

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 the 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, 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 5 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 6/7/88

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 6/7/88

RECOMMENDED FOR FINAL APPROVAL

William Eise 1/9/87
City Manager Date

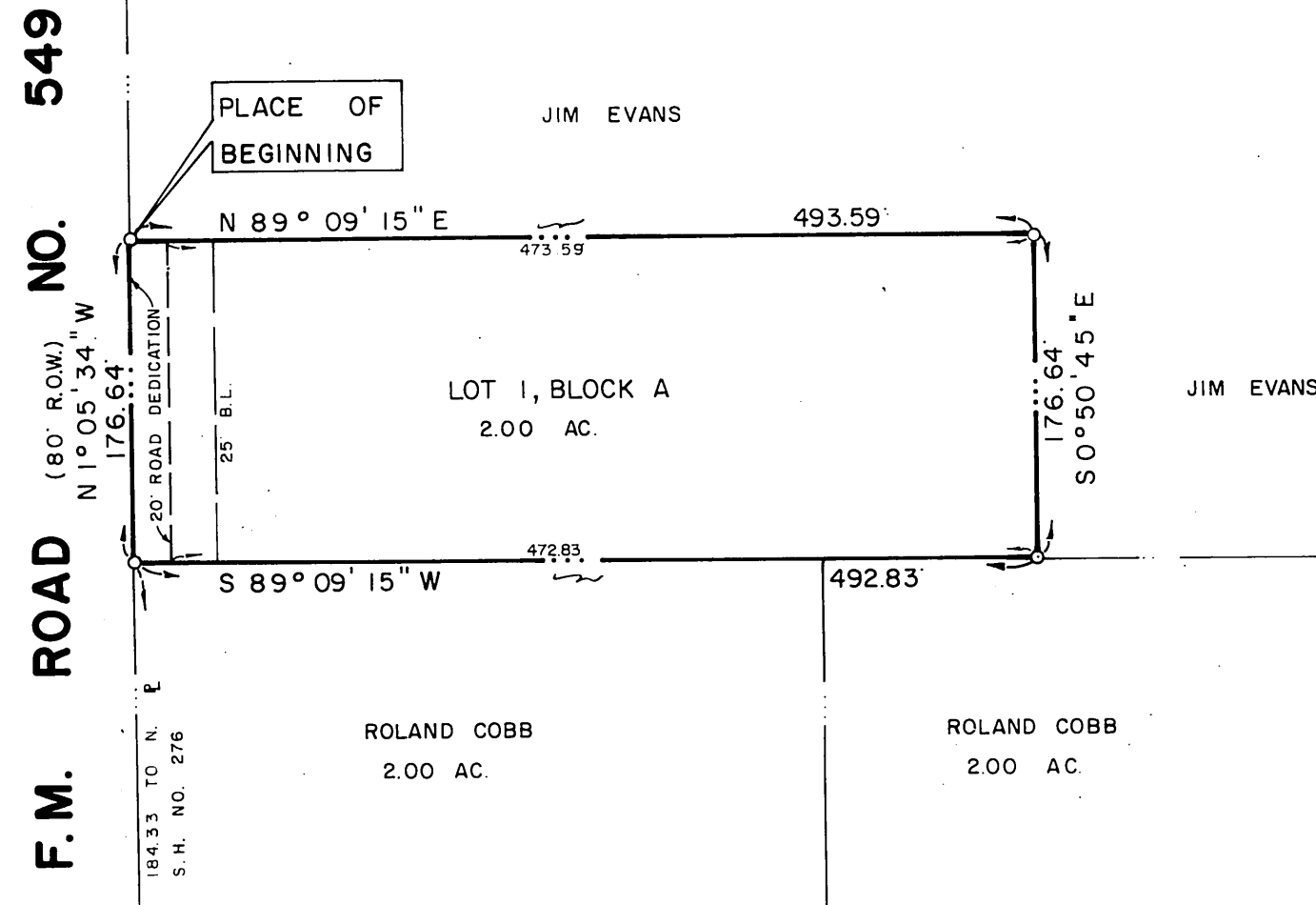
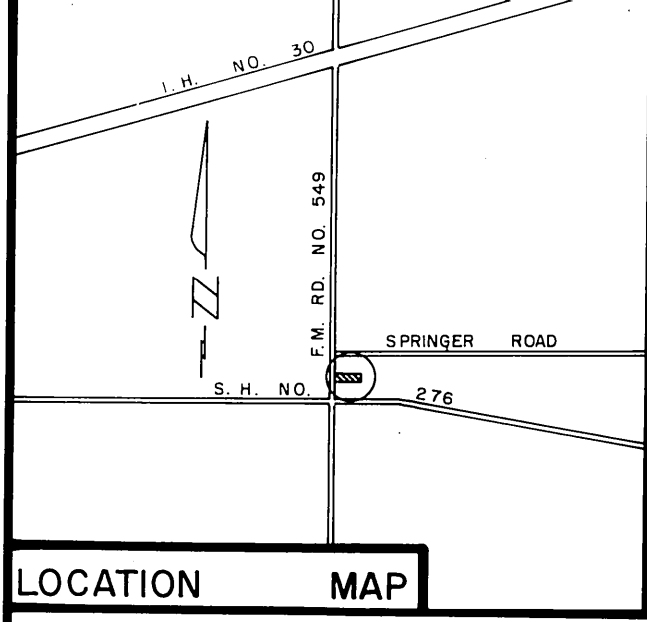
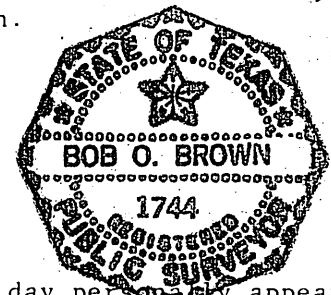
APPROVED: Don Smith 12.30.86
Chairman Planning and Zoning Commission Date

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 9th day of January A.D. 1987.

[Signature]
Mayor

[Signature]
City Secretary



FINAL PLAT

PANNELL SUBDIVISION

J.A. RAMSEY SURVEY - ABSTRACT NO. 186

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JIM & CHRYSTAL PANNELL OWNERS

1407 S. ALAMO ST. ROCKWALL, TEXAS 75087

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

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

SCALE 1" = 100' JUNE 5, 1986

Pannell Subdivision