



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 365 RANCA TRAIL, ROCKWALL 75032

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION BETWEEN HOLLON RD AND COUNTY LINE RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER M&J RANCA TRAIL HOLDINGS LLC ☐ APPLICANT _____

CONTACT PERSON JOHN MCKINNEY CONTACT PERSON JOHN MCKINNEY

ADDRESS _____ ADDRESS _____

CITY, STATE & ZIP _____ CITY, STATE & ZIP _____

PHONE _____ PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN MCKINNEY [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

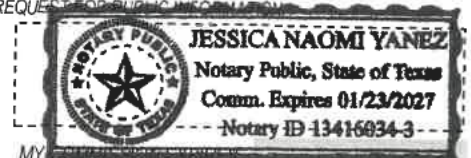
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

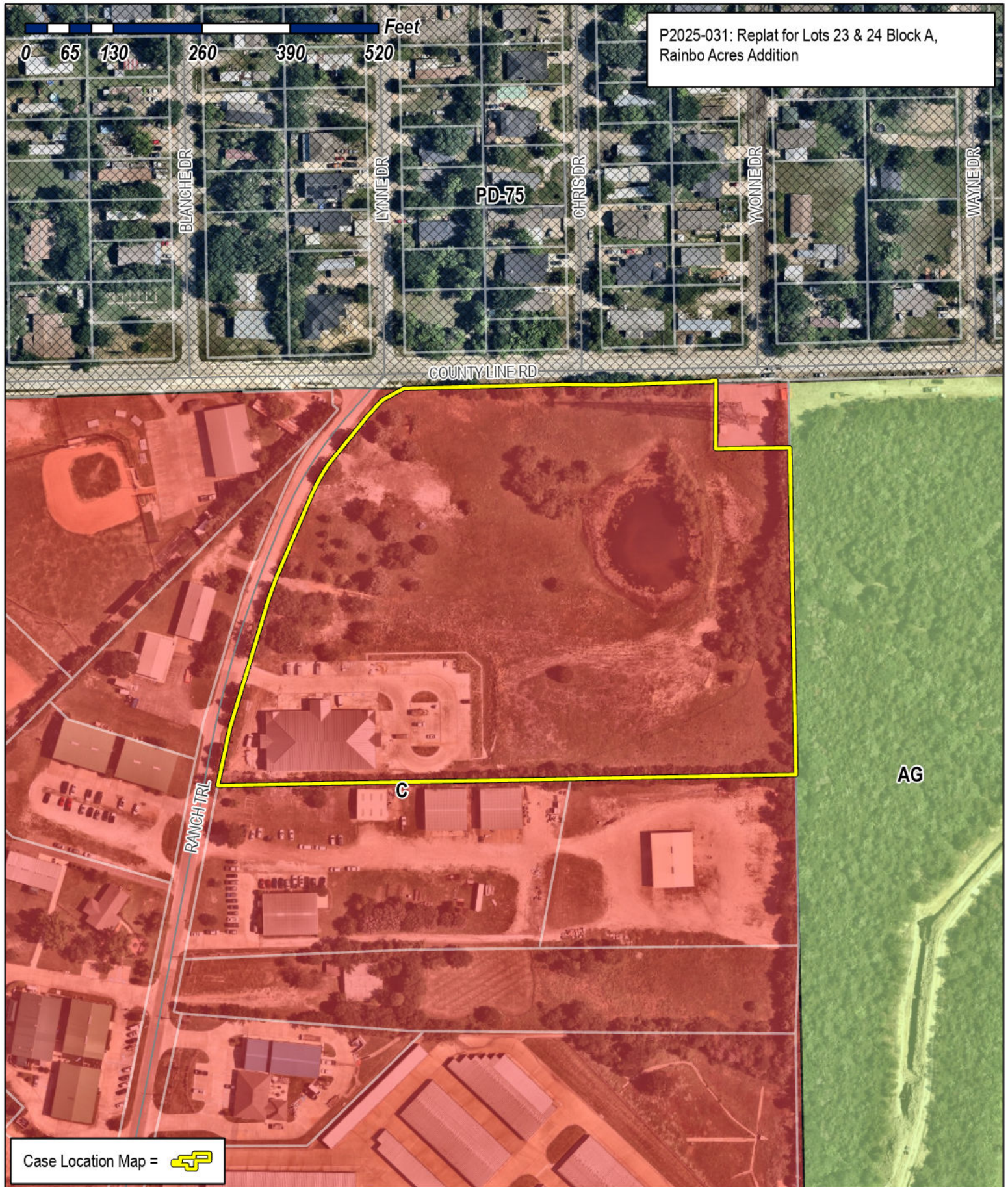
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 3rd DAY OF September, 2025


OWNER'S SIGNATURE

John McKinney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

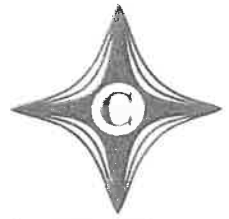
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



CORNERSTONE ENGINEERING & SURVEYING

PO Box 1439
Mansfield, TX 76063
Office: (817)940-6027

F-24969 Survey No. 10194747



September 8, 2025

Selden Construction
5 Shepards Way Heath, TX
seldenconstruction@gmail.com

RE: 365 Ranch Trail Rd Rockwall, TX

Mr. Selden,

A representative of this company visited the site and has visually verified to the best of the engineer's professional opinion, knowledge and belief, that based on my observations along with survey work conducted at the site, the final grading, site drainage, and detention outfall with required volume comply with the City approved plans and details.

Please feel free to contact us directly if you have any questions.

Sincerely,

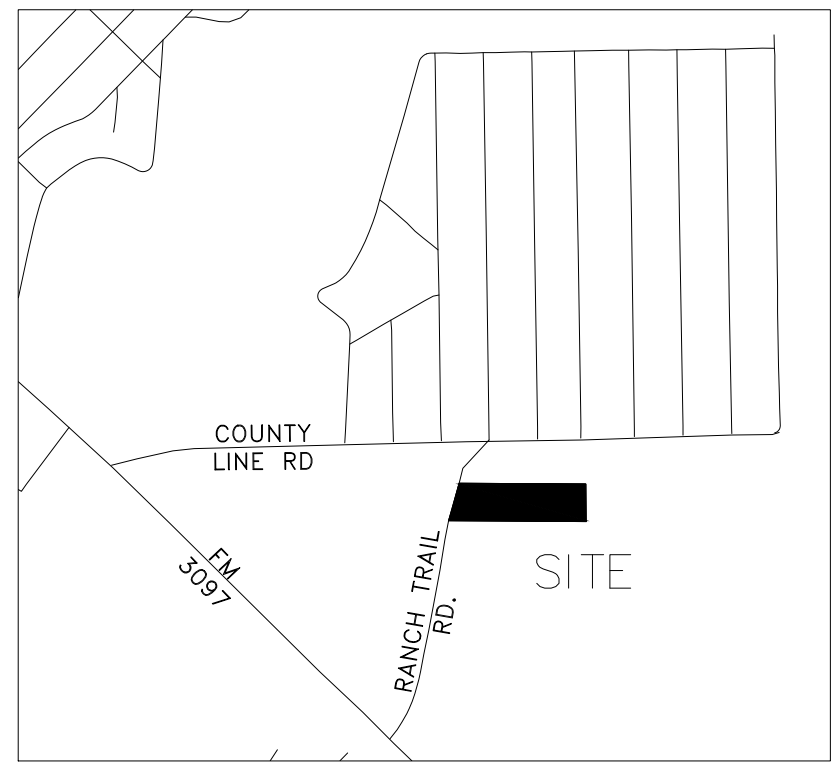
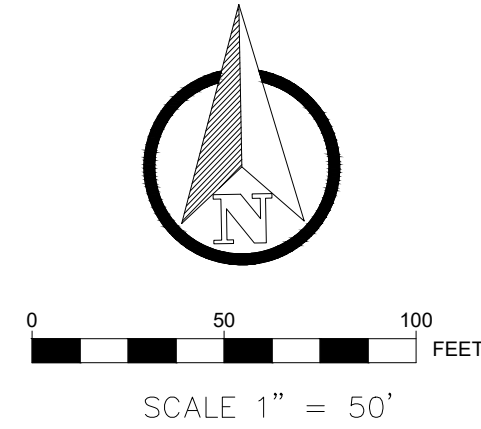
Mitchell Lenamond, P.E.



NOTES:

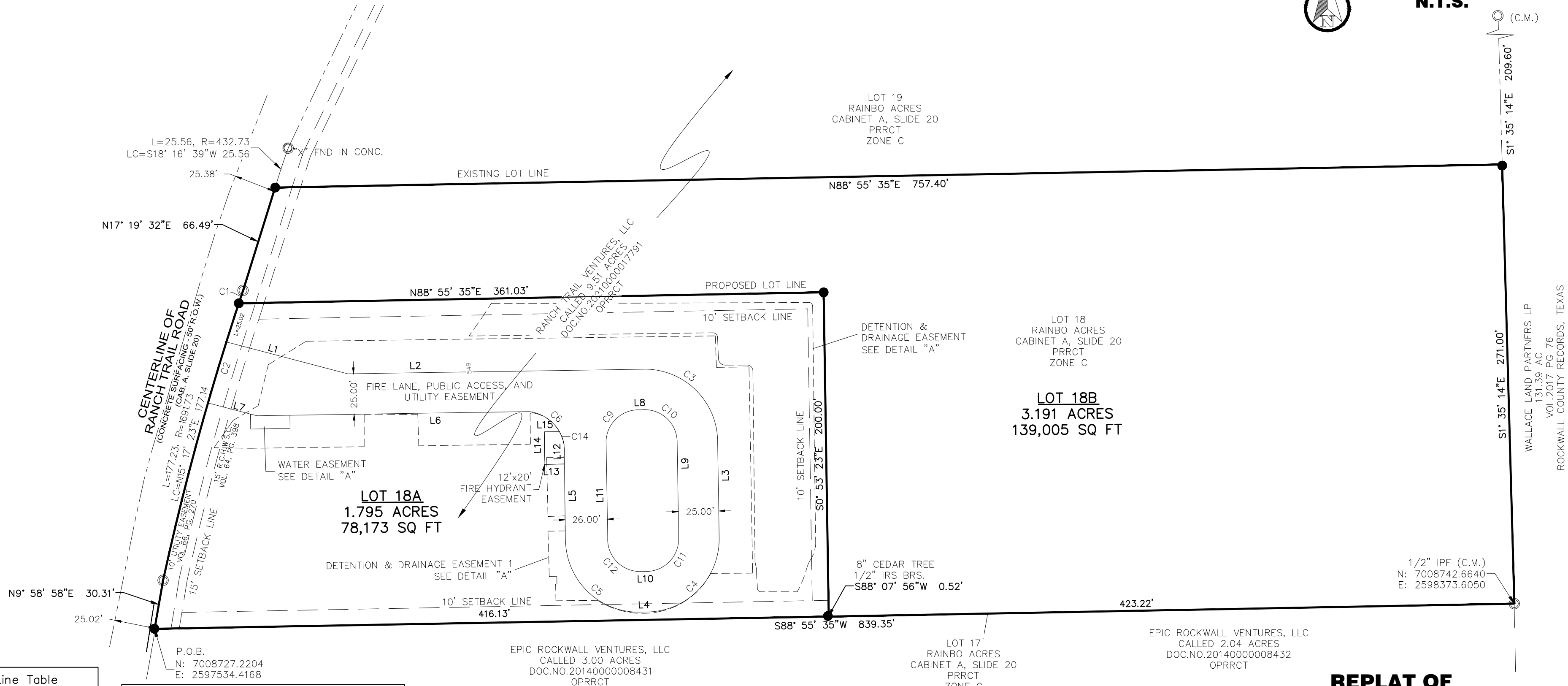
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF CES, REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR PRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF CES, IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. CES SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ELEVATIONS AND DIRECTIONAL CONTROL ARE BASED ON NAD83 TX N CENTRAL 4202, NAVD88(GEOID 18) GPS OBSERVATIONS

- 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 THE PLAT BY CITY DOES NOT CONSTITUTE AND REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, 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 83-53
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING & DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. FEMA-MAP 48397C 0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 480547, CITY OF ROCKWALL, TEXAS. THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIRS, AND/OR REPLACEMENTS OF DRAINAGE AND DETENTION EASEMENTS ON SITE.



**VICINITY MAP
N.T.S.**

(C.M.)



Line Table		
Line #	Direction	Length
L1	S75° 16' 20"E	77.45'
L2	N89° 06' 37"E	182.62'
L3	S0° 53' 23"E	59.74'
L4	S89° 06' 37"W	5.81'
L5	N0° 53' 23"W	59.33'
L6	S89° 06' 37"W	167.98'
L7	N75° 16' 20"W	31.16'
L8	N89° 06' 37"E	3.80'
L9	S0° 53' 23"E	59.74'
L10	S89° 06' 37"W	3.80'
L11	N0° 53' 23"W	59.74'
L12	N0° 53' 23"W	9.88'
L13	N89° 06' 37"E	12.00'
L14	S0° 53' 23"E	15.00'
L15	S89° 06' 37"W	10.51'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	8.38'	1691.73'	0.28	N18° 25' 58"E	8.38'	
C2	39.32'	1691.73'	1.33	S16° 46' 40"W	39.32'	
C3	70.69'	45.00'	90.00	S45° 53' 23"E	63.64'	
C4	70.69'	45.00'	90.00	S44° 06' 37"W	63.64'	
C5	69.70'	45.01'	88.72	N45° 15' 06"W	62.94'	
C6	31.59'	25.00'	72.39	N47° 10' 07"W	29.53'	
C7	19.86'	50.00'	22.75	N79° 30' 45"W	19.73'	
C8	42.29'	25.00'	96.92	S63° 24' 14"W	37.43'	
C9	31.42'	20.00'	90.00	N44° 06' 37"E	28.28'	
C10	31.42'	20.00'	90.00	S45° 53' 23"E	28.28'	
C11	31.42'	20.00'	90.00	S44° 06' 37"W	28.28'	
C12	31.42'	20.00'	90.00	N45° 53' 23"W	28.28'	
C13	28.99'	1691.73'	0.98	N17° 08' 16"E	28.99'	
C14	5.34'	25.00'	12.23	N17° 05' 21"W	5.33'	

LEGEND

- 1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP STAMPED "CES 10194747" UNLESS OTHERWISE NOTED
- IPF IRON PIPE FOUND
- OPRRCT OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
- PRRCT PLAT RECORDS OF ROCKWALL COUNTY, TX
- (C.M.) CONTROL MONUMENT

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY
RANCH TRAIL VENTURES, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

**REPLAT OF
RAINBO ACRES ADDITION, LOT 18**

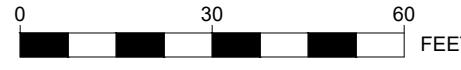
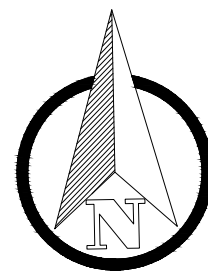
**LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SHEET 1 OF 3

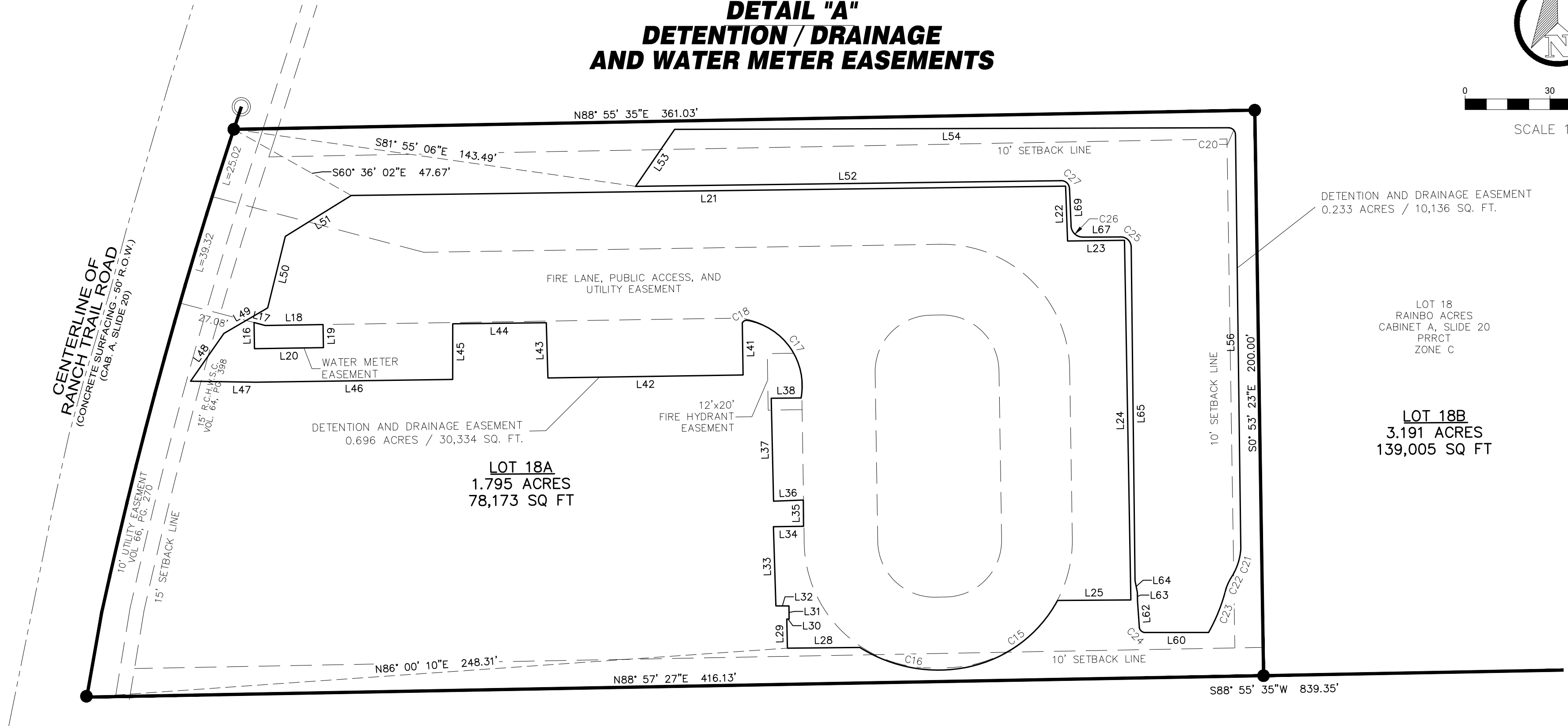
**CORNERSTONE
ENGINEERING & SURVEYING**
ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027



DETAIL "A"
DETENTION / DRAINAGE
AND WATER METER EASEMENTS



SCALE 1" = 30'



DETENTION AND DRAINAGE EASEMENT
0.233 ACRES / 10,136 SQ. FT.

LOT 18
RAINBO ACRES
CABINET A, SLIDE 20
PRRCT
ZONE C

LOT 18B
3.191 ACRES
139,005 SQ FT

DETENTION AND DRAINAGE EASEMENT
0.696 ACRES / 30,334 SQ. FT.

LOT 18A
1.795 ACRES
78,173 SQ FT

Line Table		
Line #	Direction	Length
L16	N0° 53' 23"W	9.24'
L17	S75° 16' 20"E	4.08'
L18	N89° 06' 37"E	20.44'
L19	S0° 53' 23"E	8.14'
L20	S89° 06' 37"W	24.38'
L21	N89° 15' 12"E	252.57'
L22	S2° 03' 42"E	19.42'
L23	N89° 16' 02"E	20.12'
L24	S1° 00' 43"E	127.20'
L25	S89° 38' 30"W	25.87'
L28	S89° 28' 27"W	25.63'
L29	N1° 10' 29"W	10.27'
L30	N88° 04' 05"E	0.83'
L31	N0° 41' 33"W	4.63'
L32	N89° 42' 00"W	4.64'
L33	N1° 44' 43"W	28.01'
L34	N89° 16' 48"E	10.63'
L35	N0° 23' 55"W	9.28'
L36	S87° 50' 08"W	10.55'
L37	N1° 16' 14"W	36.42'

Line Table		
Line #	Direction	Length
L38	N89° 30' 51"E	10.55'
L41	S0° 52' 00"E	18.31'
L42	S89° 08' 10"W	69.01'
L43	N1° 41' 43"W	19.54'
L44	S89° 19' 50"W	33.08'
L45	S0° 02' 17"W	19.66'
L46	S89° 11' 25"W	69.70'
L47	N89° 07' 31"W	22.98'
L48	N34° 55' 13"E	20.60'
L49	N59° 41' 43"E	17.91'
L50	N13° 51' 17"E	26.03'
L51	N58° 10' 36"E	27.45'
L52	S89° 14' 40"W	150.16'
L53	N34° 24' 44"E	24.40'
L54	N89° 49' 37"E	195.97'
L56	S0° 43' 44"E	146.52'
L60	S89° 58' 19"W	22.64'
L62	N4° 00' 20"W	9.30'
L63	N0° 53' 23"W	3.08'
L64	N11° 24' 34"W	4.19'

Line Table		
Line #	Direction	Length
L65	N0° 38' 52"W	118.14'
L67	S89° 47' 20"W	12.87'
L69	N2° 25' 23"W	12.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	40.53'	46.72'	49.70	S53° 12' 29"W	39.27'
C16	40.07'	52.03'	44.12	N79° 51' 01"W	39.09'
C17	37.06'	23.53'	90.24	N34° 38' 30"W	33.34'
C18	2.27'	1.61'	81.13	S61° 21' 10"W	2.09'
C20	3.90'	2.45'	91.40	S41° 29' 55"E	3.50'
C21	9.73'	21.28'	26.19	S17° 33' 04"W	9.64'
C22	5.25'	18.10'	16.63	S26° 10' 34"W	5.23'
C23	16.68'	62.16'	15.38	S21° 44' 05"W	16.63'
C24	2.83'	2.14'	75.92	N44° 57' 54"W	2.63'
C25	5.92'	3.64'	93.30	N50° 02' 58"W	5.29'
C26	6.51'	4.15'	89.84	N47° 42' 34"W	5.86'
C27	5.09'	2.90'	100.72	N46° 54' 27"W	4.46'

LEGEND

- 1/2" IRON REBAR FOUND
UNLESS OTHERWISE NOTED
- IRON ROD SET
WITH CAP STAMPED
"CES 10194747"
UNLESS OTHERWISE NOTED
- IRON PIPE FOUND
- OFFICIAL PUBLIC RECORDS
OF ROCKWALL COUNTY, TX
- PLAT RECORDS OF
ROCKWALL COUNTY, TX
- CONTROL MONUMENT
- WATER SURFACE ELEVATION



SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY
RANCH TRAIL VENTURES, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

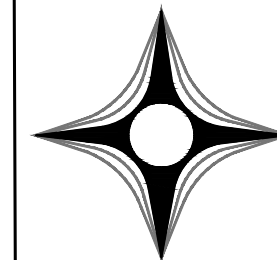
REPLAT OF
RAINBO ACRES ADDITION, LOT 18

LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

CORNERSTONE
ENGINEERING & SURVEYING

ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS M & J RANCH TRAIL HOLDINGS, LLC is the owner of Lot 18 of the RAINBO ACRES ADDITION, an addition to the City of Rockwall, Texas According to the plat recorded in Cabinet A, Slide 20, of the Plat Records of Rockwall County Texas, same being a portion of a called 9.51 acre tract as described in the deed to Ranch Trail Ventures, LLC, recorded in Document No. 20210000017791 of the Official Public Records of Rockwall County, Texas, (OPRRCT), situated in the W.V. FORD SURVEY, A-80, within the City of Rockwall, Rockwall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the East right of way line of Ranch Trail Rd (50' ROW), for the Southwest corner of said Lot 18, same being the Northwest corner of Lot 17 of said RAINBO ACRES ADDITION, and being the Northwest corner of a 3.00 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No. 20140000008431 (OPRRCT) ;

THENCE along the East ROW line of said Ranch Trail Rd. in common with the West line of said Lot 18, as follows:

North 09° 58' 58" East, 30.31 feet to a 1/2" iron rod found, and being at the beginning of a curve to the right whose radius is 1691.73 feet, and

along said curve a distance of 185.61 feet to 1/2" iron rod found, the long chord of said curve is North 15° 25' 54" East 185.51, and

North 17° 19' 32" East, 66.49 feet to a 1/2" iron rod set with an yellow cap stamped "CES 10194747" for the Northwest corner of said Lot 18, same being the Southwest corner of Lot 19 of said RAINBO ACRES ADDITION;

THENCE along the South line of said Lot 19 in common with the North line of said Lot 18, North 88° 55' 35" East a distance of 757.40 feet to a 1/2" iron rod set with an yellow cap stamped "CES 10194747" for the common east corner of same, same being in the West line of a 131.39 acre tract described in a deed to Wallace Land Partners L P, and recorded in Vol. 2017 Pg. 76 Rockwall County Records, Texas;

THENCE along the West line of said 131.39 acre tract, common with the East line of said Lot 18, South 01° 35' 14" East a distance of 271.00 feet to a 1/2" iron pipe found for the Southeast corner Said Lot 18, same being the Northeast corner of Lot 17, and the Northeast corner of a called 2.04 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No. 20140000008432 (OPRRCT);

THENCE along the said common line, and continuing with the North line of said 3.00 acre Tract, South 88° 55' 35" West a distance of 839.35 feet to the POINT OF BEGINNING containing 217,178 square feet or 4.986 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Forney, Kaufman County, Texas.

WITNESS MY HAND AT BELL COUNTY, TEXAS this the _____ day of _____ 2025

PRELIMINARY FOR REVIEW ONLY
NOT FOR RECORDING - 9/11/25

Jacob N. Holmes

Texas Registered Professional Land Surveyor # 6482

State of Texas

County of _____

Before me, the undersigned , a notary public for said County and State , appeared Jacob N. Holmes , 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 considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2025.

Notary Public in and for the County of _____ , Texas.

Chairman

Date

Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of RAINBO ACRES ADDITION, LOT 18, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2025

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval

WITNESS, our hands, this the _____ day of _____ , 2025.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M&J RANCH TRAIL HOLDINGS, LLC., the undersigned owner of the land shown on this plat. and designated herein as RAINBO ACRES ADDITION, LOT 18, 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. I further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 18, addition have been notified and signed this plat. I 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 also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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; I, my 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.

OWNERS M & J RANCH TRAIL HOLDINGS, LLC

Witness our hands on _____ day of _____ , 2025.

MICHAEL DAUL - OWNER

JOHN MCKINNEY - OWNER

State of Texas

County of _____

Before me, the undersigned , a notary public for said County and State , 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 purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2025.

Notary Public in and for the County of _____ , Texas.

State of Texas

County of _____

Before me, the undersigned , a notary public for said County and State , 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 purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2025.

Notary Public in and for the County of _____ , Texas.

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY / MICHAEL DAUL
M & J RANCH TRAIL HOLDINGS, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

REPLAT OF
RAINBO ACRES ADDITION, LOT 18
LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SHEET 3 OF 3

CORNERSTONE
ENGINEERING & SURVEYING

ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027

