Phase I with a listing of sheets and corresponding page numbers.
9. Resubmit two full sets for review.

Our comments do not in any way relieve the owner or the engineer from responsibility and compliance with the City of Rockwall Standards of Design and good engineering practice.

Sincerely,

A handwritten signature in black ink, appearing to read "W. L. Douphrate II". The signature is fluid and cursive, with a large initial "W" and "L".

W. L. Douphrate II, P.E.
City Engineer

hcc

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: February 3, 1992

Agenda No: IV. D.

Agenda Item: Consider Approval of a Final Plat on Phase 2, Pinnacle

Item Generated By: Applicant, Joe Holt

Action Needed: Reapproval of the final plat.

Background Information:

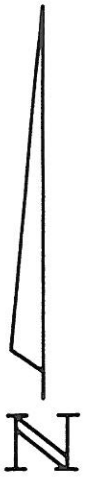
Several months ago the Commission and Council approved the final plat for the 45 lots included in the Pinnacle. The developer could not finalize purchase of the entire site so he then platted 15 lots as the first phase. He has now acquired the land for the last 30 lots and he wants to plat those as Phase Two. The lots are just as they were approved on the original final plat. The engineering has again been reviewed and it meets our requirements.

Attachments:

1. Plat

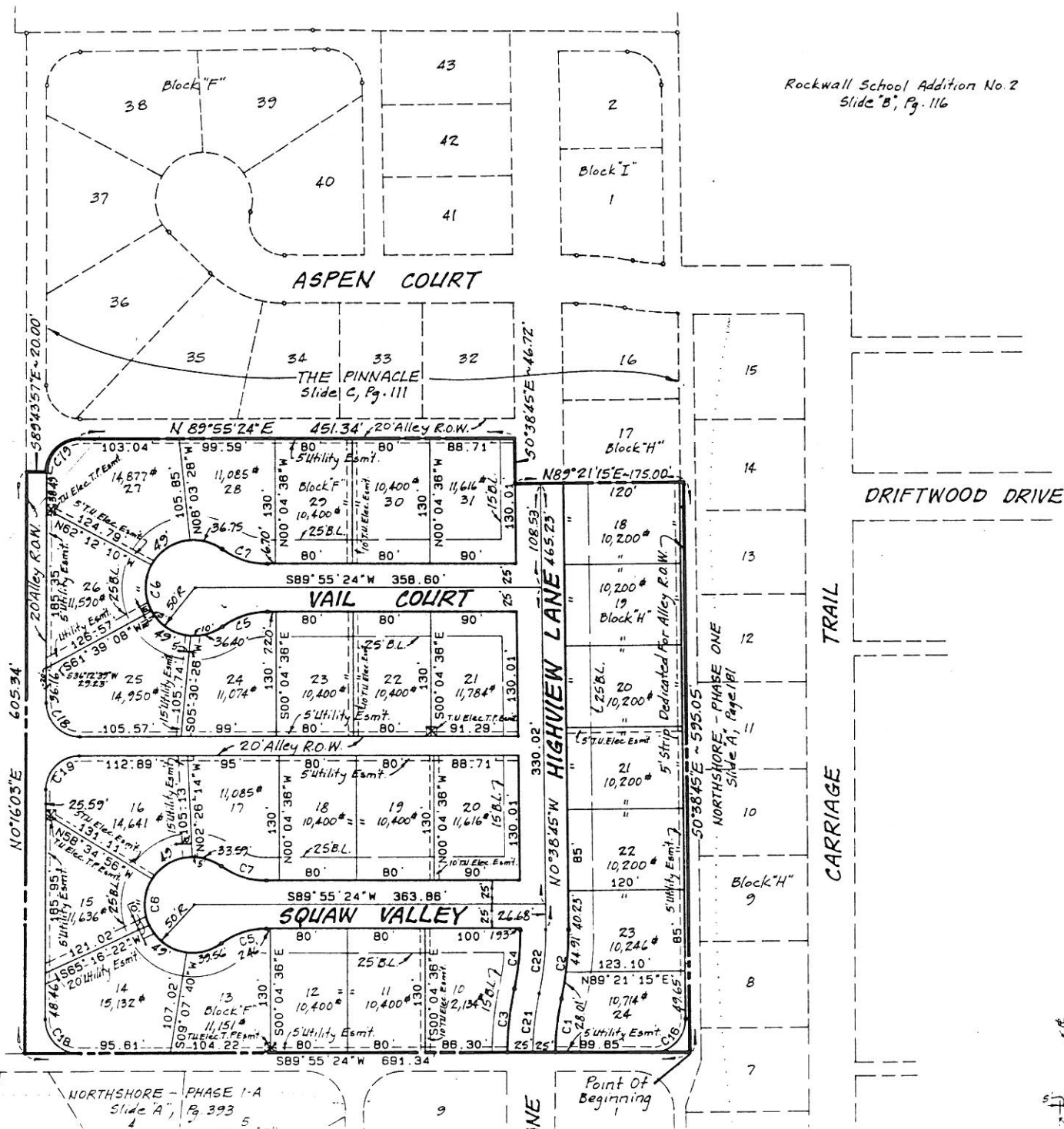
Agenda Item: Consider Final Plat on Phase 2, Pinnacle

Item No: IV. D.



Bill Lofland
Vol 56, Pg. 477

Rockwall School Addition No 2
Slide B, Pg. 116



NO.	BEARING
C1	N06° 18' 35" E
C2	N05° 46' 54" E
C3	N06° 16' 21" E
C4	N05° 46' 54" E
C5	S71° 51' 32" W
C6	N00° 04' 36" W
C7	N72° 00' 44" W
C8	N67° 53' 59" W
C9	N46° 44' 02" W
C10	N74° 33' 04" E
C11	N37° 37' 33" W
C12	N82° 50' 15" W
C13	N84° 50' 12" W
C14	N84° 30' 47" W
C15	N84° 50' 12" W
C16	N44° 38' 19" E
C17	N45° 07' 18" W
C18	N44° 54' 16" W
C19	N45° 05' 44" E
C20	N44° 52' 42" E
C21	N06° 17' 22" E
C22	N05° 46' 54" E
C23	N64° 56' 23" W
C24	N84° 50' 12" W
C25	N45° 04' 36" W



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: April 1, 1991

Agenda No: VII. C.

Agenda Item: Discuss and Consider Approval of a Final Plat of the Pinnacle, Phase I, a 16 Lot Subdivision Located North of North Lakeshore Drive

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 plat as submitted conforms to the original submission.

The Planning and Zoning Commission has recommended approval of the plat with the stipulation that a temporary turn around is not needed at the end of Highview, given the short distance to either end of Highview from Aspen Court and alley access at both ends of the street.

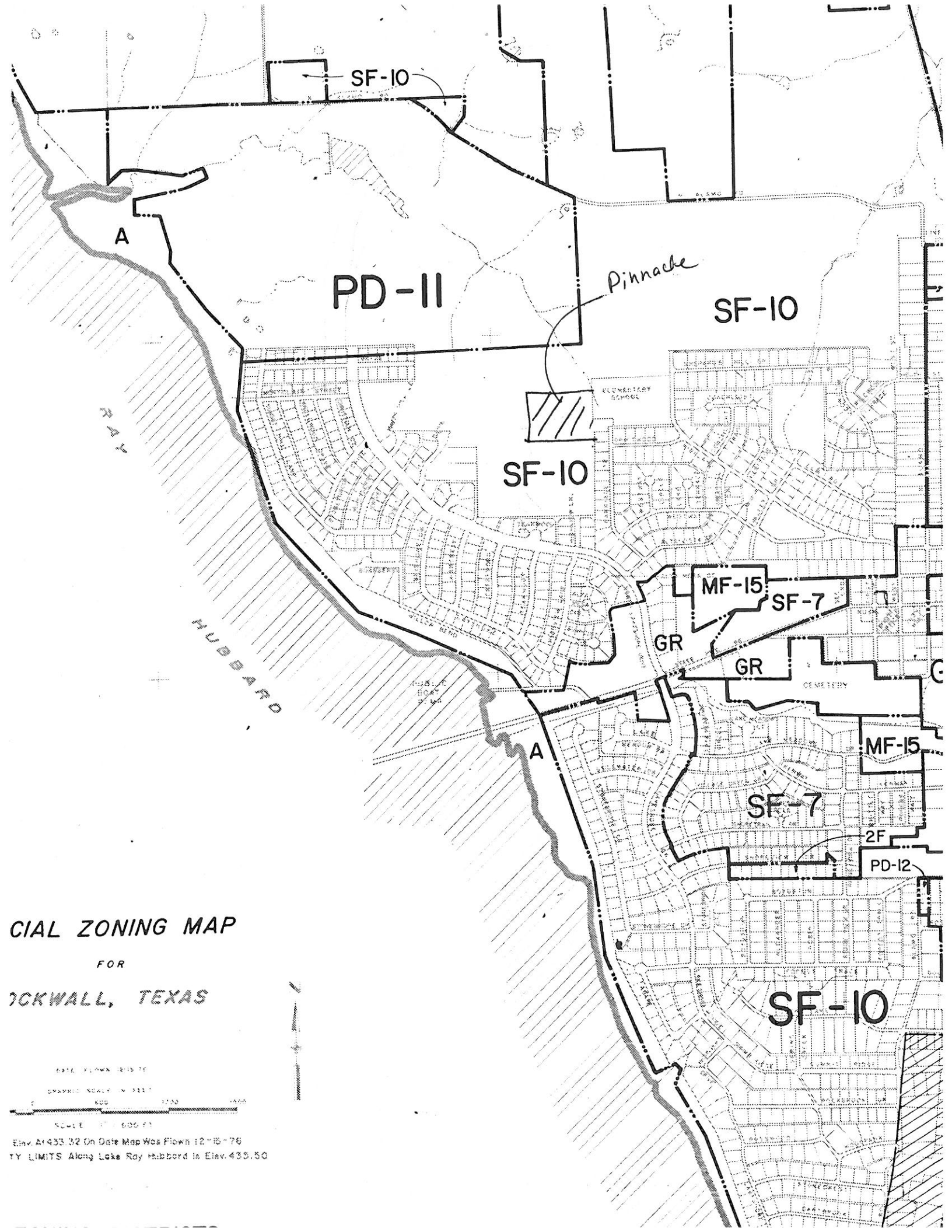
A copy of the plat is attached.

Attachments:

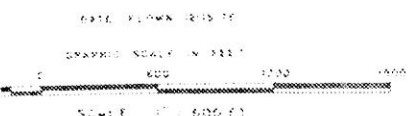
1. Location Map
2. Plat

Agenda Item: Pinnacle Final Plat

Item No: VII. C.



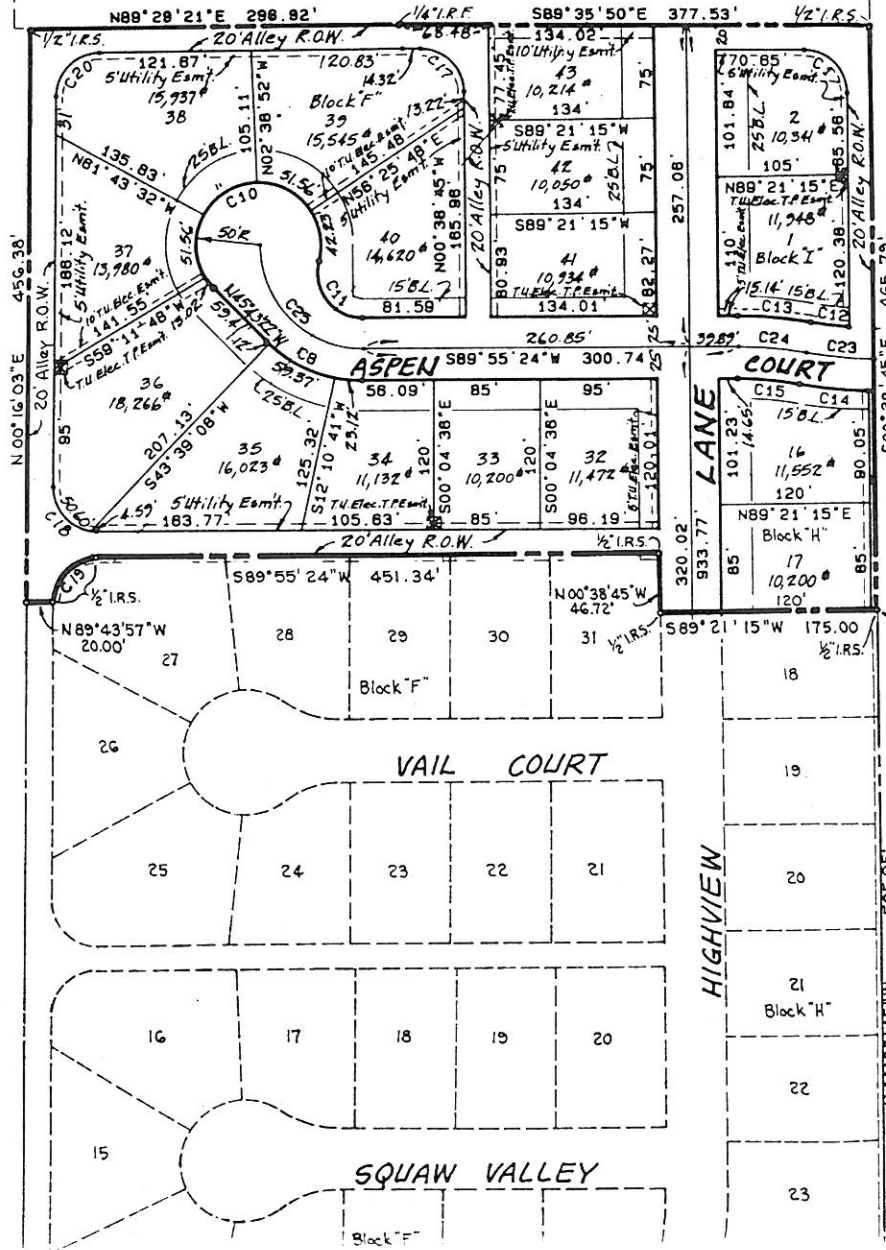
OFFICIAL ZONING MAP
 FOR
ROCKWALL, TEXAS



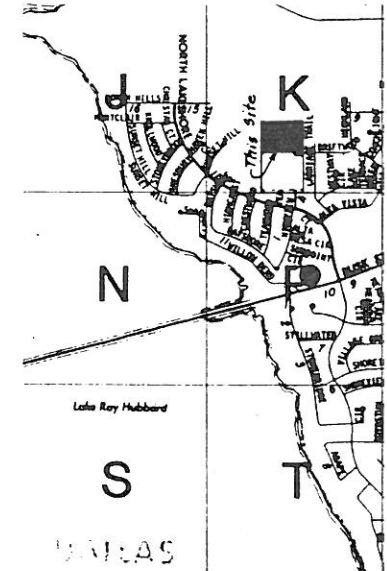
Elev. At 433.32 On Date Map Was Plots 12-15-76
 PROPERTY LIMITS Along Lake Roy Hubbard is Elev. 433.50

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

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



CURVE DATA				
NO.	BEARING	CHORD	DELTA	R.
C1	N06°18'35"E	56.53	11°47'57"	2'
C2	N05°46'54"E	72.77	12°51'19"	3'
C3	N08°18'21"E	67.23	11°52'26"	3'
C4	N05°46'54"E	61.57	12°51'19"	2'
C5	S71°51'32"W	49.61	38°07'44"	3'
C6	N00°04'36"W	80.77	252°15'28"	3'
C7	N72°00'44"W	49.61	38°07'44"	3'
C8	N67°53'59"W	81.59	44°21'14"	1'
C9	N46°44'02"W	30.39	21°54'02"	1'
C10	N74°35'04"E	86.36	240°32'51"	3'
C11	N37°37'33"W	57.04	104°54'08"	2'
C12	N82°50'15"W	31.09	8°28'52"	2'
C13	N84°50'12"W	59.36	10°28'47"	3'
C14	N84°30'47"W	55.70	9°49'56"	3'
C15	N84°50'12"W	50.23	10°28'47"	2'
C16	N44°38'18"E	49.74	90°34'09"	3'
C17	N45°07'18"W	48.04	88°57'04"	3'
C18	N44°54'16"W	49.65	90°20'39"	3'
C19	N45°05'44"E	49.35	89°38'21"	3'
C20	N44°52'42"E	49.16	89°13'18"	3'
C21	N06°17'22"E	61.88	11°50'23"	3'
C22	N05°46'54"E	67.17	12°51'19"	3'
C23	N84°58'23"W	55.87	10°41'09"	3'
C24	N84°50'12"W	54.80	10°28'47"	3'
C25	N45°04'36"W	117.49	80°00'00"	3'



LOCATION