

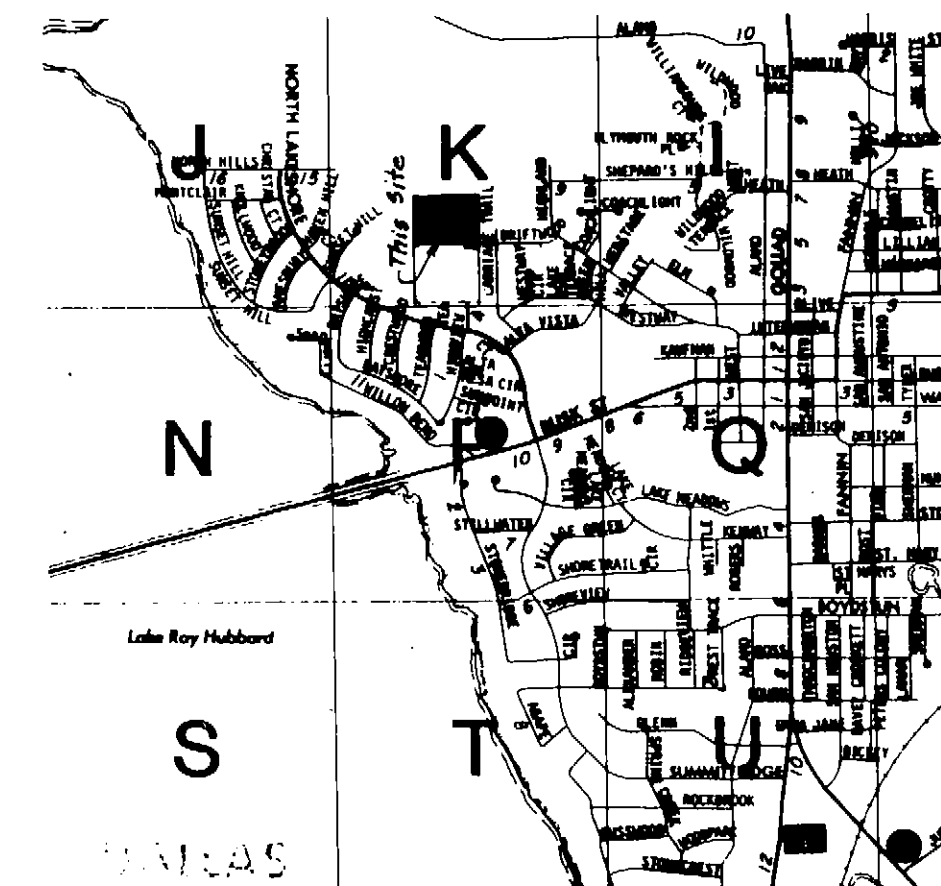
First Gibraltar Bank, F.S.B.
Vol. 147, Pg. 480

CURVE DATA

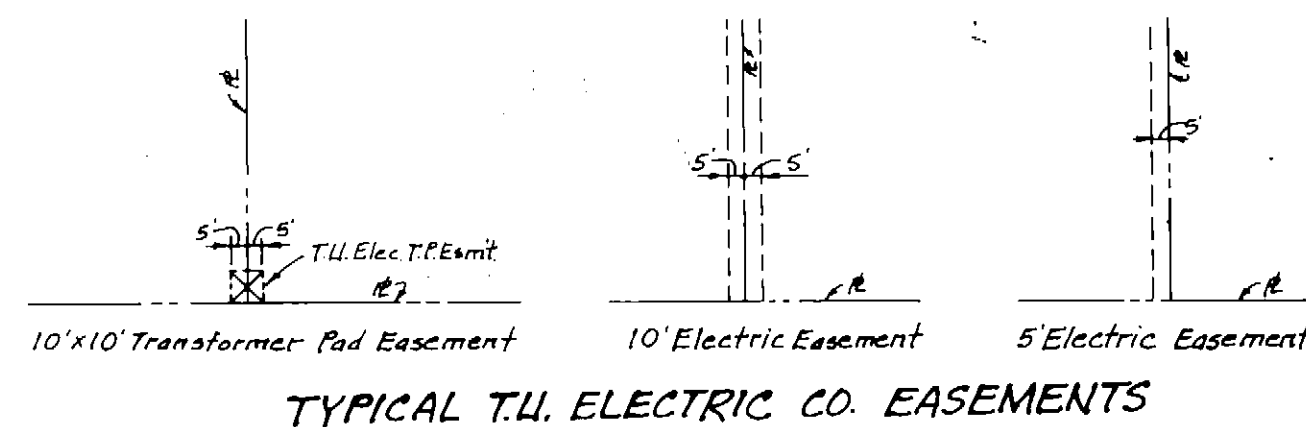
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N08°18'35"E	58.53	11°47'57"	275.00	58.63	28.42
C2	N05°48'54"E	72.77	12°51'18"	325.00	72.92	36.81
C3	N08°18'21"E	67.23	11°52'28"	325.00	67.35	33.80
C4	N05°48'54"E	81.57	12°51'18"	275.00	81.70	30.98
C5	S71°51'32"W	49.81	36°07'44"	80.00	50.45	26.09
C6	N00°04'38"W	80.77	252°15'28"	50.00	220.14	88.49
C7	N72°00'44"W	49.81	36°07'44"	80.00	50.45	26.09
C8	N67°53'59"W	81.59	44°21'14"	108.08	209.92	44.06
C9	N46°44'02"W	30.38	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"	35.87	85.88	46.80
C12	N82°50'15"W	31.08	8°28'52"	275.00	31.11	15.57
C13	N84°50'12"W	59.38	10°28'47"	325.00	59.44	28.81
C14	N84°30'47"W	55.70	9°49'58"	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°54'16"W	48.85	90°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	49.18	89°13'18"	35.00	54.50	34.53
C21	N08°17'22"E	61.88	11°50'23"	300.00	61.98	31.11
C22	N05°48'54"E	87.17	12°51'18"	300.00	87.31	33.80
C23	N84°58'23"W	55.87	10°41'08"	300.00	55.95	28.08
C24	N84°50'12"W	54.80	10°28'47"	300.00	54.87	27.51
C25	N45°04'38"W	117.48	90°00'00"	83.08	130.50	83.08

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

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.

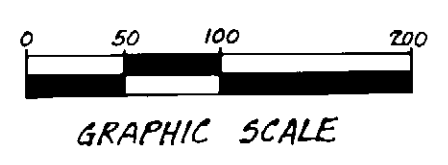
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HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

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

THE PINNACLE - PHASE I 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



310181

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 a part of that tract of land described as Fourth Tract in deed to Nan A. Smartt, W.L.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 HolMc, Inc. being owner does hereby adopt this plat designating the hereinabove described property as The Pinnacle-Phase I, 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.

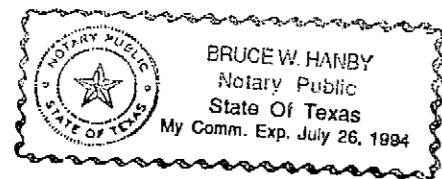
HOLMC, INC.

BY Joe F. Holt
JOE F. HOLT, PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 1st day of July, 1991, by Joe F. Holt, the President of HolMc, Inc., a Texas corporation, on behalf of said corporation.

Bruce W. Hanby
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 corner monuments shown thereon were properly placed under my personal supervision.

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

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 29 day of June, 1990, by Harold L. Evans.

Gay W. Wilton
Notary Public

APPROVED

W. S. Smith
Chairman, Planning and Zoning Commission

July 11, 1991
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 1st day of April, 1990 (1991).

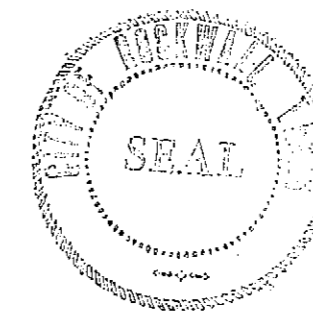
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS this 1st day of July, 1990 (1991)

James R. Miller
Mayor, City of Rockwall

Mary A. Nichols
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

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Pinnacle I