

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ASHWANI K. AGARWAL & RACHNA AGARWAL, BEING THE OWNERS OF THE TRACT OF land situated in the W.W. Ford Survey, Abstract No. 80, being a portion of Lots 5 and 6, Rainbo Acres, situated in the W.W. Ford Survey, Abstract No. 80, being a portion of Lots 5 and 6, Rainbo Acres, situated in the City of Rockwall, Texas according to the Plat thereof recorded in Cabinet A, Slide an Addition in the City of Rockwall, Texas and being all of those certain tracts of land conveyed to 20, Plat Records, Rockwall County, Texas and being all of those certain tracts of land conveyed to F. Ward Hudspeth by Warranty Deeds recorded in Volume 1712, Page 285 and Volume 1720, Page 99, both in Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the intersection of the Southeast ROW line of Ranch Trail (a 50' ROW) with the Northeast ROW line of FM 3097 (a 100' ROW), said iron rod also being in the Northwest line of said Lot 5;

THENCE: North 32 degrees 08 minutes 33 seconds East, along the Southeast ROW line of Ranch Trail and the Northwest line of said Lot 5, a distance of 209.09 feet to a 1/2 inch iron rod set at the beginning of a non-tangent curve to the left, having a central angle of 18 degrees 12 minutes 04 seconds, a radius of 245.00 feet and a chord bearing North 20 degrees 12 minutes 51 seconds East, a distance of 77.50 feet;

THENCE: along the Southeast ROW line of Ranch Trail and the Northwest line of said Lot 5 and along said curve to the left, an arc distance of 77.83 feet to a 1/2 inch iron rod set at the Northwest corner of said Lot 5 and the Southwest corner of Lot 12 of said Rainbo Acres;

THENCE: South 89 degrees 10 minutes 13 seconds East, along the common line of said Lot 5 and said Lot 12, at 264.43 feet passing a 1/2 inch iron rod found for corner, continuing along the common line of said Lot 5 and said Lot 12, a total distance of 407.65 feet to a 3/4 inch iron pipe found for corner at the Northeast corner of said Lot 5 and the North corner of said Lot 6;

THENCE: South 44 degrees 56 minutes 38 seconds East, along the common line of said Lot 6 and said Lot 12, a distance of 179.61 feet to a 1/2 inch iron rod found for corner at the East corner of said Lot 6 and the North corner of Lot 7 of said Rainbo Acres;

THENCE: South 45 degrees 10 minutes 11 seconds West, along the common line of said Lot 6 and said Lot 7, a distance of 559.25 feet to a 3/8 inch iron rod found for corner in the Northeast ROW line of FM 3097 (a 100' ROW);

THENCE: North 44 degrees 49 minutes 46 seconds West, along the Northeast ROW line of FM 3097, at 180.08 feet passing a 3/8 inch iron rod found in the common line of said Lot 5 and said Lot 6, continuing along the Northeast ROW line of FM 3097, a total distance of 391.33 feet the PLACE OF BEGINNING and containing 4.800 acres of land.

WHEREAS ASHWANI K. AGARWAL, BEING THE OWNER OF THE TRACT OF land situated in the W.W.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOTS 20 & 21, BLOCK A, RAINBO ACRES ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to use of the public forever all streets, alleys, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in LOTS 20 & 21, BLOCK A, RAINBO ACRES ADDITION subdivision have been notified and signed this plat.

I (we) understand and do 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. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 at all times 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.
3. 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 the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations 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, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growths needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

OWNER OF LOTS
LOTS 20 & 21, BLOCK A
RAINBO ACRES ADDITION
OWNER OF LOTS
LOTS 20 & 21, BLOCK A
RAINBO ACRES ADDITION

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____, 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 stated.

Given upon my hand and seal of office this _____ day of _____, 2009

Notary Public in and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____, 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 stated.

Given upon my hand and seal of office this _____ day of _____, 2009

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I, J.L. LANE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY AND THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.

CITY OF ROCKWALL NOTE

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 or guarantee issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FLOOD PLAIN NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Numbers 48397C0040 L & 48397C0105 L dated September 26, 2008 the subject property does lie within ZONE X which is as follows. ZONE X = Areas determined to be outside the 500-year floodplain.

BASIS OF BEARINGS

Bearings shown hereon are based upon the Easterly line of lot 6 S 45°10'11" W from survey provided by ROCKWALL SURVEYING CO.

OWNER
3435 ASBURY STREET
DALLAS, TEXAS 75205
CONTACT: MR. ASHWANI K. AGARWAL
PHONE: 214-943-9911
FAX: 214-943-6334

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DRIVE
MESQUITE, TEXAS 75150-3812
CONTACT: JIM LANE, RPLS
PHONE: (972)881-4442
FAX: (972)881-4829

SURVEYOR'S STATEMENT

THAT I, JIM L. LANE, 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.

RELEASED 10/15/09 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

J.L. LANE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared J.L. LANE, 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 stated.

Given upon my hand and seal of office this _____ day of _____, 2009

Notary Public in and for the State of Texas
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL
Planning And Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.
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 eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this _____ day of _____, 2009
Mayor, City of Rockwall Date
City Secretary Date
City Engineer Date

REPLAT OF
LOT 20 & 21, BLOCK A
RAINBO ACRES ADDITION
BEING A
REPLAT
OF
A PORTION OF LOTS 5 & 6, RAINBO ACRES ADDITION
SHOWN BY PLAT RECORDED IN CABINET A, PAGE 20
BEING
4.800 ACRES
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SEPTEMBER 16, 2009