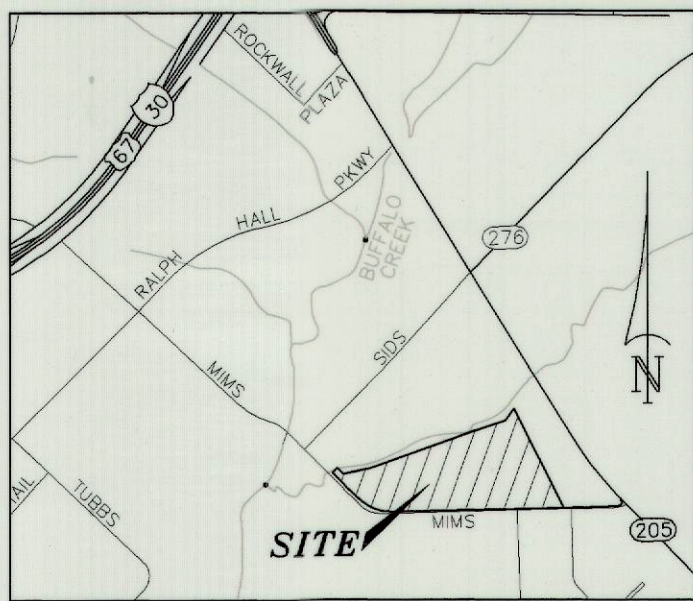
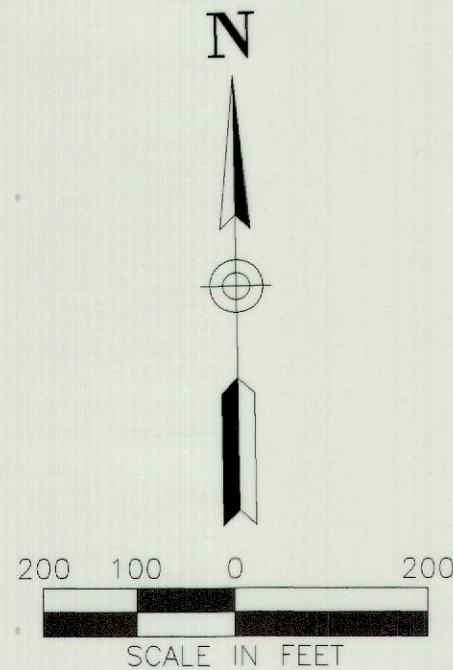




VICINITY MAP
NOT TO SCALE

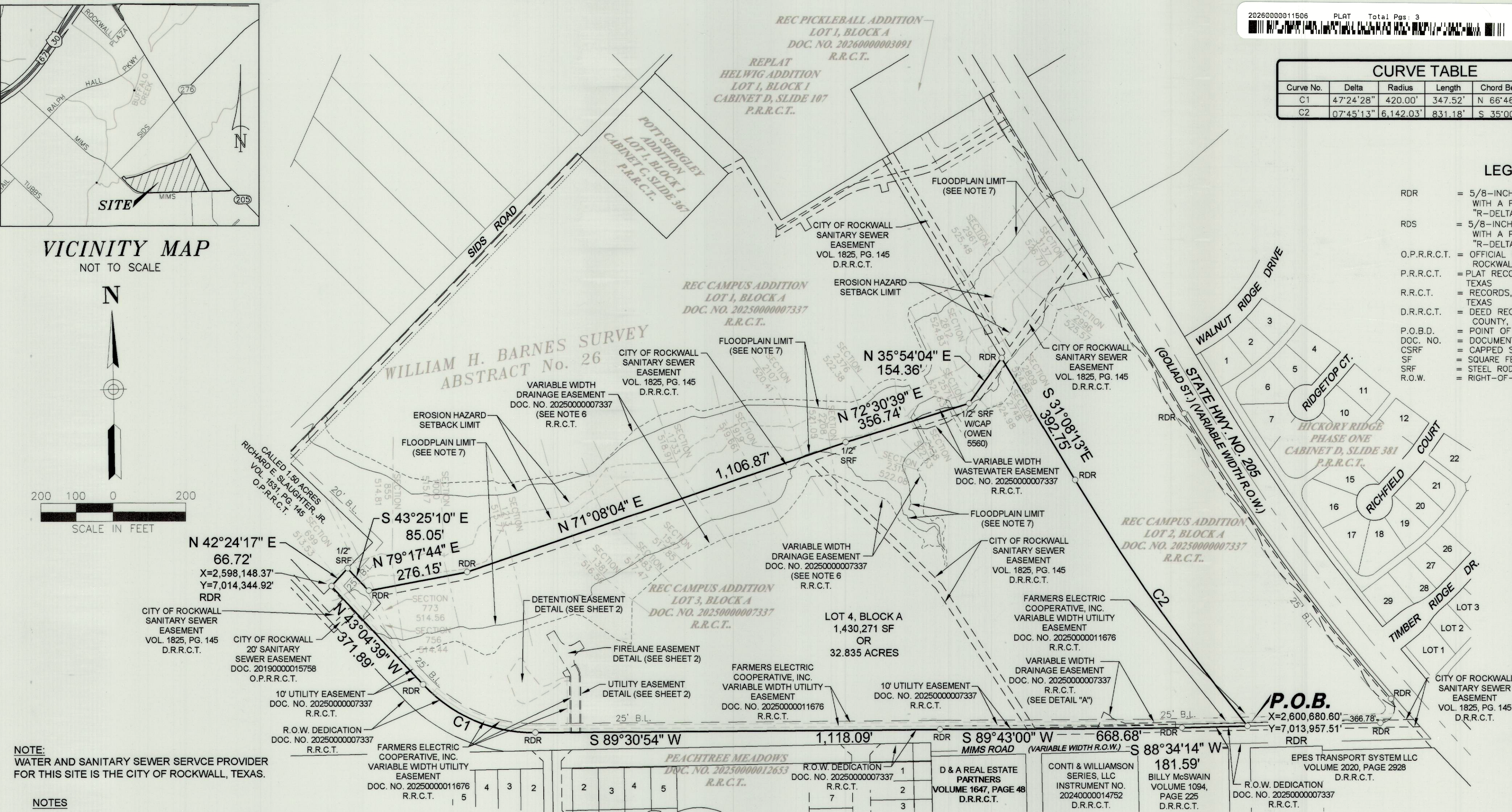


20250000011506 PLAT Total Pgs: 3

CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W	337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E	830.55'

LEGEND

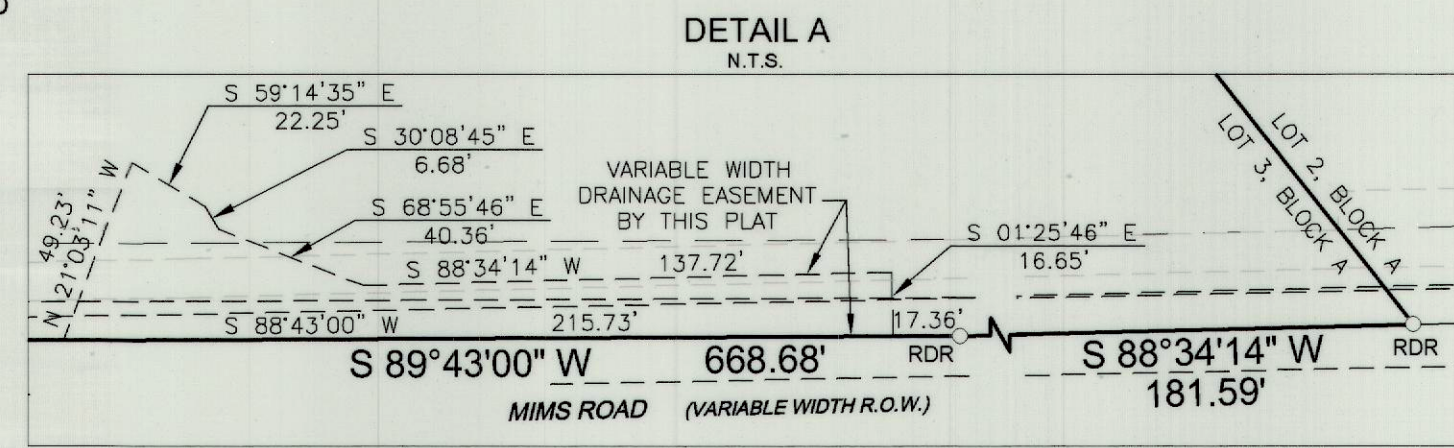
- RDR = 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
- RDS = 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY TEXAS
- R.R.C.T. = RECORDS, ROCKWALL COUNTY TEXAS
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.O.B.D. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- CSRF = CAPPED STEEL ROD FOUND
- SF = SQUARE FEET
- SRF = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY



NOTE:
WATER AND SANITARY SEWER SERVICE PROVIDER FOR THIS SITE IS THE CITY OF ROCKWALL, TEXAS.

NOTES

- 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.
- PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY 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.
- DRAINAGE AND DETENTION EASEMENTS. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- 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.
- STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA)
- 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.
- SOURCE OF FLOODPLAIN LIMIT SHOWN IS FROM "ADDENDUM TO 2023 FLOOD STUDY, BUFFALO CREEK TRIBUTARY 3, RAYBURN ELECTRIC COOPERATIVE PHASE 2 CAMPUS EXPANSION" PREPARED BY R-DELTA ENGINEERS ON DECEMBER 13, 2024.



THE BEARINGS AND COORDINATES REPORTED HEREON ARE RELATED TO THE NORTH CENTRAL ZONE (4202) OF THE TEXAS COORDINATE SYSTEM OF 1983. ALL DISTANCES ARE REPORTED ON SURFACE AND ALL COORDINATES ARE GRID COORDINATES. R-DELTA ENGINEERS, INC. USED THE ALLTERRA REAL-TIME KINEMATIC (RTK) NETWORK TO OBTAIN THE GRID COORDINATES TO WHICH THIS SURVEY IS RELATED. THE PUBLISHED TXDOT COUNTY-WIDE GRID TO SURFACE COMBINED FACTOR FOR ROCKWALL COUNTY IS 1.000146135.

COORDINATES SHOWN ARE TIED TO CITY OF ROCKWALL PUBLISHED CONTROL STATION COR-11. COR-11 IS A BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS RD. AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS RD. WITH THE SOUTHEAST LINE OF I-30.
X = 2,599,971.99'
Y = 7,015,703.17'
ELEV. = 565.98

FINAL PLAT
LOT 4, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
BEING 1 LOT
32.835 ACRES OR 1,430,271 S.F.
SITUATED IN THE

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

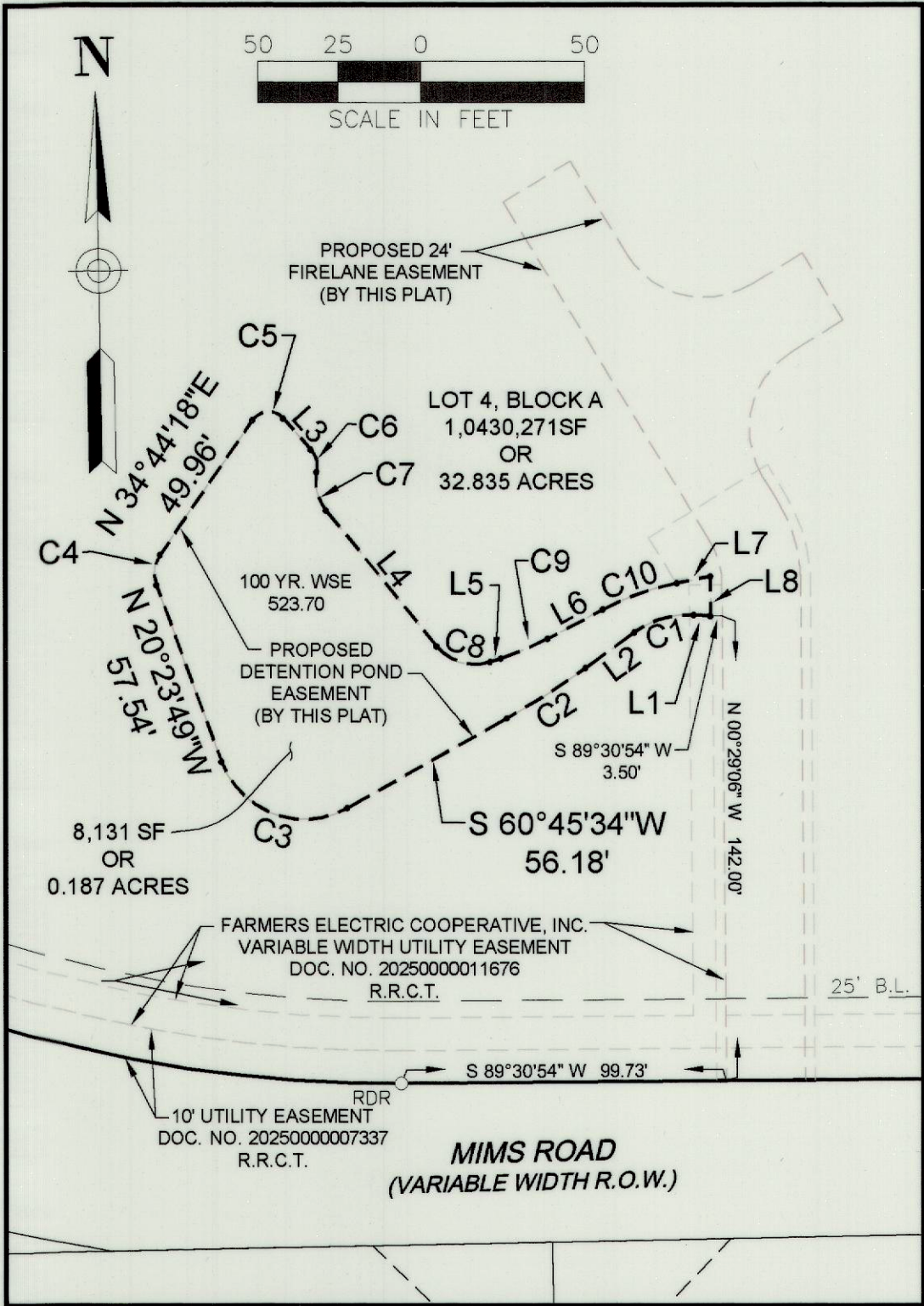
SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10122000

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

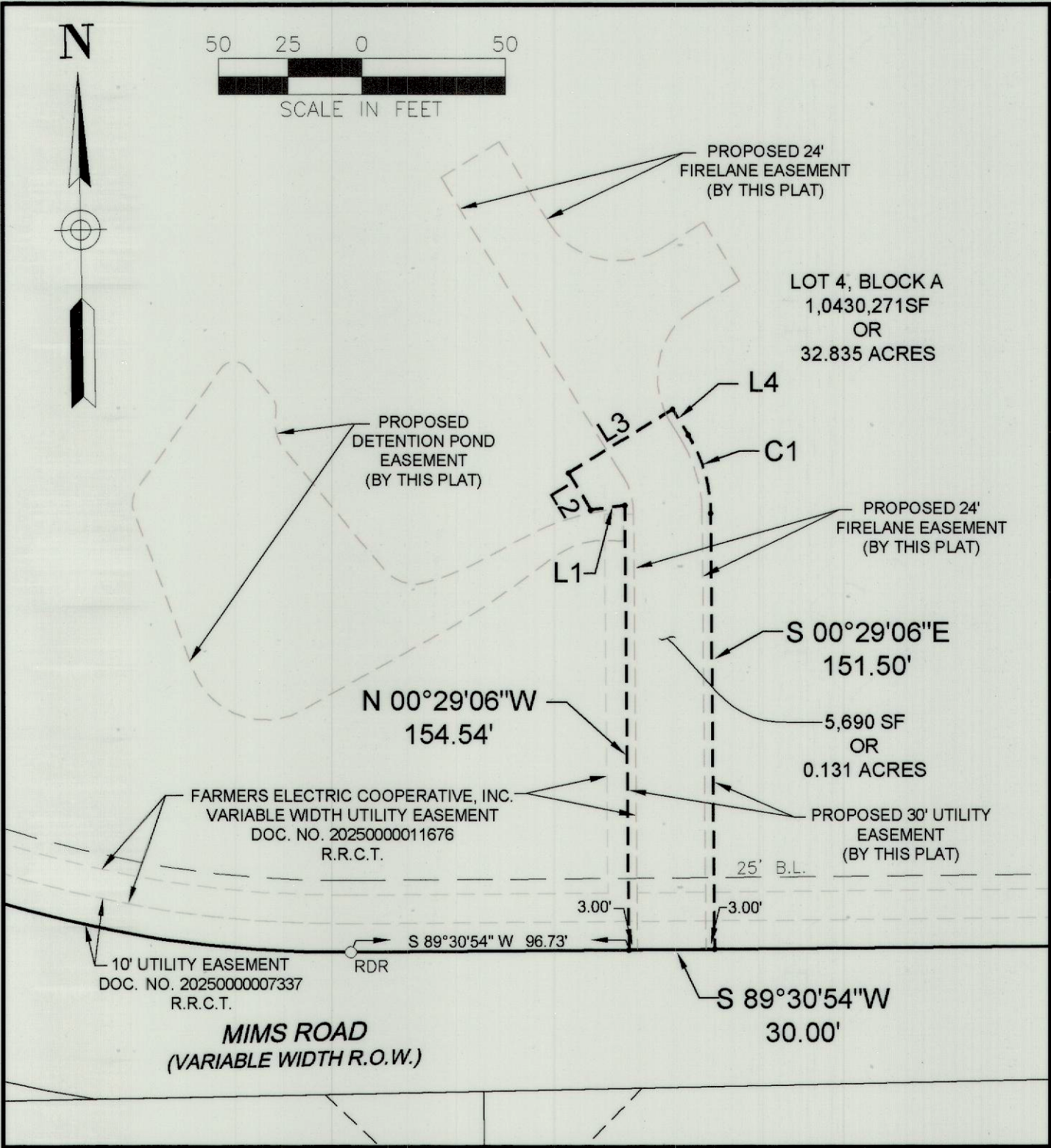
CASE NO. P2026-014
RDE Proj. No. 3036-22
DATE: MAY 27, 2026
SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

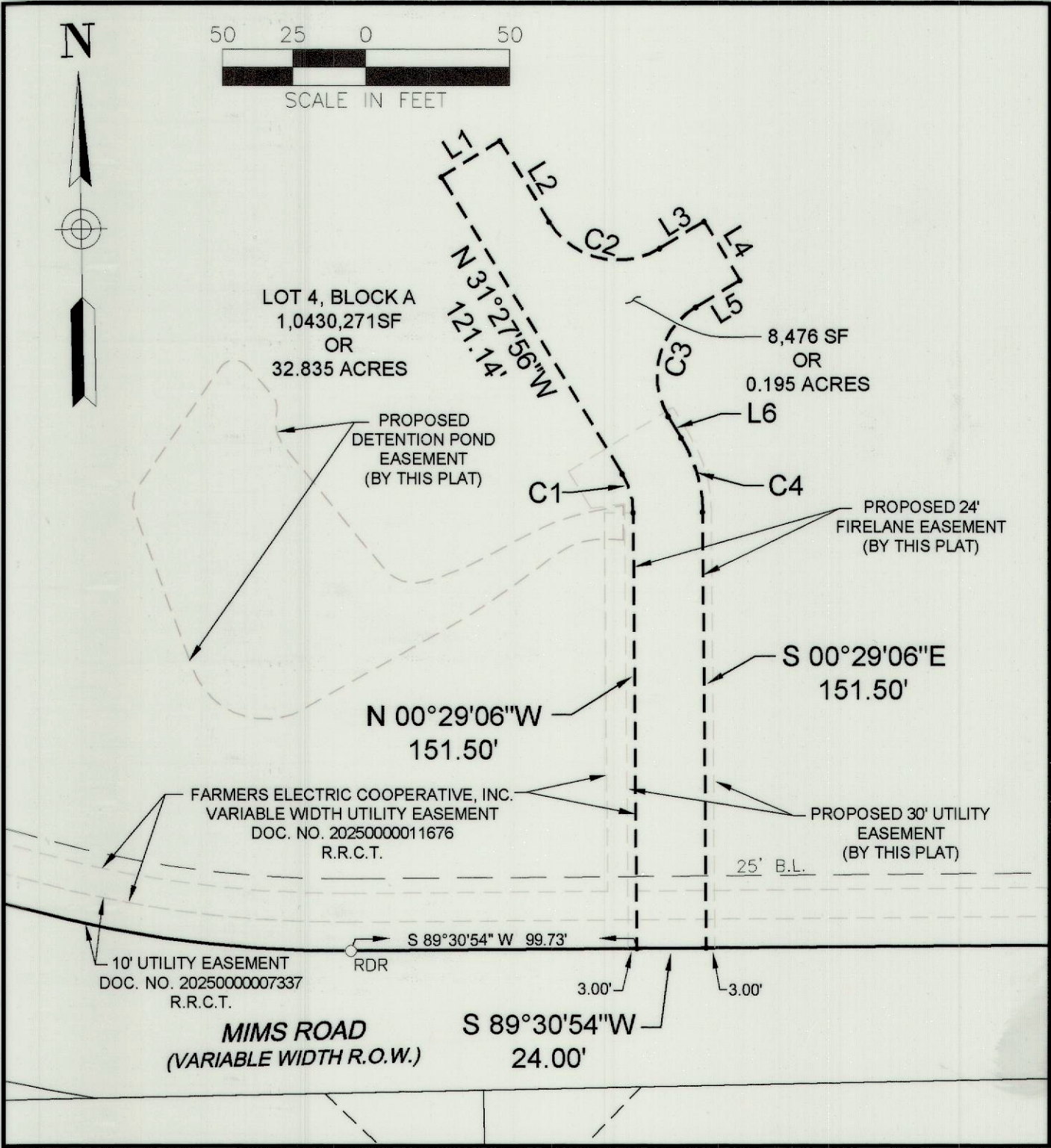
DETENTION POND EASEMENT



UTILITY EASEMENT



FIRELANE EASEMENT



DETENTION POND CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	39°40'17"	28.00'	19.39'	S 73°54'45"W	19.00'
C2	06°40'57"	245.00'	28.57'	S 57°25'05"W	28.56'
C3	98°50'37"	27.00'	46.58'	N 69°49'07"W	41.01'
C4	55°08'06"	10.00'	9.62'	N 07°10'14"E	9.26'
C5	104°01'16"	6.00'	10.89'	N 86°44'56"E	9.46'
C6	52°57'38"	8.00'	7.39'	S 14°45'37"E	7.13'
C7	51°12'45"	14.00'	12.51'	S 13°53'10"E	12.10'
C8	68°28'45"	15.00'	17.93'	S 73°43'55"E	16.88'
C9	09°45'28"	91.00'	15.50'	N 67°08'59"E	15.48'
C10	16°49'54"	83.00'	24.38'	N 70°41'12"E	24.30'

DETENTION POND LINE TABLE

No.	Bearing	Distance.
L1	N 86°15'06"W	5.24'
L2	S 54°04'37"W	18.55'
L3	S 41°14'26"E	12.62'
L4	S 39°29'33"E	53.58'
L5	N 72°01'42"E	3.49'
L6	N 62°16'15"E	19.12'
L7	N 76°06'09"E	10.41'
L8	S 00°29'06"E	12.00'

UTILITY EASEMENT CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	92°11'34"	44.00'	70.80'	N 19°08'08"E	63.41'

UTILITY EASEMENT LINE TABLE

No.	Bearing	Distance.
L1	S 82°11'11"W	11.76'
L2	N 31°27'56"W	15.00'
L3	N 58°32'04"E	42.49'
L4	S 31°27'56"E	10.49'

LEGEND

RDR = 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
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O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
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CC# = DOCUMENT NUMBER
SF = SQUARE FEET
SRF = STEEL ROD FOUND
R.O.W. = RIGHT-OF-WAY

FIRE LANE CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	30°58'49"	26.00'	14.06'	N 15°58'31"W	13.89'
C2	90°00'00"	28.00'	43.98'	S 76°27'56"E	39.59'
C3	90°00'00"	28.00'	43.98'	S 13°32'04"W	39.60'
C4	30°58'49"	50.00'	27.04'	S 15°58'31"W	26.71'

FIRE LANE LINE TABLE

No.	Bearing	Distance.
L1	N 58°32'04"E	24.00'
L2	S 31°27'56"E	32.99'
L3	N 58°32'04"E	18.00'
L4	S 31°27'56"W	24.00'
L5	S 58°32'04"W	18.00'
L6	N 55°40'35"E	187.43'

FINAL PLAT
LOT 4, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION

BEING 1 LOT

32.835 ACRES OR 1,430,271 S.F.

SITUATED IN THE

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

SURVEYOR:

rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
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OWNER: Rayburn Country Electric Cooperative, Inc.
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TEL (469) 402-2100

CASE NO. P2026-014
RDE Proj. No. 3036-22

DATE: MAY 27, 2026

SHEET 2 OF 3

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 24.170-acre tract of land situated within the City of Rockwall in the William H. Barnes Survey, Abstract No. 26 comprised of Lot 3, Block A, of the Final Plat of REC Campus Addition, Lots 1-3, Block A, (hereafter Campus Addition) according to the plat thereof recorded in Document No. 2025000007337 of the Records of Rockwall County, Texas (RRCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod recovered with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDR), in the north right-of-way line of Mims Road (a variable width right-of-way) as dedicated by the Campus Addition marking the southwest corner of Lot 2, Block A, and the southeast corner of Lot 3, Block A, and having coordinates of: X = 2,600,680.60 feet, Y = 7,013,957.51 feet;

THENCE S 88°34'14" W with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 181.59 feet to a RDR;

THENCE S 89°43'00" W with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 668.68 feet to a RDR;

THENCE S 89°30'54"W continuing with the northerly right-of-way line of said Mims Road as dedicated by the Campus Addition for a distance of 1,118.09 feet to a RDR at the P.C. of a curve to the right having a radius of 420.00 feet, a central angle of 47°24'28" and a chord that bears N 66°46'53"W for a distance of 337.69 feet;

THENCE in a northwesterly direction, continuing with the north right-of-way line of said Mims Road as dedicated by the Campus Addition, an arc distance of 347.52 feet to an RDR at the P.T. of said curve;

THENCE N 43°04'39" W continuing with the northeasterly right-of-way line of said Mims Road as dedicated by the Campus Addition, for a distance of 371.89 feet to an RDR in the southeasterly line of a called 1.50-acre tract as described in Special Warranty Deed from Edrich Development to Richard E. Slaughter, Jr. and recorded in Volume 1531, at Page 145, Official Public Records, Rockwall County, Texas and the northwesterly line of a City of Rockwall sanitary sewer easement recorded in Volume 1825, at Page 145 of the Deed Records of Rockwall County, Texas, for the most westerly corner of Lot 3 of the Campus Addition;

THENCE N 42°24'17" E with the southeasterly line of said Slaughter tract, the northwesterly line of said sanitary easement and the northwesterly line of Lot 3 of the Campus Addition for a distance of 66.72 feet to an RDR for a north corner of said sanitary sewer easement, the most westerly north corner of said Lot 3, and an ell corner of Lot 1 of the Campus Addition;

THENCE continuing with the northwesterly line of said sanitary sewer easement, and with the common line between Lots 1 and 3 of the Campus Addition the following five (5) courses and distances:

1. S 43°25'10" E for a distance of 85.05 feet to an RDR;
2. N 79°17'44" E for a distance of 276.15 feet to an RDR;
3. N 71°08'04" E for a distance of 1,106.87 feet to a 1/2-inch steel rod found;
4. N 72°30'39"E for a distance of 356.74 feet to a 1/2-inch steel rod found with a plastic cap stamped "OWEN 5560";
5. N 35°54'04"E for a distance of 154.36 feet to an RDR for the southeast corner of said Lot 1 and the northeast corner of said Lot 3 and being in the west line of Lot 2 of the Campus Addition;

THENCE S 31°03'49" E with the common line between Lot 2 and Lot 3 of the Campus Addition for a distance of 392.75 feet to an RDR at the P.C. of a curve to the left having a radius of 6,142.03 feet, a central angle of 07°45'13" and a chord that bears S 35°00'49"E for a distance of 830.55 feet;

THENCE in a southeasterly direction, continuing with the common line between Lot 2 and Lot 3 of the Campus Addition, an arc distance of 831.18 feet to the POINT of BEGINNING and containing 1,052,828 square feet or 24.170 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

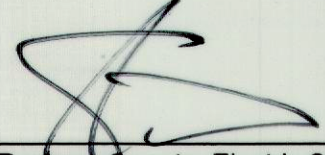
I the undersigned owner of the land shown on this plat, and designated herein as LOT 4, BLOCK A, REC CAMPUS ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REC CAMPUS ADDITION, an addition to the City of Rockwall, Texas, have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to removed 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 to their respective system on any of these easement strips; any and all 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.
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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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. 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

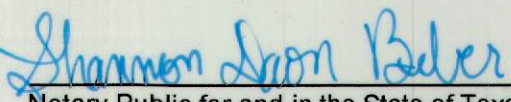

Rayburn Country Electric Cooperative, Inc.
Stephen Geiger,

STATE OF TEXAS §
COUNTY OF ROCKWALL §

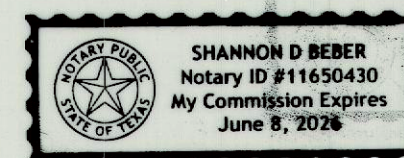
Before me, the undersigned authority, on this day personally appeared Stephen Geiger, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of

May, 2026.


Notary Public for and in the State of Texas

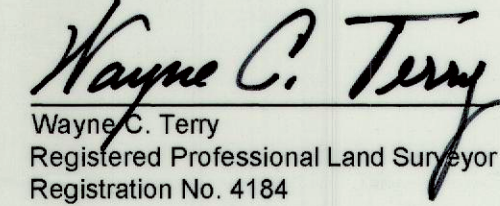
My commission expires: 06/08/2026



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.

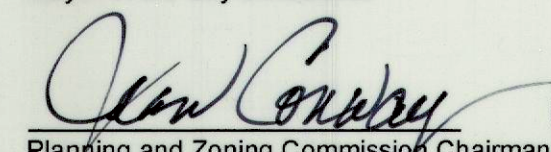

Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

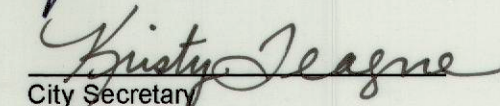


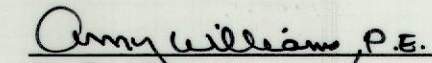
STATE OF TEXAS §
COUNTY OF ROCKWALL §

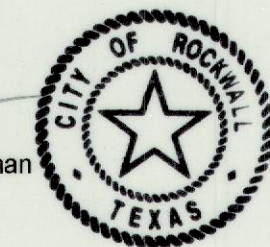
APPROVED:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the 4th day of May, 2026.


Mayor of the City of Rockwall


Planning and Zoning Commission Chairman


City Secretary


City Engineer



FINAL PLAT
LOT 4, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION

BEING 1 LOT

32.835 ACRES OR 1,430,271 S.F.

SITUATED IN THE

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

OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
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TEL (469) 402-2100

CASE NO. P2026-014
RDE Proj. No. 3036-22

DATE: MAY 27, 2026

SHEET 3 OF 3

THE STATE OF TEXAS
COUNTY OF ROCKWALL

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

20260000011506 PLAT
06/17/2026 11:46:21 AM Total Fees: \$147.00

Jennifer Fogg, County Clerk
Rockwall County, TX



SURVEYOR:


618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10122000