

1st Application

CITY OF ROCKWALL, TEXAS

APPLICATION AND FINAL PLAT CHECKLIST

DATE: 6-9-86

Name of Proposed Development Pannell Subdivision

Name of Developer Jim and Chrystal Pannell

Address 1407 S. Alamo Street, Rockwall Texas Phone 722-0042

Owner of Record same as above

Address Phone

Name of Land Planner/Surveyor/Engineer B.L.S. and Associates Inc.

Address P.O. Box 65, Rockwall, Texas Phone 722-3036

Total Acreage 2.00 acres

Current Zoning agriculture

Number of Lots/Units 1

Signed Bob O Brown

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 inches by 24 inches.

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

Provided or Shown on Plat	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Title or name of development written and graphic scale, north point, date of plat and key map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Location of the development by City, County and State
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

<u>Provided or Shown on Plat</u>	<u>Not Applicable</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 development
✓	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
✓	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
✓	_____	9. Record owners of contiguous parcels of un subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by 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 development
✓	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
✓	_____	12. 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
✓	_____	13. Instrument of dedication or adoption signed by the owner or owners
✓	_____	14. Space for signatures attesting approval of the plat
✓	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

Provided or  
Shown on Plat

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

✓

\_\_\_\_\_

\_\_\_\_\_

✓

\_\_\_\_\_

- 16. Compliance with all special requirements developed in preliminary plat review
- 17. Waiver of drainage liability by the City due to development's design
- 18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.



CITY OF ROCKWALL, TEXAS

APPLICATION AND FINAL PLAT CHECKLIST

DATE: 11-25-86

Name of Proposed Development PANNELL SUBDIVISION

Name of Developer Jim and Chrystal Pannell

Address 1407 S. Alamo St. Rockwall, Texas Phone 722-0042

Owner of Record SAME

Address Phone

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc.

Address P.O. Box 65 Rockwall, Texas Phone 722-3036

Total Acreage 2.00 Acres Current Zoning Commercial

Number of Lots/Units 1 Signed [Signature]

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 inches by 24 inches.

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. This checklist is included only as a reminder and a guide for those requirements.

INFORMATION

Provided or Shown on Plat	Not Applicable	
_____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
_____	_____	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 proper description with tract boundary lines indicated by heavy lines

<u>Provided or Shown on Plat</u>	<u>Not Applicable</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 development.
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way.
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots.
_____	_____	9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platced land by record name and by deed record volume and page.
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_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners.
_____	_____	12. 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.
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners.
_____	_____	14. Space for signatures attesting approval of the plat.
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat.

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
--------------------------------------	---------------------------

_____	_____
_____	_____
_____	_____

16. Compliance with all special requirements developed in preliminary plat review
17. Waiver of drainage liability by the City due to development's design
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.











**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

No. 4480

205 West Rusk

(214) 722-1111  
 Metro 226-7885

**Cash Receipt**

Name Jim or Capital Partners Date 7-9-86

Mailing Address \_\_\_\_\_

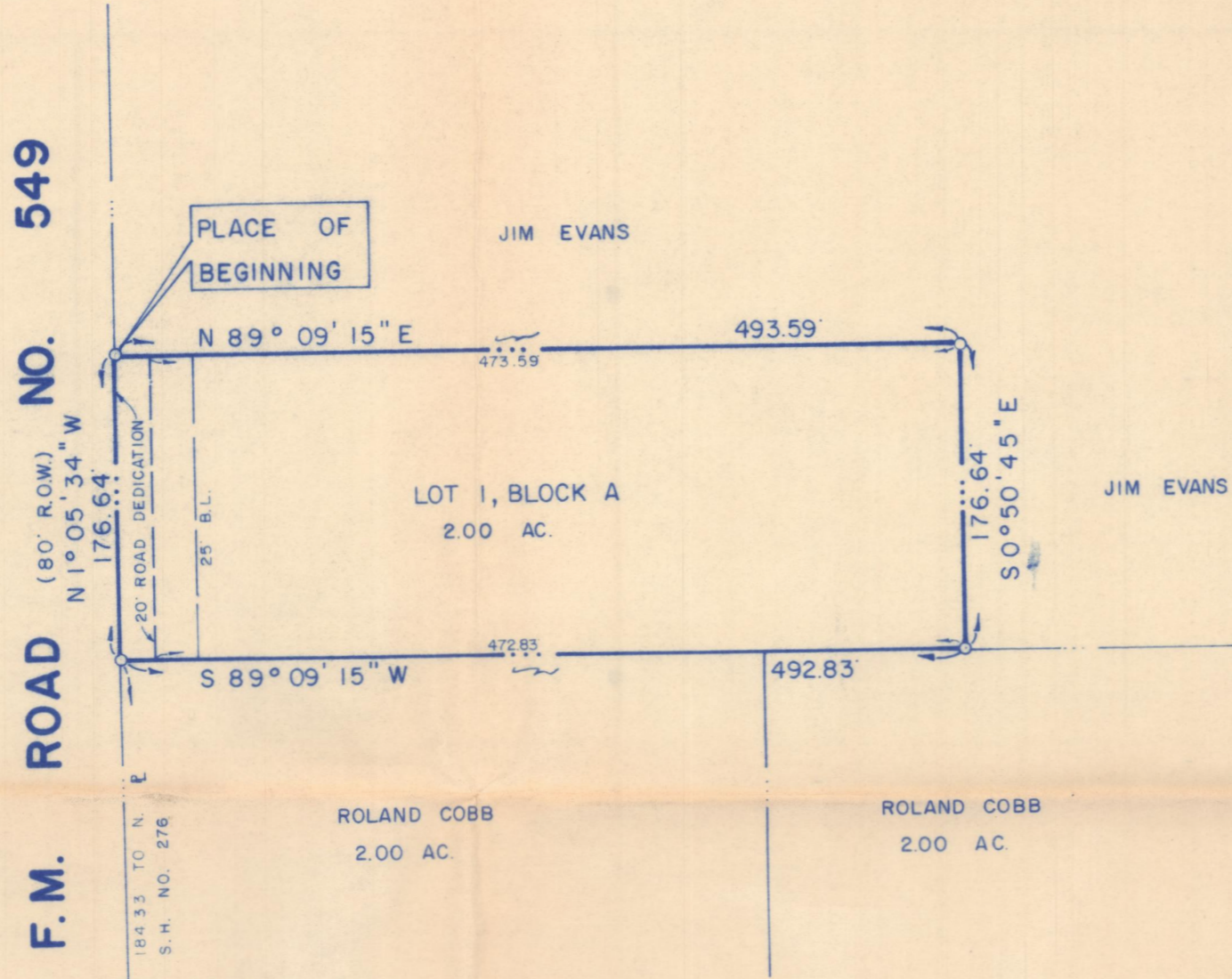
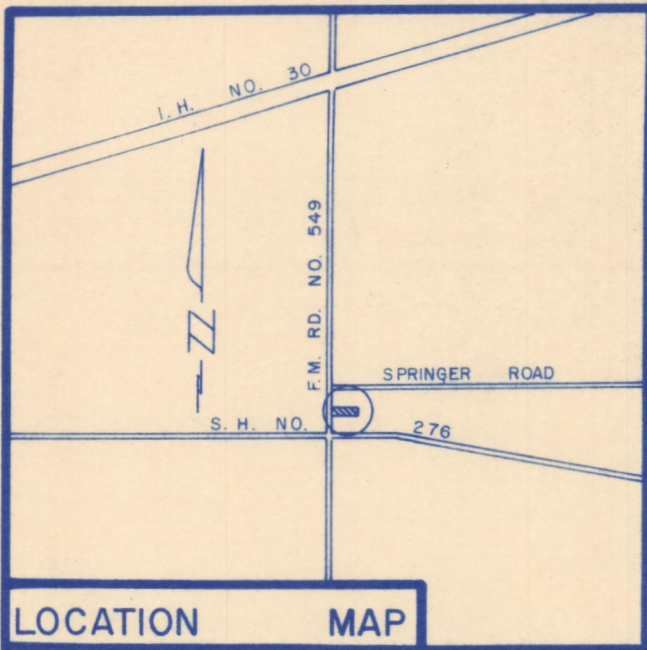
Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  771 Cash  Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616		Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619		Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
<i>Escrow money for street expansion</i>		585000			
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

TOTAL DUE 5850.00 Received by [Signature]





FINAL PLAT

**PANNELL SUBDIVISION**

J. A. RAMSEY SURVEY - ABSTRACT NO. 186

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Slide B #363

**JIM & CHRYSAL PANNELL OWNERS**

1407 S. ALAMO ST. ROCKWALL, TEXAS 75087

**B.L.S. & ASSOCIATES, INC. SURVEYORS**

RT. 1, BOX 142E, P.O. BOX 65 ROCKWALL, TEXAS 75087

SCALE 1" = 100' JUNE 5, 1986

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Jim and Chrystal Pannell, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, and being part of that tract as recorded in Volume 114, Page 637, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING, at a point on the East line of F.M. Road No. 549, said point being S. 1° 30' 48" E., a distance of 48.42 feet, S. 1° 05' 34" E., a distance of 127.93 feet from the South line of Springer Road, a 1/2" iron stake set for corner.  
 THENCE, N. 89° 09' 15" E., leaving the East line of F.M. Road No. 549, a distance of 493.59 feet to a 1/2" iron stake set for corner.  
 THENCE, S. 0° 50' 45" E., a distance of 176.64 feet to a 1/2" iron stake set for corner.  
 THENCE, S. 89° 09' 15" W., a distance of 492.83 feet to a 1/2" iron stake found for corner.  
 THENCE, N. 1° 05' 34" W., along the East line of F.M. Road No. 549, a distance of 176.64 feet to the PLACE OF BEGINNING and containing 2.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Jim and Chrystal Pannell, being owners do hereby adopt this plat designating the herein described property as Pannell Subdivision, 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 right-of-way and easement strips shown on this plat for the purpose 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 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 systems on any of the right-of-way and easement strips and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 grades of streets in this addition. (A) 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. (B) 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.

WITNESS our hand at Rockwall, Texas, this 5th day of November A.D. 1986  
 By Jim Pannell Owner By Chrystal Pannell Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Jim and Chrystal Pannell, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 5 day of Nov. A.D. 1986

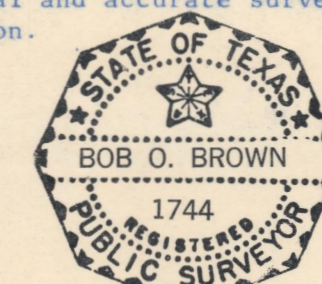
Debra L. Brown  
 Notary Public for the State of Texas  
 My Commission Expires 6/7/87

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown  
 Bob O. Brown, Registered Public Surveyor No. 1744



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 herein expressed.

GIVEN under my hand and seal of office this 5 day of Nov. A.D. 1986

Debra L. Brown  
 Notary Public for the State of Texas  
 My Commission Expires 6/7/87

RECOMMENDED FOR FINAL APPROVAL

William Egan 1/9/87  
 City Manager Date

APPROVED: [Signature] 12-30-86  
 Chairman Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of the Pannell Subdivision to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 15th day of December A.D. 1986.

WITNESS our hand this 4th day of January A.D. 1987

[Signature]  
 Mayor



[Signature]  
 City Secretary





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

July 11, 1986

*Don't send*

Jim and Chrystal Pannell  
1407 South Alamo Street  
Rockwall, Texas 75087

Re: P&Z 86-47- Final Plat

Dear Mr. and Mrs. Pannell:

On July 7, 1986, the Rockwall City Council approved the final plat on the Pannell Subdivision (2.00 acres) located on FM-549 between I-30 and SH-276 with the following conditions:

1. That you escrow funds, representing 15% of the total cost for street improvements, for curbs, gutters, sidewalks and storm drains.
2. That these funds must be paid to the City Secretary by 5:00 P.M. on July 11, 1986.
3. That you escrow funds totaling \$9,000.00 for the future water line or that you present an agreement with Blackland Water Supply Corp. stating that you can tie onto the new line that Rockwall is extending to serve Blackland along SH-276.
4. That these funds must be paid to the City Secretary by 5:00 P.M. on July 11, 1986.

You have 100 days from the date of approval to return the signed final plats to this office for recording at the County Courthouse.

If you have any questions regarding this matter, please do not hesitate to contact me.

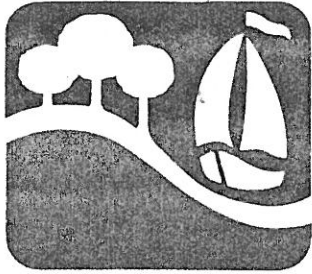
Sincerely,

Jennifer Jarrett  
Administrative Aide

CC: Building Inspection  
JJ/mmp



*1st Submission  
Approved July 7*



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

November 18, 1986

Jim and Chrystal Pannell  
1407 South Alamo Street  
Rockwall, Texas 75087

Dear Mr. and Mrs. Pannell:

On July 7, 1986, the Rockwall City Council approved the final plat for the Pannell Subdivision (2.00 acres) on FM-549 between I-30 and SH-276.

Signed copies of the final plat were not submitted within the required 120 days. The plat will, therefore, need to be re-approved by both the Planning and Zoning Commission and the City Council.

If you file your request for final plat approval by November 24th, it can be scheduled on the Planning and Zoning Agenda for December 11th and the City Council Agenda December 15th. There will be a \$35.00 filing fee.

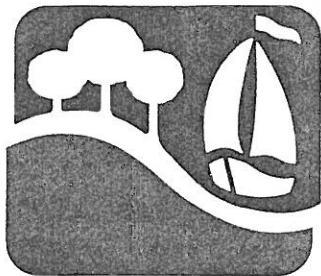
Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch  
Assistant City Manager

JC/mmp



# CITY OF ROCKWALL

"THE NEW HORIZON"

December 16, 1986

Mr. Jim and Mrs. Chrystal Pannell  
1407 South Alamo Street  
Rockwall, Texas 75087

Dear Mr. and Mrs. Pannell:

On December 15, 1986, the Rockwall City Council approved the final plat for the Pannell Subdivision. Previously submitted copies of signed and notarized blue lines and mylars dated November 5th will be executed and filed with the County Clerk by this office.

Please feel free to call if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: B.L.S. & Assoc.  
MN/mmp

II. Consent Agenda

- A. P&Z 86-47-FP - Consider Approval of a Final Plat for the Pannell Subdivision (2.00 Acres) on FM-549 between I-30 and SH-276
- B. P&Z 86-48-FP - Consider Approval of a Final Plat for Harbor Landing, Phase I located in Chandlers Landing
- C. P&Z 86-34-FP - Consider Approval of a Replat for the McLean/Moore Addition within the W.D. Austin Addition on Heath Street

The above plats have all previously been approved by both P&Z and Council but did not meet the 120 day filing deadline with the County. The Pannell plat was not received by the City in time while both Harbor Landing and McClean/Moore have indicated that file copies were turned in to the City. It is unknown if these two were ever received as they could have been delivered to previous personnel and cannot be located. All three plats are on the Consent Agenda since there have been no changes since their original approvals.

- D. Consider approval of minutes of October 30, 1986 and November 13, 1986

The minutes of October 30th were a work session where the Commission did take action on one item.



Agenda Notes  
City Council - 12/15/86

II. Consent Agenda

- A. Consider Approval of the Minutes of July 7, July 21, and December 1, 1986

It was recently discovered that two sets of July minutes were overlooked by previous personnel. These are now submitted for approval.

- B. P&Z 86-47-FP - Consider Approval of a Final Plat for the Pannell Subdivision (2.00 Acres) on FM-549 between I-30 and SH-276
- C. P&Z 86-48-FP - Consider Approval of a Final Plat for Harbor Landing, Phase 1 Located in Chandlers Landing
- D. P&Z 86-34-FP - Consider Approval of a Replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street

The above plats have all been previously approved by both Planning and Zoning Commission and Council but did not meet the 120 day filing deadline with the County. The Pannell plat was not received by the City in time, while both Harbor Landing and McLean/Moore have indicated that file copies were turned into the City. It is unknown if these two were ever received as they could have been turned in to previous personnel and cannot be located. These are on the Consent Agenda as there have been no changes since their original approvals. Planning and Zoning Commission recommended approval of these plats.

Pannell

MINUTES OF THE CITY COUNCIL  
December 15, 1986

Mayor Leon Tuttle called the meeting to order at 7:30 P.M. with the following members present: Nell Welborn, Ken Jones, Jean Holt, Frank Miller, and Bill Fox.

City Manager Bill Eisen introduced to Council Mike Phemister, the newly hired Finance Director. He stated that Phemister had been Finance Director in Forest Hills as well as Acting City Manager, and he expected Phemister to have a positive effect on the Finance Department.

Council first considered approval of the Consent Agenda which consisted of:

- a) the minutes of July 7, July 21, and December 1, 1986,
- b) a final plat for the Pannell Subdivision on FM-549 between I-30 and SH-276,
- c) a final plat for Harbor Landing, Phase I located in Chandlers Landing,
- d) a replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street.

Fox confirmed with Staff that none of the plats had changed since their original approvals. Welborn made a motion to approve the Consent Agenda as presented. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a request from Frates Corporation for a final plat for Chandlers Landing, Phase 15. Eisen explained that he had spoken to Tim Fults, an attorney representing Mr. and Mrs. Jackson who had previously addressed Council with concerns regarding the plat. Eisen added that Fults had stated that an agreement had been reached and both Frates and the Jacksons were satisfied. Fox confirmed with the City Attorney that the City was not under any restraining order and could legally act on the item. Welborn made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed 5 to 1 with Fox voting against the motion.

Council next considered approval of a request from Michael Belt for a site plan/preliminary plat for Hubbard Car Wash at Washington and SH-66. David Cook, co-applicant, addressed Council to outline the request and explained proposed improvements based on Council's concerns expressed at the previous meeting. Cook explained that a six foot masonry fence on the east property line with landscaping on both sides would provide a buffer to the cemetery, a two foot berm landscaped



2nd Submission

PLANNING AND ZONING ACTION SHEET

Applicant Jim and Crystal Parrrell Case No. P4286-47-FP

Property Description Parrrell Subdivision

Case Subject Matter final plat

Reapplied as original approval did not make county file deadline

CASE ACTION

Date to P&Z Dec 11 ✓ \_\_\_\_\_ \_\_\_\_\_

Conditions \_\_\_\_\_

Date to City Council 12/15/86 \_\_\_\_\_

Conditions \_\_\_\_\_

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>                     | <u>Plat/Site Plan Cases</u>      |
|---|----------------------------------|
| <u>_____</u> Application                | <u>✓</u> Application             |
| <u>_____</u> Site Plan                  | <u>✓</u> Filing Fee              |
| <u>_____</u> Filing Fee                 | <u>✓</u> Plat/Plan               |
| <u>_____</u> Notice to Paper            | <u>_____</u> Engineer's Review   |
| <u>_____</u> Notice to Residents        | <u>_____</u> Consultant's Review |
| <u>_____</u> List of Residents Notified | <u>✓</u> Agenda Notes            |
| <u>_____</u> Residents' Responses       | <u>_____</u> Minutes             |
| <u>_____</u> Consultant's Review        | <u>✓</u> Correspondence          |
| <u>_____</u> Agenda Notes               | <u>B313</u> County File Number   |
| <u>_____</u> Minutes                    |                                  |
| <u>_____</u> Ordinance                  |                                  |
| <u>_____</u> Correspondence             |                                  |

1st approval - July 7, 1986  
120 days - Nov 2, 1986