

APPLICATION AND
FINAL PLAT CHECKLIST

Date: October 24, 1983

Name of Proposed Subdivision PANEX, LTD. ADDITION

Name of Subdivider Panex, Ltd.

Address Route 4, Box 605, Rockwall, Texas, 75087 Phone 722-6201

Owner of Record Kirby Albright

Address 401 First Security Bank Bldg., Garland, 75042 Phone 276-7156

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address 2331 Gus Thomasson, Suite 102, Dallas, 75228 Phone 328-8133

Total Acreage 1.9593 Current Zoning Commercial

Number of Lots/Units 6 Buildings Signed B. John Morris

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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

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</u> | <u>Not</u> |
|----------------------|-------------------|
| <u>Shown on Plat</u> | <u>Applicable</u> |

- | | | |
|----------|-----------------|--|
| <u>✓</u> | <u> </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| <u>✓</u> | <u> </u> | 2. Location of the subdivision by City, County and State |
| <u>✓</u> | <u> </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| <u>✓</u> | <u> </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>✓</u> | <u> </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

✓ _____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision

✓ _____

7. Locations, dimensions and purposes of any easements or other rights-of-way

✓ _____

8. Identification of each lot or site and block by letter or number and building lines of residential lots

✓ _____

9. The 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 deed record volume and page

✓ _____

10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision

_____ ✓

11. Contours at a minimum of 2 ft. intervals

12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners

✓ _____

13. The 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

✓ _____

14. An instrument of dedication or adoption signed by the owner or owners

✓ _____

15. Space for signatures attesting approval of the plat

16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat

_____ ✓

17. Complies with all special requirements developed in preliminary plat review

APPLICATION AND
FINAL PLAT CHECKLIST

_____ ✓ _____

18. Plan profiles for streets and
utilities

Taken by _____

File No. 83-67-FP

Date _____

Fee 170.00

Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 10-25-83
NAME Paney Ltd
ADDRESS _____

Cash Check Other

| | | |
|----------------------------|-----------|-----------|
| GARBAGE | | |
| LAND FILL PERMIT | | |
| GARAGE SALES | | |
| SOLICATORS PERMIT | | |
| RENT | | |
| MISCELLANEOUS WATER SALES | | |
| <u>Final Plat</u> | | |
| <u>without Engineering</u> | <u>35</u> | <u>00</u> |
| | | |
| | | |
| | | |

Received By _____

2141
FORM G-1

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Ponce Ltd DATE 12/7/80
ADDRESS _____

Cash Check Other

| | | |
|---------------------------|---------------|--|
| GARBAGE | | |
| LAND FILL PERMIT | | |
| GARAGE SALES | | |
| SOLICITORS PERMIT | | |
| RENT | | |
| MISCELLANEOUS WATER SALES | | |
| | | |
| <u>Plot fee</u> | <u>135.00</u> | |
| | | |
| | | |
| | | |

Received By _____

2224

FORM G-1

PLAT VACATION
PART OF HIGHLAND ACRES AND
ALL OF COUNTRY HIGHLANDS, SECTION 1

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: Whittle Development, Inc. is the owner of two tracts of land situated in the E. Teal Survey, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

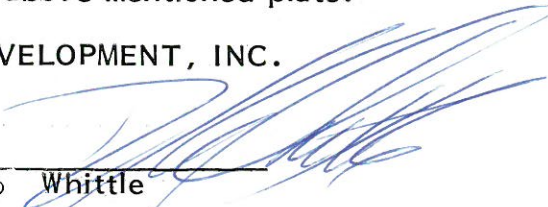
All of lots 5 through 11, inclusive, of Block B, all of lots 1 through 12, inclusive of Block C, of Highland Acres, an addition to the City of Rockwall as recorded in slide A, page 91, plat records, Rockwall County, Texas.

TRACT 2

All of Country Highlands, section 1, an addition to the City of Rockwall as recorded in slide A, page 189, plat records, Rockwall County, Texas.

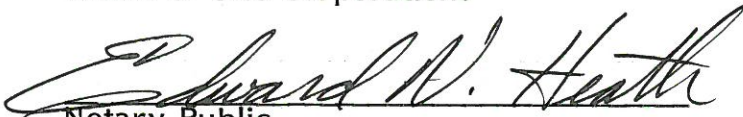
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Whittle Development, Inc., being owner desires to and does Vacate all of the lots, streets, and easements created by the above mentioned plats.

WHITTLE DEVELOPMENT, INC.


By: Rob Whittle

THE STATE OF TEXAS]
COUNTY OF Rockwall]

This instrument was acknowledged before me on the 12th day of March, 1987, by Rob Whittle, the President of Whittle Development, a TEXAS corporation, on behalf of said corporation.


Notary Public
My Commission Expires: 12-21-88

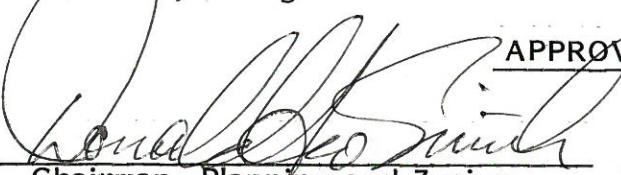


EDWARD N. HEATH
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 12-21-88

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT The City of Rockwall does hereby abandon all streets, rights-of-way, and easements contained within the above mentioned plats and does "Quit Claim" any and all rights of ownership in same to Whittle Development, Inc.

RECOMMENDED FOR FINAL APPROVAL


City Manager 3-9-87
Date

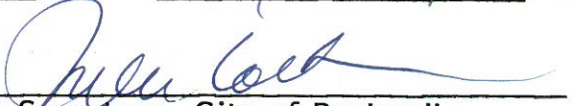

Chairman, Planning and Zoning Commission APPROVED
3/12/87
Date

I hereby certify that the above and foregoing instrument of Plat Vacation in the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of February 1987.

This approval shall be invalid unless the approved Instrument for such Abandonment 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.

WITNESS MY HAND, this 9th day of March 1987.


Mayor, City of Rockwall


City Secretary, City of Rockwall

FREESE AND NICHOLS, INC.
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

November 25, 1983

City of Rockwall
102 E. Washington
Rockwall, Texas 75087

Attention: Mr. Jess Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Panex Ltd Addition

Gentlemen:

We have reviewed the Plans for the above referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design:

Paving

1. If the streets are public as described on the legal page, they should conform to City Standards.
2. Details of typical construction were not included in the set of plans.

Storm Drainage

1. No calculations of flows were included, indicating the amount of upstream watershed contribution.
2. Is the flume capacity adequate for flows encountered in a 25-year storm?
3. Handicapped parking is shown to be within the drainage easement, over a four inch invert. It would be better to locate handicapped parking away from areas subject to flooding.

Water System

1. No design notes were included, but the system is looped between two existing 8-inch lines, one of which is connected to a 16-inch feeder main with a pressure at maximum hour of 55 psi, and should serve this area adequately.

Sanitary Sewer

1. The system as presented should serve this property adequately. If additional acreage will contribute to these lines, design notes should be submitted.
2. For commercial development, City Standards require the minimum size be 8 inches in diameter.

Details Pages

1. The City of Sachse is mentioned. This should be corrected to read Rockwall.

Upon the City of Rockwall's review and acceptance of the comments offered herein we recommend that the Developer provide corrections and additions to the plans as noted and re-submit two sets of revised plans for review. Our recommendations do not in any way relieve the Developer or his agent of responsibility for compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.



Jerry L. Fleming, P.E.

JLF:ce

Louise Eberley 340-0307

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
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JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

January 26, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

d Ellis

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Panex Ltd. Addition
ROK 83187

Gentlemen:

We have reviewed the Plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design:

Storm Drainage

1. There seems to be an inconsistency in the rainfall data listed in the "Drainage Data" on sheet 3 of 5.
2. Based on the "Flume Design" information given on sheet 4 of 5, we find that the flume capacity will be exceeded above the flume curb elevation of 540.76 at section "A-A" during a 25-year flooding condition thereby exceeding the limits of the 10-foot drainage easement. We cannot verify the values for "V" and "C" shown on sheet 4 of 5.
3. It should also be noted that the flooding condition will be extended into the parking/driveway area. The water will probably not turn as desired when reaching the parking area from the flume section on the east.
4. Some of the flood water might be diverted behind the building at the southeast corner of the property into the drainage ditch along I.H. 30.
5. Headwalls details should be provided with attention given to common problem of erosion occurring adjacent to the headwall.

Sanitary Sewer

1. Sheet 5 of 5 indicates that the "C" of each line is to be 6.2 mgpd. Our figures show this should read 0.62 mgpd.
2. If no other proposed connections are to be made to the proposed 8" sewer lines, then these lines should be sufficient. If connections are anticipated, we would need design notes to be submitted to complete the review.

City of Rockwall
ROK 83187
January 26, 1984
Page Two

Detail Pages

1. Details of typical construction were not included in the set of plans. These details should include a THD standard detail sheet for "Concrete head-walls for corrugated metal pipe arch culverts".

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:cg

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Panex, Ltd., a Partnership, is the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed to Panex, Ltd. by deed recorded in Volume Page of the Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Northwest line of I.H. 30 at the South corner of Derrick Addition, an addition to the City of Rockwall, recorded in Slide B, Page 20, Plat Records, Rockwall County, Texas, said iron rod bears South 71° 54' 20" West a distance of 167.39 feet along said line of I.H. 30 from the intersection of said line with the Southwest line of White Hills Drive and from the East corner of Derrick Addition;

THENCE: South 71° 54' 20" West a distance of 175.17 feet along said line of I.H. 30 to an iron rod for a corner at the South corner of that 9.12 acre tract of land described in Deed of Trust, recorded in Volume 98, Page 727, Deed Records, Rockwall County, Texas;

THENCE: North 44° 26' 48" West a distance of 317.26 feet along the Southwest line of said 9.12 acre tract to an iron rod for a corner at the South corner of Ross Morris Addition, an addition to the City of Rockwall;

THENCE: North 45° 33' 13" East a distance of 306.97 feet along the Southeast line of said addition to an iron rod for a corner on the Southwest line of White Hills Drive;

THENCE: South 44° 26' 45" East a distance of 196.32 feet along said Southwest line to an iron rod for a corner at the North corner of the previously mentioned Derrick Addition;

THENCE: South 45° 33' 30" West a distance of 150.00 feet along the Northwest line of said addition to an iron rod for a corner at the West corner of said addition;

THENCE: South 44° 26' 48" East a distance of 198.70 feet along the Southwest line of said addition to the Point of Beginning and Containing 1.9593 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Panex, Ltd., a Partnership, being owner, does hereby adopt this plat designating the hereinabove described property as Panex, Ltd. Addition, 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 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.

WITNESS MY HAND at Rockwall, Texas, this _____ day of _____, 1983.

PANEX, LTD.

Ross Morris, General Partner

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Ross Morris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

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

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator

APPROVED: _____
Date

Chairman, Planning & Zoning Commission

APPROVED: _____
Date

I hereby certify that the above and foregoing plat of PANEX, LTD. ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.

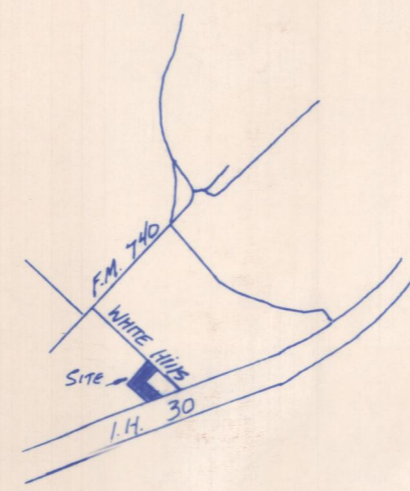
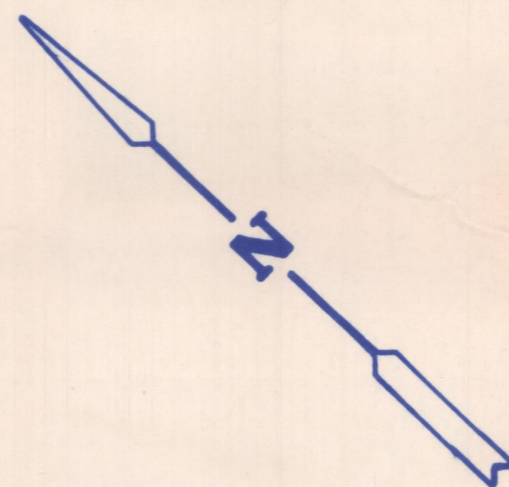
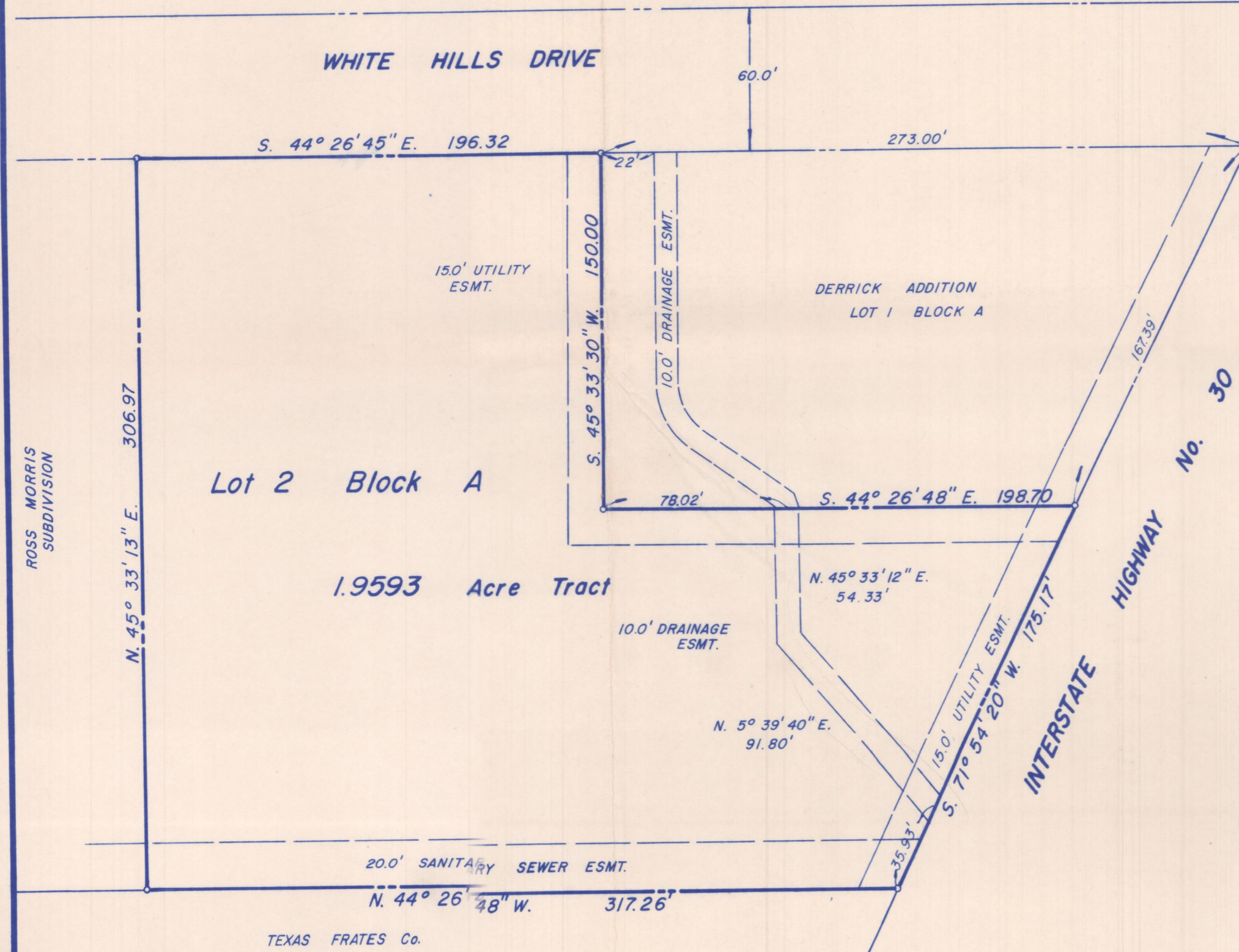
Mayor

APPROVED: _____
Date

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Ross Morris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1983.



LOCATION MAP

15th submission

PANEX LTD. ADDITION
E.P. GAINES CHISUM SURVEY ABST. NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

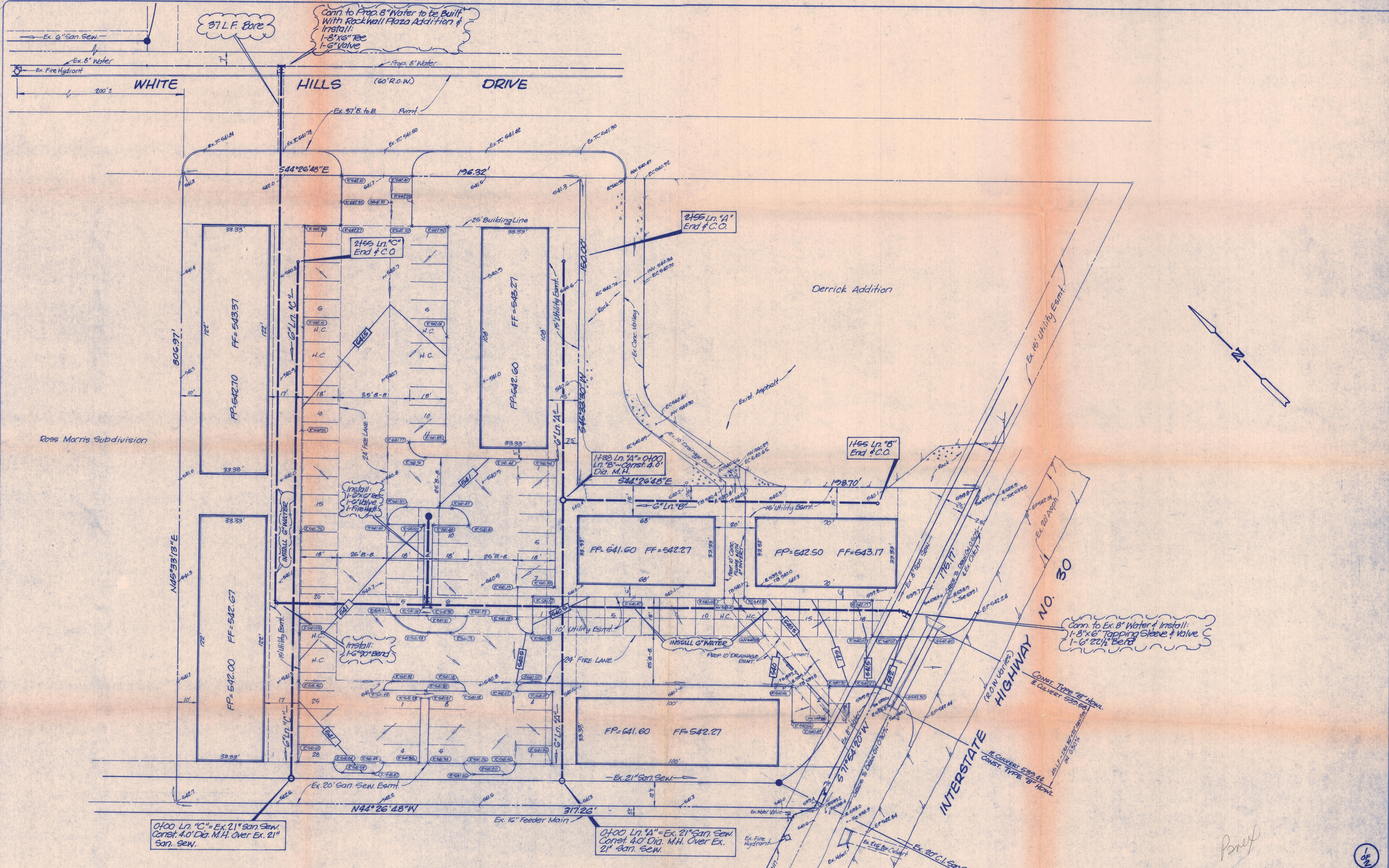
SCALE: 1"=50' 10/24/83

OWNER

PANEX LTD.
RT. 4, BOX 605
ROCKWALL, TEXAS

ENGINEER

HAROLD L. EVANS
Consulting Engineer
2231 GUS THOMASSON
DALLAS, TEXAS 75238



37 L.F. Bore

Conn. to Prop. 8" Water to be Built With Rockwall Plaza Addition & Install: 1-8"x6" Tee 1-6" Valve

Conn. to Ex. 8" Water & Install: 1-8"x6" Tapping Sleeve & Valve 1-6" 22 1/2" Bend

0400 Ln. "C" = Ex. 21" San. Sew. Const. 4.0' Dia. M.H. Over Ex. 21" San. Sew.

0400 Ln. "A" = Ex. 21" San. Sew. Const. 4.0' Dia. M.H. Over Ex. 21" San. Sew.

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE 1" = 20'
DATE 10-24-83
JOB NO. 83224

GRADING PLAN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Pony