



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

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 **REC Campus Addition**

LOT **1-3**

BLOCK **A**

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **84.796**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Three (3)**

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]

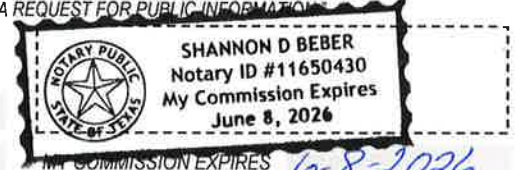
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 15 DAY OF June, 20 23. 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 15 DAY OF June, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

P2022-041

Reviewed By:

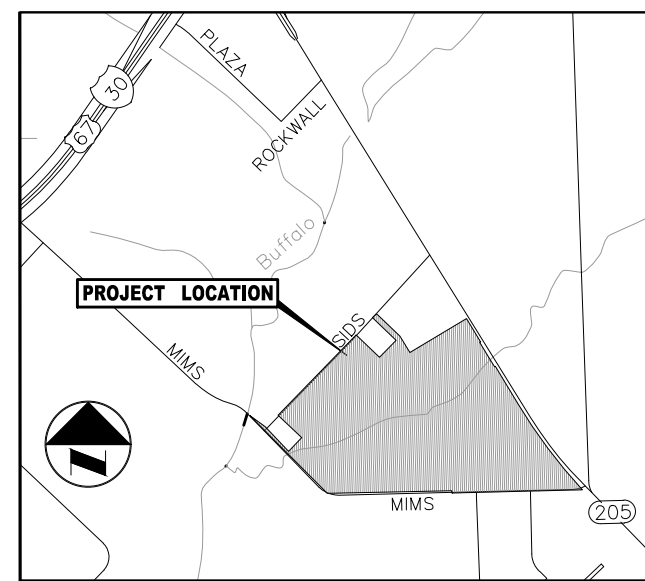
Review Date:

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Provide 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
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'
C7	9°34'15"	5,789.71'	967.14'	S 35°55'20" E	966.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°15'45" E	338.73'
L2	N 44°02'35" E	247.63'
L3	N 46°09'17" W	338.69'
L4	N 44°03'02" E	59.41'
L5	S 46°15'31" E	338.02'
L6	S 31°10'16" E	199.44'
L7	S 58°51'47" W	10.00'
L8	S 31°08'13" E	297.94'
L9	N 58°32'10" E	10.00'
L10	S 89°33'39" W	6.66'
L11	N 00°38'52" W	24.56'
L12	N 46°36'51" W	144.18'
L13	N 44°06'51" E	21.42'
L14	S 50°58'40" E	197.86'
L15	S 43°15'37" W	353.17'
L16	N 42°24'17" E	96.84'
L17	N 44°27'12" E	99.73'
L18	N 46°14'22" W	338.24'

LEGEND

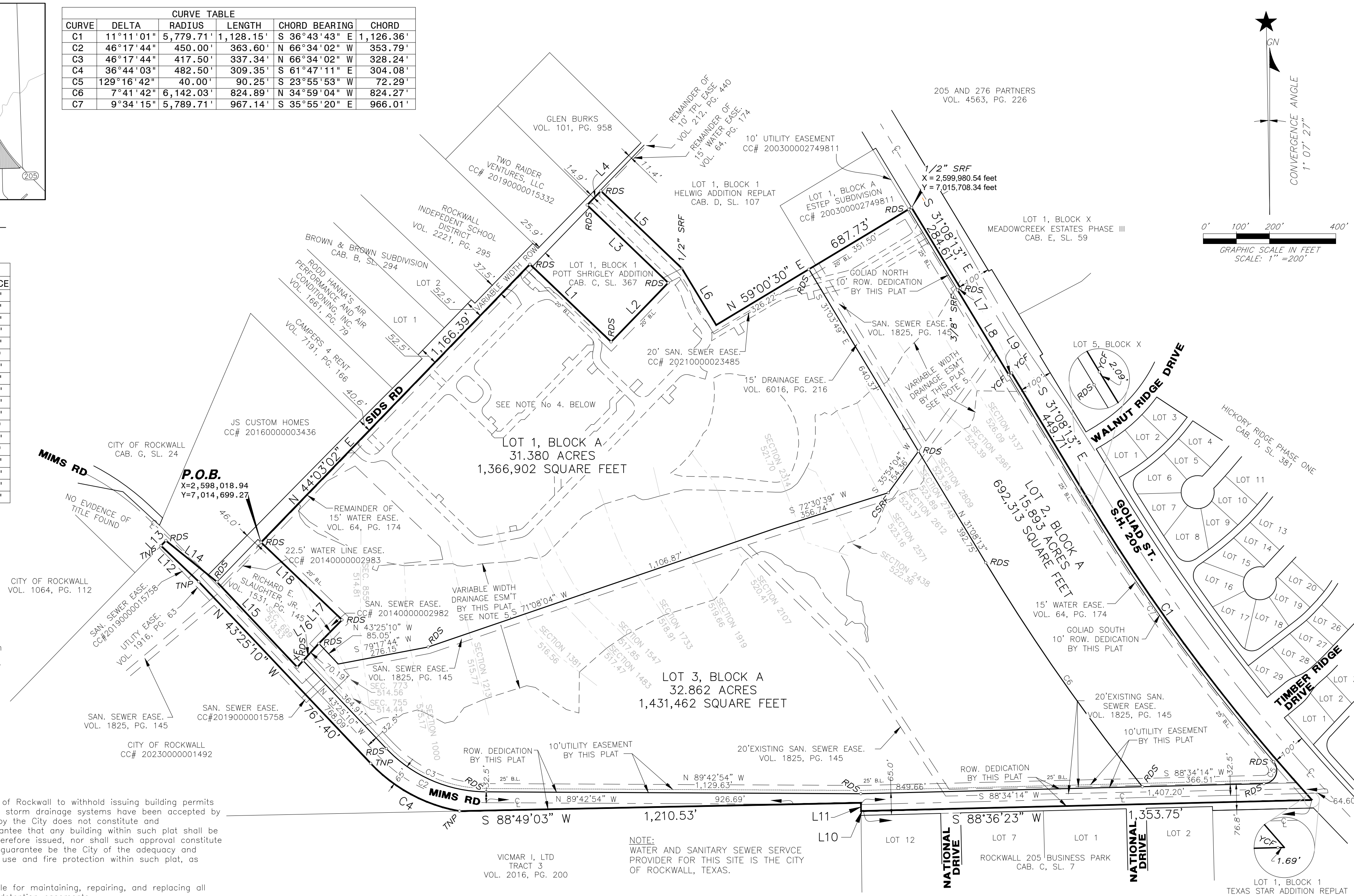
- B.L. - Building Line
- CC# - County Clerk's Number
- CM - Controlling Monument
- CSRF - 1/2-inch steel rod found with a capped stamped "OWENS 5560"
- ROW - Right of way
- P.O.B. - Point of Beginning
- PG. - Page
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- TNP - 5/8-inch iron rod with cap stamped "TNP"
- VOL. - Volume
- XF - "X" cut Found
- YCF - 5/8-inch steel rod found with a yellow cap stamped "RPLS 3963"

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 be 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) as tied to City of Rockwall published control station COR-11.

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°07'07"
- See Sheets 2-3 for additional proposed Easement details by this plat.
- A variable width drainage easement being ten feet outside of gradient lines defined by elevations two-feet above the fully developed 100-year flood plain water surface elevation. An approximation of this ambulatory line is graphically depicted here as a guide to the location of the actual boundary of the rights associated with this easement.
- The property owner is responsible for the maintenance, repair and replacement of all drainage systems in drainage and detention easements.



AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,462 SQ FT	32.862 ACRES
LOTS	3,490,677 SQ FT	80.135 ACRES

GOLIAD NORTH	2,846 SQ FT	0.065 ACRES
GOLIAD SOUTH	16,638 SQ FT	0.447 ACRES
MIMS	183,535 SQ FT	4.213 ACRES
DED:	203,020 SQ FT	4.661 ACRES

PARTS:	3,693,697 SQ FT	84.796 ACRES
BOUNDARY:	3,693,697 SQ FT	84.796 ACRES

Water and sanitary sewer provided by the City of Rockwall, Texas.

SURVEYOR:

rdelta
ENGINEERS

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

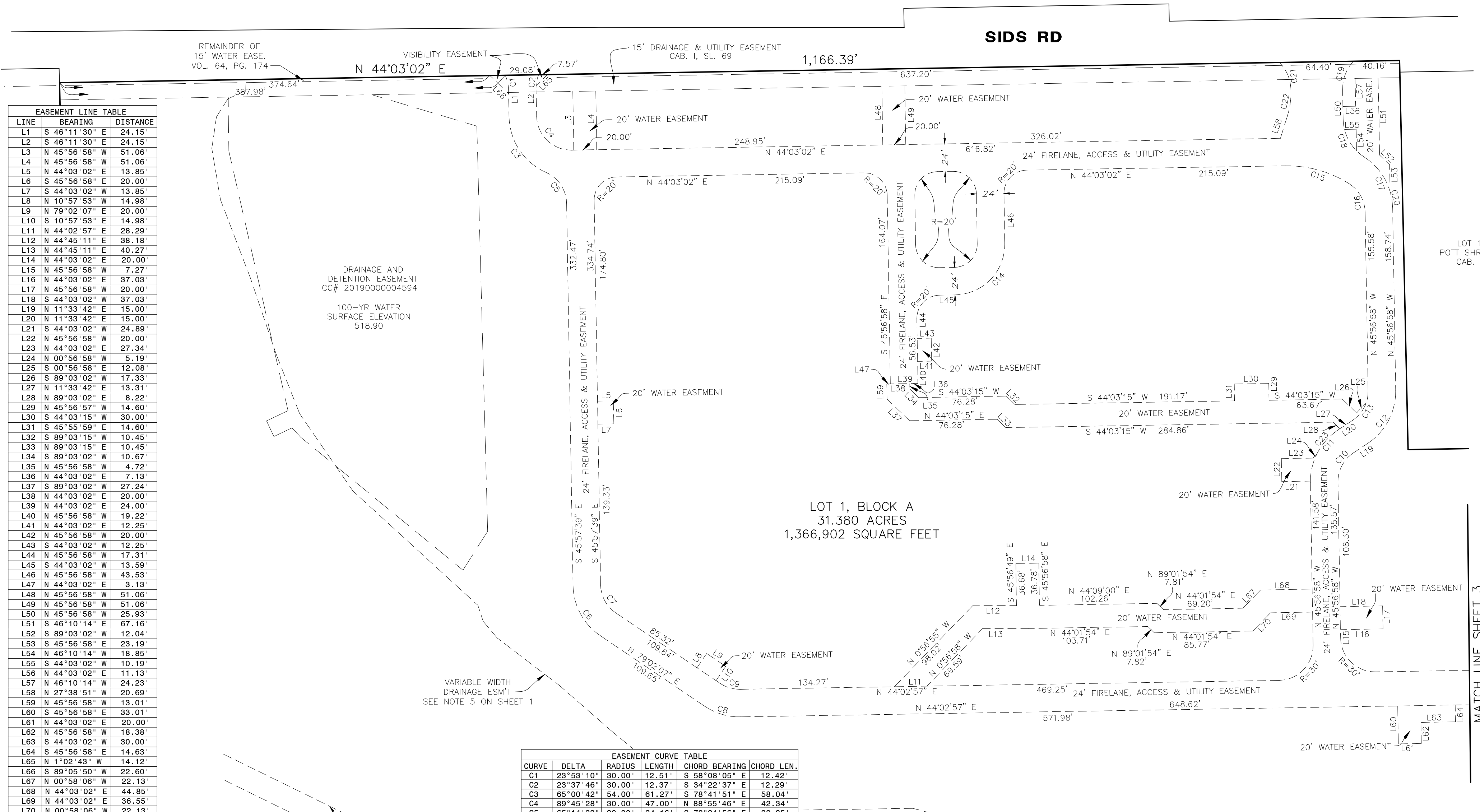
OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 1 OF 4

FINAL PLAT
**REC CAMPUS
ADDITION**

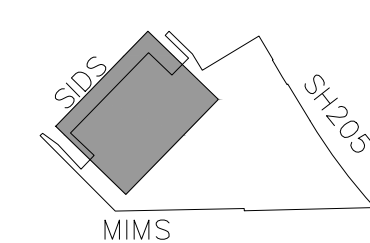
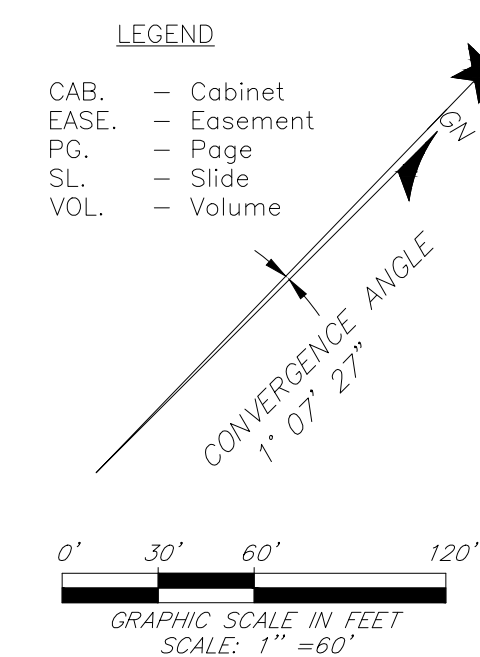
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EASEMENT DEDICATIONS BY THIS PLAT



LINE	BEARING	DISTANCE
L1	S 46°11'30" E	24.15'
L2	S 46°11'30" E	24.15'
L3	N 45°56'58" W	51.06'
L4	N 45°56'58" W	51.06'
L5	N 44°03'02" E	13.85'
L6	S 45°56'58" E	20.00'
L7	S 44°03'02" W	13.85'
L8	N 10°57'53" W	14.98'
L9	N 79°02'07" E	20.00'
L10	S 10°57'53" E	14.98'
L11	N 44°02'57" E	28.29'
L12	N 44°45'11" E	38.18'
L13	N 44°45'11" E	40.27'
L14	N 44°03'02" E	20.00'
L15	N 45°56'58" W	7.27'
L16	N 44°03'02" E	37.03'
L17	N 45°56'58" W	20.00'
L18	S 44°03'02" W	37.03'
L19	N 11°33'42" E	15.00'
L20	N 11°33'42" E	15.00'
L21	S 44°03'02" W	24.89'
L22	N 45°56'58" W	20.00'
L23	N 44°03'02" E	27.34'
L24	N 00°56'58" W	5.19'
L25	S 00°56'58" E	12.08'
L26	S 89°03'02" W	17.33'
L27	N 11°33'42" E	13.31'
L28	N 89°03'02" E	8.22'
L29	N 45°56'57" W	14.60'
L30	S 44°03'15" W	30.00'
L31	S 45°55'59" E	14.60'
L32	S 89°03'15" W	10.45'
L33	N 89°03'15" E	10.45'
L34	S 89°03'02" W	10.67'
L35	N 45°56'58" W	4.72'
L36	N 44°03'02" E	7.13'
L37	S 89°03'02" W	27.24'
L38	N 44°03'02" E	20.00'
L39	N 44°03'02" E	24.00'
L40	N 45°56'58" W	19.22'
L41	N 44°03'02" E	12.25'
L42	N 45°56'58" W	20.00'
L43	N 44°03'02" W	12.25'
L44	N 45°56'58" W	17.31'
L45	S 44°03'02" W	13.59'
L46	N 45°56'58" W	43.53'
L47	N 44°03'02" E	3.13'
L48	N 45°56'58" W	51.06'
L49	N 45°56'58" W	51.06'
L50	N 45°56'58" W	25.93'
L51	S 46°10'14" E	67.16'
L52	S 89°03'02" W	12.04'
L53	S 45°56'58" E	23.19'
L54	N 46°10'14" W	18.85'
L55	S 44°03'02" W	10.19'
L56	N 44°03'02" E	11.13'
L57	N 46°10'14" W	24.23'
L58	N 27°38'51" W	20.69'
L59	N 45°56'58" W	13.01'
L60	S 45°56'58" E	33.01'
L61	N 44°03'02" E	20.00'
L62	N 45°56'58" W	18.38'
L63	S 44°03'02" W	30.00'
L64	S 45°56'58" E	14.63'
L65	N 1°02'43" W	14.12'
L66	S 89°05'50" W	22.60'
L67	N 00°58'06" W	22.13'
L68	N 44°03'02" E	44.85'
L69	N 44°03'02" E	36.55'
L70	N 00°58'06" W	22.13'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C1	23°53'10"	30.00'	12.51'	S 58°08'05" E	12.42'
C2	23°37'46"	30.00'	12.37'	S 34°22'37" E	12.29'
C3	65°00'42"	54.00'	61.27'	S 78°41'51" E	58.04'
C4	89°45'28"	30.00'	47.00'	N 88°55'46" E	42.34'
C5	65°14'33"	30.00'	34.16'	S 78°34'56" E	32.35'
C6	55°00'14"	54.00'	51.84'	S 73°27'46" E	49.87'
C7	55°00'14"	30.00'	28.80'	S 73°27'46" E	27.71'
C8	34°59'10"	54.00'	32.97'	N 61°32'32" E	32.46'
C9	34°59'10"	30.00'	18.32'	N 61°32'32" E	18.04'
C10	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C11	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C12	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C13	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C14	90°00'00"	44.00'	69.12'	S 00°56'58" E	62.23'
C15	33°19'57"	100.00'	58.18'	N 60°43'01" E	57.36'
C16	56°40'03"	30.00'	29.68'	S 74°16'59" E	28.48'
C17	56°16'39"	54.00'	53.04'	N 74°05'17" W	50.94'
C18	56°16'39"	40.00'	39.29'	N 74°05'17" W	37.73'
C19	43°59'56"	35.00'	26.88'	N 23°57'00" W	26.22'
C20	15°38'22"	54.00'	14.74'	N 53°46'09" W	14.69'
C21	41°22'59"	34.58'	24.98'	N 68°57'10" W	24.44'
C22	20°36'50"	67.50'	24.29'	N 37°57'16" W	24.15'
C23	29°54'54"	54.00'	28.19'	N 03°23'45" W	27.87'



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

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

MATCH LINE SHEET 3

FINAL PLAT REC CAMPUS ADDITION

LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Cedarland, TX 75040
Ph. (972) 494-6031
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

CASE NO. P2022-041
RDE Proj. No. 3036-22 SHEET 2 OF 4

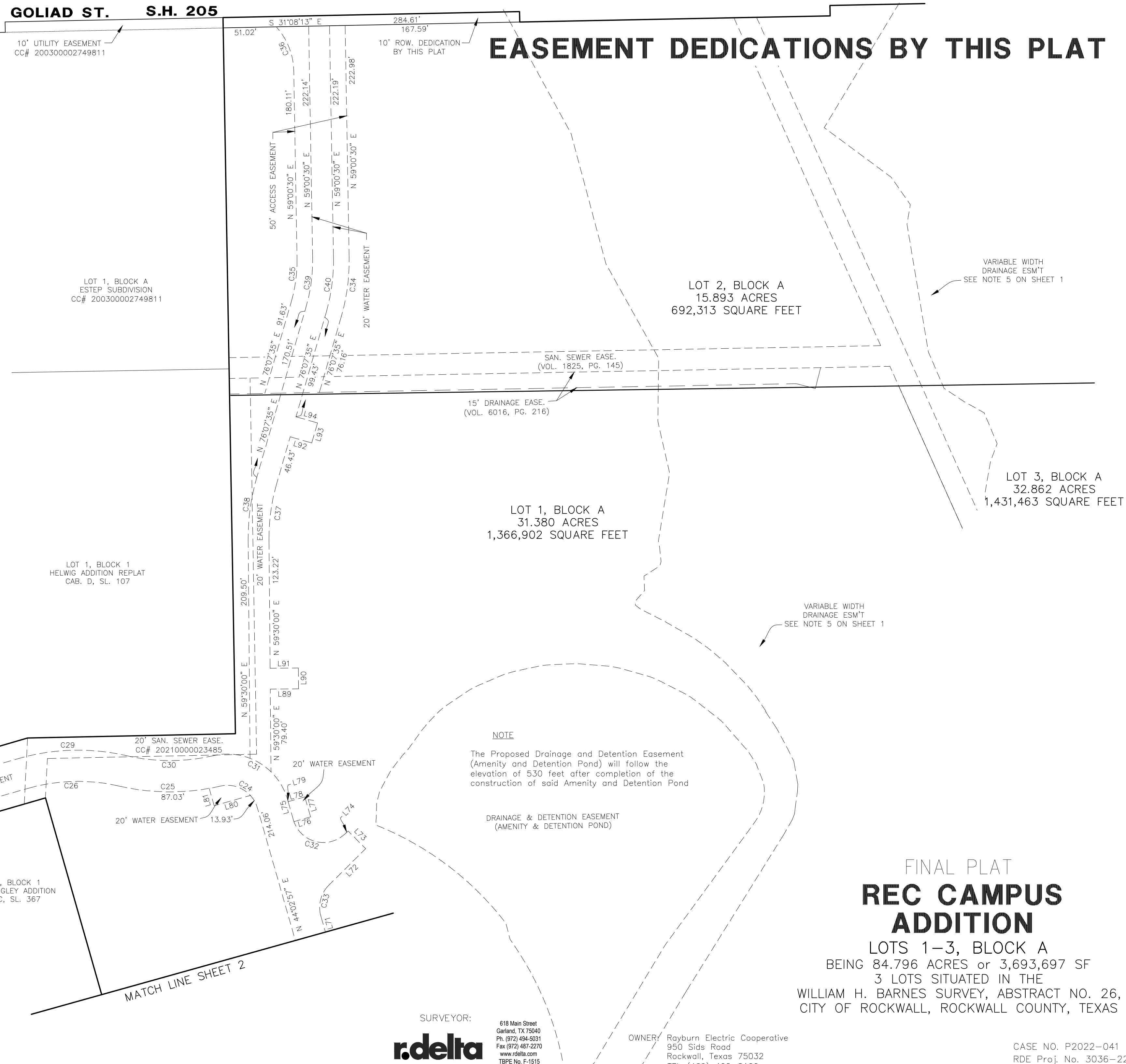
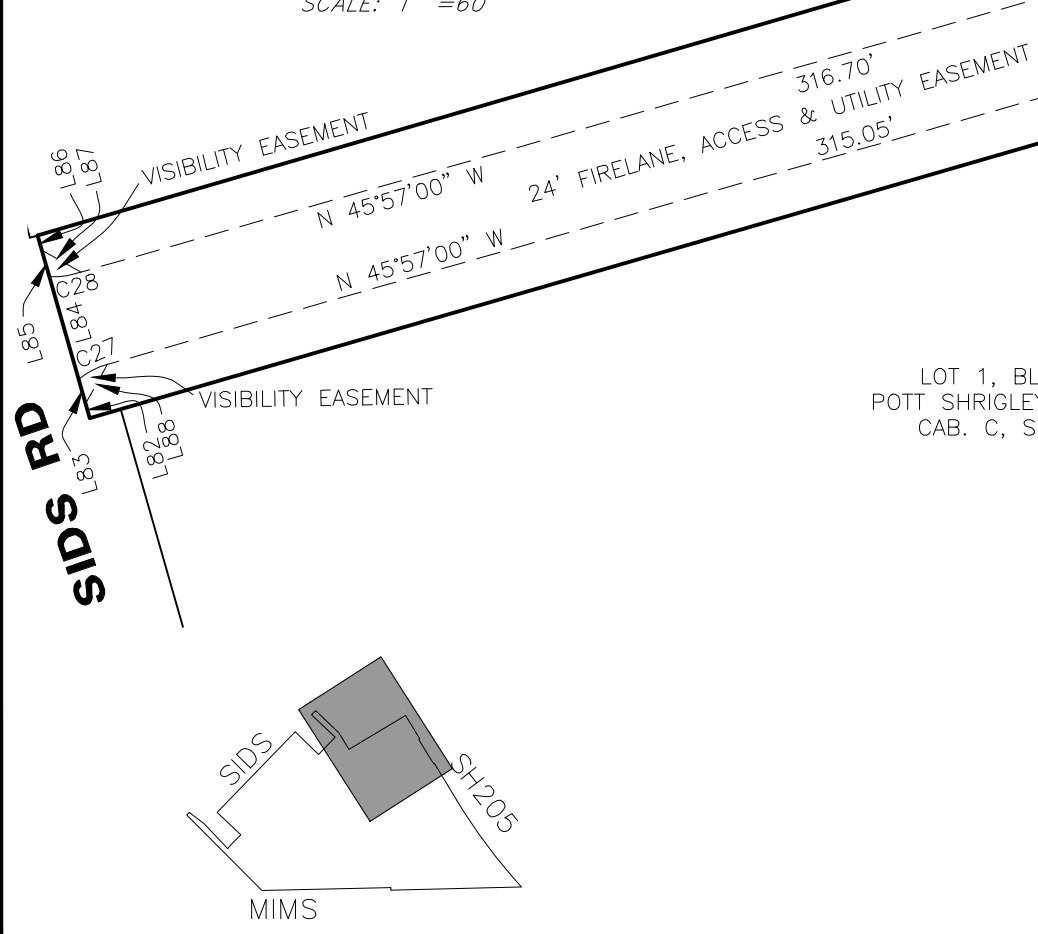
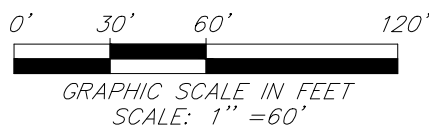
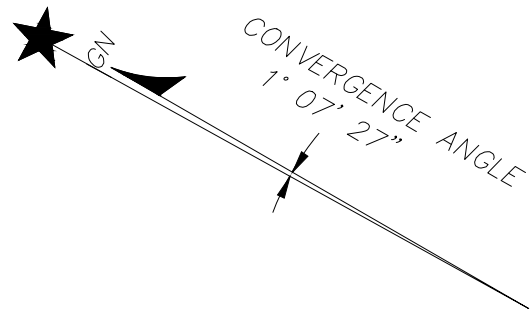
GOLIAD ST. S.H. 205

EASEMENT DEDICATIONS BY THIS PLAT

LINE	BEARING	DISTANCE
L71	N 44°02'57" E	26.63'
L72	N 45°14'54" E	49.68'
L73	N 44°45'06" W	24.00'
L74	S 45°14'54" W	3.51'
L75	N 44°02'57" E	20.49'
L76	S 45°56'58" E	16.63'
L77	N 44°03'02" E	20.00'
L78	N 45°56'58" W	16.63'
L79	N 44°02'57" E	2.27'
L80	S 45°56'58" E	36.13'
L81	S 44°03'02" W	17.35'
L82	N 44°03'02" E	4.68'
L83	N 44°03'02" E	7.94'
L84	N 44°03'02" E	33.48'
L85	N 44°03'02" E	8.58'
L86	N 44°03'02" E	4.73'
L87	S 00°56'58" E	14.14'
L88	S 89°03'02" W	14.14'
L89	S 30°30'00" E	27.13'
L90	N 59°30'00" E	20.00'
L91	N 30°30'00" W	27.13'
L92	S 13°52'25" E	21.50'
L93	S 76°07'35" W	20.00'
L94	N 13°52'25" W	21.50'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C24	87°04'53"	30.00'	45.60'	N 00°30'30" E	41.33'
C25	26°05'17"	215.00'	97.89'	N 29°59'18" W	97.05'
C26	29°00'21"	175.00'	88.59'	N 31°26'50" W	87.65'
C27	23°26'52"	25.00'	10.23'	N 57°40'26" W	10.16'
C28	19°23'44"	25.00'	8.46'	S 36°15'08" E	8.42'
C29	29°00'21"	205.00'	103.78'	S 31°26'50" E	102.68'
C30	26°05'17"	185.00'	84.23'	S 29°59'18" E	83.51'
C31	87°04'53"	60.00'	91.19'	S 00°30'30" W	82.66'
C32	118°43'03"	30.00'	62.20'	S 15°21'04" E	51.64'
C33	61°11'57"	30.00'	32.04'	S 74°38'56" W	30.54'
C34	17°07'05"	190.00'	56.77'	N 67°34'03" E	56.56'
C35	17°07'05"	140.00'	41.83'	N 67°34'03" E	41.67'
C36	41°04'11"	65.00'	46.59'	N 38°28'24" E	45.60'
C37	16°37'35"	190.00'	55.14'	N 67°48'48" E	54.94'
C38	16°37'35"	210.00'	60.94'	N 67°48'48" E	60.73'
C39	17°07'05"	160.00'	47.80'	N 67°34'03" E	47.62'
C40	17°07'05"	180.00'	53.78'	N 67°34'03" E	53.58'

- 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



NOTE
The Proposed Drainage and Detention Easement (Amenity and Detention Pond) will follow the elevation of 530 feet after completion of the construction of said Amenity and Detention Pond

DRAINAGE & DETENTION EASEMENT (AMENITY & DETENTION POND)

**FINAL PLAT
REC CAMPUS
ADDITION**

LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
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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

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 3 OF 4

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 84.796-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 2018000008589 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 2019000004594 OPRRCT
• The remainder of a 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 Replot, 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:
1.S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
2.S 31°10'16" E for a distance of 199.44 feet to a RDS;
3.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 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 the point of curvature (hereafter P.C.) 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;

THENCE in a southeasterly direction with the arc of said curve for a distance of 1,128.15 feet to a point on 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 at a distance of 1.69 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found and continue on the same course an additional distance of 1,352.06 feet for a total 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 a 141.3576-acre tract of land designated as Tract 3 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 for a distance of 1,210.53 feet to a 5/8-inch steel rod found with a cap stamped "TNP" (hereafter TNP) for the most easterly corner of a 15.053-acre tract of land described in the deed dated the 2nd day of February, 2003, from Rayburn Country Electric Cooperative, Inc. to The City of Rockwall as recorded in Instrument No. 2023000001492 in the OPRRCT, said TNP marking the beginning of a curve concave to the northeast, having a radius of 482.50 feet, a central angle of 36°44'03" and a chord that bears N 61°47'11"W for a distance of 304.08 feet;

THENCE in a northwesterly direction with the arc of said curve 309.35 feet to a TNP set for the point of tangency of said curve;

THENCE N 43°25'10" W for a distance of 767.40 feet to a TNP set;

THENCE N 46°36'51" W for a distance of 144.18 feet to a TNP set on 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;

THENCE N 44°06'51" E for a distance of 21.42 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 three (3) courses and distances:
1.S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner;
2.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;
3.N 44°27'12" E 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 3,693,697 square feet or 84.796 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. The property owner shall be responsible for maintenance of detention ponds and easements.

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

_____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
rdelta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.delta.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

_____, 2023.

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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
REC CAMPUS
ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS 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
* Date: 6/16/23
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC Plat Perimeter Boundary:

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

Radial In:

MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	N 58°51'47" E	5779.71	MTF11

CURVE DEF: Arc
CURVE DIR: CCW
RAD: 5779.71
CEN. ANG: 11°11'01"
CHORD: S 36°43'43"E 1126.36
LEN: 1128.15
TAN: 565.87

Radial Out:

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

Radial In:

CAL18	N 09°50'47" E	482.50	CAL15
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CURVE DEF: Arc
CURVE DIR: CW
RAD: 482.50
CEN. ANG: 36°44'03"

CHORD: N 61°47'11"W 304.08
 LEN: 309.35
 TAN: 160.20

Radial Out:

CAL15 S 46°34'50" W	482.50	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	96.84	MM100
MM100 N 44°27'12" E	99.73	MTF21
MTF21 N 46°14'22" W	338.24	MTF22

Sq. Feet: 3,693,697 Acres: 84.796

 *-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 6/15/23 14:06:47
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

Lots 1, 2 and 3, Block A: Net Rights-of-way

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		677.73	CAL24
CAL24 S 31°08'13"E		284.64	MTF42
MTF42 S 31°08'13"E		747.60	CAL9

RADIAL IN:

CAL9 N 58°51'47"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W 40.00 CAL11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

RADIAL OUT:

CAL11 S 01°25'46"E 40.00 CAL12

 CAL10 S 23°55'53"W 72.29 CAL12
 CAL12 S 88°34'14"W 1216.17 CAL13
 CAL13 N 89°42'54"W 1129.63 CAL14

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL15 S 46°34'50"W 417.50 CAL16

 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 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

Total - Sq. Feet: 3,490,677 Acres: 80.135

*-----

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

RADIAL IN:

CAL9 N 58°51'47"E	5789.71	MTF11
CURVE DEF: Arc		
CURVE DIR: CCW		
RAD: 5789.71		
LEN: 967.14		
TAN: 484.70		
CEN. ANG: 9°34'15"		
CHORD: 966.01		

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W	40.00	CAL11
--------------------	-------	-------

CURVE DEF: Arc

CURVE DIR: CW

RAD: 40.00

LEN: 90.25

TAN: 84.39

CEN. ANG: 129°16'42"

CHORD: 72.29

RADIAL OUT:

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

RADIAL IN:

CAL22 N 51°10'05"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 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

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

CAL15 S 46°34'50"W 417.50 CAL16
 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

RADIAL IN:

CAL3 N 58°51'47"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW

RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 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
 Total of Lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135

*=====
 Dedications:
 *-----

GOLIAD North

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: 2846 Acres: 0.065

GOLIAD South

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

RADIAL IN:

MTF12	N 58°51'47"E	5779.71	MTF11
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1058.65
 TAN: 530.81
 CEN. ANG: 10°29'41"
 CHORD: 1057.17
 RADIAL OUT:
 MTF11 S 48°22'06"W 5779.71 CAL30
 MTF12S 36°23'03"E 1057.17 CAL30
 CAL30S 88°34'14"W 98.28 CAL12

RADIAL IN:

CAL12	N 01°25'46"W	40.00	CAL11
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CURVE DEF: Arc

CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29
 CAL11 N 49°17'32"E 40.00 CAL10
 CAL12 N 23°55'53"E 72.29 CAL10

RADIAL IN:
 CAL10 N 49°17'32"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:
 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: 16,638 Acres: 0.382
 Total of Goliad - Sq. Feet: 19,485 Acres: 0.447

Mims Road

Point ID	Bearing	Distance	Point ID
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

RADIAL IN:
 CAL18 N 09°50'47"E 482.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08
 RADIAL OUT:
 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

RADIAL IN:

CAL16 N 46°34'50"E	417.50	CAL15
--------------------	--------	-------

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

RADIAL OUT:

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	1314.44	CAL30

RADIAL IN:

CAL30 N 48°22'06"E	5779.71	MTF11
--------------------	---------	-------

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 69.49
 TAN: 34.75
 CEN. ANG: 0°41'20"
 CHORD: 69.49

RADIAL OUT:

MTF11 S 47°40'46"W	5779.71	MTF10
CAL30 S 41°58'34"E	69.49	MTF10

Total of Mims Sq. Feet: 183,535 Acres: 4.213

Total of all dedications:

Sq. Feet: 203,020 Acres: 4.661
 Plus Area of lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135
 Sum of Lots and Dedications:
 Sq. Feet: 3,693,697 Acres: 84.796

*=====



DEVELOPMENT APPLICATION

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

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 **REC Campus Addition**

LOT **1-3**

BLOCK **A**

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **84.796**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Three (3)**

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]

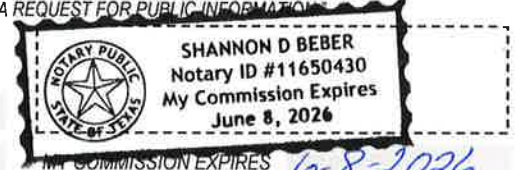
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

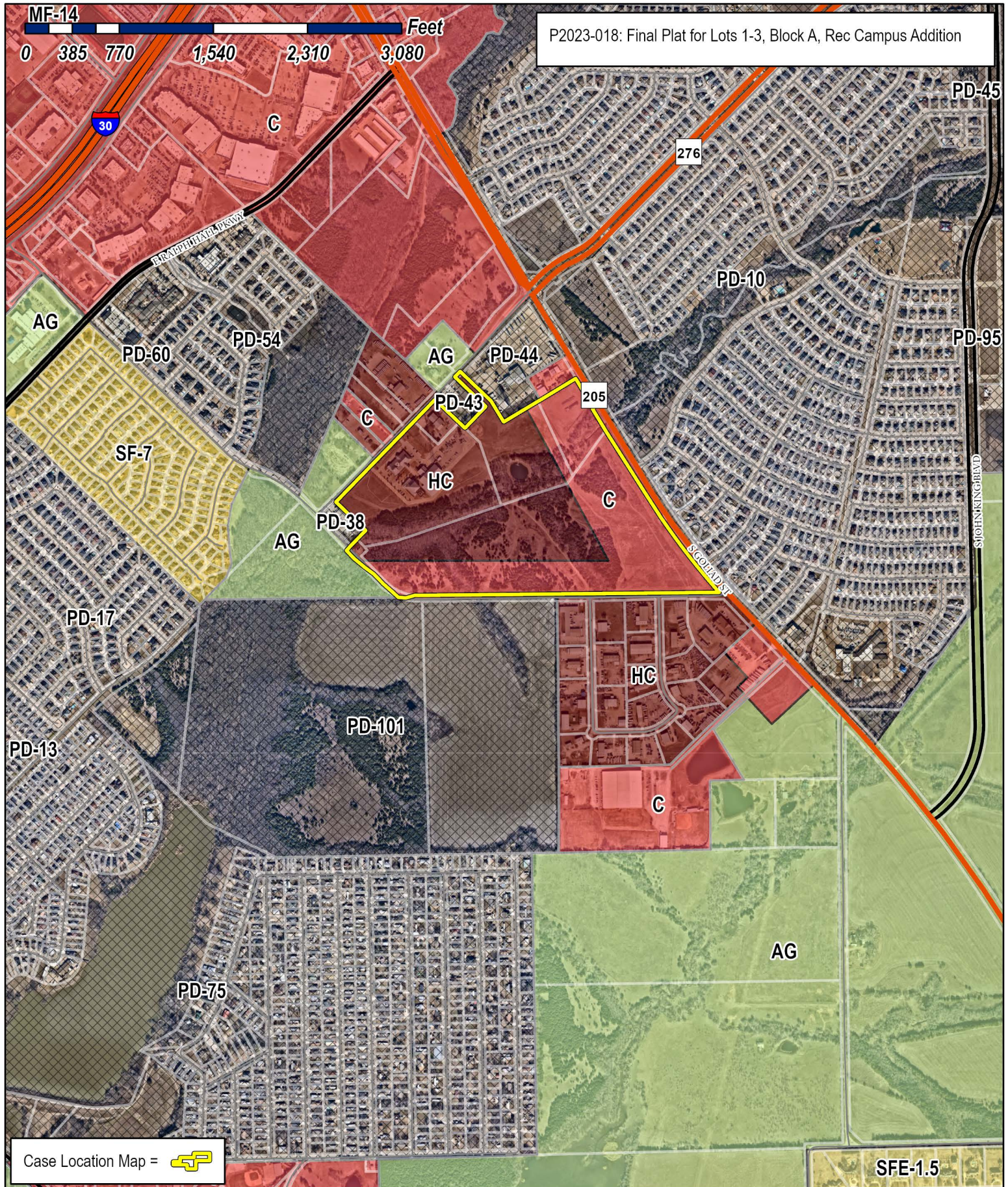
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 20 23. BY SIGNING THIS 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 15 DAY OF June, 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2023-018: Final Plat for Lots 1-3, Block A, Rec Campus Addition

MF-14
0 385 770 1,540 2,310 3,080 Feet

Case Location Map =

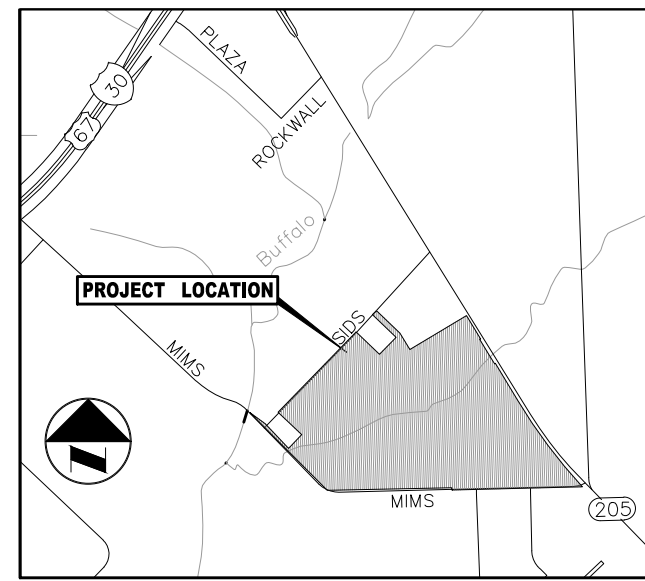


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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

CURVE TABLE					
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'
C7	9°34'15"	5,789.71'	967.14'	S 35°55'20" E	966.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°15'45" E	338.73'
L2	N 44°02'35" E	247.63'
L3	N 46°09'17" W	338.69'
L4	N 44°03'02" E	59.41'
L5	S 46°15'31" E	338.02'
L6	S 31°10'16" E	199.44'
L7	S 58°51'47" W	10.00'
L8	S 31°08'13" E	297.94'
L9	N 58°32'10" E	10.00'
L10	S 89°33'39" W	6.66'
L11	N 00°38'52" W	24.56'
L12	N 46°36'51" W	144.18'
L13	N 44°06'51" E	21.42'
L14	S 50°58'40" E	197.86'
L15	S 43°15'37" E	353.17'
L16	N 42°24'17" E	96.84'
L17	N 44°27'12" E	99.73'
L18	N 46°14'22" W	338.24'

LEGEND

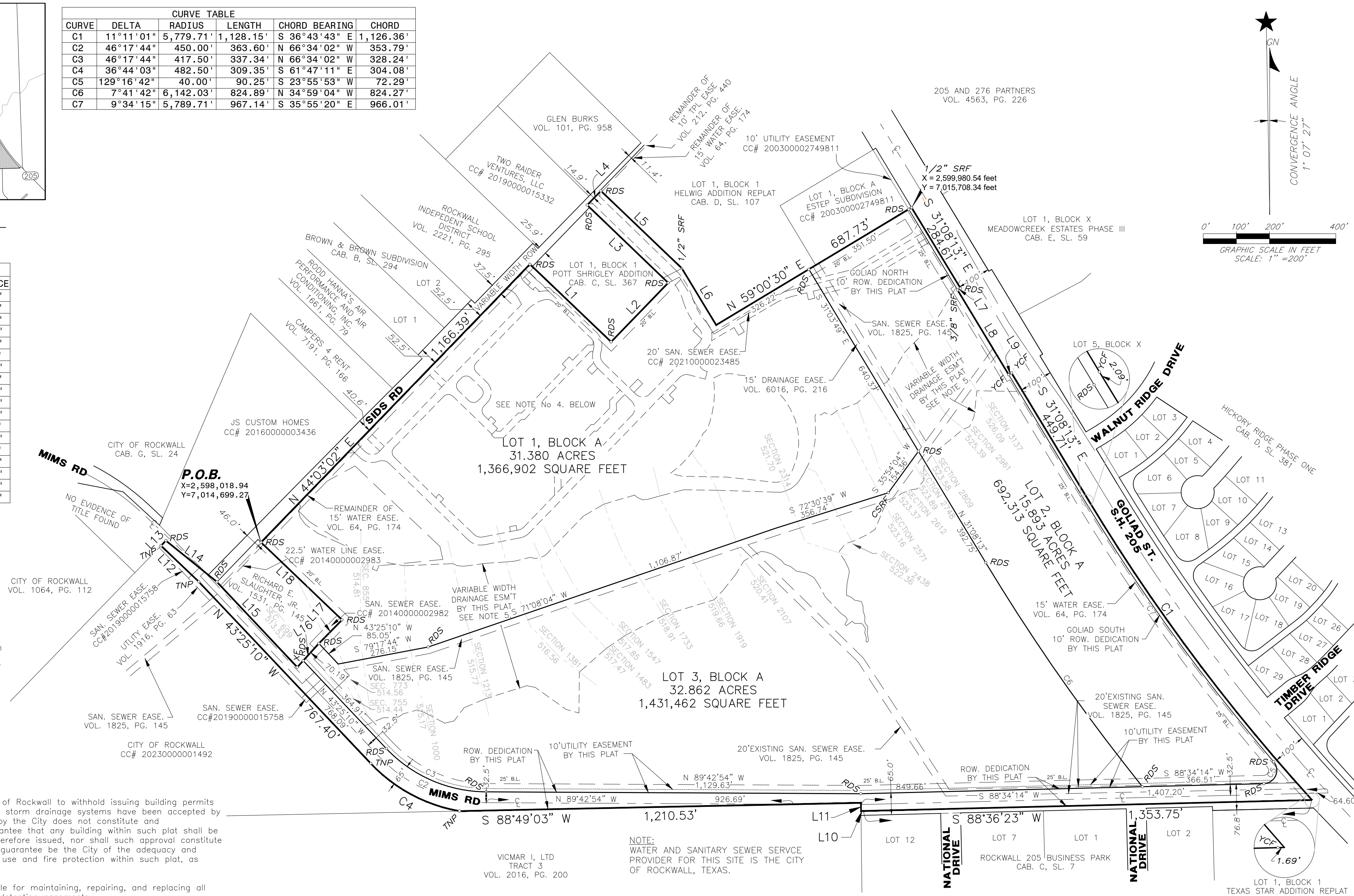
- B.L. - Building Line
- CC# - County Clerk's Number
- CM - Controlling Monument
- CSRF - 1/2-inch steel rod found with a capped stamped "OWENS 5560"
- ROW - Right of way
- P.O.B. - Point of Beginning
- PG. - Page
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- TNP - 5/8-inch iron rod with cap stamped "TNP"
- VOL. - Volume
- XF - "X" cut Found
- YCF - 5/8-inch steel rod found with a yellow cap stamped "RPLS 3963"

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 be 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) as tied to City of Rockwall published control station COR-11.

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°07'07"
- See Sheets 2-3 for additional proposed Easement details by this plat.
- A variable width drainage easement being ten feet outside of gradient lines defined by elevations two-feet above the fully developed 100-year flood plain water surface elevation. An approximation of this ambulatory line is graphically depicted here as a guide to the location of the actual boundary of the rights associated with this easement.
- The property owner is responsible for the maintenance, repair and replacement of all drainage systems in drainage and detention easements.



AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,462 SQ FT	32.862 ACRES
LOTS	3,490,677 SQ FT	80.135 ACRES

GOLIAD NORTH	2,846 SQ FT	0.065 ACRES
GOLIAD SOUTH	16,638 SQ FT	0.447 ACRES
MIMS	183,535 SQ FT	4.213 ACRES
DED:	203,020 SQ FT	4.661 ACRES

PARTS:	3,693,697 SQ FT	84.796 ACRES
BOUNDARY:	3,693,697 SQ FT	84.796 ACRES

Water and sanitary sewer provided by the City of Rockwall, Texas.

SURVEYOR:

rdelta
ENGINEERS

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

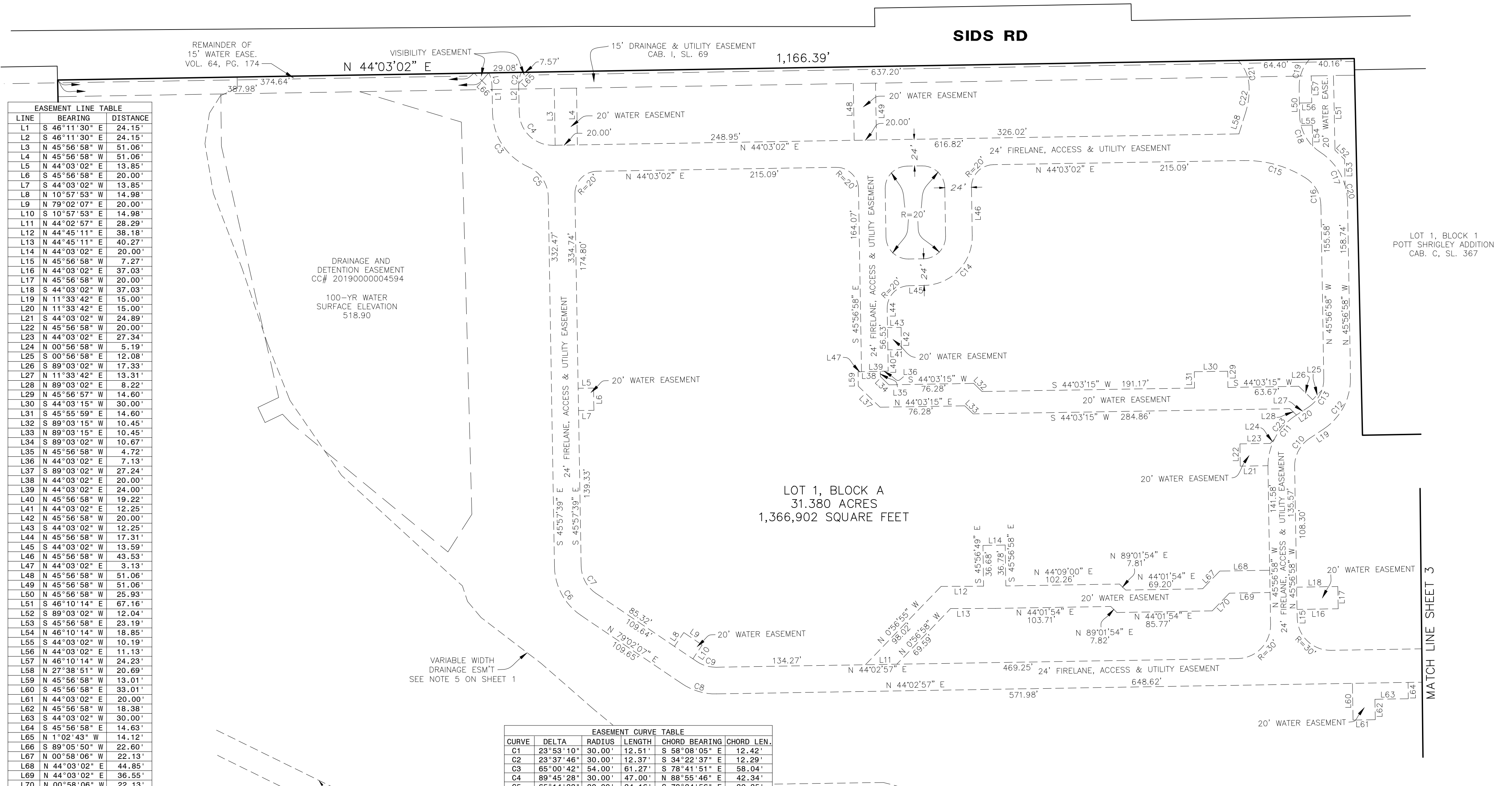
OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 1 OF 4

FINAL PLAT
**REC CAMPUS
ADDITION**

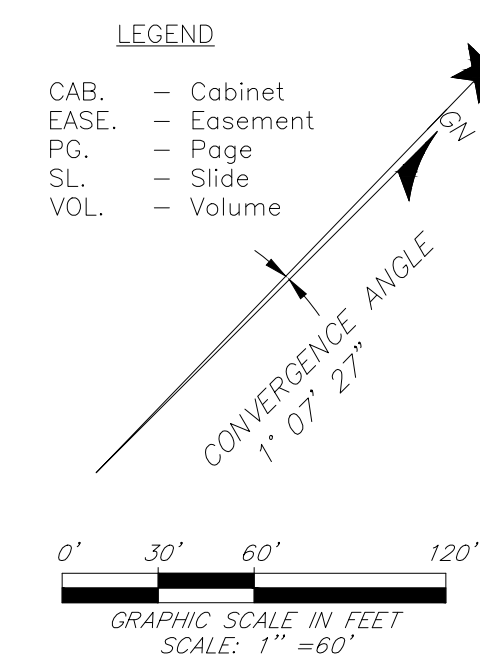
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EASEMENT DEDICATIONS BY THIS PLAT



LINE	BEARING	DISTANCE
L1	S 46°11'30" E	24.15'
L2	S 46°11'30" E	24.15'
L3	N 45°56'58" W	51.06'
L4	N 45°56'58" W	51.06'
L5	N 44°03'02" E	13.85'
L6	S 45°56'58" E	20.00'
L7	S 44°03'02" W	13.85'
L8	N 10°57'53" W	14.98'
L9	N 79°02'07" E	20.00'
L10	S 10°57'53" E	14.98'
L11	N 44°02'57" E	28.29'
L12	N 44°45'11" E	38.18'
L13	N 44°45'11" E	40.27'
L14	N 44°03'02" E	20.00'
L15	N 45°56'58" W	7.27'
L16	N 44°03'02" E	37.03'
L17	N 45°56'58" W	20.00'
L18	S 44°03'02" W	37.03'
L19	N 11°33'42" E	15.00'
L20	N 11°33'42" E	15.00'
L21	S 44°03'02" W	24.89'
L22	N 45°56'58" W	20.00'
L23	N 44°03'02" E	27.34'
L24	N 00°56'58" W	5.19'
L25	S 00°56'58" E	12.08'
L26	S 89°03'02" W	17.33'
L27	N 11°33'42" E	13.31'
L28	N 89°03'02" E	8.22'
L29	N 45°56'57" W	14.60'
L30	S 44°03'15" W	30.00'
L31	S 45°55'59" E	14.60'
L32	S 89°03'15" W	10.45'
L33	N 89°03'15" E	10.45'
L34	S 89°03'02" W	10.67'
L35	N 45°56'58" W	4.72'
L36	N 44°03'02" E	7.13'
L37	S 89°03'02" W	27.24'
L38	N 44°03'02" E	20.00'
L39	N 44°03'02" E	24.00'
L40	N 45°56'58" W	19.22'
L41	N 44°03'02" E	12.25'
L42	N 45°56'58" W	20.00'
L43	N 44°03'02" W	12.25'
L44	N 45°56'58" W	17.31'
L45	S 44°03'02" W	13.59'
L46	N 45°56'58" W	43.53'
L47	N 44°03'02" E	3.13'
L48	N 45°56'58" W	51.06'
L49	N 45°56'58" W	51.06'
L50	N 45°56'58" W	25.93'
L51	S 46°10'14" E	67.16'
L52	S 89°03'02" W	12.04'
L53	S 45°56'58" E	23.19'
L54	N 46°10'14" W	18.85'
L55	S 44°03'02" W	10.19'
L56	N 44°03'02" E	11.13'
L57	N 46°10'14" W	24.23'
L58	N 27°38'51" W	20.69'
L59	N 45°56'58" W	13.01'
L60	S 45°56'58" E	33.01'
L61	N 44°03'02" E	20.00'
L62	N 45°56'58" W	18.38'
L63	S 44°03'02" W	30.00'
L64	S 45°56'58" E	14.63'
L65	N 1°02'43" W	14.12'
L66	S 89°05'50" W	22.60'
L67	N 00°58'06" W	22.13'
L68	N 44°03'02" E	44.85'
L69	N 44°03'02" E	36.55'
L70	N 00°58'06" W	22.13'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C1	23°53'10"	30.00'	12.51'	S 58°08'05" E	12.42'
C2	23°37'46"	30.00'	12.37'	S 34°22'37" E	12.29'
C3	65°00'42"	54.00'	61.27'	S 78°41'51" E	58.04'
C4	89°45'28"	30.00'	47.00'	N 88°55'46" E	42.34'
C5	65°14'33"	30.00'	34.16'	S 78°34'56" E	32.35'
C6	55°00'14"	54.00'	51.84'	S 73°27'46" E	49.87'
C7	55°00'14"	30.00'	28.80'	S 73°27'46" E	27.71'
C8	34°59'10"	54.00'	32.97'	N 61°32'32" E	32.46'
C9	34°59'10"	30.00'	18.32'	N 61°32'32" E	18.04'
C10	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C11	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C12	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C13	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C14	90°00'00"	44.00'	69.12'	S 00°56'58" E	62.23'
C15	33°19'57"	100.00'	58.18'	N 60°43'01" E	57.36'
C16	56°40'03"	30.00'	29.68'	S 74°16'59" E	28.48'
C17	56°16'39"	54.00'	53.04'	N 74°05'17" W	50.94'
C18	56°16'39"	40.00'	39.29'	N 74°05'17" W	37.73'
C19	43°59'56"	35.00'	26.88'	N 23°57'00" W	26.22'
C20	15°38'22"	54.00'	14.74'	N 53°46'09" W	14.69'
C21	41°22'59"	34.58'	24.98'	N 68°57'10" W	24.44'
C22	20°36'50"	67.50'	24.29'	N 37°57'16" W	24.15'
C23	29°54'54"	54.00'	28.19'	N 03°23'45" W	27.87'



FINAL PLAT
REC CAMPUS ADDITION
 LOTS 1-3, BLOCK A
 BEING 84.796 ACRES or 3,693,697 SF
 3 LOTS 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) 494-6031
 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

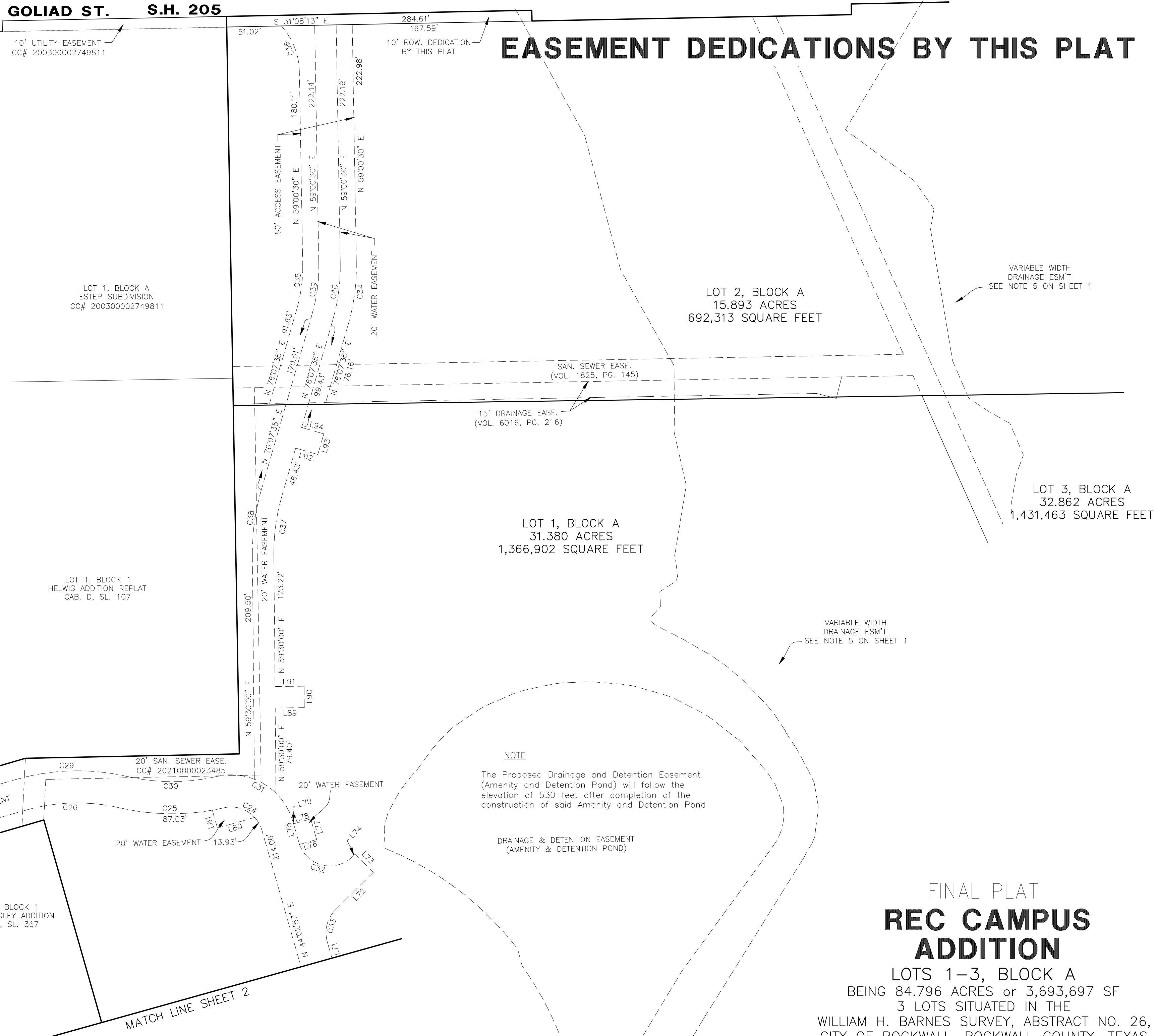
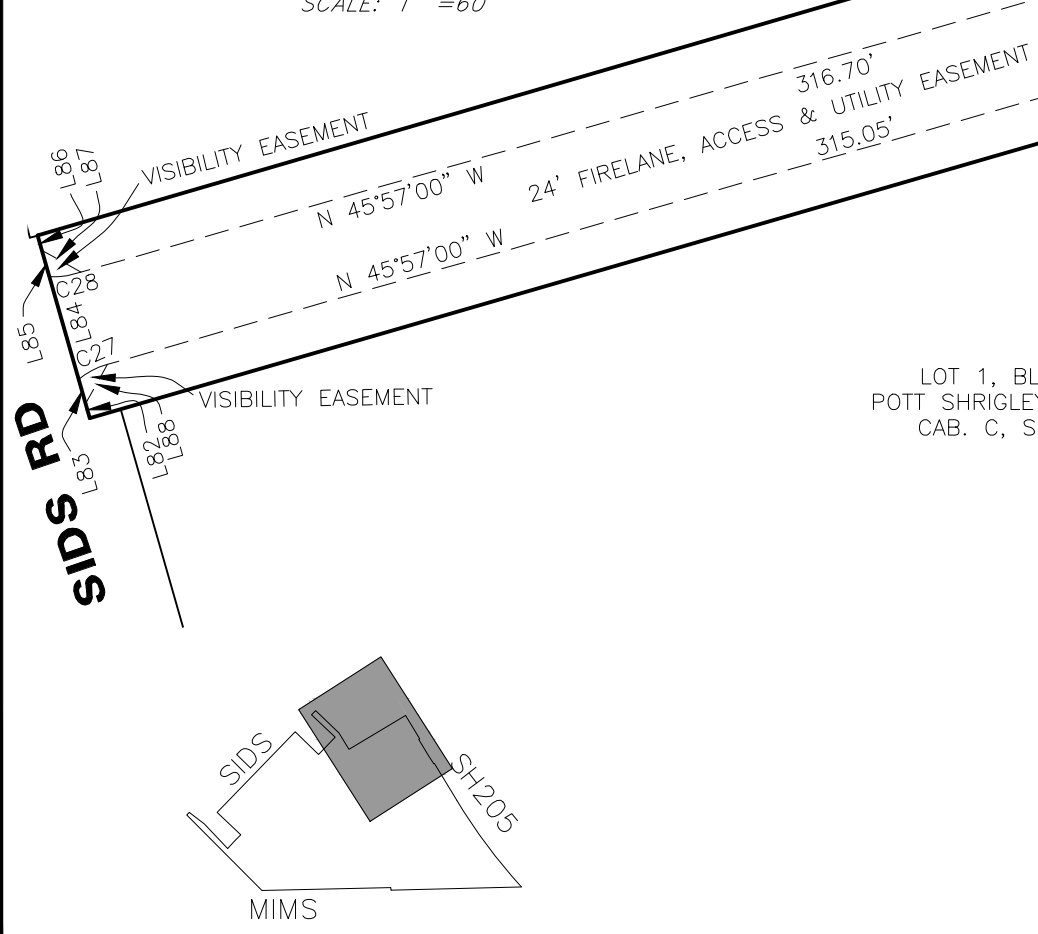
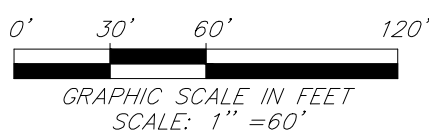
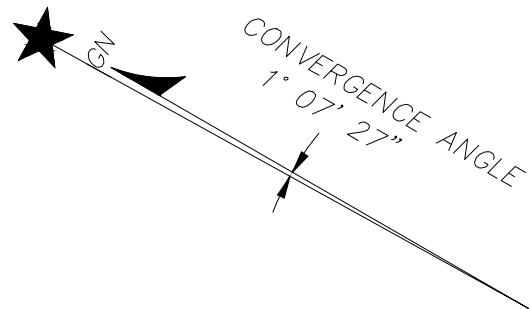
GOLIAD ST. S.H. 205

EASEMENT DEDICATIONS BY THIS PLAT

LINE	BEARING	DISTANCE
L71	N 44°02'57" E	26.63'
L72	N 45°14'54" E	49.68'
L73	N 44°45'06" W	24.00'
L74	S 45°14'54" W	3.51'
L75	N 44°02'57" E	20.49'
L76	S 45°56'58" E	16.63'
L77	N 44°03'02" E	20.00'
L78	N 45°56'58" W	16.63'
L79	N 44°02'57" E	2.27'
L80	S 45°56'58" E	36.13'
L81	S 44°03'02" W	17.35'
L82	N 44°03'02" E	4.68'
L83	N 44°03'02" E	7.94'
L84	N 44°03'02" E	33.48'
L85	N 44°03'02" E	8.58'
L86	N 44°03'02" E	4.73'
L87	S 00°56'58" E	14.14'
L88	S 89°03'02" W	14.14'
L89	S 30°30'00" E	27.13'
L90	N 59°30'00" E	20.00'
L91	N 30°30'00" W	27.13'
L92	S 13°52'25" E	21.50'
L93	S 76°07'35" W	20.00'
L94	N 13°52'25" W	21.50'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C24	87°04'53"	30.00'	45.60'	N 00°30'30" E	41.33'
C25	26°05'17"	215.00'	97.89'	N 29°59'18" W	97.05'
C26	29°00'21"	175.00'	88.59'	N 31°26'50" W	87.65'
C27	23°26'52"	25.00'	10.23'	N 57°40'26" W	10.16'
C28	19°23'44"	25.00'	8.46'	S 36°15'08" E	8.42'
C29	29°00'21"	205.00'	103.78'	S 31°26'50" E	102.68'
C30	26°05'17"	185.00'	84.23'	S 29°59'18" E	83.51'
C31	87°04'53"	60.00'	91.19'	S 00°30'30" W	82.66'
C32	118°43'03"	30.00'	62.20'	S 15°21'04" E	51.64'
C33	61°11'57"	30.00'	32.04'	S 74°38'56" W	30.54'
C34	17°07'05"	190.00'	56.77'	N 67°34'03" E	56.56'
C35	17°07'05"	140.00'	41.83'	N 67°34'03" E	41.67'
C36	41°04'11"	65.00'	46.59'	N 38°28'24" E	45.60'
C37	16°37'35"	190.00'	55.14'	N 67°48'48" E	54.94'
C38	16°37'35"	210.00'	60.94'	N 67°48'48" E	60.73'
C39	17°07'05"	160.00'	47.80'	N 67°34'03" E	47.62'
C40	17°07'05"	180.00'	53.78'	N 67°34'03" E	53.58'

- 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



NOTE
The Proposed Drainage and Detention Easement (Amenity and Detention Pond) will follow the elevation of 530 feet after completion of the construction of said Amenity and Detention Pond

DRAINAGE & DETENTION EASEMENT (AMENITY & DETENTION POND)

VARIABLE WIDTH DRAINAGE ESM'T SEE NOTE 5 ON SHEET 1

VARIABLE WIDTH DRAINAGE ESM'T SEE NOTE 5 ON SHEET 1

FINAL PLAT
REC CAMPUS ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta 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

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 3 OF 4

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 84.796-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 2018000008589 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 2019000004594 OPRRCT
• The remainder of a 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 Replot, 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:
1.S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
2.S 31°10'16" E for a distance of 199.44 feet to a RDS;
3.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 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 the point of curvature (hereafter P.C.) 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;

THENCE in a southeasterly direction with the arc of said curve for a distance of 1,128.15 feet to a point on 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 at a distance of 1.69 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found and continue on the same course an additional distance of 1,352.06 feet for a total 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 a 141.3576-acre tract of land designated as Tract 3 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 for a distance of 1,210.53 feet to a 5/8-inch steel rod found with a cap stamped "TNP" (hereafter TNP) for the most easterly corner of a 15.053-acre tract of land described in the deed dated the 2nd day of February, 2003, from Rayburn Country Electric Cooperative, Inc. to The City of Rockwall as recorded in Instrument No. 20230000001492 in the OPRRCT, said TNP marking the beginning of a curve concave to the northeast, having a radius of 482.50 feet, a central angle of 36°44'03" and a chord that bears N 61°47'11"W for a distance of 304.08 feet;

THENCE in a northwesterly direction with the arc of said curve 309.35 feet to a TNP set for the point of tangency of said curve;

THENCE N 43°25'10" W for a distance of 767.40 feet to a TNP set;

THENCE N 46°36'51" W for a distance of 144.18 feet to a TNP set on 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;

THENCE N 44°06'51" E for a distance of 21.42 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 three (3) courses and distances:
1.S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner;
2.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;
3.N 44°27'12" E 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 3,693,697 square feet or 84.796 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. The property owner shall be responsible for maintenance of detention ponds and easements.

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

_____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
618 Main Street
Garland, TX 75040
Ph. (972) 494-9031
Fax (972) 487-2270
www.delta.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

_____, 2023.

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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
REC CAMPUS
ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS 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
* Date: 6/16/23
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC Plat Perimeter Boundary:

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

Radial In:

MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	N 58°51'47" E	5779.71	MTF11

CURVE DEF: Arc
CURVE DIR: CCW
RAD: 5779.71
CEN. ANG: 11°11'01"
CHORD: S 36°43'43"E 1126.36
LEN: 1128.15
TAN: 565.87

Radial Out:

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

Radial In:

CAL18	N 09°50'47" E	482.50	CAL15
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CURVE DEF: Arc
CURVE DIR: CW
RAD: 482.50
CEN. ANG: 36°44'03"

CHORD: N 61°47'11"W 304.08
 LEN: 309.35
 TAN: 160.20

Radial Out:

CAL15 S 46°34'50" W	482.50	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	96.84	MM100
MM100 N 44°27'12" E	99.73	MTF21
MTF21 N 46°14'22" W	338.24	MTF22

Sq. Feet: 3,693,697 Acres: 84.796

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*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 6/15/23 14:06:47
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

Lots 1, 2 and 3, Block A: Net Rights-of-way

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		677.73	CAL24
CAL24 S 31°08'13"E		284.64	MTF42
MTF42 S 31°08'13"E		747.60	CAL9

RADIAL IN:

CAL9 N 58°51'47"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W 40.00 CAL11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

RADIAL OUT:

CAL11 S 01°25'46"E 40.00 CAL12

 CAL10 S 23°55'53"W 72.29 CAL12
 CAL12 S 88°34'14"W 1216.17 CAL13
 CAL13 N 89°42'54"W 1129.63 CAL14

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL15 S 46°34'50"W 417.50 CAL16

 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 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

Total - Sq. Feet: 3,490,677 Acres: 80.135

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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

RADIAL IN:

CAL9 N 58°51'47"E	5789.71	MTF11
CURVE DEF: Arc		
CURVE DIR: CCW		
RAD: 5789.71		
LEN: 967.14		
TAN: 484.70		
CEN. ANG: 9°34'15"		
CHORD: 966.01		

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W	40.00	CAL11
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CURVE DEF: Arc

CURVE DIR: CW

RAD: 40.00

LEN: 90.25

TAN: 84.39

CEN. ANG: 129°16'42"

CHORD: 72.29

RADIAL OUT:

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

RADIAL IN:

CAL22 N 51°10'05"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 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

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

CAL15 S 46°34'50"W 417.50 CAL16
 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

RADIAL IN:

CAL3 N 58°51'47"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW

RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

RADIAL OUT:

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
 Total of Lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135

*=====

Dedications:

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GOLIAD North

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: 2846 Acres: 0.065

GOLIAD South

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

RADIAL IN:

MTF12 N 58°51'47"E 5779.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1058.65
 TAN: 530.81
 CEN. ANG: 10°29'41"
 CHORD: 1057.17

RADIAL OUT:

MTF11 S 48°22'06"W 5779.71 CAL30
 MTF12S 36°23'03"E 1057.17 CAL30
 CAL30S 88°34'14"W 98.28 CAL12

RADIAL IN:

CAL12 N 01°25'46"W 40.00 CAL11
 CURVE DEF: Arc

CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29
 CAL11 N 49°17'32"E 40.00 CAL10
 CAL12 N 23°55'53"E 72.29 CAL10

RADIAL IN:
 CAL10 N 49°17'32"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:
 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: 16,638 Acres: 0.382
 Total of Goliad - Sq. Feet: 19,485 Acres: 0.447

Mims Road

Point ID	Bearing	Distance	Point ID
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

RADIAL IN:
 CAL18 N 09°50'47"E 482.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08
 RADIAL OUT:
 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

RADIAL IN:

CAL16 N 46°34'50"E	417.50	CAL15
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

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	1314.44	CAL30

RADIAL IN:

CAL30 N 48°22'06"E	5779.71	MTF11
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 69.49
 TAN: 34.75
 CEN. ANG: 0°41'20"
 CHORD: 69.49

RADIAL OUT:

MTF11 S 47°40'46"W	5779.71	MTF10
CAL30 S 41°58'34"E	69.49	MTF10

Total of Mims Sq. Feet: 183,535 Acres: 4.213

Total of all dedications:

Sq. Feet: 203,020 Acres: 4.661
 Plus Area of lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135
 Sum of Lots and Dedications:
 Sq. Feet: 3,693,697 Acres: 84.796

*=====



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: June 27, 2023
APPLICANT: Wayne Terry, *R-Delta Engineers, Inc.*
CASE NUMBER: P2023-018; *Final Plat for Lots 1-3, Block A, 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 Final Plat for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country 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 applicant is requesting approval of a Final Plat on an 84.796-acre parcel of land (*i.e. Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) for the purpose of establishing three (3) non-residential lots (*i.e. Lots 1-3, Block A, REC Campus Addition*). The proposed Final 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. A preliminary plat [*Case No. P2022-041*] for the subject property was also approved by the City Council on September 19, 2022, designating the lots as Lots 1-4, Block A, REC Campus Addition. On November 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-058*] to allow the construction of three (3) buildings on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final 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 Final 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 Final 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 Final 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.

PROJECT COMMENTS



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

DATE: 6/22/2023

PROJECT NUMBER: P2023-018
PROJECT NAME: Final Plat for Rec Campus Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: 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 Final Plat for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country 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	Angelica Guevara	06/22/2023	Approved w/ Comments

06/22/2023: P2023-018: Final Plat for Lots 1-3, Block A, REC Campus Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country 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.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2023-018) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.5 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

FINAL PLAT
LOTS 1-3, BLOCK A,
REC CAMPUS ADDITION
BEING
3 LOTS
84.796-ACRES OR 3,693,697 SF SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.6 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

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

M.7 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 [SUBDIVISION NAME] 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;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.8 Please provide a bonded and mylar copy of the approved preliminary plat with new signature block below. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing Preliminary Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

I.9 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.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: June 27, 2023
City Council: July 17, 2023

I.11 Please note that once the Final 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	06/22/2023	Needs Review

- 06/22/2023: - New detention easements needs bearings and distances.
- Need a second point connecting to GPS. N: E:
- Access easement needed
- Need bearings, distances, and curve data (detention pond)
- Callout 100-year WSEL (detention pond)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Angelica Guevara	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/19/2023	Approved

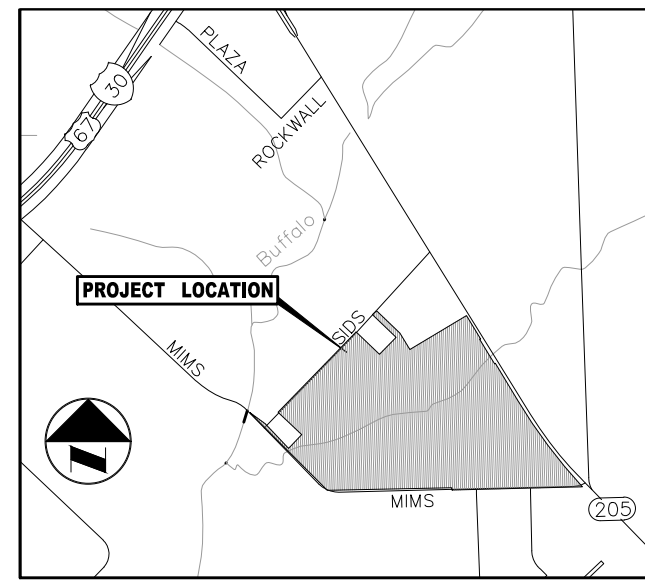
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/19/2023	Approved

No Comments



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
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'
C7	9°34'15"	5,789.71'	967.14'	S 35°55'20" E	966.01'

New detention easements needs bearings and distances.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°15'45" E	338.73'
L2	N 44°02'35" E	247.63'
L3	N 46°09'17" W	338.69'
L4	N 44°03'02" E	59.41'
L5	S 46°15'31" E	338.02'
L6	S 31°10'16" E	199.44'
L7	S 58°51'47" W	10.00'
L8	S 31°08'13" E	297.94'
L9	N 58°32'10" E	10.00'
L10	S 89°33'39" W	6.66'
L11	N 00°38'52" W	24.56'
L12	N 46°36'51" W	144.18'
L13	N 44°06'51" E	21.42'
L14	S 50°58'40" E	197.86'
L15	S 43°15'37" W	353.17'
L16	N 42°24'17" E	96.84'
L17	N 44°27'12" E	99.73'
L18	N 46°14'22" W	338.24'

LEGEND

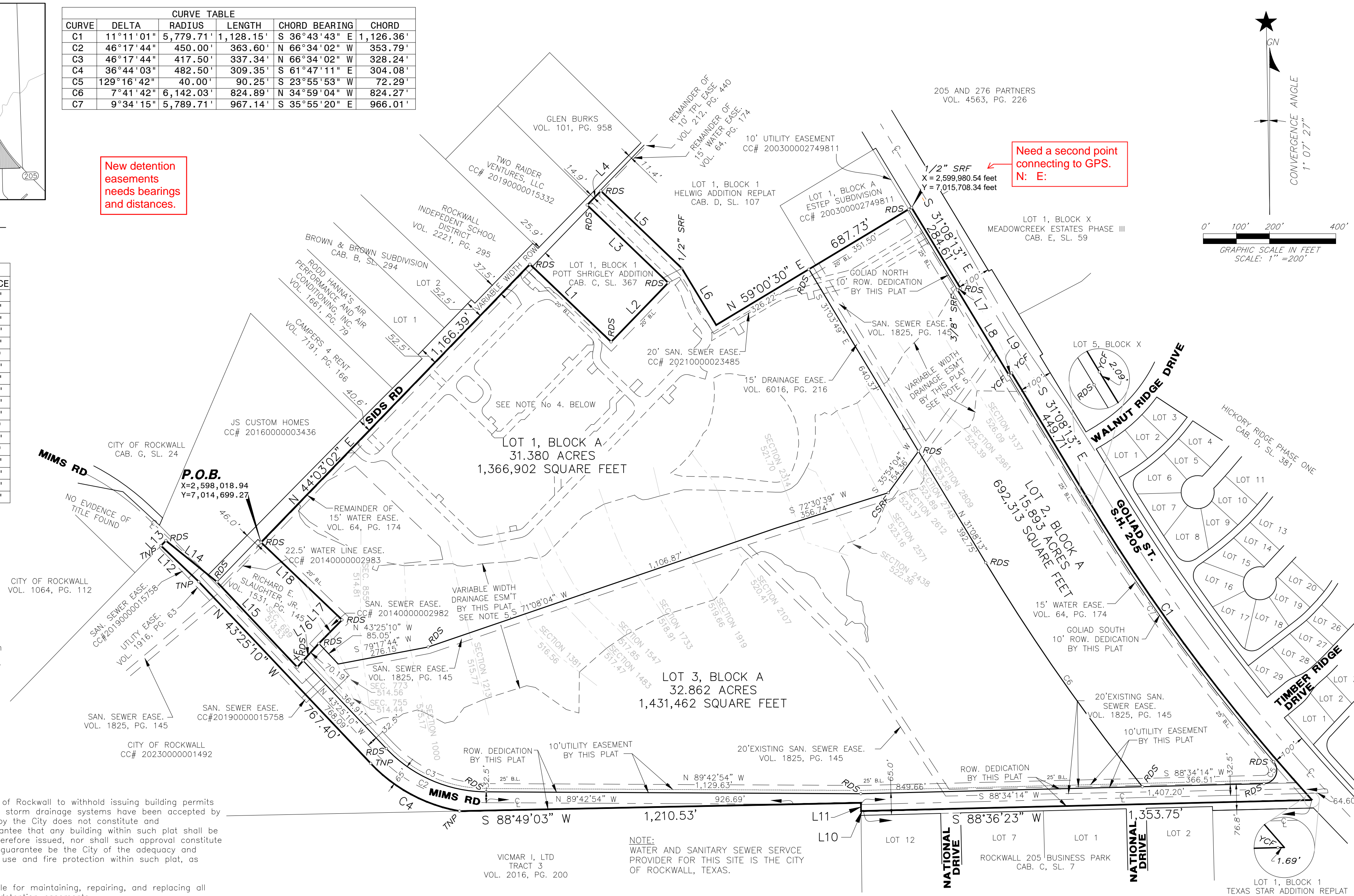
- B.L. - Building Line
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- P.O.B. - Point of Beginning
- PG. - Page
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- TNP - 5/8-inch iron rod with cap stamped "TNP"
- VOL. - Volume
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NOTES

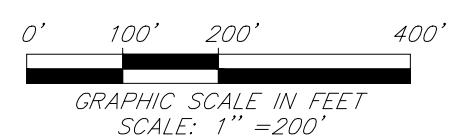
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute and representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee be 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.
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The convergence or mapping angle at the P.O.B. is 1°07'07"
- See Sheets 2-3 for additional proposed Easement details by this plat.
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Need a second point connecting to GPS.
N: E:



AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,462 SQ FT	32.862 ACRES
LOTS	3,490,677 SQ FT	80.135 ACRES

GOLIAD NORTH	2,846 SQ FT	0.065 ACRES
GOLIAD SOUTH	16,638 SQ FT	0.447 ACRES
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PARTS:	3,693,697 SQ FT	84.796 ACRES
BOUNDARY:	3,693,697 SQ FT	84.796 ACRES

Water and sanitary sewer provided by the City of Rockwall, Texas.

SURVEYOR:



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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

FINAL PLAT
REC CAMPUS ADDITION

LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 1 OF 4

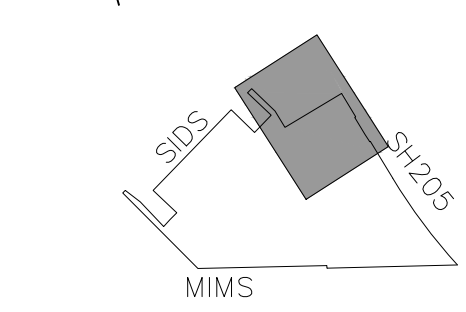
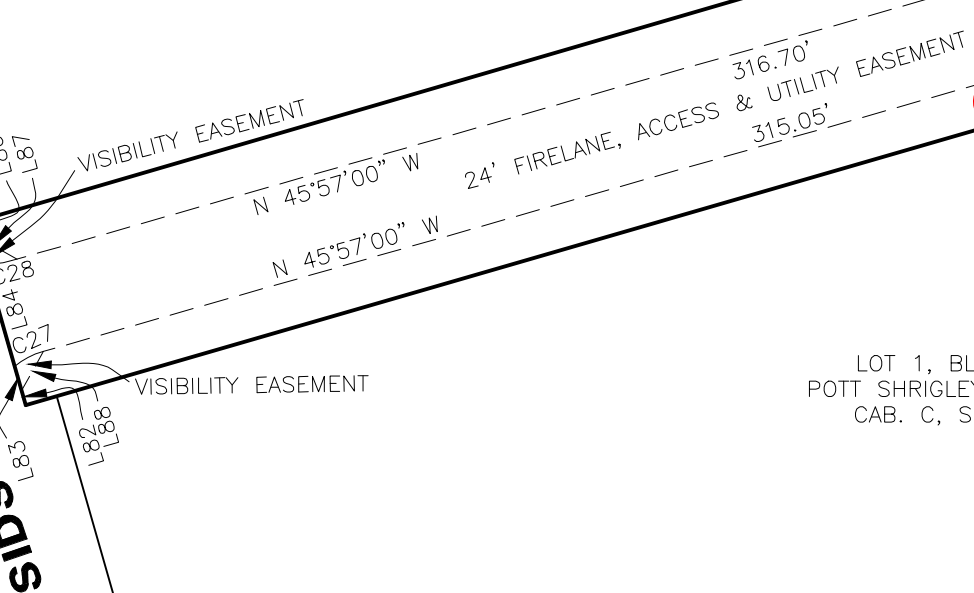
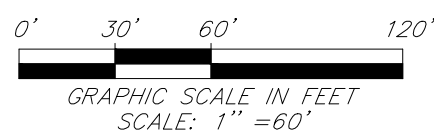
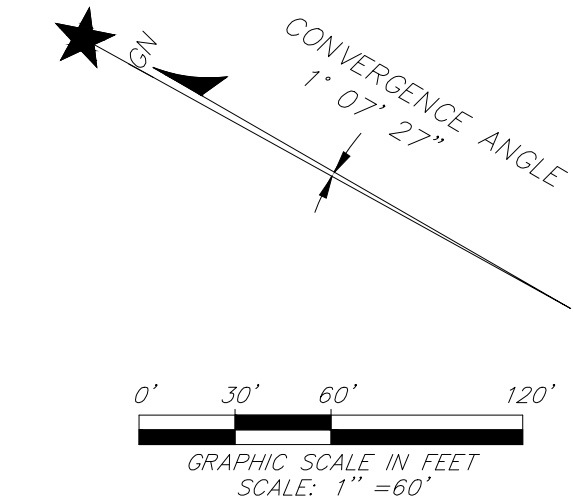
GOLIAD ST. S.H. 205

EASEMENT DEDICATIONS BY THIS PLAT

LINE	BEARING	DISTANCE
L71	N 44°02'57" E	26.63'
L72	N 45°14'54" E	49.68'
L73	N 44°45'06" W	24.00'
L74	S 45°14'54" W	3.51'
L75	N 44°02'57" E	20.49'
L76	S 45°56'58" E	16.63'
L77	N 44°03'02" E	20.00'
L78	N 45°56'58" W	16.63'
L79	N 44°02'57" E	2.27'
L80	S 45°56'58" E	36.13'
L81	S 44°03'02" W	17.35'
L82	N 44°03'02" E	4.68'
L83	N 44°03'02" E	7.94'
L84	N 44°03'02" E	33.48'
L85	N 44°03'02" E	8.58'
L86	N 44°03'02" E	4.73'
L87	S 00°56'58" E	14.14'
L88	S 89°03'02" W	14.14'
L89	S 30°30'00" E	27.13'
L90	N 59°30'00" E	20.00'
L91	N 30°30'00" W	27.13'
L92	S 13°52'25" E	21.50'
L93	S 76°07'35" W	20.00'
L94	N 13°52'25" W	21.50'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C24	87°04'53"	30.00'	45.60'	N 00°30'30" E	41.33'
C25	26°05'17"	215.00'	97.89'	N 29°59'18" W	97.05'
C26	29°00'21"	175.00'	88.59'	N 31°26'50" W	87.65'
C27	23°26'52"	25.00'	10.23'	N 57°40'26" W	10.16'
C28	19°23'44"	25.00'	8.46'	S 36°15'08" E	8.42'
C29	29°00'21"	205.00'	103.78'	S 31°26'50" E	102.68'
C30	26°05'17"	185.00'	84.23'	S 29°59'18" E	83.51'
C31	87°04'53"	60.00'	91.19'	S 00°30'30" W	82.66'
C32	118°43'03"	30.00'	62.20'	S 15°21'04" E	51.64'
C33	61°11'57"	30.00'	32.04'	S 74°38'56" W	30.54'
C34	17°07'05"	190.00'	56.77'	N 67°34'03" E	56.56'
C35	17°07'05"	140.00'	41.83'	N 67°34'03" E	41.67'
C36	41°04'11"	65.00'	46.59'	N 38°28'24" E	45.60'
C37	16°37'35"	190.00'	55.14'	N 67°48'48" E	54.94'
C38	16°37'35"	210.00'	60.94'	N 67°48'48" E	60.73'
C39	17°07'05"	160.00'	47.80'	N 67°34'03" E	47.62'
C40	17°07'05"	180.00'	53.78'	N 67°34'03" E	53.58'

- 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



LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

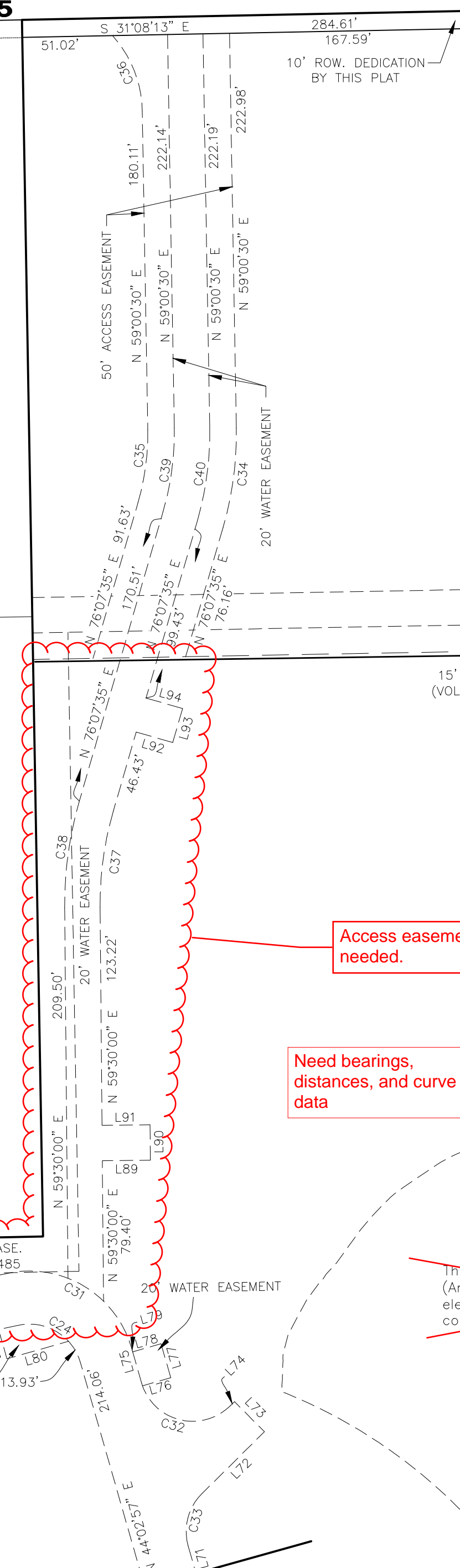
LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

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

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

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

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



SAN. SEWER EASE.
(VOL. 1825, PG. 145)

15' DRAINAGE EASE.
(VOL. 6016, PG. 216)

Access easement needed.

Need bearings, distances, and curve data

NOTE
~~The Proposed Drainage and Detention Easement (Amenity and Detention Pond) will follow the elevation of 530 feet after completion of the construction of said Amenity and Detention Pond~~

DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

Callout 100-year WSEL

VARIABLE WIDTH DRAINAGE ESM'T
SEE NOTE 5 ON SHEET 1

VARIABLE WIDTH DRAINAGE ESM'T
SEE NOTE 5 ON SHEET 1

MATCH LINE SHEET 2

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CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 3 OF 4



DEVELOPMENT APPLICATION

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

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 **REC Campus Addition**

LOT **1-3**

BLOCK **A**

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **84.796**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Three (3)**

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:

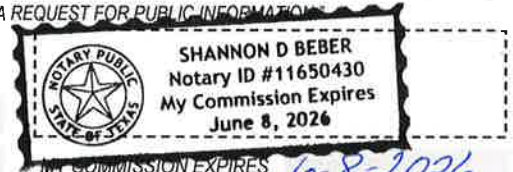
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 20 23. BY SIGNING THIS 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."

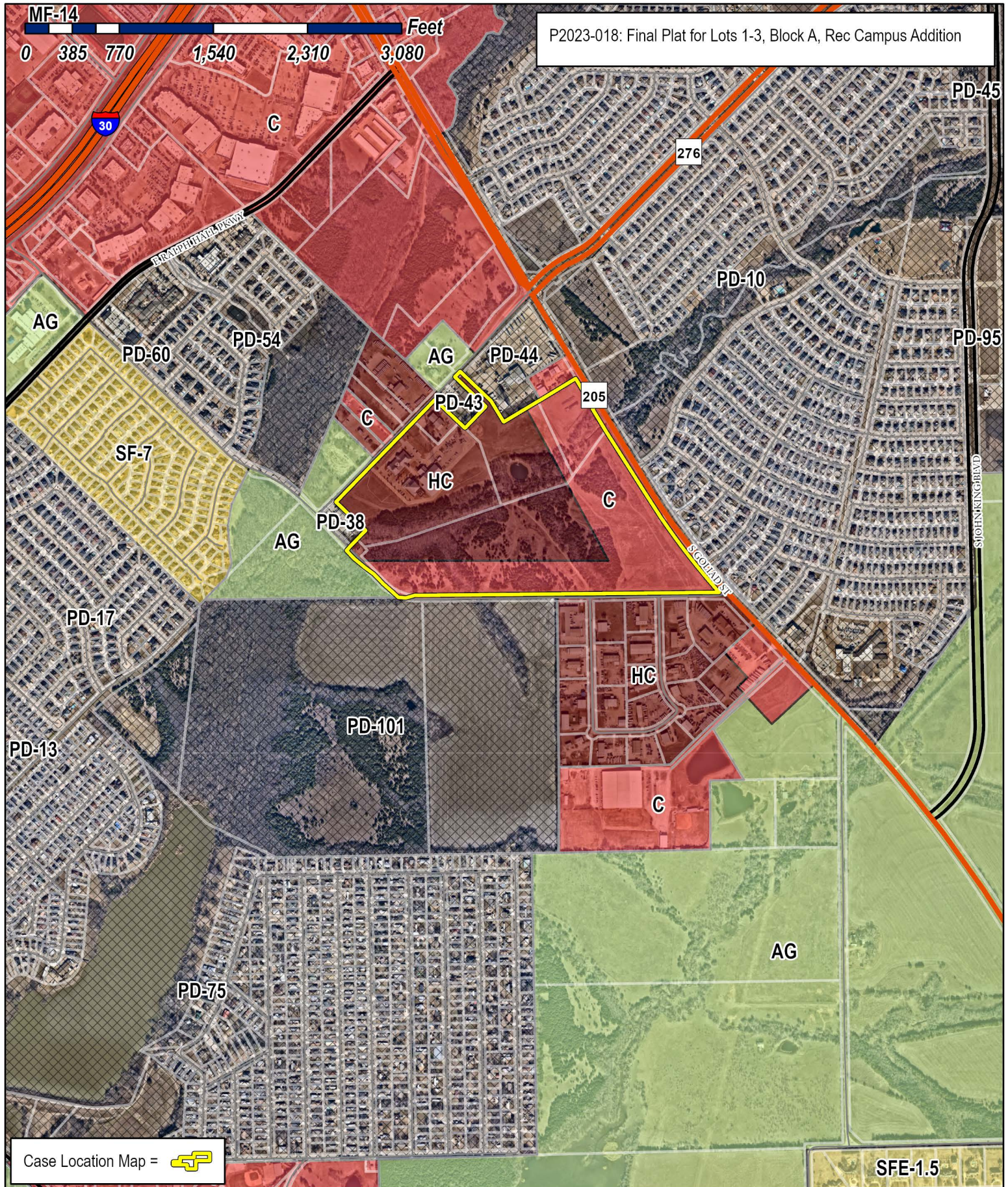
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 20 23.

OWNER'S SIGNATURE

Stephen Geiger

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2023-018: Final Plat for Lots 1-3, Block A, Rec Campus Addition

MF-14
0 385 770 1,540 2,310 3,080 Feet

Case Location Map =

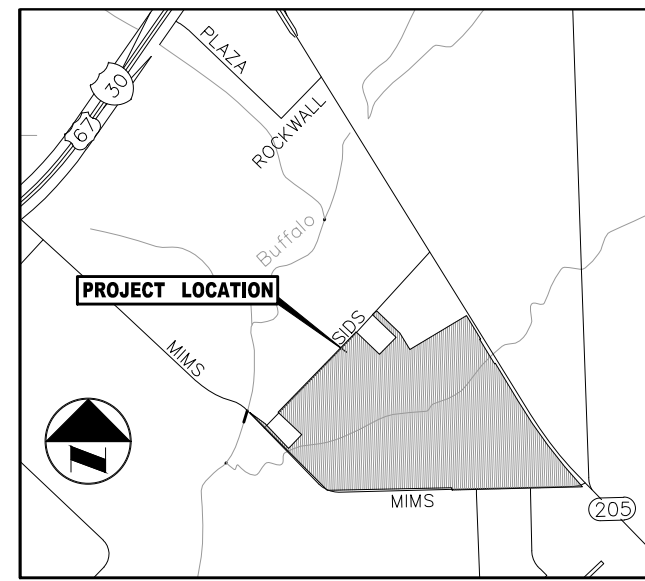


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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

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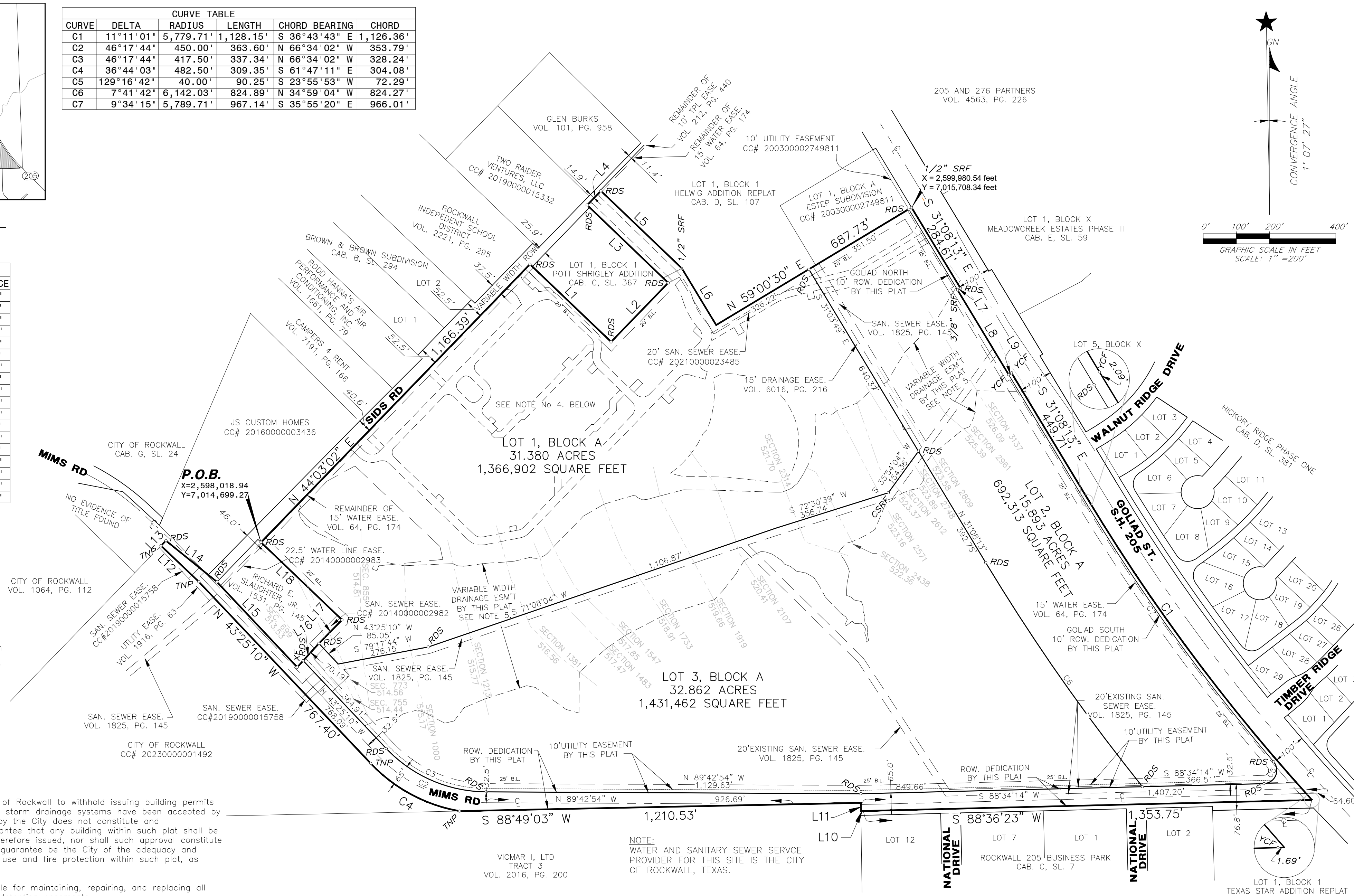
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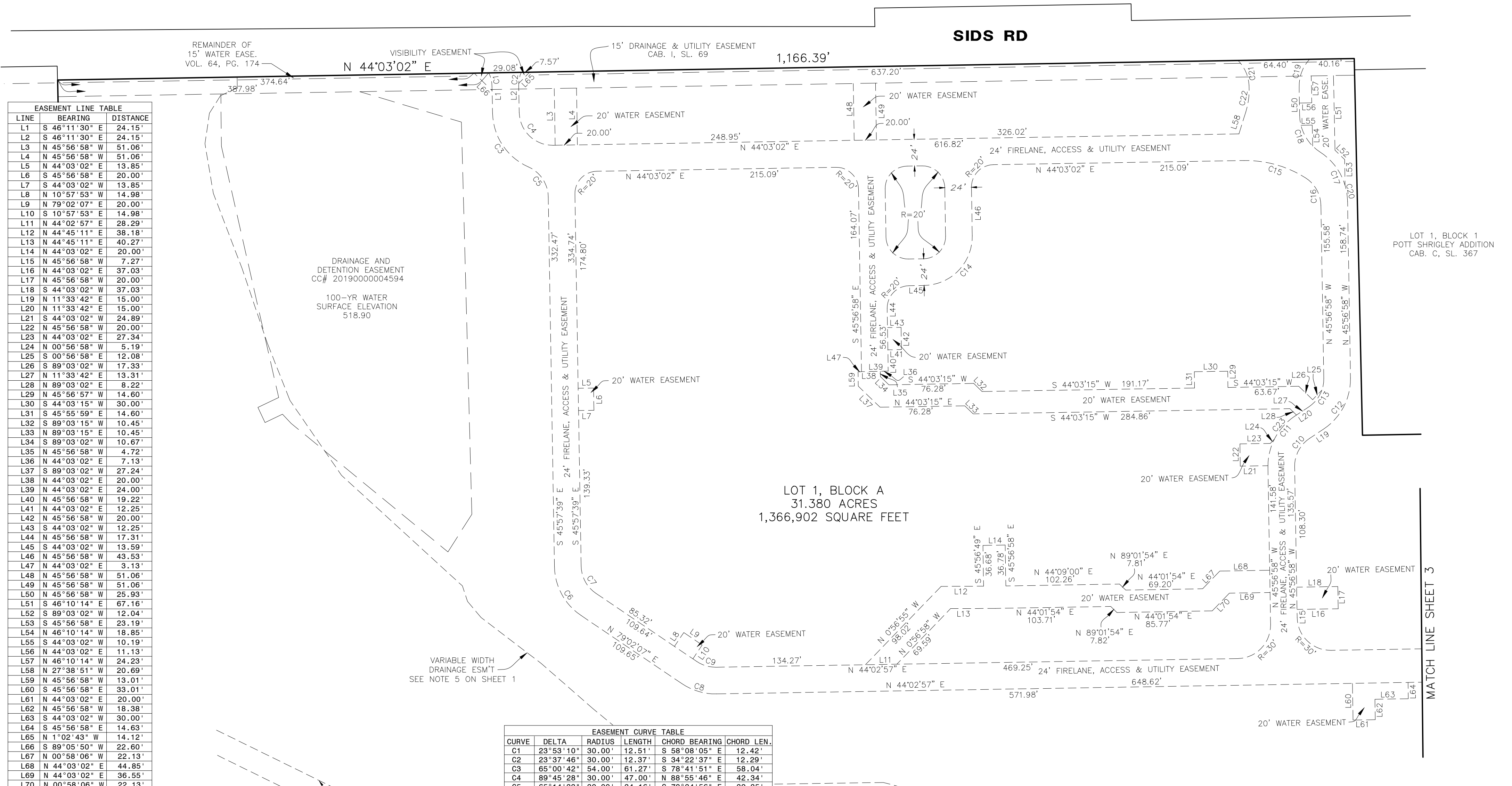
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CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 1 OF 4

FINAL PLAT
**REC CAMPUS
ADDITION**

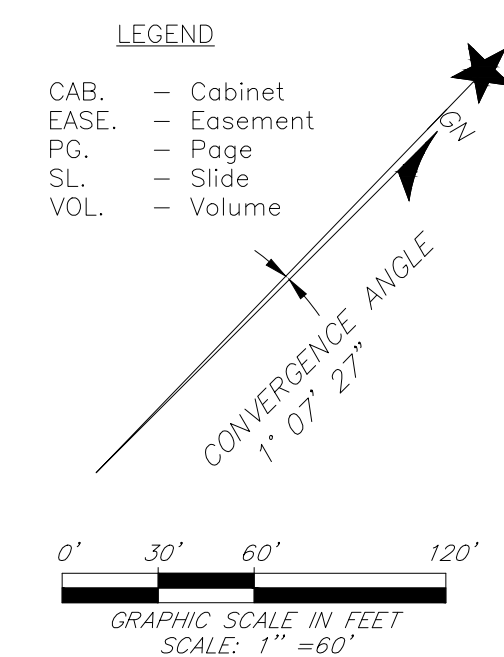
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L4	N 45°56'58" W	51.06'
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L6	S 45°56'58" E	20.00'
L7	S 44°03'02" W	13.85'
L8	N 10°57'53" W	14.98'
L9	N 79°02'07" E	20.00'
L10	S 10°57'53" E	14.98'
L11	N 44°02'57" E	28.29'
L12	N 44°45'11" E	38.18'
L13	N 44°45'11" E	40.27'
L14	N 44°03'02" E	20.00'
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L16	N 44°03'02" E	37.03'
L17	N 45°56'58" W	20.00'
L18	S 44°03'02" W	37.03'
L19	N 11°33'42" E	15.00'
L20	N 11°33'42" E	15.00'
L21	S 44°03'02" W	24.89'
L22	N 45°56'58" W	20.00'
L23	N 44°03'02" E	27.34'
L24	N 00°56'58" W	5.19'
L25	S 00°56'58" E	12.08'
L26	S 89°03'02" W	17.33'
L27	N 11°33'42" E	13.31'
L28	N 89°03'02" E	8.22'
L29	N 45°56'57" W	14.60'
L30	S 44°03'15" W	30.00'
L31	S 45°55'59" E	14.60'
L32	S 89°03'15" W	10.45'
L33	N 89°03'15" E	10.45'
L34	S 89°03'02" W	10.67'
L35	N 45°56'58" W	4.72'
L36	N 44°03'02" E	7.13'
L37	S 89°03'02" W	27.24'
L38	N 44°03'02" E	20.00'
L39	N 44°03'02" E	24.00'
L40	N 45°56'58" W	19.22'
L41	N 44°03'02" E	12.25'
L42	N 45°56'58" W	20.00'
L43	N 44°03'02" W	12.25'
L44	N 45°56'58" W	17.31'
L45	S 44°03'02" W	13.59'
L46	N 45°56'58" W	43.53'
L47	N 44°03'02" E	3.13'
L48	N 45°56'58" W	51.06'
L49	N 45°56'58" W	51.06'
L50	N 45°56'58" W	25.93'
L51	S 46°10'14" E	67.16'
L52	S 89°03'02" W	12.04'
L53	S 45°56'58" E	23.19'
L54	N 46°10'14" W	18.85'
L55	S 44°03'02" W	10.19'
L56	N 44°03'02" E	11.13'
L57	N 46°10'14" W	24.23'
L58	N 27°38'51" W	20.69'
L59	N 45°56'58" W	13.01'
L60	S 45°56'58" E	33.01'
L61	N 44°03'02" E	20.00'
L62	N 45°56'58" W	18.38'
L63	S 44°03'02" W	30.00'
L64	S 45°56'58" E	14.63'
L65	N 1°02'43" W	14.12'
L66	S 89°05'50" W	22.60'
L67	N 00°58'06" W	22.13'
L68	N 44°03'02" E	44.85'
L69	N 44°03'02" E	36.55'
L70	N 00°58'06" W	22.13'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C1	23°53'10"	30.00'	12.51'	S 58°08'05" E	12.42'
C2	23°37'46"	30.00'	12.37'	S 34°22'37" E	12.29'
C3	65°00'42"	54.00'	61.27'	S 78°41'51" E	58.04'
C4	89°45'28"	30.00'	47.00'	N 88°55'46" E	42.34'
C5	65°14'33"	30.00'	34.16'	S 78°34'56" E	32.35'
C6	55°00'14"	54.00'	51.84'	S 73°27'46" E	49.87'
C7	55°00'14"	30.00'	28.80'	S 73°27'46" E	27.71'
C8	34°59'10"	54.00'	32.97'	N 61°32'32" E	32.46'
C9	34°59'10"	30.00'	18.32'	N 61°32'32" E	18.04'
C10	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C11	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C12	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C13	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C14	90°00'00"	44.00'	69.12'	S 00°56'58" E	62.23'
C15	33°19'57"	100.00'	58.18'	N 60°43'01" E	57.36'
C16	56°40'03"	30.00'	29.68'	S 74°16'59" E	28.48'
C17	56°16'39"	54.00'	53.04'	N 74°05'17" W	50.94'
C18	56°16'39"	40.00'	39.29'	N 74°05'17" W	37.73'
C19	43°59'56"	35.00'	26.88'	N 23°57'00" W	26.22'
C20	15°38'22"	54.00'	14.74'	N 53°46'09" W	14.69'
C21	41°22'59"	34.58'	24.98'	N 68°57'10" W	24.44'
C22	20°36'50"	67.50'	24.29'	N 37°57'16" W	24.15'
C23	29°54'54"	54.00'	28.19'	N 03°23'45" W	27.87'



FINAL PLAT
REC CAMPUS ADDITION
 LOTS 1-3, BLOCK A
 BEING 84.796 ACRES or 3,693,697 SF
 3 LOTS 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) 494-6031
 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

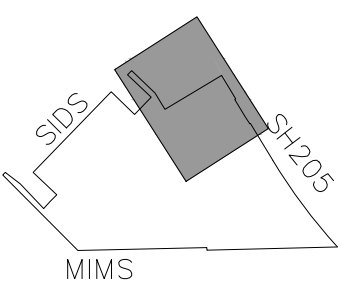
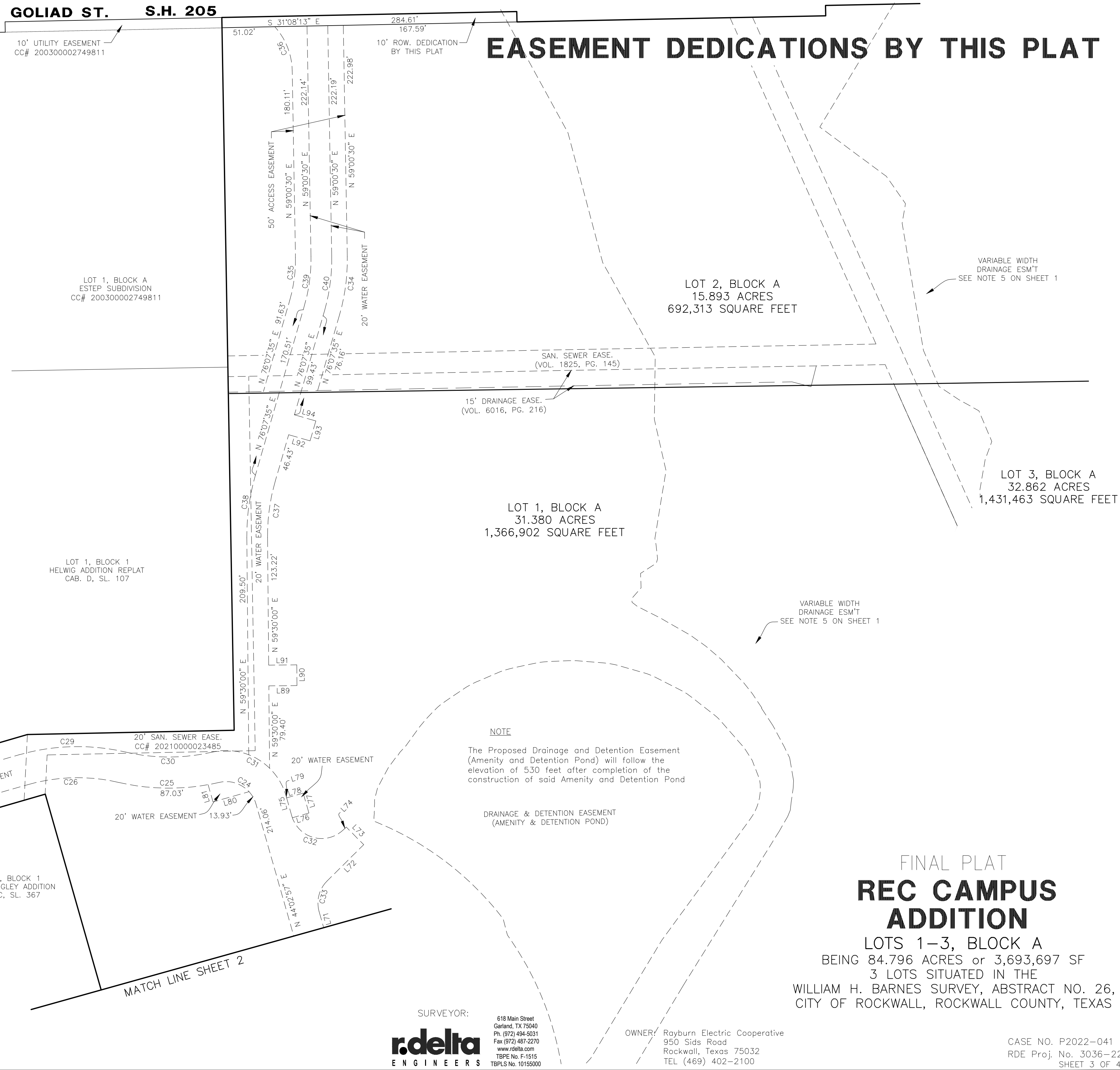
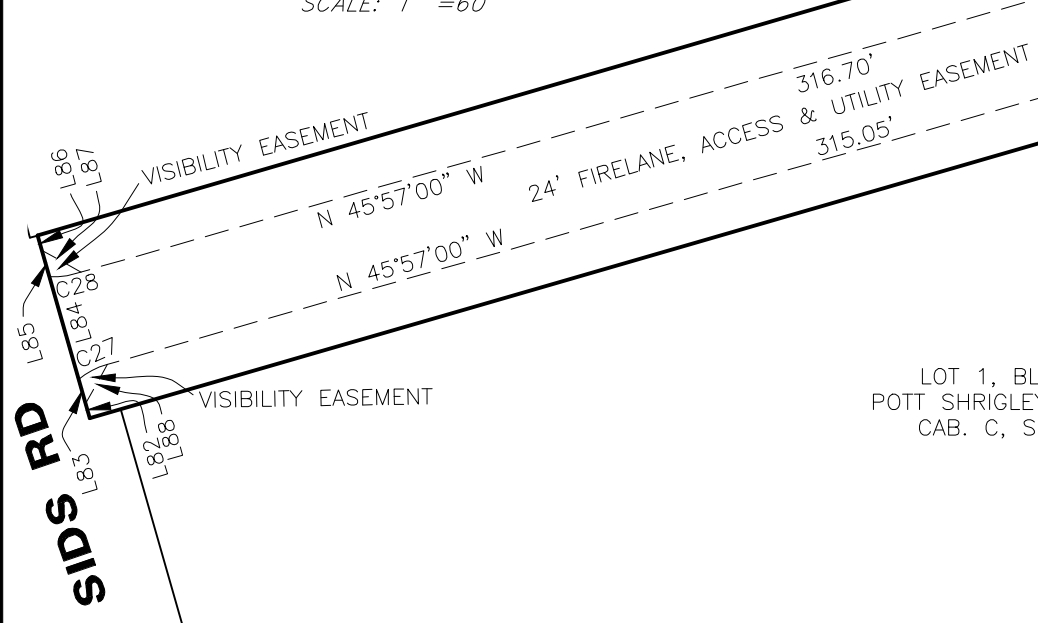
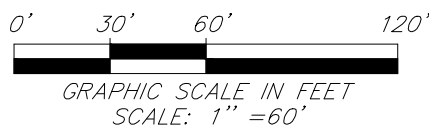
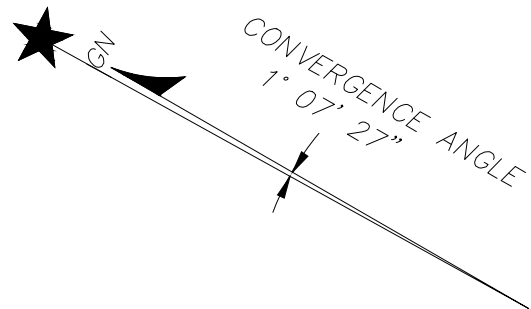
GOLIAD ST. S.H. 205

EASEMENT DEDICATIONS BY THIS PLAT

LINE	BEARING	DISTANCE
L71	N 44°02'57" E	26.63'
L72	N 45°14'54" E	49.68'
L73	N 44°45'06" W	24.00'
L74	S 45°14'54" W	3.51'
L75	N 44°02'57" E	20.49'
L76	S 45°56'58" E	16.63'
L77	N 44°03'02" E	20.00'
L78	N 45°56'58" W	16.63'
L79	N 44°02'57" E	2.27'
L80	S 45°56'58" E	36.13'
L81	S 44°03'02" W	17.35'
L82	N 44°03'02" E	4.68'
L83	N 44°03'02" E	7.94'
L84	N 44°03'02" E	33.48'
L85	N 44°03'02" E	8.58'
L86	N 44°03'02" E	4.73'
L87	S 00°56'58" E	14.14'
L88	S 89°03'02" W	14.14'
L89	S 30°30'00" E	27.13'
L90	N 59°30'00" E	20.00'
L91	N 30°30'00" W	27.13'
L92	S 13°52'25" E	21.50'
L93	S 76°07'35" W	20.00'
L94	N 13°52'25" W	21.50'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C24	87°04'53"	30.00'	45.60'	N 00°30'30" E	41.33'
C25	26°05'17"	215.00'	97.89'	N 29°59'18" W	97.05'
C26	29°00'21"	175.00'	88.59'	N 31°26'50" W	87.65'
C27	23°26'52"	25.00'	10.23'	N 57°40'26" W	10.16'
C28	19°23'44"	25.00'	8.46'	S 36°15'08" E	8.42'
C29	29°00'21"	205.00'	103.78'	S 31°26'50" E	102.68'
C30	26°05'17"	185.00'	84.23'	S 29°59'18" E	83.51'
C31	87°04'53"	60.00'	91.19'	S 00°30'30" W	82.66'
C32	118°43'03"	30.00'	62.20'	S 15°21'04" E	51.64'
C33	61°11'57"	30.00'	32.04'	S 74°38'56" W	30.54'
C34	17°07'05"	190.00'	56.77'	N 67°34'03" E	56.56'
C35	17°07'05"	140.00'	41.83'	N 67°34'03" E	41.67'
C36	41°04'11"	65.00'	46.59'	N 38°28'24" E	45.60'
C37	16°37'35"	190.00'	55.14'	N 67°48'48" E	54.94'
C38	16°37'35"	210.00'	60.94'	N 67°48'48" E	60.73'
C39	17°07'05"	160.00'	47.80'	N 67°34'03" E	47.62'
C40	17°07'05"	180.00'	53.78'	N 67°34'03" E	53.58'

- 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



FINAL PLAT
REC CAMPUS
ADDITION
 LOTS 1-3, BLOCK A
 BEING 84.796 ACRES or 3,693,697 SF
 3 LOTS SITUATED IN THE
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
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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

CASE NO. P2022-041
 RDE Proj. No. 3036-22
 SHEET 3 OF 4

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 84.796-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 2018000008589 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 2019000004594 OPRRCT
• The remainder of a 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 Replot, 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:
1.S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
2.S 31°10'16" E for a distance of 199.44 feet to a RDS;
3.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 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 the point of curvature (hereafter P.C.) 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;

THENCE in a southeasterly direction with the arc of said curve for a distance of 1,128.15 feet to a point on 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 at a distance of 1.69 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found and continue on the same course an additional distance of 1,352.06 feet for a total 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 a 141.3576-acre tract of land designated as Tract 3 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 for a distance of 1,210.53 feet to a 5/8-inch steel rod found with a cap stamped "TNP" (hereafter TNP) for the most easterly corner of a 15.053-acre tract of land described in the deed dated the 2nd day of February, 2003, from Rayburn Country Electric Cooperative, Inc. to The City of Rockwall as recorded in Instrument No. 20230000001492 in the OPRRCT, said TNP marking the beginning of a curve concave to the northeast, having a radius of 482.50 feet, a central angle of 36°44'03" and a chord that bears N 61°47'11"W for a distance of 304.08 feet;

THENCE in a northwesterly direction with the arc of said curve 309.35 feet to a TNP set for the point of tangency of said curve;

THENCE N 43°25'10" W for a distance of 767.40 feet to a TNP set;

THENCE N 46°36'51" W for a distance of 144.18 feet to a TNP set on 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;

THENCE N 44°06'51" E for a distance of 21.42 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 three (3) courses and distances:
1.S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner;
2.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;
3.N 44°27'12" E 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 3,693,697 square feet or 84.796 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. The property owner shall be responsible for maintenance of detention ponds and easements.

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 _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
618 Main Street
Garland, TX 75040
Ph. (972) 494-9031
Fax (972) 487-2270
www.delta.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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
REC CAMPUS
ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS 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
* Date: 6/16/23
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC Plat Perimeter Boundary:

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

Radial In:

MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	N 58°51'47" E	5779.71	MTF11

CURVE DEF: Arc
CURVE DIR: CCW
RAD: 5779.71
CEN. ANG: 11°11'01"
CHORD: S 36°43'43"E 1126.36
LEN: 1128.15
TAN: 565.87

Radial Out:

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

Radial In:

CAL18	N 09°50'47" E	482.50	CAL15
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CURVE DEF: Arc
CURVE DIR: CW
RAD: 482.50
CEN. ANG: 36°44'03"

CHORD: N 61°47'11"W 304.08
 LEN: 309.35
 TAN: 160.20

Radial Out:

CAL15 S 46°34'50" W	482.50	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	96.84	MM100
MM100 N 44°27'12" E	99.73	MTF21
MTF21 N 46°14'22" W	338.24	MTF22

Sq. Feet: 3,693,697 Acres: 84.796

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*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 6/15/23 14:06:47
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

Lots 1, 2 and 3, Block A: Net Rights-of-way

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		677.73	CAL24
CAL24 S 31°08'13"E		284.64	MTF42
MTF42 S 31°08'13"E		747.60	CAL9

RADIAL IN:

CAL9 N 58°51'47"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W 40.00 CAL11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

RADIAL OUT:

CAL11 S 01°25'46"E 40.00 CAL12

 CAL10 S 23°55'53"W 72.29 CAL12
 CAL12 S 88°34'14"W 1216.17 CAL13
 CAL13 N 89°42'54"W 1129.63 CAL14

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL15 S 46°34'50"W 417.50 CAL16

 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 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

Total - Sq. Feet: 3,490,677 Acres: 80.135

*-----

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

RADIAL IN:

CAL9 N 58°51'47"E	5789.71	MTF11
CURVE DEF: Arc		
CURVE DIR: CCW		
RAD: 5789.71		
LEN: 967.14		
TAN: 484.70		
CEN. ANG: 9°34'15"		
CHORD: 966.01		

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W	40.00	CAL11
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CURVE DEF: Arc

CURVE DIR: CW

RAD: 40.00

LEN: 90.25

TAN: 84.39

CEN. ANG: 129°16'42"

CHORD: 72.29

RADIAL OUT:

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

RADIAL IN:

CAL22 N 51°10'05"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 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

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

CAL15 S 46°34'50"W 417.50 CAL16
 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

RADIAL IN:

CAL3 N 58°51'47"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW

RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 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
 Total of Lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135

*=====
 Dedications:
 *-----

GOLIAD North

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: 2846 Acres: 0.065

GOLIAD South

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

RADIAL IN:

MTF12	N 58°51'47"E	5779.71	MTF11
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1058.65
 TAN: 530.81
 CEN. ANG: 10°29'41"
 CHORD: 1057.17
 RADIAL OUT:
 MTF11 S 48°22'06"W 5779.71 CAL30
 MTF12S 36°23'03"E 1057.17 CAL30
 CAL30S 88°34'14"W 98.28 CAL12

RADIAL IN:

CAL12	N 01°25'46"W	40.00	CAL11
-------	--------------	-------	-------

CURVE DEF: Arc

CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29
 CAL11 N 49°17'32"E 40.00 CAL10
 CAL12 N 23°55'53"E 72.29 CAL10

RADIAL IN:
 CAL10 N 49°17'32"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:
 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: 16,638 Acres: 0.382
 Total of Goliad - Sq. Feet: 19,485 Acres: 0.447

Mims Road

Point ID	Bearing	Distance	Point ID
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

RADIAL IN:
 CAL18 N 09°50'47"E 482.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08
 RADIAL OUT:
 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

RADIAL IN:

CAL16 N 46°34'50"E	417.50	CAL15
--------------------	--------	-------

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

RADIAL OUT:

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	1314.44	CAL30

RADIAL IN:

CAL30 N 48°22'06"E	5779.71	MTF11
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 69.49
 TAN: 34.75
 CEN. ANG: 0°41'20"
 CHORD: 69.49

RADIAL OUT:

MTF11 S 47°40'46"W	5779.71	MTF10
CAL30 S 41°58'34"E	69.49	MTF10

Total of Mims Sq. Feet: 183,535 Acres: 4.213

Total of all dedications:

Sq. Feet: 203,020 Acres: 4.661
 Plus Area of lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135
 Sum of Lots and Dedications:
 Sq. Feet: 3,693,697 Acres: 84.796

*=====



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: July 17, 2023
APPLICANT: Wayne Terry, *R-Delta Engineers, Inc.*
CASE NUMBER: P2023-018; *Final Plat for Lots 1-3, Block A, 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 Final Plat for Lots 1-3, Block A, REC Campus Addition being a 84.796-acre tract of land identified as a Lots 6-9, Block A, Rayburn Country 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 applicant is requesting approval of a Final Plat on an 84.796-acre parcel of land (*i.e. Lots 6-9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) for the purpose of establishing three (3) non-residential lots (*i.e. Lots 1-3, Block A, REC Campus Addition*). The proposed Final 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. A preliminary plat [*Case No. P2022-041*] for the subject property was also approved by the City Council on September 19, 2022, designating the lots as Lots 1-4, Block A, REC Campus Addition. On November 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-058*] to allow the construction of three (3) buildings on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final 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 Final 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 City Council chooses to approve of a Final 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 Final 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 June 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with a vote of 6-0, with Chairman Deckard absent.



DEVELOPMENT APPLICATION

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

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 **REC Campus Addition**

LOT **1-3**

BLOCK **A**

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **84.796**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Three (3)**

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:

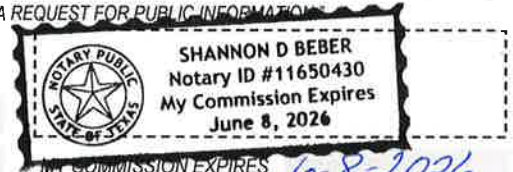
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 20 23. BY SIGNING THIS 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."

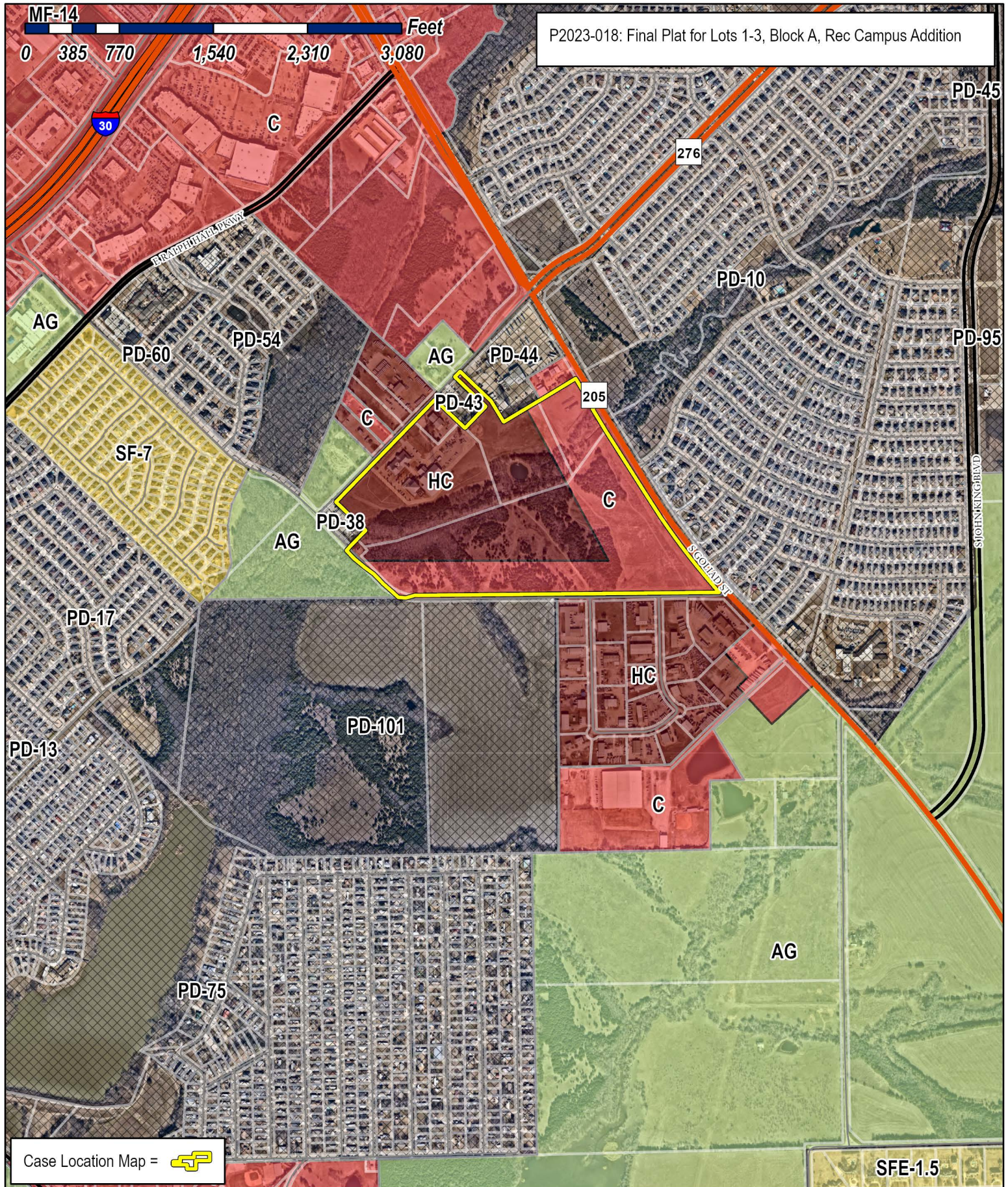
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 20 23.

OWNER'S SIGNATURE

Stephen Geiger

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2023-018: Final Plat for Lots 1-3, Block A, Rec Campus Addition

MF-14
0 385 770 1,540 2,310 3,080 Feet

Case Location Map =

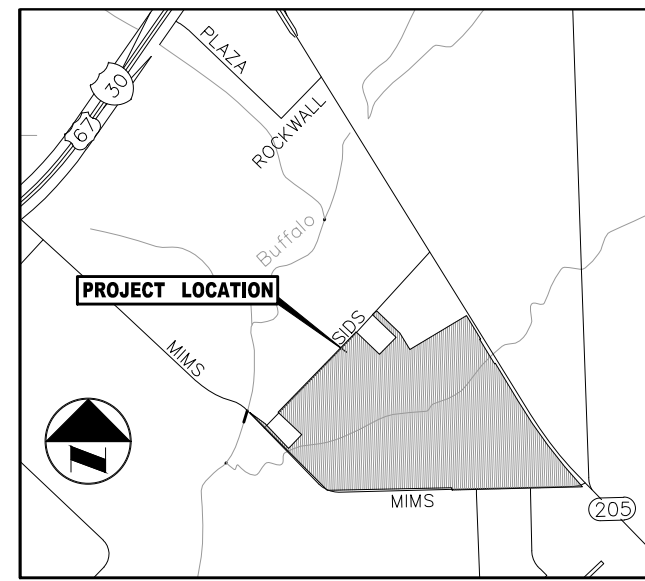


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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

CURVE TABLE					
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'
C7	9°34'15"	5,789.71'	967.14'	S 35°55'20" E	966.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°15'45" E	338.73'
L2	N 44°02'35" E	247.63'
L3	N 46°09'17" W	338.69'
L4	N 44°03'02" E	59.41'
L5	S 46°15'31" E	338.02'
L6	S 31°10'16" E	199.44'
L7	S 58°51'47" W	10.00'
L8	S 31°08'13" E	297.94'
L9	N 58°32'10" E	10.00'
L10	S 89°33'39" W	6.66'
L11	N 00°38'52" W	24.56'
L12	N 46°36'51" W	144.18'
L13	N 44°06'51" E	21.42'
L14	S 50°58'40" E	197.86'
L15	S 43°15'37" E	353.17'
L16	N 42°24'17" E	96.84'
L17	N 44°27'12" E	99.73'
L18	N 46°14'22" W	338.24'

LEGEND

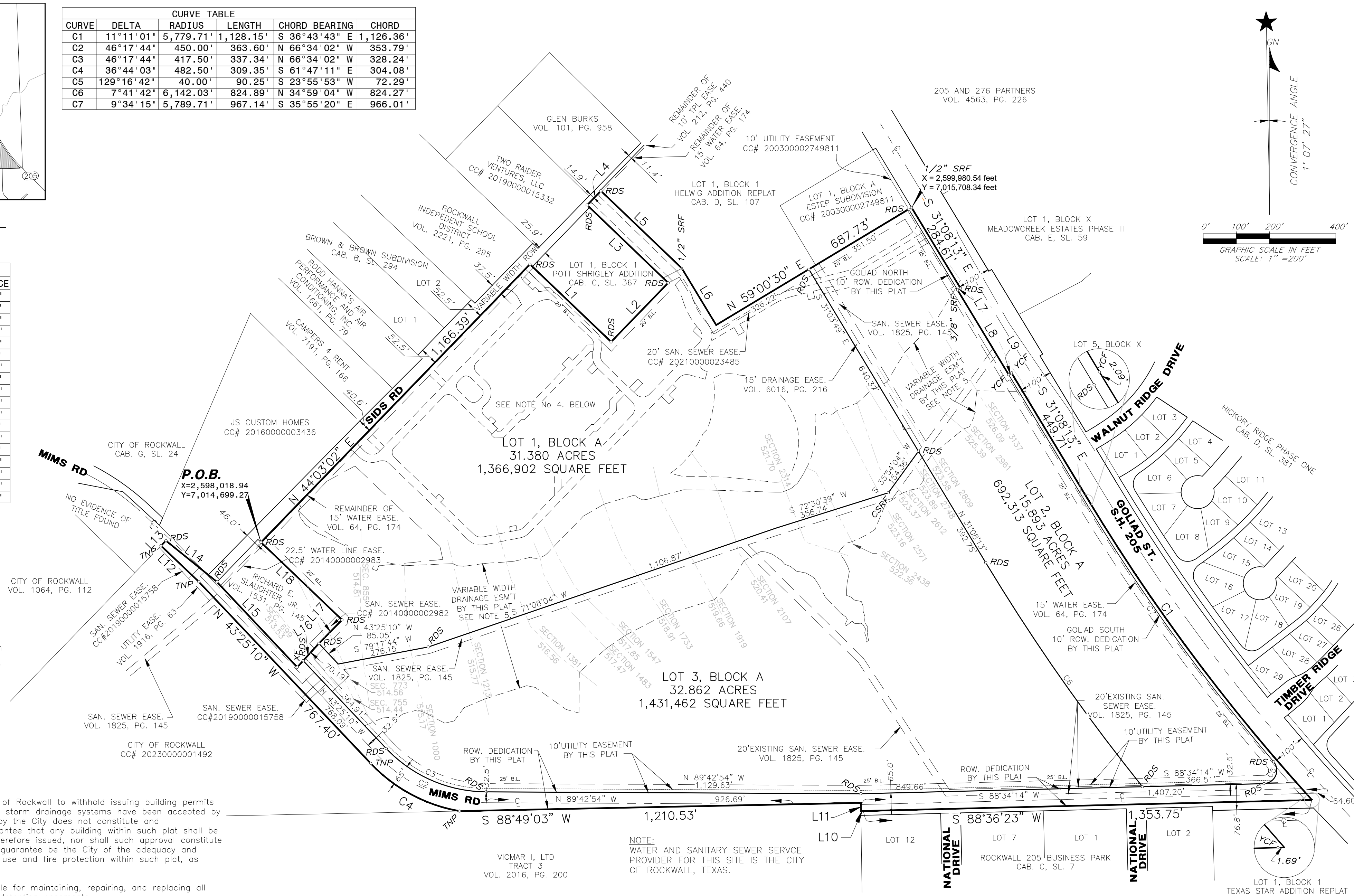
- B.L. - Building Line
- CC# - County Clerk's Number
- CM - Controlling Monument
- CSRF - 1/2-inch steel rod found with a capped stamped "OWENS 5560"
- ROW - Right of way
- P.O.B. - Point of Beginning
- PG. - Page
- RDS - 5/8-inch steel rod set with a pink cap stamped "R-DELTA | FIRM 10155000"
- SRF - Steel rod found
- TNP - 5/8-inch iron rod with cap stamped "TNP"
- VOL. - Volume
- XF - "X" cut Found
- YCF - 5/8-inch steel rod found with a yellow cap stamped "RPLS 3963"

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 be 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) as tied to City of Rockwall published control station COR-11.

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°07'07"
- See Sheets 2-3 for additional proposed Easement details by this plat.
- A variable width drainage easement being ten feet outside of gradient lines defined by elevations two-feet above the fully developed 100-year flood plain water surface elevation. An approximation of this ambulatory line is graphically depicted here as a guide to the location of the actual boundary of the rights associated with this easement.
- The property owner is responsible for the maintenance, repair and replacement of all drainage systems in drainage and detention easements.



AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,462 SQ FT	32.862 ACRES
LOTS	3,490,677 SQ FT	80.135 ACRES

GOLIAD NORTH	2,846 SQ FT	0.065 ACRES
GOLIAD SOUTH	16,638 SQ FT	0.447 ACRES
MIMS	183,535 SQ FT	4.213 ACRES
DED:	203,020 SQ FT	4.661 ACRES

PARTS:	3,693,697 SQ FT	84.796 ACRES
BOUNDARY:	3,693,697 SQ FT	84.796 ACRES

Water and sanitary sewer provided by the City of Rockwall, Texas.

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

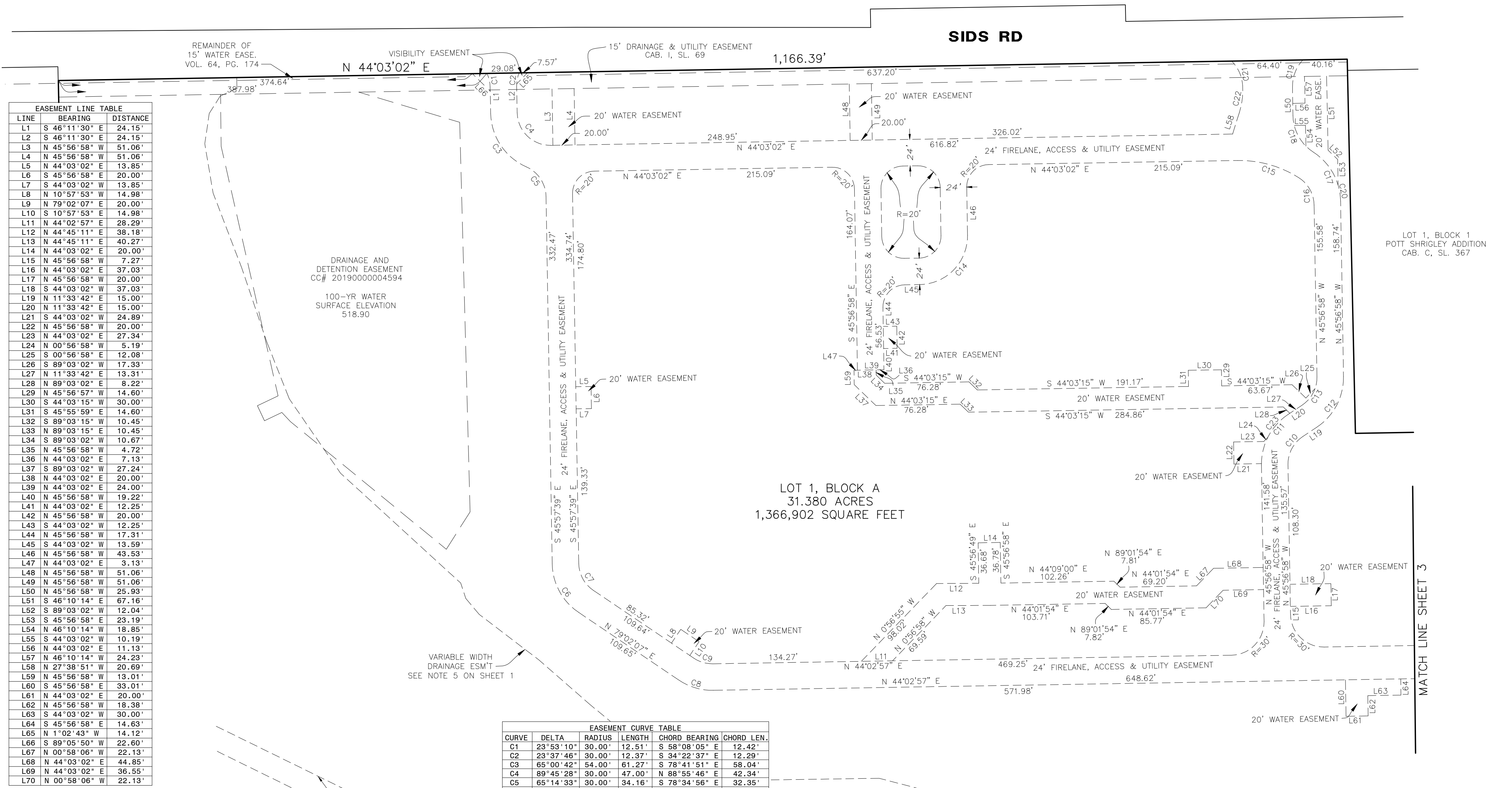
OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 1 OF 4

FINAL PLAT
**REC CAMPUS
ADDITION**

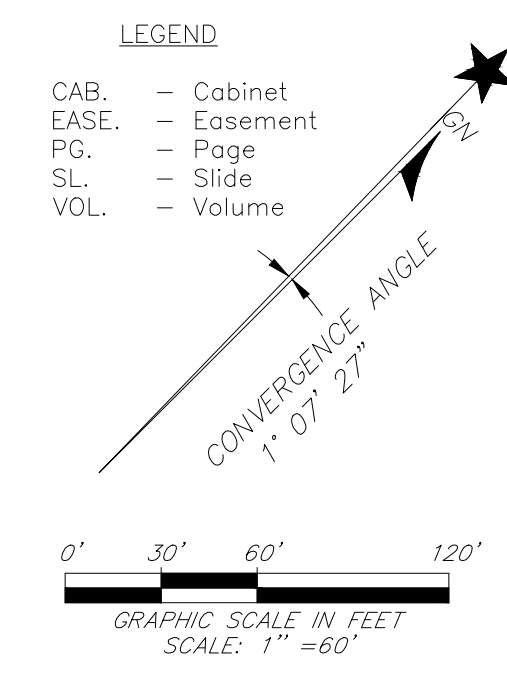
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EASEMENT DEDICATIONS BY THIS PLAT



LINE	BEARING	DISTANCE
L1	S 46°11'30" E	24.15'
L2	S 46°11'30" E	24.15'
L3	N 45°56'58" W	51.06'
L4	N 45°56'58" W	51.06'
L5	N 44°03'02" E	13.85'
L6	S 45°56'58" E	20.00'
L7	S 44°03'02" W	13.85'
L8	N 10°57'53" W	14.98'
L9	N 79°02'07" E	20.00'
L10	S 10°57'53" E	14.98'
L11	N 44°02'57" E	28.29'
L12	N 44°45'11" E	38.18'
L13	N 44°45'11" E	40.27'
L14	N 44°03'02" E	20.00'
L15	N 45°56'58" W	7.27'
L16	N 44°03'02" E	37.03'
L17	N 45°56'58" W	20.00'
L18	S 44°03'02" W	37.03'
L19	N 11°33'42" E	15.00'
L20	N 11°33'42" E	15.00'
L21	S 44°03'02" W	24.89'
L22	N 45°56'58" W	20.00'
L23	N 44°03'02" E	27.34'
L24	N 00°56'58" W	5.19'
L25	S 00°56'58" E	12.08'
L26	S 89°03'02" W	17.33'
L27	N 11°33'42" E	13.31'
L28	N 89°03'02" E	8.22'
L29	N 45°56'57" W	14.60'
L30	S 44°03'15" W	30.00'
L31	S 45°55'59" E	14.60'
L32	S 89°03'15" W	10.45'
L33	N 89°03'15" E	10.45'
L34	S 89°03'02" W	10.67'
L35	N 45°56'58" W	4.72'
L36	N 44°03'02" E	7.13'
L37	S 89°03'02" W	27.24'
L38	N 44°03'02" E	20.00'
L39	N 44°03'02" E	24.00'
L40	N 45°56'58" W	19.22'
L41	N 44°03'02" E	12.25'
L42	N 45°56'58" W	20.00'
L43	N 44°03'02" W	12.25'
L44	N 45°56'58" W	17.31'
L45	S 44°03'02" W	13.59'
L46	N 45°56'58" W	43.53'
L47	N 44°03'02" E	3.13'
L48	N 45°56'58" W	51.06'
L49	N 45°56'58" W	51.06'
L50	N 45°56'58" W	25.93'
L51	S 46°10'14" E	67.16'
L52	S 89°03'02" W	12.04'
L53	S 45°56'58" E	23.19'
L54	N 46°10'14" W	18.85'
L55	S 44°03'02" W	10.19'
L56	N 44°03'02" E	11.13'
L57	N 46°10'14" W	24.23'
L58	N 27°38'51" W	20.69'
L59	N 45°56'58" W	13.01'
L60	S 45°56'58" E	33.01'
L61	N 44°03'02" E	20.00'
L62	N 45°56'58" W	18.38'
L63	S 44°03'02" W	30.00'
L64	S 45°56'58" E	14.63'
L65	N 1°02'43" W	14.12'
L66	S 89°05'50" W	22.60'
L67	N 00°58'06" W	22.13'
L68	N 44°03'02" E	44.85'
L69	N 44°03'02" E	36.55'
L70	N 00°58'06" W	22.13'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C1	23°53'10"	30.00'	12.51'	S 58°08'05" E	12.42'
C2	23°37'46"	30.00'	12.37'	S 34°22'37" E	12.29'
C3	65°00'42"	54.00'	61.27'	S 78°41'51" E	58.04'
C4	89°45'28"	30.00'	47.00'	N 88°55'46" E	42.34'
C5	65°14'33"	30.00'	34.16'	S 78°34'56" E	32.35'
C6	55°00'14"	54.00'	51.84'	S 73°27'46" E	49.87'
C7	55°00'14"	30.00'	28.80'	S 73°27'46" E	27.71'
C8	34°59'10"	54.00'	32.97'	N 61°32'32" E	32.46'
C9	34°59'10"	30.00'	18.32'	N 61°32'32" E	18.04'
C10	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C11	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C12	57°30'40"	54.00'	54.20'	N 17°11'38" W	51.96'
C13	57°30'40"	30.00'	30.11'	N 17°11'38" W	28.86'
C14	90°00'00"	44.00'	69.12'	S 00°56'58" E	62.23'
C15	33°19'57"	100.00'	58.18'	N 60°43'01" E	57.36'
C16	56°40'03"	30.00'	29.68'	S 74°16'59" E	28.48'
C17	56°16'39"	54.00'	53.04'	N 74°05'17" W	50.94'
C18	56°16'39"	40.00'	39.29'	N 74°05'17" W	37.73'
C19	43°59'56"	35.00'	26.88'	N 23°57'00" W	26.22'
C20	15°38'22"	54.00'	14.74'	N 53°46'09" W	14.69'
C21	41°22'59"	34.58'	24.98'	N 68°57'10" W	24.44'
C22	20°36'50"	67.50'	24.29'	N 37°57'16" W	24.15'
C23	29°54'54"	54.00'	28.19'	N 03°23'45" W	27.87'



FINAL PLAT
REC CAMPUS ADDITION
 LOTS 1-3, BLOCK A
 BEING 84.796 ACRES or 3,693,697 SF
 3 LOTS 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) 494-6031
 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

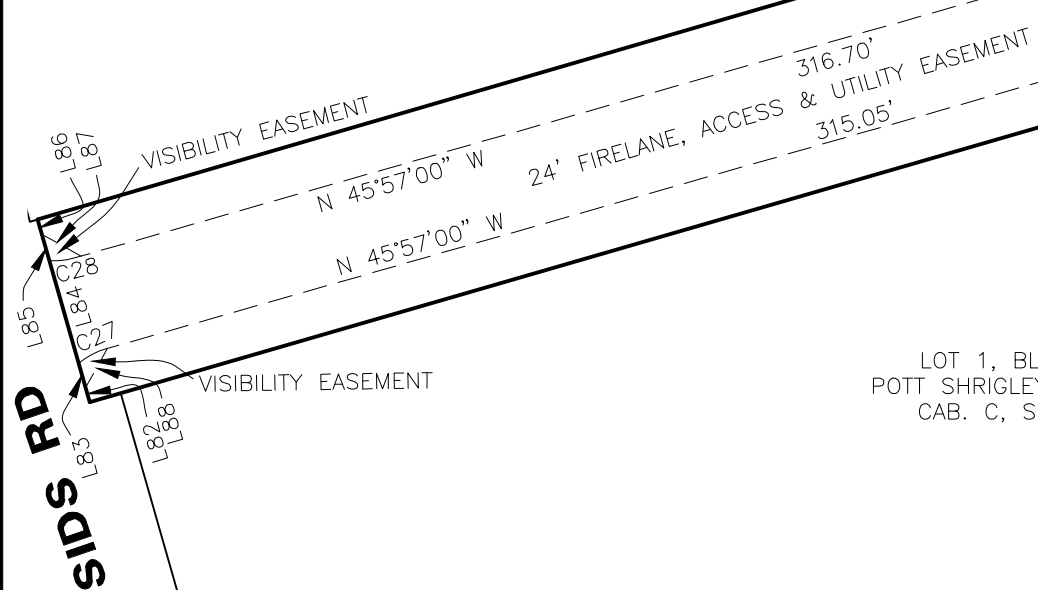
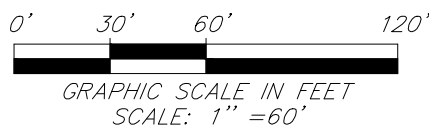
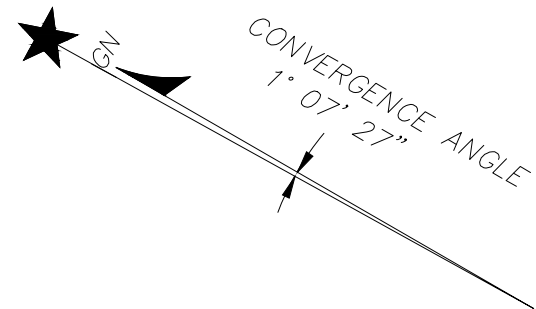
GOLIAD ST. S.H. 205

EASEMENT DEDICATIONS BY THIS PLAT

LINE	BEARING	DISTANCE
L71	N 44°02'57" E	26.63'
L72	N 45°14'54" E	49.68'
L73	N 44°45'06" W	24.00'
L74	S 45°14'54" W	3.51'
L75	N 44°02'57" E	20.49'
L76	S 45°56'58" E	16.63'
L77	N 44°03'02" E	20.00'
L78	N 45°56'58" W	16.63'
L79	N 44°02'57" E	2.27'
L80	S 45°56'58" E	36.13'
L81	S 44°03'02" W	17.35'
L82	N 44°03'02" E	4.68'
L83	N 44°03'02" E	7.94'
L84	N 44°03'02" E	33.48'
L85	N 44°03'02" E	8.58'
L86	N 44°03'02" E	4.73'
L87	S 00°56'58" E	14.14'
L88	S 89°03'02" W	14.14'
L89	S 30°30'00" E	27.13'
L90	N 59°30'00" E	20.00'
L91	N 30°30'00" W	27.13'
L92	S 13°52'25" E	21.50'
L93	S 76°07'35" W	20.00'
L94	N 13°52'25" W	21.50'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LEN.
C24	87°04'53"	30.00'	45.60'	N 00°30'30" E	41.33'
C25	26°05'17"	215.00'	97.89'	N 29°59'18" W	97.05'
C26	29°00'21"	175.00'	88.59'	N 31°26'50" W	87.65'
C27	23°26'52"	25.00'	10.23'	N 57°40'26" W	10.16'
C28	19°23'44"	25.00'	8.46'	S 36°15'08" E	8.42'
C29	29°00'21"	205.00'	103.78'	S 31°26'50" E	102.68'
C30	26°05'17"	185.00'	84.23'	S 29°59'18" E	83.51'
C31	87°04'53"	60.00'	91.19'	S 00°30'30" W	82.66'
C32	118°43'03"	30.00'	62.20'	S 15°21'04" E	51.64'
C33	61°11'57"	30.00'	32.04'	S 74°38'56" W	30.54'
C34	17°07'05"	190.00'	56.77'	N 67°34'03" E	56.56'
C35	17°07'05"	140.00'	41.83'	N 67°34'03" E	41.67'
C36	41°04'11"	65.00'	46.59'	N 38°28'24" E	45.60'
C37	16°37'35"	190.00'	55.14'	N 67°48'48" E	54.94'
C38	16°37'35"	210.00'	60.94'	N 67°48'48" E	60.73'
C39	17°07'05"	160.00'	47.80'	N 67°34'03" E	47.62'
C40	17°07'05"	180.00'	53.78'	N 67°34'03" E	53.58'

- 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



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

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

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

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

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

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

15' DRAINAGE EASE.
(VOL. 6016, PG. 216)

SAN. SEWER EASE.
(VOL. 1825, PG. 145)

NOTE

The Proposed Drainage and Detention Easement (Amenity and Detention Pond) will follow the elevation of 530 feet after completion of the construction of said Amenity and Detention Pond

DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

FINAL PLAT
**REC CAMPUS
ADDITION**

LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
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ENGINEERS

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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

CASE NO. P2022-041
RDE Proj. No. 3036-22
SHEET 3 OF 4

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 84.796-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 2018000008589 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 2019000004594 OPRRCT
• The remainder of a 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 Replot, 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:
1.S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
2.S 31°10'16" E for a distance of 199.44 feet to a RDS;
3.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 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 the point of curvature (hereafter P.C.) 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;

THENCE in a southeasterly direction with the arc of said curve for a distance of 1,128.15 feet to a point on 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 at a distance of 1.69 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found and continue on the same course an additional distance of 1,352.06 feet for a total 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 a 141.3576-acre tract of land designated as Tract 3 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 for a distance of 1,210.53 feet to a 5/8-inch steel rod found with a cap stamped "TNP" (hereafter TNP) for the most easterly corner of a 15.053-acre tract of land described in the deed dated the 2nd day of February, 2003, from Rayburn Country Electric Cooperative, Inc. to The City of Rockwall as recorded in Instrument No. 20230000001492 in the OPRRCT, said TNP marking the beginning of a curve concave to the northeast, having a radius of 482.50 feet, a central angle of 36°44'03" and a chord that bears N 61°47'11"W for a distance of 304.08 feet;

THENCE in a northwesterly direction with the arc of said curve 309.35 feet to a TNP set for the point of tangency of said curve;

THENCE N 43°25'10" W for a distance of 767.40 feet to a TNP set;

THENCE N 46°36'51" W for a distance of 144.18 feet to a TNP set on 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;

THENCE N 44°06'51" E for a distance of 21.42 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 three (3) courses and distances:
1.S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner;
2.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;
3.N 44°27'12" E 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 3,693,697 square feet or 84.796 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. The property owner shall be responsible for maintenance of detention ponds and easements.

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 _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:
618 Main Street
Garland, TX 75040
Ph. (972) 494-9031
Fax (972) 487-2270
www.delta.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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
REC CAMPUS
ADDITION
LOTS 1-3, BLOCK A
BEING 84.796 ACRES or 3,693,697 SF
3 LOTS 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
* Date: 6/16/23
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC Plat Perimeter Boundary:

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

Radial In:

MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	N 58°51'47" E	5779.71	MTF11

CURVE DEF: Arc
CURVE DIR: CCW
RAD: 5779.71
CEN. ANG: 11°11'01"
CHORD: S 36°43'43"E 1126.36
LEN: 1128.15
TAN: 565.87

Radial Out:

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

Radial In:

CAL18	N 09°50'47" E	482.50	CAL15
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CURVE DEF: Arc
CURVE DIR: CW
RAD: 482.50
CEN. ANG: 36°44'03"

CHORD: N 61°47'11"W 304.08
 LEN: 309.35
 TAN: 160.20

Radial Out:

CAL15 S 46°34'50" W	482.50	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	96.84	MM100
MM100 N 44°27'12" E	99.73	MTF21
MTF21 N 46°14'22" W	338.24	MTF22

Sq. Feet: 3,693,697 Acres: 84.796

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*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 6/15/23 14:06:47
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

Lots 1, 2 and 3, Block A: Net Rights-of-way

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		677.73	CAL24
CAL24 S 31°08'13"E		284.64	MTF42
MTF42 S 31°08'13"E		747.60	CAL9

RADIAL IN:

CAL9 N 58°51'47"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W 40.00 CAL11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

RADIAL OUT:

CAL11 S 01°25'46"E 40.00 CAL12

 CAL10 S 23°55'53"W 72.29 CAL12
 CAL12 S 88°34'14"W 1216.17 CAL13
 CAL13 N 89°42'54"W 1129.63 CAL14

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL15 S 46°34'50"W 417.50 CAL16

 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 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

Total - Sq. Feet: 3,490,677 Acres: 80.135

*-----

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

RADIAL IN:

CAL9 N 58°51'47"E	5789.71	MTF11
CURVE DEF: Arc		
CURVE DIR: CCW		
RAD: 5789.71		
LEN: 967.14		
TAN: 484.70		
CEN. ANG: 9°34'15"		
CHORD: 966.01		

RADIAL OUT:

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

RADIAL IN:

CAL10 S 49°17'32"W	40.00	CAL11
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CURVE DEF: Arc

CURVE DIR: CW

RAD: 40.00

LEN: 90.25

TAN: 84.39

CEN. ANG: 129°16'42"

CHORD: 72.29

RADIAL OUT:

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

RADIAL IN:

CAL22 N 51°10'05"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27
 RADIAL OUT:
 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

RADIAL IN:

CAL14 N 00°17'06"E 417.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

CAL15 S 46°34'50"W 417.50 CAL16
 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

RADIAL IN:

CAL3 N 58°51'47"E 6142.03 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW

RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

RADIAL OUT:

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
 Total of Lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135

*=====

Dedications:

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GOLIAD North

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: 2846 Acres: 0.065

GOLIAD South

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

RADIAL IN:

MTF12 N 58°51'47"E 5779.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1058.65
 TAN: 530.81
 CEN. ANG: 10°29'41"
 CHORD: 1057.17

RADIAL OUT:

MTF11 S 48°22'06"W 5779.71 CAL30
 MTF12S 36°23'03"E 1057.17 CAL30
 CAL30S 88°34'14"W 98.28 CAL12

RADIAL IN:

CAL12 N 01°25'46"W 40.00 CAL11
 CURVE DEF: Arc

CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29
 CAL11 N 49°17'32"E 40.00 CAL10
 CAL12 N 23°55'53"E 72.29 CAL10

RADIAL IN:
 CAL10 N 49°17'32"E 5789.71 MTF11
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

RADIAL OUT:
 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: 16,638 Acres: 0.382
 Total of Goliad - Sq. Feet: 19,485 Acres: 0.447

Mims Road

Point ID	Bearing	Distance	Point ID
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

RADIAL IN:
 CAL18 N 09°50'47"E 482.50 CAL15
 CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08
 RADIAL OUT:
 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

RADIAL IN:

CAL16 N 46°34'50"E	417.50	CAL15
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

RADIAL OUT:

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	1314.44	CAL30

RADIAL IN:

CAL30 N 48°22'06"E	5779.71	MTF11
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CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 69.49
 TAN: 34.75
 CEN. ANG: 0°41'20"
 CHORD: 69.49

RADIAL OUT:

MTF11 S 47°40'46"W	5779.71	MTF10
CAL30 S 41°58'34"E	69.49	MTF10

Total of Mims Sq. Feet: 183,535 Acres: 4.213

Total of all dedications:

Sq. Feet: 203,020 Acres: 4.661
 Plus Area of lots 1, 2 and 3, Block A
 Sq. Feet: 3,490,677 Acres: 80.135
 Sum of Lots and Dedications:
 Sq. Feet: 3,693,697 Acres: 84.796

*=====



DATE: July 18, 2023

TO: Wayne Terry
618 Main Street
Garland, TX 75040

CC: Stephen Geiger
980 Sids Road
Rockwall, TX 75087

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-018; *Final Plat for Lots 1-3, Block A, Rec Campus Addition*

Mr. 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 July 17, 2023. 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; and,
- (2) Any construction resulting from the approval of this Final 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 June 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Chairman Deckard absent.

City Council

On July 17, 2023, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department