

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...

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.

SHEET NOTES

COVER SHEET: LEGAL DESCRIPTION, OWNERS CERTIFICATION, NOTES, & ACKNOWLEDGEMENTS. SHEET 2: CONTROL, BOUNDARY, EXISTING EASEMENTS, & OLD LOT LAYOUTS.

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.

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: [Signature] NAME: Fred A. Gans TITLE: Manager of Garages of America @ Rockwall LLC, a Texas Limited Liability Company

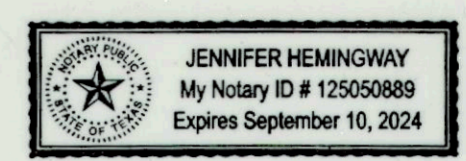
ACKNOWLEDGEMENT

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 12th day of October 2023.

Jennifer Hemingway, Notary Public in and for the State of Texas

September 10, 2024, My Commission Expires

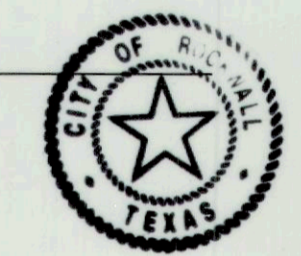


CITY SIGNATURE BLOCK

APPROVED: I hereby certify that the above and 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 17th day of July, 2023.

[Signatures of Mayor and Planning and Zoning Commission Chairman]

Kristy Seagren, City Secretary



[Signature], City Engineer

GENERAL NOTES

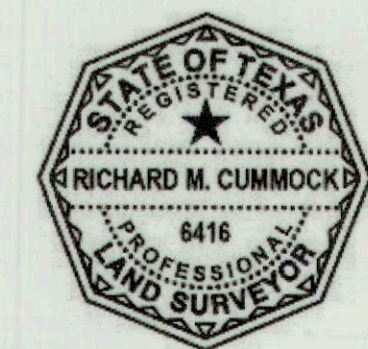
- 1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject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

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.

[Signature of 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

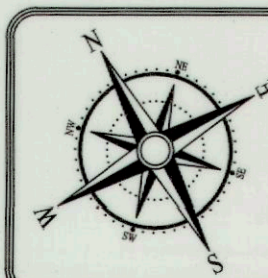
PROJECT ADDRESS

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

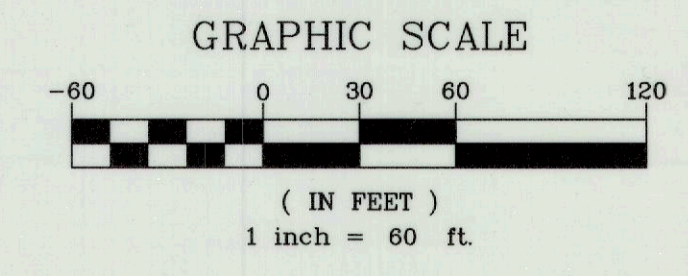
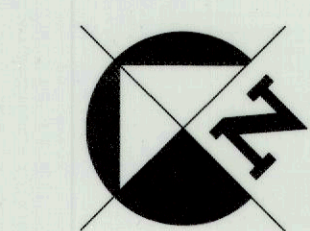
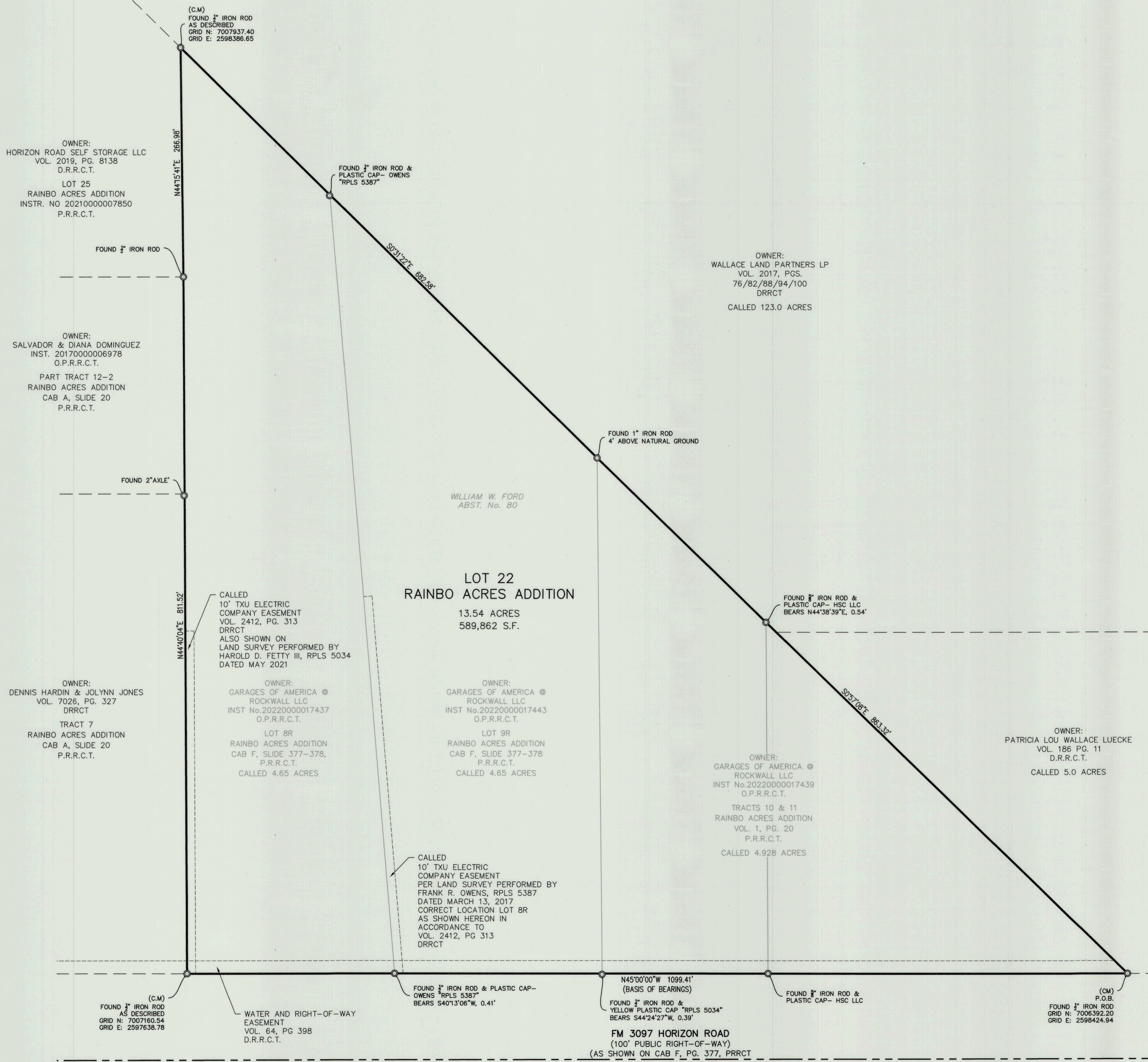
Table with project details: DATE: OCTOBER 11, 2023; PROJECT MGR: RMC; PROJECT TECH: AJ; PROJECT NO: 22-048



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.A.P.L.S. FIRM NO. 10194185

© Copyright 2023, Hudson Site Control, LLC

1851-11-13-2023-03-26, C:\Users\hsc\OneDrive - Hudson Site Control, LLC\OneDrive\Projects\2023-08-16\Rockwall\Drawings\2023-08-16\Final\Map\Map.dwg, AutoCAD 2023



**LEGEND**

- BOUNDARY LINE
- OLD LOT LINE
- - - - ADJACENT PROPERTY LINE
- - - - EASEMENT LINE
- FOUND MONUMENT AS DESCRIBED
- SET 5/8" 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

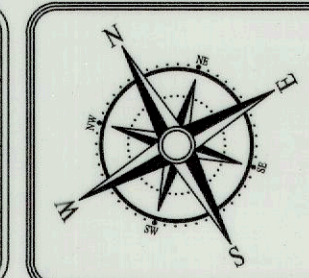
**OWNER/DEVELOPER**

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

**PROJECT ADDRESS**

FM 3097, ROCKWALL, TX

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



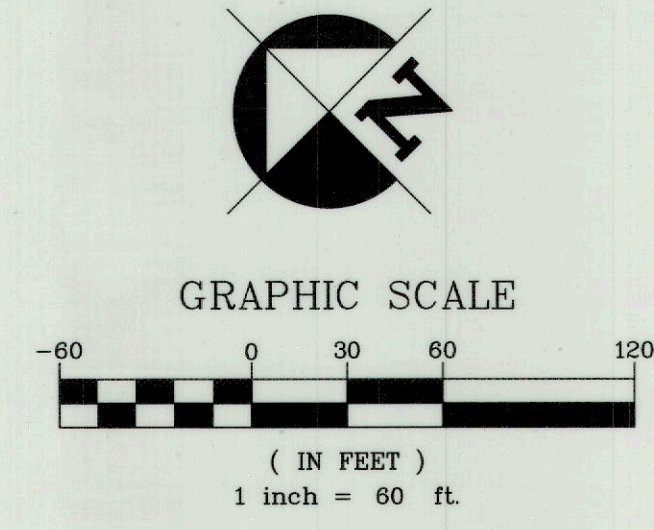
**HUDSON SITE CONTROL, LLC**  
 LAND SURVEYING - CONSTRUCTION LAYOUT  
 2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063  
 OFFICE - 817.225.6700 FAX - 817.225.6701  
 T&P.LS FIRM NO. 1094985

(C.M)  
FOUND 1" IRON ROD  
AS DESCRIBED  
GRID N: 7007937.40  
GRID E: 2598386.65

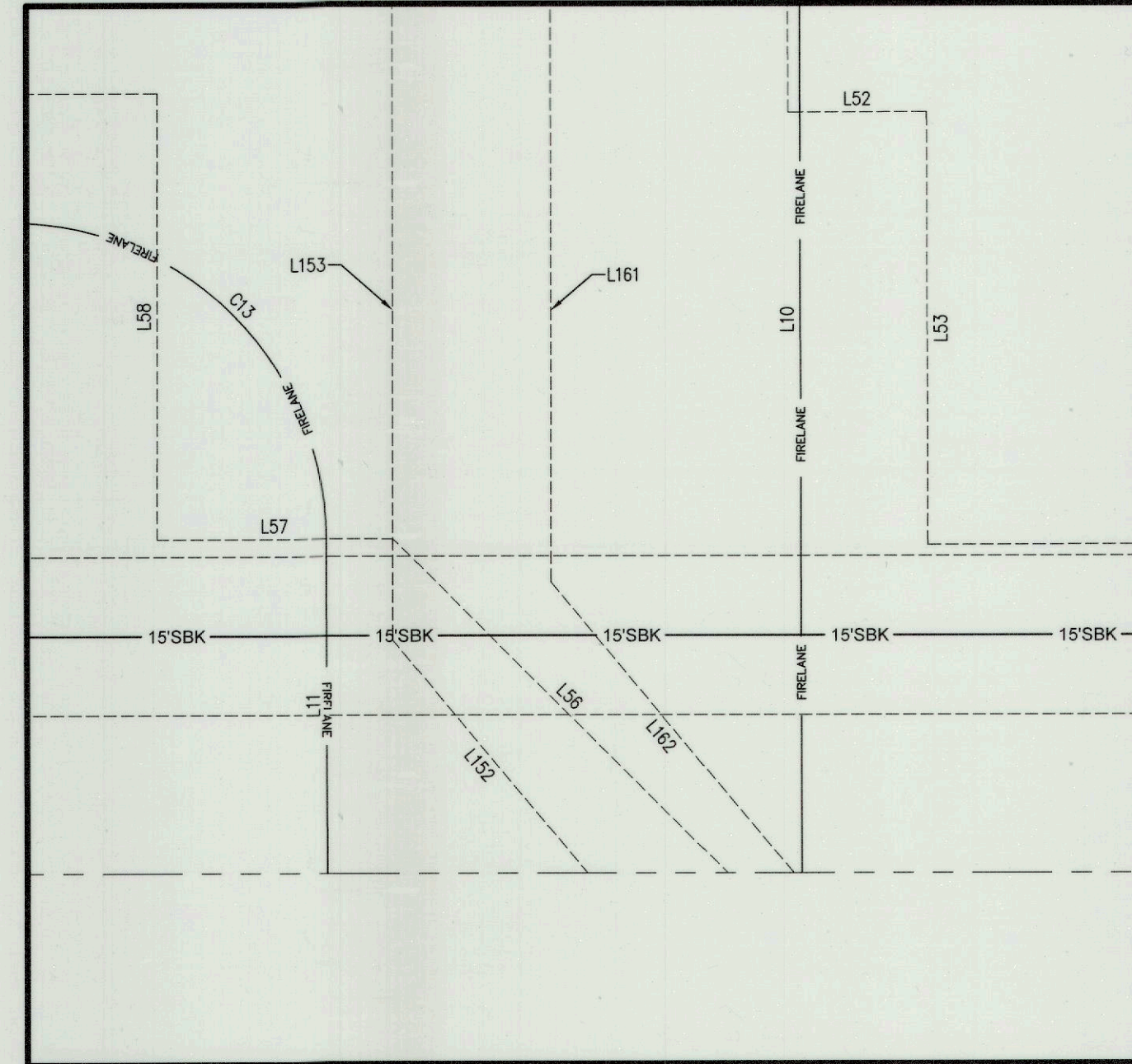
OWNER:  
HORIZON ROAD SELF STORAGE LLC  
VOL. 2019, PG. 8138  
D.R.R.C.T.  
  
LOT 25  
RAINBO ACRES ADDITION  
INSTR. NO 2021000007850  
P.R.R.C.T.

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

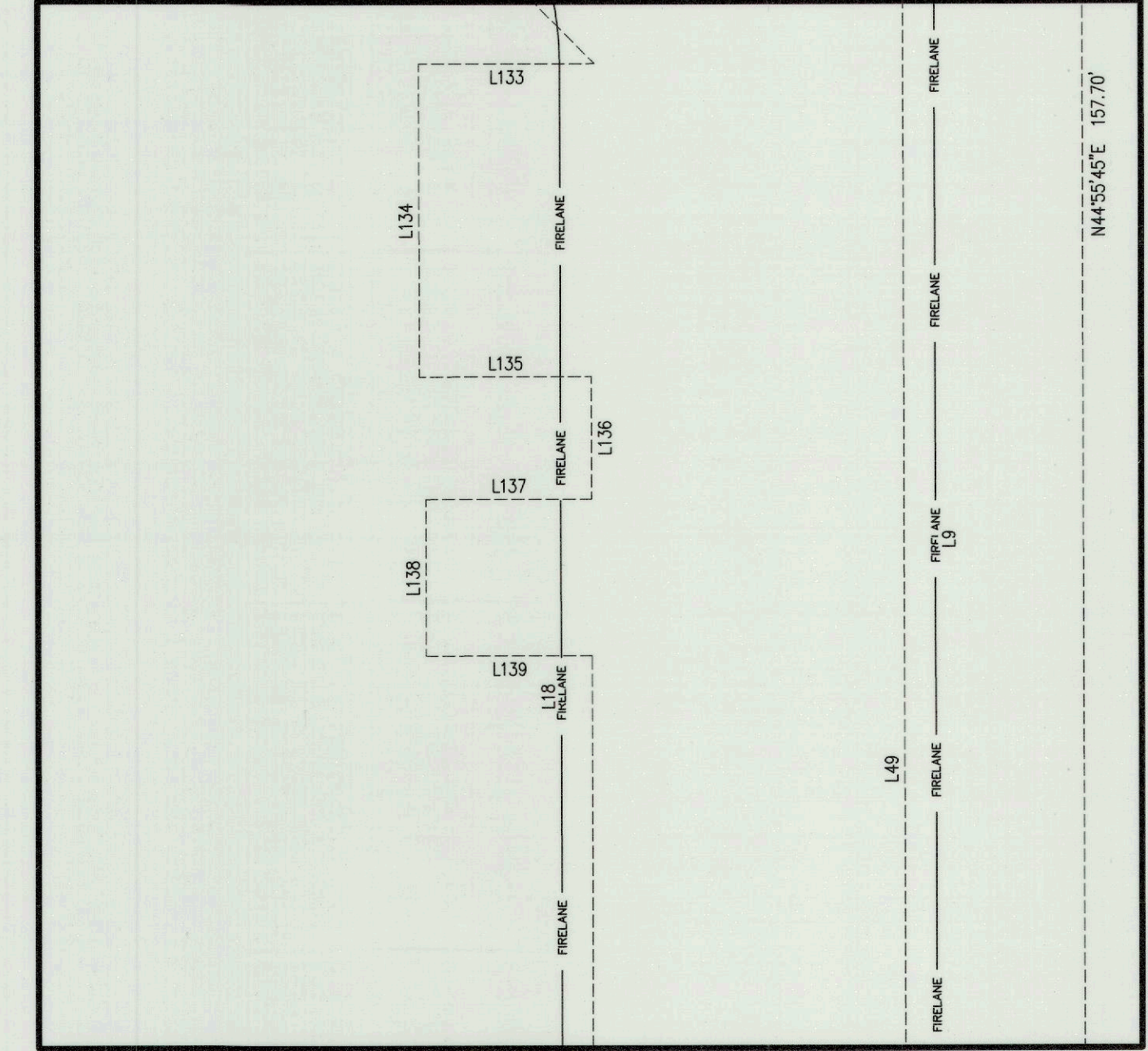
OWNER:  
DENNIS HARDIN & JOLYNN JONES  
VOL. 7026, PG. 327  
DRRCT  
  
TRACT 7  
RAINBO ACRES ADDITION  
CAB A, SLIDE 20  
P.R.R.C.T.



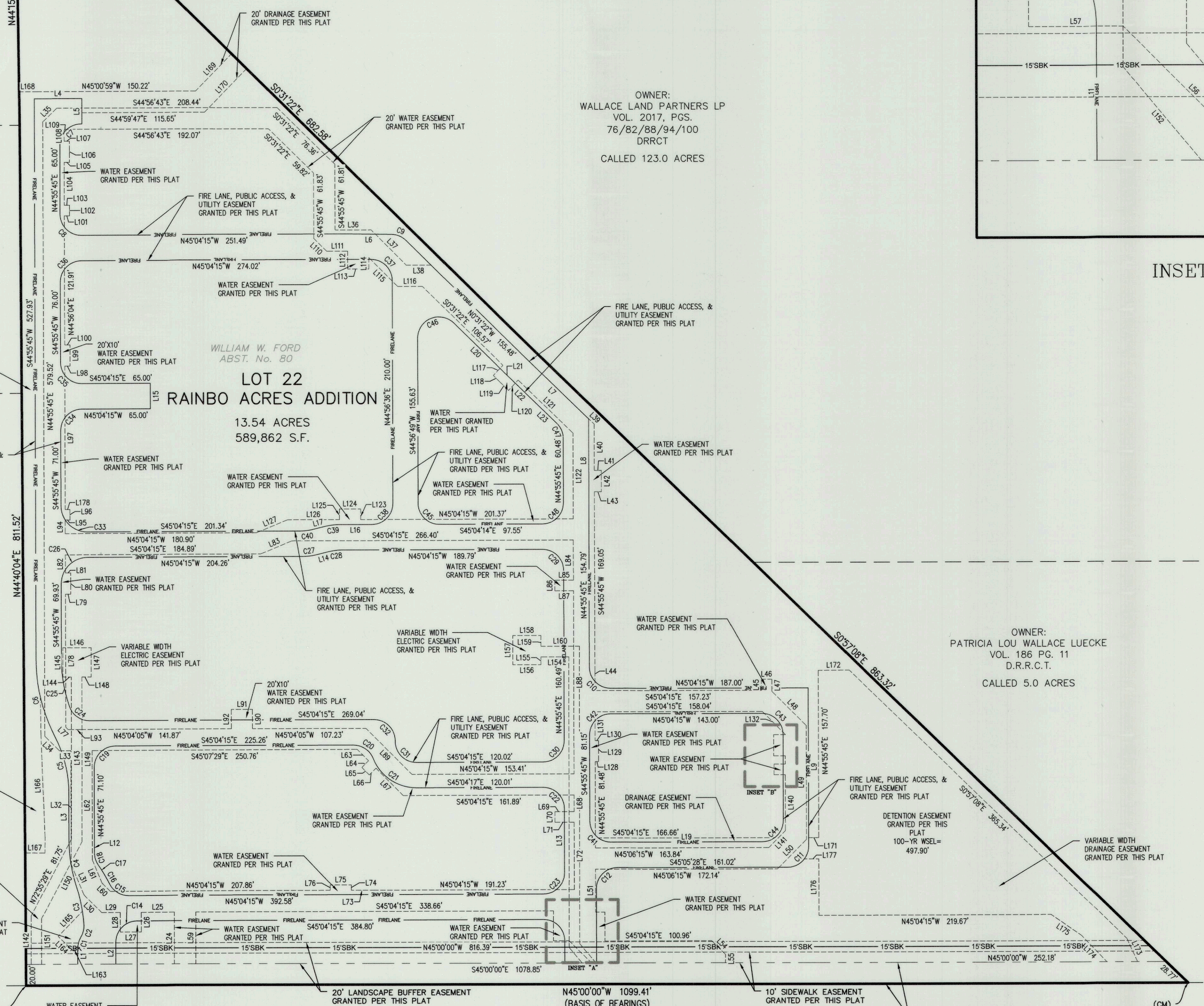
OWNER:  
WALLACE LAND PARTNERS LP  
VOL. 2017, PGS.  
76/82/88/94/100  
DRRCT  
  
CALLED 123.0 ACRES



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)

(C.M)  
FD 1" IRON ROD  
AS DESCRIBED  
GRID N: 7007180.54  
GRID E: 2597638.78

(C.M)  
P.O.B.  
FOUND 1" IRON ROD  
GRID N: 7006392.20  
GRID E: 2598424.94

LEGEND

—	BOUNDARY LINE
- - -	RIGHT-OF-WAY LINE
- · - · -	ADJACENT PROPERTY LINE
- - - - -	15' BUILDING SETBACK LINE
- · - · -	EASEMENT LINE
L1	LINE SEGMENT DATA
C1	CURVE SEGMENT DATA
CAB	CABINET
VOL	VOLUME
PG	PAGE
O.P.R.	OFFICIAL PUBLIC RECORDS
D.R.	DEED RECORDS
P.R.	PLAT RECORDS
R.C.T.	ROCKWALL COUNTY TEXAS
ABST	ABSTRACT
No.	NUMBER
S.F.	SQUARE FEET

**SURVEYOR**

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

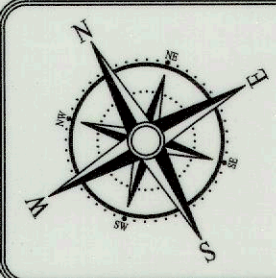
**OWNER/DEVELOPER**

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&P.L.S. FIRM NO. 1094885

LINE TABLE table with columns: LINE, BEARING, LENGTH. Rows L1 through L45.

LINE TABLE table with columns: LINE, BEARING, LENGTH. Rows L46 through L90.

LINE TABLE table with columns: LINE, BEARING, LENGTH. Rows L91 through L135.

LINE TABLE table with columns: LINE, BEARING, LENGTH. Rows L136 through L178.

CURVE TABLE table with columns: CURVE, RADIUS, DELTA, LENGTH, CHD BEARING, CHD LENGTH. Rows C1 through C48.

**SURVEYOR**

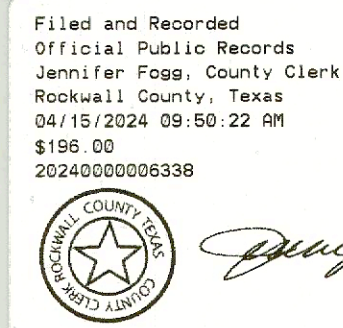
HUDSON SITE CONTROL, LLC
2384 N. HWY. 287, SUITE 224
MANSFIELD, TX 76063
PHONE: 817.225.6700
EMAIL: HUDSON.SURVEY@GMAIL.COM

**OWNER / DEVELOPER**

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

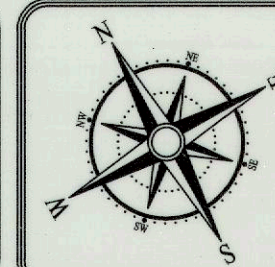
**PROJECT ADDRESS**

FM 3097, ROCKWALL, TX



Handwritten signature of Jennifer Pogg.

Table with columns: DATE, PROJECT NO., PROJECT TECH., PROJECT NO.



HUDSON SITE CONTROL, LLC
LAND SURVEYING - CONSTRUCTION LAYOUT
2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701
T&PLS. FORM NO. 109465

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