## SURVEYOR'S CERTIFICATE & DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS TRUMAN HEIGHTS, LLC AND HORIZON RD SELF STORAGE, LLC, BEING THE OWNERS of 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, City of Rockwall, Rockwall County, Texas, and being all of Tract 22 and Tract 23 of Rainbo Acres, Tracts 22 and 23, an addition to the City of Rockwall, Plat Record, Rockwall County, Texas (PRRCT), according to the plat thereof as recorded in Cabinet J, Slide 249, Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the most southern corner of said Tract 23, common to the most eastern corner of Tract 12 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, PRRCT, and common to the northwest line of Lot 8R, Rainbo Acres, Addition according to the plat thereof, as recorded in Cabinet F, Slide 377, PRRCT;

THENCE North 46 degrees 33 minutes 50 seconds West, along the common lines of said Tract 12 and said Tract 23 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 2017000006978, Deed Records of Rockwall County, Texas (DRRCT) and 20140000010041, DRRCT, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE North 89 degrees 43 minutes 07 seconds West, continuing along the common lines of said Tract 12 and Tract 23 and the north line of said 1.50 acre tract and another 1.50 acre tract described in a deed to 2-W Brothers LLC, recorded in Volume 6201, Page 204, DRRCT, a distance of 460.25 feet to a 1/2-inch iron rod found near the base of a steel fence post at the common west corner said Tract 12, Tract 23, and 2-W Brothers tracts, said point also being in the east right—of way line of Ranch Trail, a 50

THENCE North 12 degrees 09 minutes 51 seconds East, along the east right-of-way line of said Ranch Trail and the west line said of said Tract 23, passing a 5/8-inch iron rod found at the common west corner of said Tract 23 and said Tract 22, at a distance of 131.66, and continuing along the west line of said Tract 22, a total distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said Tract 22, common to the southwest corner of a called 2.00 acre tract described in a deed to Epic Rockwall Ventures LLC, recorded as Instrument Number 2014000008464, DRRCT, from which a PK nail set for reference bears South 82 degrees 05 minutes18 seconds East, a distance of 6.38 feet:

THENCE South 85 degrees 36 minutes 59 seconds East, along the common line of said Tract 22 and last mentioned 2.00 acre tract, and near the south side of a rock wall, a distance of 336.14 feet to a 1/2-iron rod found at an angle point in said common line. near the end of said rock wall;

THENCE South 89 degrees 37 minutes 02 seconds East, continuing along the common line of said Tract 22, Tract 23 and said 2.00 acre tract, a distance of 568.63 feet to a 1/2-inch iron rod found at the common east corner thereof;

THENCE South 00 degrees 49 minutes 26 seconds East, along the east line of said Tract 23, a distance of 421.43 feet to a 1/2-inch iron rod found at the north corner of the above mentioned Lot 8R, Rainbo Acres Addition;

THENCE South 43 degrees 37 minutes 59 seconds West, along the common line of said Tract 23 and said Lot 8R, a distance of 266.76 feet to the POINT OF BEGINNING and containing 8.733 acres or 380,411 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this replat, and designated herein as a RAINBO ACRES, TRACT 22R & TRACT 23R, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. Wel further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, TRACT 22R & TRACT 23R. have been notified and signed this plat.

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. We also understand the following;

- 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.
- 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
- 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
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

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 growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FOR: TRUMAN HEIGHTS, LLC

BY: Name: Title:
FOR: HORIZON ROAD SELF STORAGE, LLC
BY: Name: Title
STATE OF TEXAS COUNTY OF
Before me, the undersigned authority, on this day personally appeared

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

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

STATE OF TEXAS COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

## GENERAL NOTES:

- 1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS2011). Fixed to City of Rockwall Monument #5
- 2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
- 3. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
- 4. 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 therefore 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.
- 5. Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

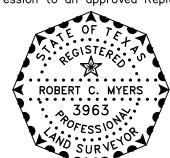
## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2021. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This replat is released on 11/13/2019 for review by the City Rockwall and other parties for comments and progression to an approved Replat.

ROBERT C. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963



STATE OF TEXAS COUNTY OF COLLIN

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

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

Planning	and Zoning	Commission	n, Chairman	Do	te	
			APPROVEI	)		
TRACT 2	2R & TRAC	T 23R, an a y Council of	and foregoin addition to the the City of	e City of	Rockwall, Te	xas, v
recorded	in the offic	e of the Co	nless the app ounty Clerk o from said do	of Rockwall	, County, Te	
	OUD HANDS	· 11-1-	day of		20	

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

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

CASE NUMBER: P2017-050

SHEET 2 OF 2