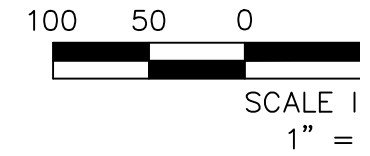


JOHN D. McFARLAND SURVEY
A-145

WILLIAM H. BARNES SURVEY
A-26

1/2" I.R.S. W/CAP	1/2" IR CAP ST
I.R.F.	IRON ROD
CM	CONTRC
B.L.	BUILDING
SPC	STATE PLAT
W.L.E.	WATER EASEMENT
V.E.	5.5' x 15' V.E.
S.S.E.	SANITARY SEWER EASEMENT
F.U.E.	FIRELAP EASEMENT
D.U.E.	DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORD
D.R.R.C.T.	DEED RECORD



LINE	DIRECTION	DI
L1	S 19°41'10" W	
L2	S 70°18'50" E	
L3	S 44°03'02" W	
L4	S 45°56'58" E	
L5	S 44°03'02" W	
L6	S 45°56'58" E	
L7	S 60°19'42" E	1
L8	S 45°53'24" E	1
L9	N 20°31'04" W	1

CURVE	DELTA	RADIUS	TANGENT	LE
C1	90°00'00"	54.00'	54.00'	8-
C2	90°00'00"	54.00'	54.00'	8-

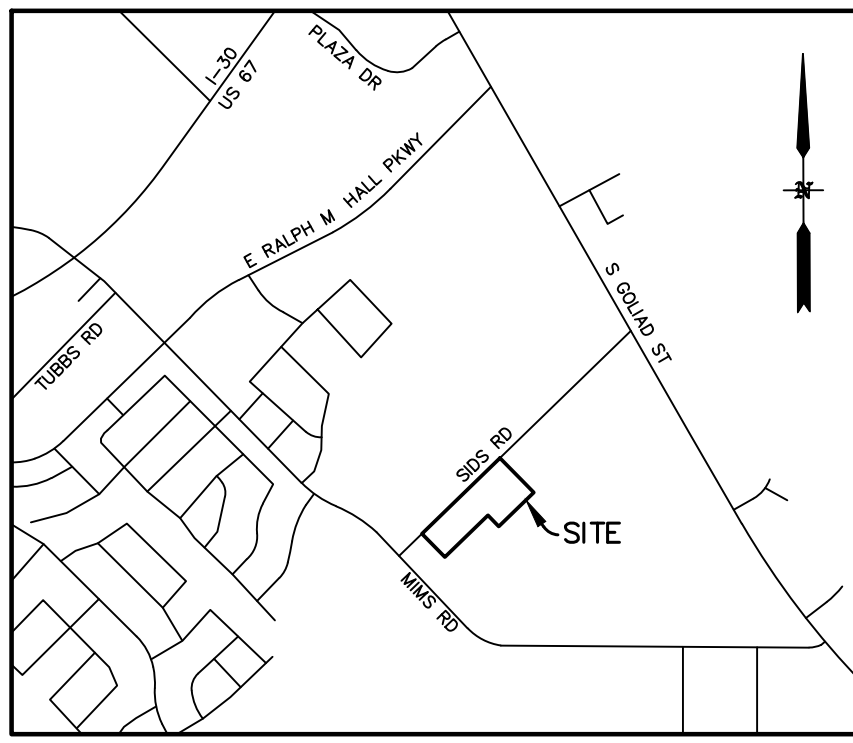
- GENERAL NOTES:
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any 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 83 -]54.
 2. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 3. 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.
 4. A 1/2" Iron Rod with a yellow cap stamped RPLS Number 3963 will be set at all lot corners and R.O.W. points located on natural ground after construction of subdivision is completed, wherever possible. An "X" will be substituted for any lot corner located on a smooth concrete surface such as sidewalks, pavement, and retaining walls, whenever possible. A PK nail or 60D nail will be substituted for lot corners located on any surface on which a 1/2" Iron Rod or an "X" cannot be set.
 5. The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.

FINAL P
RAYBURN COUNTY
LOTS 1-3,

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
BEING
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020
11.407 A
SITUATED IN
WILLIAM H. BARNES SURVEY
CITY OF ROCKWALL
ROCKWALL COUNTY

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
JOB NO. 207

ENGINEERING CONCEPTS
ENGINEERING/PROJECT MANAGEMENT
TEXAS FIRM REG. I
201 WINDCO CIRCLE, SUITE 200
(972) 941-8400 FAX



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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 AN 11.407 acre tract of land situated in the William H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a 2.00 acre tract of land described in deed to Rayburn Country Electric Cooperative, Inc., as recorded in Volume 829, Page 111, Deed Records, Rockwall County, Texas, all of a 2.00 acre tract of land described in deed to Rayburn Country Electric Cooperative, Inc., as recorded in Volume 428, Page 214 of said Deed Records and all of a 7.403 acre tract of land described in deed to Rayburn Country Electric Cooperative, Inc., as recorded in Volume 731, Page 263 of said Deed Records, said 11.407 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow cap stamped "RPLS 3963" set for the north corner of said 2.00 acre tract (Vol. 428, Pg. 214), said corner being in the southeast right-of-way line of Sids Road, a 62.5' right-of-way at this point;

THENCE South 46 degrees 15 minute 45 seconds East, with the northeast boundary line of said 2.00 acre tract (Vol. 428, Pg. 214), passing the west corner of Lot 1, Block 1, Pott Shrigley Addition, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 367, Plat Records, Rockwall County, Texas and continuing with the common boundary line of said Lot 1 and said 2.00 acre tract (Vol. 428, Pg. 214) a total distance of 351.23 feet to a 1/2-inch iron rod found for the south corner of said Lot 1, the east corner of said 2.00 acre tract (Vol. 428, Pg. 214), the north corner of said 2.00 acre tract (Vol. 829, Pg. 111) and an exterior ell corner of a 24.971 acre tract of land described in deed to OSEE Property Management, LLC, as recorded in Volume 5556, Page 93 of said Deed Records;

THENCE, with the common boundary lines of said 24.971 acre tract and said 2.00 acre tract (Vol. 829, Pg. 111), the following courses:

South 46 degrees 04 minute 51 seconds East, a distance of 166.79 feet to a 1/2-inch iron rod with cap stamped "RSCI" found for the east corner of said 2.00 acre tract and an interior ell corner of said 24.971 acre tract;

South 44 degrees 02 minute 43 seconds West, a distance of 523.42 feet to a 1/2-inch iron rod with cap stamped "RSCI" found for the south corner of said 2.00 acre tract and an interior ell corner of said 24.971 acre tract;

North 46 degrees 03 minute 00 seconds West, a distance of 166.66 feet to a 1/2-inch iron rod found for an exterior ell corner of said 24.971 acre tract and the west corner of said 2.00 acre tract, said corner being in the southeast boundary line of said 7.403 acre tract;

THENCE South 44 degrees 06 minutes 36 seconds West, with the common boundary line of said 24.971 acre tract and said 7.403 acre tract, a distance of 643.15 feet to a 3/8-inch iron rod found for the south corner of said 7.403 acre tract and the east corner 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;

THENCE North 46 degrees 14 minutes 22 seconds West, with the common boundary line of said 1.50 acre tract and said 7.403 acre tract, a distance of 350.74 feet to a 1/2-inch iron rod found for the north corner of said 1.50 acre tract and the west corner of said 7.403 acre tract, said corner being in the southeast right-of-way line of said Sids Road, a 40 ft. right-of-way at this point;

THENCE North 44 degrees 03 minutes 02 seconds East, with the common boundary line of said Sids Road, said 7.403 acre tract and said 2.00 acre tract (Vol. 428, Pg. 214), a distance of 1166.33 feet to the POINT OF BEGINNING AND CONTAINING 496,877 square feet or 11.407 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 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 have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

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 _____, 2014.

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

SURVEYOR'S CERTIFICATE

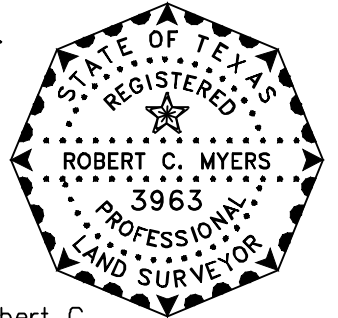
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 _____, 2014.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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 _____, 2014.

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 _____, 2014.
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 _____, 2014.
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT

RAYBURN COUNTRY ADDITION
LOTS 1-3, BLOCK A

BEING

11.407 ACRES

SITUATED IN THE

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

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
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
JOB NO. 207

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

DATE: JUNE 2, 2014 CASE NUMBER: P2014-013 SHEET 2 OF 2