

FIELD NOTES

All that certain lot, tract or parcel of land situated in the W.W. Ford Survey, about four miles South from the town of Rockwall, Rockwall County Texas, and being 70.04 acres out of a 100 acre tract of land conveyed to J.A. Wilkerson Jr. by deed dated the 29th day of March 1961 from J.M. Washington, and of Record in Vol. 86, page 224, Rockwall County Deed Records, and more particularly described as follows:

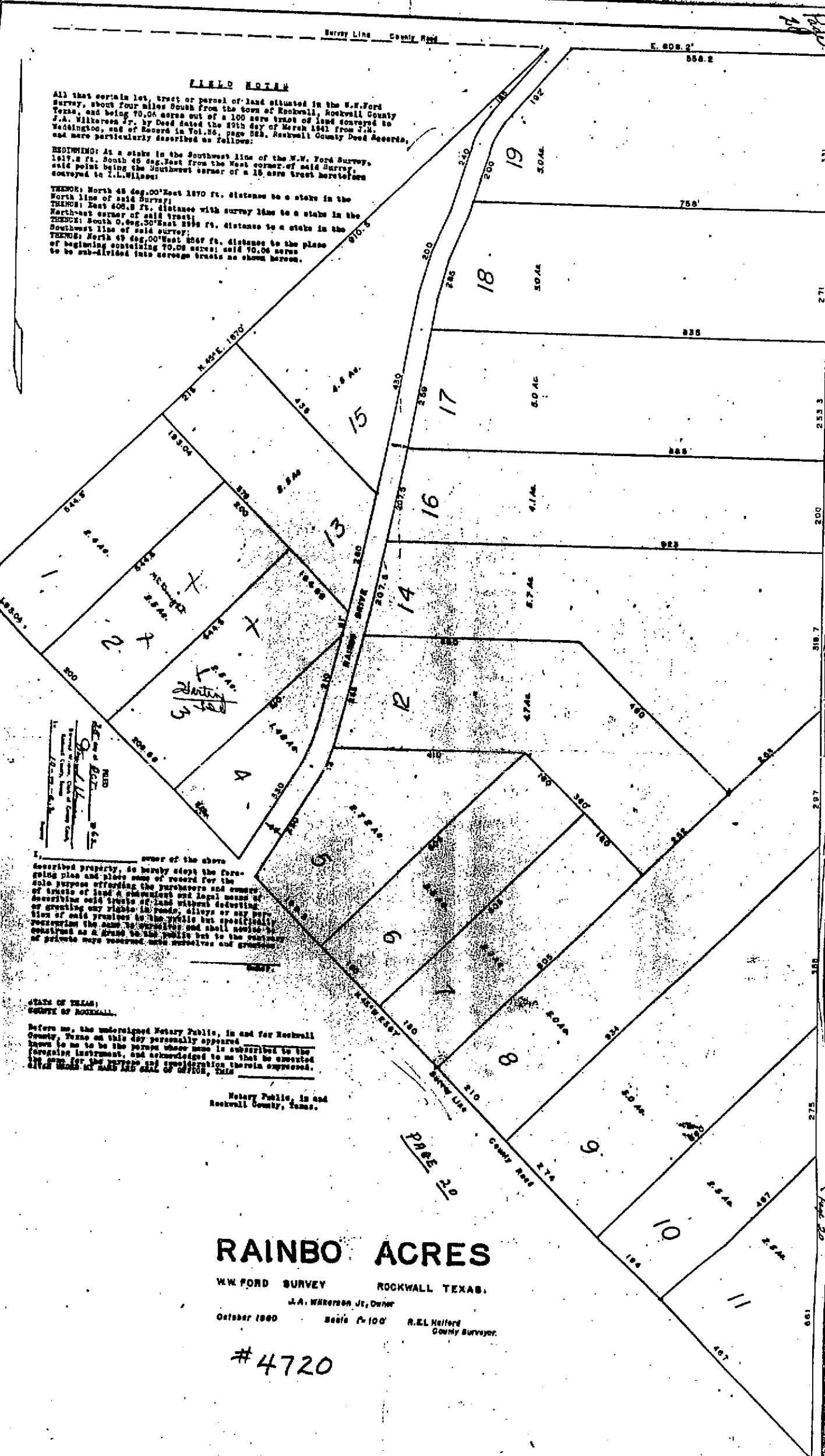
BEWING: At a stake in the Southwest line of the W.W. Ford Survey, 1617.8 ft. South 45 deg. East from the West corner of said Survey, said point being the Southwest corner of a 18 acre tract heretofore conveyed to I.L. Wilson;

TRIMOR: North 45 deg. 00' East 1870 ft. distance to a stake in the North line of said Survey;

TRIMOR: East 400.8 ft. distance with survey line to a stake in the North-east corner of said tract;

TRIMOR: South 0 deg. 30' East 2198 ft. distance to a stake in the Southwest line of said Survey;

TRIMOR: North 45 deg. 00' East 2867 ft. distance to the place of beginning containing 70.04 acres; said 70.04 acres to be sub-divided into acreage tracts as shown hereon.



I, _____ owner of the above described property, do hereby adopt the foregoing plan and place same of record for the sole purpose effecting the purchase and conveyance of title of land a permanent and legal means of describing said tracts of land without deducting or granting any rights in roads, alleys or any portion of said premises to the public but specifically reserving the same to myself and shall receive the same as a grant to the public but to the contrary of private maps reserved with ourselves and grantees.

STATE OF TEXAS;
COUNTY OF ROCKWALL.
Before me, the undersigned Notary Public, in and for Rockwall County, Texas 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 purposes and consideration therein expressed. Given Under my hand and seal of office, this _____ day of _____ 1960.

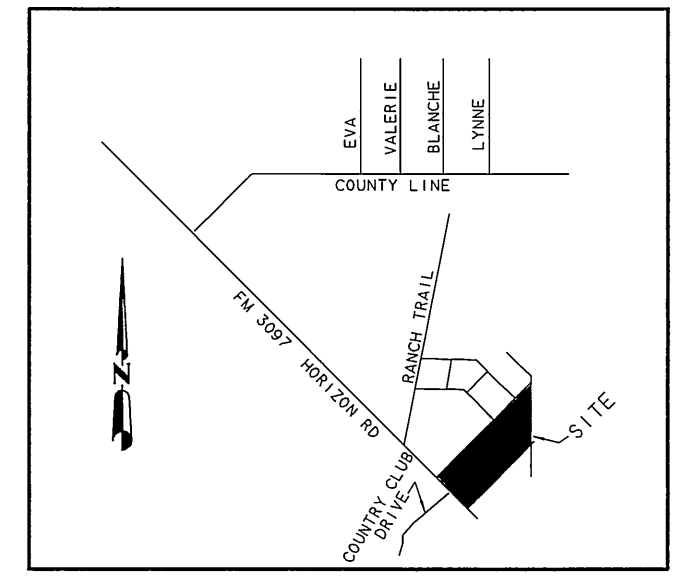
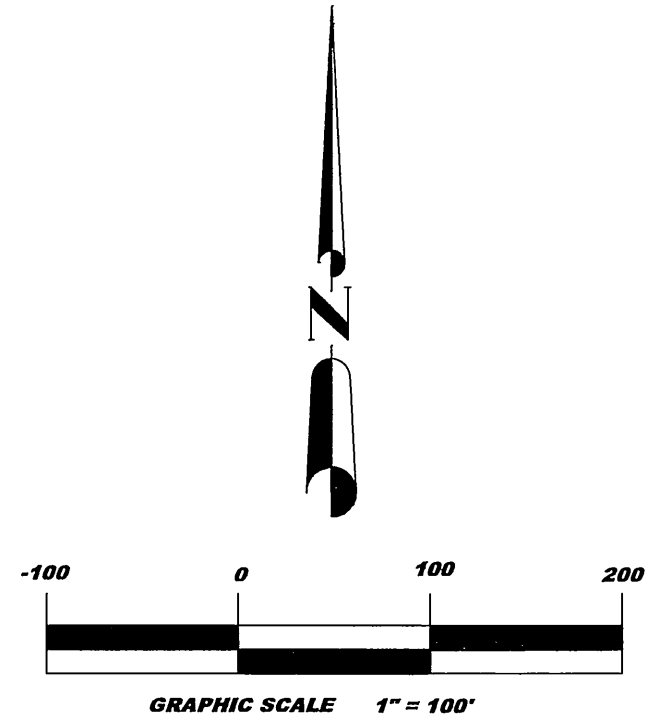
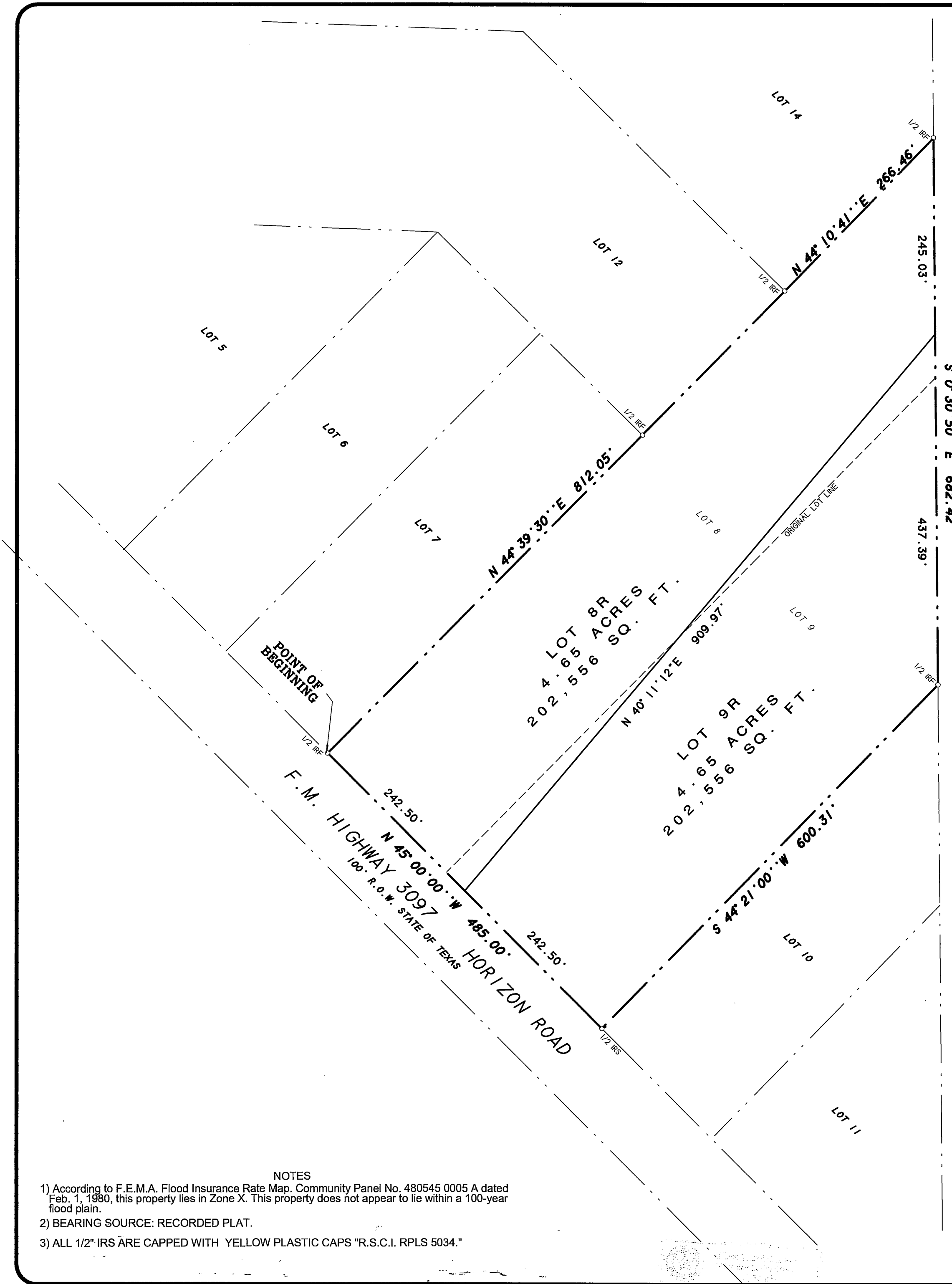
Notary Public, in and for Rockwall County, Texas.

RAINBO ACRES

W.W. FORD SURVEY ROCKWALL TEXAS.
J.A. Wilkerson Jr., Owner

October 1960 Basis 1/100' R.E.L. Hafford
County Surveyor.

#4720



WALLACE LAND PARTNERS L.P.
VOLUME 2017. PG. 76

FILED FOR RECORD
ROCKWALL CO. TEXAS
06 APR 26 PM 3:32
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

REPLAT
**RAINBO ACRES ADDITION
LOTS 8 AND 9**

2 LOTS 9.30 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
W.W. FORD SURVEY, ABSTRACT NO. 80

OWNER:
SHIREE DAY MANNING
5879 FM 3097
ROCKWALL, TX 75032
214-766-1585

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SHEET 1 OF 2
SURVEY DATE AUGUST 15, 2005
SCALE 1" = 100' FILE # 20051399RP
CLIENT MANNING

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480545 0005 A dated Feb. 1, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SHIREE DAY MANNING, BEING THE OWNER OF A TRACT OF land in the W.W. FORD SURVEY, ABSTRACT NO. 80, County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 8 and Lot 9 of RAINBO ACRES ADDITION, an Addition to Rockwall County, Texas according to the Plat thereof recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the Northwest line of Lot 8 with the Northeast right-of-way line of F.M. Highway 3097 Horizon Road;

THENCE N. 44 deg. 39 min. 30 sec. E. a distance of 810.05 feet to a 1/2" iron rod found for corner at the South corner of Lot 14;

THENCE N. 44 deg. 10 min. 41 sec. E. along the Southeast line of said Lot 14, a distance of 266.46 feet to a 1/2" iron rod found for corner at the North corner of said Lot 8;

THENCE S. 00 deg. 30 min. 50 sec. E. along the East line of said Lot 8 and Lot 9, a distance of 682.42 feet to a 1/2" iron rod found for corner at the East corner of said Lot 9;

THENCE S. 44 deg. 21 min. 00 sec. W. along the Southeast line of Lot 9, a distance of 600.31 feet to a 1/2" iron rod found for corner in the Northeast right-of-way line of F.M. Highway 3097 Horizon Road;

THENCE N. 45 deg. 00 min. 00 sec. W. along said right-of-way line, a distance of 485.00 feet to the POINT OF BEGINNING and containing 405,113 square feet or 9.30 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT RAINBO ACRES ADDITION, LOTS 8 AND 9 an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 subdivision 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;

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 occasional 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 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 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 I may have as a result of the dedication of exaction's made herein.

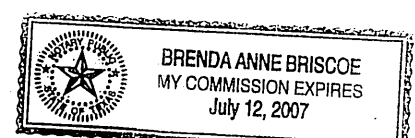
Shiree Day Manning
SHIREE DAY MANNING

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SHIREE DAY MANNING, 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 18 day of October 2005

Brenda Anne Briscoe
Notary Public in and for the State of Texas My Commission Expires: 7-12-2007



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 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 18th day of November, 2005.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Robert Raboin 11-28-05
Director of Planning

Chuck Todd 11-28-05
City Engineer

REPLAT

RAINBO ACRES ADDITION
LOTS 8 AND 9

2 LOTS 9.30 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
W.W. FORD SURVEY, ABSTRACT NO. 80

OWNER:
SHIREE DAY MANNING
5879 FM 3097
ROCKWALL, TX 75032
214-766-1585



LAND SURVEYING

SHEET 2 OF 2
SURVEY DATE AUGUST 15, 2005
SCALE 1" = 100' FILE # 20051399P
CLIENT MANNING

LOT 12-2
RAINBOW ACRES
WHITE, JOHN R.
VOL. 4363, PG. 261
(D.R.R.C.T.)
ZONED: C

LOT 12-1
RAINBOW ACRES
WHITE, JOHN R.
VOL. 3548, PG. 193
(D.R.R.C.T.)
ZONED: C

LOT 12
RAINBOW ACRES
WHITE, JOHN R.
VOL. 4363, PG. 261
(D.R.R.C.T.)
ZONED: C

LOT 20,
BLOCK A
2.491 Acres
(108,511 S.F.)
ZONING: C

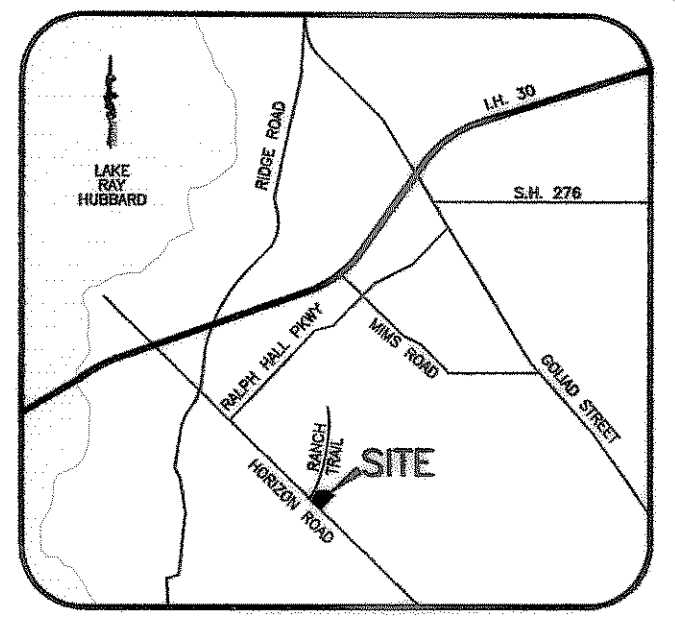
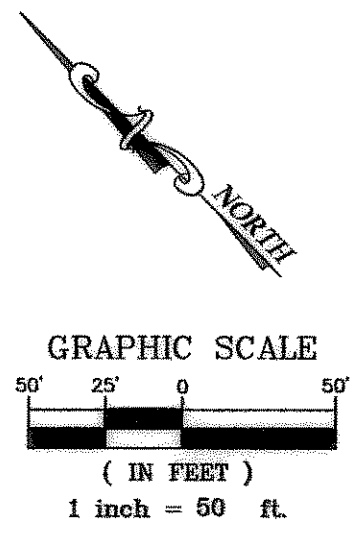
LOT 21,
BLOCK A
2.308 Acres
(100,545 S.F.)
ZONING: C

LOT 7
RAINBOW ACRES
JONES, ROBERT L. & CLARA J.
DEANIS & JOLYNN JONES HARRON
VOL. 2165, PG. 279
(D.R.R.C.T.)
ZONED: C

LOT 5
RAINBO ACRES ADDITION
(2.51 Ac.)
AGARWAL, ASHWANI K. & RACHNA
CABINET A, SLIDE 20
(D.R.R.C.T.)

LOT 6
RAINBO ACRES ADDITION
(2.29 Ac.)
AGARWAL, ASHWANI K. & RACHNA
CABINET A, SLIDE 20
(D.R.R.C.T.)

LOT 3 & 4
RAINBOW ACRES
JERRY KISICK CUSTOM HOMES INC.
PROFIT SHARING TRUST
VOL. 3492, PG. 150
(D.R.R.C.T.)
ZONED: C



VICINITY MAP
MAPSCO PAGE 30C-R
N.T.S.

EASEMENT TANGENT TABLE			EASEMENT TANGENT TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
T1	N 57°51'27" W	3.19'	T20	N 47°34'03" W	20.31'
T2	N 45°10'14" E	7.50'	T21	S 24°08'30" E	46.95'
T3	S 44°49'46" E	15.00'	T22	S 69°08'30" E	27.61'
T4	S 45°10'14" W	7.50'	T23	S 20°51'30" W	7.50'
T5	N 44°49'46" W	10.00'	T24	S 69°08'30" E	12.00'
T6	S 45°10'14" W	15.00'	T25	S 20°51'30" W	30.00'
T7	S 44°49'46" E	6.94'	T26	S 69°08'30" E	12.00'
T8	N 57°51'27" W	1.33'	T27	S 20°51'30" W	7.50'
T9	S 57°51'27" E	1.63'	T28	S 69°08'30" E	33.83'
T10	S 45°13'04" W	30.50'	T29	S 24°08'30" E	47.52'
T11	S 45°13'04" W	73.41'	T30	N 60°35'53" W	8.94'
T12	S 45°13'04" W	34.38'	T31	S 29°24'07" W	30.00'
T13	S 14°48'56" E	28.28'	T32	N 60°35'53" W	17.44'
T14	N 47°34'03" W	19.58'	T33	S 66°32'47" E	48.17'
T15	S 42°25'57" W	7.50'	T34	S 66°32'47" E	73.55'
T16	N 47°34'03" W	12.29'	T35	S 45°10'14" W	15.00'
T17	N 42°25'57" E	30.00'	T36	S 44°49'46" E	15.00'
T18	N 47°34'03" W	12.29'	T37	S 45°10'14" W	15.00'
T19	S 42°25'57" W	7.50'			

EASEMENT CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BRNG.	CHORD
C1	17°30'45"	20.00'	3.08'	6.11'	S 49°06'05" E	6.09'
C2	37°35'44"	20.00'	6.81'	13.12'	S 74°16'22" E	12.89'
C3	10°38'43"	76.00'	7.08'	14.12'	S 50°09'08" E	14.10'
C4	13°01'41"	100.00'	11.42'	22.74'	S 51°20'37" E	22.69'
C5	90°00'00"	44.00'	44.00'	69.12'	S 00°10'14" W	62.23'
C6	90°00'00"	20.00'	20.00'	31.42'	S 00°10'14" W	28.28'
C7	90°00'00"	20.00'	20.00'	31.42'	N 89°49'46" W	28.28'
C8	65°16'34"	20.00'	12.81'	22.79'	N 12°11'29" W	21.57'
C9	65°16'34"	44.00'	28.18'	50.13'	N 12°11'29" W	47.46'
C10	78°18'15"	20.00'	16.28'	27.33'	N 18°42'19" W	25.26'
C11	78°18'15"	44.00'	35.82'	60.13'	N 18°42'19" W	55.56'
C12	41°36'40"	20.00'	7.60'	14.52'	N 37°03'07" W	14.21'
C13	40°28'06"	20.00'	14.13'	14.13'	N 78°05'30" W	13.83'
C14	23°58'29"	55.00'	11.68'	23.01'	S 78°32'02" E	22.85'
C15	09°39'42"	45.00'	3.80'	7.59'	S 71°22'38" E	7.58'

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
4.799 ACRES
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SEPTEMBER 16, 2009

FILED FOR RECORD
ROCKWALL CO., TEXAS
10 JUL 12 AM 11:14
DEPUTY CLERK

RANCH TRAIL DR.
(60' R.O.W.)

HORIZON ROAD (F.M. 3097)
(100' R.O.W.)

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.

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.

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 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.

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

H-95

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, an Addition in the City of Rockwall, Texas according to the Plat thereof recorded in Cabinet A, Slide 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 4.799 acres of land.

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, 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 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.

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.

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, parks, 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.

Signature of Ashwani K. Agarwal
OWNER OF LOTS
LOTS 20 & 21, BLOCK A
RAINBO ACRES ADDITION

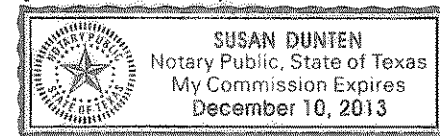
Signature of Rachna Agarwal
OWNER OF LOTS
LOTS 20 & 21, BLOCK A
RAINBO ACRES ADDITION

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Rachna Agarwal, Ashwani Agarwal, 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 12 day of May, 2010

Signature of Notary Public
Notary Public in and for the State of Texas

12/10/2013
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared N/A, 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 ___, 2010

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S STATEMENT

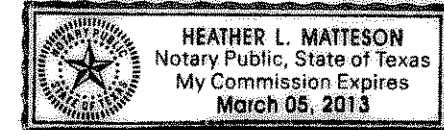
THAT I, JIM L. LANE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Signature of J.L. Lane
J.L. LANE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509
Seal of J.L. Lane, Registered Professional Land Surveyor No. 2509, State of Texas

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 9th day of February, 2010

Signature of Heather R. Matteson
Notary Public in and for the State of Texas
My Commission Expires 03-05-2013



RECOMMENDED FOR FINAL APPROVAL

Signature of Planning And Zoning Commission
01/12/2010
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 19th day of January, 2010.

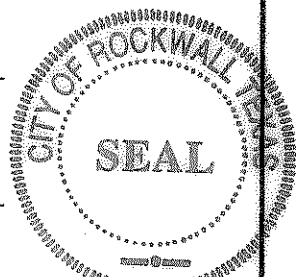
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 23rd day of June, 2010

Signature of William R. Curtis
Mayor, City of Rockwall
Date 06/23/10

Signature of Kristy Ashberry
City Secretary
Date 06/23/10

Signature of Chuck Todd
City Engineer
Date 7/1/2010

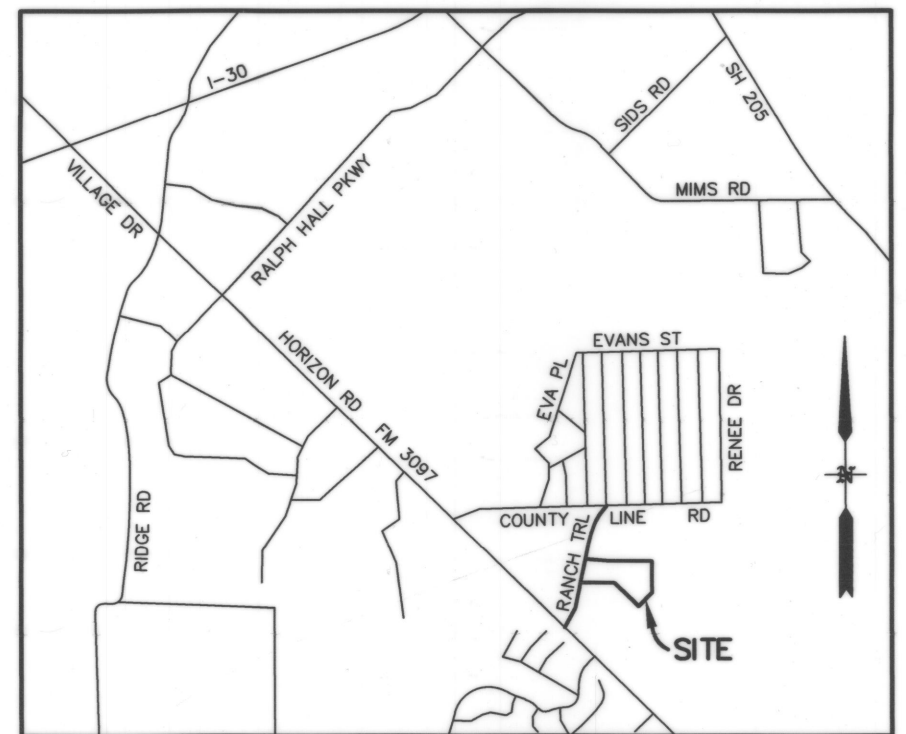
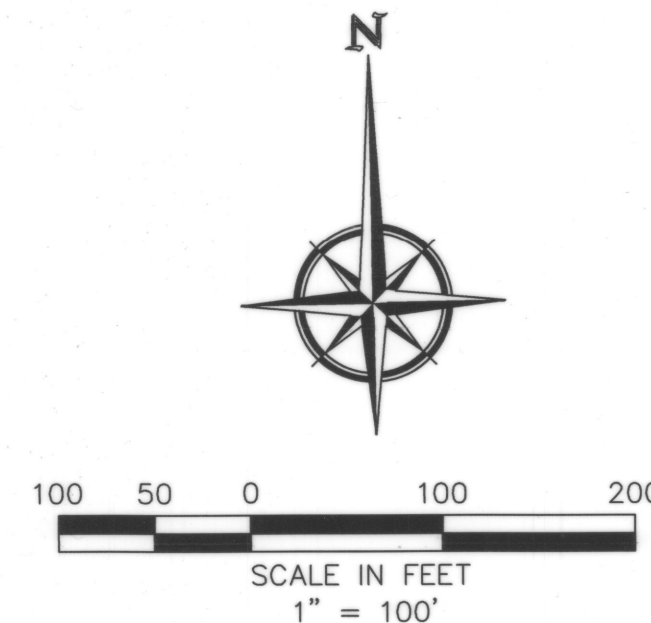
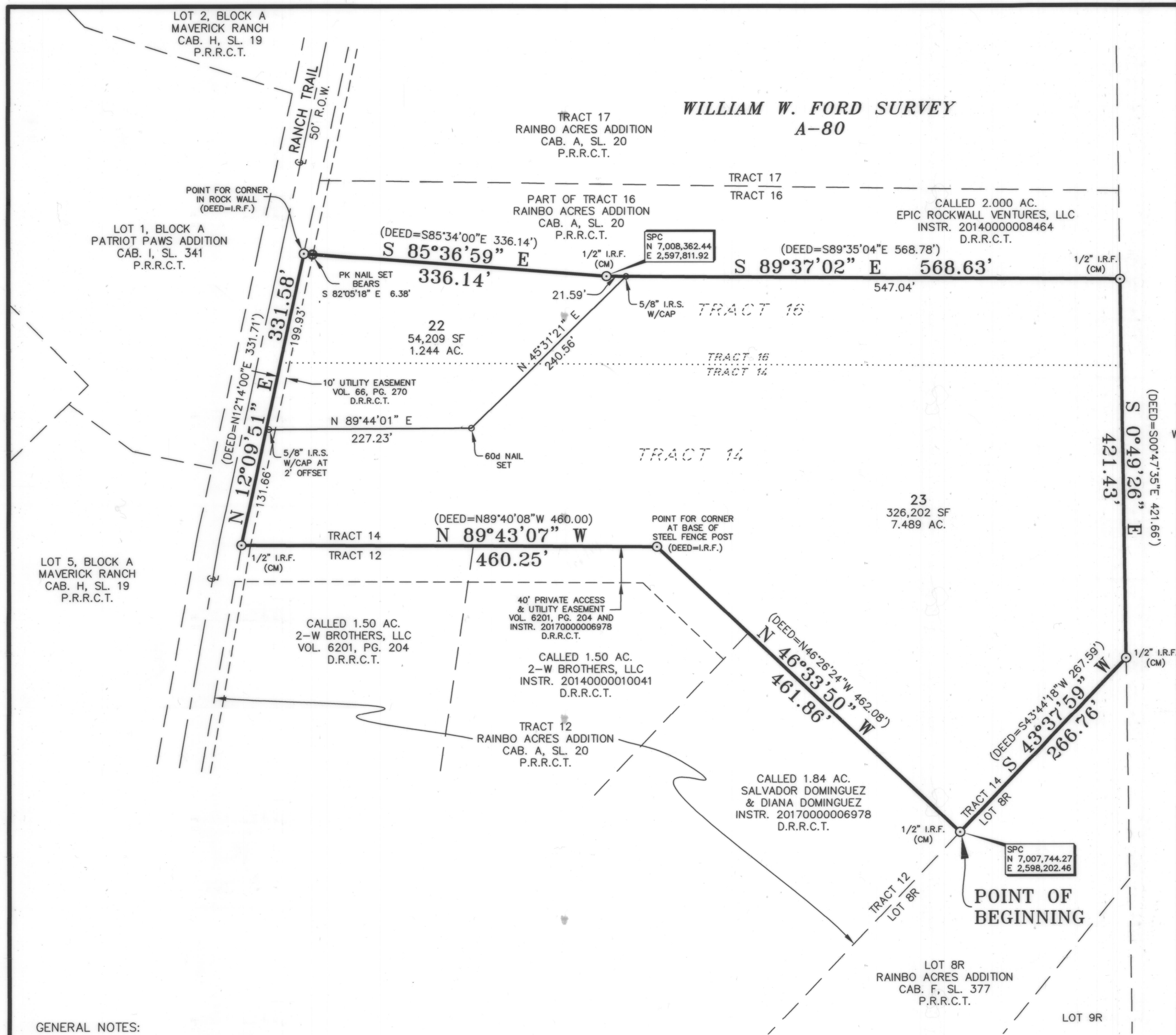


REPLAT OF
LOT 20 & 21, BLOCK A
RAINBO ACRES ADDITION
BEING A
REPLAT
OF
A PORTION OF LOTS 5 & 6, RAINBO ACRES ADDITION
SHOWN BY PLAT RECORDED IN CABINET A, PAGE 20
BEING
4.799 ACRES
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SEPTEMBER 16, 2009

OWNER
3435 ASBURY STREET
DALLAS, TEXAS 75205
PHONE: 214-943-9911
FAX: 214-943-8334
CONTACT: MR. ASHWANI K. AGARWAL

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DRIVE
MESQUITE, TEXAS 75150-3812
PHONE: (972)681-4442
FAX: (972)681-4829
CONTACT: JIM LANE, RPLS

H-96



VICINITY MAP
N.T.S.

LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- Bearings and Grid Coordinates as shown hereon are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF). Fixed to City of Rockwall Monument #5
- 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.
- 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.
- This Replat is for conveyance purposes only and not for the development of the subject property.
- A Conveyance Plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat or Replat is approved, filed for record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Replat is a violation of City Ordinance and State Law.
- DEED= is a reference to the deed calls set forth in deed to Kenneth E. McMullen and Sandra A. McMullen recorded in Volume 692, Page 280, D.R.R.C.T.
- 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.

5249

REPLAT
RAINBO ACRES
TRACT 22 & TRACT 23

BEING
8.733 ACRES
2 LOTS

SITUATED IN THE
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722-3666

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

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KENNETH McMULLEN AND SANDRA McMULLEN, BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, Rockwall County, Texas, and being a part of Tracts 14 and 16 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and also being all of the tract described in a deed to Kenneth E. McMullen and wife Sandra A. McMullen recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas (DRRCT), and this tract being more particularly described as follows:

BEGINNING at A 1/2" iron rod found for corner at the most southern corner of said Tract 14 and said McMullen Tract common to the most eastern corner of said Tract 12;

THENCE N 46 degrees 33 minutes 50 seconds W, along the southwest line of said McMullen Tract and the common lines of said Tracts 12 and 14 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 2017000006978 and 20140000010041, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE N 89 degrees 43 minutes 07 seconds W continuing along the common lines of said McMullen tract and said Tracts 12 and 14 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" iron rod found near the base of a steel fence post at the common west corner said Tracts 12, 14, McMullen and 2-W Brothers tracts, said point also being in the east right-of way line of Ranch Trail (50 ROW);

THENCE N 12 degrees 09 minutes 51 seconds E, along the east right-of-way line of said Ranch Trail and the common lines said of said Tract 14, 16, and said McMullen Tract, a distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said McMullen Tract 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 60D nail set for reference bears S 82 degrees 05 minutes 18 seconds E, a distance of 6.38 feet.

THENCE S 85 degrees 36 minutes 59 seconds E, along the common line of said McMullen tract 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 S 89 degrees 37 minutes 02 seconds E, continuing along the common line of said McMullen and 2.00 acre tract, a distance of 568.63 feet to a 1/2" iron rod found for corner at the common east corner thereof and also being in the east line of said Tract 16;

THENCE S 00 degrees 49 minutes 26 seconds E, along the common east line of said McMullen tract and Tract 16 and 14, respectively, a distance of 421.43 feet to a 1/2" iron rod found for an angle point in said common line;

THENCE S 43 degrees 37 minutes 59 seconds W, along the common southeast line of said McMullen tract and Tract 14, 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

I, the undersigned owner of the land shown on this plat, and designated herein as RAINBO ACRES, TRACTS 22 & 23, 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 RAINBO ACRES, TRACTS 22 & 23, 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:

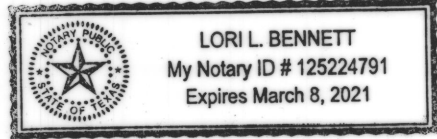
- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 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 I may have as a result of the dedication of exactions made herein.

[Signature]
BY: KENNETH McMULLEN (OWNER)

[Signature]
BY: SANDRA McMULLEN (OWNER)

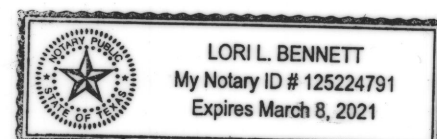


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kenneth McMullen and Sandra McMullen, 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 therein stated.

Given under my hand and seal of office this 7th day of December, 2017.

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



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kenneth, Sandra McMullen 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 under my hand and seal of office this 7th day of December, 2017.

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

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722-3666

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

Filed and Recorded
Official Public Records
Shell Miller, County Clerk
Rockwall County, Texas
12/15/2017 01:25:55 PM
\$100.00
2017000023128
COPY
[Signature]

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 5th DAY OF DECEMBER, 2017.

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

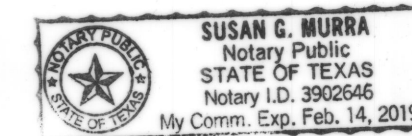


STATE OF TEXAS
COUNTY OF COLLIN

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 HAND AND SEAL OF OFFICE THIS 5th DAY OF DECEMBER, 2017.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission, Chairman
Date 11/28/17

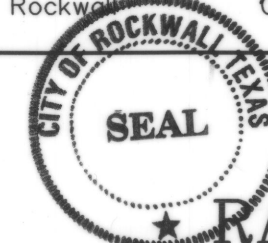
APPROVED

I hereby certify that the above and foregoing plat of RAINBO ACRES, TRACTS 22 & 23, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4th day of December, 2017.

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 1th day of December, 2017.

[Signatures]
Mayor, City of Rockwall, City Secretary, City Engineer



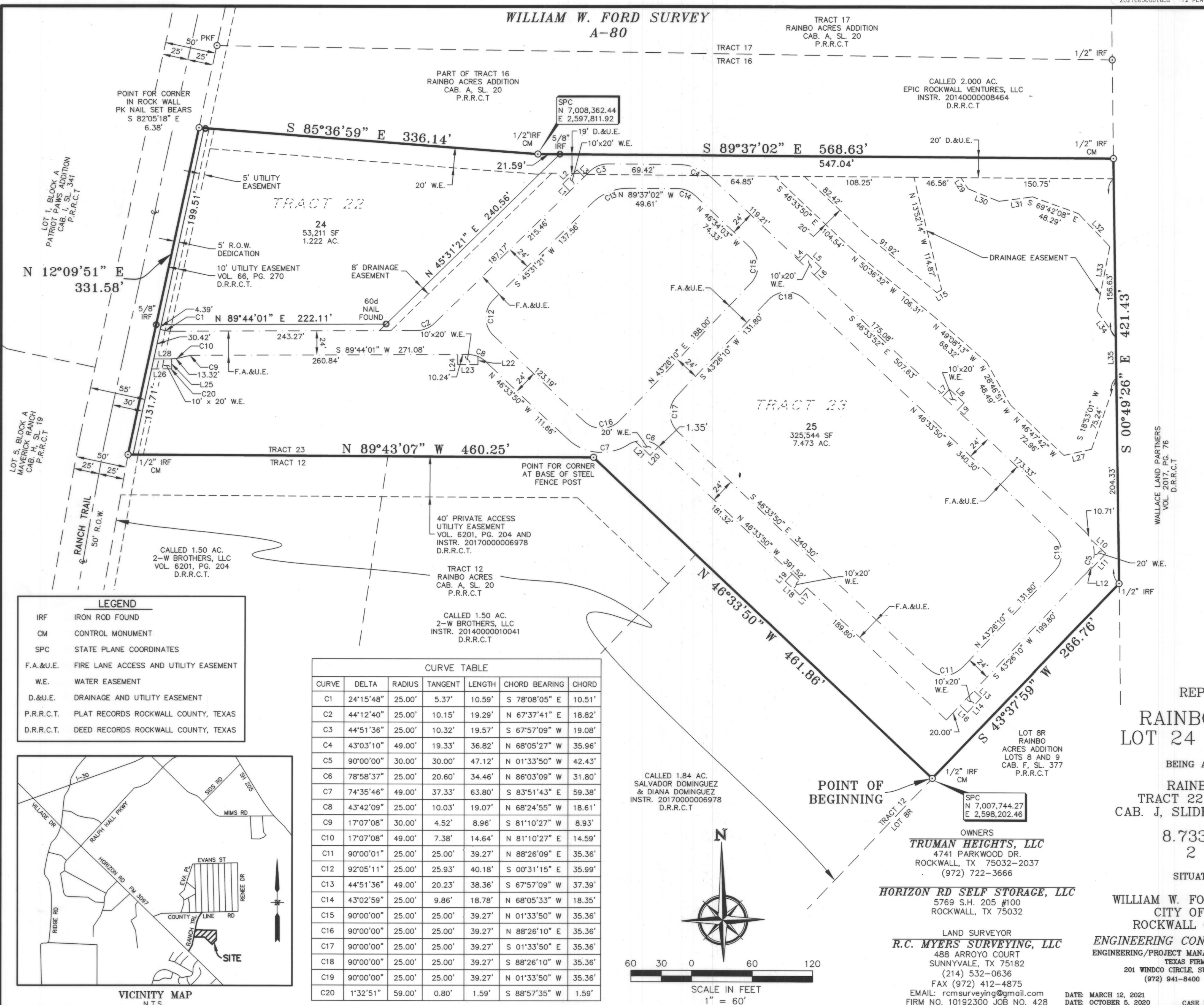
REPLAT J250
RAINBO ACRES
TRACT 22 & TRACT 23

BEING
8.733 ACRES
2 LOTS

SITUATED IN THE
WILLIAM W. FORD SURVEY, A-20
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

WILLIAM W. FORD SURVEY
A-80



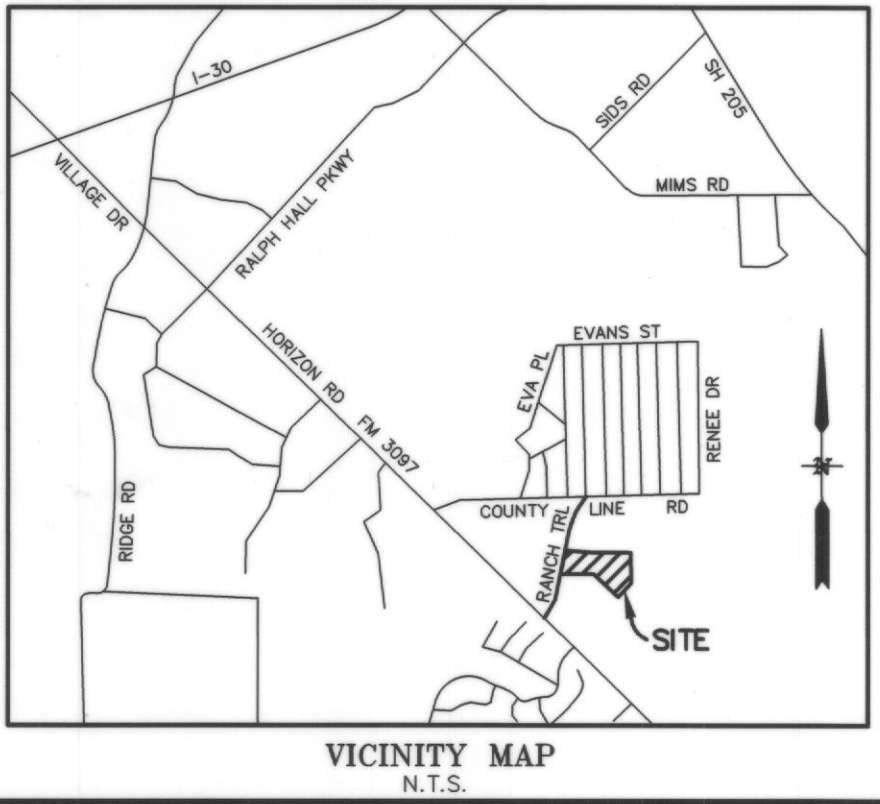
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 44°28'39" W	10.00'
L2	N 45°31'21" E	20.00'
L3	S 44°28'39" E	10.00'
L4	N 43°26'10" E	10.00'
L5	S 46°33'50" E	20.00'
L6	S 43°26'10" W	10.00'
L7	N 43°26'10" E	10.00'
L8	S 46°33'50" E	20.00'
L9	S 43°26'10" W	10.00'
L10	S 46°33'50" E	20.00'
L11	S 43°26'10" W	20.00'
L12	N 46°33'50" W	1.60'
L13	S 46°33'50" E	10.00'
L14	S 43°26'10" W	20.00'
L15	N 60°37'24" E	5.62'
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	N 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 01°48'51" E	10.02'
L26	S 89°44'01" W	18.41'
L27	S 77°32'04" W	27.72'
L28	S 89°44'01" W	16.20'
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'

LEGEND

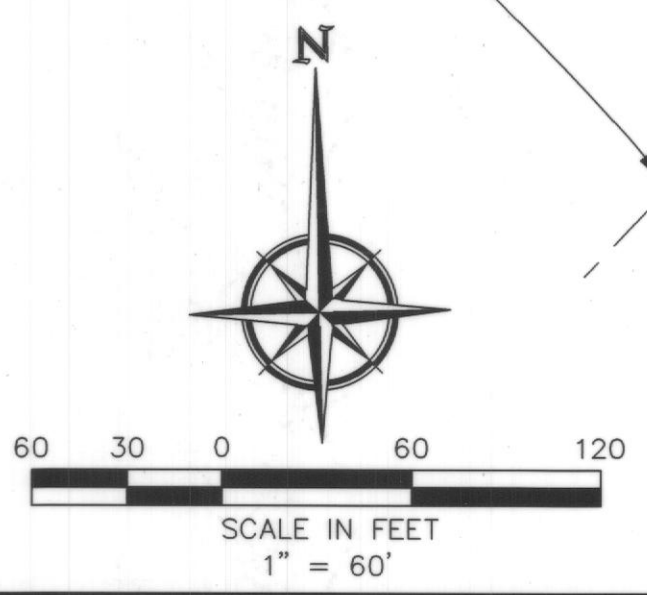
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- SPC STATE PLANE COORDINATES
- F.A.&U.E. FIRE LANE ACCESS AND UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	24°15'48"	25.00'	5.37'	10.59'	S 78°08'05" E	10.51'
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°03'10"	49.00'	19.33'	36.82'	N 68°05'27" W	35.96'
C5	90°00'00"	30.00'	30.00'	47.12'	N 01°33'50" W	42.43'
C6	78°58'37"	25.00'	20.60'	34.46'	N 86°03'09" W	31.80'
C7	74°35'46"	49.00'	37.33'	63.80'	S 83°51'43" E	59.38'
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'
C11	90°00'01"	25.00'	25.00'	39.27'	N 88°26'09" E	35.36'
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°02'59"	25.00'	9.86'	18.78'	N 68°05'33" 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	1°32'51"	59.00'	0.80'	1.59'	S 88°57'35" W	1.59'



CALLLED 1.84 AC.
SALVADOR DOMINGUEZ
& DIANA DOMINGUEZ
INSTR. 20170000006978
D.R.R.C.T.



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: rcmysersurveying@gmail.com
FIRM NO. 10192300 JOB NO. 428

DATE: MARCH 12, 2021
DATE: OCTOBER 5, 2020
CASE NUMBER: P2019-050
SHEET 1 OF 2

REPLAT OF
RAINBO ACRES
LOT 24 & LOT 25

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, WYLE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

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 20170000006978, 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 said 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 ft. right-of-way;

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 20140000008464, DRRCT, from which a PK nail set for reference bears South 82 degrees 05 minutes 18 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-inch 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, LOT 24 & LOT 25, 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. We further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, LOT 24 & LOT 25, 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.
- 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
- 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: [Signature]
Name:
Title:

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
04/06/2021 09:25:55 AM
\$100.00
2021000007850

FOR: HORIZON ROAD SELF STORAGE, LLC

BY: [Signature]
Name: Robert W. Moehler
Title: CPE

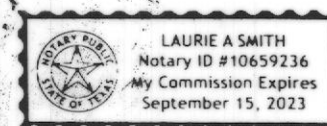


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RYAN MOOLMAN 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 therein stated.

Given under my hand and seal of office this 29th day of MARCH, 2021.

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

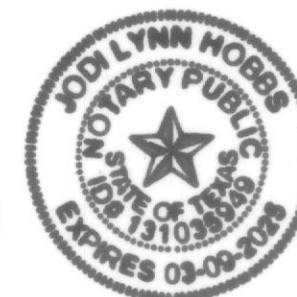


STATE OF TEXAS
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared Robert moehler 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 therein stated.

Given under my hand and seal of office this 17 day of march, 2021.

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



GENERAL NOTES:

- 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
- 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.
- 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.
- 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.
- Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainage and detention easements on site.

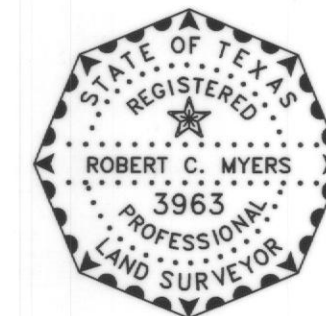
SURVEYOR'S CERTIFICATE

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 17 DAY OF March, 2021.

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

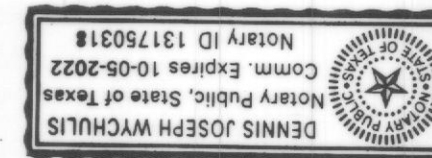


STATE OF TEXAS
COUNTY OF COLLIN

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 17 DAY OF March, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2022-10-05



RECOMMENDED FOR FINAL APPROVAL

[Signature] Planning and Zoning Commission, Chairman 3/30/21
Date

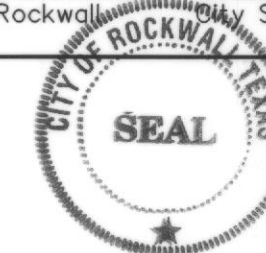
APPROVED

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24 & LOT 25, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16 day of January, 2021.

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 31 day of March, 2021

[Signature] Mayor, City of Rockwall
[Signature] Secretary
[Signature] City Engineer



REPLAT OF
**RAINBO ACRES
LOT 24 & LOT 25**

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

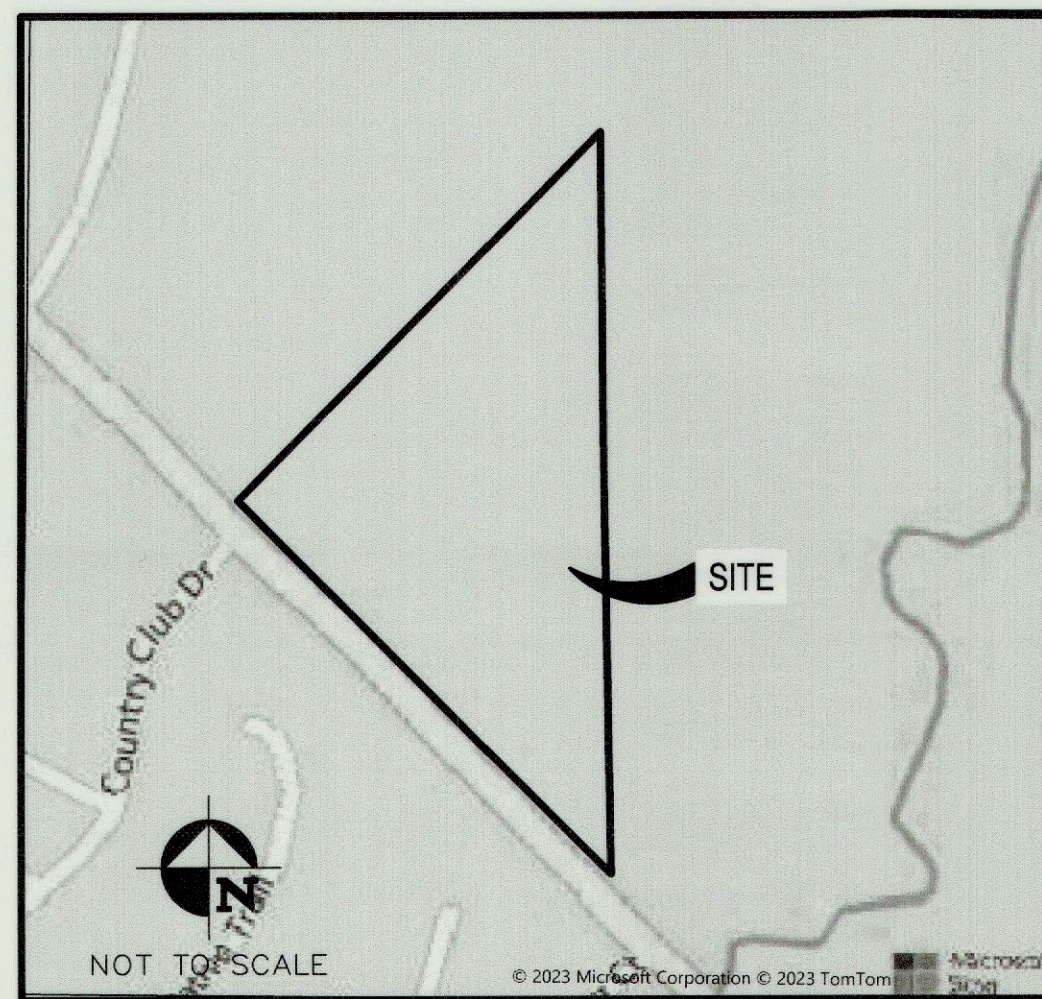
SITUATED IN THE
**WILLIAM W. FORD SURVEY, A-80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

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

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



VICINITY MAP

RECORD DOCUMENTS

- 1. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: DEBORAH BINDER, INDIVIDUALLY, AND AS INDEPENDENT EXECUTOR FOR THE ESTATE OF CARL BINDER, SR., DECEASED...
2. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY...
3. (DEED) SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHIREE DAY MCCOY (F/K/A SHIREE MANNING)...
4. (PLAT) RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS...
5. (PLAT) REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS...
6. (SURVEY) SURVEY OF THE REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS...

SURVEYOR NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Acres Subdivision, together with lots 8R & 9R, Replat of Rainbo Acres Addition.
2. Coordinates shown on plat are grid, based upon Texas State Plane Coordinate System, North Central Zone (4202), US Survey Foot, NAD83 (Adjustment 2011, Epoch Eate 2010.00).
3. Distances shown on plat are at ground, US Survey Foot.
4. 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.

SHEET NOTES

- COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATION, NOTES, & ACKNOWLEDGEMENTS.
SHEET 2: CONTROL, BOUNDARY, EXISTING EASEMENTS, & OLD LOT LAYOUTS.
SHEET 3: RIGHTS-OF-WAY AND EASEMENTS TO BE GRANTED PER THIS PLAT.
SHEET 4: LINE & CURVE TABLES

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §
WHEREAS GARAGES OF AMERICA © ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER of a 13.54 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

TOGETHER with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found for the southerly corner of Lot 11 of said Rainbo Acres Subdivision and the southerly corner of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE North 45°00'00" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.41 feet to a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

THENCE departing said right-of-way line, North 44°40'04" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 811.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, as shown on the Replat of Rainbo Acres, Inst No. 2021000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE North 44°15'41" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.98 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 00°36'22" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, at 245.11 feet passing a 1/2" iron rod with red plastic cap "Owens RPLS 5387" marking the corner of Lot 8R, continuing on for a total of 682.58 feet to a 1" iron pipe found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

THENCE South 00°57'08" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of said Patricia Lou Wallace Luecke tract and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 863.32 feet to the POINT OF BEGINNING and containing 13.54 Acres or 589,862 Square Feet of land, more or less.

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 the LOT 22, RAINBO ACRES ADDITION subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOT 22, 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 off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 growth 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.

FOR: GARAGES OF AMERICA © ROCKWALL LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Fred A. Gans
NAME: Fred A. Gans
TITLE: Manager of Garages of America © Rockwall LLC, a Texas Limited Liability Company

ACKNOWLEDGEMENT

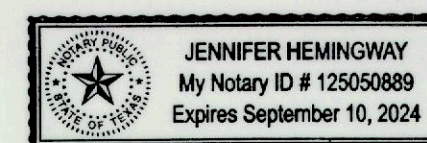
STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Fred A. Gans, Manager of Garages of America © Rockwall LLC, a Texas Limited Liability Company, 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 10th day of October 2023.

Jennifer Hemingway
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

September 10, 2024
MY COMMISSION EXPIRES



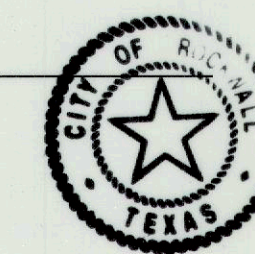
CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall, Texas on the 10th day of July 2023.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

Kristy Seagne
CITY SECRETARY



City Engineer

GENERAL NOTES

- 1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
3. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
4. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
5. Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

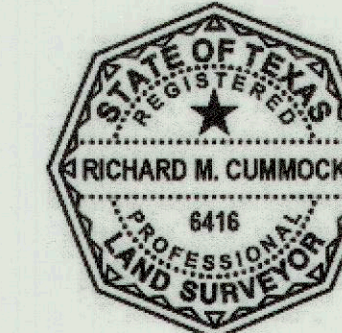
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD M. CUMMOCK, 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.

Richard M. Cummock

RICHARD M. CUMMOCK
Registered Professional Land Surveyor
Texas Registration Number 6416
Hudson Site Control, LLC
2384 Highway 287N Ste224
Mansfield, Texas 76063
Ph. 817.225.6700
TBPELS Firm# 10194185
Dated: 11-OCT-2023



SURVEYOR

HUDSON SITE CONTROL, LLC
2384 N. HWY. 287, SUITE 224
MANSFIELD, TX 76063
PHONE: 817.225.6700
EMAIL: HUDSON.SURVEY@GMAIL.COM

OWNER/DEVELOPER

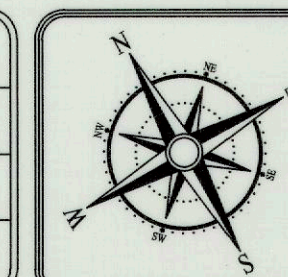
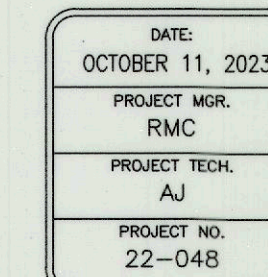
GARAGES OF AMERICA © ROCKWALL LLC
2323 TARPLEY RD STE 100
CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

FINAL PLAT
LOT 22,
RAINBO ACRES ADDITION

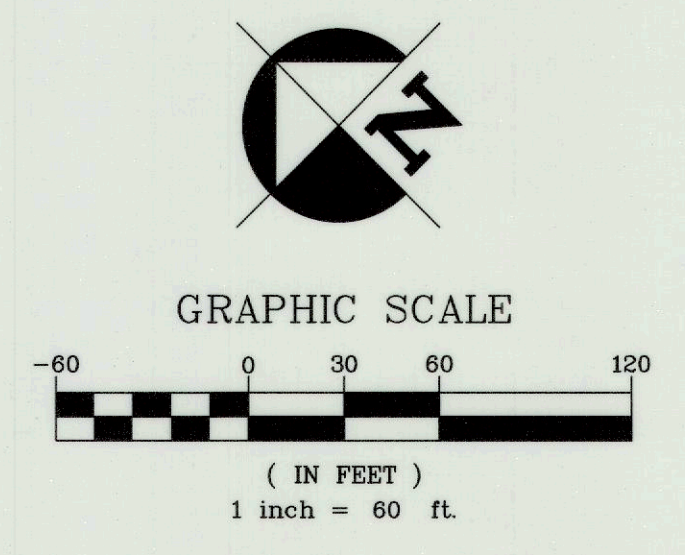
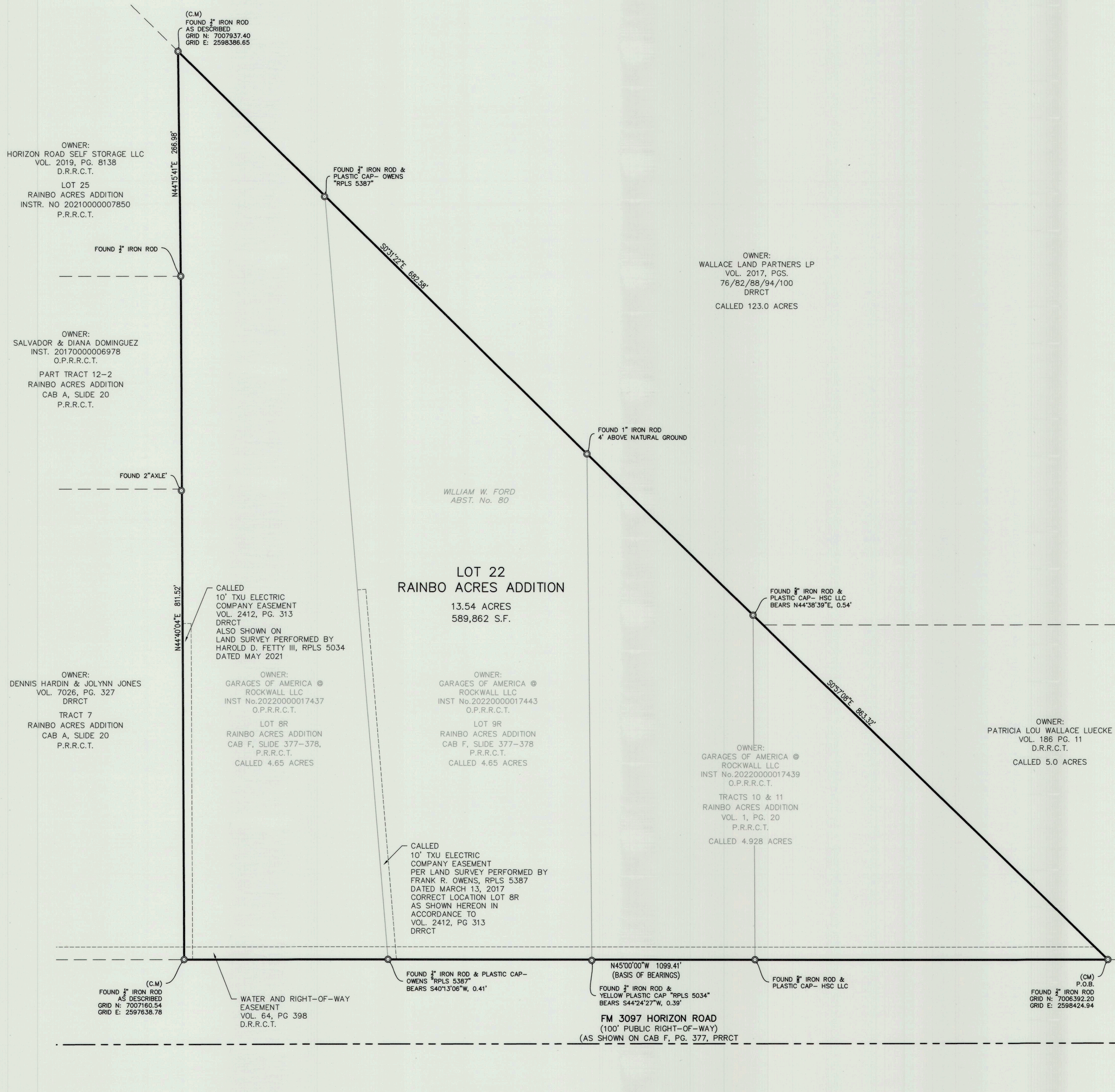
BEING A REPLAT OF LOTS 8R, 9R, 10, & 11, BLOCK A, RAINBO ACRES ADDITION
BEING 1 LOT, 13.53 ACRES OR 589,562 SF
SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2884 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.L.S. FIRM NO. 10194185

© Copyright 2023, Hudson Site Control, L.L.C.

ISSUE: L.L.C. DRAWING: L.L.C. DATE: 10/11/2023 10:00 AM PROJECT: 22-048 RAINBO ACRES ADDITION LOT 22



LEGEND

—————	BOUNDARY LINE
-----	OLD LOT LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE
⊙	FOUND MONUMENT AS DESCRIBED
⊙	SET 3/8" REBAR & CAP "HSC LLC"
(CM)	CONTROLLING MONUMENT
INST. No	INSTRUMENT NUMBER
VOL.	VOLUME
CAB	CABINET
PG.	PAGE
M.R.	MAP RECORDS
P.R.	PLAT RECORDS
D.R.	DEED RECORDS
O.P.R	OFFICIAL PUBLIC RECORDS
R.C.T.	ROCKWALL COUNTY TEXAS
N	NORTHING
E	EASTING
FD.	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
ESMT.	EASEMENT

BASIS OF BEARINGS

NORTH 45°00'00" WEST — BEING THE SOUTHWESTERLY LINE OF LOTS 8 THROUGH 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 20, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING THE SOUTHWESTERLY LINE OF REPLAT OF RAINBO ACRES ADDITION LOTS 8R & 9R, AN ADDITION TO ROCKWALL COUNTY AS SHOWN BY PLAT RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.).

GRID SCALE FACTOR: 0.9998566281
 PROJECT POINT OF ORIGIN:
 LATITUDE: N32°52'19.80"
 LONGITUDE: W96°27'00.03"
 GRID ROTATION ANGLE TO NORTH: 00°39'25"

SURVEYOR

HUDSON SITE CONTROL, LLC
 2384 N. HWY. 287, SUITE 224
 MANSFIELD, TX 76063
 PHONE: 817.225.6700
 EMAIL: HUDSON.SURVEY@GMAIL.COM

OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC
 2323 TARPLEY RD STE 100
 CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

**FINAL PLAT
 LOT 22,
 RAINBO ACRES ADDITION**

BEING A REPLAT OF LOTS 8R, 9R, 10, & 11, BLOCK A, RAINBO ACRES ADDITION BEING 1 LOT, 13.53 ACRES OR 589,562 SF SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE No. P2023-020

DATE:	OCTOBER 11, 2023
PROJECT MGR:	RMC
PROJECT TECH:	AJ
PROJECT NO.	22-048

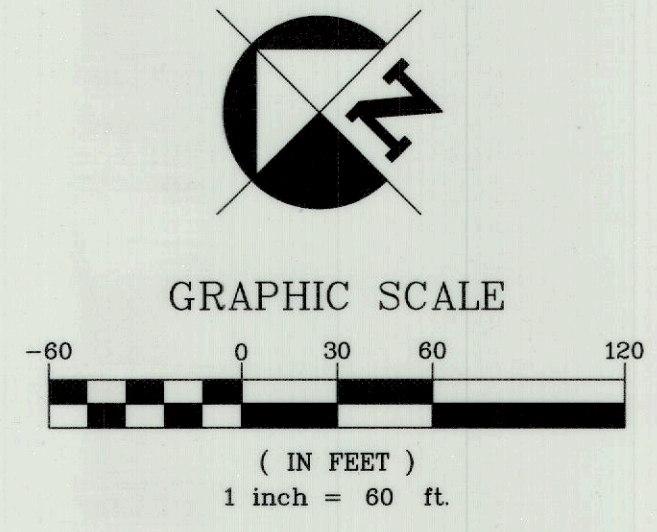
© Copyright 2023, Hudson Site Control, LLC

OWNER:
HORIZON ROAD SELF STORAGE LLC
VOL. 2019, PG. 8138
D.R.R.C.T.
LOT 25
RAINBO ACRES ADDITION
INSTR. NO 2021000007850
P.R.R.C.T.

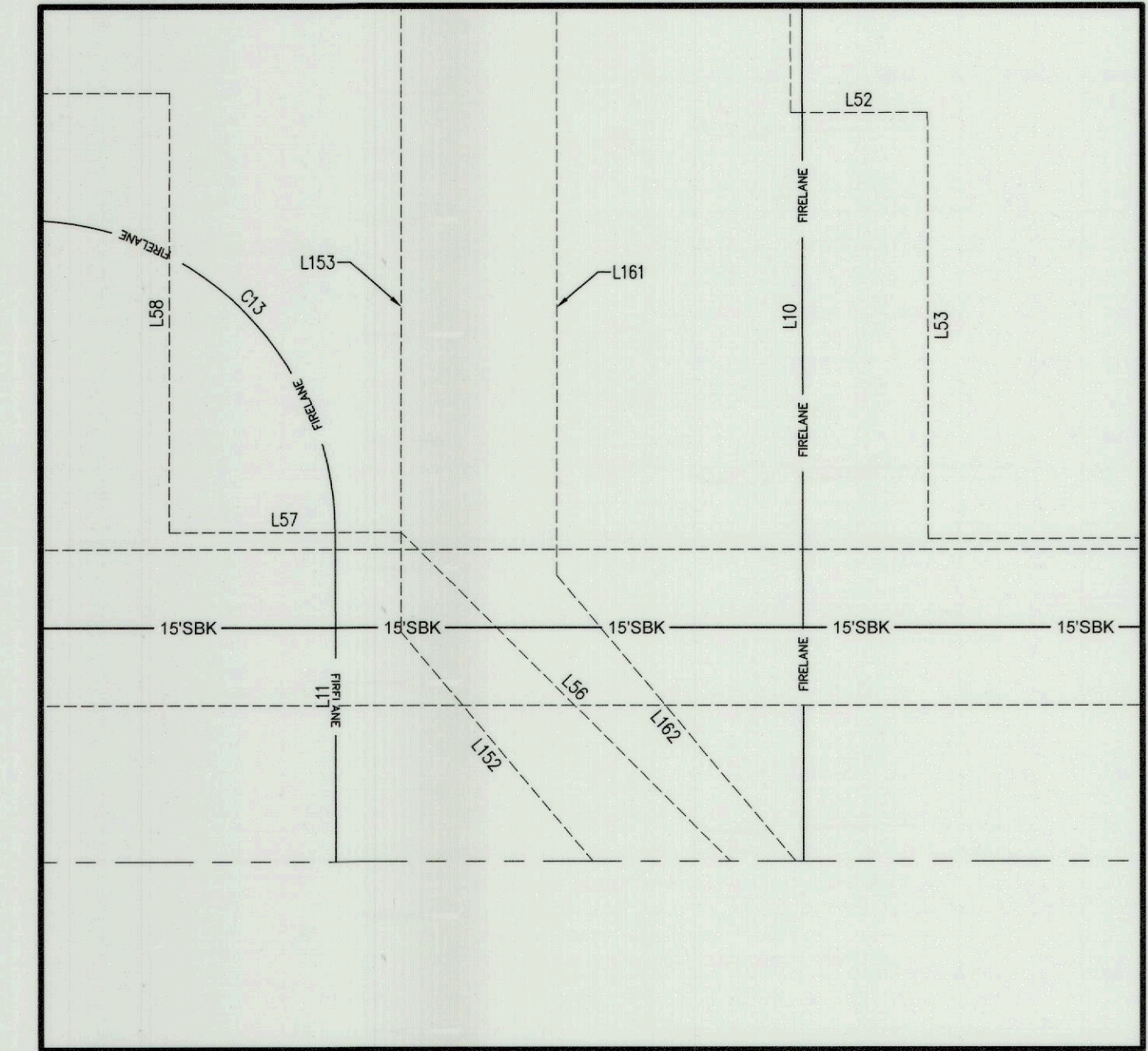
OWNER:
SALVADOR & DIANA DOMINGUEZ
INST. 2017000006978
O.P.R.C.T.
PART TRACT 12-2
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

OWNER:
DENNIS HARDIN & JOLYNN JONES
VOL. 7026, PG. 327
DRRCT
TRACT 7
RAINBO ACRES ADDITION
CAB A, SLIDE 20
P.R.R.C.T.

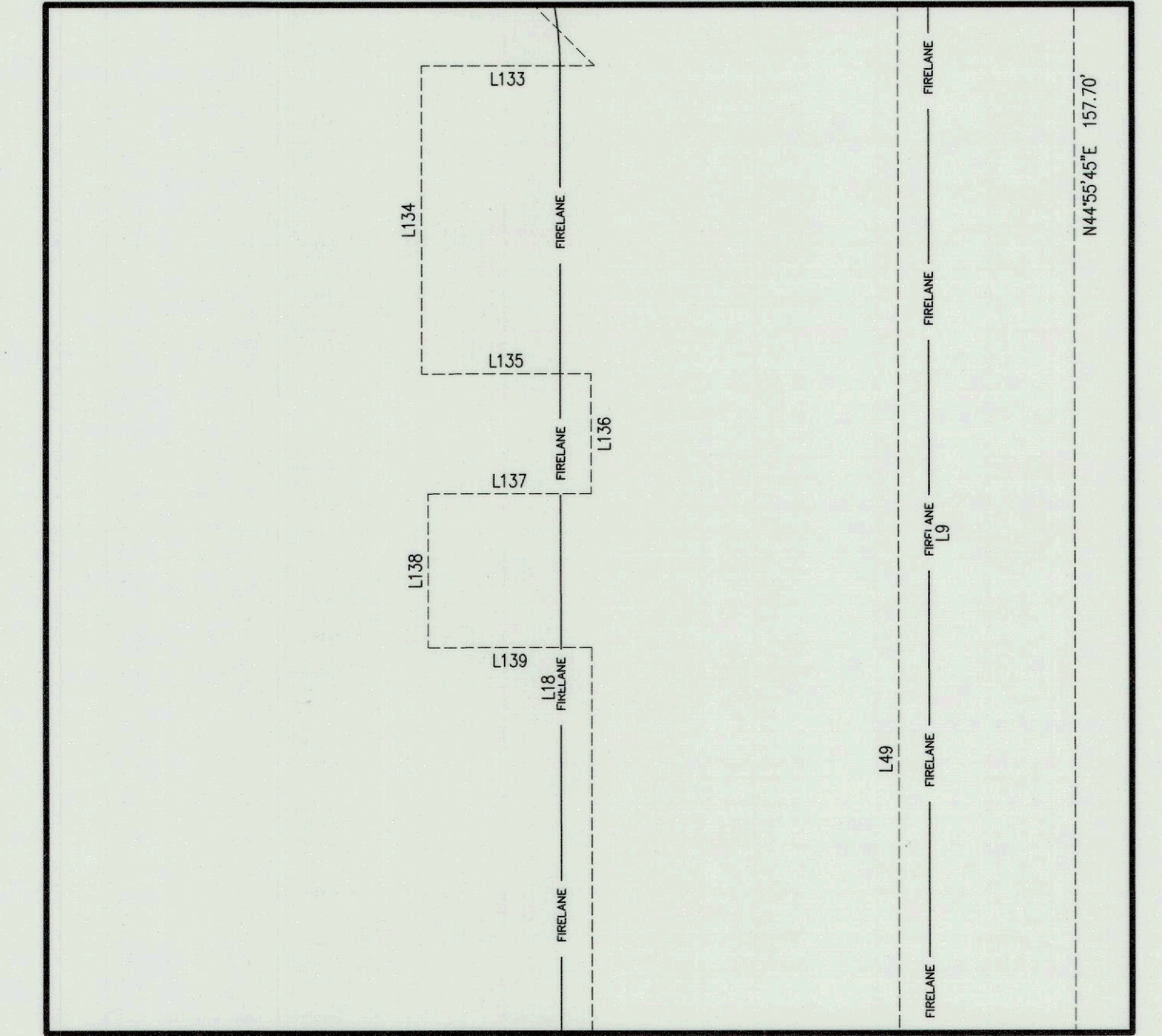
(C.M)
FOUND 3" IRON ROD
AS DESCRIBED
GRID N: 7007937.40
GRID E: 2598386.65



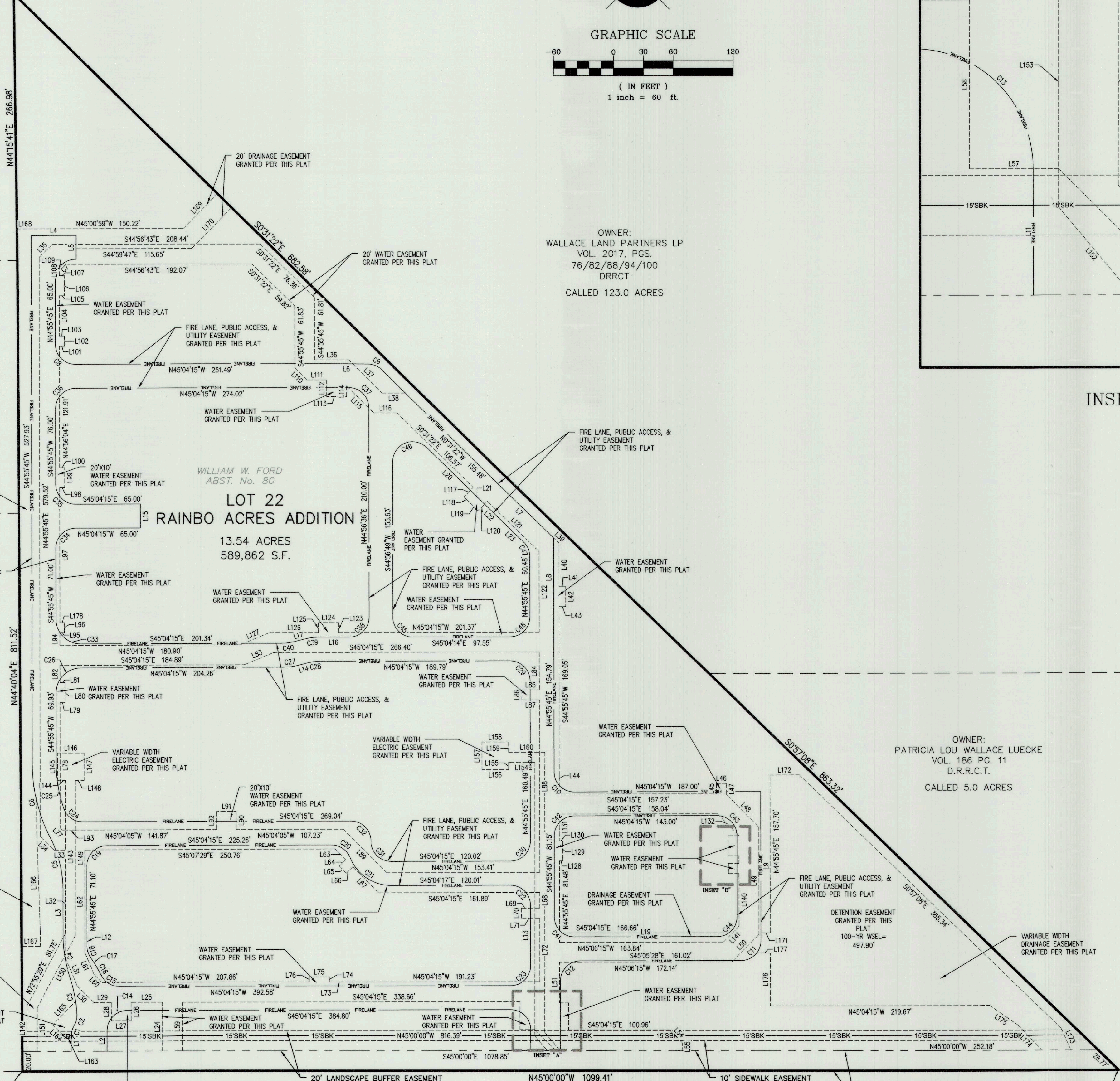
OWNER:
WALLACE LAND PARTNERS LP
VOL. 2017, PGS.
76/82/88/94/100
DRRCT
CALLED 123.0 ACRES



INSET "A"
SCALE 1=10



INSET "B"
SCALE 1=10



WILLIAM W. FORD
ABST. No. 80
LOT 22
RAINBO ACRES ADDITION
13.54 ACRES
589,862 S.F.

OWNER:
PATRICIA LOU WALLACE LUECKE
VOL. 186 PG. 11
D.R.R.C.T.
CALLED 5.0 ACRES

FM 3097 HORIZON ROAD
(100' PUBLIC RIGHT-OF-WAY)
(AS SHOWN ON CAB F, PG. 377, PRRCT)

LEGEND

- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- - - 15' BUILDING SETBACK LINE
- - - EASEMENT LINE
- - - LINE SEGMENT DATA
- - - CURVE SEGMENT DATA
- - - CABINET VOLUME PAGE
- - - OFFICIAL PUBLIC RECORDS
- - - DEED RECORDS
- - - PLAT RECORDS
- - - ROCKWALL COUNTY TEXAS
- - - ABSTRACT
- - - NUMBER
- - - SQUARE FEET

FINAL PLAT
LOT 22,
RAINBO ACRES ADDITION

BEING A REPLAT OF LOTS 8R, 9R, 10, & 11, BLOCK A, RAINBO ACRES ADDITION
BEING 1 LOT, 13.53 ACRES OR 589,562 SF
SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SURVEYOR

HUDSON SITE CONTROL, LLC
2384 N. HWY. 287, SUITE 224
MANSFIELD, TX 76063
PHONE: 817.225.6700
EMAIL: HUDSON.SURVEY@GMAIL.COM

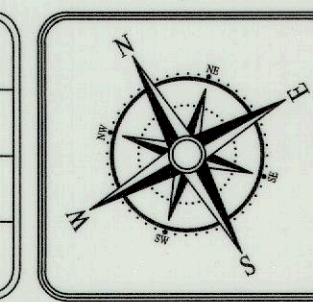
OWNER/DEVELOPER

GARAGES OF AMERICA @ ROCKWALL LLC
2323 TARPLEY RD STE 100
CARROLLTON, TX 75006

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

DATE:	OCTOBER 11, 2023
PROJECT MGR:	RMC
PROJECT TECH:	AJ
PROJECT NO.:	22-048



HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2884 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T.B.P.L.S. FIRM NO. 1094185

CASE No. P2023-020

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°55'45"W	15.11
L2	N44°55'45"E	20.60
L3	S44°55'45"W	44.31
L4	N45°04'15"W	45.00
L5	N44°55'45"E	23.99
L6	N44°17'27"W	40.86
L7	N00°57'08"W	85.70
L8	N44°55'45"E	78.99
L9	N44°55'42"E	149.05
L10	N44°55'45"E	69.81
L11	S44°55'45"W	21.13
L12	N44°55'45"E	9.44
L13	S44°55'45"W	60.51
L14	N58°56'43"W	12.85
L15	S44°55'45"W	24.00
L16	S45°04'15"E	31.17
L17	S58°56'43"E	12.85
L18	N44°55'45"E	81.01
L19	S45°07'32"E	143.00
L20	N00°31'22"W	68.94
L21	N00°57'08"W	7.28
L22	N00°57'08"W	33.00
L23	N00°57'08"W	26.28
L24	N44°55'45"E	48.80
L25	N45°04'15"W	31.24
L26	S44°55'45"W	18.50
L27	N45°04'15"W	20.00
L28	N44°55'45"E	18.50
L29	N45°04'15"W	17.61
L30	N00°04'15"W	23.39
L31	N22°25'45"E	31.66
L32	N44°55'45"E	106.85
L33	N45°04'15"W	10.84
L34	N00°04'20"W	19.62
L35	S89°31'47"E	18.41
L36	S45°04'15"E	33.64
L37	S00°04'15"E	47.13
L38	S45°03'53"E	23.45
L39	S00°57'08"E	7.31
L40	S44°55'45"W	43.65
L41	S45°04'15"E	6.66
L42	S44°55'45"W	20.00
L43	N45°04'15"W	6.66
L44	S44°55'45"W	18.60
L45	N44°55'45"E	10.46

LINE TABLE		
LINE	BEARING	LENGTH
L46	S45°04'15"E	10.00
L47	S44°55'45"W	11.36
L48	S00°04'15"E	45.99
L49	S44°55'45"W	107.27
L50	S89°53'45"W	39.07
L51	S44°55'45"W	40.37
L52	S45°04'15"E	8.79
L53	S44°55'45"W	27.29
L54	S00°01'18"E	18.40
L55	S45°02'27"W	7.80
L56	S00°04'15"E	29.86
L57	S44°58'21"E	14.92
L58	S45°03'16"W	28.15
L59	N44°55'45"E	48.82
L60	N00°04'15"W	11.13
L61	N22°25'45"E	23.70
L62	N44°55'45"E	102.87
L63	S00°11'10"W	15.11
L64	S89°55'45"W	9.00
L65	S00°11'10"W	10.00
L66	N89°55'45"E	9.00
L67	S00°11'10"W	36.54
L68	S44°55'45"W	15.70
L69	N45°04'15"W	18.25
L70	S44°55'45"W	10.00
L71	S45°04'15"E	18.25
L72	S44°55'45"W	63.39
L73	N45°04'15"W	20.02
L74	N45°10'10"E	5.00
L75	N45°04'15"W	20.02
L76	S44°55'45"W	5.00
L77	N00°04'20"W	3.06
L78	N44°55'54"E	125.53
L79	S45°04'34"E	5.00
L80	N44°55'45"E	19.99
L81	N45°00'28"W	5.00
L82	N44°55'45"E	17.04
L83	S67°38'18"E	31.92
L84	S44°55'45"W	38.01
L85	N45°04'16"W	17.64
L86	S44°55'34"W	10.00
L87	S45°04'16"E	17.63
L88	S44°55'45"W	172.53
L89	N00°04'15"W	61.58
L90	N44°55'45"E	18.24

LINE TABLE		
LINE	BEARING	LENGTH
L91	N45°04'15"W	20.00
L92	S44°55'45"W	18.24
L93	N45°04'15"W	12.56
L94	N44°55'45"E	12.94
L95	S44°32'48"E	4.45
L96	N44°55'45"E	10.00
L97	N44°55'35"E	135.17
L98	S45°03'15"E	5.01
L99	N44°56'03"E	20.00
L100	N45°02'31"W	5.02
L101	S45°03'08"E	5.00
L102	N44°56'15"E	10.00
L103	N45°02'14"W	5.00
L104	N44°56'05"E	40.31
L105	S45°03'02"E	5.00
L106	N44°55'45"E	20.00
L107	N45°03'02"W	5.00
L108	N44°55'45"E	9.97
L109	S89°31'47"E	1.82
L110	S00°24'05"E	17.18
L111	S45°04'31"E	19.70
L112	S44°55'45"W	16.75
L113	S45°04'15"E	20.00
L114	N44°55'45"E	10.62
L115	S00°04'15"E	38.46
L116	S45°04'29"E	23.54
L117	S89°15'24"W	13.30
L118	S00°31'22"E	7.60
L119	S00°57'01"E	12.74
L120	N87°50'49"E	13.30
L121	S00°58'53"E	72.17
L122	S44°55'45"W	80.68
L123	N44°56'17"E	10.00
L124	N45°03'43"W	20.00
L125	S44°55'45"W	10.00
L126	N45°04'15"W	49.02
L127	N67°38'18"W	31.92
L128	S45°04'15"E	3.25
L129	N44°55'45"E	19.80
L130	N45°04'15"W	3.25
L131	N44°55'45"E	27.16
L132	S00°04'15"E	31.05
L133	N45°04'15"W	11.24
L134	S44°55'45"W	20.00
L135	S45°04'15"E	11.00

LINE TABLE		
LINE	BEARING	LENGTH
L136	S44°55'45"W	7.80
L137	N45°04'15"W	10.59
L138	S45°01'39"W	10.00
L139	S45°04'15"E	10.60
L140	S44°55'45"W	52.66
L141	S89°53'45"W	22.51
L142	N45°01'39"E	45.85
L143	N45°01'39"E	152.98
L144	N44°58'21"W	8.00
L145	N45°01'39"E	27.50
L146	S44°58'21"E	26.75
L147	S45°01'39"W	27.50
L148	N44°58'21"W	8.75
L149	S45°01'39"W	155.46
L150	S72°55'29"W	81.75
L151	S45°01'39"W	43.36
L152	S05°08'04"W	19.18
L153	S45°01'39"W	273.88
L154	S44°58'21"E	26.33
L155	N45°01'39"E	7.29
L156	S44°58'21"E	26.75
L157	S45°01'39"W	27.50
L158	N44°58'21"W	26.75
L159	N45°01'39"E	10.21
L160	N44°58'21"W	36.33
L161	N45°01'39"E	280.25
L162	N05°08'04"E	23.90
L163	N89°09'41"E	6.17
L164	S00°50'19"E	20.00
L165	S89°09'41"W	33.01
L166	N42°53'34"E	97.98
L167	S44°43'20"E	18.77
L168	N45°02'15"W	16.56
L169	S89°28'38"W	48.87
L170	N89°28'38"E	57.26
L171	S45°04'15"E	9.50
L172	S45°34'05"E	29.13
L173	S20°52'06"W	24.06
L174	N01°35'21"E	34.49
L175	N10°34'33"W	35.07
L176	N44°55'45"E	53.36
L177	N45°04'15"W	13.62
L178	N45°00'56"W	4.44

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHD BEARING	CHD LENGTH
C1	20.00'	31°18'22"	10.93'	S60°34'56"W	10.79'
C2	20.00'	32°47'55"	11.45'	N59°50'09"E	11.29'
C3	139.53'	15°22'16"	37.43'	N34°24'17"E	37.32'
C4	140.00'	18°11'42"	44.46'	S35°49'54"W	44.27'
C5	116.00'	27°05'17"	54.84'	N31°23'07"E	54.33'
C6	164.00'	27°05'17"	77.53'	S31°23'07"W	76.81'
C7	20.06'	92°37'44"	32.43'	N88°41'34"W	29.01'
C8	20.00'	90°00'00"	31.42'	S00°04'15"E	28.28'
C9	20.00'	46°53'45"	16.37'	N23°58'14"W	15.92'
C10	20.00'	90°00'00"	31.42'	S00°04'15"E	28.28'
C11	20.00'	89°58'47"	31.41'	N89°55'09"E	28.28'
C12	20.00'	89°58'47"	31.41'	S89°55'09"W	28.28'
C13	20.00'	90°00'00"	31.42'	N00°04'15"W	28.28'
C14	20.00'	90°00'00"	31.42'	S89°55'45"W	28.28'
C15	20.00'	63°25'29"	22.14'	S13°21'30"E	21.03'
C16	140.00'	3°57'32"	9.67'	N16°22'28"E	9.67'
C17	140.00'	4°34'54"	11.20'	N12°06'15"E	11.19'
C18	20.00'	35°06'57"	12.26'	S27°22'17"W	12.07'
C19	20.00'	90°00'00"	31.42'	S89°55'45"W	28.28'
C20	20.00'	68°26'52"	23.89'	N10°50'49"W	22.50'
C21	44.00'	68°26'52"	52.56'	S10°50'49"E	49.49'
C22	20.00'	90°00'01"	31.42'	N00°04'15"W	28.28'
C23	20.00'	90°00'00"	31.42'	N89°55'45"E	28.28'
C24	20.00'	70°46'03"	24.70'	S09°41'13"E	23.16'
C25	135.75'	19°37'51"	46.51'	S35°30'44"W	46.29'
C26	25.00'	90°00'00"	39.27'	S89°55'45"W	35.36'
C27	50.00'	13°52'28"	12.11'	S52°00'29"E	12.08'
C28	50.00'	13°52'28"	12.11'	N52°00'29"W	12.08'
C29	20.00'	90°00'00"	31.42'	N00°04'15"W	28.28'
C30	20.00'	90°00'00"	31.42'	N89°55'45"E	28.28'
C31	20.00'	90°00'00"	31.42'	S00°04'15"E	28.28'
C32	20.00'	90°00'00"	31.42'	N00°04'15"W	28.28'
C33	25.00'	90°00'00"	39.27'	S00°04'15"E	35.36'
C34	20.00'	90°00'00"	31.42'	S89°55'45"W	28.28'
C35	20.00'	90°00'00"	31.42'	S00°04'15"E	28.28'
C36	20.00'	90°00'00"	31.42'	S89°55'45"W	28.28'
C37	20.00'	90°00'51"	31.42'	N00°03'50"W	28.29'
C38	20.00'	89°59'10"	31.41'	N89°56'10"E	28.28'
C39	50.00'	13°52'28"	12.11'	N52°00'29"W	12.08'
C40	50.00'	13°52'28"	12.11'	S52°00'29"E	12.08'
C41	20.00'	90°03'18"	31.44'	S00°05'54"E	28.30'
C42	20.00'	90°00'00"	31.42'	S89°55'45"W	28.28'
C43	20.00'	90°00'00"	31.42'	N00°04'15"W	28.28'
C44	20.00'	89°56'42"	31.40'	N89°54'06"E	28.27'
C45	20.00'	90°01'04"	31.42'	S00°03'43"E	28.29'
C46	20.00'	134°31'49"	46.96'	N67°47'16"W	36.89'
C47	19.54'	48°10'48"	16.43'	N21°06'44"E	15.95'
C48	20.00'	89°59'06"	31.41'	N89°55'45"E	28.28'

SURVEYOR
 HUDSON SITE CONTROL, LLC
 2384 N. HWY. 287, SUITE 224
 MANSFIELD, TX 76063
 PHONE: 817.225.6700
 EMAIL: HUDSON.SURVEY@GMAIL.COM

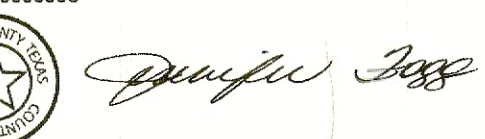
OWNER/DEVELOPER
 GARAGES OF AMERICA © ROCKWALL LLC
 2323 TARPLEY RD STE 100
 CARROLLTON, TX 75006
PROJECT ADDRESS
 FM 3097, ROCKWALL, TX

FINAL PLAT
LOT 22,
RAINBO ACRES ADDITION

BEING A REPLAT OF LOTS 8R, 9R, 10, & 11, BLOCK A, RAINBO ACRES ADDITION
 BEING 1 LOT, 13.53 ACRES OR 589,562 SF
 SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

CASE No. P2023-020

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 04/15/2024 09:50:22 AM
 \$196.00
 2024000006398



DATE:
 OCTOBER 11, 2023
 PROJECT MGR.
 RMC
 PROJECT TECH.
 AJ
 PROJECT NO.
 22-048



HUDSON SITE CONTROL, LLC
 LAND SURVEYING - CONSTRUCTION LAYOUT
 2884 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76065
 OFFICE - 817.225.6700 FAX - 817.225.6701
 T&P.LS. FIRM NO. 1019498

© Copyright 2023, Hudson Site Control, LLC
 HSC, LLC (RAW) 03/20/23, C:\Users\michele.chevalier\OneDrive - Hudson Site Control, LLC\OneDrive\Projects\22-048 Rainbo Acres Final Plat.dwg