

OWNER'S CERTIFICATE

WHEREAS, Texas Commerce Bank is the owner of a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being Lot 2, Block A of Panex, Ltd. Addition to the City of Rockwall, as recorded in Slide B, Page 205, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southwest line of White Hills Drive, a 60 foot right-of-way, with the Northwest line of I.H.30, a variable width right-of-way, said point being the East corner of Derrick Addition to the City of Rockwall recorded in Slide B, Page 20, Plat Records, Rockwall County, Texas;
 THENCE: South 71° 54' 20" West a distance of 167.39 feet with the Northwest line of I.H.30 to a 1/2" iron rod found for the East corner of said Lot 2 and the South corner of said Derrick Addition;
 THENCE: South 71° 54' 20" West a distance of 175.17 feet, continuing with said Northwest line to a 1/2" iron rod set for the South corner of said Lot 2;
 THENCE: North 44° 26' 48" West a distance of 317.26 feet, continuing with said Southwest line to a 1/2" iron rod found for the West corner of said Lot 2;
 THENCE: North 45° 33' 13" East a distance of 306.97 feet with the Northwest line of said Lot 2 to a 1/2" iron rod found on the Southwest line of White Hills Drive and at the North corner of said Lot 2;
 THENCE: South 44° 26' 45" East a distance of 196.32 feet with said Southwest line to a 1/2" iron rod found at the most Northerly East corner of said Lot 2 and the North corner of said Derrick Addition;
 THENCE: South 45° 33' 30" West a distance of 150.00 feet with the most Northerly Southeast line of said Lot 2 to a 1/2" iron rod found at an "ell" corner of said Lot 2 and the West corner of said Derrick Addition;
 THENCE: South 44° 26' 48" East a distance of 198.70 feet to the Point of Beginning and containing 1.9593 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Texas Commerce Bank is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as Replat of Lot 2, Block A of Panex, Ltd. Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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. 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, and storm sewers, 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 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 MY HAND, at _____, Texas, this the _____ day of _____, 1990.

TEXAS COMMERCE BANK

By: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1990, by _____, the _____ of Texas Commerce Bank, on behalf of said Corporation.

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 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

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

Notary Public _____

RECOMMENDED FOR FINAL APPROVAL

City Manager _____

Date: _____

APPROVED

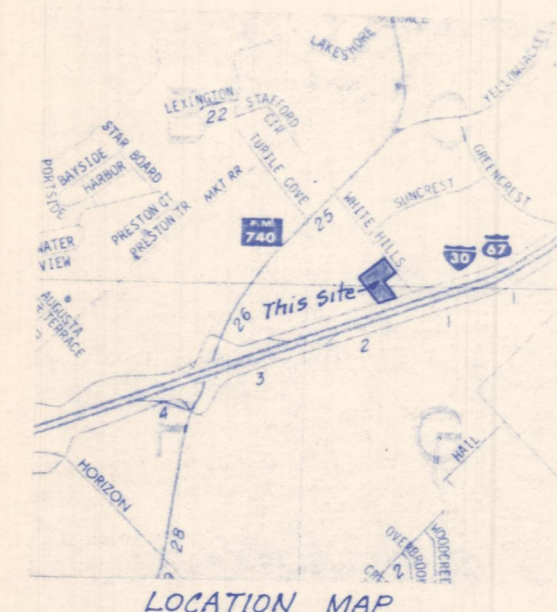
Chairman, Planning & Zoning Commission _____

Date: _____

I hereby certify that the above and foregoing Replat of Lot 2, Block A 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 _____, 1990.

Mayor, City of Rockwall _____

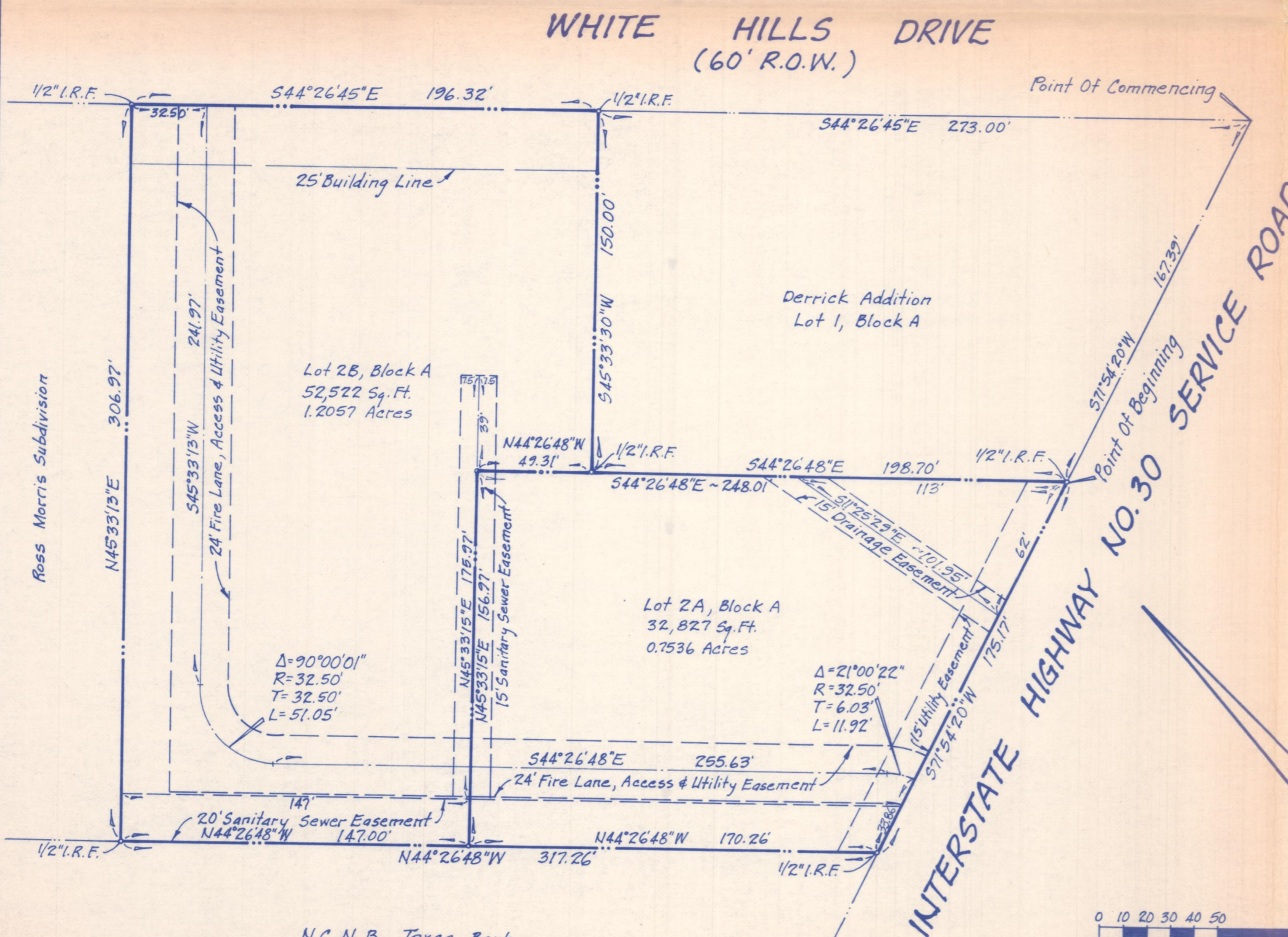
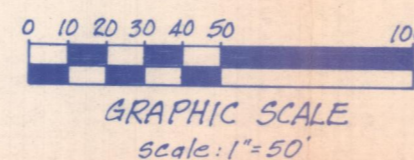
City Secretary, City of Rockwall _____



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

SCALE	DATE	JOB NO.
1"=50'	9-25-90	90110

REPLAT OF LOT 2, BLOCK A
PANEX LTD, ADDITION
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Texas Commerce Bank - Mr. Michael Dardick - Senior Vice President ~ Owner
2200 Ross Ave. - 5th Floor, Dallas, Texas 75201 Telephone No. 214-922-2697



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 8, 1990 **Agenda No:** V.

Agenda Item: P&Z 90-34-FP - Discuss and Consider Approval of a Replat of the Panex, Ltd. Addition on White Hills Drive and I-30

Item Generated By: Applicant

Action Needed: Consider approval or denial of the replat.

Background Information:

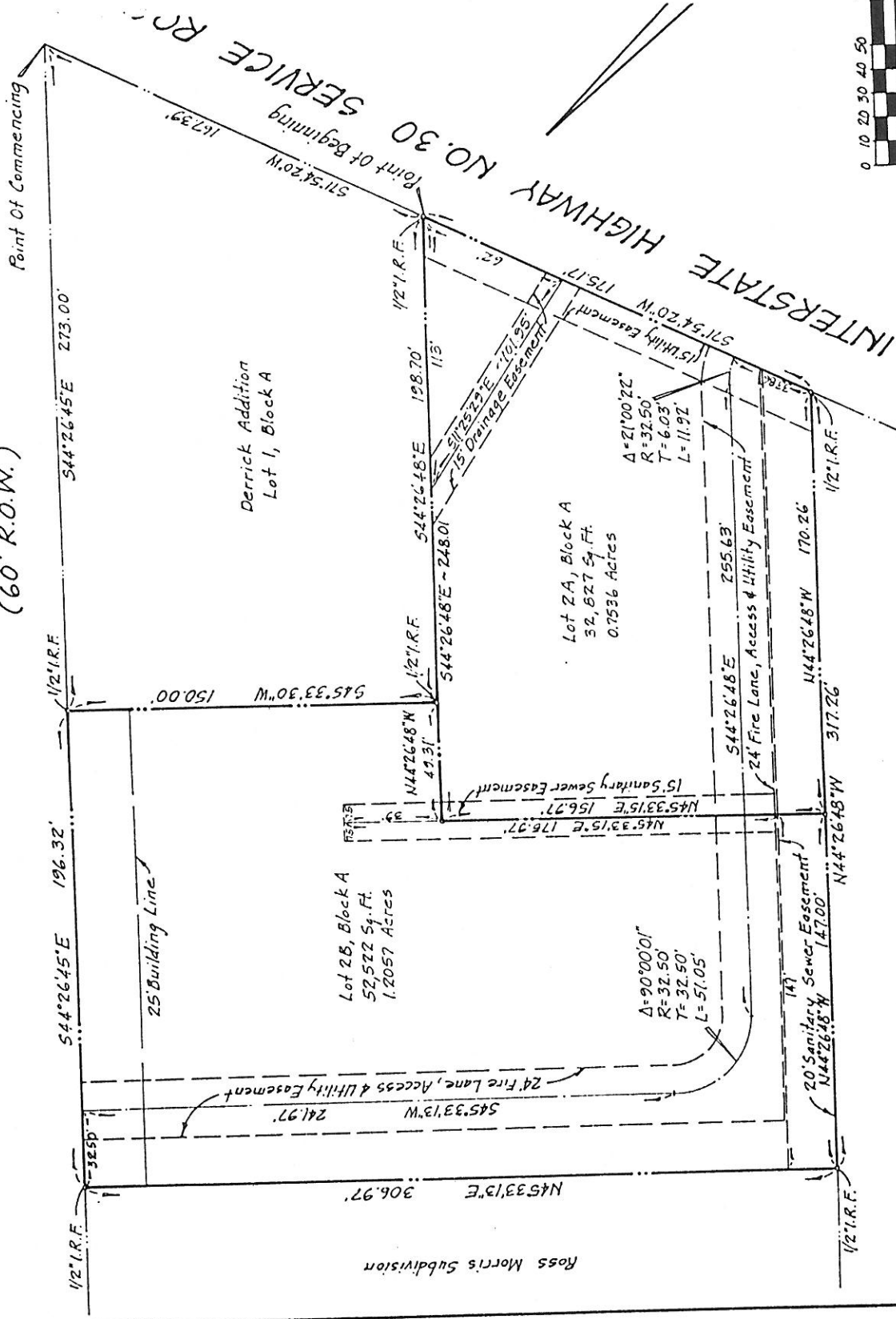
We have received a request for a replat of the Panex Addition. It is currently platted into one lot. A portion of the property is developed as the Lakeshore Business Park. The current owner would like to sell off this developed property to another buyer and they would like it to be platted as a separate lot. The site still conforms to our subdivision requirements and we would recommend approval.

Attachments:

1. Plat
2. Location Map

Agenda Item: Panex Addition RePlat **Item No:** V.

WHITE HILLS DRIVE
(60' R.O.W.)



Point of Commencing

INTERSTATE HIGHWAY NO. 30 SERVICE ROAD

Derrick Addition
Lot 1, Block A

Lot 2A, Block A
32,627 Sq. Ft.
0.7536 Acres

Lot 28, Block A
52,522 Sq. Ft.
1.2057 Acres

Ross Morris Subdivision



N.C.N.B. Texas Bank

Parry Ltd.



There are four areas 32' (or over) wide from 17' to 18' ...
MCKEEB, City Limits Along Lake Bay, numbered in E18-433 30

Lakeside

PHASE I
PHASE II
Village TOWN

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: July 11, 1991

Agenda No: III.

Agenda Item: Discuss and Consider Approval of a Replat of the Panex Addition, a Two Lot Subdivision Located at I-30 and White Hills

Item Generated By:

Action Needed:

Background Information:

The Panex, Ltd. replat was approved by the City Council on November 19, 1990. Under the comprehensive Zoning Ordinance, an approved plat must be executed, returned to the City, and filed of record at the County Clerk's office within 120 days of the date of approval or the plat approval becomes void. Executed plats for the Panex Addition were never returned to City Hall for filing and the Council's approval became void. The property owners realized that the plat had never been filed when they became ready to make improvements on the property.

The attached plat is the exact same plat approved by the Commission and Council in 1990. No changes have been made. However, the plat must be re-approved due to the filing deadline expiration.

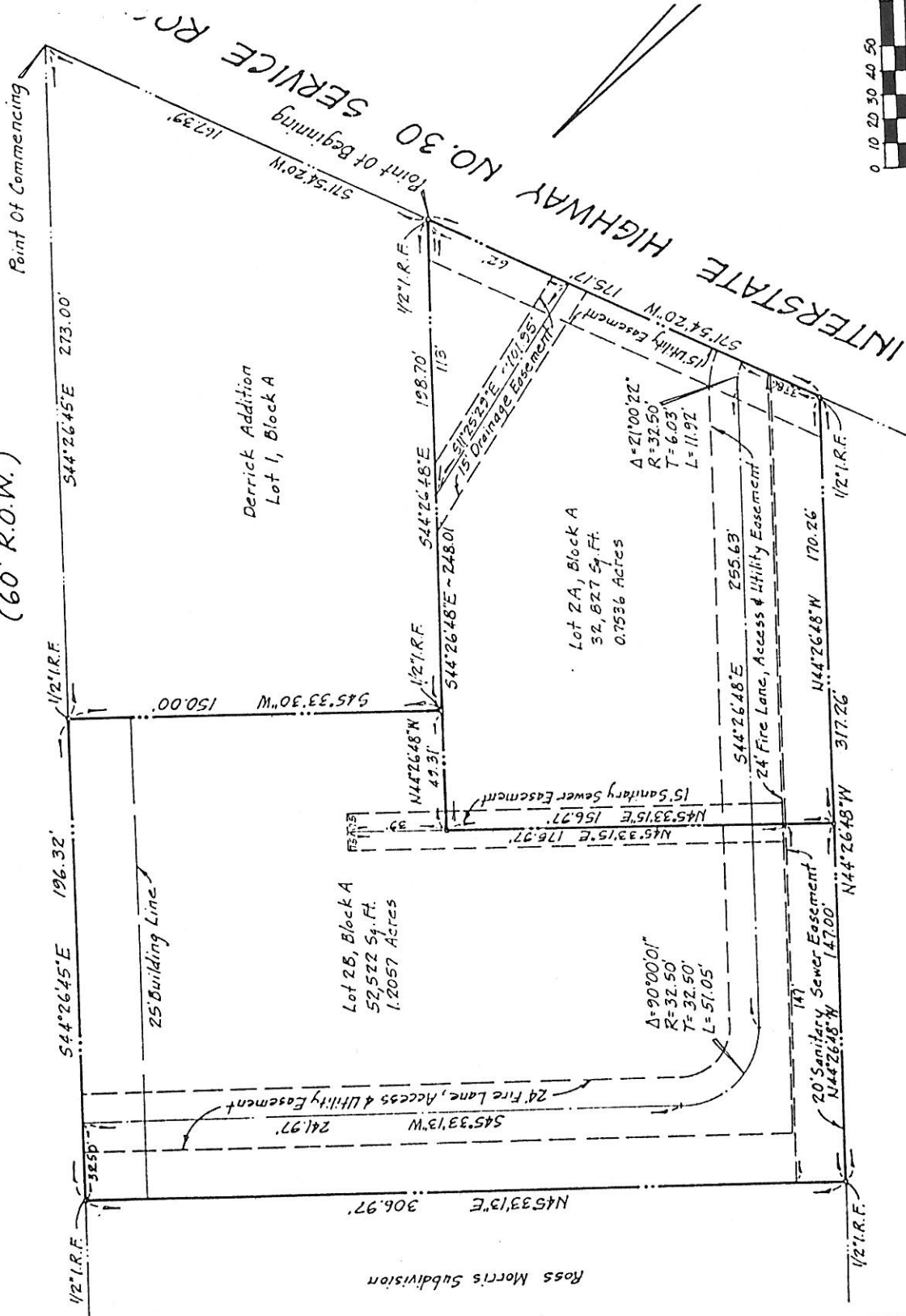
Attachments:

1. Plat

Agenda Item: Discuss Approval of Replat of Panex Addition, A Two Lot Subdivision

Item No: III.

WHITE HILLS DRIVE
(60' R.O.W.)



Point of Commencing

INTERSTATE HIGHWAY NO. 30 SERVICE ROAD

Derrick Addition
Lot 1, Block A

Lot 2A, Block A
32,627 Sq. Ft.
0.7536 Acres

Lot 26, Block A
52,522 Sq. Ft.
1.2057 Acres

Ross Morris Subdivision



N.C.N.B. Texas Bank

Parry Ltd.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: November 19, 1990 **Agenda No:** VI. F.

Agenda Item: P&Z 90-34-FP - Discuss and Consider Approval of a Replat of the Panex, Ltd. Addition on White Hills Drive and I-30

Item Generated By: Applicant

Action Needed: Consider approval or denial of the replat.

Background Information:

We have received a request for a replat of the Panex Addition. It is currently platted into one lot. A portion of the property is developed as the Lakeshore Business Park. The current owner would like to sell off this developed property to another buyer and they would like it to be platted as a separate lot. The site still conforms to our subdivision requirements and we would recommend approval.

The Planning and Zoning Commission has recommended approval of the request.

Attachments:

1. Plat
2. Location Map

Agenda Item: Panex Addition Replat **Item No:** VI. F.



Laney Ltd.

There is no fee for this plan. It is a copy of the original plan. © 1976
 FEDERAL CITY LIMITS Along Lake Ray Hubbard in EBR-433 30