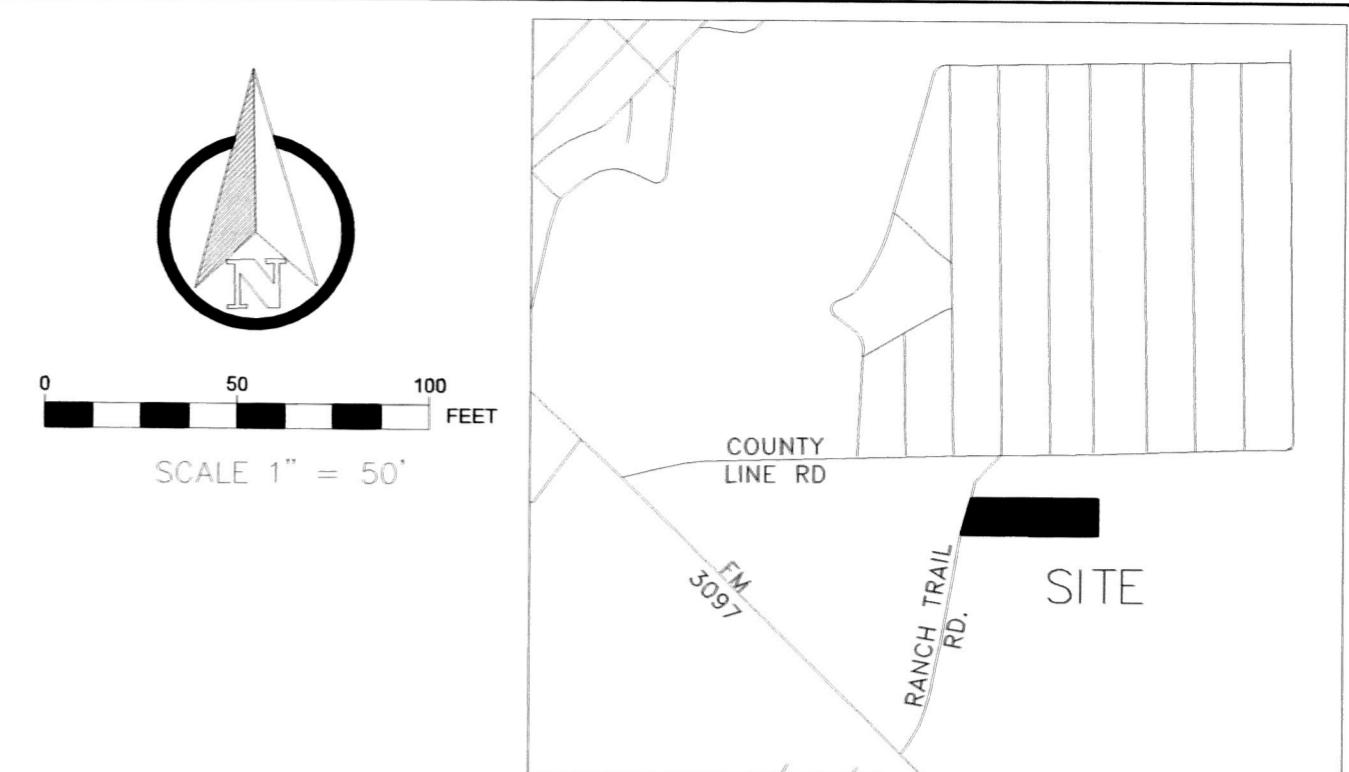


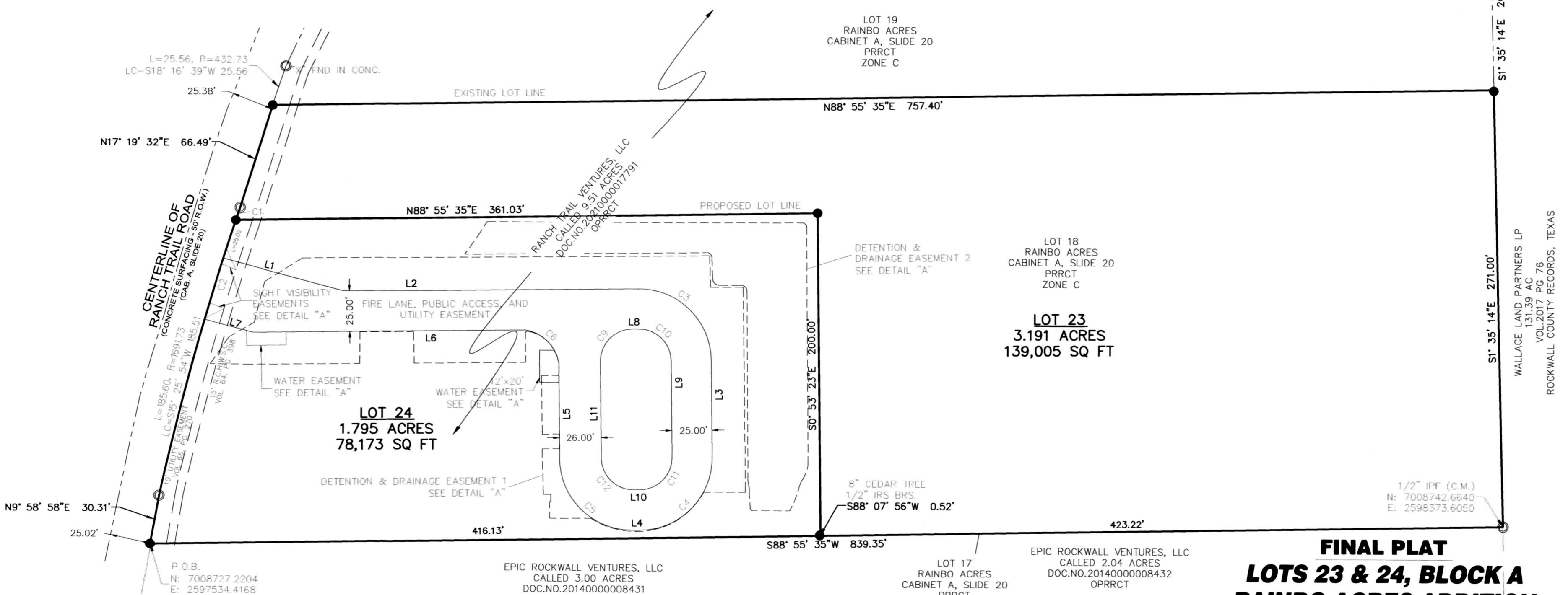
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 18 OF RAINBO ACRES ADDITION.
2. ELEVATIONS AND DIRECTIONAL CONTROL ARE BASED ON NAD83 TX N CENTRAL 4202, NAVD88(GEOID 18) GPS OBSERVATIONS
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AS SCALED FROM FEMA FLOOD MAP NO. 48397C 0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 480547, CITY OF ROCKWALL, TEXAS. THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.
4. 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.
5. PUBLIC IMPROVEMENTS STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF THE PLAT BY CITY DOES NOT CONSTITUTE AND REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-53.
6. DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE RESPONSIBILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
7. FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACES BY THE PROPERTY OWNER. FIRE LANES SHALL BE IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
8. 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).



VICINITY MAP
N.T.S.

(C.M.)



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

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	8.38'	1691.73'	0.28	N18° 25' 58"E 8.38'
C2	39.32'	1691.73'	1.33	S16° 46' 40"W 39.32'
C3	70.69'	45.00'	90.00	S45° 53' 23"E 63.64'
C4	70.69'	45.00'	90.00	S44° 06' 37"W 63.64'
C5	69.70'	45.01'	88.72	N45° 15' 06"W 62.94'
C6	31.59'	25.00'	72.39	N47° 10' 07"W 29.53'
C7	19.86'	50.00'	22.75	N79° 30' 45"W 19.73'
C8	42.29'	25.00'	96.92	S83° 24' 14"W 37.43'
C9	31.42'	20.00'	90.00	N44° 06' 37"E 28.28'
C10	31.42'	20.00'	90.00	S45° 53' 23"E 28.28'
C11	31.42'	20.00'	90.00	S44° 06' 37"W 28.28'
C12	31.42'	20.00'	90.00	N45° 53' 23"W 28.28'
C13	28.99'	1691.73'	0.98	N17° 08' 16"E 28.99'

LEGEND

1/2" IRON REBAR FOUND
UNLESS OTHERWISE NOTED

IRON ROD SET
WITH CAP STAMPED
"CES 10194747"
UNLESS OTHERWISE NOTED

IPF

IRON PIPE FOUND

OPRRC

OFFICIAL PUBLIC RECORDS
OF ROCKWALL COUNTY, TX

PRRCT

PLAT RECORDS OF
ROCKWALL COUNTY, TX

(C.M.)

CONTROL MONUMENT

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

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

DATE PREPARED: 11/11/2025

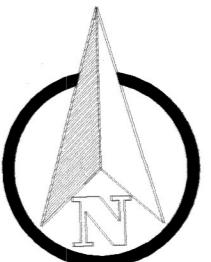
CORNERSTONE
ENGINEERING & SURVEYING
ENGINEER FIRM NO. 24969
SURVEY FIRM NO. 10194747
P.O. BOX 1439, MANSFIELD, TX 76063
OFFICE (817) 940-6027



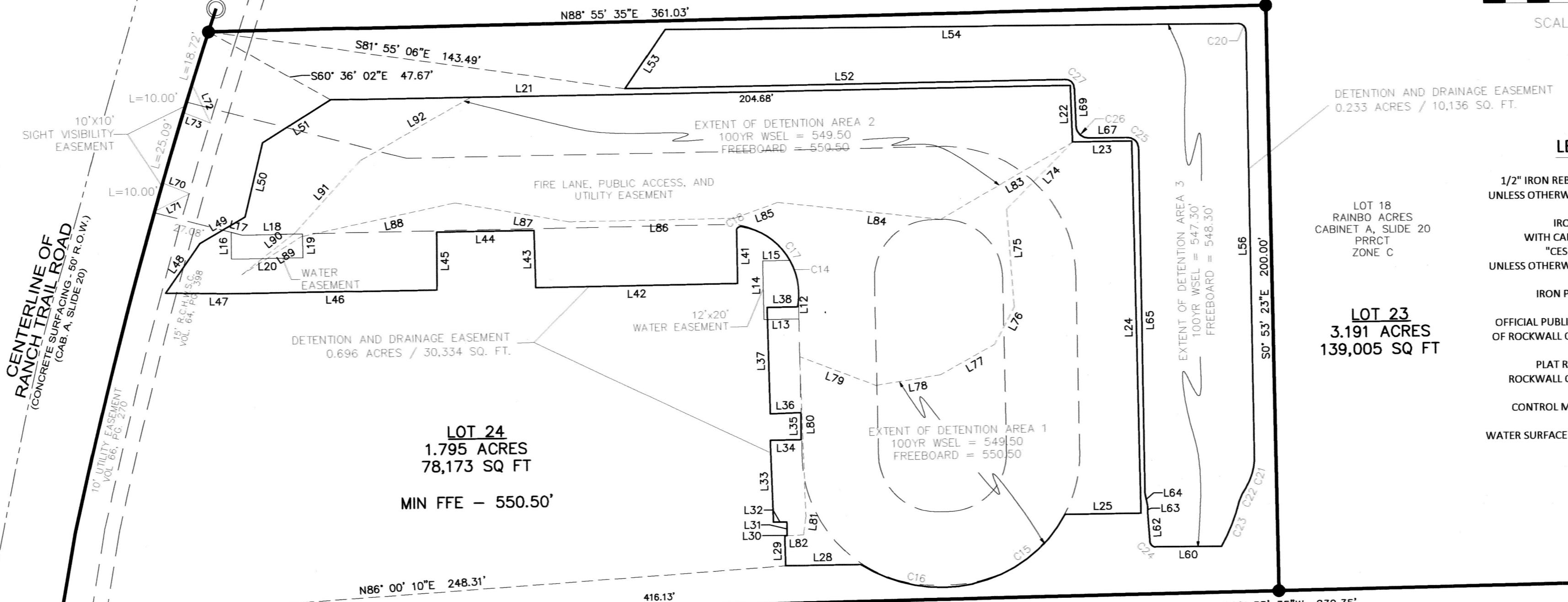
BEING A REPLAT OF
LOT 18, BLOCK A
RAINBO ACRES ADDITION
BEING 2 LOTS
4.986-ACRES OR 217,178 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 1 OF 3
CASE NUMBER - P2025-031

DETAIL "A"
DETENTION / DRAINAGE,
VISIBILITY, AND WATER EASEMENTS

202600000000782 PLAT Total Pgs. 3



0 30 60 FEET
SCALE 1" = 30'



Line Table		
Line #	Direction	Length
L12	N0° 53' 23"W	12.29'
L13	N89° 06' 37"E	12.00'
L14	S0° 53' 23"E	20.00'
L15	S89° 06' 37"W	9.27'
L16	N0° 53' 23"W	9.24'
L17	S75° 16' 20"E	4.08'
L18	N89° 06' 37"E	20.44'
L19	S0° 53' 23"E	8.14'
L20	S89° 06' 37"W	24.38'
L21	N89° 15' 12"E	252.57'
L22	S2° 03' 42"E	19.42'
L23	N89° 16' 02"E	20.12'
L24	S1° 00' 43"E	127.20'
L25	S89° 38' 30"W	25.87'
L28	S89° 28' 27"W	25.63'
L29	N1° 10' 29"W	10.27'
L30	N88° 04' 05"E	0.83'
L31	N0° 41' 33"W	4.63'
L32	N89° 42' 00"W	4.64'
L33	N1° 44' 43"W	28.01'

Line Table		
Line #	Direction	Length
L34	N89° 16' 48"E	10.63'
L35	N0° 23' 55"W	9.28'
L36	S87° 50' 08"W	10.55'
L37	N1° 16' 14"W	36.42'
L38	N89° 30' 51"E	10.55'
L41	S0° 52' 00"E	18.31'
L42	S89° 08' 10"W	69.01'
L43	N1° 41' 43"W	19.54'
L44	S89° 19' 50"W	33.08'
L45	S0° 02' 17"W	19.66'
L46	S89° 11' 25"W	69.70'
L47	N89° 07' 31"W	22.98'
L48	N34° 55' 13"E	20.60'
L49	N59° 41' 43"E	17.91'
L50	N13° 51' 17"E	26.03'
L51	N58° 10' 36"E	27.45'
L52	S89° 14' 40"W	150.16'
L53	N34° 24' 44"E	24.40'
L54	N89° 49' 37"E	195.97'
L56	S0° 43' 44"E	146.52'

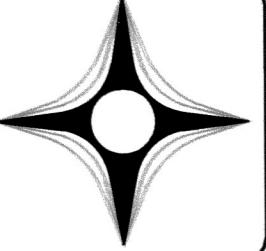
Line Table		
Line #	Direction	Length
L60	S89° 58' 19"W	22.64'
L62	N4° 00' 20"W	9.30'
L63	N0° 53' 23"W	3.08'
L64	N11° 24' 34"W	4.19'
L65	N0° 38' 52"W	118.14'
L67	S89° 47' 20"W	12.87'
L69	N2° 25' 23"W	12.96'
L70	S68° 08' 07"E	10.00'
L71	S64° 04' 55"W	13.44'
L72	S25° 19' 26"E	14.67'
L73	N68° 08' 07"W	10.00'
L74	S4° 04' 42"E	33.54'
L75	S28° 14' 14"W	14.45'
L76	S61° 17' 13"W	21.06'
L78	S81° 05' 32"W	22.35'
L79	N68° 56' 29"W	27.83'
L80	S1° 48' 45"E	54.53'
L81	S6° 55' 32"W	6.50'
L82	S88° 04' 05"W	5.71'

Line Table		
Line #	Direction	Length
L83	S60° 00' 03"W	52.16'
L84	N83° 39' 11"W	56.07'
L85	S70° 25' 32"W	15.82'
L86	S89° 08' 26"W	56.25'
L87	N80° 17' 57"W	39.62'
L88	S78° 00' 30"W	53.72'
L89	S57° 41' 31"W	24.13'
L90	N52° 05' 10"E	23.40'
L91	N42° 22' 13"E	33.09'
L92	N60° 39' 34"E	43.51'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	8.21'	25.00'	18.82	N20° 22' 54"W	8.17'
C15	40.53'	46.72'	49.70	S53° 12' 29"W	39.27'
C16	40.07'	52.03'	44.12	N79° 51' 01"W	39.09'
C17	37.06'	23.53'	90.24	N34° 38' 30"W	33.34'
C18	2.27'	1.61'	81.13	S61° 21' 10"W	2.09'
C20	3.90'	2.45'	91.40	S41° 29' 55"E	3.50'
C21	9.73'	21.28'	26.19	S17° 33' 04"W	9.64'
C22	5.25'	18.10'	16.63	S26° 10' 34"W	5.23'
C23	16.68'	62.16'	15.38	S21° 44' 05"W	16.63'
C24	2.83'	2.14'	75.92	N44° 57' 54"W	2.63'
C25	5.92'	3.64'	93.30	N50° 02' 58"W	5.29'
C26	6.51'	4.15'	89.84	N47° 42' 34"W	5.86'
C27	5.09'	2.90'	100.72	N46° 54' 27"W	4.46'

FINAL PLAT
LOTS 23 & 24, BLOCK A
RAINBO ACRES ADDITION
 BEING A REPLAT OF
 LOT 18, BLOCK A
 RAINBO ACRES ADDITION
 BEING 2 LOTS
 4.986-ACRES OR 217,178 SF
 SITUATED IN THE
 W. W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SHEET 2 OF 3
 CASE NUMBER - P2025-031

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



**OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS M & J RANCH TRAIL HOLDINGS, LLC is the owner of Lot 18 of the RAINBO ACRES ADDITION, an addition to the City of Rockwall, Texas. According to the plat recorded in Cabinet A, Slide 20, of the Plat Records of Rockwall County Texas, same being a portion of a called 9.51 acre tract as described in the deed to Ranch Trail Ventures, LLC, recorded in Document No. 2021000001791 of the Official Public Records of Rockwall County, Texas, (OPRRC), situated in the W.W. FORD SURVEY, A-80, within the City of Rockwall, Rockwall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the East right of way line of Ranch Trail Rd (50' ROW), for the Southwest corner of said Lot 18, same being the Northwest corner of Lot 17 of said RAINBO ACRES ADDITION, and being the Northwest corner of a 3.00 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No. 2014000008431 (OPRRC);

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

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

along said curve a distance of 185.60 feet to 1/2" iron rod found, the long chord of said curve is North 15° 25' 54" East 185.51, and

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

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

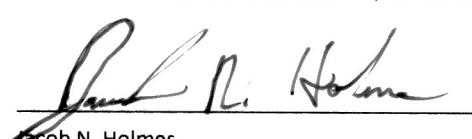
THENCE along the West line of said 131.39 acre tract, common with the East line of said Lot 18, South 01° 35' 14" East a distance of 271.00 feet to a 1/2" iron pipe found for the Southeast corner Said Lot 18, same being the Northeast corner of Lot 17, and the Northeast corner of a called 2.04 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No. 2014000008432 (OPRRC);

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

SURVEYORS CERTIFICATE

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

WITNESS MY HAND AT BELL COUNTY, TEXAS this the 29 day of October 2025


Jacob N. Holmes

Texas Registered Professional Land Surveyor # 6482



CERTIFICATE OF APPROVAL

APPROVED:

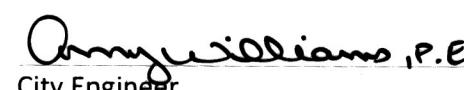
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall, Texas on the 6th day of

October, 2025.


Mayor of the City of Rockwall


Planning and Zoning Chairman


City Secretary


City Engineer



**OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M&J RANCH TRAIL HOLDINGS, LLC., the undersigned owner of the land shown on this plat, and designated herein as LOT 23 & 24, BLOCK A RAINBO ACRES ADDITION, an addition to the City of Rockwall Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 18, addition have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

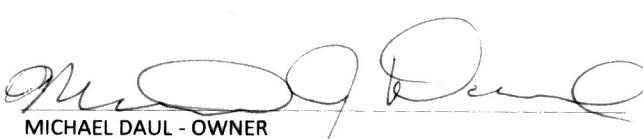
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNERS M & J RANCH TRAIL HOLDINGS, LLC

Witness our hands on 30 day of October, 2025.


MICHAEL DAUL - OWNER


JOHN MCKINNEY - OWNER

State of Texas
County of Rockwall

Before me, the undersigned, a notary public for said County and State, appeared Michael Daul, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the 30th day of October 2025.


Kristin M. Rice
Notary Public in and for the County of Rockwall, Texas.



State of Texas
County of Rockwall

Before me, the undersigned, a notary public for said County and State, appeared John McKinney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the 30th day of October 2025.


Kristin M. Rice
Notary Public in and for the County of Rockwall, Texas.



**THE STATE OF TEXAS
COUNTY OF ROCKWALL**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20260000000782 PLAT
01/14/2026 11:41:20 AM Total Fees: \$147.00

Jennifer Fogg, County Clerk
Rockwall County, TX



SURVEYOR/ENGINEER:

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

OWNER:

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

DATE PREPARED: 9/29/2025

**FINAL PLAT
LOTS 23 & 24, BLOCK A
RAINBO ACRES ADDITION**
BEING A REPLAT OF
LOT 18, BLOCK A
RAINBO ACRES ADDITION
BEING 2 LOTS
4.986-ACRES OR 217,178 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 3 OF 3
CASE NUMBER - P2025-031

**CORNERSTONE
ENGINEERING & SURVEYING**
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P.O. BOX 1439, MANSFIELD, TX 76063
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