

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS FOXCHASE DEVELOPMENT CORPORATION is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Tract 5 and Tract 6, as recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and further being a plat of that 99.556 Acre tract of land described in Deed of Trust recorded in Volume 605, Page 156, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron pin found at the most Westerly Southwest corner of that 3.24 Acre tract of land conveyed to the City of Rockwall as Foxchase Park and recorded in Volume 000, Page 000 Deed Records, Rockwall County, Texas:

THENCE: North 79° 30' 37" West a distance of 12.77 feet to a 1/2" iron rod set on the Easterly line of Foxchase Phase 6, at the Point of Beginning, said point also being on the Southerly line of proposed Tubbs Road;

THENCE: Following the Southerly boundaries of said park South 79° 30' 37" East a distance of 194.94 feet to a 1/2" iron rod set for a corner;

THENCE: South 19° 46' 01" East a distance of 69.46 feet to a 1/2" iron rod set for a corner;

THENCE: South 10° 29' 23" West a distance of 90.00 feet to a 1/2" iron rod set for a corner;

THENCE: South 79° 30' 37" East a distance of 77.47 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears North 84° 20' 36" East a distance of 208.57 feet;

THENCE: Along the arc of said curve an arc distance of 211.36 feet to a 1/2" iron rod set for a corner;

THENCE: North 20° 11' 55" West a distance of 126.71 feet to a 1/2" iron rod set for a corner;

THENCE: North 44° 14' 58" East, passing at 47.00 feet the most Easterly corner of said park and continuing a total distance of 381.49 feet to a 1/2" iron rod set for a corner;

THENCE: South 21° 59' 54" East a distance of 287.83 feet to a 1/2" iron rod set for a corner;

THENCE: South 04° 16' 10" West a distance of 159.06 feet to a 1/2" iron rod set for a corner;

THENCE: South 44° 45' 58" West a distance of 100.00 feet to a 1/2" iron rod set for a corner;

THENCE: South 76° 38' 29" West a distance of 90.63 feet to a 1/2" iron rod set for a corner;

THENCE: South 65° 35' 58" West a distance of 182.35 feet to a 1/2" iron rod set for a corner;

THENCE: South 34° 03' 24" West a distance of 76.48 feet to a 1/2" iron rod set for a corner;

THENCE: South 44° 38' 33" East of 197.32 feet to a 1/2" iron rod set for a corner;

THENCE: South 22° 00' 57" East a distance of 176.89 feet to a 1/2" iron rod set for a corner;

THENCE: South 04° 16' 10" West a distance of 270.95 feet to a 1/2" iron rod set for a corner;

THENCE: South 21° 18' 45" West a distance of 157.48 feet to a 1/2" iron rod set for a corner;

THENCE: South 52° 12' 04" West a distance of 409.77 feet to a 1/2" iron rod set for a corner;

THENCE: North 50° 58' 42" West a distance of 92.05 feet to a 1/2" iron rod set for a corner;

THENCE: South 07° 01' 18" West a distance of 63.89 feet to a 1/2" iron rod set for a corner;

THENCE: South 67° 46' 18" West a distance of 104.90 feet to a 1/2" iron rod set for a corner;

THENCE: North 65° 47' 42" West a distance of 115.00 feet to a 1/2" iron rod set for a corner;

THENCE: South 81° 19' 18" West a distance of 37.90 feet to a 1/2" iron rod set for a corner;

THENCE: South 10° 03' 18" West a distance of 19.10 feet to a 1/2" iron rod set for a corner;

THENCE: North 82° 54' 42" West a distance of 102.50 feet to a 1/2" iron rod set for a corner;

THENCE: South 28° 24' 18" West a distance of 1.14 feet to a 1/2" iron rod set for a corner;

THENCE: South 89° 25' 57" West a distance of 355.09 feet to a 1/2" iron rod set at the South corner of Foxchase Phase 6, said point also being on the Southeastery Right-of-Way of proposed Tubbs Road;

THENCE: North 00° 22' 56" West, along said Southeastery line and said Right-of-Way line a distance of 311.60 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a central angle of 39° 56' 58", a radius of 577.50 feet, and a chord that bears North 19° 35' 03" East a distance of 394.40 feet;

THENCE: Along the arc of said curve, along said Southeastery line and said Right-of-Way line an arc distance of 402.49 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 07° 00' 06", a radius of 622.50 feet, and a chord that bears North 36° 02' 59" East a distance of 76.02 feet;

THENCE: Along the arc of said curve, along said Southeastery line and said Right-of-Way line an arc distance of 76.07 feet to a 1/2" iron rod set for a corner;

THENCE: North 32° 32' 56" East a distance of 333.98 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 22° 53' 46", a radius of 783.25 feet, and a chord that bears North 21° 05' 02" East a distance of 311.36 feet;

THENCE: Along the arc of said curve, along said Southeastery line and said Right-of-Way line an arc distance of 313.45 feet to a 1/2" iron rod set for a corner;

THENCE: North 9° 37' 09" East, along said Southeastery line and said Right-of-Way line a distance of 117.10 feet to a 1/2" iron rod set at the Place of Beginning and containing 29.04 Acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL We the undersigned owner of the land shown on this plat, and designated as RAINBOW LAKE ESTATES, Rockwall County, 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. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat.

We understand and 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:

- 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 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.

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.

We further acknowledge that the dedications and/or exactions 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.

FOXCHASE DEVELOPMENT CORPORATION

by: _____

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, the _____ of said Corporation, 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 herein stated and on behalf of said Corporation.

Given upon my hand and seal of office this _____ day of _____, 2000.

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

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.

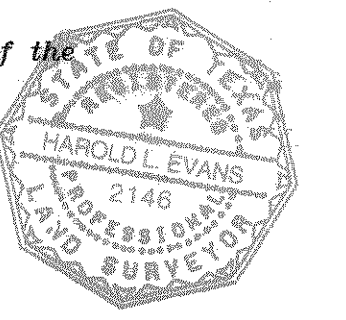
Given upon my hand and seal of office this _____ day of _____, 2000.

Notary Public in and for the State of Texas

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 PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 2000, by Harold L. Evans.

Notary Public

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 _____, 1999.

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 twenty (120) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, 1999.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Professional Engineer Seal for Harold L. Evans, No. 98111, State of Texas. Address: 2331 GUS THOMASSON ROAD, SUITE 102, DALLAS, TEXAS 75228, (214) 328-8133.

RAINBOW LAKE ESTATES ESTATE ABST. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FOXCHASE DEVELOPMENT CORPORATION P.O. BOX 369, ROCKWALL, TEXAS 75087 (972) 771-5253