



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> 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.

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3601 HIGHPOINT

SUBDIVISION LAKE SIDE VILLAGE

LOT N 38-39-40 BLOCK TRACT N-40

GENERAL LOCATION HIGH POINT + HILLTOP CIRCLE

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF1

CURRENT USE LOT

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE NEW HOME

ACREAGE 1.66

LOTS [CURRENT] 3

LOTS [PROPOSED] 1

**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 CHRIS + CHARLA MALEK

APPLICANT DEAN CATHEY CUSTOM HOMES

CONTACT PERSON CHRIS MALEK

CONTACT PERSON DEAN CATHEY

ADDRESS 3022 HARBOR DR.

ADDRESS 3066 ROCHELLE RD

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 713-819-1811

PHONE 972-571-1630

E-MAIL CCONTHE ROCK@YAHOO.COM

E-MAIL DEAN@DEANCATHEY.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Malek [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF Dec. 20 23 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."

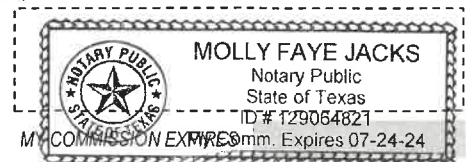
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF Dec, 20 23

OWNER'S SIGNATURE

Chris Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Molly Faye Jacks



0 12.5 25 50 75 100 Feet

Z2023-055: Specific Use Permit for Residential Infill at 3601 Highpoint Drive



PD-2

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.

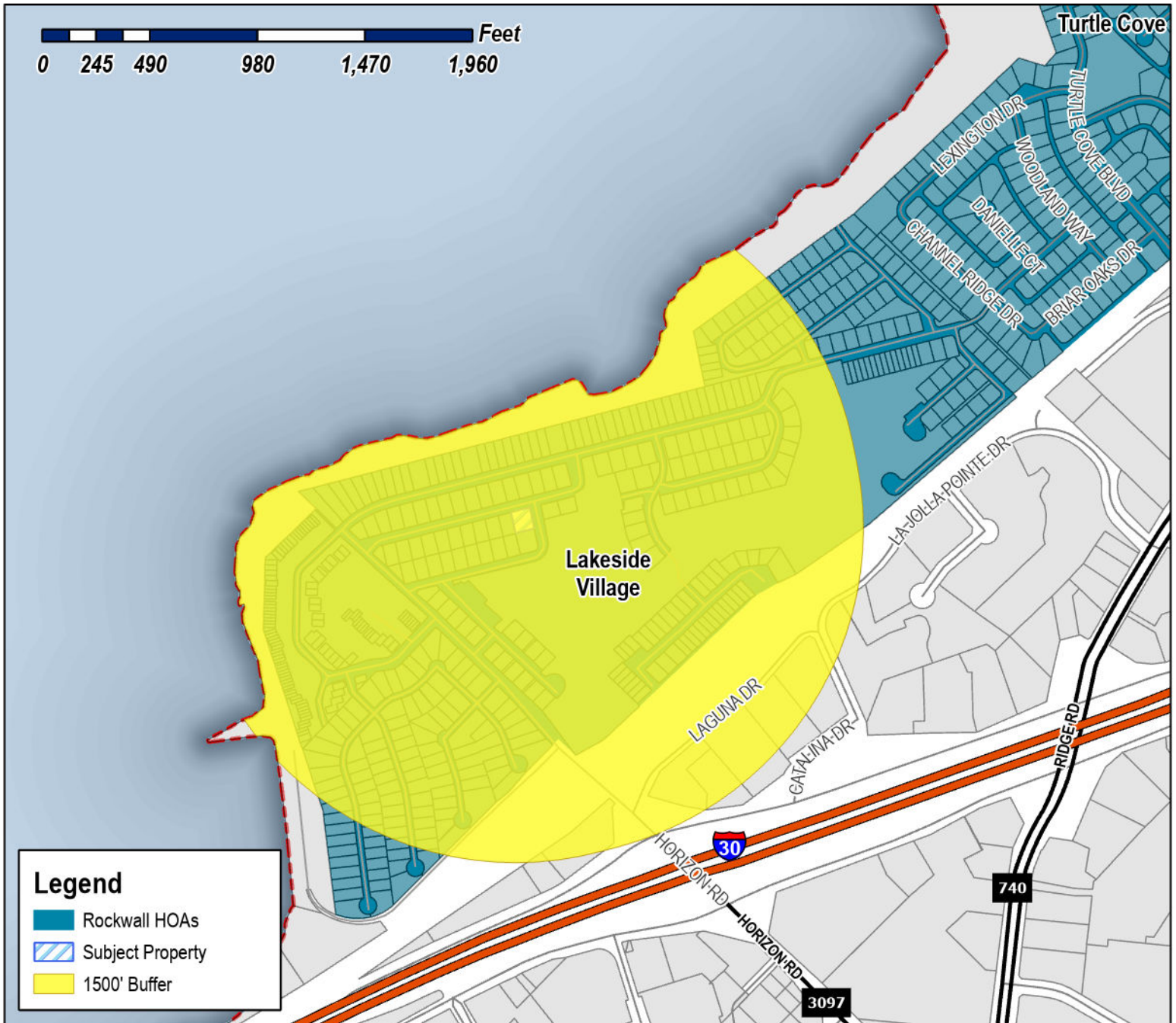




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**Case Number:** Z2023-055  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 2 (PD-2) District  
**Case Address:** 3601 Highpoint Drive

**Date Saved:** 12/14/2023  
 For Questions on this Case Call (972) 771-7745

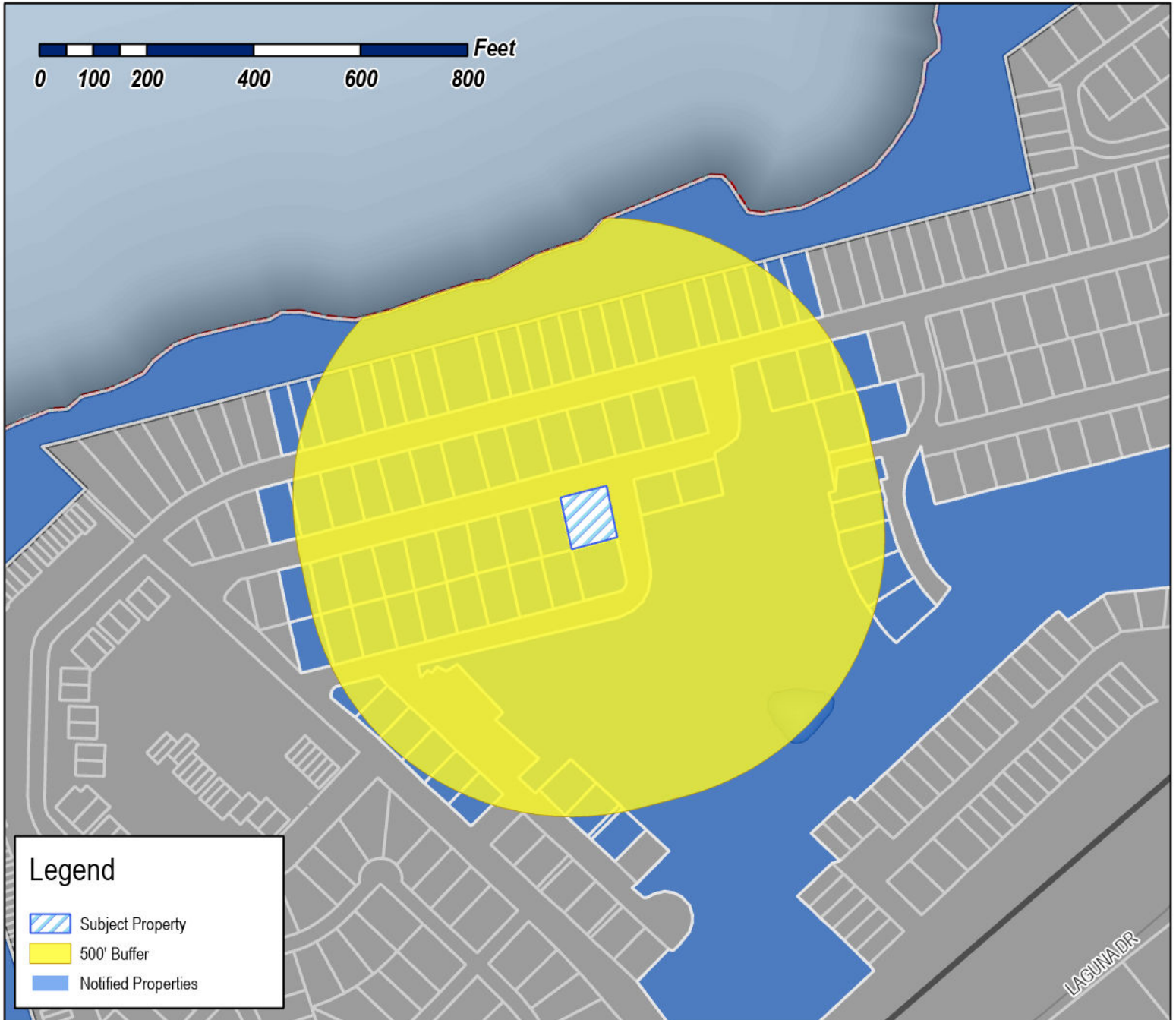




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**Zoning:** Planned Development 2 (PD-2) District  
**Case Address:** 3601 Highpoint Drive

**Date Saved:** 12/13/2023

For Questions on this Case Call: (972) 771-7746



KHATTAK ASIF  
1 LOCHLEVEN  
RICHARDSON, TX 75082

BESSETTE CYNTHIA  
13430 2ND AVE NE  
BRADENTON, FL 34212

HUDSON SFR PROPERTY HOLDINGS III LLC  
2711 N HASKELL AVE SUITE 2100  
DALLAS, TX 75204

RIGGS STELLA  
2908 SHALIMAR DR  
PLANO, TX 75023

EVANS SHEILA  
3 WATERS EDGE CT  
HEATH, TX 75032

MALEK CHRIS EDWARD & CHARLA BLASINGAME  
3022 HARBOR DR  
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J  
3403 LAKESIDE DRIVE  
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L  
3405 LAKESIDE DR  
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE  
3407 LAKESIDE DRIVE  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

DOBRICK JOHN R  
3412 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3414 LAKESIDE DR  
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH  
3416 LAKESIDE DR  
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND  
ROGER DIEBEL  
3418 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3420 LAKESIDE DR  
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA  
3422 LAKESIDE DRIVE  
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

PATTERSON DENIS  
3501 AUGUSTA TRL  
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN  
3501 HIGHPOINT DR  
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST  
KEITH A HARVILLE & MARIA D TRUSTEES  
3502 HIGHPOINT DR  
ROCKWALL, TX 75087

VAICYS VYTAUTAS  
3502 LAKESIDE DR  
ROCKWALL, TX 75087

CROW DANNY AND MARY J  
3502 WATERVIEW TR  
ROCKWALL, TX 75087

COATS RYAN AND  
NEIL COATS  
3503 AUGUSTA TRAIL  
ROCKWALL, TX 75087

GRAVES JAMES K  
3503 HIGHPOINT DR  
ROCKWALL, TX 75087

GRAY GARY A  
3504 HIGHPOINT DR  
ROCKWALL, TX 75087

SPROULL PATRICIA M  
3504 LAKESIDE DR  
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E  
3504 WATERVIEW TRAIL  
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA  
3505 AUGUSTA TRL  
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE  
3506 HIGHPOINT DR  
ROCKWALL, TX 75087

CONNELLY MARK AND JILL  
3506 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HILL MARTHA GAYE  
3507 AUGUSTA TRL  
ROCKWALL, TX 75087

SUZUKI AOMI AND  
TAKAHIRO SUZUKI  
3508 HIGHPOINT DR  
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT  
3508 LAKESIDE DRIVE  
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH  
3509 AUGUSTA TR  
ROCKWALL, TX 75087

KARBAUM WILLI AND NINA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

STALEY JON T AND SHARON J  
3512 LAKESIDE DR  
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT  
3514 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018  
BETSEY M GAULT - TRUSTEE  
3518 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KING KAREN R  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LUCY F  
3524 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3602 HIGHPOINT DR  
ROCKWALL, TX 75087

BOWEN MEREDITH NINA  
3602 HILLTOP CIRCLE  
ROCKWALL, TX 75087

MYERS JERRY & MARCIA  
3602 LAKESIDE DR  
ROCKWALL, TX 75087

BRYANT BYRON L  
3603 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3604 HIGHPOINT DR  
ROCKWALL, TX 75087

GREMMINGER JASON A  
3604 HILLTOP CIRCLE  
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L  
3604 LAKESIDE DR  
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST  
3605 HIGHPOINT DR  
ROCKWALL, TX 75087

SHAVER ROBERT  
3606 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND  
3606 HILLTOP CIR  
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE  
3607 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3608 HILLTOP CIR  
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA  
3608 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND  
SUZANNE DARLENE ALLMAN-MATHURA  
3608 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3609 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3610 HILLTOP CIR  
ROCKWALL, TX 75087

PUGH GARY AND LAURA  
3610 HIGHPOINT DR  
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G  
3610 LAKESIDE DR  
ROCKWALL, TX 75087

REID IRMA MASQUIFELT  
3611 HIGHPOINT DR  
ROCKWALL, TX 75087

HOWARD MARIA LOUISE  
3612 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

SELMAN LINDA VALERIE  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP  
3612 LAKESIDE DRIVE  
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON  
3613 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3614 HIGHPOINT DR  
ROCKWALL, TX 75087

DEATON KEVIN & SHERI  
3614 HILLTOP CIR  
ROCKWALL, TX 75087

HAMILTON JOHN E  
3615 HIGHPOINT DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
3616 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE  
3616 HILLTOP CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
3617 HIGHPOINT DR  
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L  
3618 HIGHPOINT DR  
ROCKWALL, TX 75087

BEASLEY GILLIAN  
3618 HILLTOP CIR  
ROCKWALL, TX 75087

RESIDENT  
3619 HIGHPOINT DR  
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A  
3620 HIGHPOINT DR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

LEWIS MARY P  
4103 CABANA CT  
ROCKWALL, TX 75087

MCGOWAN KYLE  
4105 CABANA COURT  
ROCKWALL, TX 75087

CROWELL TERESA  
4107 CABANA CT  
ROCKWALL, TX 75087

RIVES MELANIE STEWART  
4212 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4214 VILLAGE DR  
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY  
4216 VILLAGE DR  
ROCKWALL, TX 75087

PECK KIMBERLY W  
4218 VILLAGE DR  
ROCKWALL, TX 75087

VENRICK CHERYL  
4220 VILLAGE DR  
ROCKWALL, TX 75087

I BENDECK & CO LLC  
5818 PRESTON FAIRWAYS DRIVE  
DALLAS, TX 75252

I BENDECK & CO LLC  
5818 PRESTON FAIRWAYS DRIVE  
DALLAS, TX 75252

GANNAWAY DANNY EARL  
601 COUNTRY CLUB DR  
HEATH, TX 75032

JORDAN LINDA T  
6018 RALEIGH DR  
GARLAND, TX 75044

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

LAKESIDE VILLAGE H O ASSOC  
P.O. BOX 650255  
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC  
P.O. BOX 650255  
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC  
P.O. BOX 650255  
DALLAS, TX 75265





LOT: N-40  
 SUBDIVISION: LAKESIDE VILLAGE, PH IV  
 ADDRESS: 3601 HIGHPOINT DRIVE  
 CITY, STATE: ROCKWALL, TX  
 COUNTY: ROCKWALL

RESIDENCE FOR:  
 CHRIS & CHARLA MALEK

DATE:  
 10/20/23

SCALE:

SHEET:

1



214-831-0241  
 ARCHIMATRIX.ORG

**MISCELLANEOUS NOTES:**

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 34-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (MVSREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38  
 WALLS R-21  
 FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

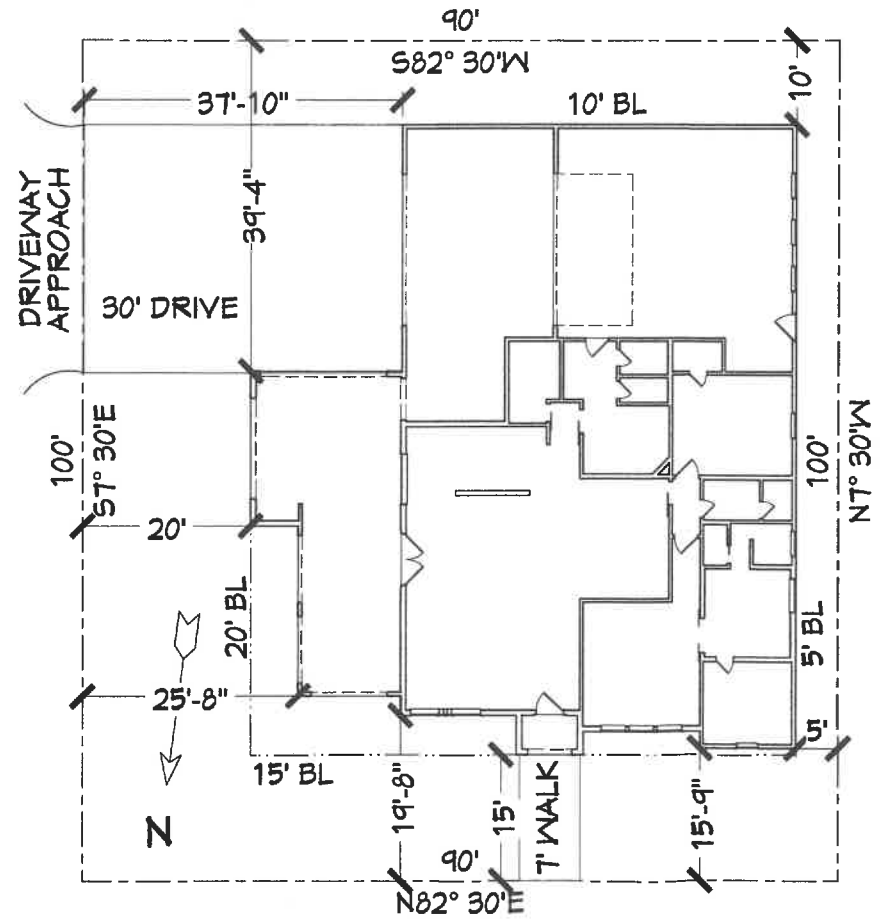
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:  
 CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.  
 PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

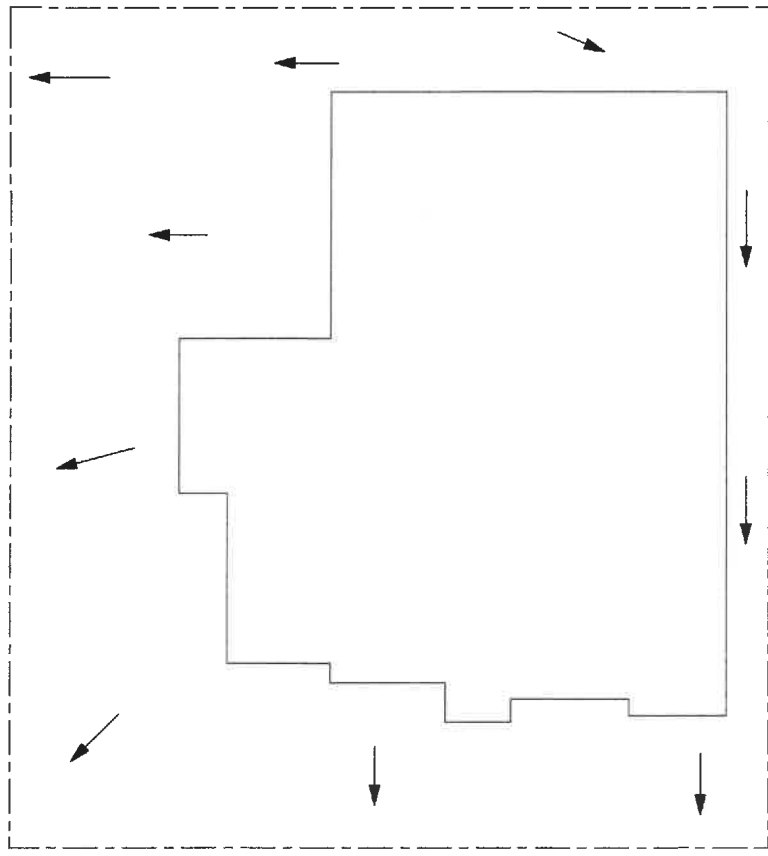


LOT = 9,000  
 FOOTPRINT = 3,998  
 COVERAGE = 44%



**PLOT PLAN**  
 1" = 10'-0"

**DRAINAGE**



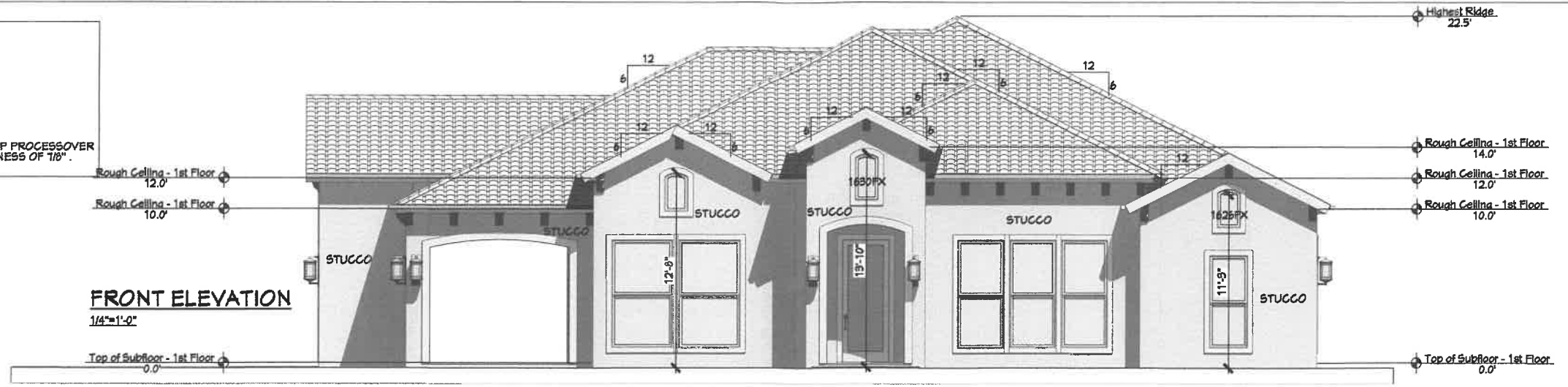
**DRAINAGE PLAN**  
 1" = 10'-0"

**NOTES:**

**COVERAGES:**

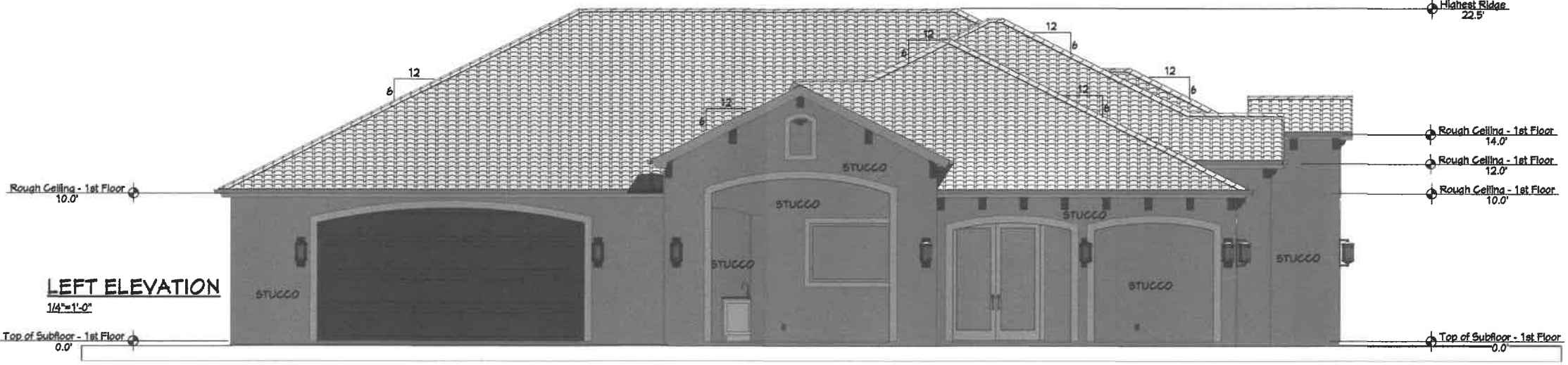
FRONT: 100% STUCCO  
 REAR: 100% STUCCO  
 LEFT: 100% STUCCO  
 RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESS OVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 1/8".



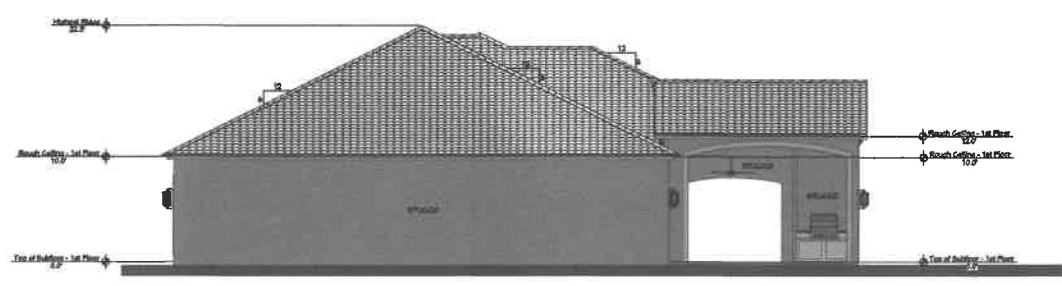
**FRONT ELEVATION**

1/4"=1'-0"



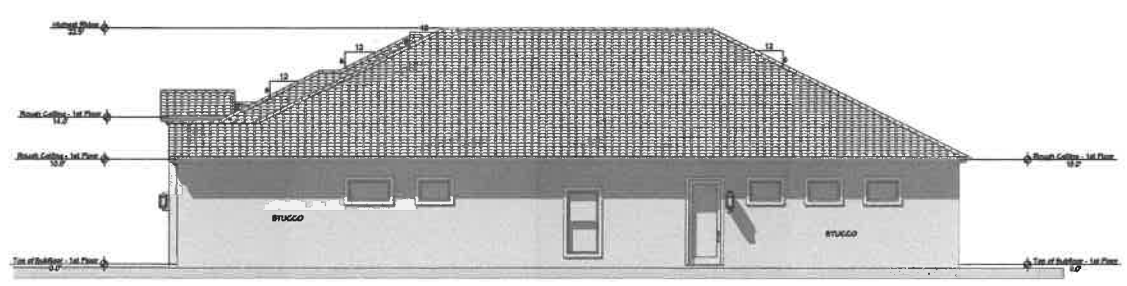
**LEFT ELEVATION**

1/4"=1'-0"



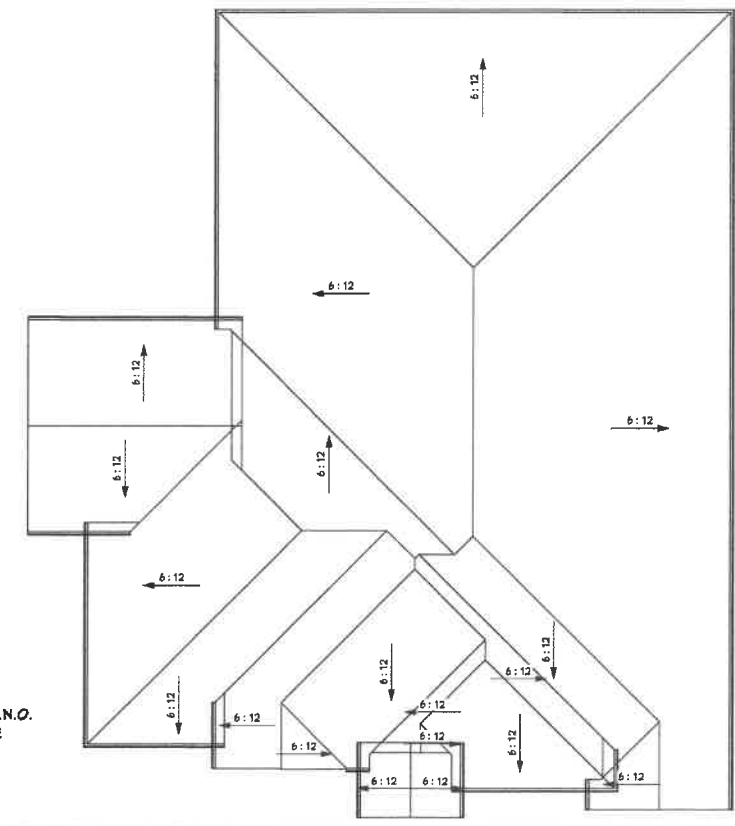
**RIGHT ELEVATION**

1/8"=1'-0"



**REAR ELEVATION**

1/8"=1'-0"



**ROOF PLAN**

1/8"=1'-0"  
 \*ALL ROOF PITCHES TO BE 6:12 U.N.O.  
 \*ALL ROOF SURFACES TO BE TILE



LOT: N-40  
 SUBDIVISION: LAKESIDE VILLAGE, PH IV  
 ADDRESS: 3601 HIGHPOINT DRIVE  
 CITY: STATE: ROCKWALL, TX  
 COUNTY: ROCKWALL

RESIDENCE FOR:  
 CHRIS & CHARLA MALEK

DATE:

10/20/23

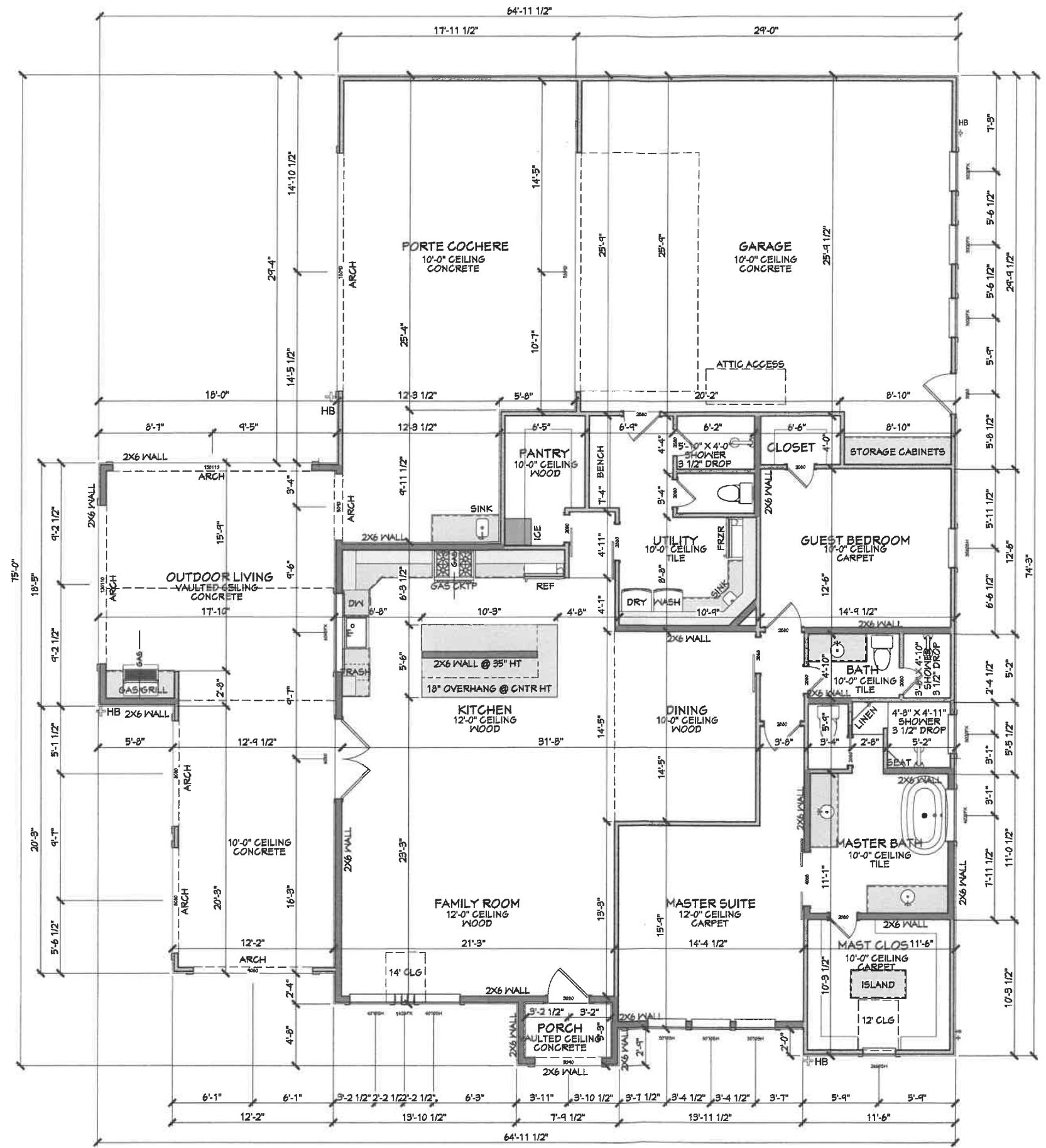
SCALE:

SHEET:

4



214-837-0241  
 ARCHIMATRIX.ORG



DOOR SCHEDULE		
LABEL	QTY	DESCRIPTION
18090	1	18090 GARAGE-PANEL
2080	1	2080 L BARN-DOOR P03
2080	1	2080 L POCKET-DOOR P03
2080	1	2080 L SHOWER-GLASS SLAB
2080	1	2080 L IN HINGED-DOOR P03
2080	1	2080 R SHOWER-GLASS SLAB
2080	3	2080 R IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
2888	3	2888 L IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
3080	1	3080 L EX EXT. HINGED-GLASS PANEL
3080	1	3080 R EX EXT. HINGED-GLASS PANEL
4068	1	4068 L/R DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	148"
1626FX	1	FIXED GLASS-AT	1626FX	115 1/2"
1620FX	1	FIXED GLASS-AT	1620FX	15 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	136"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3493

**FLOOR PLAN**  
1/4"=1'-0"



LOT: N-40  
SUBDIVISION: LAKESIDE VILLAGE, PH IV  
ADDRESS: 3601 HIGHPOINT DRIVE  
CITY, STATE: ROCKWALL, TX  
COUNTY: ROCKWALL

RESIDENCE FOR:  
**CHRIS & CHARLA MALEK**

DATE:

10/20/23

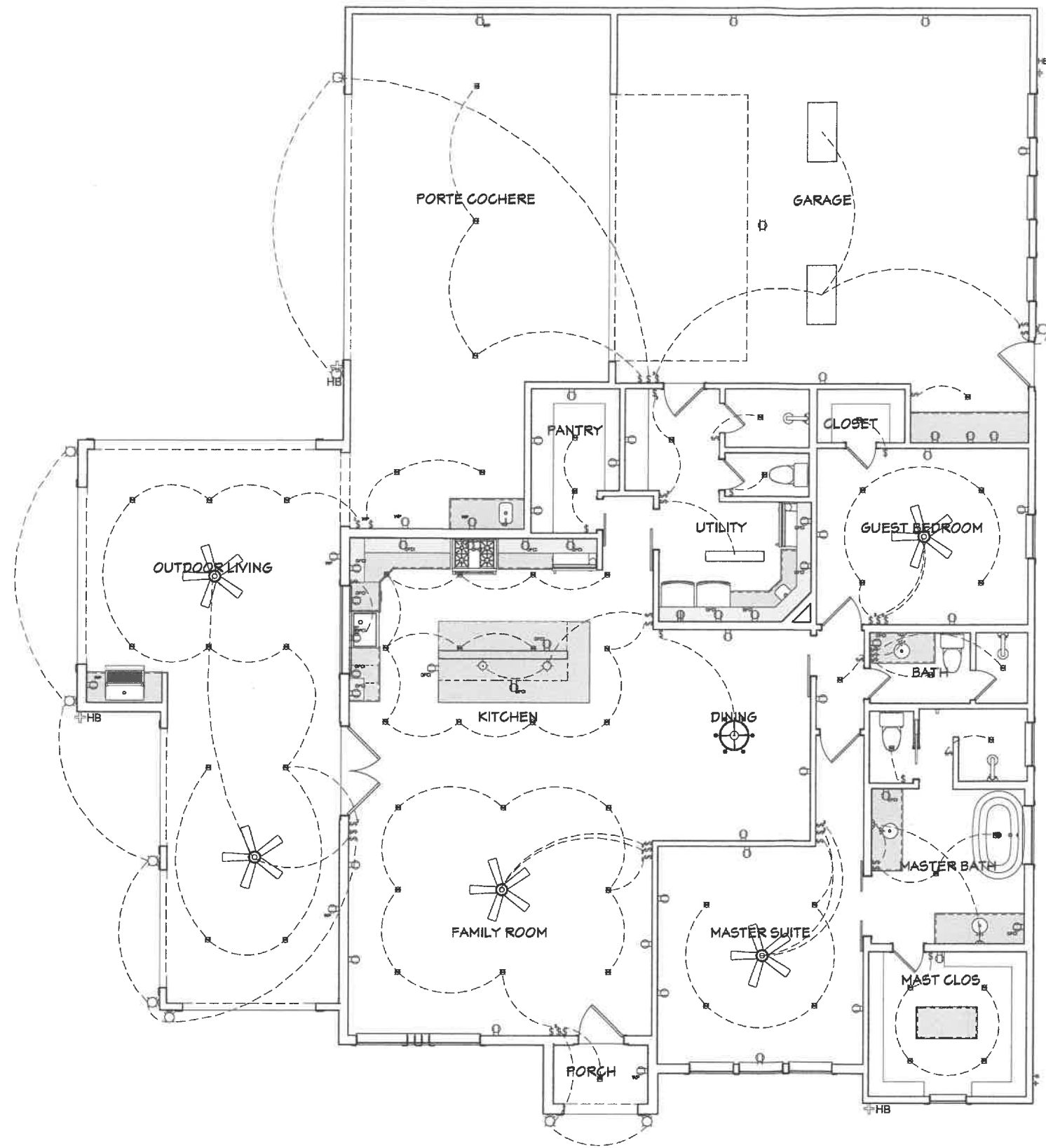
SCALE:

SHEET:

2P-1



214-837-0241  
ARCHIMATRIX.ORG



Electrical Schedule		
2D Symbol	Qty	Description
⊖	1	220V
◇	2	Brimmed Pendant
⊗	5	Ceiling Fan
⊖	30	Duplex
⊖	7	Duplex (weatherproof)
⊖	1	Duplex, Ceiling Mounted
⊖	19	GFCI
⊖	10	Low Wall Sconce
⊖	2	Medium Double Surface Mounted Tube Light [48Vx21D] [48Vx21D]
⊖	1	Medium Surface Mounted Tube Light [48Vx19D] [48Vx19D]
⊖	3	Nicosia
⊖	62	Recessed Down Light 4
⊖	1	Ring Chandelier
⊖	28	Single Pole
⊖	14	Three Way
⊖	1	Weatherproof

**ELECTRICAL PLAN**  
1/4"=1'-0"



LOT: N-40  
SUBDIVISION: LAKESIDE VILLAGE, PH IV  
ADDRESS: 9601 HIGHPOINT DRIVE  
CITY, STATE: ROCKWALL, TX  
COUNTY: ROCKWALL

RESIDENCE FOR:  
**CHRIS & CHARLA MALEK**

DATE:

10/20/23

SCALE:

SHEET:

3



214-897-0241  
ARCHIMATRIX.ORG



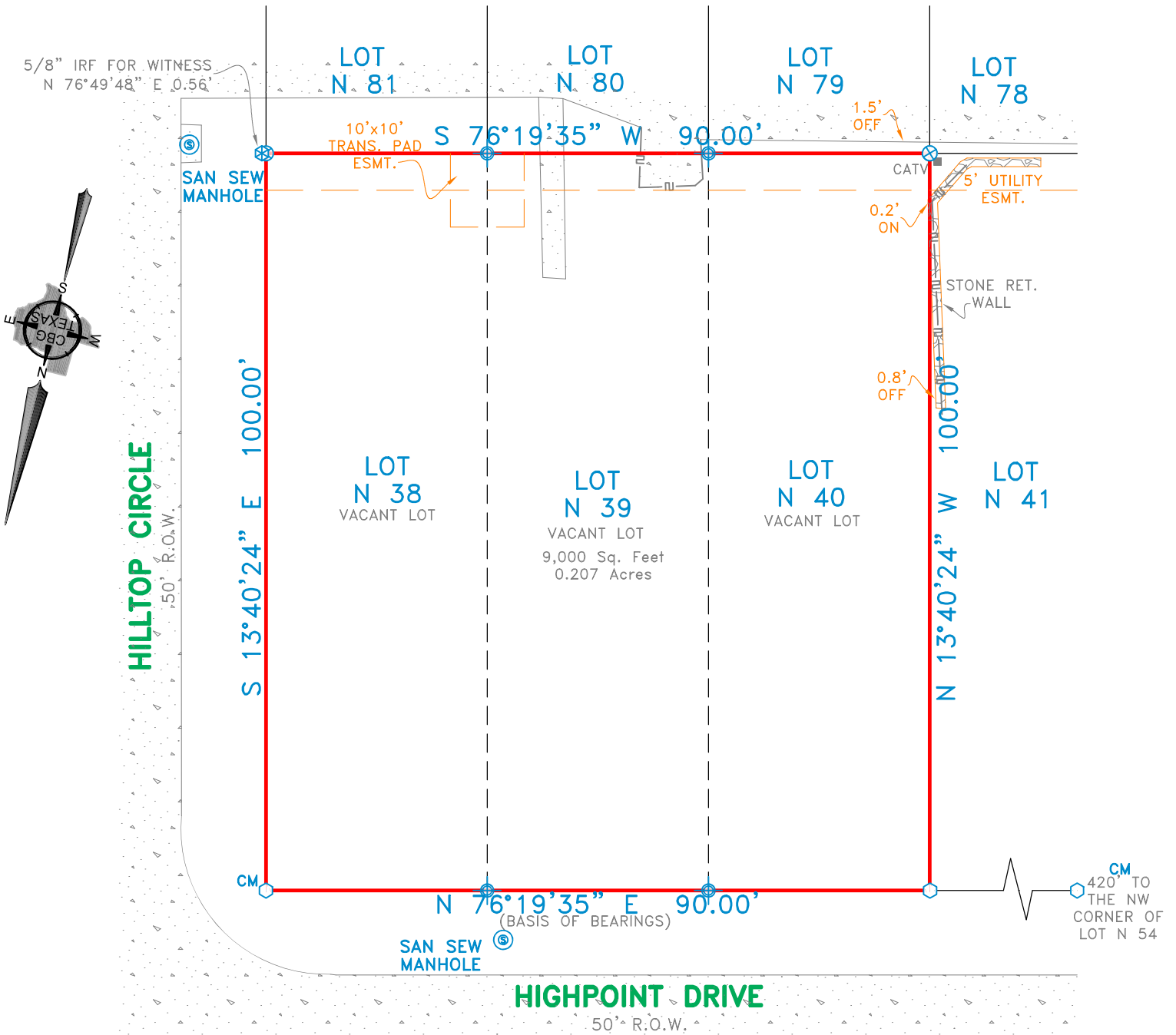
# 3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.



### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN  
 Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1;  
 Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192;  
 Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185;  
 Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284;  
 Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298;  
 Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317;  
 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
 Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Date: \_\_\_\_\_ Accepted by: \_\_\_\_\_  
 Purchaser \_\_\_\_\_  
 Purchaser \_\_\_\_\_

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254



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