

WILLIAM W. FORD SURVEY  
A-80

TRACT 17  
RAINBO ACRES ADDITION  
CAB. A, SL. 20  
P.R.R.C.T

PART OF TRACT 16  
RAINBO ACRES ADDITION  
CAB. A, SL. 20  
P.R.R.C.T

CALLED 2.000 AC.  
EPIC ROCKWALL VENTURES, LLC  
INSTR. 2014000008464  
D.R.R.C.T

SPC  
N 7,008,362.44  
E 2,597,811.92

S 89°37'02" E  
70.88'

S 89°37'02" E 568.63'

POINT FOR CORNER  
IN ROCK WALL  
PK NAIL SET BEARS  
S 82°05'18" E; 6.38'

N 12°09'51" E  
331.58'

N 45°31'21" E  
240.56'

N 45°31'21" E  
214.47'

S 45°31'21" W  
136.57'

N 89°44'01" E  
227.23'

N 89°44'01" E  
243.27'

S 89°44'01" W  
271.08'

N 89°43'07" W  
460.25'

N 46°33'50" E  
123.19'

N 46°33'50" W  
111.66'

N 46°33'50" E  
340.30'

N 46°33'50" W  
391.52'

N 43°26'10" E  
132.00'

N 43°26'10" W  
200.00'

S 43°26'10" E  
266.76'

S 00°49'26" E  
421.43'

S 00°49'26" E  
204.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
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S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

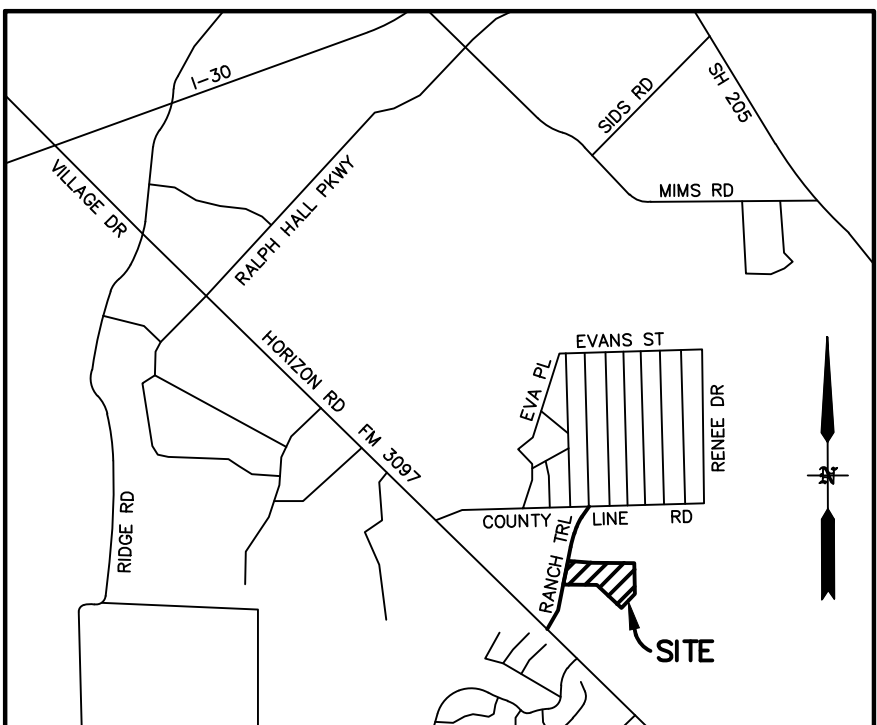
S 00°49'26" E  
20.33'

S 00°49'26" E  
20.33'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 44°28'39" W	10.00'
L2	N 45°31'21" E	20.00'
L3	S 44°28'39" E	10.00'
L4	N 43°26'10" E	10.00'
L5	S 46°33'50" E	20.00'
L6	S 43°26'10" W	10.00'
L7	N 43°26'10" E	10.00'
L8	S 46°33'50" E	20.00'
L9	S 43°26'10" W	10.00'
L10	S 46°33'50" E	20.00'
L11	S 43°26'10" W	20.00'
L12	N 46°33'50" W	1.60'
L13	S 46°33'50" E	10.00'
L14	S 43°26'10" W	20.00'
L16	N 46°33'50" W	10.00'
L17	S 43°26'10" W	10.00'
L18	N 46°33'50" W	20.00'
L19	S 43°26'10" E	10.00'
L20	S 43°26'10" W	11.96'
L21	N 46°33'50" W	20.00'
L22	S 00°15'59" E	8.11'
L23	S 89°44'01" W	20.00'
L24	N 00°15'59" W	10.00'
L25	S 00°15'59" E	10.00'
L26	S 89°44'01" W	20.00'
L27	N 00°15'59" W	9.40'
L28	S 89°44'01" W	14.58'
L29	S 32°56'55" E	13.30'
L30	S 68°11'52" E	32.53'
L31	N 82°21'13" E	33.74'
L32	S 43°36'01" E	44.71'
L33	S 11°13'45" W	64.87'
L34	S 35°31'12" E	32.08'
L35	S 00°49'26" E	40.46'
L36	S 77°32'04" W	27.72'
L37	N 60°37'24" E	5.62'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	36°19'31"	25.00'	8.20'	15.85'	S 72°06'14" E	15.59'
C2	44°12'40"	25.00'	10.15'	19.29'	N 67°37'41" E	18.82'
C3	44°51'36"	25.00'	10.32'	19.57'	S 67°57'09" W	19.08'
C4	43°03'12"	49.00'	19.33'	36.82'	N 68°05'26" W	35.96'
C5	90°00'00"	30.00'	30.00'	47.12'	N 01°33'50" W	42.43'
C6	75°55'32"	25.00'	19.51'	33.13'	N 84°31'36" W	30.76'
C7	75°55'32"	49.00'	38.23'	64.93'	S 84°31'36" E	60.28'
C8	43°42'09"	25.00'	10.03'	19.07'	N 68°24'55" W	18.61'
C9	17°07'08"	30.00'	4.52'	8.96'	S 81°10'27" W	8.93'
C10	17°07'08"	49.00'	7.38'	14.64'	N 81°10'27" E	14.59'
C12	92°05'11"	25.00'	25.93'	40.18'	S 00°31'15" E	35.99'
C13	44°51'36"	49.00'	20.23'	38.36'	S 67°57'09" W	37.39'
C14	43°03'12"	25.00'	9.86'	18.79'	N 68°05'26" W	18.35'
C15	90°00'00"	25.00'	25.00'	39.27'	N 01°33'50" W	35.36'
C16	90°00'00"	25.00'	25.00'	39.27'	N 88°26'10" E	35.36'
C17	90°00'00"	25.00'	25.00'	39.27'	S 01°33'50" E	35.36'
C18	90°00'00"	25.00'	25.00'	39.27'	S 88°26'10" W	35.36'
C19	90°00'00"	25.00'	25.00'	39.27'	N 01°33'50" W	35.36'
C20	90°00'00"	25.00'	25.00'	39.27'	N 88°26'10" E	35.36'

LEGEND	
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
F.A.&U.E.	FIRE LANE ACCESS AND UTILITY EASEMENT
W.E.	WATER EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

POINT OF BEGINNING

CALLED 1.84 AC.  
SALVADOR DOMINGUEZ & DIANA DOMINGUEZ  
INSTR. 2017000006978  
D.R.R.C.T

SPC  
N 7,007,744.27  
E 2,598,202.46

OWNERS  
**TRUMAN HEIGHTS, LLC**  
4741 PARKWOOD DR.  
ROCKWALL, TX 75032-2037  
(972) 722-3666

**HORIZON RD SELF STORAGE, LLC**  
5769 S.H. 205 #100  
ROCKWALL, TX 75032

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 428

DATE: MARCH 3, 2021  
DATE: OCTOBER 5, 2020

CASE NUMBER: P2017-050

SHEET 1 OF 2

REPLAT OF  
RAINBO ACRES  
TRACT 22R & TRACT 23R

BEING A REPLAT OF  
RAINBO ACRES  
TRACT 22 & TRACT 23  
CAB. J, SLIDE 249, P.R.R.C.T.

8.733 ACRES  
2 LOTS

SITUATED IN THE  
WILLIAM W. FORD SURVEY, A-80  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

