
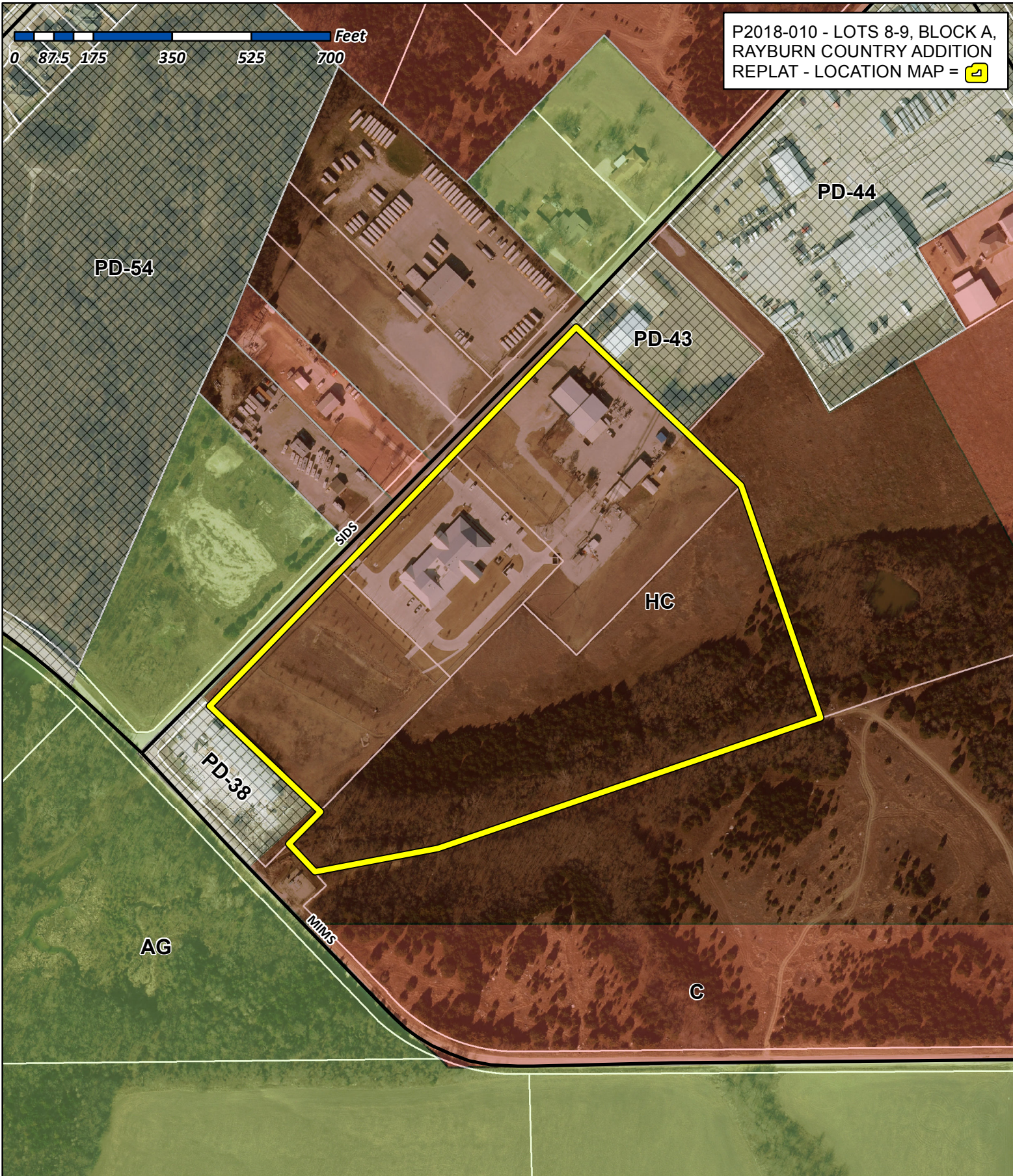


0 87.5 175 350 525 700 Feet

P2018-010 - LOTS 8-9, BLOCK A,  
RAYBURN COUNTRY ADDITION  
REPLAT - LOCATION MAP = 



# City of Rockwall

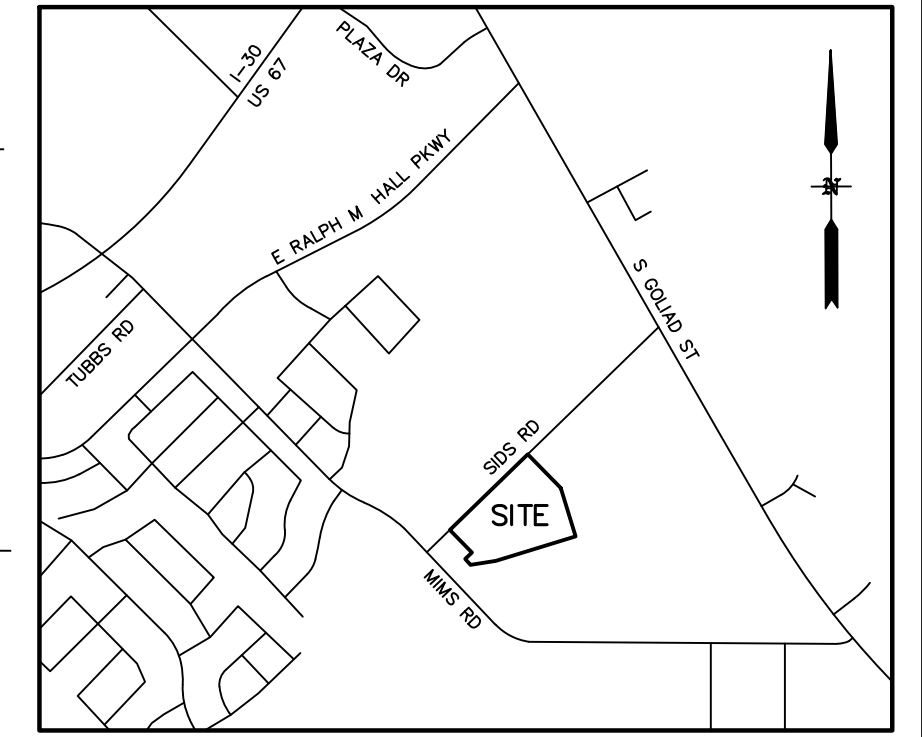
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.





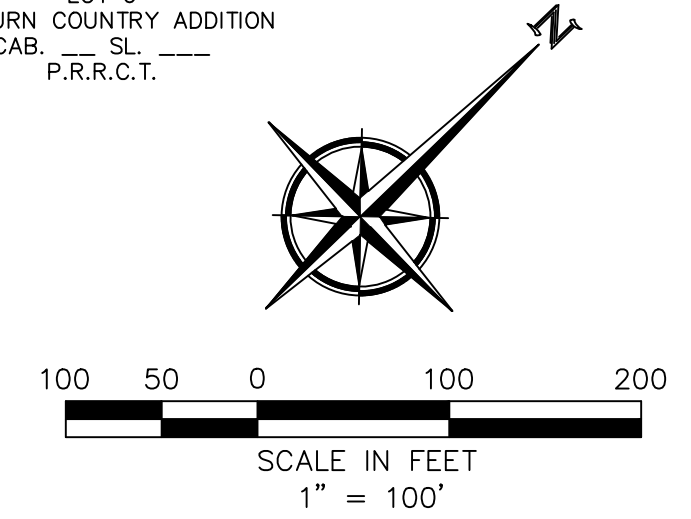
JOHN D. McFARLAND SURVEY  
A-145



VICINITY MAP  
N.T.S.

**LEGEND**

- IRSC 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- SPC STATE PLANE COORDINATES
- W.L.E. WATER LINE EASEMENT
- V.E. VISIBILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.U.E. FIRELANE & UTILITY EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



REPLAT  
RAYBURN COUNTRY ADDITION  
LOTS 4-5, BLOCK A

OWNER/DEVELOPER  
**RAYBURN COUNTRY ELECTRIC COOP.**  
980 SIDS ROAD  
ROCKWALL, TX 75087  
(469) 402-2100  
FAX (469) 402-2020

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 431

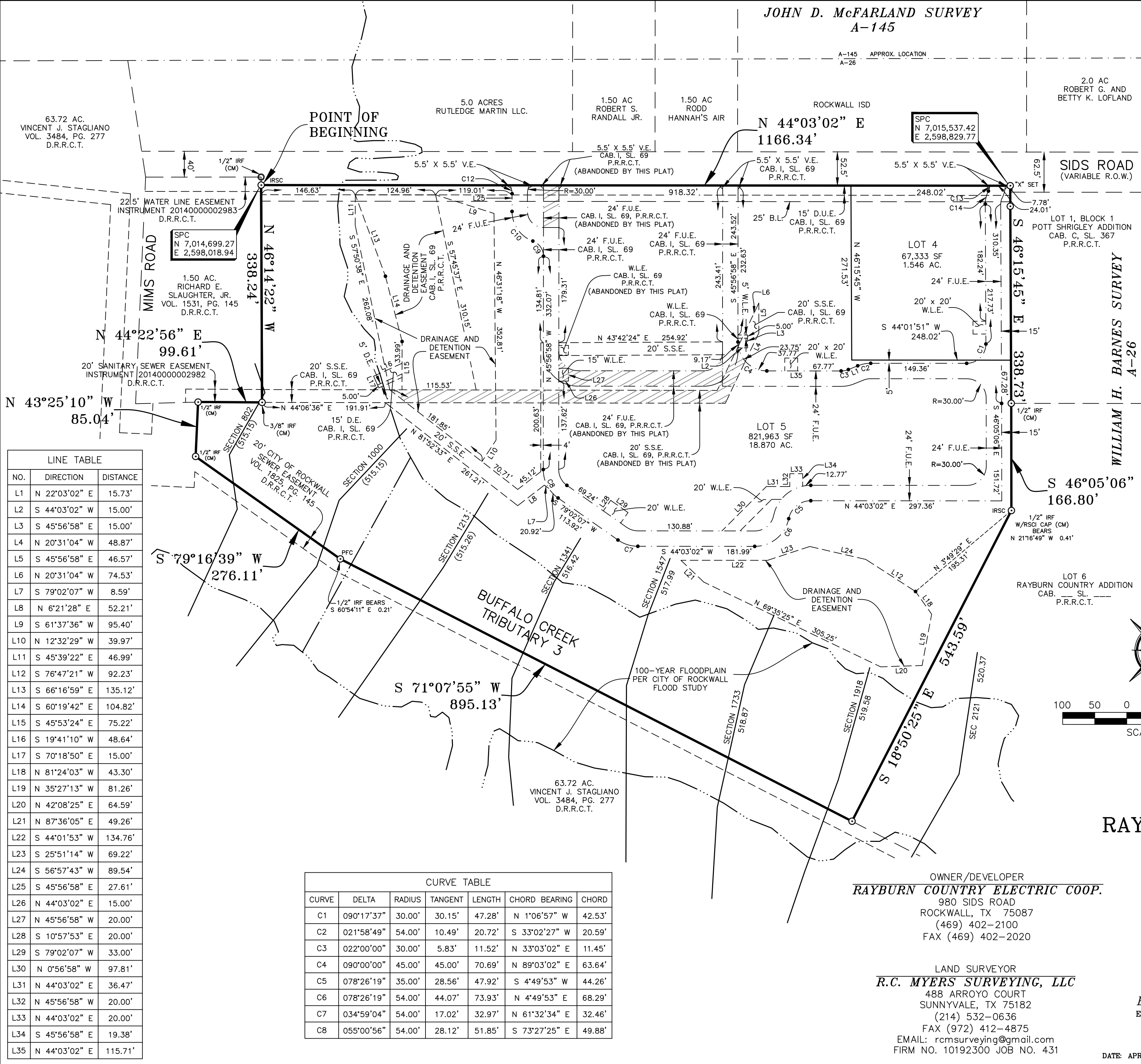
BEING  
20.415 ACRES  
SITUATED IN THE  
WILLIAM H. BARNES SURVEY, A-26  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	N 22°03'02" E	15.73'
L2	S 44°03'02" W	15.00'
L3	S 45°56'58" E	15.00'
L4	N 20°31'04" W	48.87'
L5	S 45°56'58" E	46.57'
L6	N 20°31'04" W	74.53'
L7	S 79°02'07" W	8.59'
L8	N 6°21'28" E	52.21'
L9	S 61°37'36" W	95.40'
L10	N 12°32'29" W	39.97'
L11	S 45°39'22" E	46.99'
L12	S 76°47'21" W	92.23'
L13	S 66°16'59" E	135.12'
L14	S 60°19'42" E	104.82'
L15	S 45°53'24" E	75.22'
L16	S 19°41'10" W	48.64'
L17	S 70°18'50" E	15.00'
L18	N 81°24'03" W	43.30'
L19	N 35°27'13" W	81.26'
L20	N 42°08'25" E	64.59'
L21	N 87°36'05" E	49.26'
L22	S 44°01'53" W	134.76'
L23	S 25°51'14" W	69.22'
L24	S 56°57'43" W	89.54'
L25	S 45°56'58" E	27.61'
L26	N 44°03'02" E	15.00'
L27	N 45°56'58" W	20.00'
L28	S 10°57'53" E	20.00'
L29	S 79°02'07" W	33.00'
L30	N 0°56'58" W	97.81'
L31	N 44°03'02" E	36.47'
L32	N 45°56'58" W	20.00'
L33	N 44°03'02" E	20.00'
L34	S 45°56'58" E	19.38'
L35	N 44°03'02" E	115.71'

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°17'37"	30.00'	30.15'	47.28'	N 1°06'57" W	42.53'
C2	021°58'49"	54.00'	10.49'	20.72'	S 33°02'27" W	20.59'
C3	022°00'00"	30.00'	5.83'	11.52'	N 33°03'02" E	11.45'
C4	090°00'00"	45.00'	45.00'	70.69'	N 89°03'02" E	63.64'
C5	078°26'19"	35.00'	28.56'	47.92'	S 4°49'53" W	44.26'
C6	078°26'19"	54.00'	44.07'	73.93'	N 4°49'53" E	68.29'
C7	034°59'04"	54.00'	17.02'	32.97'	N 61°32'34" E	32.46'
C8	055°00'56"	54.00'	28.12'	51.85'	S 73°27'25" E	49.88'



STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 20.415 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of Lots 4 and Lot 5, Rayburn Country Addition, an addition to the City of Rockwall, as recorded in Cabinet \_\_\_\_, Slide \_\_\_\_, Plat Records, Rockwall County, Texas, said 20.415 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northerly west corner of Lot 5 of said Rayburn Country Addition, said corner being in the northeast boundary line of a 1.50 acre tract of land described in deed to Richard E. Slaughter, Jr., as recorded in Volume 1531, Page 145 of said Deed Records and in the southeast right-of-way line of Sids Road, a 52.5 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common line of said Rayburn Country Addition and said Sids Road, a distance of 1166.34 feet to an "X" set for the north corner of Lot 4 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 45 seconds East, passing the west corner of Lot 1, Block 1, Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367 of said Plat Records and continuing with the common line of said Shrigley Addition and said Lot 4 and said Lot 5, a total distance of 338.73 feet to a 1/2-inch iron rod found at the south corner of said Shrigley Addition and the southerly west corner of Lot 6 of said Rayburn Country Addition;

THENCE South 46 degrees 15 minutes 06 seconds East, with the common boundary of said Lot 5 and said Lot 6, a distance of 166.80 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for a common corner thereof, from which a 1/2-inch iron rod with cap stamped "RSCI" found for reference bears North 21 degrees 16 minutes 49 seconds West, a distance of 0.41 feet;

THENCE South 18 degrees 50 minutes 25 seconds East, continuing with the common boundary of said Lot 5 and said Lot 6, a distance of 543.59 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the common south corner thereof, said corner being in the north boundary line of a 63.72 acre tract of land described in deed to Vincent J. Staglianilo, recorded in Volume 3484, Page 277 of said Deed Records;

THENCE Southwesterly, with the common boundary lines of said Lot 5 and said 63.72 acre tract, the following courses:

South 71 degrees 07 minutes 55 seconds West, a distance of 895.13 feet to a a point for corner from which a 1/2-inch iron rod found for reference, bears South 60 degrees 54 minutes 11 seconds East, a distance of 0.21 feet;

South 79 degrees 16 minutes 39 seconds West, a distance of 276.11 feet to a 1/2-inch iron rod found for corner;

North 43 degrees 25 minutes 10 seconds West, a distance of 85.04 feet to a 1/2-inch iron rod found for corner in the southeast line of the aforementioned 1.50 acre tract at the southerly most western corner of said Lot 5 ;

THENCE North 44 degrees 22 minutes 56 seconds East, with the common line of said 1.50 acre tract and said Lot 5, a distance of 99.61 feet to a 3/8-inch iron rod found for the east corner of said 1.50 acre tract and an ell corner of said Lot 5;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common line of said 1.50 acre tract and said Lot 5, a distance of 338.24 feet to the POINT OF BEGINNING AND CONTAINING 889,296 square feet or 20.415 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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 RAYBURN COUNTRY ADDITION, LOTS 4-7, BLOCK A 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 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 either 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

FOR: RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.

BY: \_\_\_\_\_

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 \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas  
My Commission Expires:

SURVEYOR'S CERTIFICATE

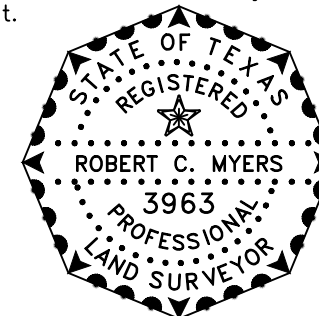
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This replat is released on March 23, 2018 for review by the City of Rockwall and other parties for comments and progression to an approved replat.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2015

STANDARD CITY SIGNATURE BLOCK

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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor, City of Rockwall      \_\_\_\_\_ City Secretary      \_\_\_\_\_ City Engineer

GENERAL 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 any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 8354.
- Bearings and state plane coordinates are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners.
- The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
- Property owner is responsible for on-site drainage, maintenance, repair and replacement.
- The purpose of this replat is to add additional easements and to remove all or parts of easements necessary after the relocation of improvements.

REPLAT

RAYBURN COUNTRY ADDITION  
LOTS 4-5, BLOCK A

BEING

20.415 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER  
RAYBURN COUNTRY ELECTRIC COOP.  
980 SIDS ROAD  
ROCKWALL, TX 75087  
(469) 402-2100  
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LAND SURVEYOR  
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