



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-041 P&Z DATE 09.13.2022 CC DATE 09.19.2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **980 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **99.849**

LOTS [CURRENT]

Four (4)

LOTS [PROPOSED]

Four (4)

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

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

OWNER **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

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

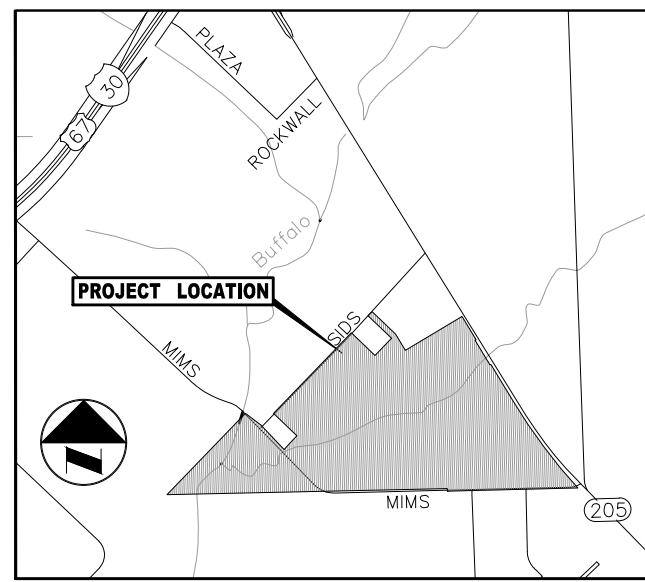
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF August, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

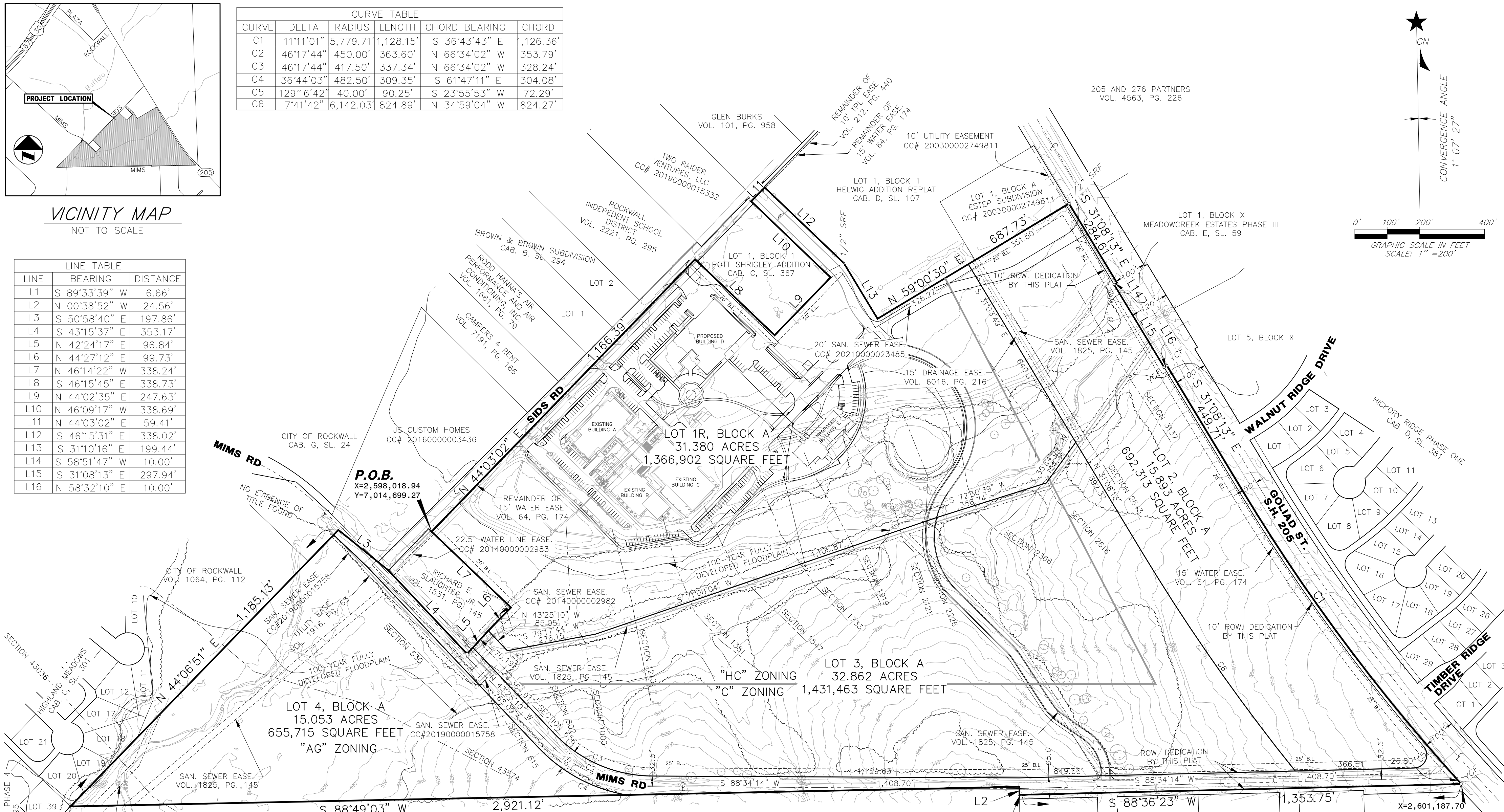
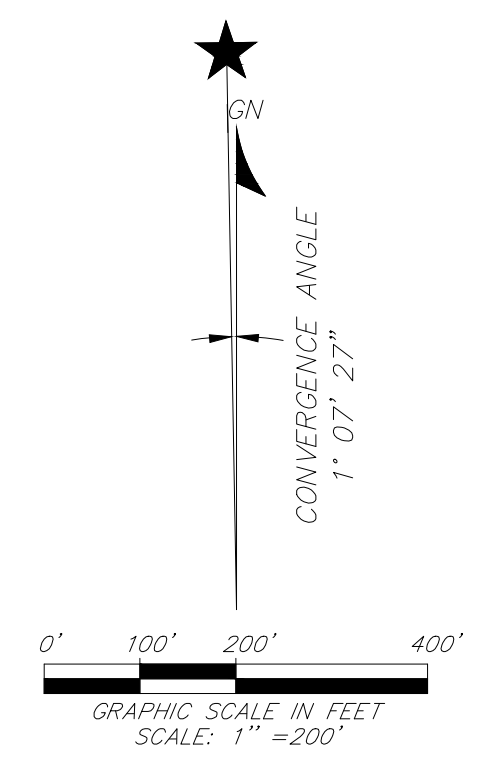
MY COMMISSION EXPIRES



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°33'39" W	6.66'
L2	N 00°38'52" W	24.56'
L3	S 50°58'40" E	197.86'
L4	S 43°15'37" E	353.17'
L5	N 42°24'17" E	96.84'
L6	N 44°27'12" E	99.73'
L7	N 46°14'22" W	338.24'
L8	S 46°15'45" E	338.73'
L9	N 44°02'35" E	247.63'
L10	N 46°09'17" W	338.69'
L11	N 44°03'02" E	59.41'
L12	S 46°15'31" E	338.02'
L13	S 31°10'16" E	199.44'
L14	S 58°51'47" W	10.00'
L15	S 31°08'13" E	297.94'
L16	N 58°32'10" E	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'



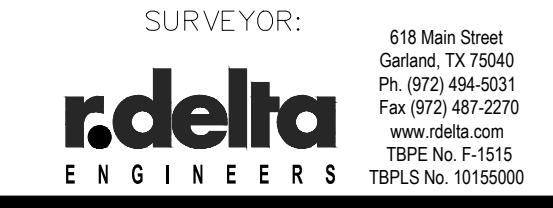
- NOTES**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute and representation, assurance or guarantee that any building 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 owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.
The convergence or mapping angle at the P.O.B. is 1°07'27"
 - Abandoning all easements created by plats:
Cab. 1, Sl. 69, and CC#2019000004594
As shown on Sheet 2.
 - See Sheets 3-5 for proposed Easements by this plat.

VICMAR I, LTD
TRACT 3
VOL. 2016, PG. 200

AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,463 SQ FT	32.862 ACRES
LOT 4	655,715 SQ FT	15.053 ACRES
LOTS	4,146,392 SQ FT	95.188 ACRES
GOLIAD	2,846 SQ FT	0.065 ACRES
MIMS	200,174 SQ FT	4.595 ACRES
DED:	203,020 SQ FT	4.661 ACRES
PARTS:	4,349,412 SQ FT	99.849 ACRES
BOUNDARY:	4,349,412 SQ FT	99.849 ACRES

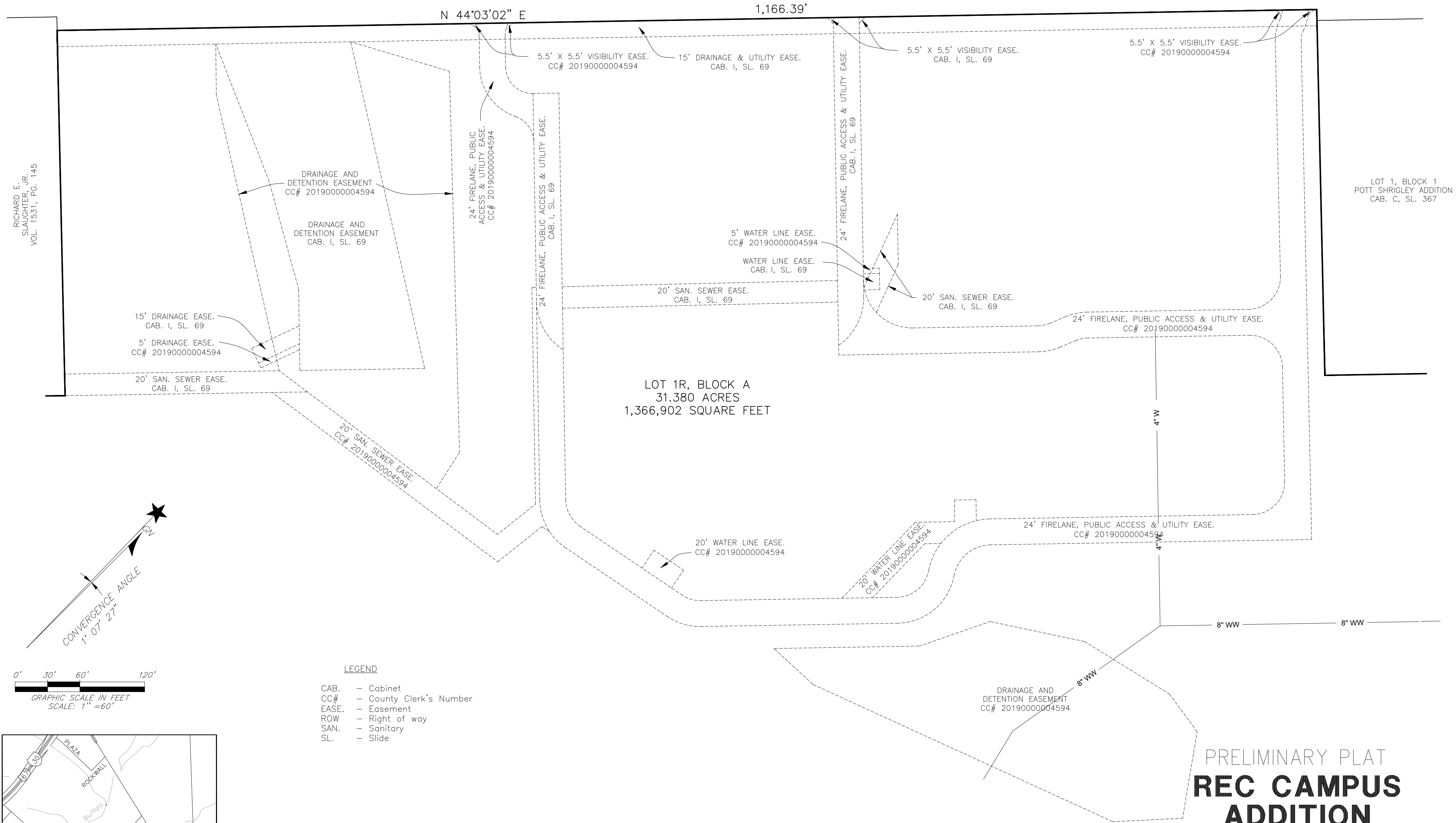
PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

EASEMENTS TO BE ABANDONED

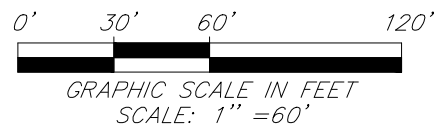
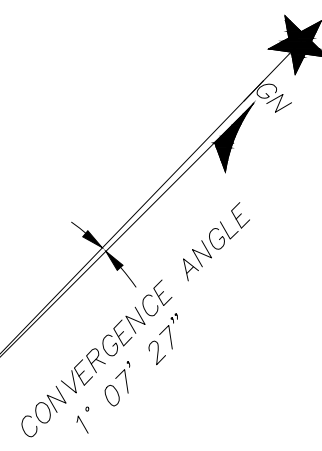
SIDS RD



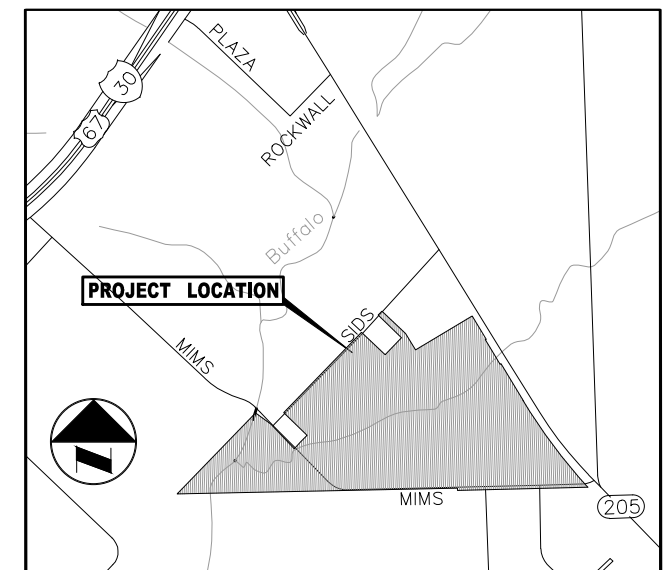
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

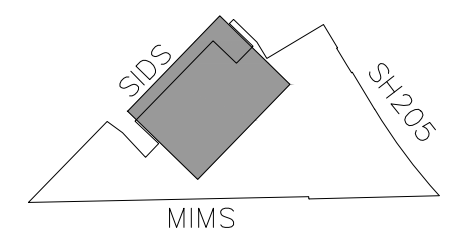
LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET



- LEGEND**
- CAB. - Cabinet
 - CC# - County Clerk's Number
 - EASE. - Easement
 - ROW - Right of way
 - SAN. - Sanitary
 - SL. - Slide



VICINITY MAP
NOT TO SCALE



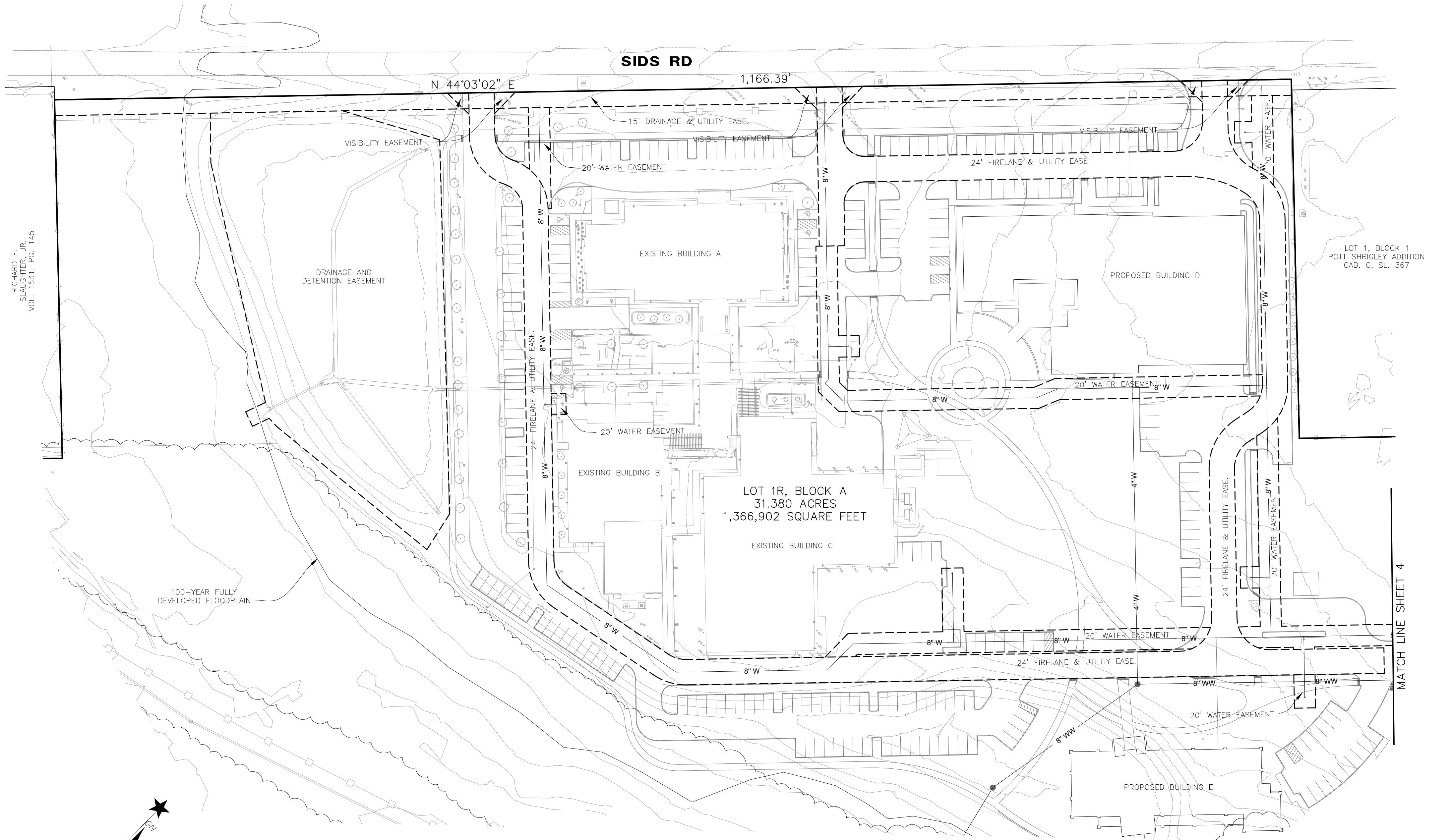
PRELIMINARY PLAT REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PROPOSED EASEMENTS BY THIS PLAT



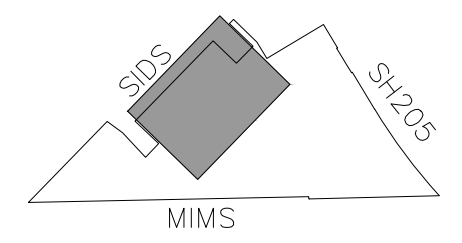
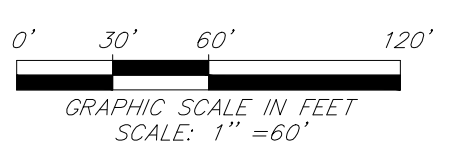
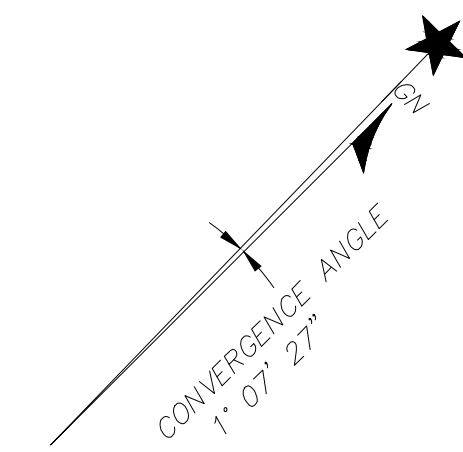
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

100-YEAR FULLY DEVELOPED FLOODPLAIN

MATCH LINE SHEET 4



LEGEND

- CAB. - Cabinet
- EASE. - Easement
- PG. - Page
- SL. - Slide
- VOL. - Volume

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER:

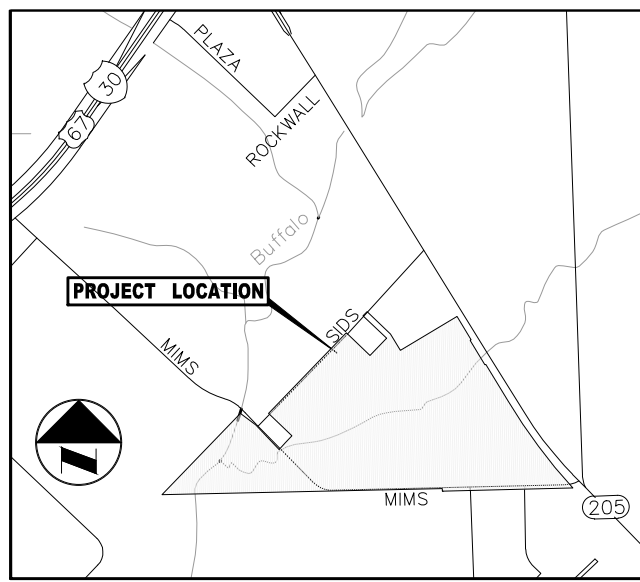
Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

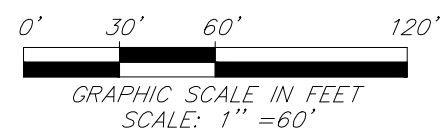
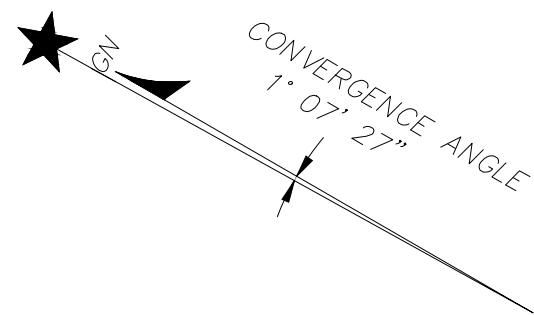
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 3 OF 6



VICINITY MAP
NOT TO SCALE



GOLIAD ST. S.H. 205

10' UTILITY EASEMENT
CC# 200300002749811

10' ROW. DEDICATION
BY THIS PLAT

PROPOSED EASEMENTS BY THIS PLAT

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

LOT 2, BLOCK A
15.893 ACRES
692,313 SQUARE FEET

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

50' ACCESS EASEMENT

100-YEAR FULLY
DEVELOPED FLOODPLAIN

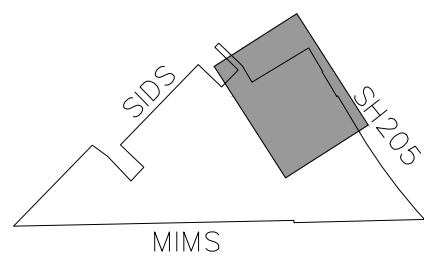
DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

MATCH LINE SHEET 5

MATCH LINE SHEET 3

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
- VOL. - Volume
- XF - "X" cut Found



SURVEYOR:

r. delta
ENGINEERS

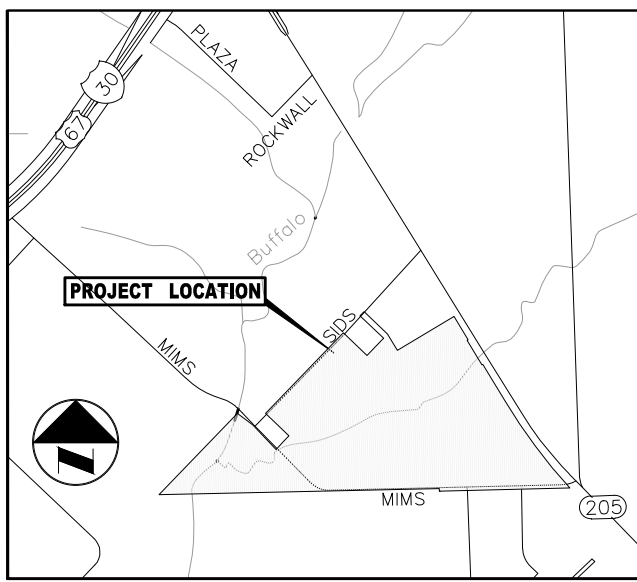
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

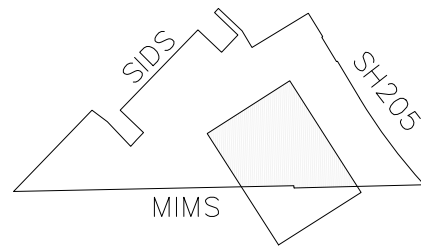
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
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VICINITY MAP
NOT TO SCALE

LEGEND

- CC# - County Clerk's Number
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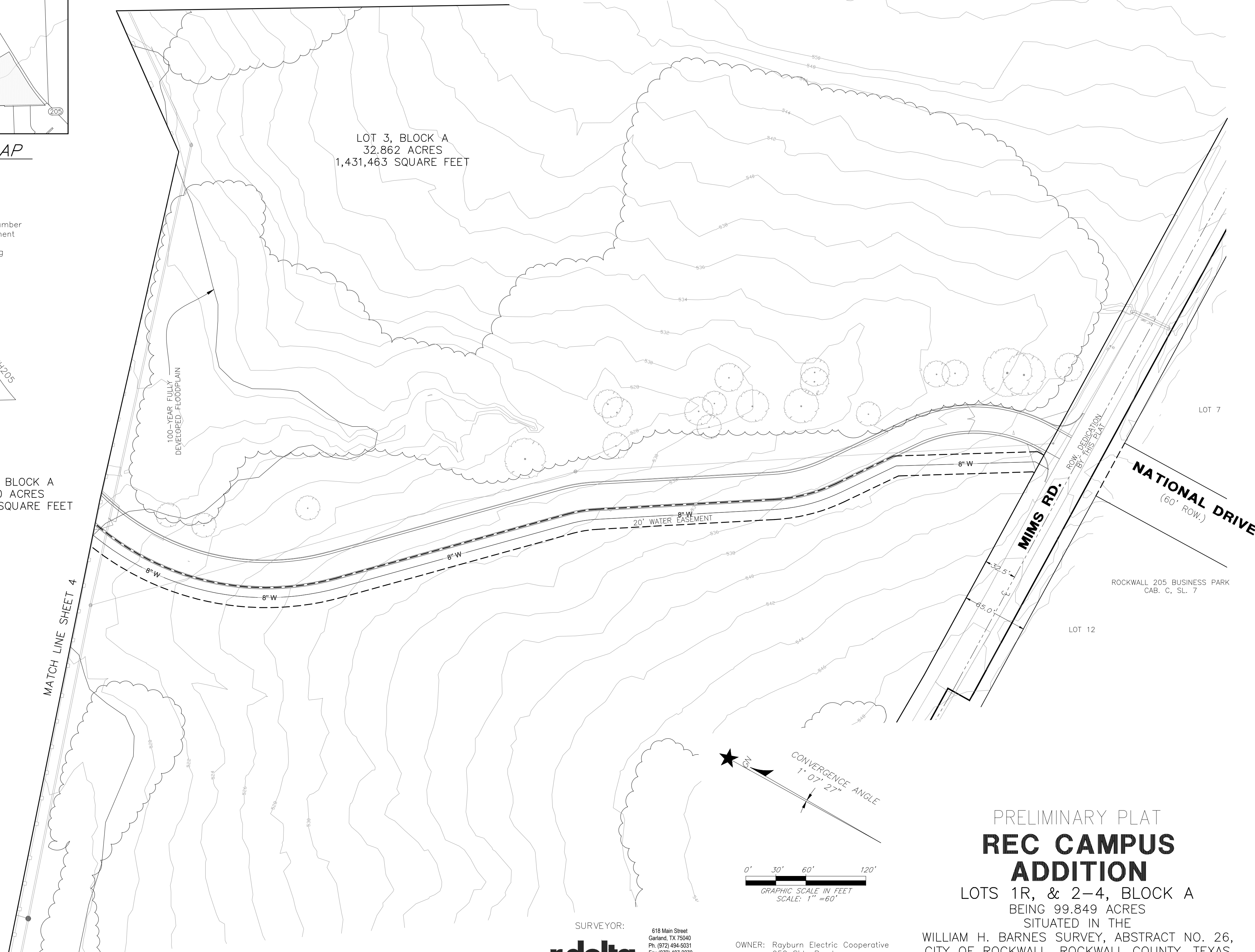


LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 2, BLOCK 1
15.893 ACRES
692,313 SQUARE FEET

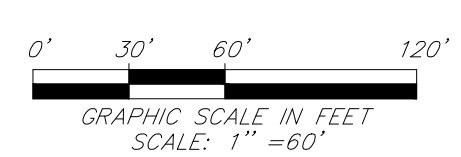
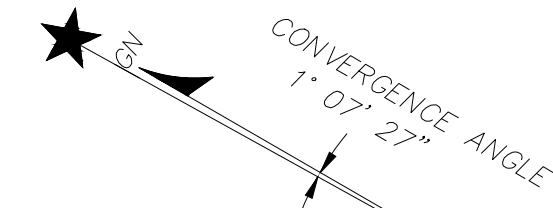
PROPOSED EASEMENTS BY THIS PLAT

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET



MATCH LINE SHEET 4

100-YEAR FULLY DEVELOPED FLOODPLAIN



PRELIMINARY PLAT
REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 5 OF 6

SURVEYOR:
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OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 99.849-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:
• Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 20180000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
• Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 20190000004594 OPRRCT
• The called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 20210000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
X = 2,598,018.94 feet,
Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
S 46°15'45" E for a distance of 338.73 feet to a RDS;
N 44°02'35" E for a distance of 247.63 feet to a RDS;
N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
S 31°10'16" E for a distance of 199.44 feet to a RDS;
N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 for at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to a RDS at the point of curvature of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found in the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line of Tract 3 containing 141.3576 acres of land described in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road, at approximately 1,210 feet depart the Mims Road public way and continue for a total distance of 2,921.12 feet to a RDS for the south corner of Lot 20, Block A of Highland Meadows NO. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, on Slide 301 of the PRRCT, and also being the east corner of Lot 39, Block E of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas, according to the plat there recorded in Cabinet E, on Slide 395 of the PRRCT and being on the northwesterly right-of-way line of Tubbs Road (an 85-foot Right-of-way dedicated by said plat of Lynden Park Estates Phase 4);

THENCE N 44°06'51" E with the southeasterly line of Lots 20, 19 and 18, Block A of said Highland Meadows NO. 1, at a distance of 301.68 feet pass an angle point in the easterly line of Lot 18, and continue along the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT for a total distance of 1,185.13 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following two (2) courses and distances:
S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner; N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;

THENCE N 44°27'12" E continuing with the southeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 4,349,412 square feet or 99.849 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS 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 REC CAMPUS 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 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Planning & Zoning Commission, Chairman 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 ___ day of _____, 2022.

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 ___ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
REC CAMPUS
ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS


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*-----
* Prepared by: R-Delta Engineers, Inc
* Routine: Area Summary
* Coord File: A0026.cgc 8/16/22 8:53:08
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC All Property

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc

CURVE DIR: CCW

RAD: 5779.71

LEN: 1128.15

TAN: 565.87

CEN. ANG: 11°11'01"

CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	2921.12	MTF1
MTF1	N 44°06'51" E	1185.13	MTF7
MTF7	S 50°58'40" E	197.86	MTF41
MTF41	S 43°15'37" E	353.17	RC102
RC102	N 42°24'17" E	96.84	MM100
MM100	N 44°27'12" E	99.73	MTF21
MTF21	N 46°14'22" W	338.24	MTF22

Total - Sq. Feet: 4349412 Acres: 99.849

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/17/22 8:23:31
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33 S	46°15'31" E	338.02	MTF26
MTF26 S	31°10'16" E	199.44	MTF35
MTF35 N	59°00'30" E	326.22	CAL1
CAL1 S	31°03'49" E	640.37	CAL2
CAL2 S	35°54'04" W	154.36	MM103
MM103 S	72°30'39" W	356.74	MM102
MM102 S	71°08'04" W	1106.87	MTF37
MTF37 S	79°17'44" W	276.15	MTF38
MTF38 N	43°25'10" W	85.05	MM100
MM100 N	44°27'12" E	99.73	MTF21
MTF21 N	46°14'22" W	338.24	MTF22
MTF22 N	44°03'02" E	1166.39	MTF24
MTF24 S	46°15'45" E	338.73	MTF40
MTF40 N	44°02'35" E	247.63	MTF30
MTF30 N	46°09'17" W	338.69	MTF32
MTF32 N	44°03'02" E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

*-----
 LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13" E	1032.24	CAL9

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL9 N	58°51'47" E	5789.71	MTF11
MTF11 S	49°17'32" W	5789.71	CAL10
CAL9 S	35°55'20" E	966.01	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00

LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL10 S 49°17'32"W	40.00	CAL11
CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL22 N 51°10'05" E	6142.03	MTF11
MTF11 S 58°51'47" W	6142.03	CAL3
CAL22 N 34°59'04" W	824.27	CAL3
CAL3 N 31°08'13" W	392.75	CAL2
CAL2 N 31°03'49" W	640.37	CAL1
CAL1 N 59°00'30" E	351.50	CAL24

Sq. Feet: 692,313 Acres: 15.893

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LOT 3

Point ID	Bearing	Distance	Point ID
CAL22 S 88°34'14" W		849.66	CAL13
CAL13 N 89°42'54" W		1129.63	CAL14

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL14 N 00°17'06" E	417.50	CAL15
CAL15 S 46°34'50" W	417.50	CAL16

Point ID	Bearing	Distance	Point ID
CAL14 N 66°34'02" W		328.24	CAL16
CAL16 N 43°25'10" W		364.91	CAL17
CAL17 N 42°24'17" E		70.19	MM100

MM100 S 43°25'10" E	85.05	MTF38
MTF38 N 79°17'44" E	276.15	MTF37
MTF37 N 71°08'04" E	1106.87	MM102
MM102 N 72°30'39" E	356.74	MM103
MM103 N 35°54'04" E	154.36	CAL2
CAL2 S 31°08'13" E	392.75	CAL3

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL3 N 58°51'47" E	6142.03	MTF11
MTF11 S 51°10'05" W	6142.03	CAL22
CAL3 S 34°59'04" E	824.27	CAL22

Sq. Feet: 1,431,463 Acres: 32.862

*-----

LOT 4

Point ID	Bearing	Distance	Point ID
MTF1 N 44°06'51" E		1163.71	CAL21
CAL21 S 46°36'51" E		144.18	CAL20
CAL20 S 43°25'10" E		767.40	CAL19

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL19 N 46°34'50" E	482.50	CAL15
CAL15 S 09°50'47" W	482.50	CAL18
CAL19 S 61°47'11" E	304.08	CAL18
CAL18 S 88°49'03" W	1710.60	MTF1

Sq. Feet: 655,715 Acres: 15.053

*-----

Total - Sq. Feet: 41,46,392 Acres: 95.188

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*-----

* Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/19/22 7:31:56
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135

*-----
 GOLIAD DEDICATION

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	N 31°08'13" W	284.64	CAL24
CAL24	N 59°00'30" E	10.00	MTF36

Sq. Feet: 2,846 Acres: 0.065

*-----
 GOLIAD MIMS ROAD

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL18	N 09°50'47" E	482.50	CAL15
CAL15	S 46°34'50" W	482.50	CAL19
CAL18	N 61°47'11" W	304.08	CAL19

CAL19	N	43°25'10"	W	767.40	CAL20
CAL20	N	46°36'51"	W	144.18	CAL21
CAL21	N	44°06'51"	E	21.42	MTF7
MTF7	S	50°58'40"	E	197.86	MTF41
MTF41	S	43°15'37"	E	353.17	RC102
RC102	N	42°24'17"	E	26.66	CAL17
CAL17	S	43°25'10"	E	364.91	CAL16

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL16	N	46°34'50"	E	417.50	CAL15
CAL15	S	00°17'06"	W	417.50	CAL14
CAL16	S	66°34'02"	E	328.24	CAL14
CAL14	S	89°42'54"	E	1129.63	CAL13
CAL13	N	88°34'14"	E	1216.17	CAL12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL12	N	01°25'46"	W	40.00	CAL11
CAL11	N	49°17'32"	E	40.00	CAL10
CAL12	N	23°55'53"	E	72.29	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL10	N	49°17'32"	E	5789.71	MTF11
MTF11	S	58°51'47"	W	5789.71	CAL9
CAL10	N	35°55'20"	W	966.01	CAL9
CAL9	N	31°08'13"	W	449.66	MTF14
MTF14	N	58°32'10"	E	10.00	MTF13

Sq. Feet: 200,174 Acres: 4.595

*-----

Total - Sq. Feet: 203,020 Acres: 4.661

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AREA SUMMARY REPORT:

LOT 1	1,366,902	SQ FT	31.380	ACRES
LOT 2	692,313	SQ FT	15.893	ACRES
LOT 3	1,431,463	SQ FT	32.862	ACRES
LOT 4	655,715	SQ FT	15.053	ACRES

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LOTS	4,146,392	SQ FT	95.188	ACRES
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GOLIAD	2,846	SQ FT	0.065	ACRES
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MIMS	200,174	SQ FT	4.595	ACRES
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DED:	203,020	SQ FT	4.661	ACRES
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Parts:	4,349,412	SQ FT	99.849	ACRES
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Bndy:	4,349,412	SQ FT	99.849	ACRES
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CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **980 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **99.849**

LOTS [CURRENT]

Four (4)

LOTS [PROPOSED]

Four (4)

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

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

OWNER **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

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

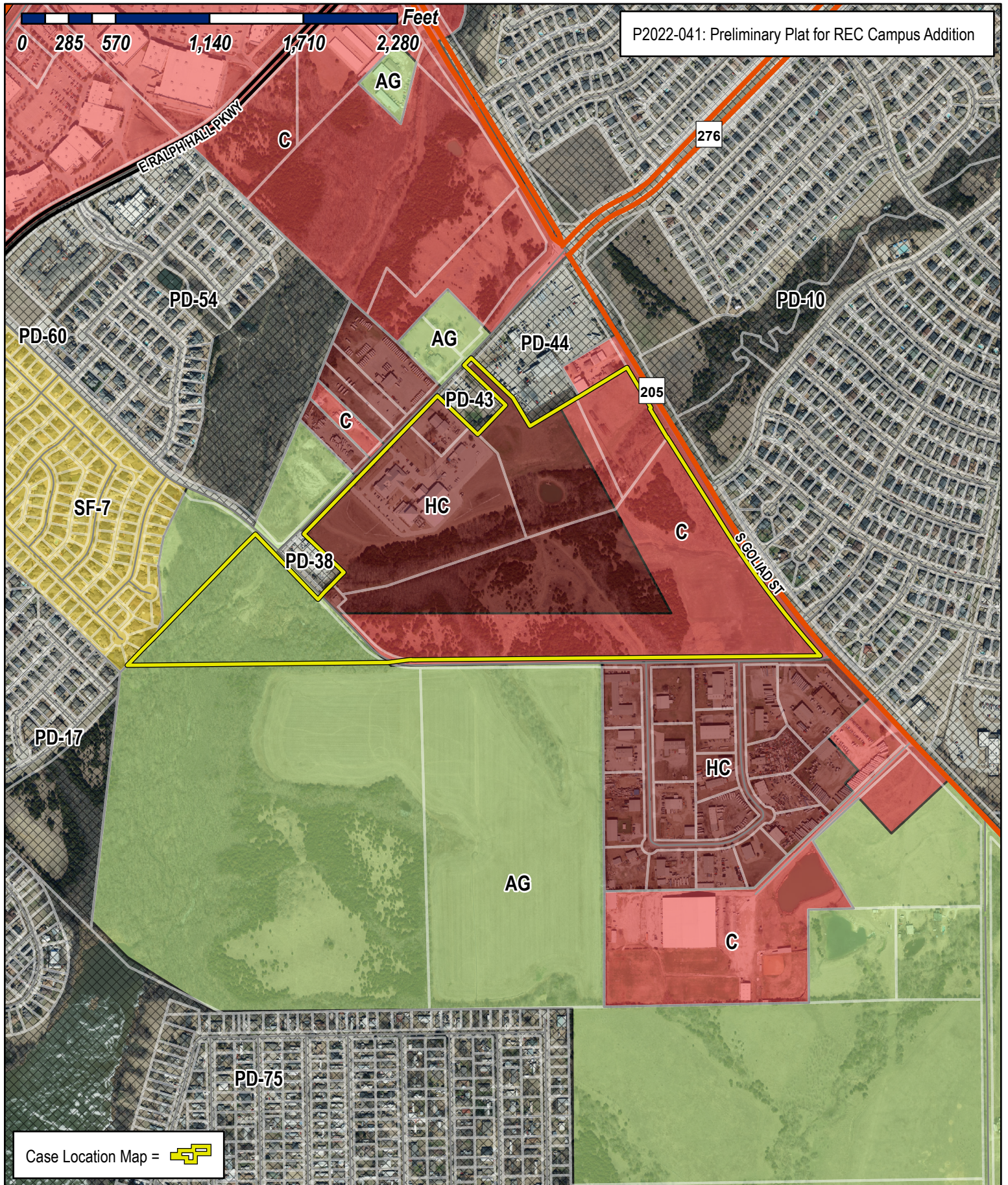
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF August, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

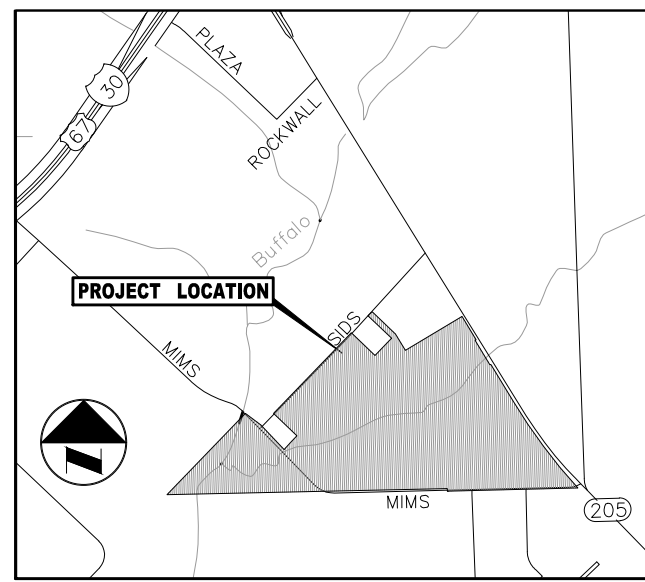


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

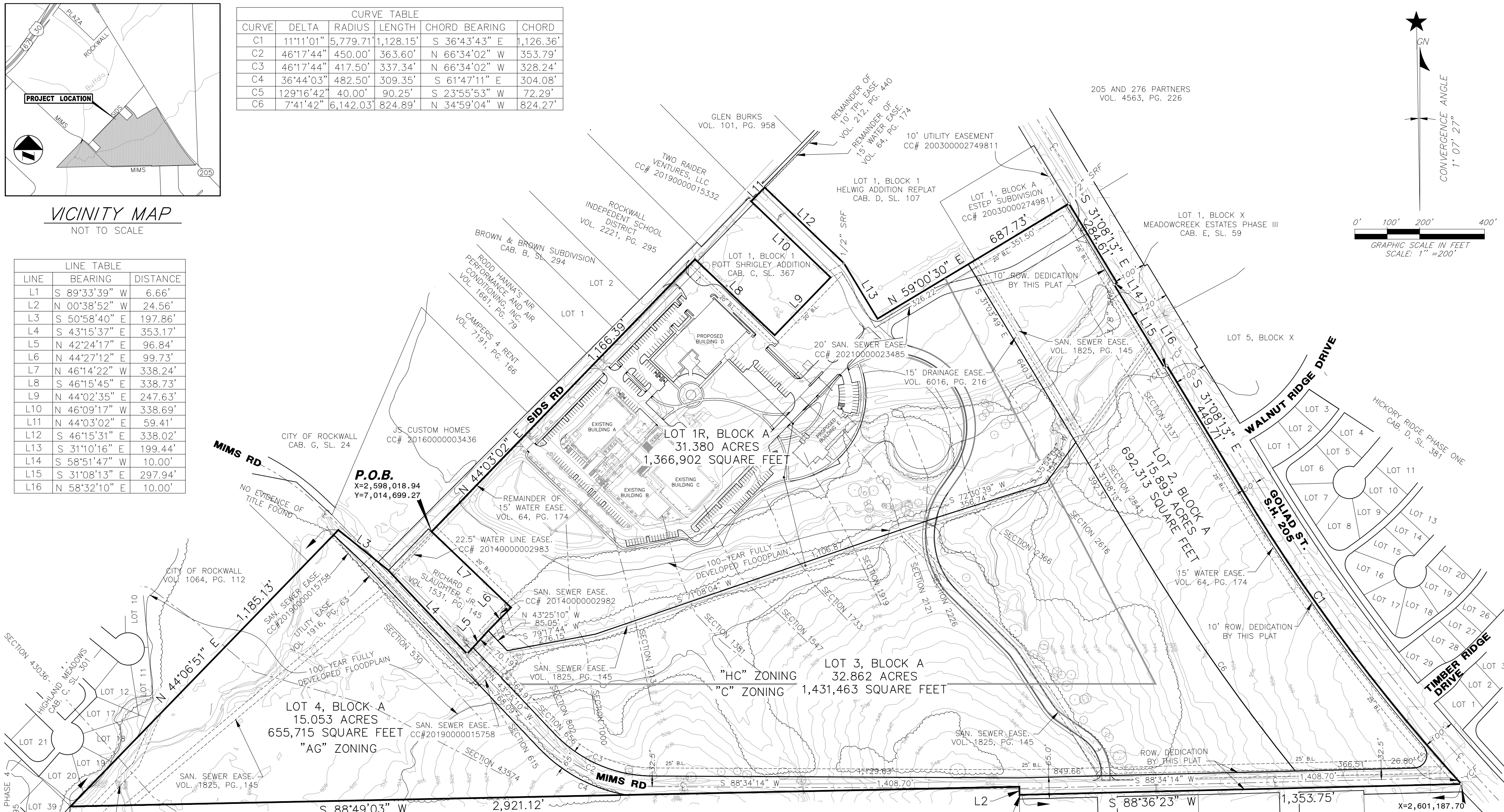
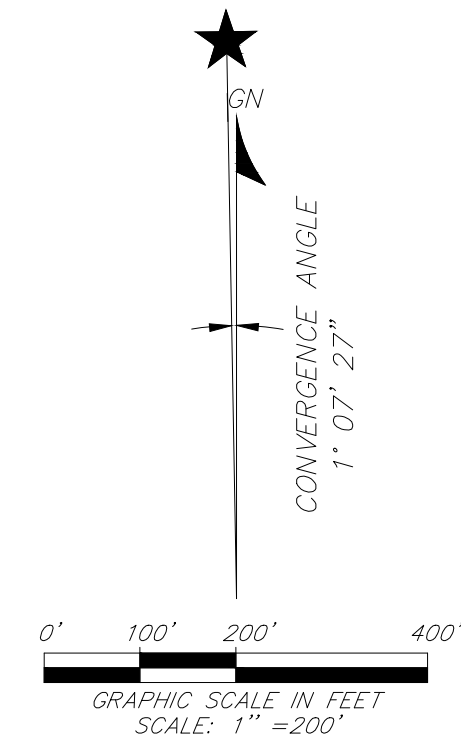




VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°33'39" W	6.66'
L2	N 00°38'52" W	24.56'
L3	S 50°58'40" E	197.86'
L4	S 43°15'37" E	353.17'
L5	N 42°24'17" E	96.84'
L6	N 44°27'12" E	99.73'
L7	N 46°14'22" W	338.24'
L8	S 46°15'45" E	338.73'
L9	N 44°02'35" E	247.63'
L10	N 46°09'17" W	338.69'
L11	N 44°03'02" E	59.41'
L12	S 46°15'31" E	338.02'
L13	S 31°10'16" E	199.44'
L14	S 58°51'47" W	10.00'
L15	S 31°08'13" E	297.94'
L16	N 58°32'10" E	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'



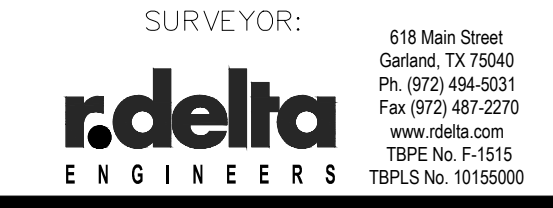
- NOTES**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute and representation, assurance or guarantee that any building 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 owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.
The convergence or mapping angle at the P.O.B. is 1°07'27"
 - Abandoning all easements created by plats:
Cab. 1, Sl. 69, and CC#2019000004594
As shown on Sheet 2.
 - See Sheets 3-5 for proposed Easements by this plat.

VICMAR I, LTD
TRACT 3
VOL. 2016, PG. 200

AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,463 SQ FT	32.862 ACRES
LOT 4	655,715 SQ FT	15.053 ACRES
LOTS	4,146,392 SQ FT	95.188 ACRES
GOLIAD	2,846 SQ FT	0.065 ACRES
MIMS	200,174 SQ FT	4.595 ACRES
DED:	203,020 SQ FT	4.661 ACRES
PARTS:	4,349,412 SQ FT	99.849 ACRES
BOUNDARY:	4,349,412 SQ FT	99.849 ACRES

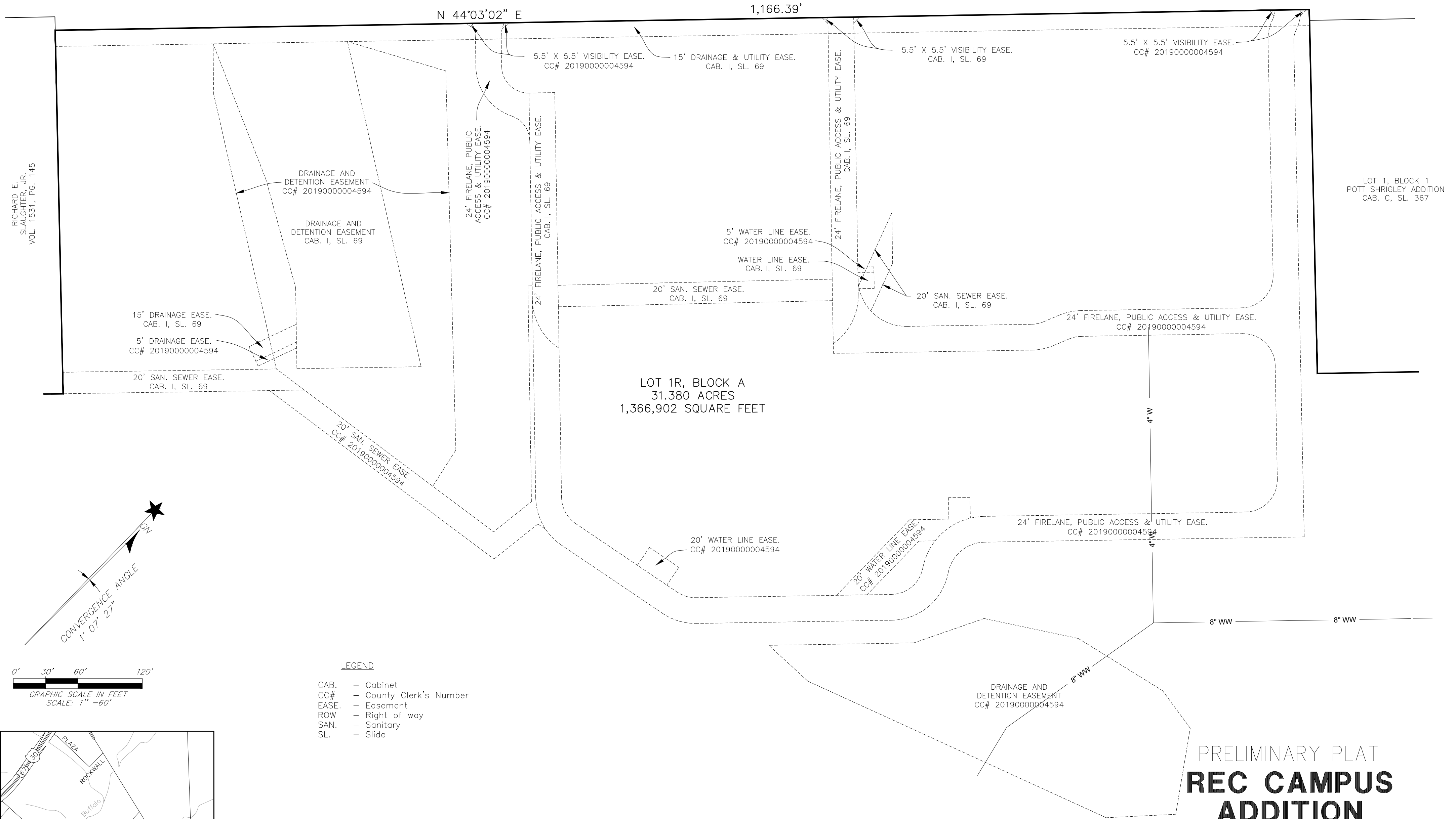
PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

EASEMENTS TO BE ABANDONED

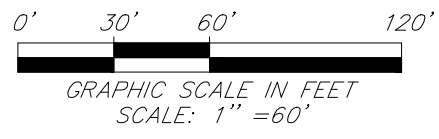
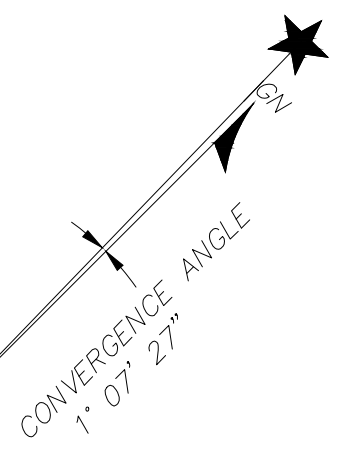
SIDS RD



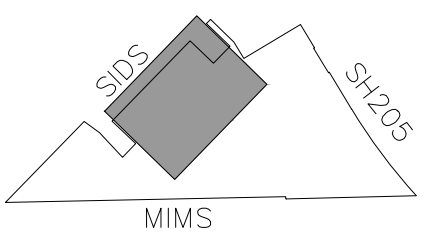
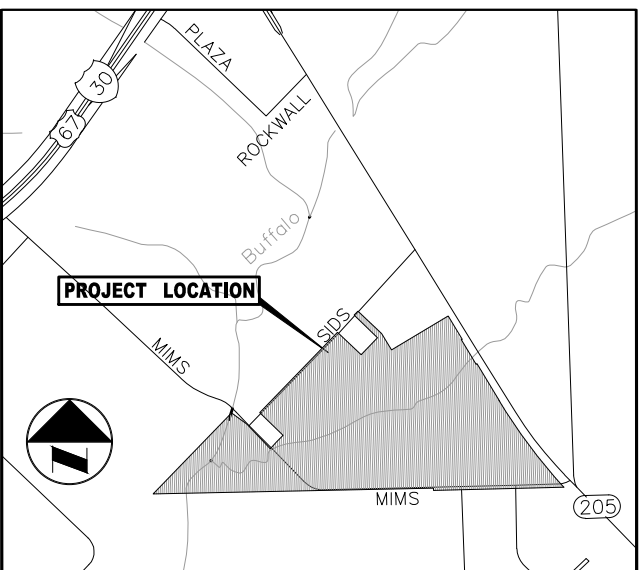
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET



- LEGEND**
- CAB. - Cabinet
 - CC# - County Clerk's Number
 - EASE. - Easement
 - ROW - Right of way
 - SAN. - Sanitary
 - SL. - Slide



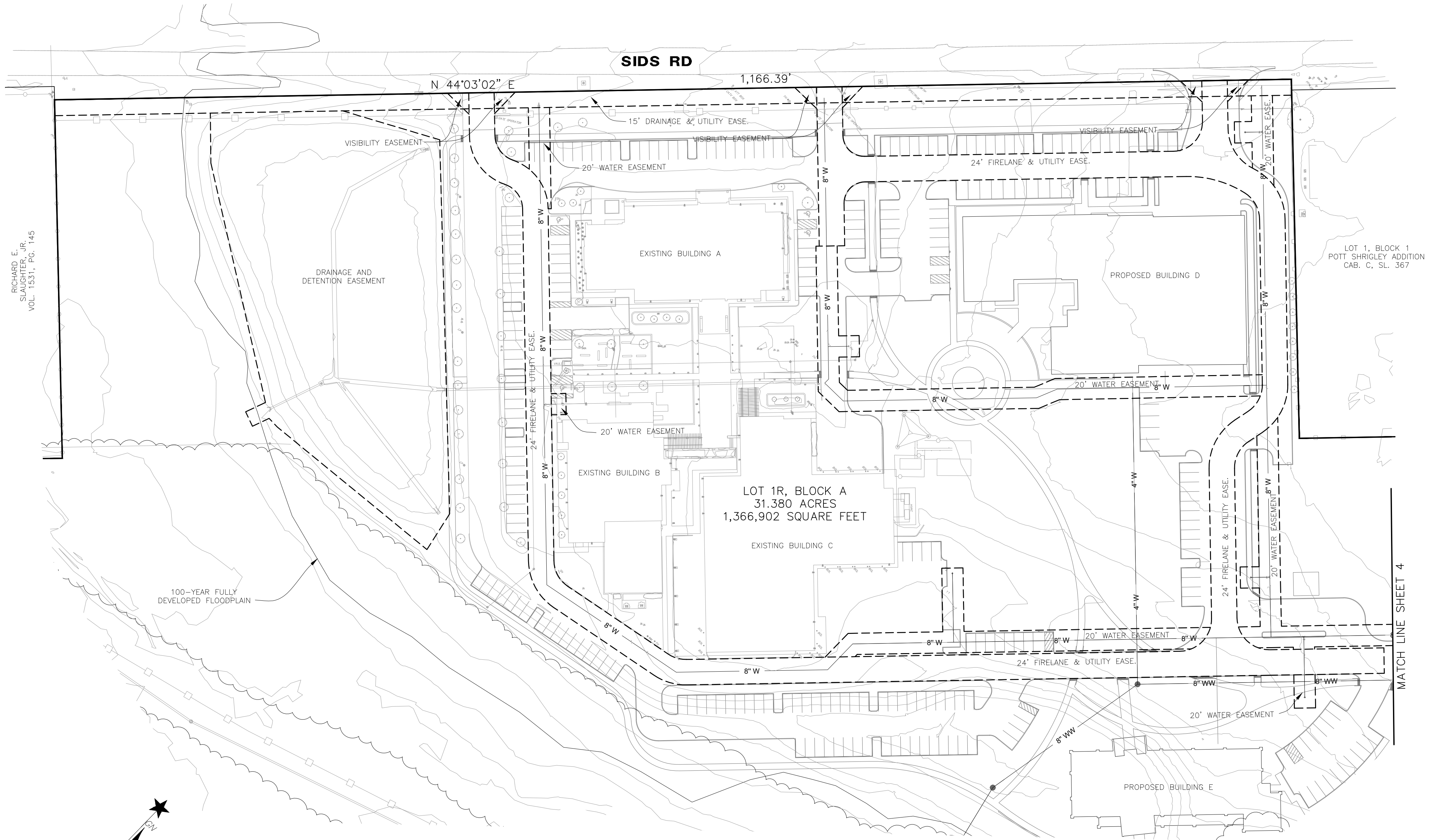
PRELIMINARY PLAT REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PROPOSED EASEMENTS BY THIS PLAT



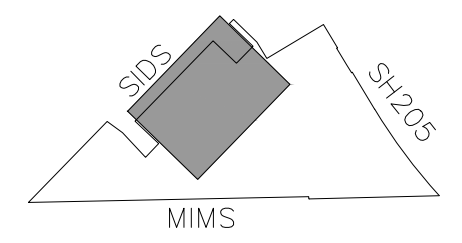
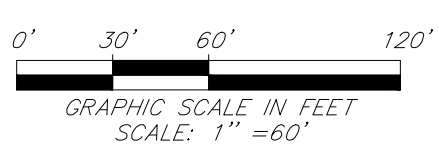
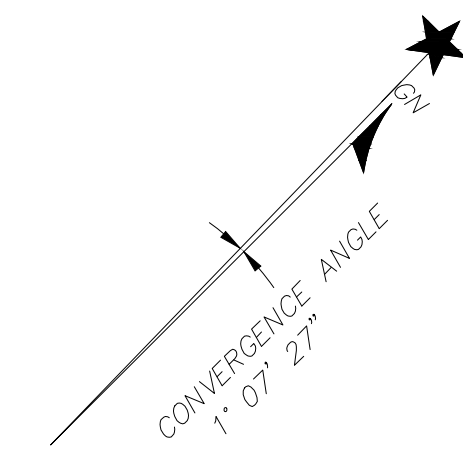
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

100-YEAR FULLY DEVELOPED FLOODPLAIN

MATCH LINE SHEET 4



LEGEND

- CAB. - Cabinet
- EASE. - Easement
- PG. - Page
- SL. - Slide
- VOL. - Volume

rdelta
ENGINEERS

SURVEYOR:

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
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OWNER:

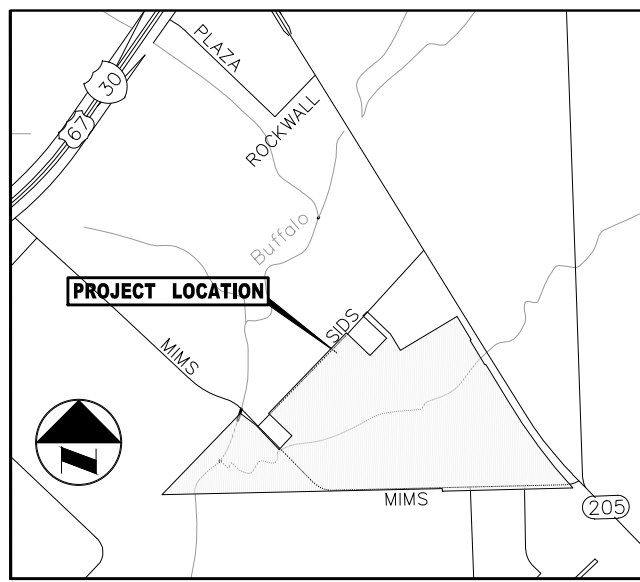
Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

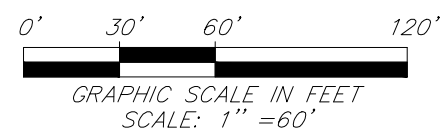
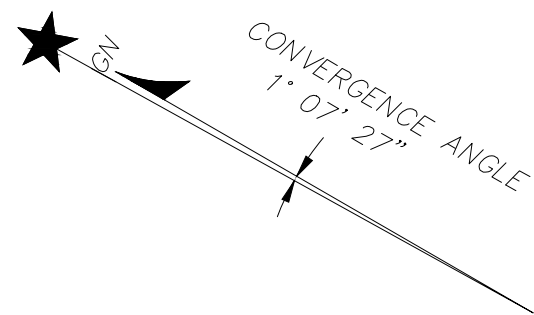
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 3 OF 6



VICINITY MAP
NOT TO SCALE



GOLIAD ST. S.H. 205

10' UTILITY EASEMENT
CC# 200300002749811

10' ROW. DEDICATION
BY THIS PLAT

PROPOSED EASEMENTS BY THIS PLAT

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

LOT 2, BLOCK A
15.893 ACRES
692,313 SQUARE FEET

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

50' ACCESS EASEMENT

100-YEAR FULLY
DEVELOPED FLOODPLAIN

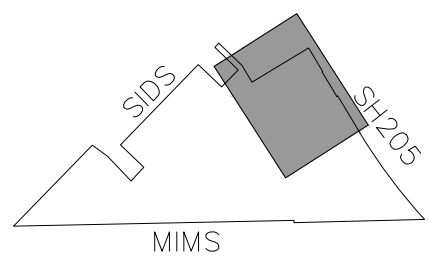
DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

MATCH LINE SHEET 5

MATCH LINE SHEET 3

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
- VOL. - Volume
- XF - "X" cut Found



SURVEYOR:

rdelta
ENGINEERS

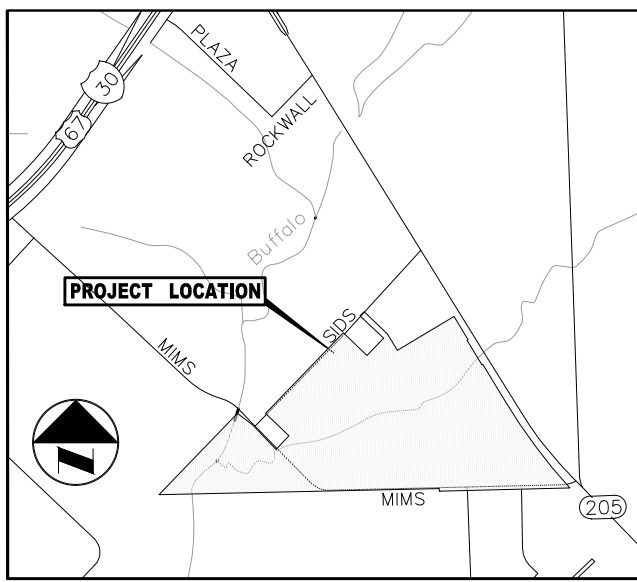
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

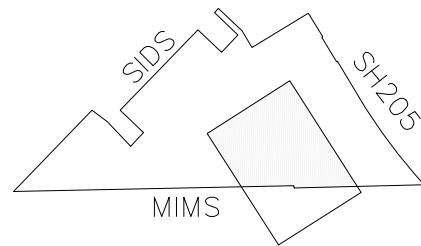
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
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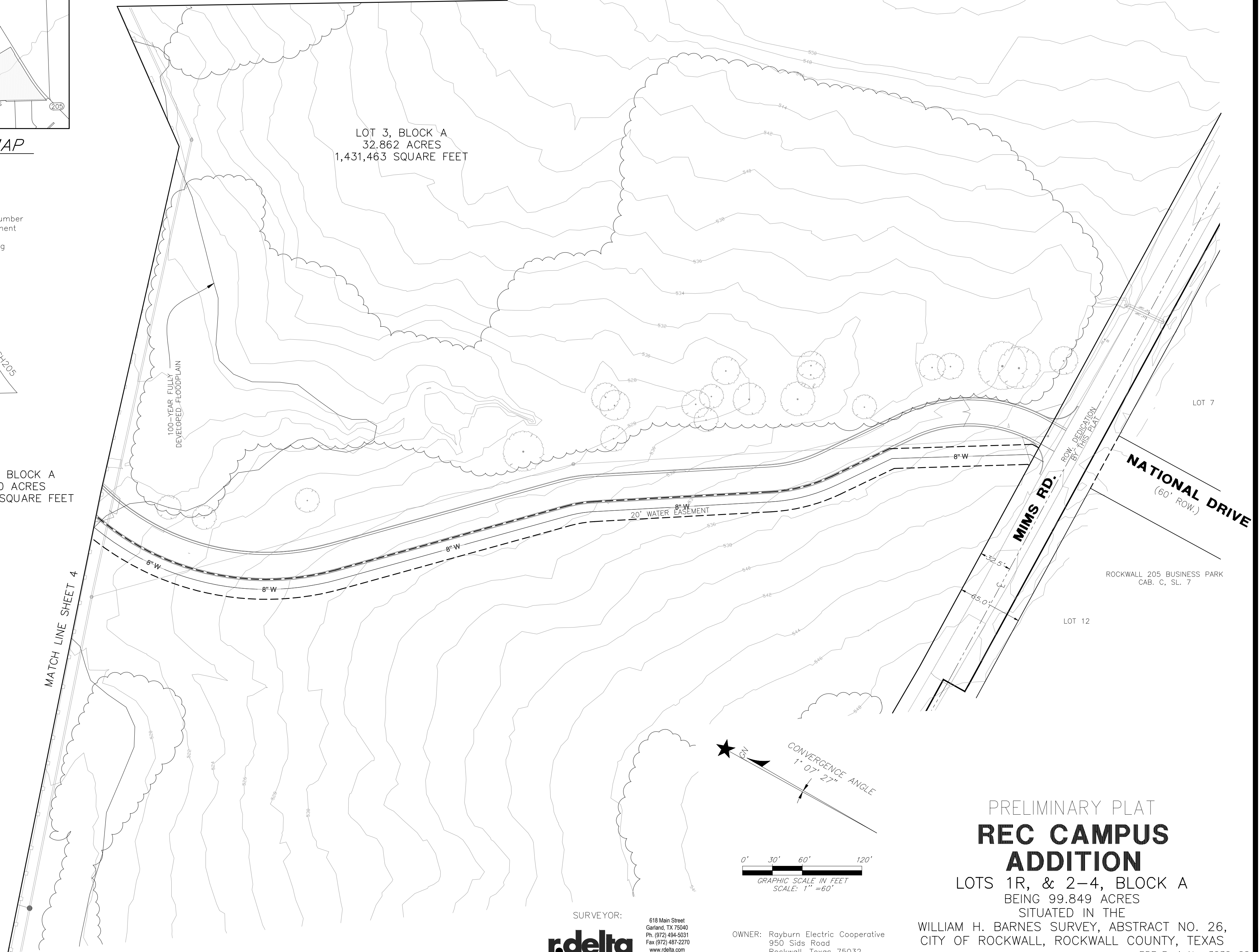


LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 2, BLOCK 1
15.893 ACRES
692,313 SQUARE FEET

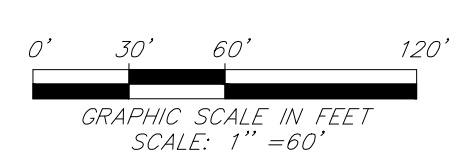
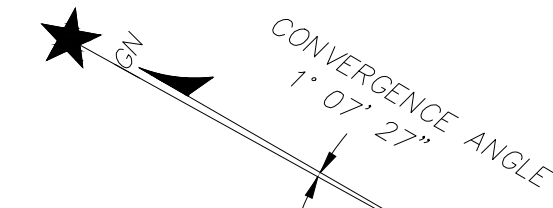
PROPOSED EASEMENTS BY THIS PLAT

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET



MATCH LINE SHEET 4

100-YEAR FULLY DEVELOPED FLOODPLAIN



PRELIMINARY PLAT
REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 99.849-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:
• Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 20180000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
• Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 20190000004594 OPRRCT
• The called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 2021000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
X = 2,598,018.94 feet,
Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
S 46°15'45" E for a distance of 338.73 feet to a RDS;
N 44°02'35" E for a distance of 247.63 feet to a RDS;
N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
S 31°10'16" E for a distance of 199.44 feet to a RDS;
N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 for at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to a RDS at the point of curvature of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found in the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line of Tract 3 containing 141.3576 acres of land described in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road, at approximately 1,210 feet depart the Mims Road public way and continue for a total distance of 2,921.12 feet to a RDS for the south corner of Lot 20, Block A of Highland Meadows NO. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, on Slide 301 of the PRRCT, and also being the east corner of Lot 39, Block E of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas, according to the plat there recorded in Cabinet E, on Slide 395 of the PRRCT and being on the northwesterly right-of-way line of Tubbs Road (an 85-foot Right-of-way dedicated by said plat of Lynden Park Estates Phase 4);

THENCE N 44°06'51" E with the southeasterly line of Lots 20, 19 and 18, Block A of said Highland Meadows NO. 1, at a distance of 301.68 feet pass an angle point in the easterly line of Lot 18, and continue along the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT for a total distance of 1,185.13 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following two (2) courses and distances:
S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner; N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;

THENCE N 44°27'12" E continuing with the southeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 4,349,412 square feet or 99.849 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS 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 REC CAMPUS 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 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
r.delta ENGINEERS
618 Main Street
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TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Planning & Zoning Commission, Chairman 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 ___ day of _____, 2022.

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 ___ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/16/22 8:53:08
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

REC All Property

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc

CURVE DIR: CCW

RAD: 5779.71

LEN: 1128.15

TAN: 565.87

CEN. ANG: 11°11'01"

CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	2921.12	MTF1
MTF1	N 44°06'51" E	1185.13	MTF7
MTF7	S 50°58'40" E	197.86	MTF41
MTF41	S 43°15'37" E	353.17	RC102
RC102	N 42°24'17" E	96.84	MM100
MM100	N 44°27'12" E	99.73	MTF21
MTF21	N 46°14'22" W	338.24	MTF22

Total - Sq. Feet: 4349412 Acres: 99.849

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/17/22 8:23:31
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33 S	46°15'31" E	338.02	MTF26
MTF26 S	31°10'16" E	199.44	MTF35
MTF35 N	59°00'30" E	326.22	CAL1
CAL1 S	31°03'49" E	640.37	CAL2
CAL2 S	35°54'04" W	154.36	MM103
MM103 S	72°30'39" W	356.74	MM102
MM102 S	71°08'04" W	1106.87	MTF37
MTF37 S	79°17'44" W	276.15	MTF38
MTF38 N	43°25'10" W	85.05	MM100
MM100 N	44°27'12" E	99.73	MTF21
MTF21 N	46°14'22" W	338.24	MTF22
MTF22 N	44°03'02" E	1166.39	MTF24
MTF24 S	46°15'45" E	338.73	MTF40
MTF40 N	44°02'35" E	247.63	MTF30
MTF30 N	46°09'17" W	338.69	MTF32
MTF32 N	44°03'02" E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

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 LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13" E	1032.24	CAL9

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL9 N	58°51'47" E	5789.71	MTF11
MTF11 S	49°17'32" W	5789.71	CAL10
CAL9 S	35°55'20" E	966.01	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00

LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL10 S 49°17'32"W	40.00	CAL11
CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL22 N 51°10'05" E	6142.03	MTF11
MTF11 S 58°51'47" W	6142.03	CAL3
CAL22 N 34°59'04" W	824.27	CAL3
CAL3 N 31°08'13" W	392.75	CAL2
CAL2 N 31°03'49" W	640.37	CAL1
CAL1 N 59°00'30" E	351.50	CAL24

Sq. Feet: 692,313 Acres: 15.893

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LOT 3

Point ID	Bearing	Distance	Point ID
CAL22	S 88°34'14" W	849.66	CAL13
CAL13	N 89°42'54" W	1129.63	CAL14

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL14 N 00°17'06" E	417.50	CAL15
CAL15 S 46°34'50" W	417.50	CAL16

Point ID	Bearing	Distance	Point ID
CAL14	N 66°34'02" W	328.24	CAL16
CAL16	N 43°25'10" W	364.91	CAL17
CAL17	N 42°24'17" E	70.19	MM100

MM100	S	43°25'10"	E	85.05	MTF38
MTF38	N	79°17'44"	E	276.15	MTF37
MTF37	N	71°08'04"	E	1106.87	MM102
MM102	N	72°30'39"	E	356.74	MM103
MM103	N	35°54'04"	E	154.36	CAL2
CAL2	S	31°08'13"	E	392.75	CAL3

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL3	N	58°51'47"	E	6142.03	MTF11
MTF11	S	51°10'05"	W	6142.03	CAL22
CAL3	S	34°59'04"	E	824.27	CAL22

Sq. Feet: 1,431,463 Acres: 32.862

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LOT 4

Point ID	Bearing	Distance	Point ID
MTF1	N 44°06'51" E	1163.71	CAL21
CAL21	S 46°36'51" E	144.18	CAL20
CAL20	S 43°25'10" E	767.40	CAL19

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL19	N	46°34'50"	E	482.50	CAL15
CAL15	S	09°50'47"	W	482.50	CAL18
CAL19	S	61°47'11"	E	304.08	CAL18
CAL18	S	88°49'03"	W	1710.60	MTF1

Sq. Feet: 655,715 Acres: 15.053

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Total - Sq. Feet: 41,46,392 Acres: 95.188

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* Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/19/22 7:31:56
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135

*-----
 GOLIAD DEDICATION

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	N 31°08'13" W	284.64	CAL24
CAL24	N 59°00'30" E	10.00	MTF36

Sq. Feet: 2,846 Acres: 0.065

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 GOLIAD MIMS ROAD

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL18	N 09°50'47" E	482.50	CAL15
CAL15	S 46°34'50" W	482.50	CAL19
CAL18	N 61°47'11" W	304.08	CAL19

CAL19 N 43°25'10" W	767.40	CAL20
CAL20 N 46°36'51" W	144.18	CAL21
CAL21 N 44°06'51" E	21.42	MTF7
MTF7 S 50°58'40" E	197.86	MTF41
MTF41 S 43°15'37" E	353.17	RC102
RC102 N 42°24'17" E	26.66	CAL17
CAL17 S 43°25'10" E	364.91	CAL16

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL16 N 46°34'50" E	417.50	CAL15
CAL15 S 00°17'06" W	417.50	CAL14
CAL16 S 66°34'02" E	328.24	CAL14
CAL14 S 89°42'54" E	1129.63	CAL13
CAL13 N 88°34'14" E	1216.17	CAL12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL12 N 01°25'46" W	40.00	CAL11
CAL11 N 49°17'32" E	40.00	CAL10
CAL12 N 23°55'53" E	72.29	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL10 N 49°17'32" E	5789.71	MTF11
MTF11 S 58°51'47" W	5789.71	CAL9
CAL10 N 35°55'20" W	966.01	CAL9
CAL9 N 31°08'13" W	449.66	MTF14
MTF14 N 58°32'10" E	10.00	MTF13

Sq. Feet: 200,174 Acres: 4.595

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Total - Sq. Feet: 203,020 Acres: 4.661

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AREA SUMMARY REPORT:

LOT 1	1,366,902	SQ FT	31.380	ACRES
LOT 2	692,313	SQ FT	15.893	ACRES
LOT 3	1,431,463	SQ FT	32.862	ACRES
LOT 4	655,715	SQ FT	15.053	ACRES

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LOTS	4,146,392	SQ FT	95.188	ACRES
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GOLIAD	2,846	SQ FT	0.065	ACRES
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MIMS	200,174	SQ FT	4.595	ACRES
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DED:	203,020	SQ FT	4.661	ACRES
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Parts:	4,349,412	SQ FT	99.849	ACRES
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Bndy:	4,349,412	SQ FT	99.849	ACRES
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PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/26/2022

PROJECT NUMBER: P2022-041
PROJECT NAME: Preliminary Plat for Rec Campus Addition
SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 2-5, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/26/2022	Approved w/ Comments

08/26/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Lots 2-5, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2022-041) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Preliminary Plat
REC Campus Addition
Lots 2-5, Block A
Being 99.849 Acres 4,349,422.4 SF
4 Lots
Situated in
Tract 3 of the William H. Barnes Survey, Abstract No. 26
City of Rockwall, Rockwall County, Texas

M.5 The lot numbers shall be Lots 2-5; lots are ordered sequentially.

M.6 Indicate the fire lane as Fire Lane, Access, and Utility Easement.

M.7 Provide the Zoning and Land Use Information. In this case add a note that states the zoning is Heavy Commercial and Commercial zoning.

M.8 Provide a note indicating the water and sewer provider.

M.9 Please review and correct all items listed by the Engineering Department.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on September 13, 2022.

I.11 The projected City Council Meeting date for this case will be September 19, 2022.

I.12 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

08/25/2022: - What is the ROW width for Sids rd?

- No deadend parking. Must have 15'x64' no parking area as turnaround.
- Can't abandon all easements.
- This is tying into a sewer manhole so the "W" on the label should be "WW" for 4" W line.
- Water Easement for Fire Hydrant.
- Label access roadway or road. Access crossing must be 1' above the floodplain.
- Label ex. 10" sewer.
- 10' utility easement along frontage of Mims.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Flood and Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks and ponds.
- Erosion setback required along creeks.
- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning.
- Ex. and proposed detention areas need to be shown
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- Call out floodplain elevation of cross sections.
- Floodplain and erosion hazard setback must be within a drainage easement.

Water and Wastewater Items:

- Loop 8-inch Water Line on site

- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Mims Lift Station Pro-rata \$401.89/acre

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking.
- Parking to be 20x9' min.
- Must dedicate half of Goliad ROW 120' total ROW width
- Must dedicate half of Mims Road 65' total ROW width and build 29' wide section.
- Must dedicate half of Sids Road 65' total ROW width.
- Traffic Impact Analysis required
- Driveway Variance required for spacing along 205 for TxDOT and City requirements.
- Must pay proportional share of Sids Road for additional building

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved w/ Comments

08/24/2022: Proposed Building E will need further review for fire lane coverage prior to construction.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **980 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **99.849**

LOTS [CURRENT]

Four (4)

LOTS [PROPOSED]

Four (4)

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

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

OWNER **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

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

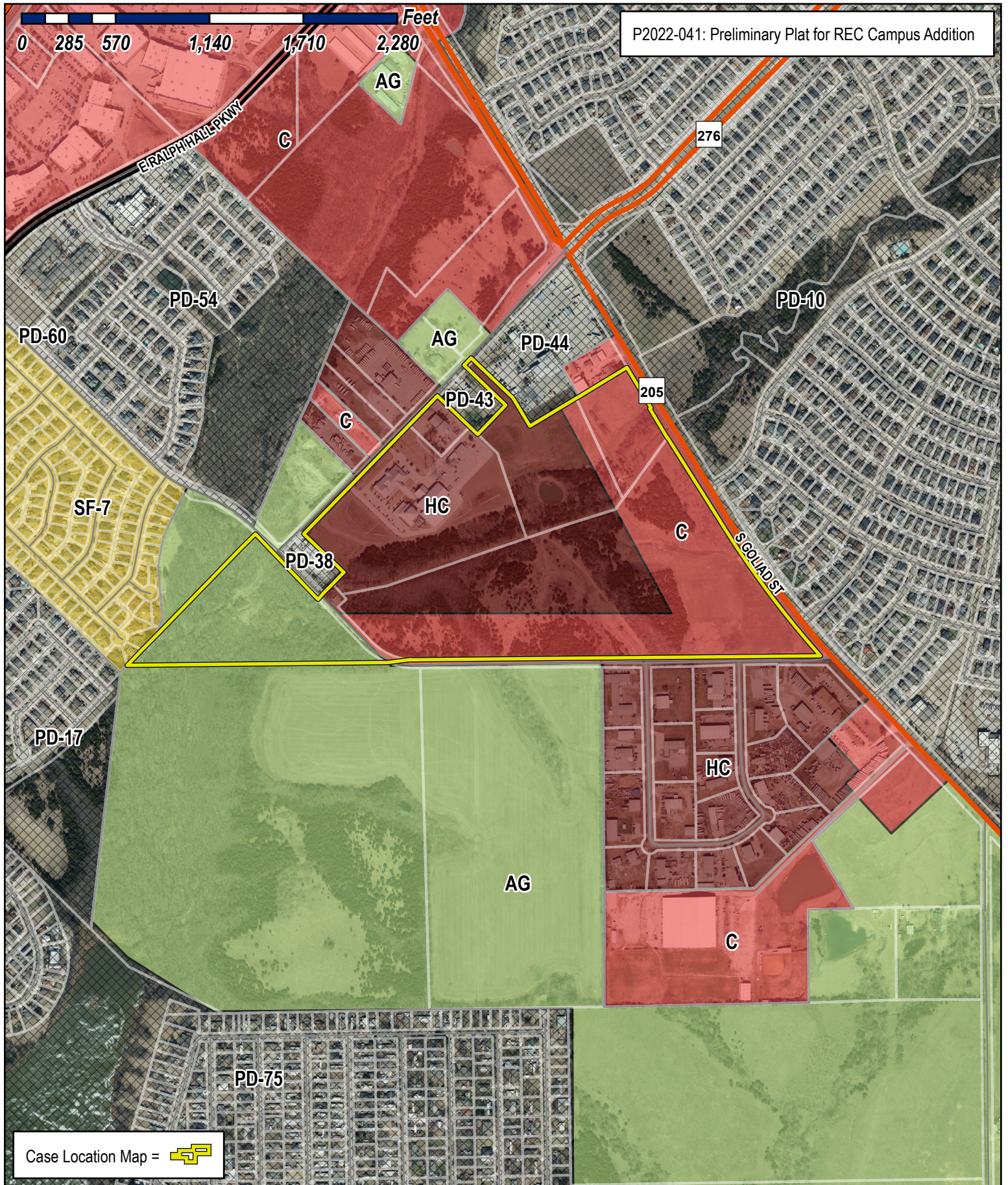
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF August, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

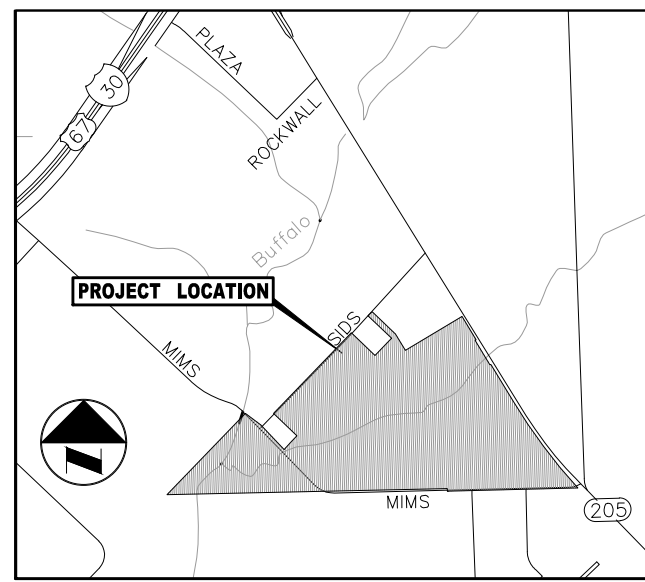


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

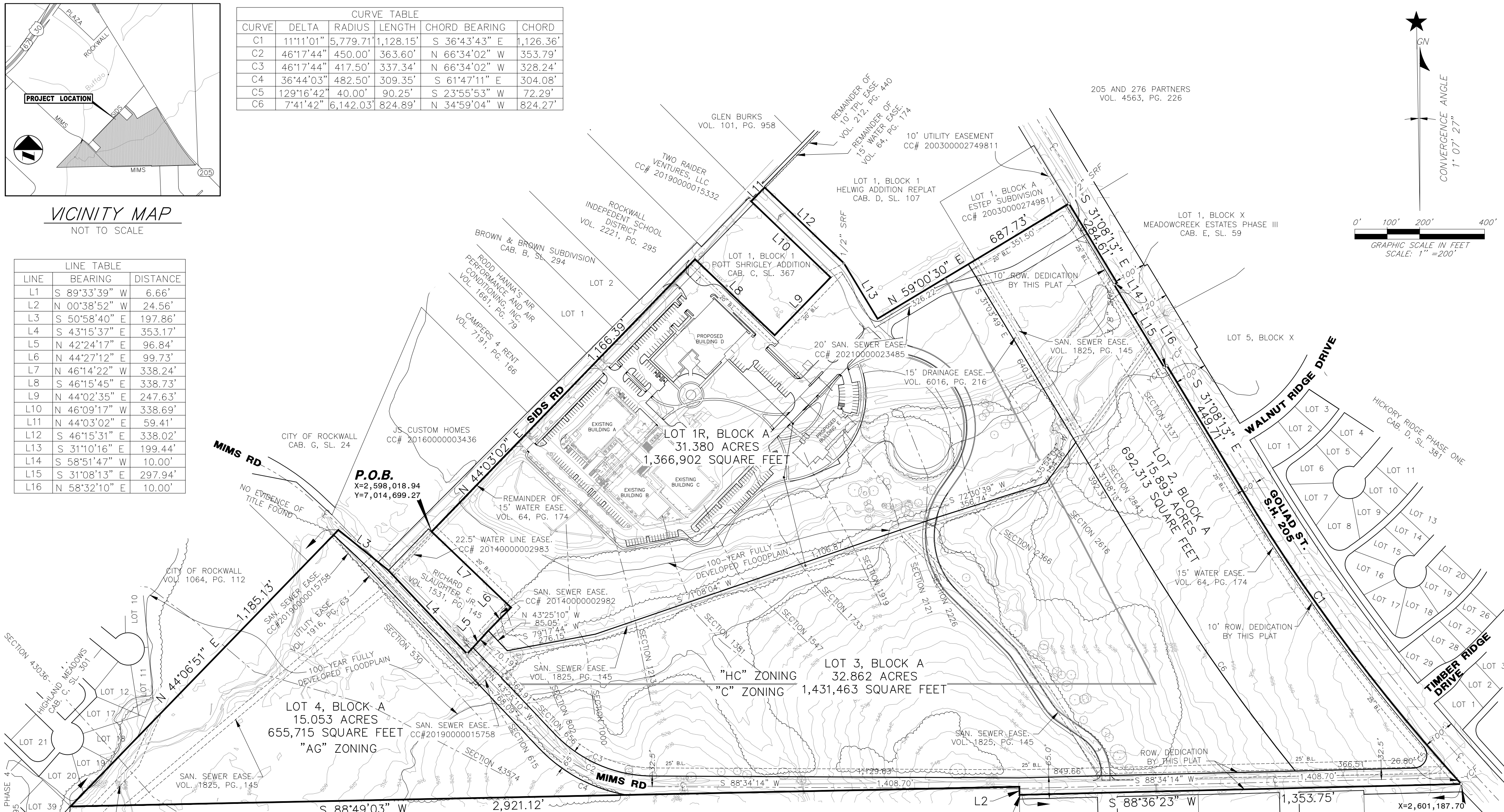
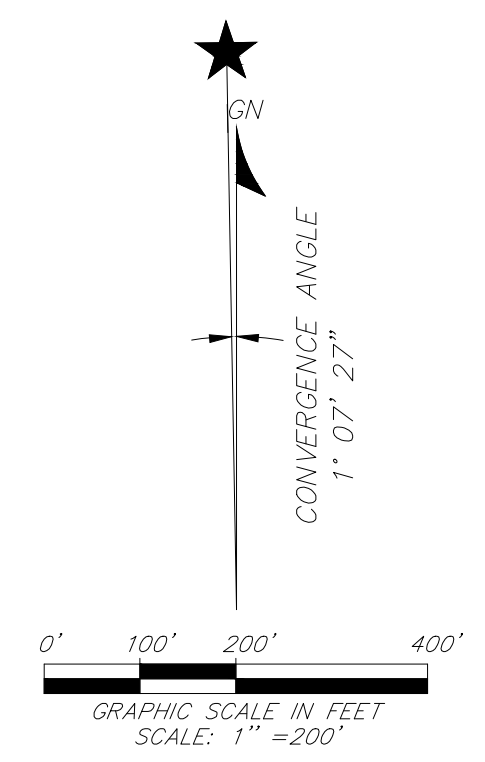




VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°33'39" W	6.66'
L2	N 00°38'52" W	24.56'
L3	S 50°58'40" E	197.86'
L4	S 43°15'37" E	353.17'
L5	N 42°24'17" E	96.84'
L6	N 44°27'12" E	99.73'
L7	N 46°14'22" W	338.24'
L8	S 46°15'45" E	338.73'
L9	N 44°02'35" E	247.63'
L10	N 46°09'17" W	338.69'
L11	N 44°03'02" E	59.41'
L12	S 46°15'31" E	338.02'
L13	S 31°10'16" E	199.44'
L14	S 58°51'47" W	10.00'
L15	S 31°08'13" E	297.94'
L16	N 58°32'10" E	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'



- NOTES**
- 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 and 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 owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.
The convergence or mapping angle at the P.O.B. is 1°07'27"
 - Abandoning all easements created by plats:
Cab. 1, Sl. 69, and CC#2019000004594
As shown on Sheet 2.
 - See Sheets 3-5 for proposed Easements by this plat.

VICMAR I, LTD
TRACT 3
VOL. 2016, PG. 200

AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,463 SQ FT	32.862 ACRES
LOT 4	655,715 SQ FT	15.053 ACRES
LOTS	4,146,392 SQ FT	95.188 ACRES
GOLIAD	2,846 SQ FT	0.065 ACRES
MIMS	200,174 SQ FT	4.595 ACRES
DED:	203,020 SQ FT	4.661 ACRES
PARTS:	4,349,412 SQ FT	99.849 ACRES
BOUNDARY:	4,349,412 SQ FT	99.849 ACRES

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

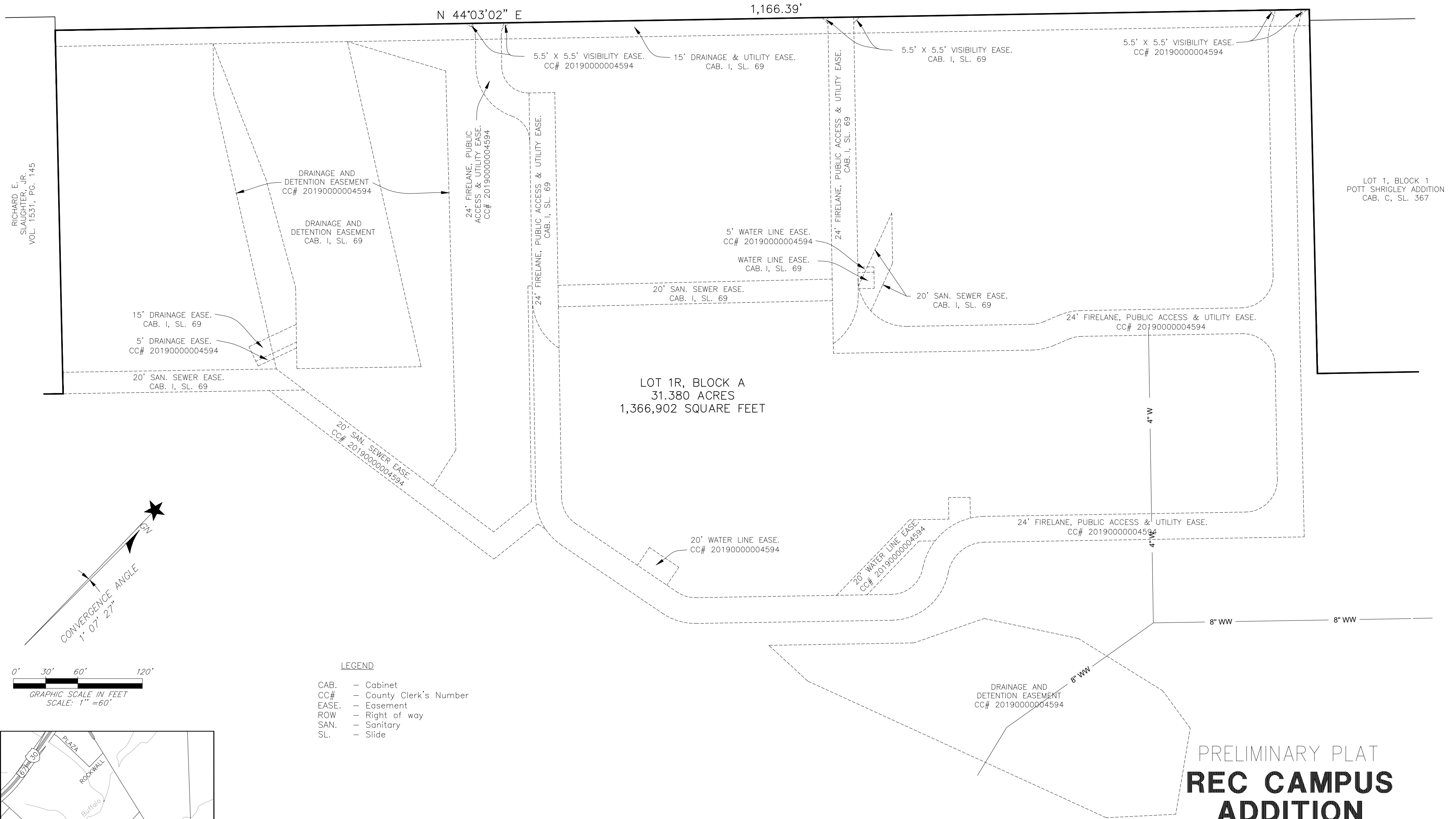
SURVEYOR:
rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

EASEMENTS TO BE ABANDONED

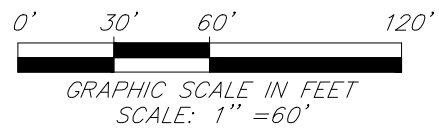
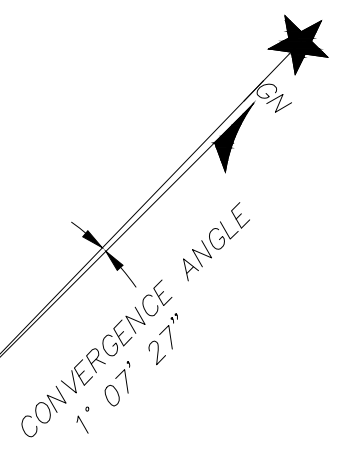
SIDS RD



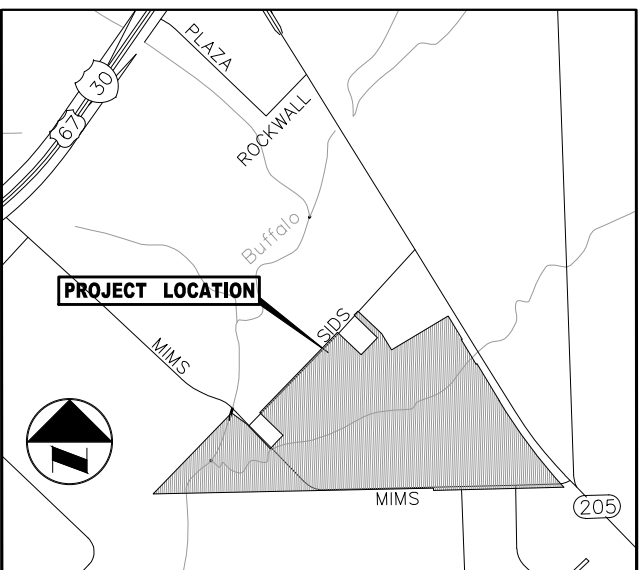
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

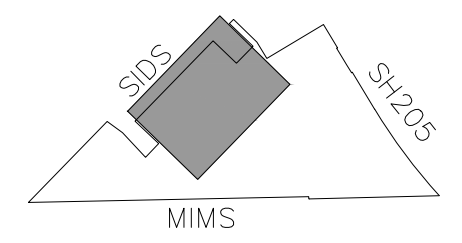
LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET



- LEGEND**
- CAB. - Cabinet
 - CC# - County Clerk's Number
 - EASE. - Easement
 - ROW - Right of way
 - SAN. - Sanitary
 - SL. - Slide



VICINITY MAP
NOT TO SCALE



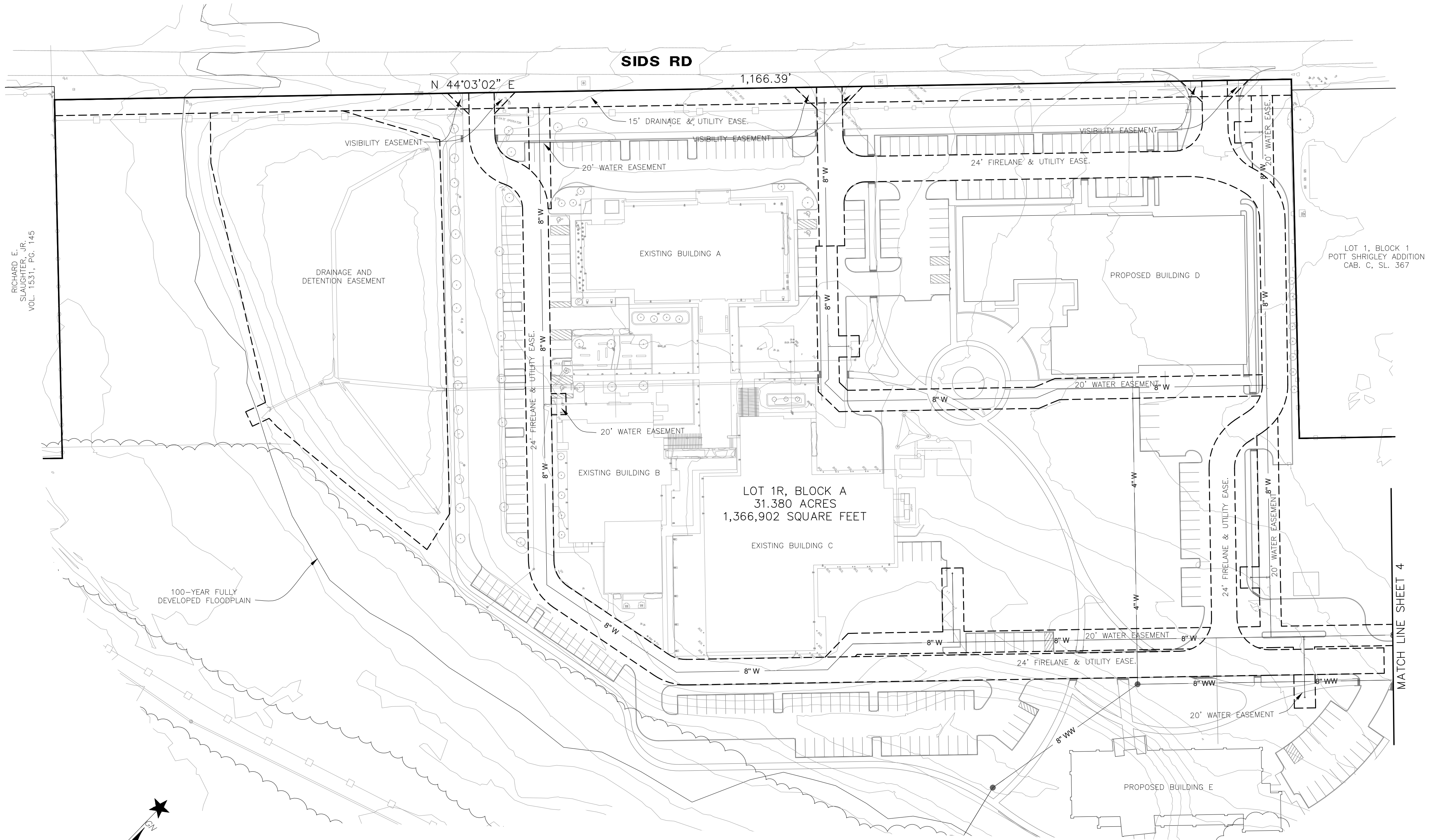
PRELIMINARY PLAT REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
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OWNER: Rayburn Electric Cooperative
950 Sids Road
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PROPOSED EASEMENTS BY THIS PLAT



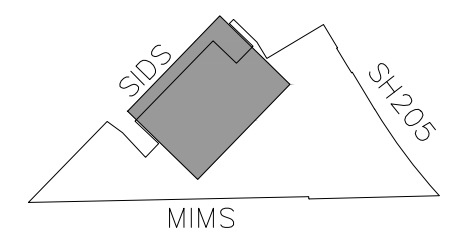
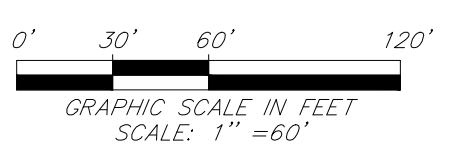
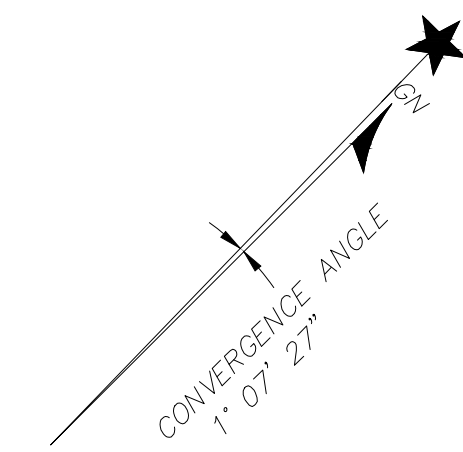
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

100-YEAR FULLY DEVELOPED FLOODPLAIN

MATCH LINE SHEET 4



LEGEND

- CAB. - Cabinet
- EASE. - Easement
- PG. - Page
- SL. - Slide
- VOL. - Volume

PRELIMINARY PLAT
REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

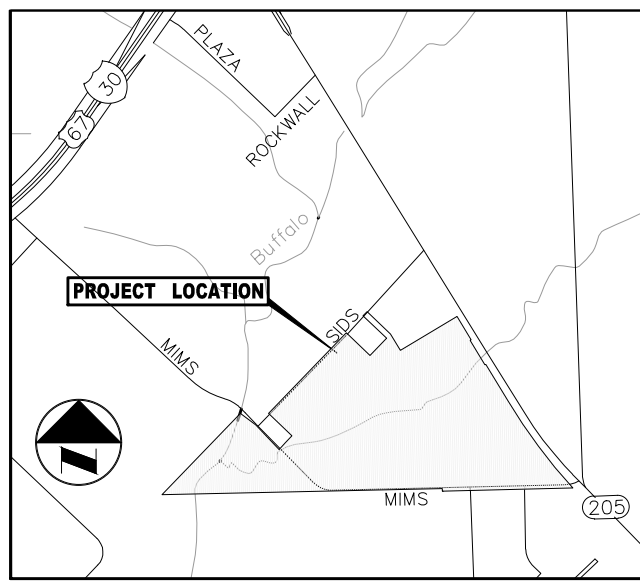
SURVEYOR:



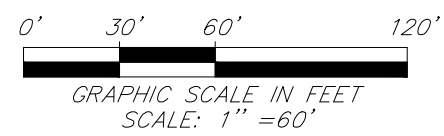
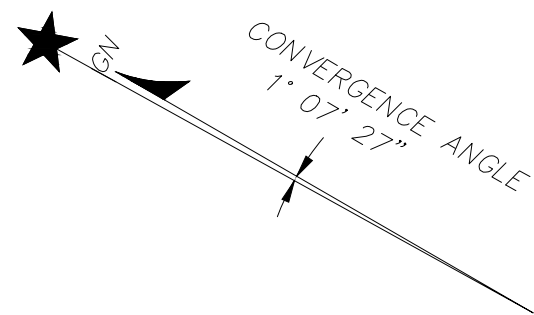
618 Main Street
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www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER:

Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100



VICINITY MAP
NOT TO SCALE



GOLIAD ST. S.H. 205

10' UTILITY EASEMENT
CC# 200300002749811

10' ROW. DEDICATION
BY THIS PLAT

PROPOSED EASEMENTS BY THIS PLAT

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

LOT 2, BLOCK A
15.893 ACRES
692,313 SQUARE FEET

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

50' ACCESS EASEMENT

100-YEAR FULLY
DEVELOPED FLOODPLAIN

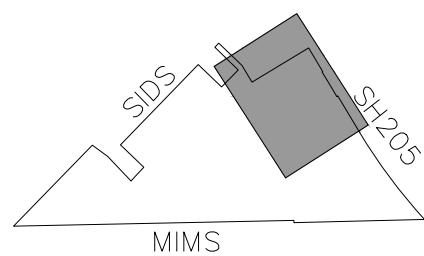
DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

MATCH LINE SHEET 5

MATCH LINE SHEET 3

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
- VOL. - Volume
- XF - "X" cut Found



SURVEYOR:

rdelta
ENGINEERS

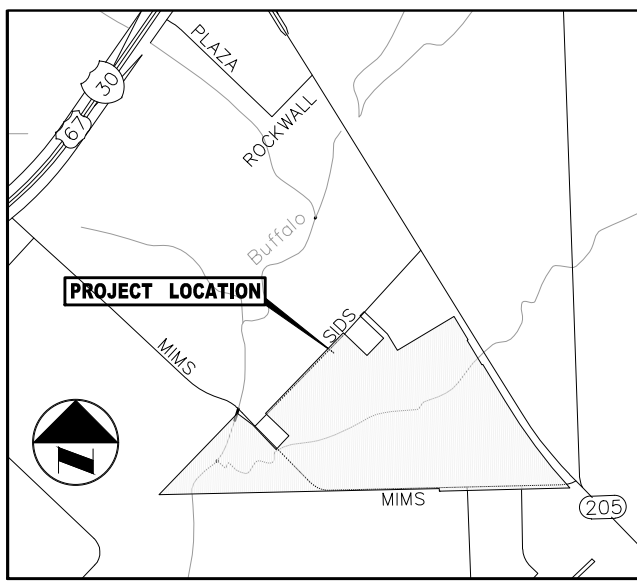
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

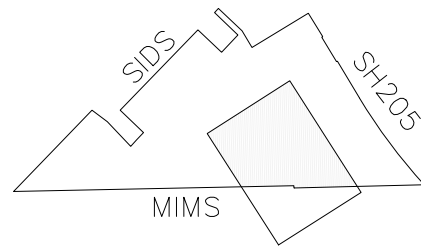
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

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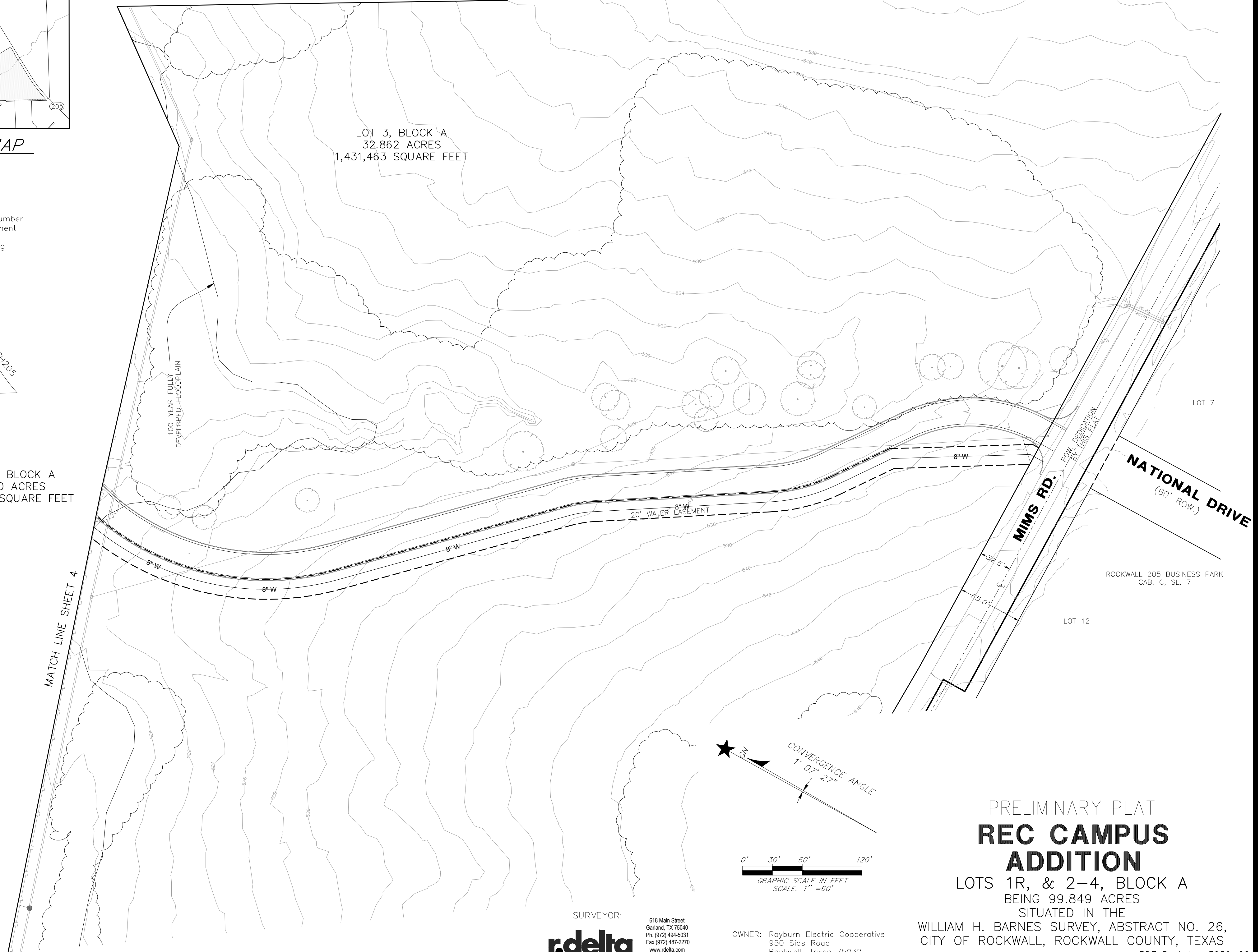


LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 2, BLOCK 1
15.893 ACRES
692,313 SQUARE FEET

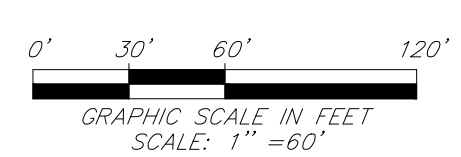
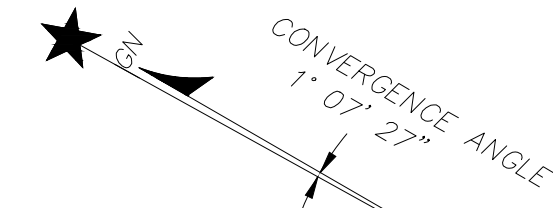
PROPOSED EASEMENTS BY THIS PLAT

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET



MATCH LINE SHEET 4

100-YEAR FULLY DEVELOPED FLOODPLAIN



PRELIMINARY PLAT
REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 99.849-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:
• Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 20180000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
• Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 20190000004594 OPRRCT
• The called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 2021000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
X = 2,598,018.94 feet,
Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
S 46°15'45" E for a distance of 338.73 feet to a RDS;
N 44°02'35" E for a distance of 247.63 feet to a RDS;
N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
S 31°10'16" E for a distance of 199.44 feet to a RDS;
N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 for at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to a RDS at the point of curvature of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found in the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line of Tract 3 containing 141.3576 acres of land described in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road, at approximately 1,210 feet depart the Mims Road public way and continue for a total distance of 2,921.12 feet to a RDS for the south corner of Lot 20, Block A of Highland Meadows NO. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, on Slide 301 of the PRRCT, and also being the east corner of Lot 39, Block E of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas, according to the plat there recorded in Cabinet E, on Slide 395 of the PRRCT and being on the northwesterly right-of-way line of Tubbs Road (an 85-foot Right-of-way dedicated by said plat of Lynden Park Estates Phase 4);

THENCE N 44°06'51" E with the southeasterly line of Lots 20, 19 and 18, Block A of said Highland Meadows NO. 1, at a distance of 301.68 feet pass an angle point in the easterly line of Lot 18, and continue along the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT for a total distance of 1,185.13 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following two (2) courses and distances:
S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner; N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;

THENCE N 44°27'12" E continuing with the southeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 4,349,412 square feet or 99.849 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS 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 REC CAMPUS 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 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Planning & Zoning Commission, Chairman 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 ___ day of _____, 2022.

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 ___ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
REC CAMPUS
ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/16/22 8:53:08
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

REC All Property

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	2921.12	MTF1
MTF1	N 44°06'51" E	1185.13	MTF7
MTF7	S 50°58'40" E	197.86	MTF41
MTF41	S 43°15'37" E	353.17	RC102
RC102	N 42°24'17" E	96.84	MM100
MM100	N 44°27'12" E	99.73	MTF21
MTF21	N 46°14'22" W	338.24	MTF22

Total - Sq. Feet: 4349412 Acres: 99.849

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/17/22 8:23:31
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33 S	46°15'31" E	338.02	MTF26
MTF26 S	31°10'16" E	199.44	MTF35
MTF35 N	59°00'30" E	326.22	CAL1
CAL1 S	31°03'49" E	640.37	CAL2
CAL2 S	35°54'04" W	154.36	MM103
MM103 S	72°30'39" W	356.74	MM102
MM102 S	71°08'04" W	1106.87	MTF37
MTF37 S	79°17'44" W	276.15	MTF38
MTF38 N	43°25'10" W	85.05	MM100
MM100 N	44°27'12" E	99.73	MTF21
MTF21 N	46°14'22" W	338.24	MTF22
MTF22 N	44°03'02" E	1166.39	MTF24
MTF24 S	46°15'45" E	338.73	MTF40
MTF40 N	44°02'35" E	247.63	MTF30
MTF30 N	46°09'17" W	338.69	MTF32
MTF32 N	44°03'02" E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

*-----
 LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13" E	1032.24	CAL9

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL9 N	58°51'47" E	5789.71	MTF11
MTF11 S	49°17'32" W	5789.71	CAL10
CAL9 S	35°55'20" E	966.01	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00

LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL10 S 49°17'32"W	40.00	CAL11
CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL22 N 51°10'05" E	6142.03	MTF11
MTF11 S 58°51'47" W	6142.03	CAL3
CAL22 N 34°59'04" W	824.27	CAL3
CAL3 N 31°08'13" W	392.75	CAL2
CAL2 N 31°03'49" W	640.37	CAL1
CAL1 N 59°00'30" E	351.50	CAL24

Sq. Feet: 692,313 Acres: 15.893

*-----

LOT 3

Point ID	Bearing	Distance	Point ID
CAL22 S 88°34'14" W		849.66	CAL13
CAL13 N 89°42'54" W		1129.63	CAL14

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL14 N 00°17'06" E	417.50	CAL15
CAL15 S 46°34'50" W	417.50	CAL16

Point ID	Bearing	Distance	Point ID
CAL14 N 66°34'02" W		328.24	CAL16
CAL16 N 43°25'10" W		364.91	CAL17
CAL17 N 42°24'17" E		70.19	MM100

MM100	S	43°25'10"	E	85.05	MTF38
MTF38	N	79°17'44"	E	276.15	MTF37
MTF37	N	71°08'04"	E	1106.87	MM102
MM102	N	72°30'39"	E	356.74	MM103
MM103	N	35°54'04"	E	154.36	CAL2
CAL2	S	31°08'13"	E	392.75	CAL3

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL3	N	58°51'47"	E	6142.03	MTF11
MTF11	S	51°10'05"	W	6142.03	CAL22
CAL3	S	34°59'04"	E	824.27	CAL22

Sq. Feet: 1,431,463 Acres: 32.862

*-----

LOT 4

Point ID	Bearing	Distance	Point ID
MTF1	N 44°06'51" E	1163.71	CAL21
CAL21	S 46°36'51" E	144.18	CAL20
CAL20	S 43°25'10" E	767.40	CAL19

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL19	N	46°34'50"	E	482.50	CAL15
CAL15	S	09°50'47"	W	482.50	CAL18
CAL19	S	61°47'11"	E	304.08	CAL18
CAL18	S	88°49'03"	W	1710.60	MTF1

Sq. Feet: 655,715 Acres: 15.053

*-----

Total - Sq. Feet: 41,46,392 Acres: 95.188

=====

*-----

* Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/19/22 7:31:56
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135

*-----
 GOLIAD DEDICATION

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	N 31°08'13" W	284.64	CAL24
CAL24	N 59°00'30" E	10.00	MTF36

Sq. Feet: 2,846 Acres: 0.065

*-----
 GOLIAD MIMS ROAD

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL18	N 09°50'47" E	482.50	CAL15
CAL15	S 46°34'50" W	482.50	CAL19
CAL18	N 61°47'11" W	304.08	CAL19

CAL19	N	43°25'10"	W	767.40	CAL20
CAL20	N	46°36'51"	W	144.18	CAL21
CAL21	N	44°06'51"	E	21.42	MTF7
MTF7	S	50°58'40"	E	197.86	MTF41
MTF41	S	43°15'37"	E	353.17	RC102
RC102	N	42°24'17"	E	26.66	CAL17
CAL17	S	43°25'10"	E	364.91	CAL16

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL16	N	46°34'50"	E	417.50	CAL15
CAL15	S	00°17'06"	W	417.50	CAL14
CAL16	S	66°34'02"	E	328.24	CAL14
CAL14	S	89°42'54"	E	1129.63	CAL13
CAL13	N	88°34'14"	E	1216.17	CAL12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL12	N	01°25'46"	W	40.00	CAL11
CAL11	N	49°17'32"	E	40.00	CAL10
CAL12	N	23°55'53"	E	72.29	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL10	N	49°17'32"	E	5789.71	MTF11
MTF11	S	58°51'47"	W	5789.71	CAL9
CAL10	N	35°55'20"	W	966.01	CAL9
CAL9	N	31°08'13"	W	449.66	MTF14
MTF14	N	58°32'10"	E	10.00	MTF13

Sq. Feet: 200,174 Acres: 4.595

*-----

Total - Sq. Feet: 203,020 Acres: 4.661

=====

AREA SUMMARY REPORT:

LOT 1	1,366,902	SQ FT	31.380	ACRES
LOT 2	692,313	SQ FT	15.893	ACRES
LOT 3	1,431,463	SQ FT	32.862	ACRES
LOT 4	655,715	SQ FT	15.053	ACRES

*-----

LOTS	4,146,392	SQ FT	95.188	ACRES
------	-----------	-------	--------	-------

GOLIAD	2,846	SQ FT	0.065	ACRES
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MIMS	200,174	SQ FT	4.595	ACRES
------	---------	-------	-------	-------

*-----

DED:	203,020	SQ FT	4.661	ACRES
------	---------	-------	-------	-------

Parts:	4,349,412	SQ FT	99.849	ACRES
--------	-----------	-------	--------	-------

Bndy:	4,349,412	SQ FT	99.849	ACRES
-------	-----------	-------	--------	-------



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Wayne Terry, R-Delta Engineers, Inc.
CASE NUMBER: P2022-041; *Preliminary Plat for REC Campus Addition*

SUMMARY

Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 2-5, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 99.849-acre parcel of land (*i.e. Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) to show the future establishment of four (4) non-residential lots (*i.e. Lots 2-5, Block A, REC Campus Addition*). The proposed Preliminary Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The portion of the subject property located between Mims Road, Sids Road, and S. Goliad Street (SH-205) was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. According to the December 7, 1993 zoning map the subject property was zoned Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District. The remaining tract of land, located south of the intersection of Sids Road and Mims Road, was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. According to the April 4, 2005 zoning map the remaining portion of the subject property was zoned Agricultural (AG) District. On August 11, 2014 the City Council approved a final plat of the subject property designating it as Lots 1-3, Block A, of Rayburn Country Addition. On May 15, 2018 the City Council approved to replat the subject property as Lots 4-7, Block A, Rayburn Country Addition. On January 30, 2019 the City Council approved a replat of the subject property establishing Lots 8 & 9, Block A, Rayburn Country Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Preliminary Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* - is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *REC Campus Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **980 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **99.849**

LOTS [CURRENT]

Four (4)

LOTS [PROPOSED]

Four (4)

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

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

OWNER **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

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

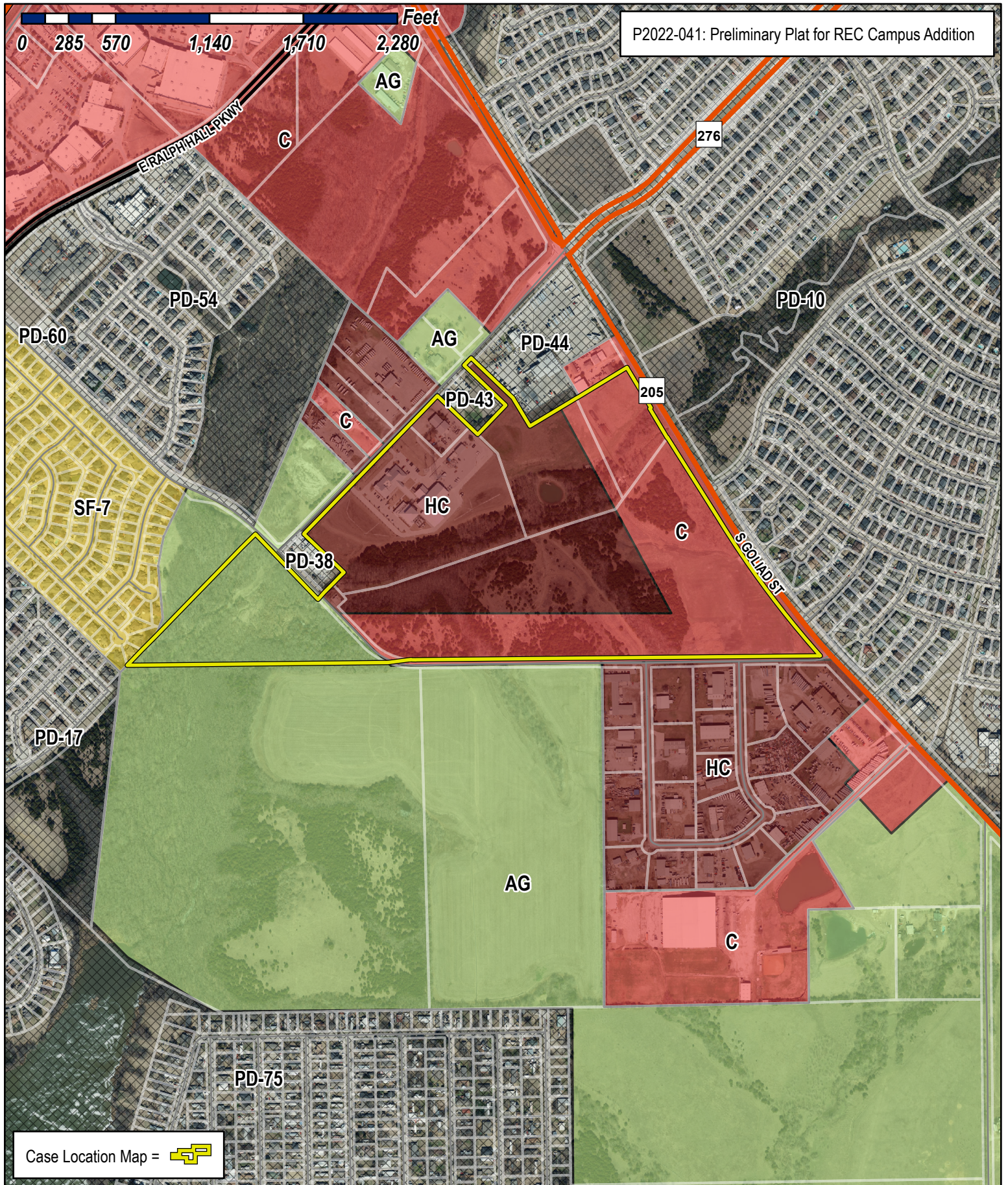
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF August, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

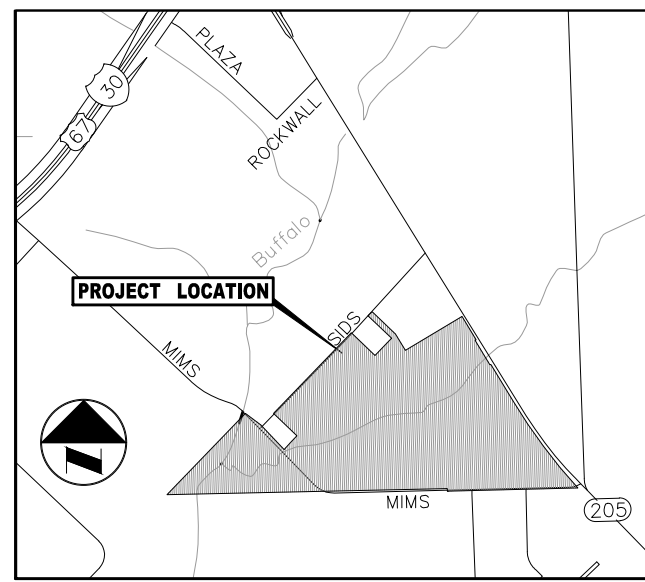


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

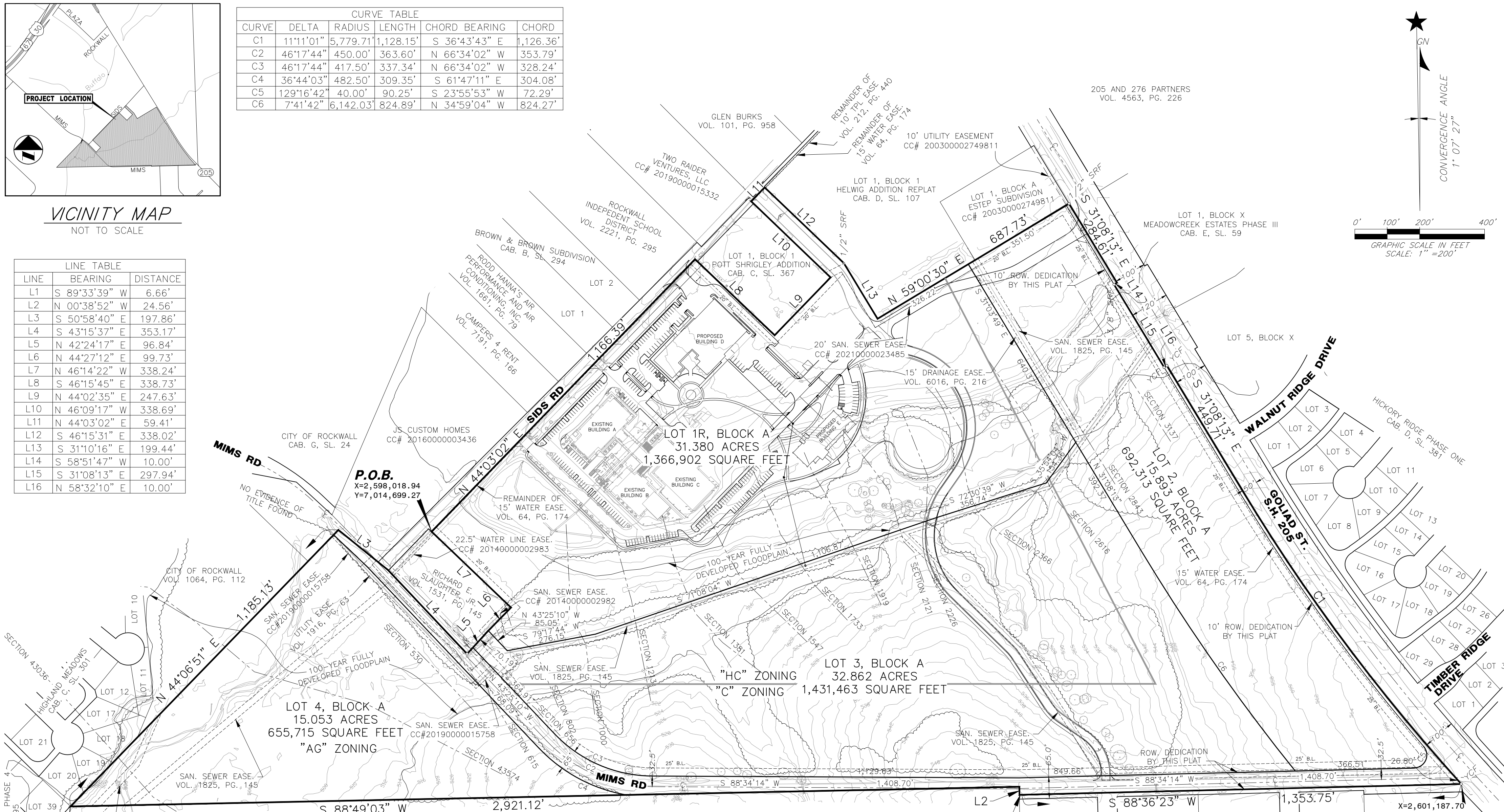
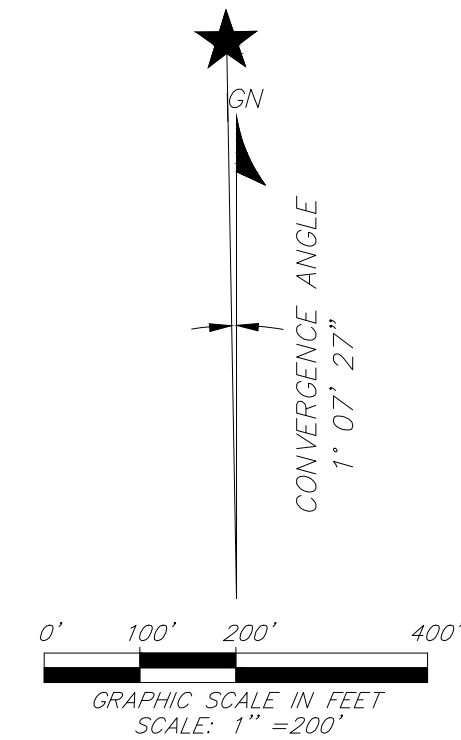




VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°33'39" W	6.66'
L2	N 00°38'52" W	24.56'
L3	S 50°58'40" E	197.86'
L4	S 43°15'37" E	353.17'
L5	N 42°24'17" E	96.84'
L6	N 44°27'12" E	99.73'
L7	N 46°14'22" W	338.24'
L8	S 46°15'45" E	338.73'
L9	N 44°02'35" E	247.63'
L10	N 46°09'17" W	338.69'
L11	N 44°03'02" E	59.41'
L12	S 46°15'31" E	338.02'
L13	S 31°10'16" E	199.44'
L14	S 58°51'47" W	10.00'
L15	S 31°08'13" E	297.94'
L16	N 58°32'10" E	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'



- NOTES**
- 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 and 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 owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.
The convergence or mapping angle at the P.O.B. is 1°07'27"
 - Abandoning all easements created by plats:
Cab. 1, Sl. 69, and CC#2019000004594
As shown on Sheet 2.
 - See Sheets 3-5 for proposed Easements by this plat.

VICMAR I, LTD
TRACT 3
VOL. 2016, PG. 200

AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,463 SQ FT	32.862 ACRES
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DED:	203,020 SQ FT	4.661 ACRES
PARTS:	4,349,412 SQ FT	99.849 ACRES
BOUNDARY:	4,349,412 SQ FT	99.849 ACRES

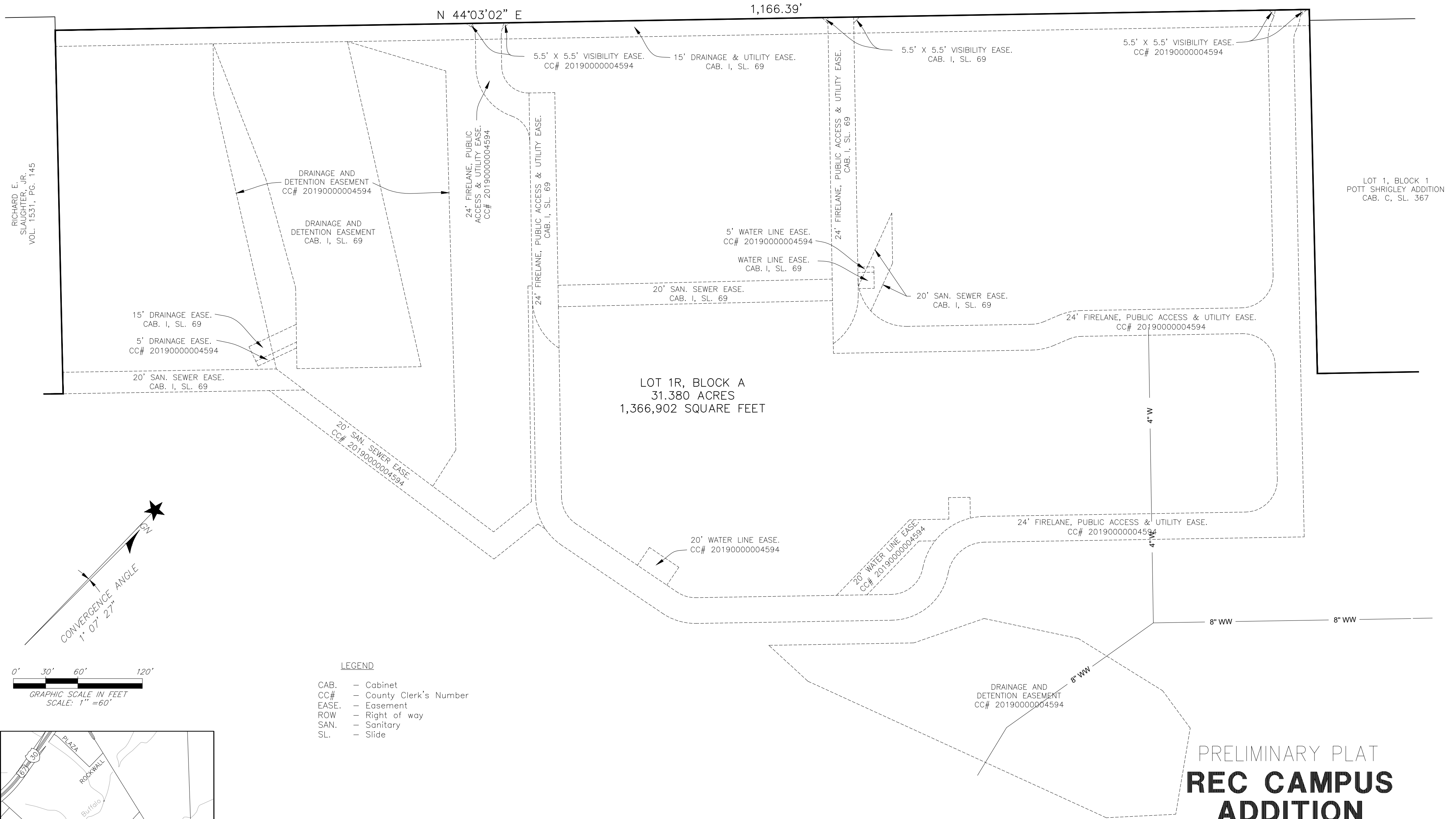
PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

EASEMENTS TO BE ABANDONED

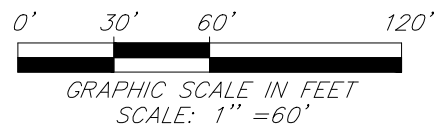
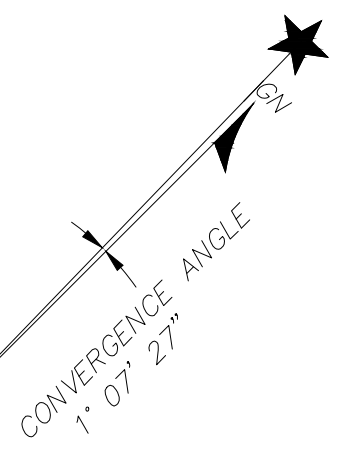
SIDS RD



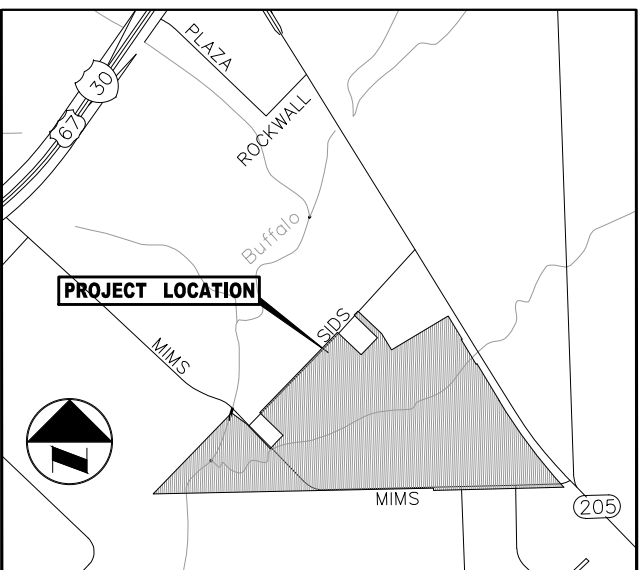
RICHARD E. SLAUGHTER, JR. VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

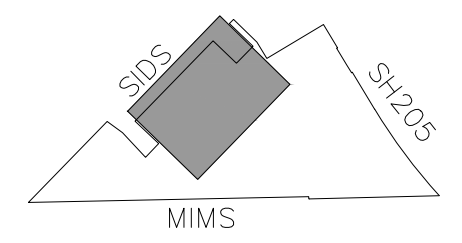
LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET



- LEGEND**
- CAB. - Cabinet
 - CC# - County Clerk's Number
 - EASE. - Easement
 - ROW - Right of way
 - SAN. - Sanitary
 - SL. - Slide



VICINITY MAP
NOT TO SCALE



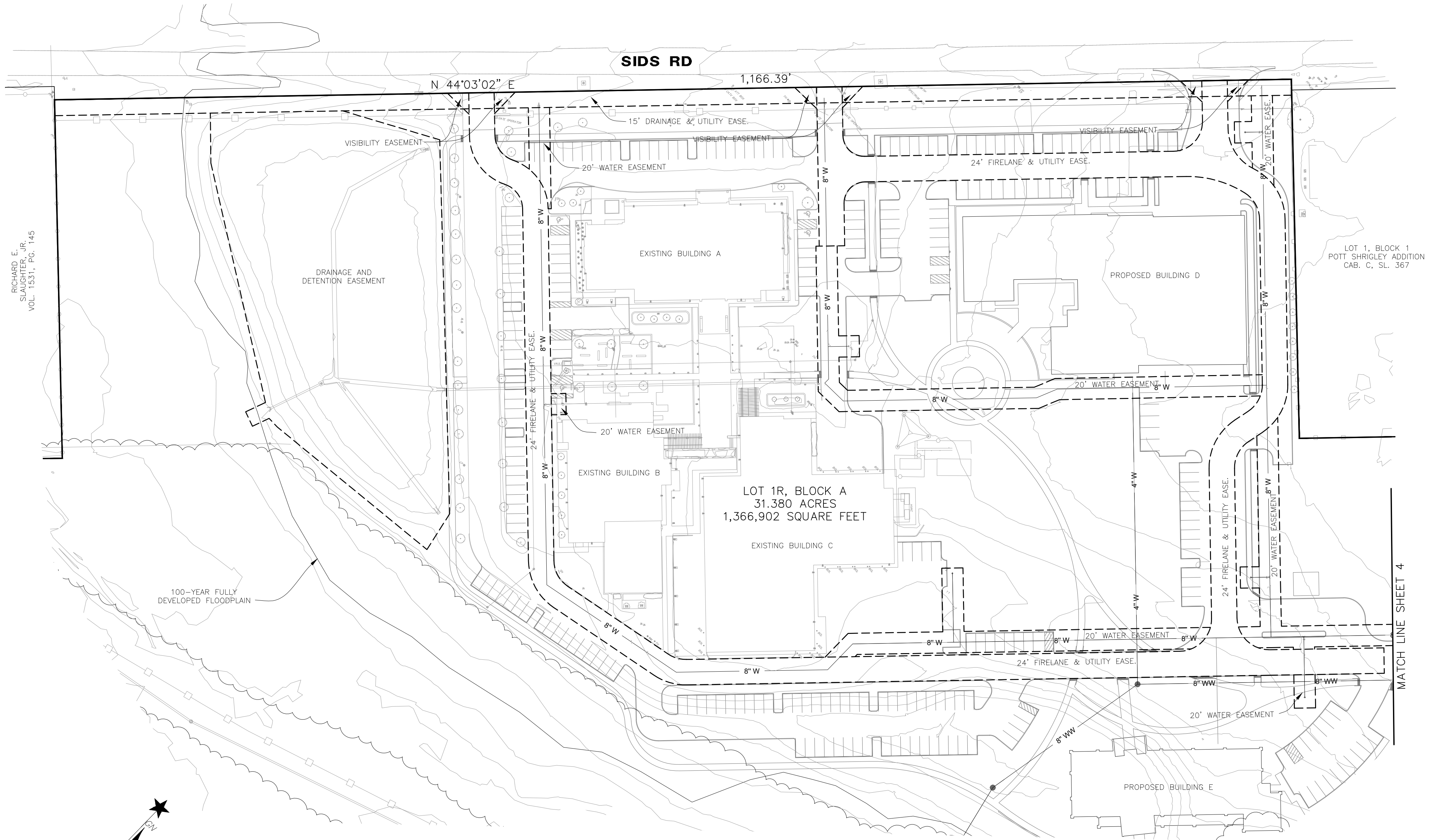
PRELIMINARY PLAT REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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rdelta
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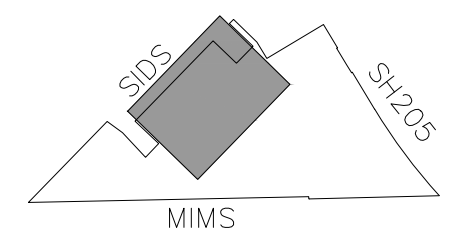
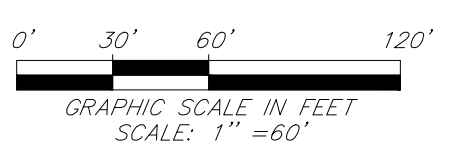
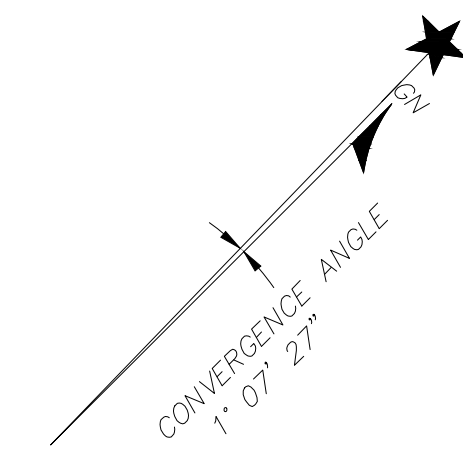
OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PROPOSED EASEMENTS BY THIS PLAT



RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367



LEGEND

- CAB. - Cabinet
- EASE. - Easement
- PG. - Page
- SL. - Slide
- VOL. - Volume

r. delta
ENGINEERS

SURVEYOR:
618 Main Street
Garland, TX 75040
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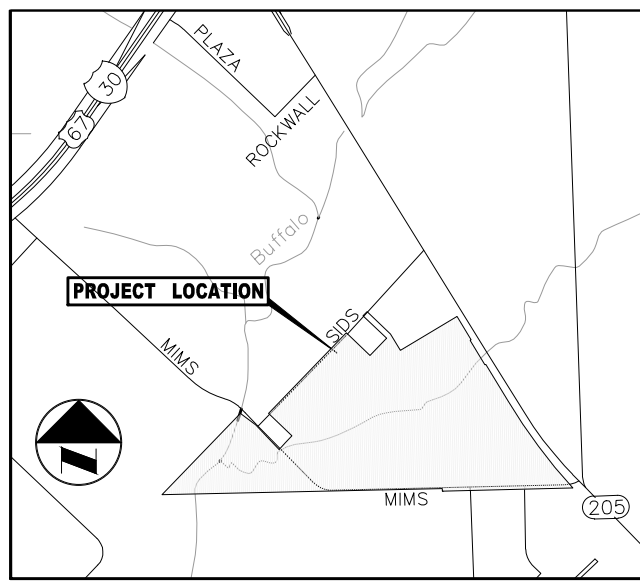
OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

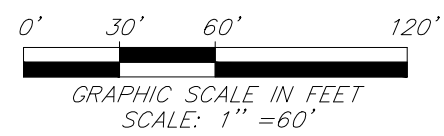
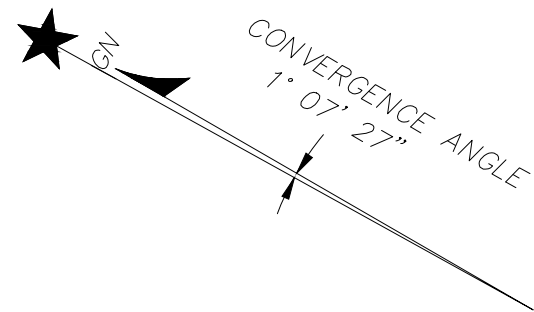
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 3 OF 6



VICINITY MAP
NOT TO SCALE



GOLIAD ST. S.H. 205

10' UTILITY EASEMENT
CC# 200300002749811

10' ROW. DEDICATION
BY THIS PLAT

PROPOSED EASEMENTS BY THIS PLAT

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

LOT 2, BLOCK A
15.893 ACRES
692,313 SQUARE FEET

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

50' ACCESS EASEMENT

100-YEAR FULLY
DEVELOPED FLOODPLAIN

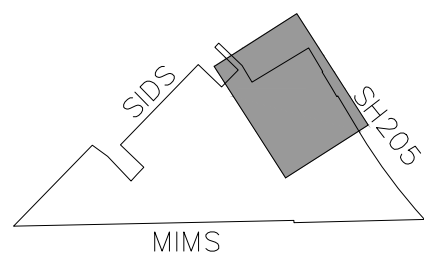
DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

MATCH LINE SHEET 5

MATCH LINE SHEET 3

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
- VOL. - Volume
- XF - "X" cut Found



SURVEYOR:

rdelta
ENGINEERS

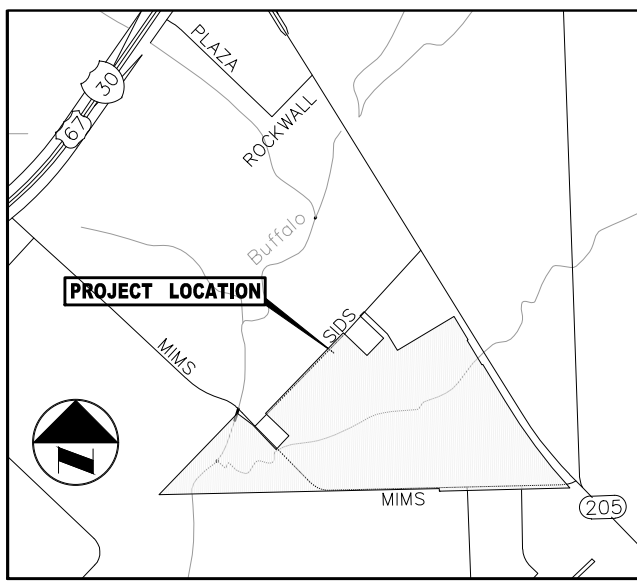
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

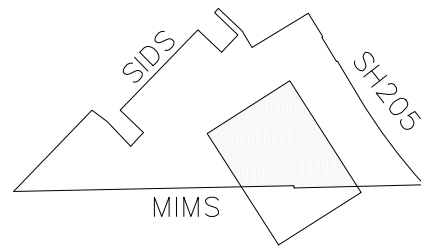
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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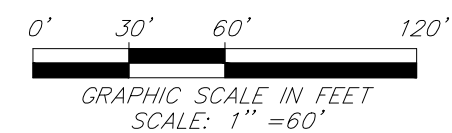
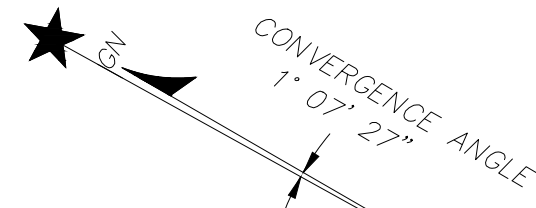
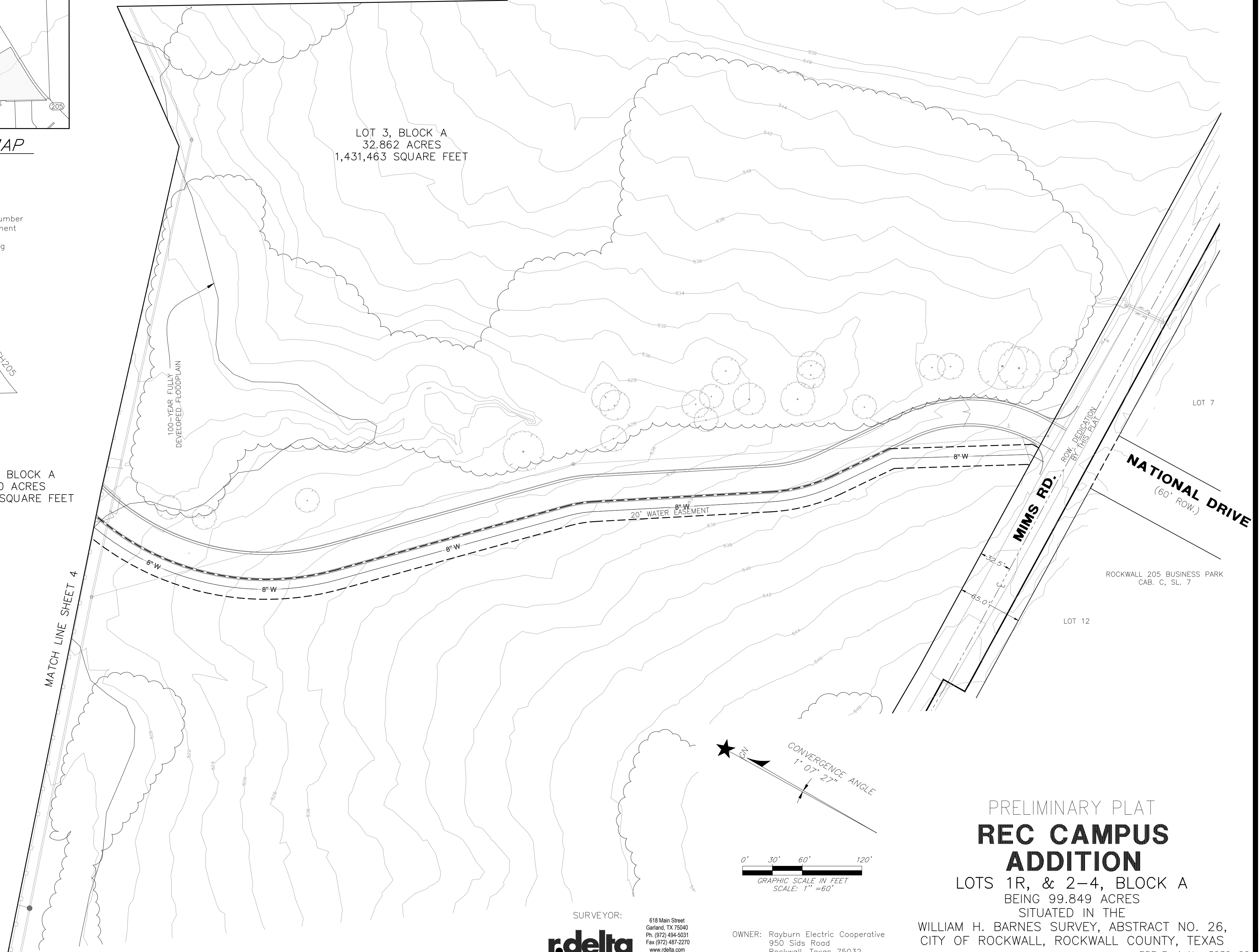


LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 2, BLOCK 1
15.893 ACRES
692,313 SQUARE FEET

PROPOSED EASEMENTS BY THIS PLAT

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET



PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 5 OF 6

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 99.849-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:
• Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 20180000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
• Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 20190000004594 OPRRCT
• The called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 20210000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
X = 2,598,018.94 feet,
Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
S 46°15'45" E for a distance of 338.73 feet to a RDS;
N 44°02'35" E for a distance of 247.63 feet to a RDS;
N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
S 31°10'16" E for a distance of 199.44 feet to a RDS;
N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 for at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to a RDS at the point of curvature of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found in the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line of Tract 3 containing 141.3576 acres of land described in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road, at approximately 1,210 feet depart the Mims Road public way and continue for a total distance of 2,921.12 feet to a RDS for the south corner of Lot 20, Block A of Highland Meadows NO. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, on Slide 301 of the PRRCT, and also being the east corner of Lot 39, Block E of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas, according to the plat there recorded in Cabinet E, on Slide 395 of the PRRCT and being on the northwesterly right-of-way line of Tubbs Road (an 85-foot Right-of-way dedicated by said plat of Lynden Park Estates Phase 4);

THENCE N 44°06'51" E with the southeasterly line of Lots 20, 19 and 18, Block A of said Highland Meadows NO. 1, at a distance of 301.68 feet pass an angle point in the easterly line of Lot 18, and continue along the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT for a total distance of 1,185.13 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following two (2) courses and distances:
S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner; N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;

THENCE N 44°27'12" E continuing with the southeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 4,349,412 square feet or 99.849 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS 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 REC CAMPUS 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 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Planning & Zoning Commission, Chairman 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 ___ day of _____, 2022.

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 ___ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/16/22 8:53:08
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

REC All Property

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	2921.12	MTF1
MTF1	N 44°06'51" E	1185.13	MTF7
MTF7	S 50°58'40" E	197.86	MTF41
MTF41	S 43°15'37" E	353.17	RC102
RC102	N 42°24'17" E	96.84	MM100
MM100	N 44°27'12" E	99.73	MTF21
MTF21	N 46°14'22" W	338.24	MTF22

Total - Sq. Feet: 4349412 Acres: 99.849

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/17/22 8:23:31
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33 S	46°15'31" E	338.02	MTF26
MTF26 S	31°10'16" E	199.44	MTF35
MTF35 N	59°00'30" E	326.22	CAL1
CAL1 S	31°03'49" E	640.37	CAL2
CAL2 S	35°54'04" W	154.36	MM103
MM103 S	72°30'39" W	356.74	MM102
MM102 S	71°08'04" W	1106.87	MTF37
MTF37 S	79°17'44" W	276.15	MTF38
MTF38 N	43°25'10" W	85.05	MM100
MM100 N	44°27'12" E	99.73	MTF21
MTF21 N	46°14'22" W	338.24	MTF22
MTF22 N	44°03'02" E	1166.39	MTF24
MTF24 S	46°15'45" E	338.73	MTF40
MTF40 N	44°02'35" E	247.63	MTF30
MTF30 N	46°09'17" W	338.69	MTF32
MTF32 N	44°03'02" E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

*-----
 LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13" E	1032.24	CAL9

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL9 N	58°51'47" E	5789.71	MTF11
MTF11 S	49°17'32" W	5789.71	CAL10
CAL9 S	35°55'20" E	966.01	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00

LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL10 S 49°17'32"W	40.00	CAL11
CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL22 N 51°10'05" E	6142.03	MTF11
MTF11 S 58°51'47" W	6142.03	CAL3
CAL22 N 34°59'04" W	824.27	CAL3
CAL3 N 31°08'13" W	392.75	CAL2
CAL2 N 31°03'49" W	640.37	CAL1
CAL1 N 59°00'30" E	351.50	CAL24

Sq. Feet: 692,313 Acres: 15.893

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LOT 3

Point ID	Bearing	Distance	Point ID
CAL22 S 88°34'14" W		849.66	CAL13
CAL13 N 89°42'54" W		1129.63	CAL14

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL14 N 00°17'06" E	417.50	CAL15
CAL15 S 46°34'50" W	417.50	CAL16

Point ID	Bearing	Distance	Point ID
CAL14 N 66°34'02" W		328.24	CAL16
CAL16 N 43°25'10" W		364.91	CAL17
CAL17 N 42°24'17" E		70.19	MM100

MM100	S	43°25'10"	E	85.05	MTF38
MTF38	N	79°17'44"	E	276.15	MTF37
MTF37	N	71°08'04"	E	1106.87	MM102
MM102	N	72°30'39"	E	356.74	MM103
MM103	N	35°54'04"	E	154.36	CAL2
CAL2	S	31°08'13"	E	392.75	CAL3

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL3	N	58°51'47"	E	6142.03	MTF11
MTF11	S	51°10'05"	W	6142.03	CAL22
CAL3	S	34°59'04"	E	824.27	CAL22

Sq. Feet: 1,431,463 Acres: 32.862

*-----

LOT 4

Point ID	Bearing	Distance	Point ID
MTF1	N 44°06'51" E	1163.71	CAL21
CAL21	S 46°36'51" E	144.18	CAL20
CAL20	S 43°25'10" E	767.40	CAL19

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL19	N	46°34'50"	E	482.50	CAL15
CAL15	S	09°50'47"	W	482.50	CAL18
CAL19	S	61°47'11"	E	304.08	CAL18
CAL18	S	88°49'03"	W	1710.60	MTF1

Sq. Feet: 655,715 Acres: 15.053

*-----

Total - Sq. Feet: 41,46,392 Acres: 95.188

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*-----

* Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/19/22 7:31:56
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135

*-----
 GOLIAD DEDICATION

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	N 31°08'13" W	284.64	CAL24
CAL24	N 59°00'30" E	10.00	MTF36

Sq. Feet: 2,846 Acres: 0.065

*-----
 GOLIAD MIMS ROAD

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL18	N 09°50'47" E	482.50	CAL15
CAL15	S 46°34'50" W	482.50	CAL19
CAL18	N 61°47'11" W	304.08	CAL19

CAL19 N 43°25'10" W	767.40	CAL20
CAL20 N 46°36'51" W	144.18	CAL21
CAL21 N 44°06'51" E	21.42	MTF7
MTF7 S 50°58'40" E	197.86	MTF41
MTF41 S 43°15'37" E	353.17	RC102
RC102 N 42°24'17" E	26.66	CAL17
CAL17 S 43°25'10" E	364.91	CAL16

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL16 N 46°34'50" E	417.50	CAL15
CAL15 S 00°17'06" W	417.50	CAL14
CAL16 S 66°34'02" E	328.24	CAL14
CAL14 S 89°42'54" E	1129.63	CAL13
CAL13 N 88°34'14" E	1216.17	CAL12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL12 N 01°25'46" W	40.00	CAL11
CAL11 N 49°17'32" E	40.00	CAL10
CAL12 N 23°55'53" E	72.29	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL10 N 49°17'32" E	5789.71	MTF11
MTF11 S 58°51'47" W	5789.71	CAL9
CAL10 N 35°55'20" W	966.01	CAL9
CAL9 N 31°08'13" W	449.66	MTF14
MTF14 N 58°32'10" E	10.00	MTF13

Sq. Feet: 200,174 Acres: 4.595

*-----

Total - Sq. Feet: 203,020 Acres: 4.661

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AREA SUMMARY REPORT:

LOT 1	1,366,902	SQ FT	31.380	ACRES
LOT 2	692,313	SQ FT	15.893	ACRES
LOT 3	1,431,463	SQ FT	32.862	ACRES
LOT 4	655,715	SQ FT	15.053	ACRES

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LOTS	4,146,392	SQ FT	95.188	ACRES
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GOLIAD	2,846	SQ FT	0.065	ACRES
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MIMS	200,174	SQ FT	4.595	ACRES
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DED:	203,020	SQ FT	4.661	ACRES
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Parts:	4,349,412	SQ FT	99.849	ACRES
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Bndy:	4,349,412	SQ FT	99.849	ACRES
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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: September 19, 2022
APPLICANT: Wayne Terry, R-Delta Engineers, Inc.
CASE NUMBER: P2022-041; *Preliminary Plat for REC Campus Addition*

SUMMARY

Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 2-5, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 99.849-acre parcel of land (*i.e. Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) to show the future establishment of four (4) non-residential lots (*i.e. Lots 2-5, Block A, REC Campus Addition*). The proposed Preliminary Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The portion of the subject property located between Mims Road, Sids Road, and S. Goliad Street (SH-205) was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. According to the December 7, 1993 zoning map the subject property was zoned Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District. The remaining tract of land, located south of the intersection of Sids Road and Mims Road, was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. According to the April 4, 2005 zoning map the remaining portion of the subject property was zoned Agricultural (AG) District. On August 11, 2014 the City Council approved a final plat of the subject property designating it as Lots 1-3, Block A, of Rayburn Country Addition. On May 15, 2018 the City Council approved to replat the subject property as Lots 4-7, Block A, Rayburn Country Addition. On January 30, 2019 the City Council approved a replat of the subject property establishing Lots 8 & 9, Block A, Rayburn Country Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Preliminary Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* - is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

PLANNING AND ZONING COMMISSION

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Preliminary Plat with a vote of 6-0, with Commissioner Welch absent.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the *REC Campus Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **980 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **99.849**

LOTS [CURRENT]

Four (4)

LOTS [PROPOSED]

Four (4)

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

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

OWNER **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

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

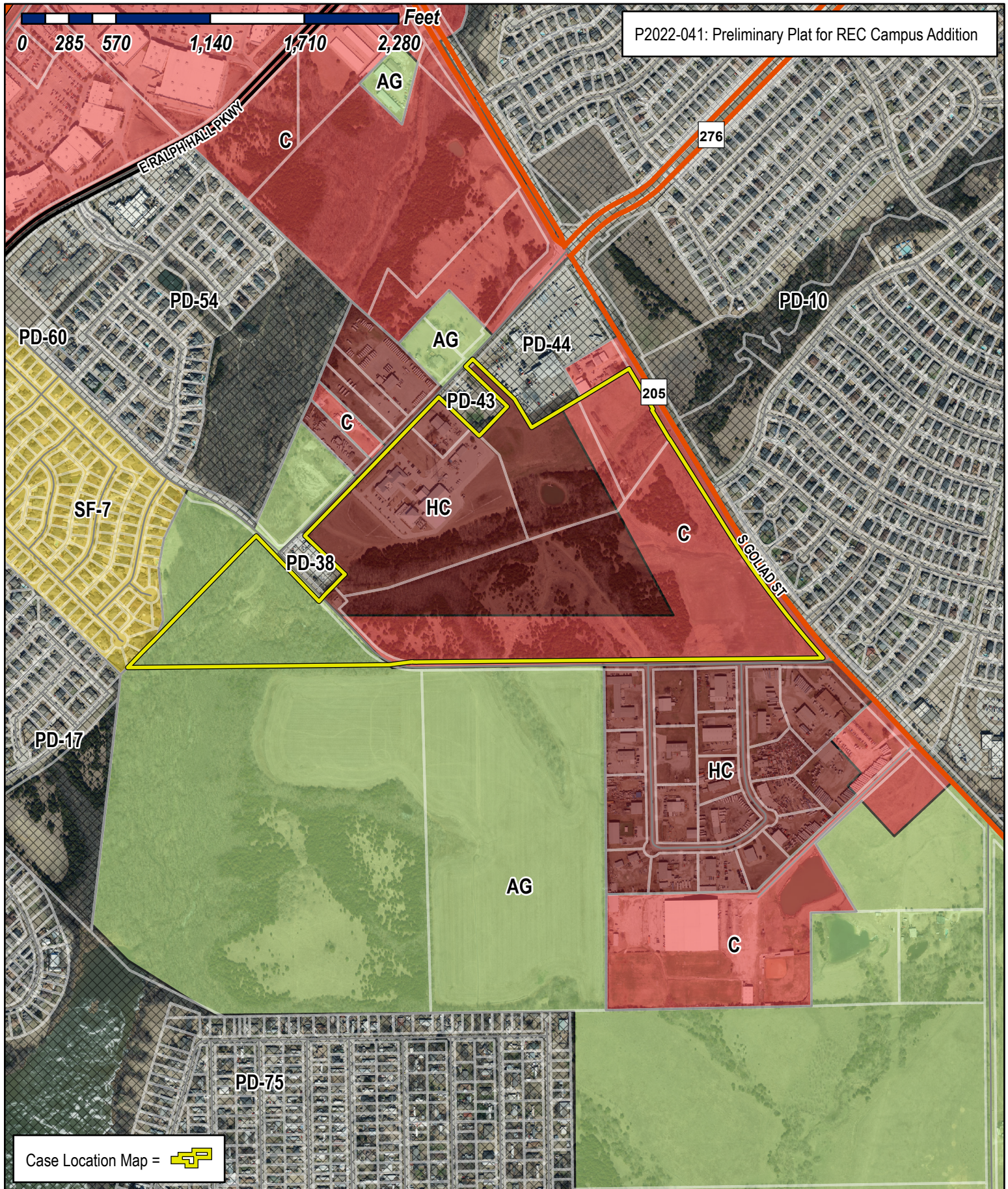
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF August, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

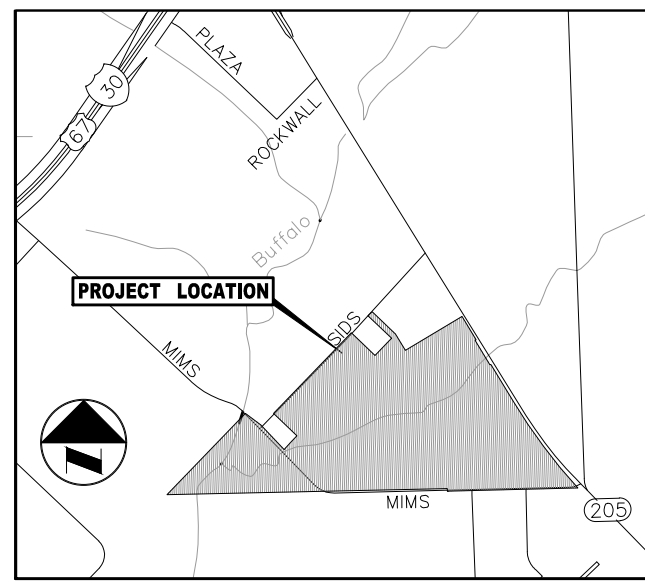


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

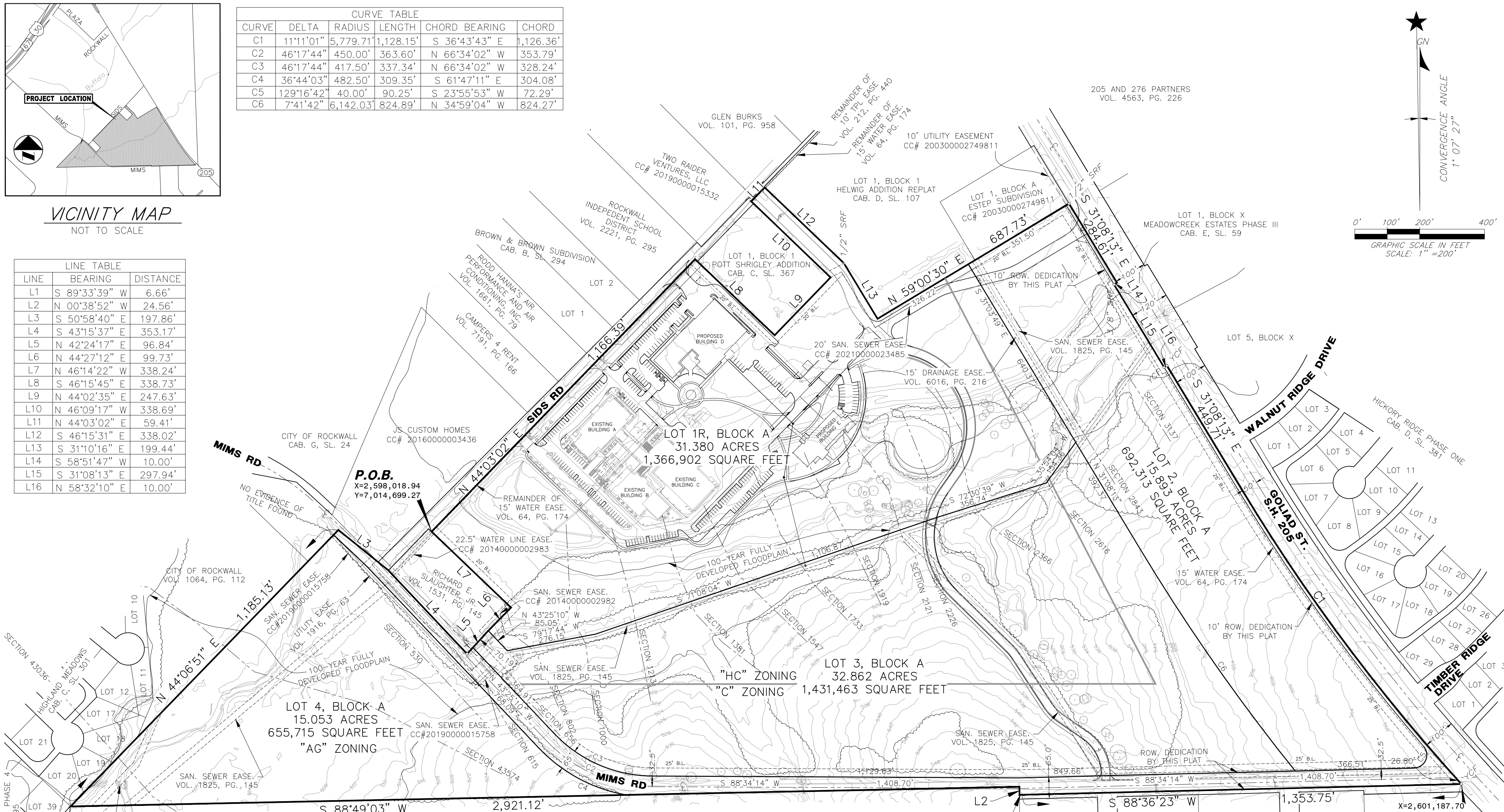




VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°33'39" W	6.66'
L2	N 00°38'52" W	24.56'
L3	S 50°58'40" E	197.86'
L4	S 43°15'37" E	353.17'
L5	N 42°24'17" E	96.84'
L6	N 44°27'12" E	99.73'
L7	N 46°14'22" W	338.24'
L8	S 46°15'45" E	338.73'
L9	N 44°02'35" E	247.63'
L10	N 46°09'17" W	338.69'
L11	N 44°03'02" E	59.41'
L12	S 46°15'31" E	338.02'
L13	S 31°10'16" E	199.44'
L14	S 58°51'47" W	10.00'
L15	S 31°08'13" E	297.94'
L16	N 58°32'10" E	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'



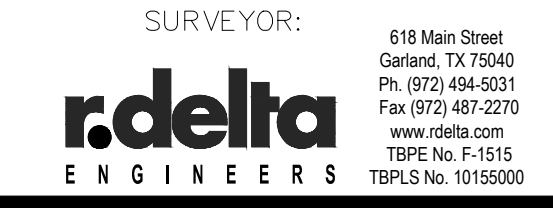
- NOTES**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute and representation, assurance or guarantee that any building 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 owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.
The convergence or mapping angle at the P.O.B. is 1°07'27"
 - Abandoning all easements created by plats:
Cab. 1, Sl. 69, and CC#2019000004594
As shown on Sheet 2.
 - See Sheets 3-5 for proposed Easements by this plat.

VICMAR I, LTD
TRACT 3
VOL. 2016, PG. 200

AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,463 SQ FT	32.862 ACRES
LOT 4	655,715 SQ FT	15.053 ACRES
LOTS	4,146,392 SQ FT	95.188 ACRES
GOLIAD	2,846 SQ FT	0.065 ACRES
MIMS	200,174 SQ FT	4.595 ACRES
DED:	203,020 SQ FT	4.661 ACRES
PARTS:	4,349,412 SQ FT	99.849 ACRES
BOUNDARY:	4,349,412 SQ FT	99.849 ACRES

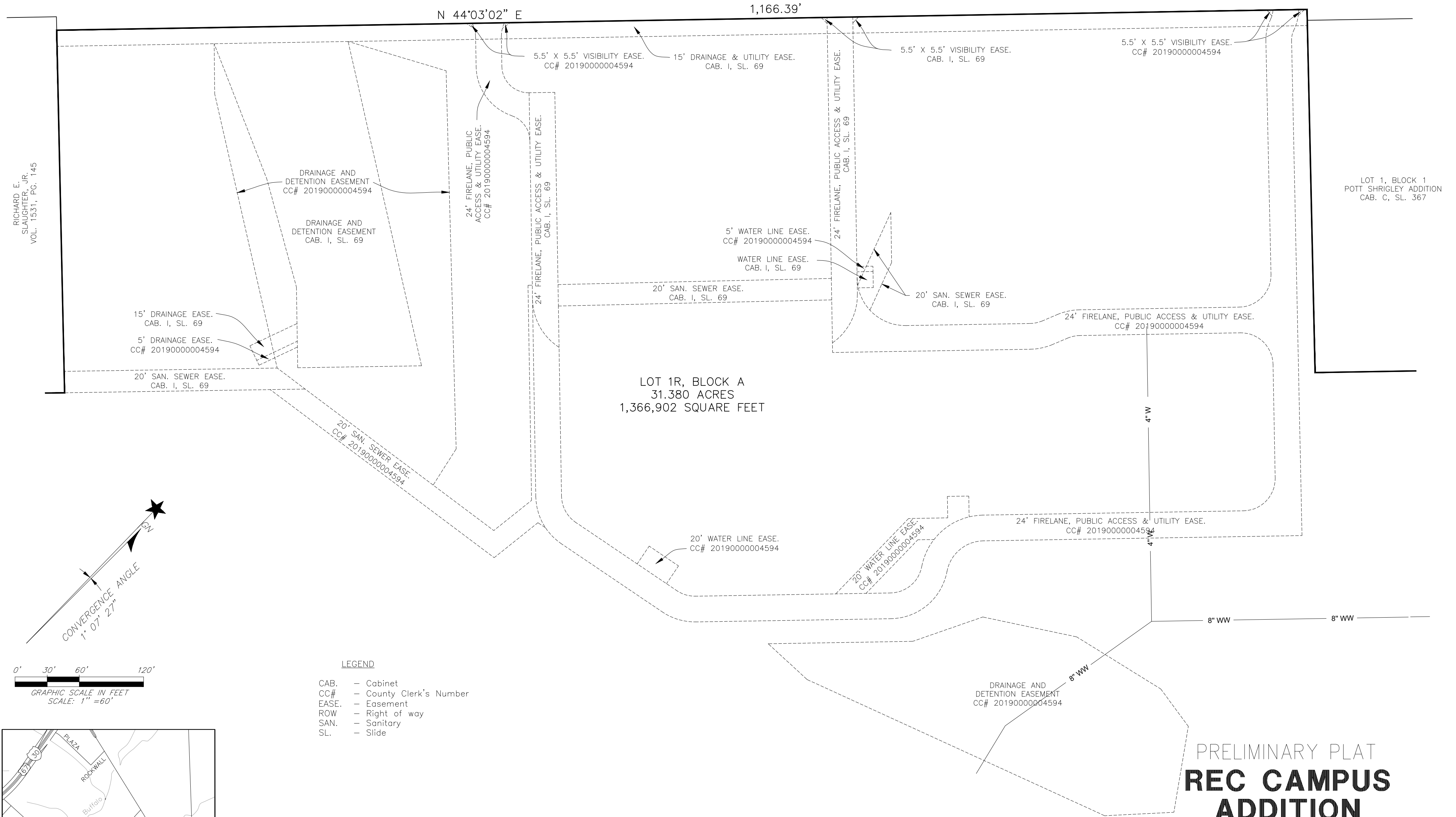
PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

EASEMENTS TO BE ABANDONED

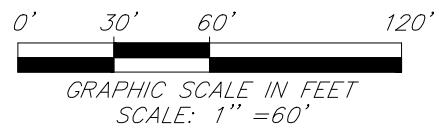
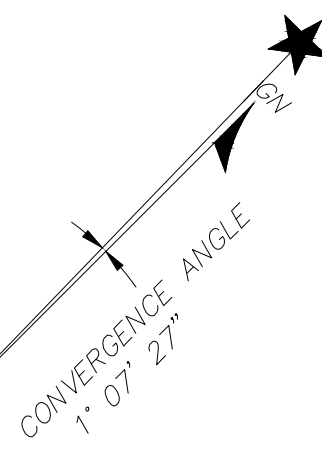
SIDS RD



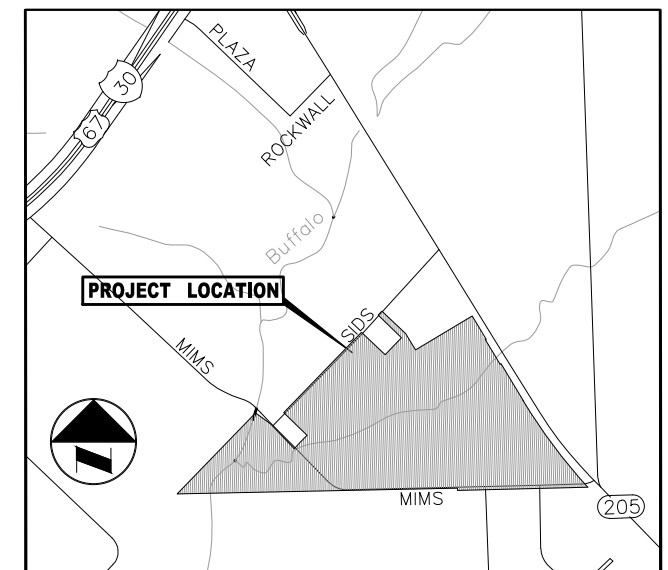
LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

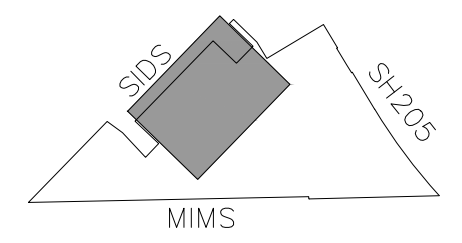
RICHARD E.
SLAUGHTER, JR.
VOL. 1531, PG. 145



- LEGEND**
- CAB. - Cabinet
 - CC# - County Clerk's Number
 - EASE. - Easement
 - ROW - Right of way
 - SAN. - Sanitary
 - SL. - Slide



VICINITY MAP
NOT TO SCALE



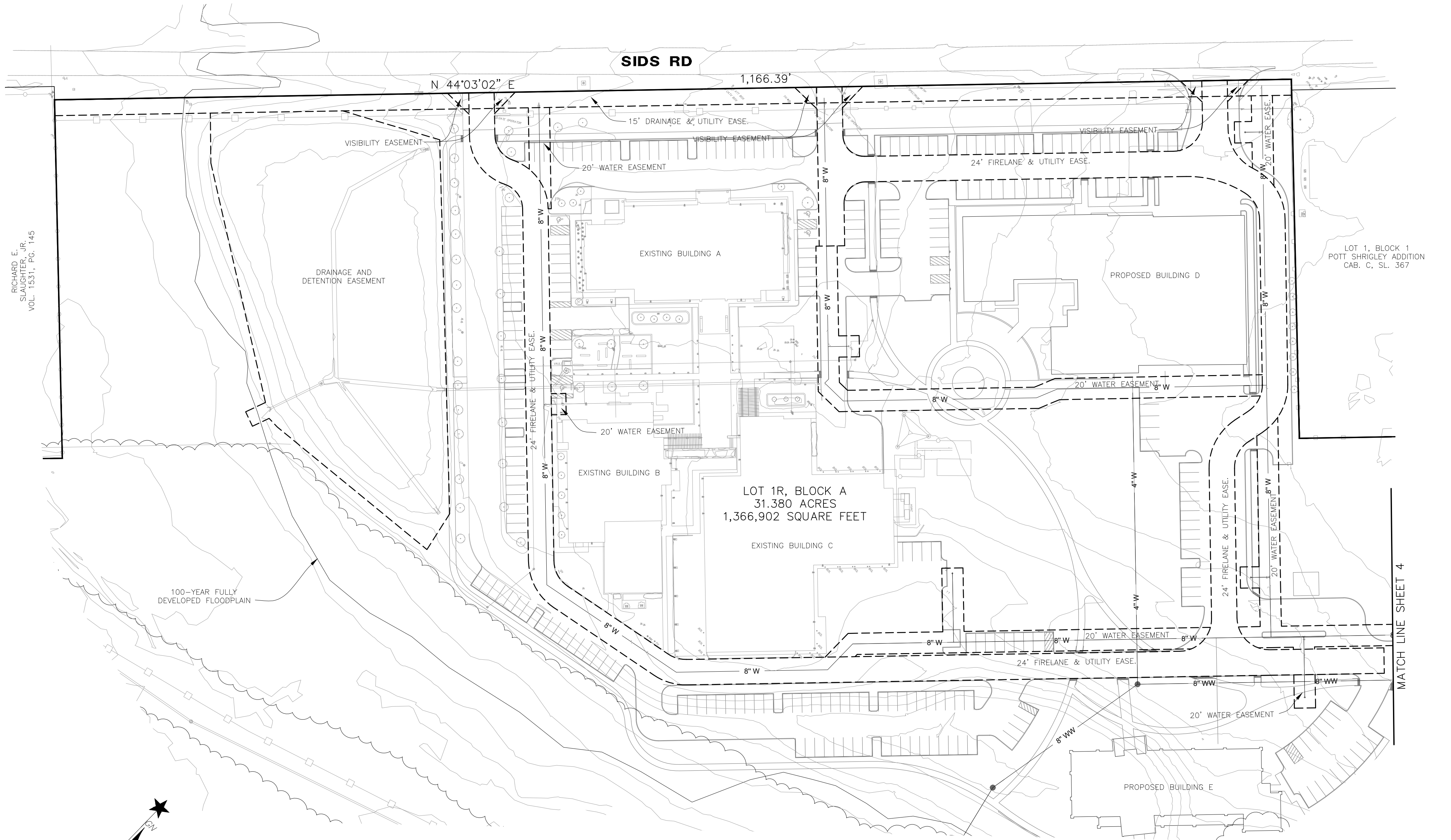
PRELIMINARY PLAT REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PROPOSED EASEMENTS BY THIS PLAT



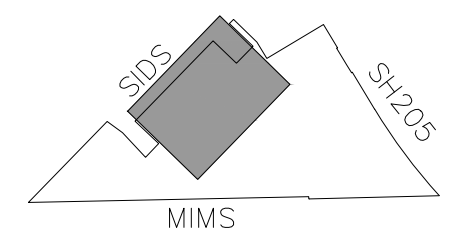
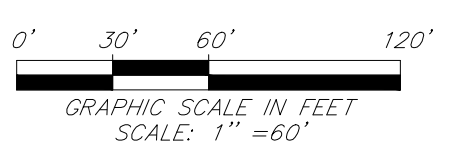
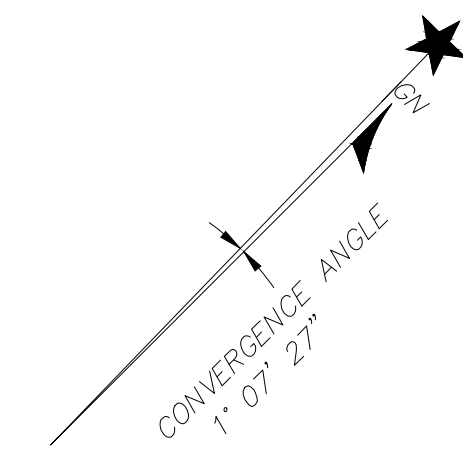
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

100-YEAR FULLY DEVELOPED FLOODPLAIN

MATCH LINE SHEET 4



LEGEND

- CAB. - Cabinet
- EASE. - Easement
- PG. - Page
- SL. - Slide
- VOL. - Volume

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER:

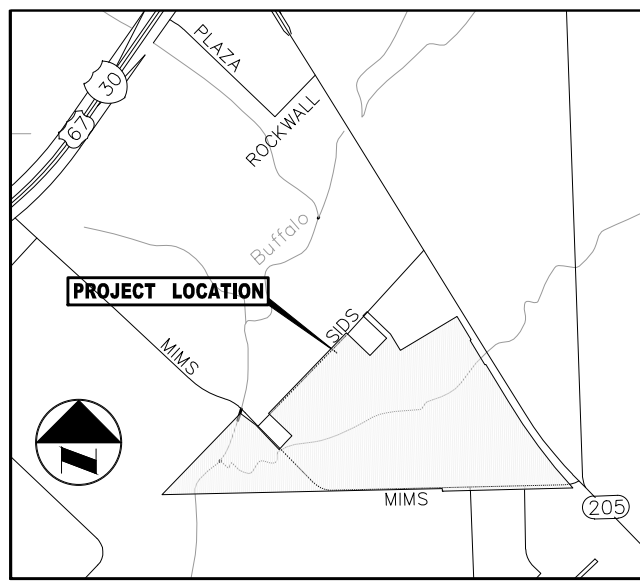
Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

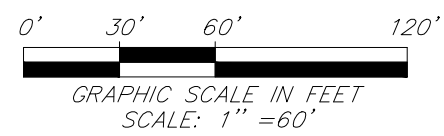
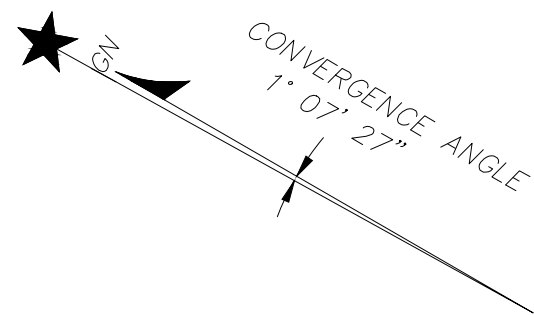
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 3 OF 6



VICINITY MAP
NOT TO SCALE



GOLIAD ST. S.H. 205

10' UTILITY EASEMENT
CC# 200300002749811

10' ROW. DEDICATION
BY THIS PLAT

PROPOSED EASEMENTS BY THIS PLAT

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

LOT 2, BLOCK A
15.893 ACRES
692,313 SQUARE FEET

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

50' ACCESS EASEMENT

100-YEAR FULLY
DEVELOPED FLOODPLAIN

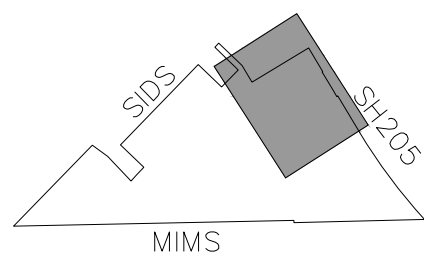
DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

MATCH LINE SHEET 5

MATCH LINE SHEET 3

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
- VOL. - Volume
- XF - "X" cut Found



SURVEYOR:

rdelta
ENGINEERS

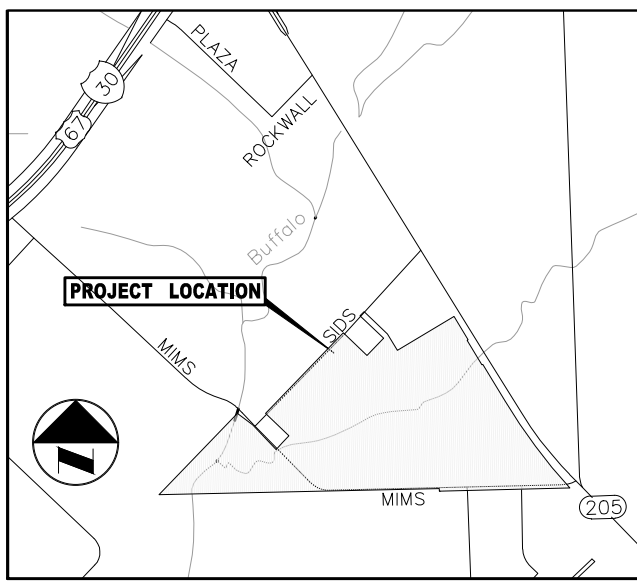
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

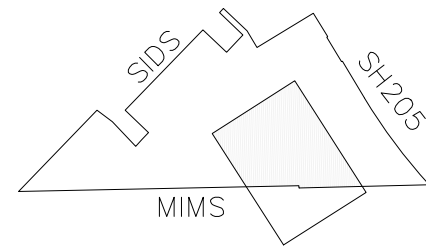
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
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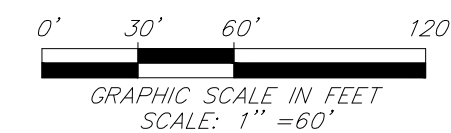
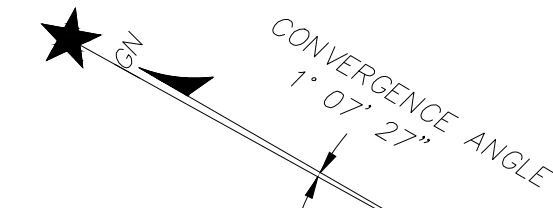
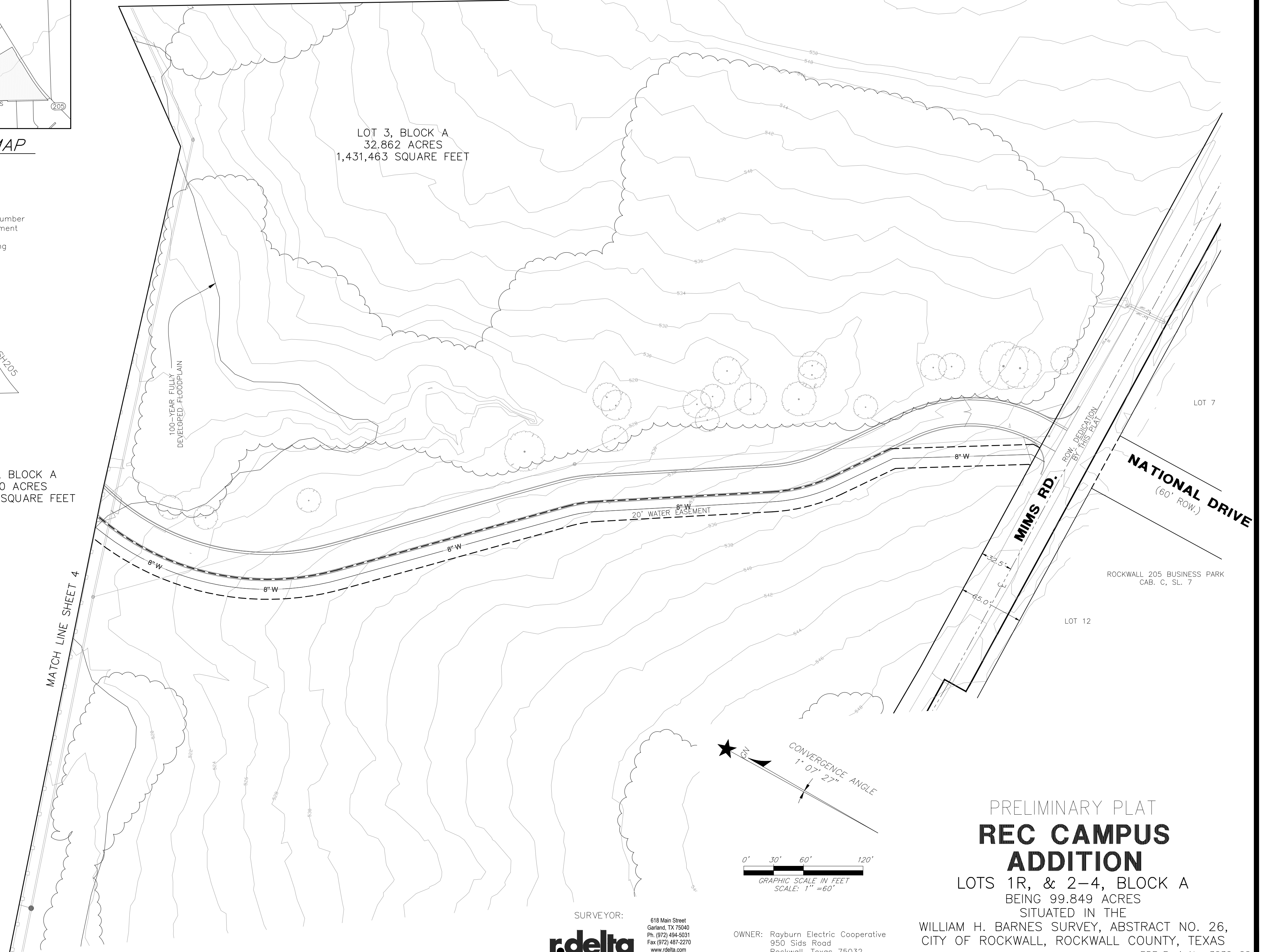


LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 2, BLOCK 1
15.893 ACRES
692,313 SQUARE FEET

PROPOSED EASEMENTS BY THIS PLAT

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET



PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 5 OF 6

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 99.849-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:
• Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 20180000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
• Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 20190000004594 OPRRCT
• The called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 20210000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
X = 2,598,018.94 feet,
Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
S 46°15'45" E for a distance of 338.73 feet to a RDS;
N 44°02'35" E for a distance of 247.63 feet to a RDS;
N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
S 31°10'16" E for a distance of 199.44 feet to a RDS;
N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3rd day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 for at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to a RDS at the point of curvature of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found in the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line of Tract 3 containing 141.3576 acres of land described in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road, at approximately 1,210 feet depart the Mims Road public way and continue for a total distance of 2,921.12 feet to a RDS for the south corner of Lot 20, Block A of Highland Meadows NO. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, on Slide 301 of the PRRCT, and also being the east corner of Lot 39, Block E of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas, according to the plat there recorded in Cabinet E, on Slide 395 of the PRRCT and being on the northwesterly right-of-way line of Tubbs Road (an 85-foot Right-of-way dedicated by said plat of Lynden Park Estates Phase 4);

THENCE N 44°06'51" E with the southeasterly line of Lots 20, 19 and 18, Block A of said Highland Meadows NO. 1, at a distance of 301.68 feet pass an angle point in the easterly line of Lot 18, and continue along the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT for a total distance of 1,185.13 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following two (2) courses and distances:
S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner; N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;

THENCE N 44°27'12" E continuing with the southeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 4,349,412 square feet or 99.849 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS 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 REC CAMPUS 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 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, Wayne C. Terry, 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.

FOR REVIEW ONLY

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Planning & Zoning Commission, Chairman 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 ___ day of _____, 2022.

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 ___ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
REC CAMPUS ADDITION
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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*-----
* Prepared by: R-Delta Engineers, Inc
* Routine: Area Summary
* Coord File: A0026.cgc 8/16/22 8:53:08
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC All Property

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc

CURVE DIR: CCW

RAD: 5779.71

LEN: 1128.15

TAN: 565.87

CEN. ANG: 11°11'01"

CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	2921.12	MTF1
MTF1	N 44°06'51" E	1185.13	MTF7
MTF7	S 50°58'40" E	197.86	MTF41
MTF41	S 43°15'37" E	353.17	RC102
RC102	N 42°24'17" E	96.84	MM100
MM100	N 44°27'12" E	99.73	MTF21
MTF21	N 46°14'22" W	338.24	MTF22

Total - Sq. Feet: 4349412 Acres: 99.849

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/17/22 8:23:31
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33 S	46°15'31" E	338.02	MTF26
MTF26 S	31°10'16" E	199.44	MTF35
MTF35 N	59°00'30" E	326.22	CAL1
CAL1 S	31°03'49" E	640.37	CAL2
CAL2 S	35°54'04" W	154.36	MM103
MM103 S	72°30'39" W	356.74	MM102
MM102 S	71°08'04" W	1106.87	MTF37
MTF37 S	79°17'44" W	276.15	MTF38
MTF38 N	43°25'10" W	85.05	MM100
MM100 N	44°27'12" E	99.73	MTF21
MTF21 N	46°14'22" W	338.24	MTF22
MTF22 N	44°03'02" E	1166.39	MTF24
MTF24 S	46°15'45" E	338.73	MTF40
MTF40 N	44°02'35" E	247.63	MTF30
MTF30 N	46°09'17" W	338.69	MTF32
MTF32 N	44°03'02" E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

*-----
 LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13" E	1032.24	CAL9

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL9 N	58°51'47" E	5789.71	MTF11
MTF11 S	49°17'32" W	5789.71	CAL10
CAL9 S	35°55'20" E	966.01	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00

LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL10 S 49°17'32"W	40.00	CAL11
CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL22 N 51°10'05" E	6142.03	MTF11
MTF11 S 58°51'47" W	6142.03	CAL3
CAL22 N 34°59'04" W	824.27	CAL3
CAL3 N 31°08'13" W	392.75	CAL2
CAL2 N 31°03'49" W	640.37	CAL1
CAL1 N 59°00'30" E	351.50	CAL24

Sq. Feet: 692,313 Acres: 15.893

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LOT 3

Point ID	Bearing	Distance	Point ID
CAL22 S 88°34'14" W		849.66	CAL13
CAL13 N 89°42'54" W		1129.63	CAL14

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL14 N 00°17'06" E	417.50	CAL15
CAL15 S 46°34'50" W	417.50	CAL16

Point ID	Bearing	Distance	Point ID
CAL14 N 66°34'02" W		328.24	CAL16
CAL16 N 43°25'10" W		364.91	CAL17
CAL17 N 42°24'17" E		70.19	MM100

MM100 S 43°25'10" E	85.05	MTF38
MTF38 N 79°17'44" E	276.15	MTF37
MTF37 N 71°08'04" E	1106.87	MM102
MM102 N 72°30'39" E	356.74	MM103
MM103 N 35°54'04" E	154.36	CAL2
CAL2 S 31°08'13" E	392.75	CAL3

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL3 N 58°51'47" E	6142.03	MTF11
MTF11 S 51°10'05" W	6142.03	CAL22
CAL3 S 34°59'04" E	824.27	CAL22

Sq. Feet: 1,431,463 Acres: 32.862

*-----

LOT 4

Point ID	Bearing	Distance	Point ID
MTF1 N 44°06'51" E		1163.71	CAL21
CAL21 S 46°36'51" E		144.18	CAL20
CAL20 S 43°25'10" E		767.40	CAL19

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL19 N 46°34'50" E	482.50	CAL15
CAL15 S 09°50'47" W	482.50	CAL18
CAL19 S 61°47'11" E	304.08	CAL18
CAL18 S 88°49'03" W	1710.60	MTF1

Sq. Feet: 655,715 Acres: 15.053

*-----

Total - Sq. Feet: 41,46,392 Acres: 95.188

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* Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/19/22 7:31:56
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135

*-----
 GOLIAD DEDICATION

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	N 31°08'13" W	284.64	CAL24
CAL24	N 59°00'30" E	10.00	MTF36

Sq. Feet: 2,846 Acres: 0.065

*-----
 GOLIAD MIMS ROAD

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL18	N 09°50'47" E	482.50	CAL15
CAL15	S 46°34'50" W	482.50	CAL19
CAL18	N 61°47'11" W	304.08	CAL19

CAL19 N 43°25'10" W	767.40	CAL20
CAL20 N 46°36'51" W	144.18	CAL21
CAL21 N 44°06'51" E	21.42	MTF7
MTF7 S 50°58'40" E	197.86	MTF41
MTF41 S 43°15'37" E	353.17	RC102
RC102 N 42°24'17" E	26.66	CAL17
CAL17 S 43°25'10" E	364.91	CAL16

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL16 N 46°34'50" E	417.50	CAL15
CAL15 S 00°17'06" W	417.50	CAL14
CAL16 S 66°34'02" E	328.24	CAL14
CAL14 S 89°42'54" E	1129.63	CAL13
CAL13 N 88°34'14" E	1216.17	CAL12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL12 N 01°25'46" W	40.00	CAL11
CAL11 N 49°17'32" E	40.00	CAL10
CAL12 N 23°55'53" E	72.29	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL10 N 49°17'32" E	5789.71	MTF11
MTF11 S 58°51'47" W	5789.71	CAL9
CAL10 N 35°55'20" W	966.01	CAL9
CAL9 N 31°08'13" W	449.66	MTF14
MTF14 N 58°32'10" E	10.00	MTF13

Sq. Feet: 200,174 Acres: 4.595

*-----

Total - Sq. Feet: 203,020 Acres: 4.661

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AREA SUMMARY REPORT:

LOT 1	1,366,902	SQ FT	31.380	ACRES
LOT 2	692,313	SQ FT	15.893	ACRES
LOT 3	1,431,463	SQ FT	32.862	ACRES
LOT 4	655,715	SQ FT	15.053	ACRES

*-----

LOTS	4,146,392	SQ FT	95.188	ACRES
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GOLIAD	2,846	SQ FT	0.065	ACRES
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MIMS	200,174	SQ FT	4.595	ACRES
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DED:	203,020	SQ FT	4.661	ACRES
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Parts:	4,349,412	SQ FT	99.849	ACRES
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Bndy:	4,349,412	SQ FT	99.849	ACRES
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DATE: October 6, 2022

TO: Wayne Terry
R-Delta Engineers, Inc.
618 Main Street
Garland, TX, 75040

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-041; *Preliminary Plat for REC Campus Addition*

Wayne Terry:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 19, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the Preliminary Plat with a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6434.

Sincerely,

Henry Lee, AICP
Planner