VICINITY MAP

RECORD DOCUMENTS

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 GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017439, O.P.R.R.C.T.

2. (DEED)

SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.

3. (DEED)

SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN ASSIGNED TO THIRD PARTY) GRANTOR: SHIREE DAY MCCOY (F/K/A SHIREE MANNING) GRANTEE: GARAGES OF AMERICA @ ROCKWALL, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED: AUGUST 03, 2022 INSTRUMENT No. 20220000017443, O.P.R.R.C.T.

4. (PLAT)

RAINBO ACRES ADDITION IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: OCTOBER 25, 1962 CAB A, SLIDE 20, P.R.R.C.T.

5. (PLAT)

REPLAT RAINBO ACRES ADDITION LOTS 8 AND 9 IN THE W.W. FORD SURVEY ABST. #80, CITY OF ROCKWALL, ROCKWALL, TEXAS RECORDED: APRIL 26, 2006 CAB F, SLIDE 377-378, P.R.R.C.T.

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: FRANK R. OWENS, RPLS #5387 PLAT OR MAP DATE; MARCH 13, 2017 ADDRESSED EASEMENTS: MAY 29, 2018

SURVEYOR NOTES

- 1. The purpose of this plat is to create a one lot subdivision from tracts 10 & 11, Rainbo Arces 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.20210000007850, 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 LIABLITY COMPANY

TITLE: Manager of Garages of America @ Rockwall LLC, a Texas Limited Liability Company

ACKNOWLEDGEMENT

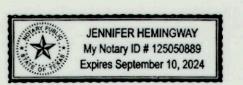
STATE OF TEXAS COUNTY OF ROCKWALL §

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.

day of October 20 **23**. Given upon my hand and seal of office this

genniger Demingway GARY PUBLIC IN AND FOR THE STATE OF TEXAS September 10, a0a4

202400000006338 1/4 PLAT 04/15/2024 09:50:22 AM



CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and forgoing 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 ______ day of

Bristy Jeagne

_ 2023

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY ENGINEER

GENERAL NOTES

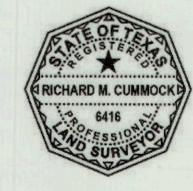
- 1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject 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 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

PROJECT TECH. AJ PROJECT NO. 22-048 SHEET: 1 OF 4

OCTOBER 11, 2023

PROJECT MGR.

RMC



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,

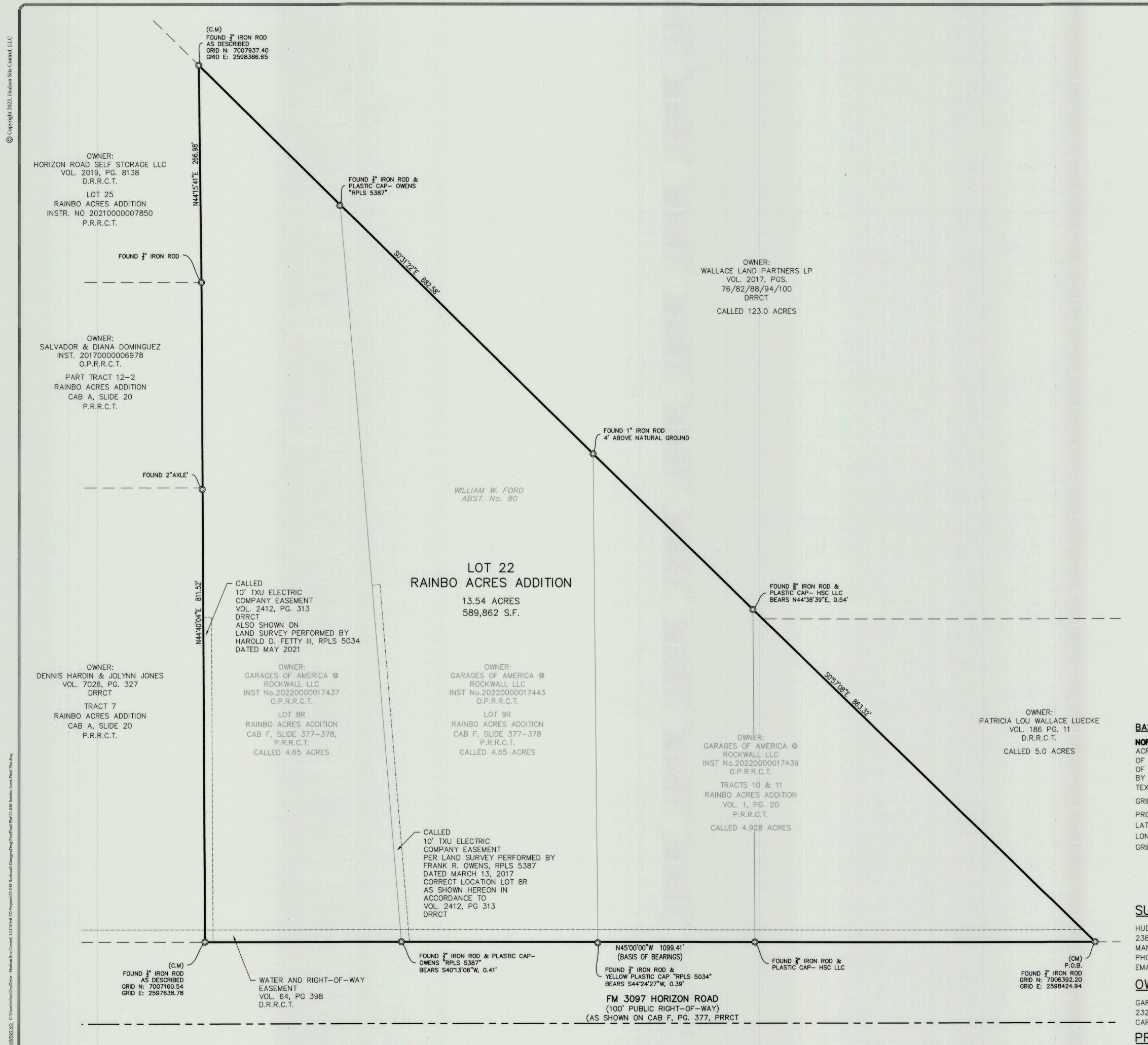
ROCKWALL COUNTY, TEXAS

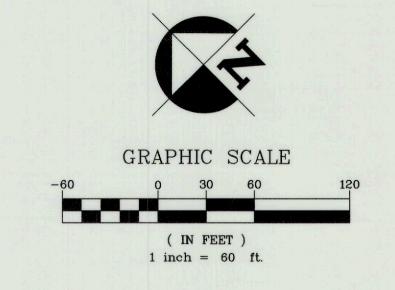
LAND SURVEYING - CONSTRUCTION LAYOUT

CASE No. P2023-020

2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063 OFFICE - 817.225.6700 FAX - 817.225.6701

T.B.P.L.S. FIRM NO. 10194185





LEGEND

	BOUNDARY LINE
	OLD LOT LINE
	- ADJACENT PROPERTY LINE
	EASEMENT LINE
0	FOUND MONUMENT AS DESCRIBED
0	SET %" 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

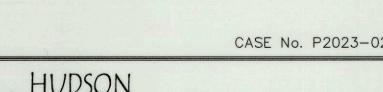
OWNER/DEVELOPER

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

PROJECT ADDRESS

FM 3097, ROCKWALL, TX

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



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

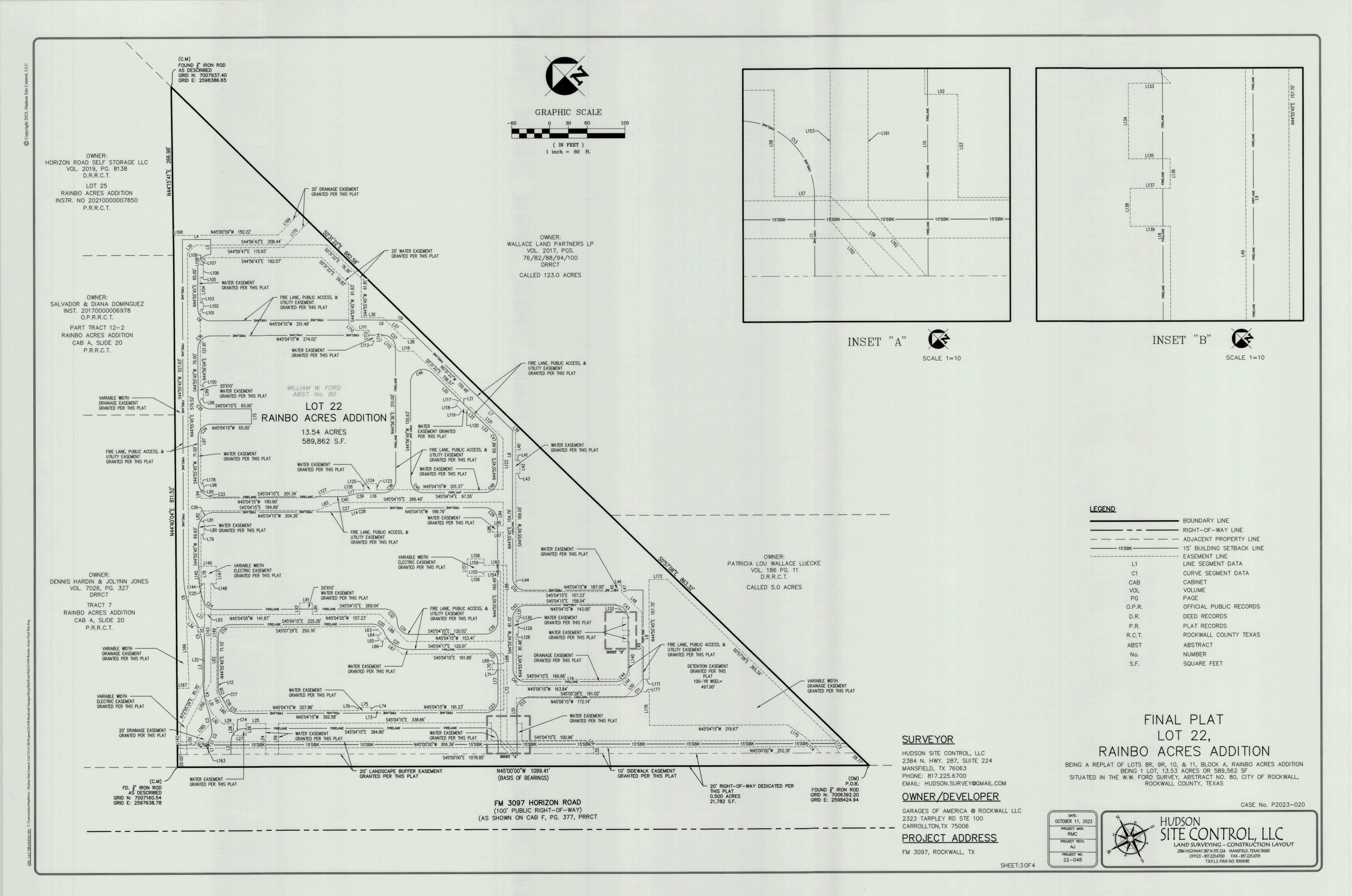
SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

CASE No. P2023-020

HUDSON LAND SURVEYING - CONSTRUCTION LAYOUT 2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063 OFFICE - 817.225.6700 FAX - 817.225.6701 T.B.P.L.S. FIRM NO. 10194185

SHEET:20F4



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 TABL	
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
	N44°55'45"E	17.04
L82	***************************************	31.92
	S67°38'18"E	
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

	AND COMPANY OF THE PARTY OF THE			
	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		

		CU	RVE TAE	BLE	
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'
С3	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'
	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

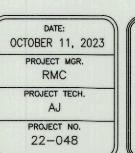
ALL, TX

SHEET:4 OF 4

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
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