



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

STAFF USE OF
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 **950 Sids Road**

SUBDIVISION **REC Campus Addition** LOT **3** BLOCK **A**

GENERAL LOCATION **North side of Mims Road, West of State Hwy 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **32.835 Acres** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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 Elec. Coop. Inc.** APPLICANT **RDelta Engineers**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

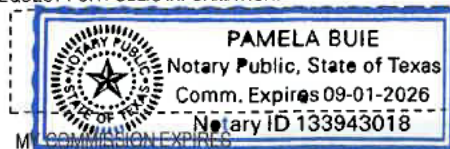
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Stephen Geiger** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

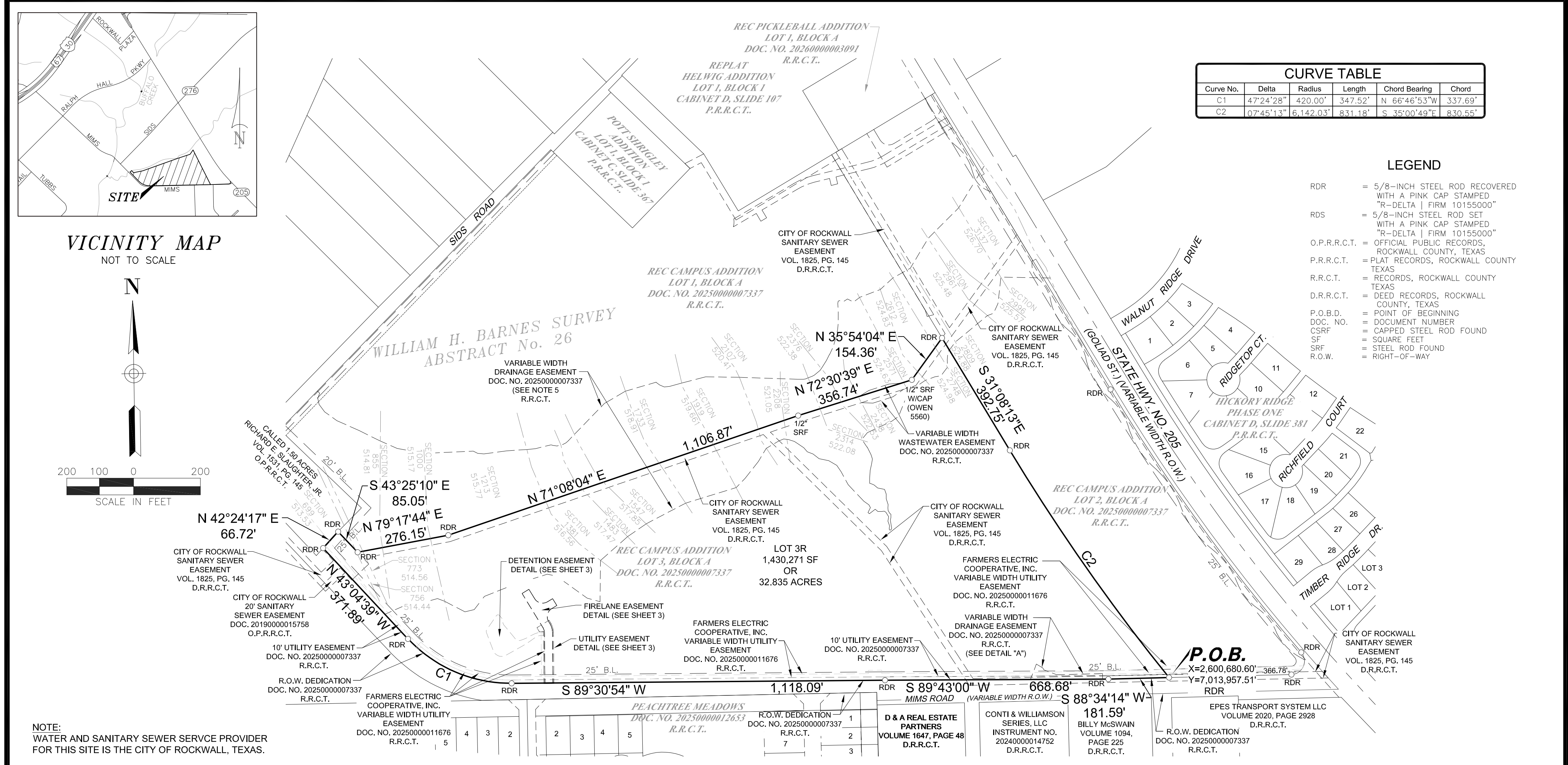
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **960.00** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS 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 **6** DAY OF **April**, 20**26**

OWNER'S SIGNATURE

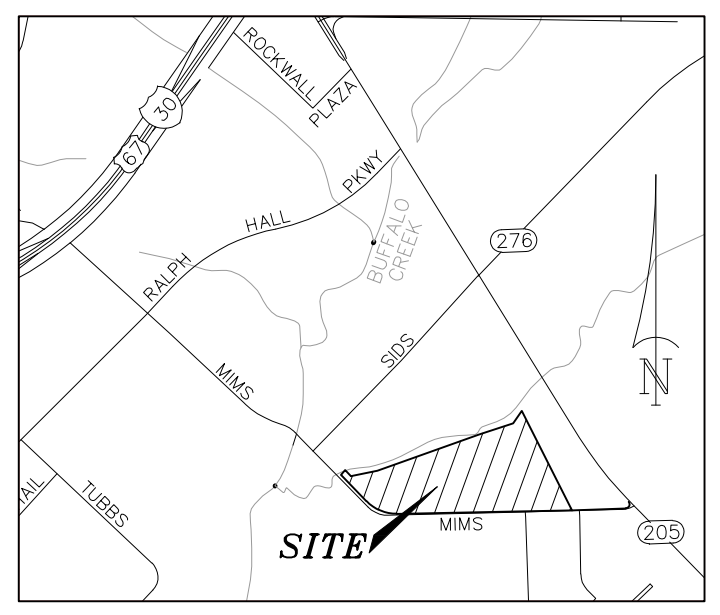
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



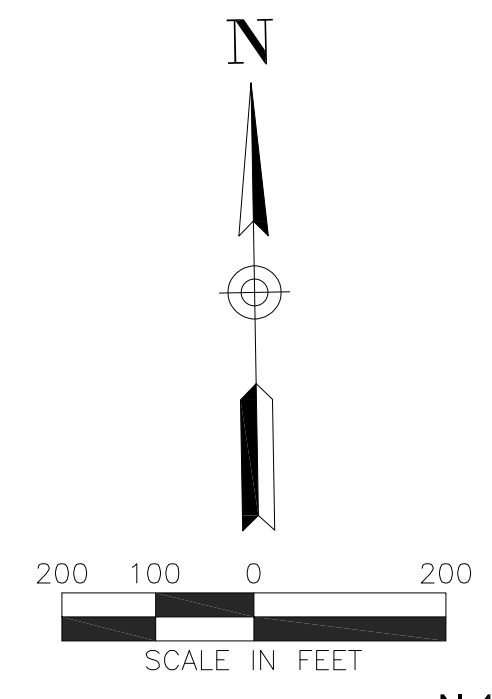


CURVE TABLE				
Curve No.	Delta	Radius	Length	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W 337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E 830.55'

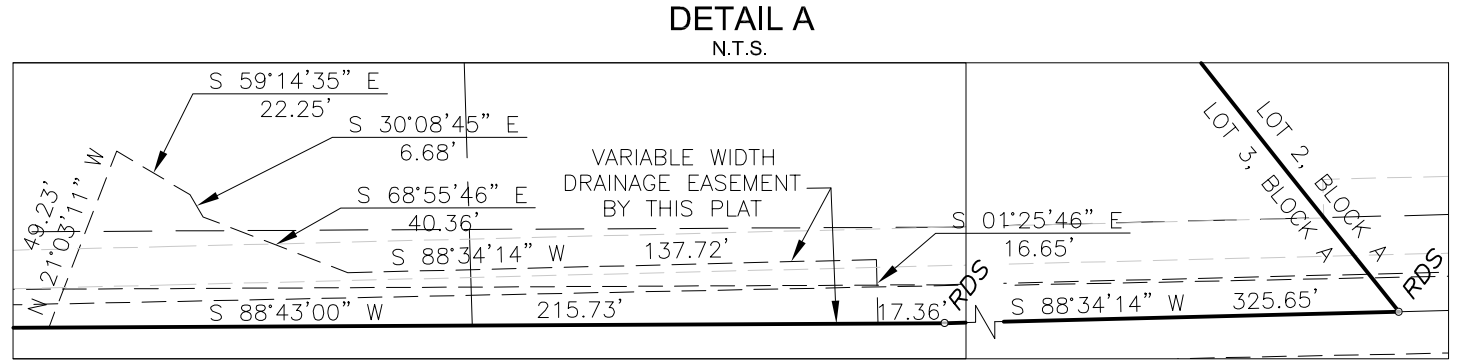
LEGEND	
RDR	= 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA FIRM 10155000"
RDS	= 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA FIRM 10155000"
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS
R.R.C.T.	= RECORDS, 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
S.R.F.	= STEEL ROD FOUND
R.O.W.	= RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE



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.
 - 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 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

REPLAT
LOT 3R, BLOCK A
**REC CAMPUS
ADDITION**

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



618 Mab Street
Garland, TX 75040
Ph: (972) 494-2031
www.rdelta.com
TSP# No. F-1515
TSP# No. 10155000

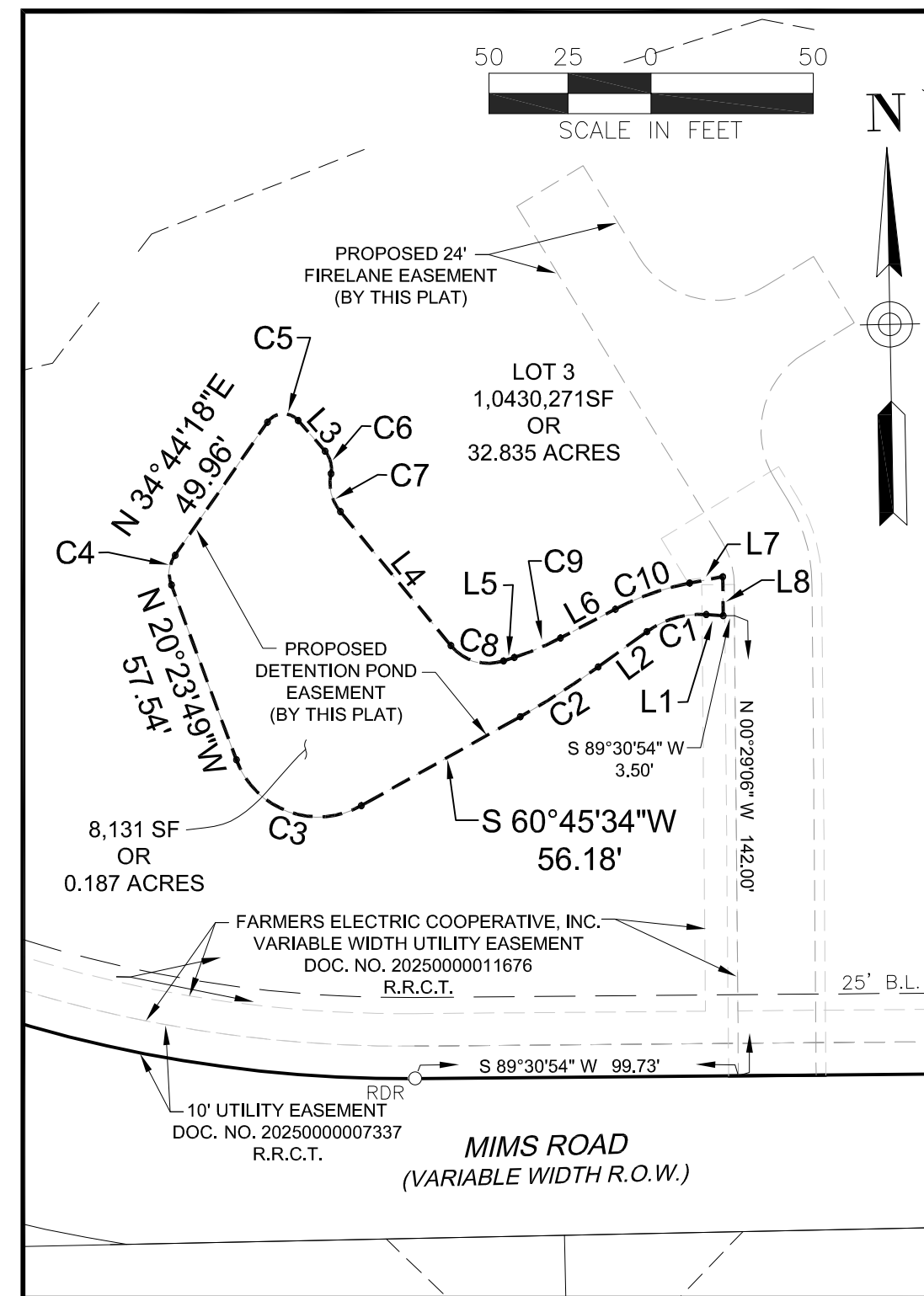
OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22

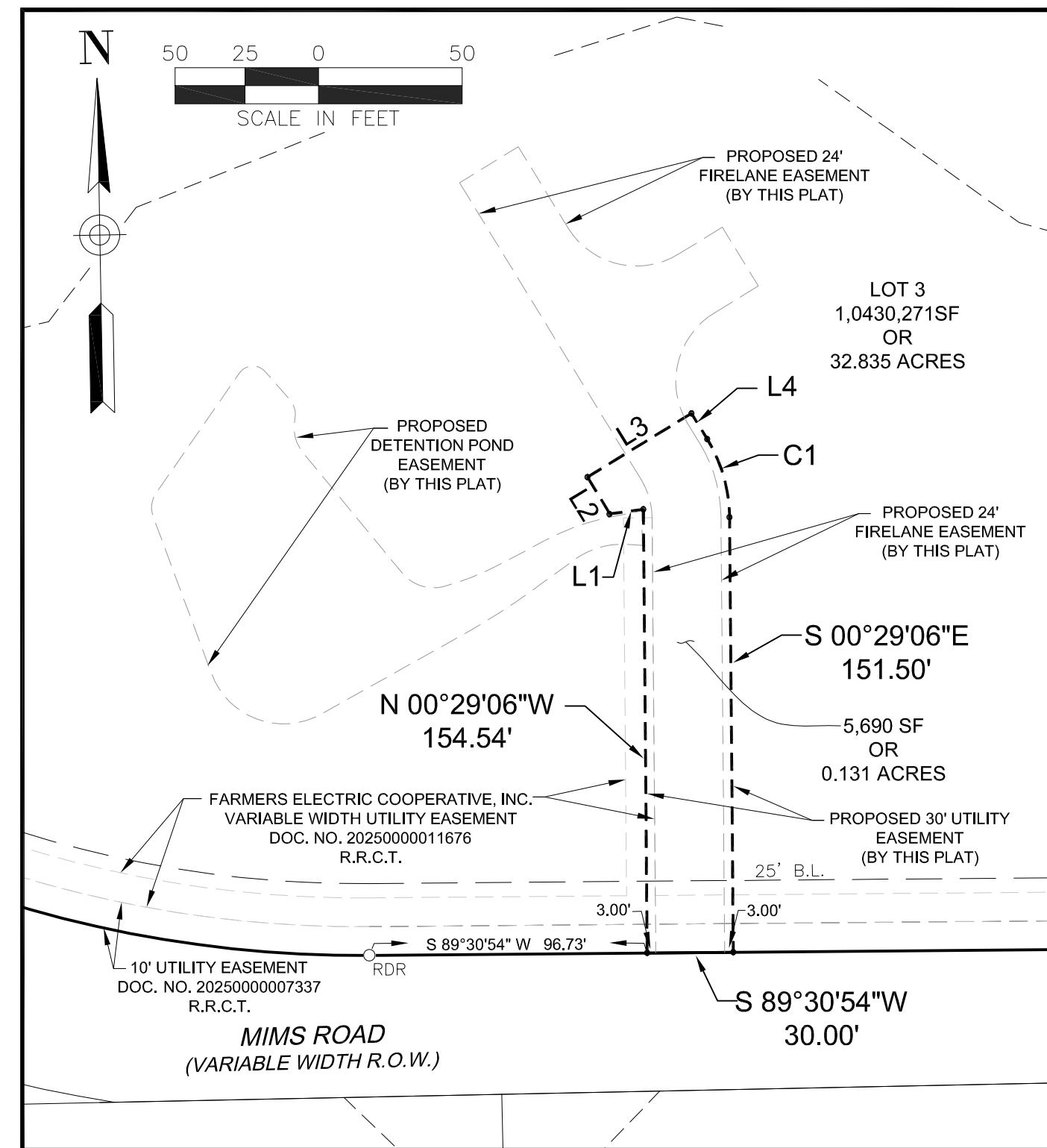
DATE: APRIL 14, 2026 SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

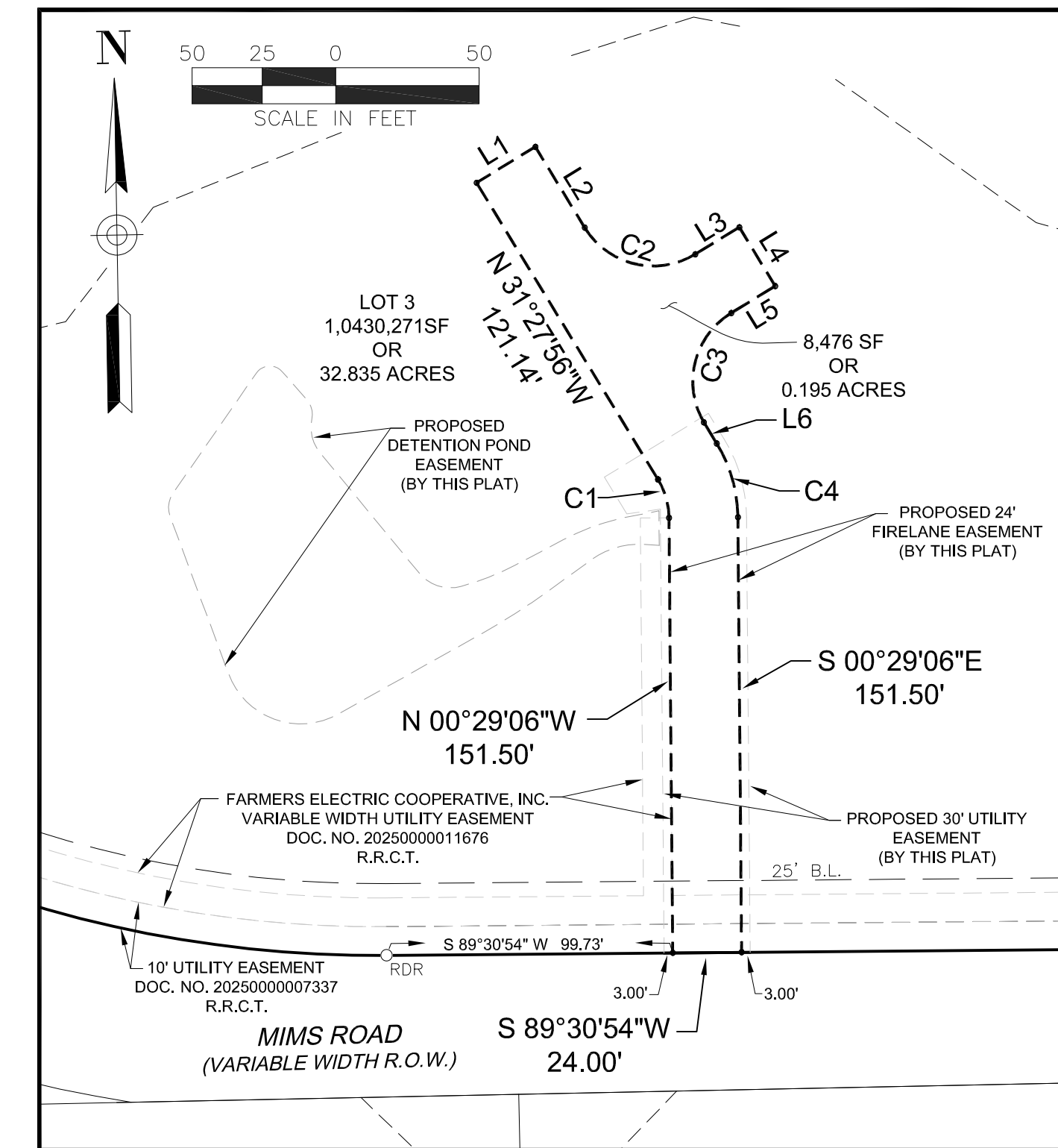
DETENTION POND EASEMENT



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'

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'

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.C.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. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- CC# = DOCUMENT NUMBER
- SF = SQUARE FEET
- SFB = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY

REPLAT LOTS 3R, BLOCK A REC CAMPUS ADDITION

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

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

OWNER: Rbryburn Country Electric Cooperative, Inc. CASE NO. P2023-018
950 Sids Road RDE Proj. No. 3036-22
Rockwall, Texas 75032
TEL (469) 402-2100 DATE: APRIL 14, 2026 SHEET 2 OF 3

SURVEYOR:
rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 484-8031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

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 32.835-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°48'53"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 1,430,271 square feet or 32.835 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 the LOT 3R, 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 ____ day of

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

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 DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

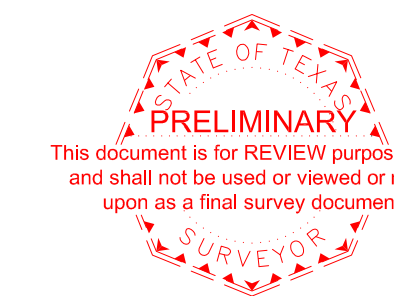
APPROVED:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the ____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

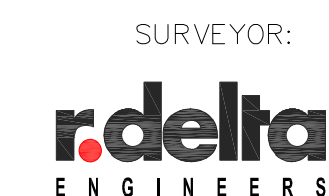
City Secretary

City Engineer



REPLAT
LOTS 3R BLOCK A
REC CAMPUS
ADDITION

BEING 1 LOT
24.170 ACRES OR 1,052,828 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



618 Main Street
Garland, TX 75040
Ph. (972) 484-5031
www.rdelta.com
TBPLS No. F-1515
TBPLS No. 10155000

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

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 2026



DEVELOPMENT APPLICATION

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

STAFF USE OF
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 **950 Sids Road**

SUBDIVISION **REC Campus Addition** LOT **3** BLOCK **A**

GENERAL LOCATION **North side of Mims Road, West of State Hwy 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	32.835 Acres	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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]

<input checked="" type="checkbox"/> OWNER	Rayburn Country Elec. Coop. Inc.	<input checked="" type="checkbox"/> APPLICANT	RDelta Engineers
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	
ADDRESS		ADDRESS	
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

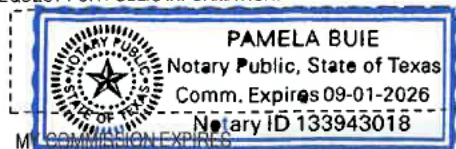
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

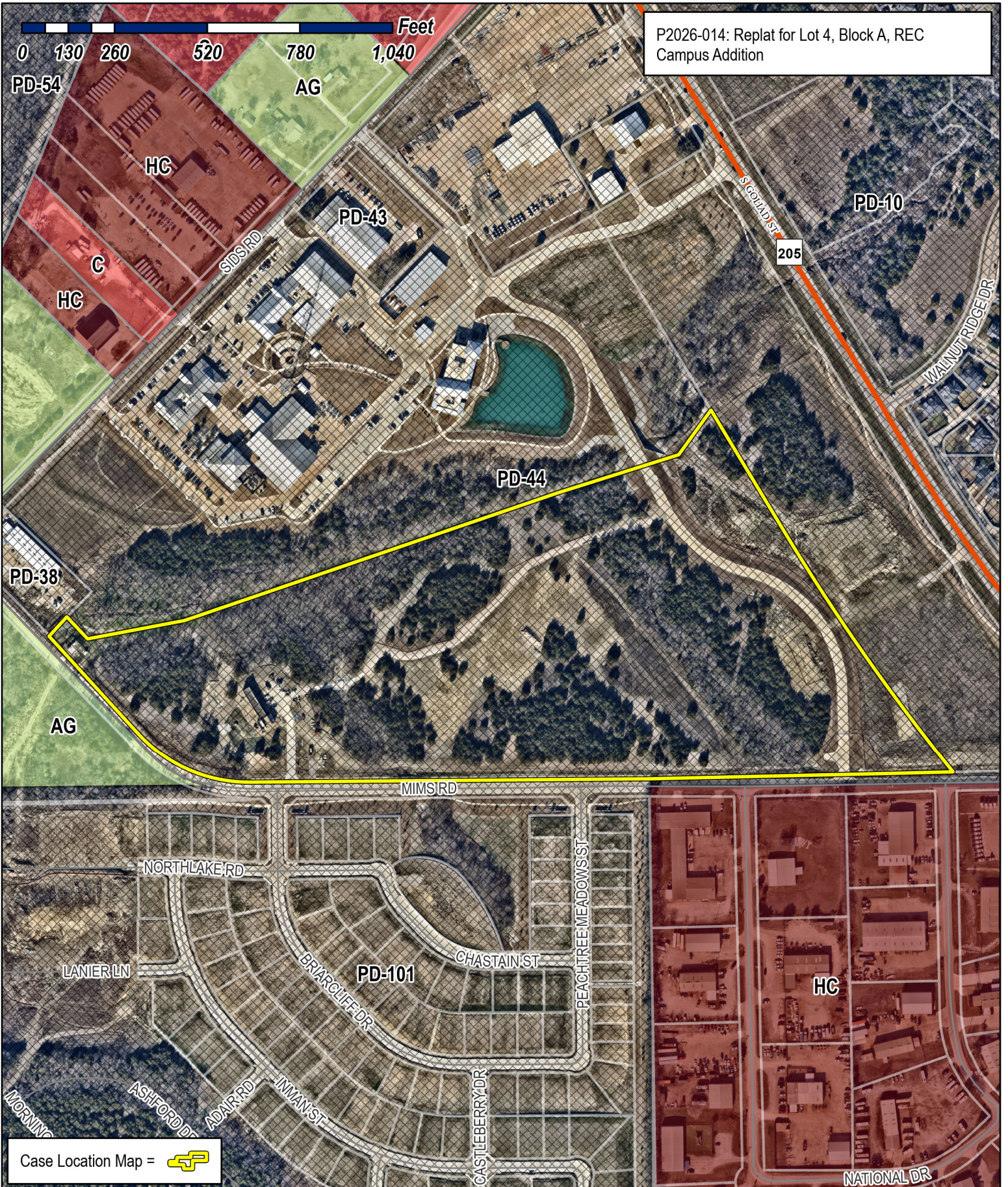
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 960.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 6 DAY OF April, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-014: Replat for Lot 4, Block A, REC Campus Addition

Case Location Map =

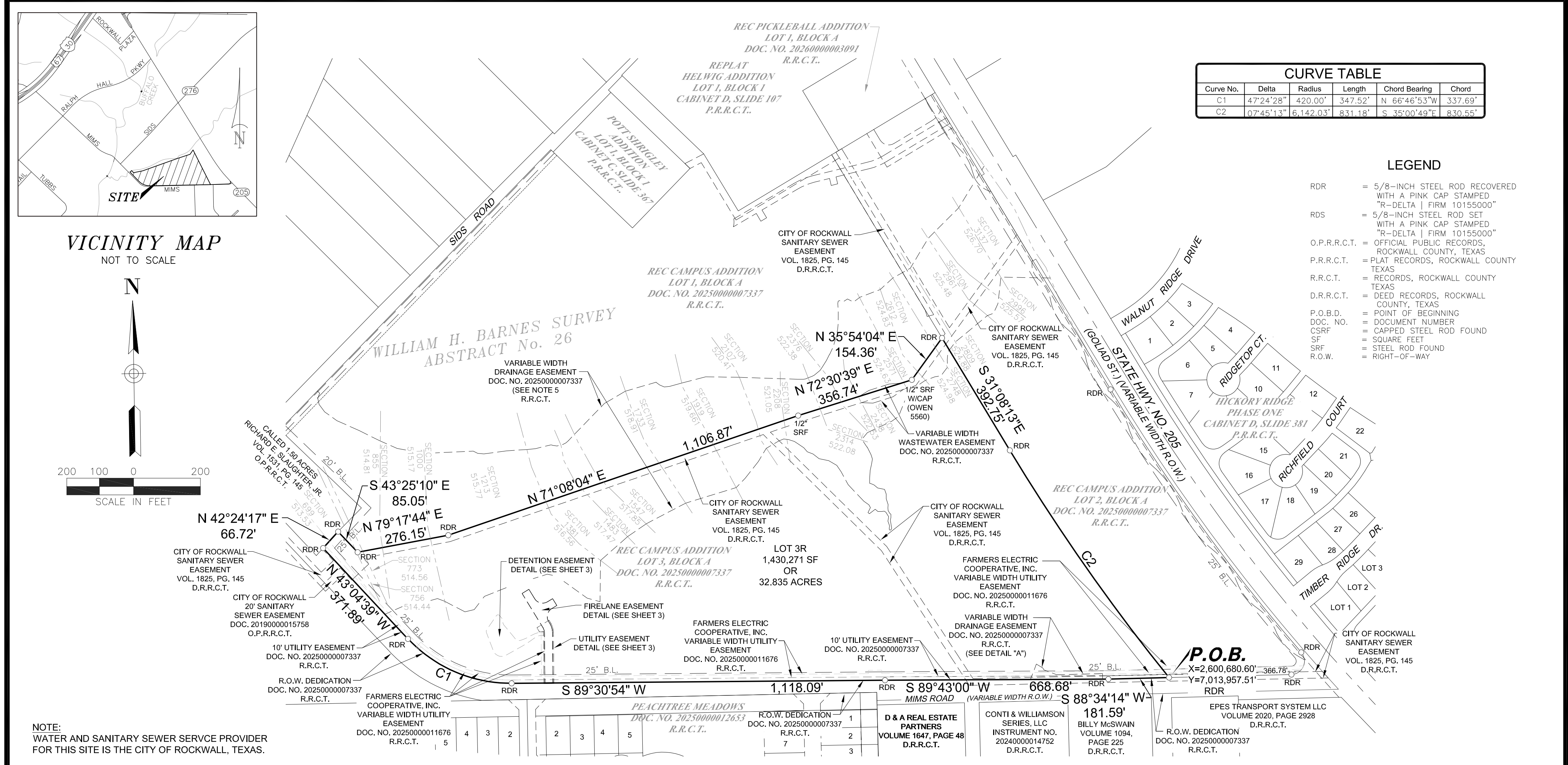


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

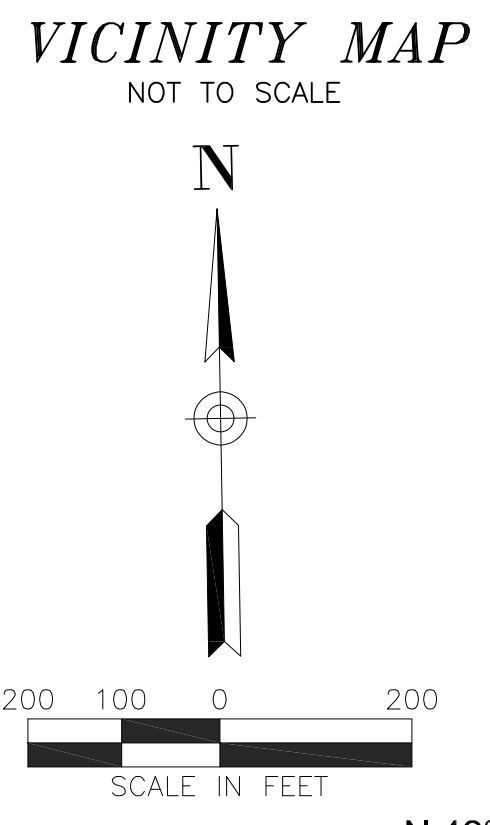
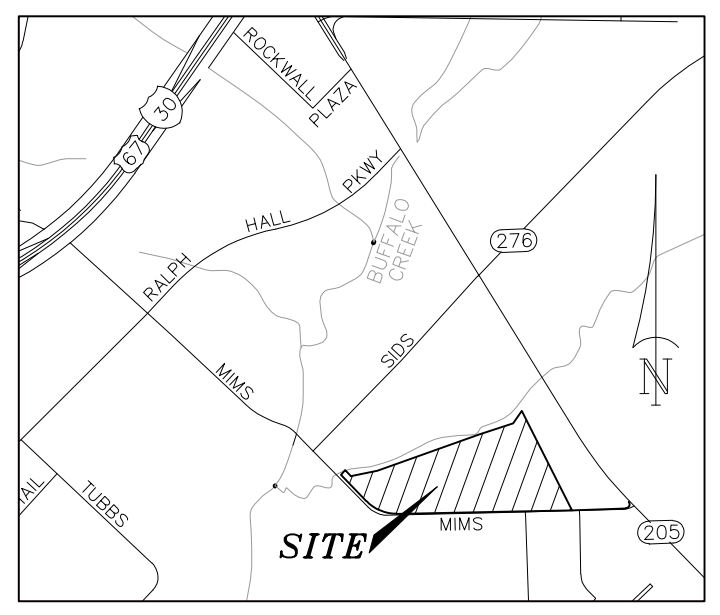
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





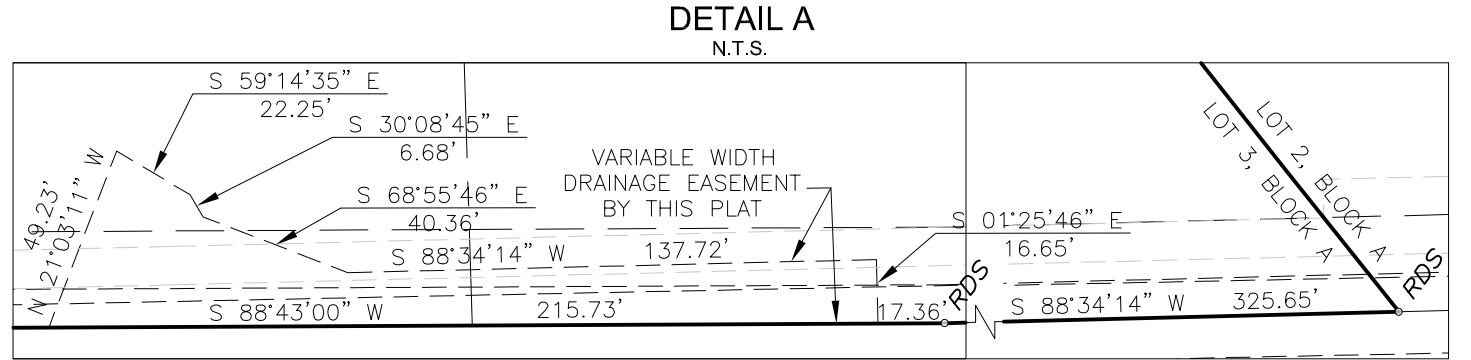
CURVE TABLE				
Curve No.	Delta	Radius	Length	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W 337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E 830.55'

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
S.R.F.	= 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.
 - 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 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'

REPLAT LOT 3R, BLOCK A REC CAMPUS ADDITION

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
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 Mab Street
Garland, TX 75040
Ph: (972) 494-2031
www.rdelta.com
TSP# No. F-1515
TSP# No. 10155000

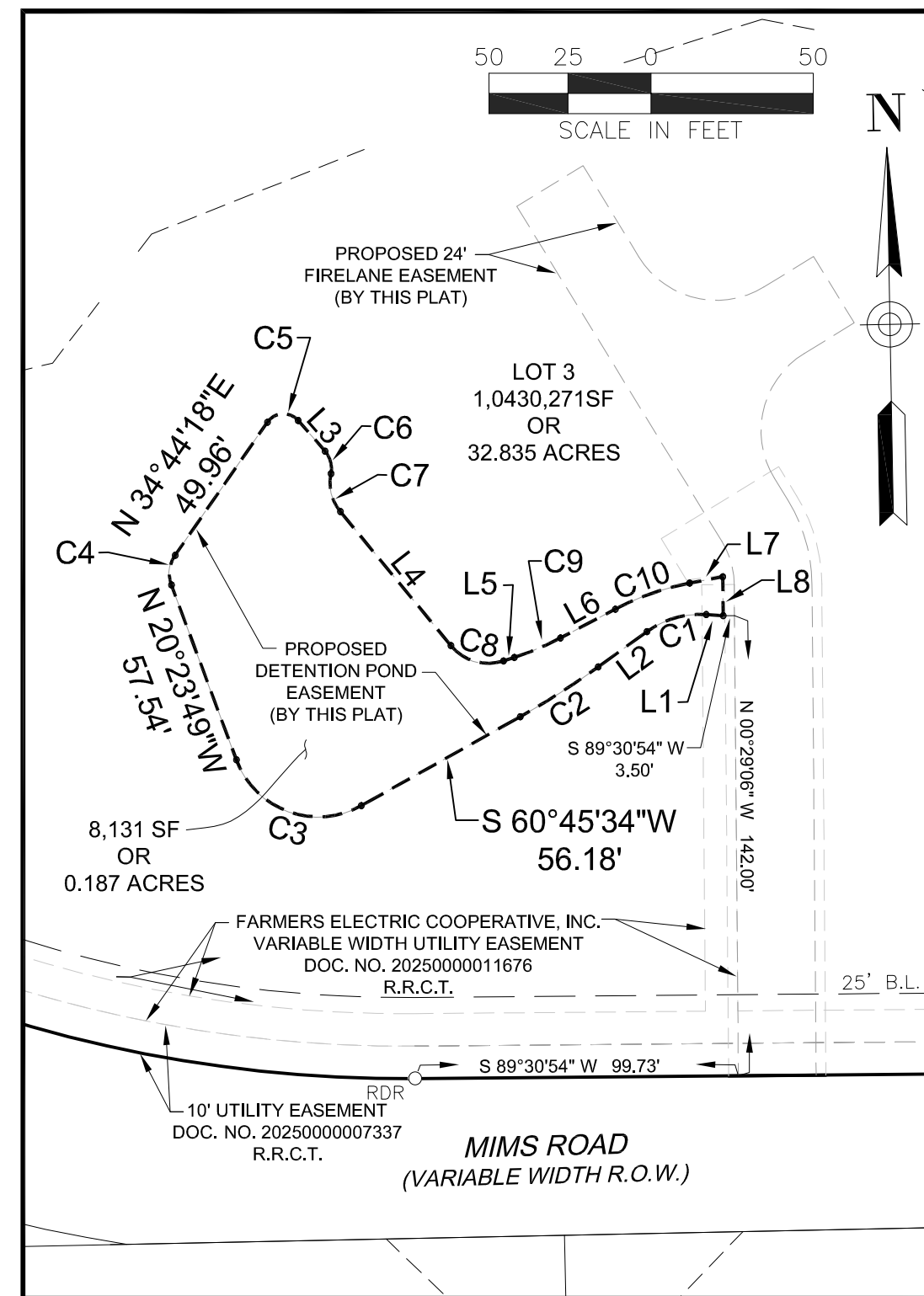
OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22

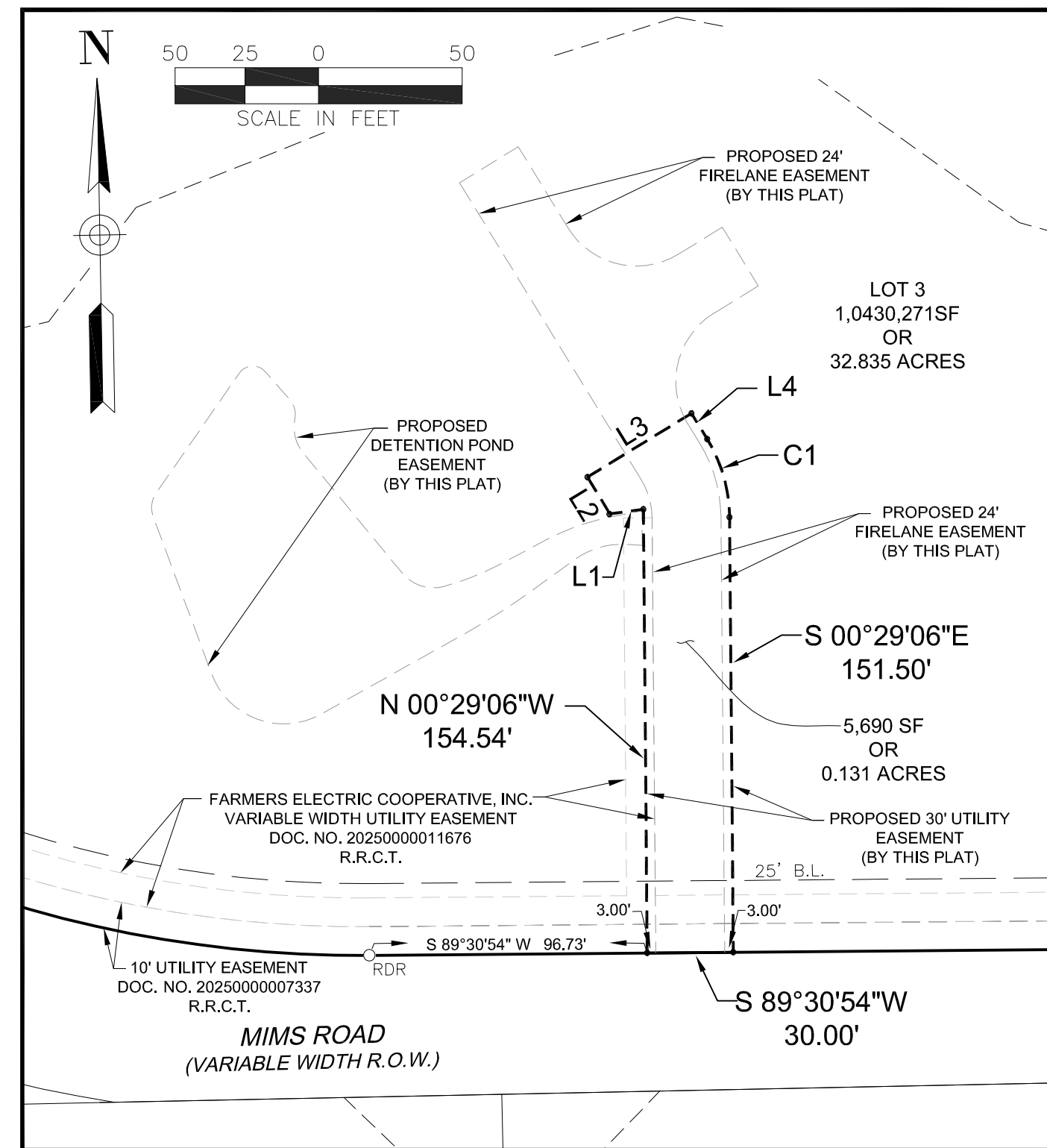
DATE: APRIL 14, 2026 SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

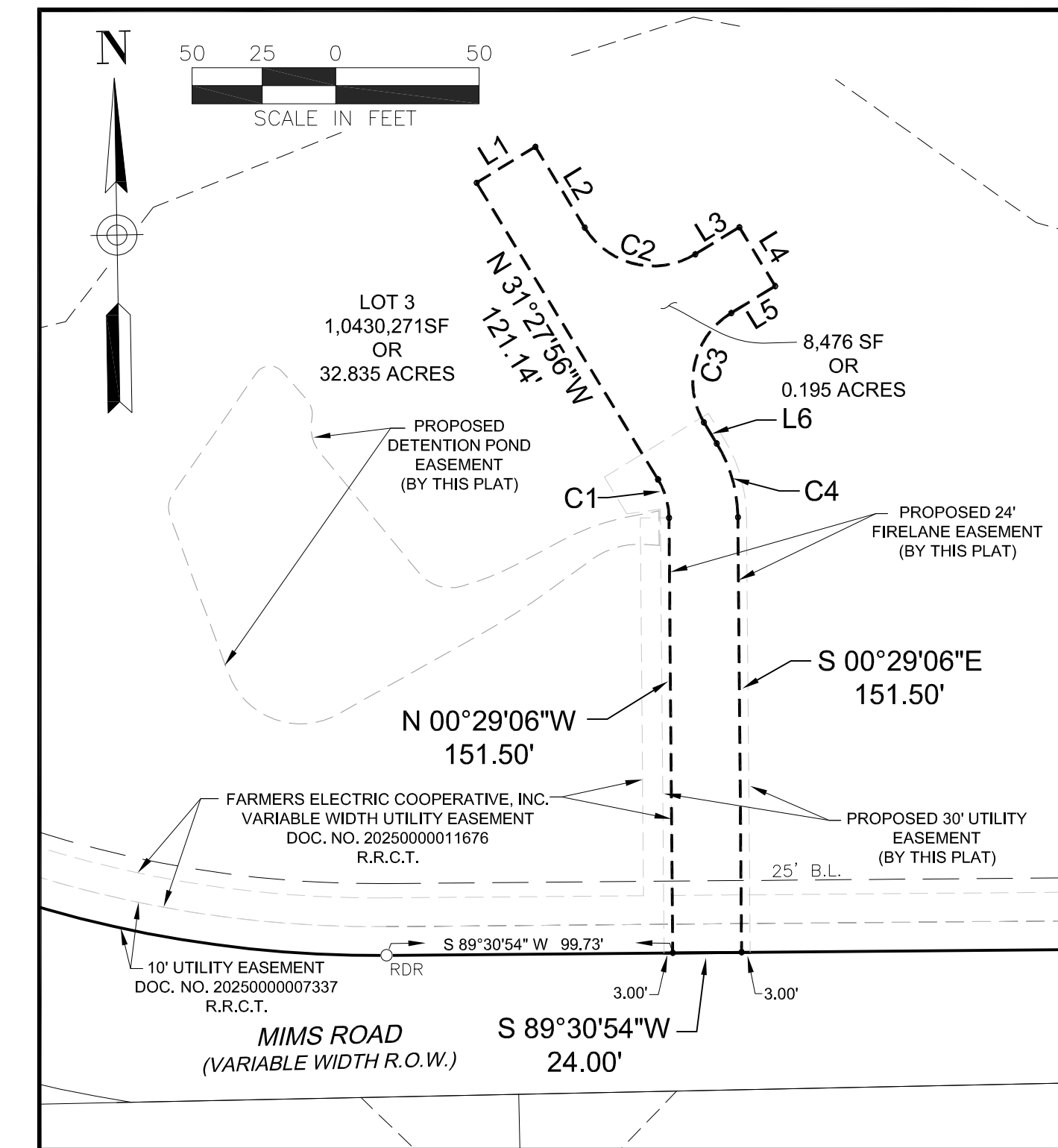
DETENTION POND EASEMENT



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'

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'

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.C.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
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- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- CC# = DOCUMENT NUMBER
- SF = SQUARE FEET
- SFB = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY

REPLAT LOTS 3R, BLOCK A REC CAMPUS ADDITION

BEING A REPLAT OF LOT 3, BLOCK A OF REC CAMPUS ADDITION 32.835 ACRES OR 1,430,271 SF 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) 484-8031
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TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rbryburn Country Electric Cooperative, Inc. CASE NO. P2023-018
950 Sids Road RDE Proj. No. 3036-22
Rockwall, Texas 75032
TEL (469) 402-2100 DATE: APRIL 14, 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 32.835-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°48'53"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 1,430,271 square feet or 32.835 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 the LOT 3R, 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 ____ day of

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

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 DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

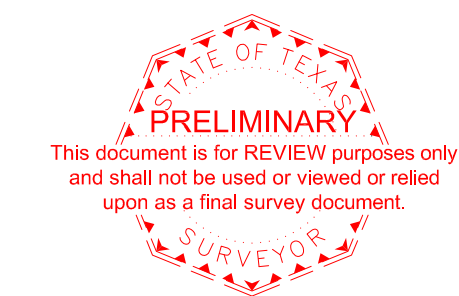
APPROVED:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the ____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

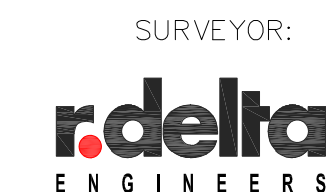
City Secretary

City Engineer



REPLAT
LOTS 3R BLOCK A
REC CAMPUS
ADDITION

BEING 1 LOT
24.170 ACRES OR 1,052,828 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



618 Main Street
Garland, TX 75040
Ph. (972) 484-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

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

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 2026



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: April 28, 2026
APPLICANT: RDelta Engineers
CASE NUMBER: P2026-014; *Replat for Lot 4, Block A, REC Campus Addition*

SUMMARY

Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for one (1) existing parcel of land on 32.835-acres (*i.e. Lot 3, Block A, REC Campus Addition*) in order to establish one (1) new lot (*i.e. Lot 4, Block A, REC Campus Addition*). The purpose of the Replat is to establish the necessary easements in order to develop the previously approved *Indoor Gun Range Facility* [Case No. SP2025-012] on the subject property.
- ☑ Background. The subject property 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 Commercial (C) District and Heavy Commercial (HC) District. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-041] that indicated the subject property as Lot 3, Block A, REC Campus Addition. On July 17, 2023, the Planning and Zoning Commission approved a final plat [Case No. P2023-018] that establish the subject property as Lot 3, Block A, REC Campus Addition. On August 5, 2024, the City Council approved a zoning change [Case No. Z2024-028] from Commercial (C) District and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. On April 15, 2025, the Planning and Zoning Commission approved a site plan [Case No. SP2025-012] to allow the construction of an *Indoor Gun Range Facility* as part of the greater Rayburn Electric Cooperative corporate campus. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 4, Block A, 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 Replat 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: 4/23/2026

PROJECT NUMBER: P2026-014
PROJECT NAME: Replat for Lot 4, Block A, REC Campus Addition
SITE ADDRESS/LOCATIONS: 950 Sids Road

CASE CAPTION: Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/23/2026	Needs Review

04/23/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (P2026-014) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to read as the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Lot 4, Block A
REC Campus Addition
Being a Replat of
Lot 3, Block A
REC Campus Addition
Being
1 Lot
32.835-acres or 1,430,271 SF
Situated in the
W. H. Barnes Survey, Abstract No. 26
City of Rockwall, Rockwall County, Texas

M.5 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). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please correct the lot callout on the plat to Lot 4, Block A. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please indicate all existing and proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please verify the following: the plat indicates S31°08'13"E but the legal description has S31°03'49"E. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please provide all of the General Notes contained within the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please correct the lot and block in the Owner's Dedication to Lot 4, Block A. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please remove the notary for the surveyor, their seal will serve this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.12 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.13 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: April 28, 2026

City Council Meeting: May 4, 2026

I.14 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat 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	Madelyn Price	04/23/2026	Approved w/ Comments

- 04/23/2026: 1. Need two corners tied to City monumentation
2. Sheet 2 (not 3)
3. Need to call out where this is.
4. Need to show/call out floodplain limit, erosion hazard setback, and source of floodplain information.
5. Need to add 100 year water surface elevation.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

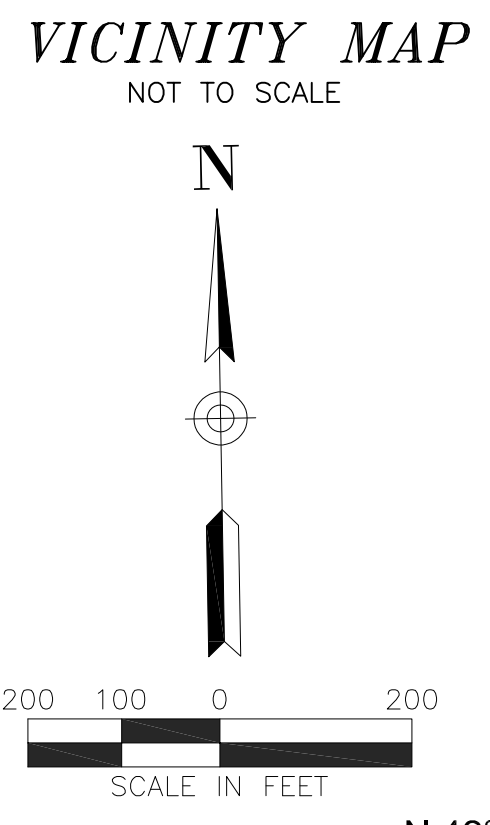
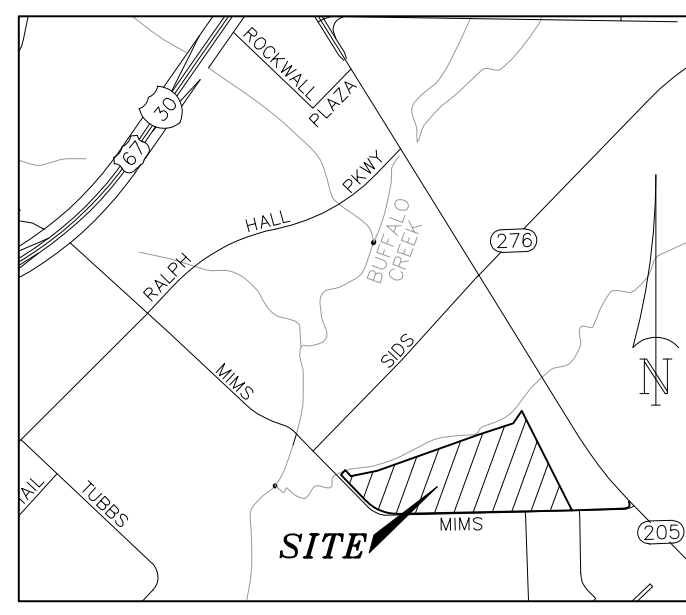
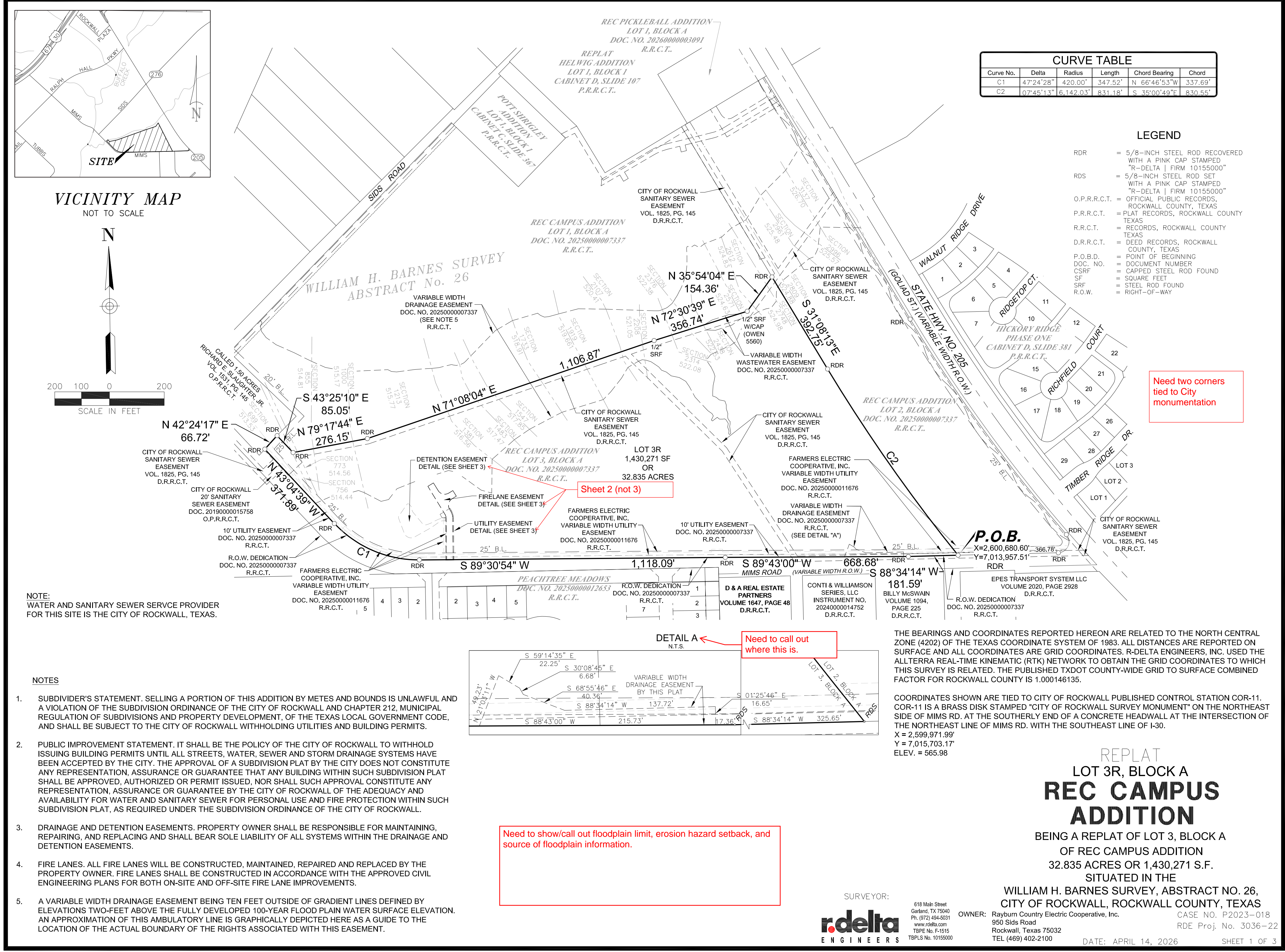
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments



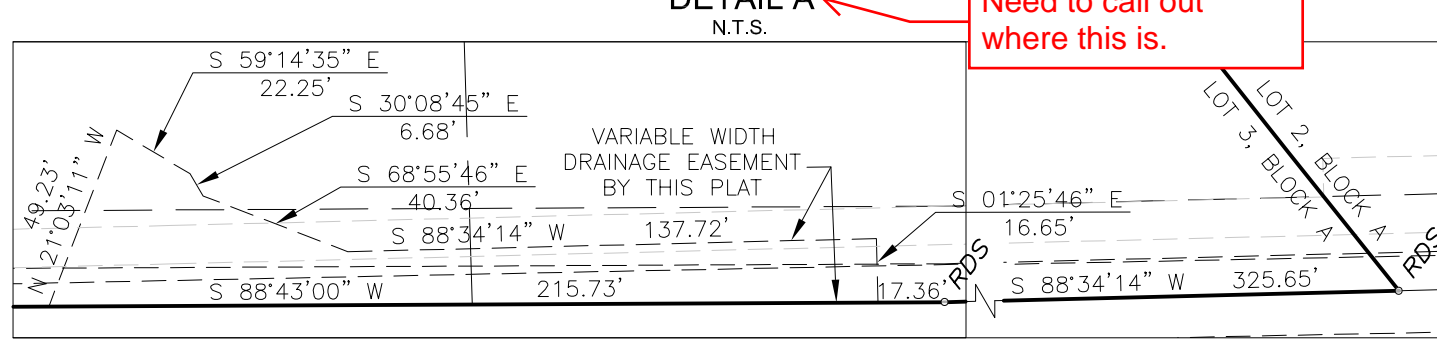
CURVE TABLE				
Curve No.	Delta	Radius	Length	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W 337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E 830.55'

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
S.R.F.	= STEEL ROD FOUND
R.O.W.	= RIGHT-OF-WAY

Need two corners tied to City monumentation

Sheet 2 (not 3)

Need to call out where this is.



Need to show/call out floodplain limit, erosion hazard setback, and source of floodplain information.

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.
 - 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 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'

REPLAT LOT 3R, BLOCK A REC CAMPUS ADDITION

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
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 Mab Street
Garland, TX 75040
Ph: (972) 494-2031
www.rdelta.com
TSP# No. F-1515
TSP# No. 10155000

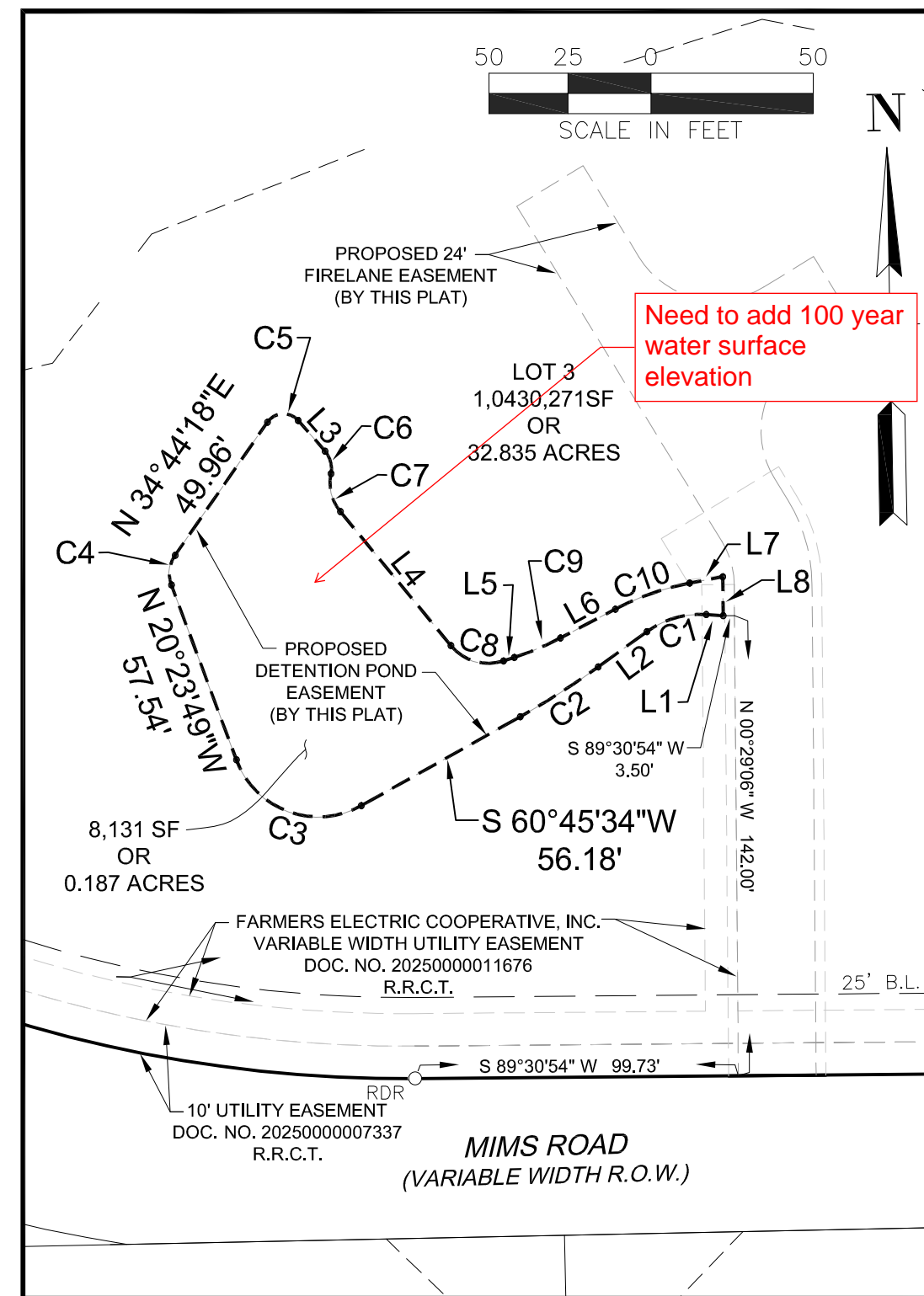
OWNER: Rayburn Country Electric Cooperative, Inc.
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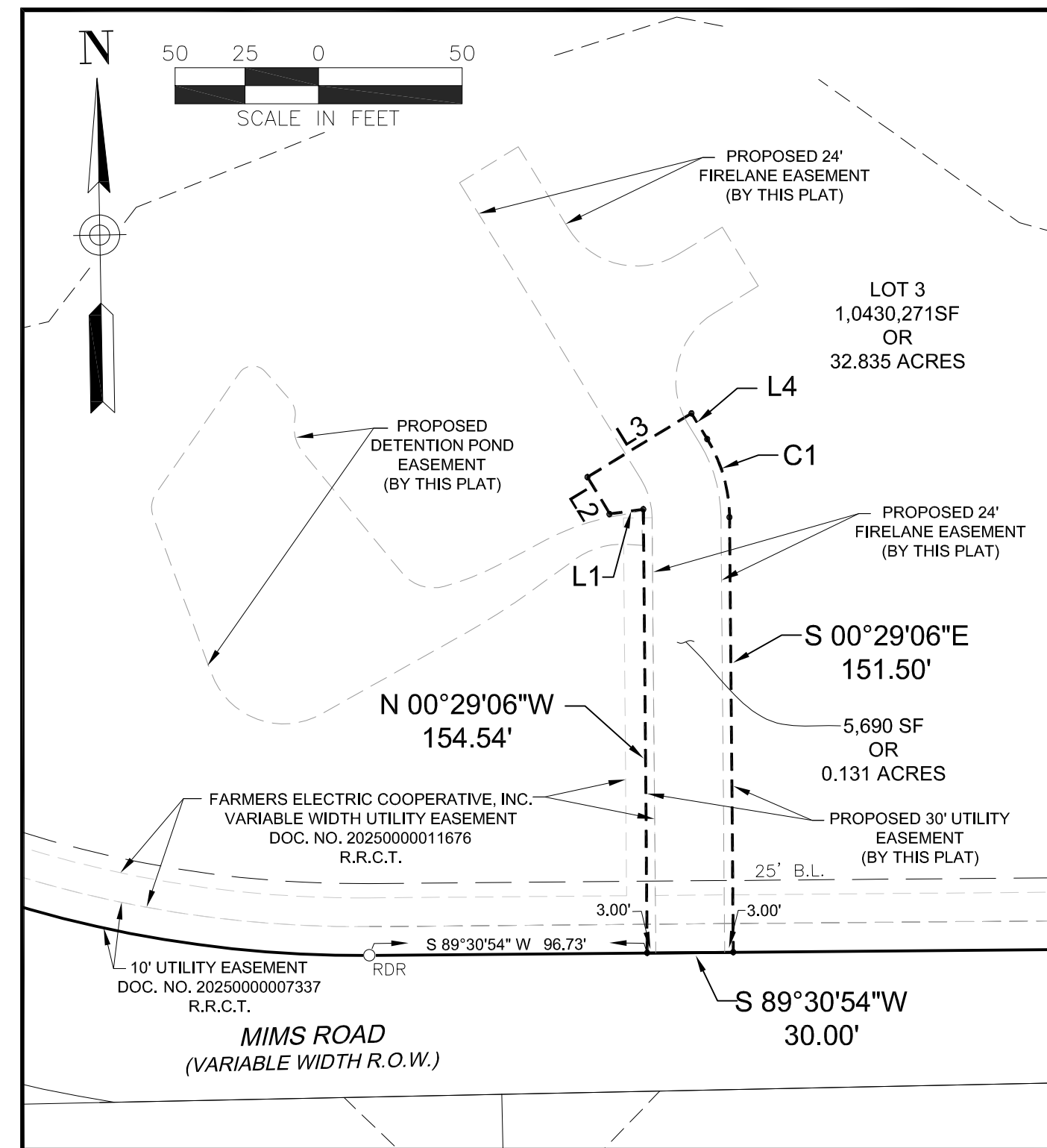
DATE: APRIL 14, 2026 SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

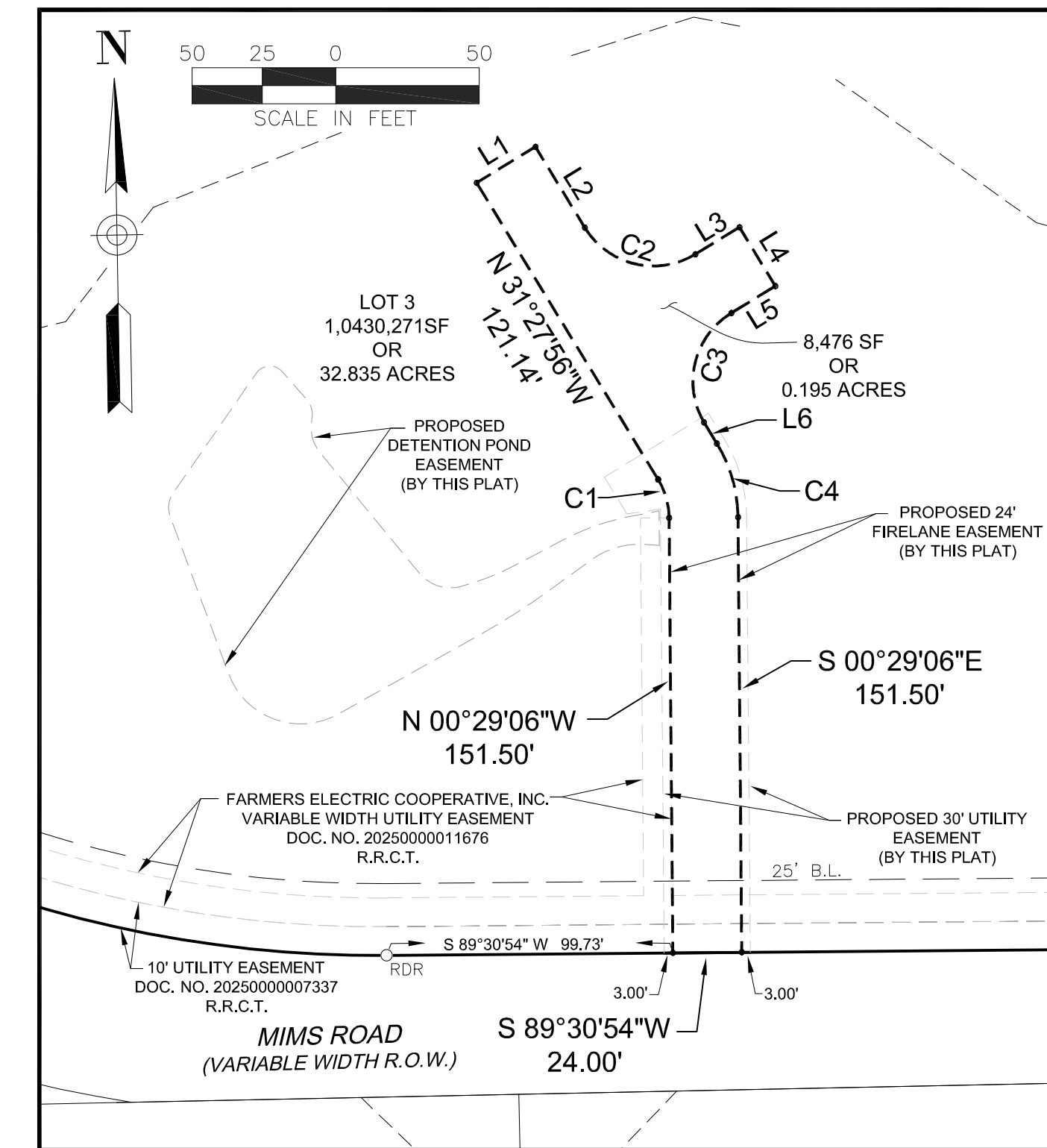
DETENTION POND EASEMENT



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"W	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'

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'

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"
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- SF = SQUARE FEET
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REPLAT LOTS 3R, BLOCK A REC CAMPUS ADDITION

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

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
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OWNER: Reburn Country Electric Cooperative, Inc. CASE NO. P2023-018
950 Sids Road RDE Proj. No. 3036-22
Rockwall, Texas 75032
TEL (469) 402-2100 DATE: APRIL 14, 2026 SHEET 2 OF 3

SURVEYOR:
rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 484-8031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000



DEVELOPMENT APPLICATION

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

STAFF USE OF
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 **950 Sids Road**

SUBDIVISION **REC Campus Addition** LOT **3** BLOCK **A**

GENERAL LOCATION **North side of Mims Road, West of State Hwy 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **32.835 Acres** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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 Elec. Coop. Inc.** APPLICANT **RDelta Engineers**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

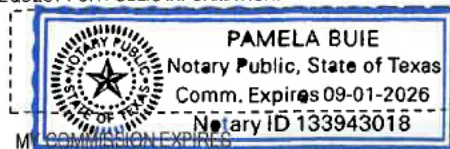
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

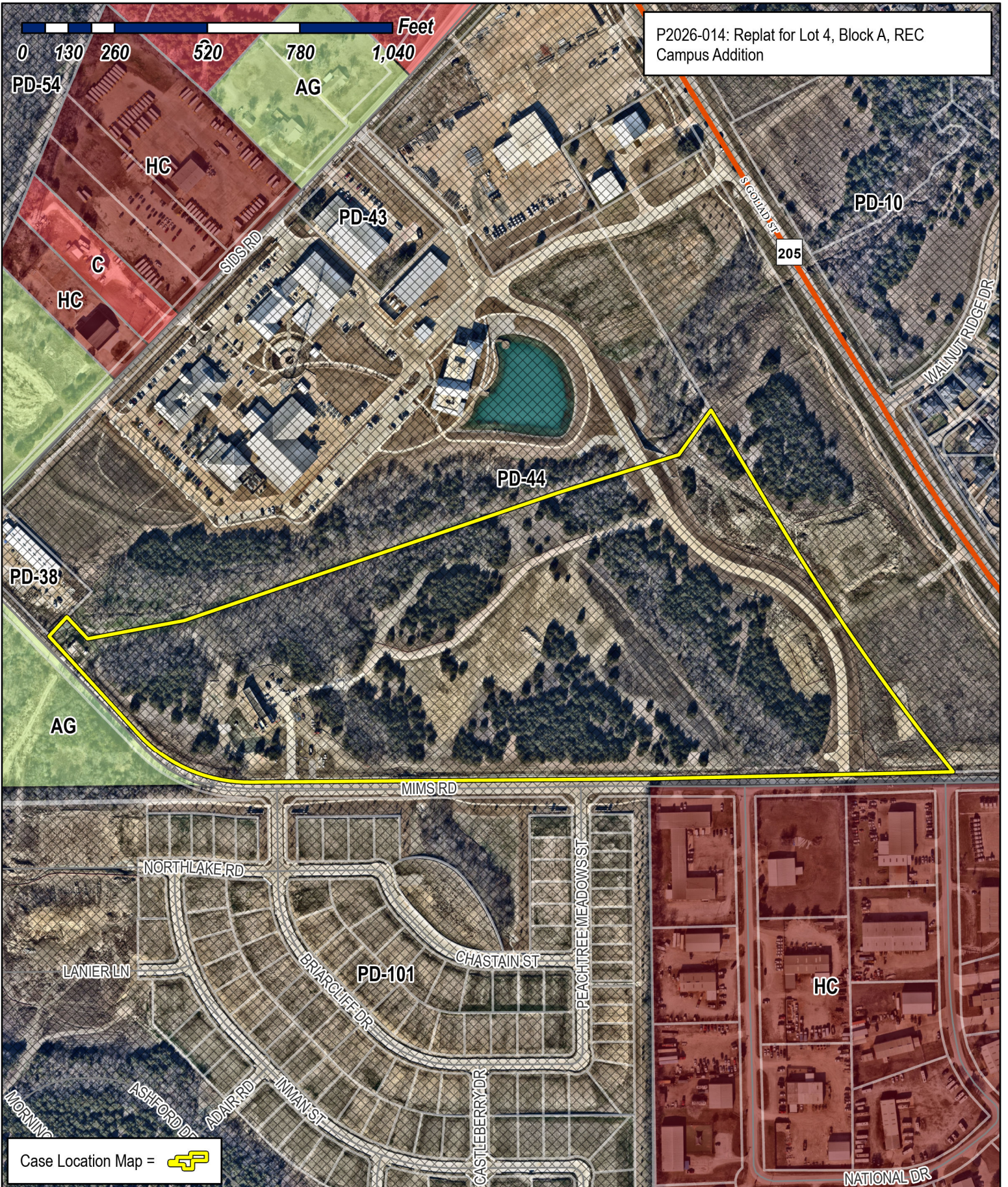
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 960.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 6 DAY OF April, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-014: Replat for Lot 4, Block A, REC Campus Addition

Case Location Map =

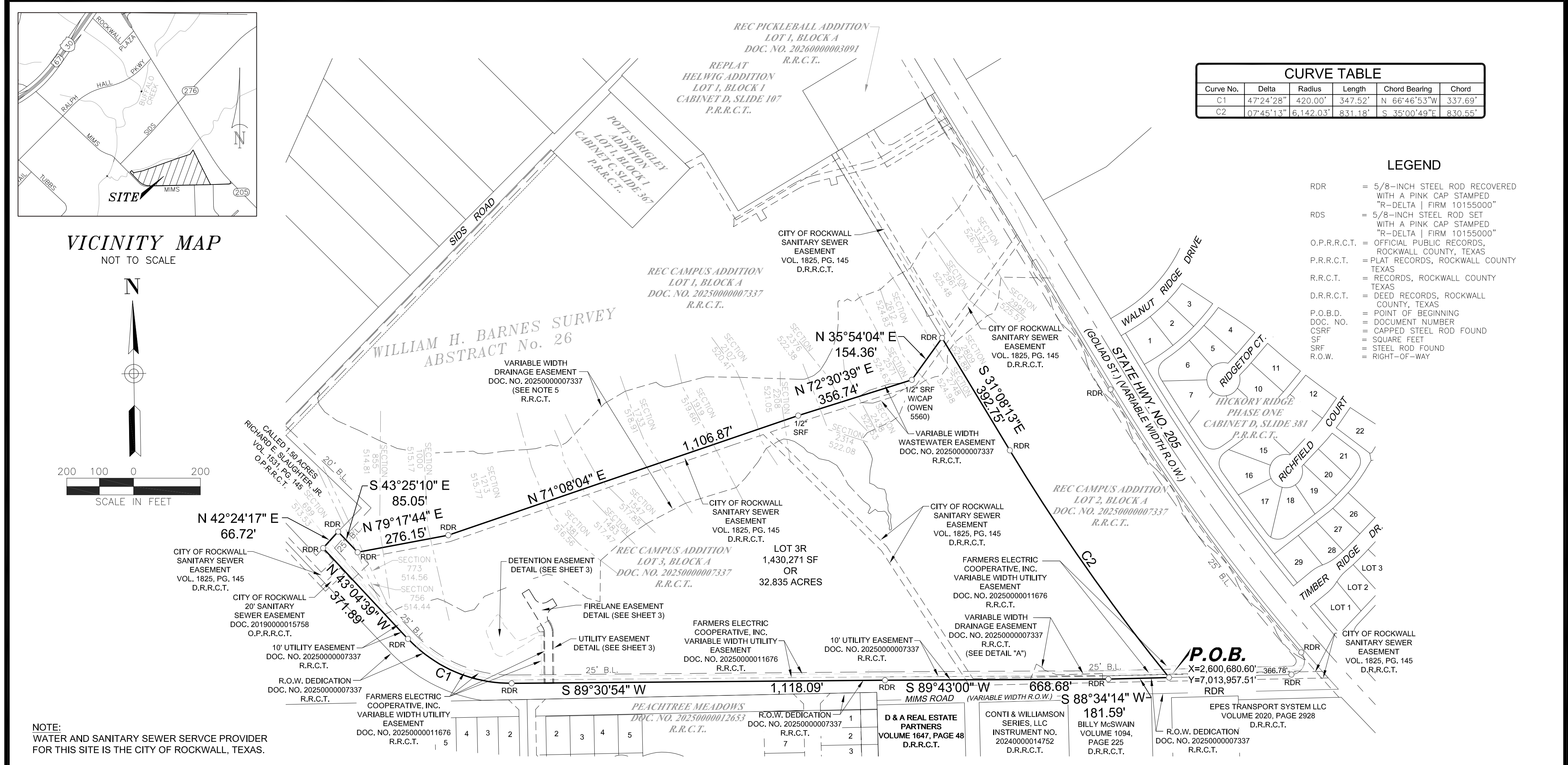


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

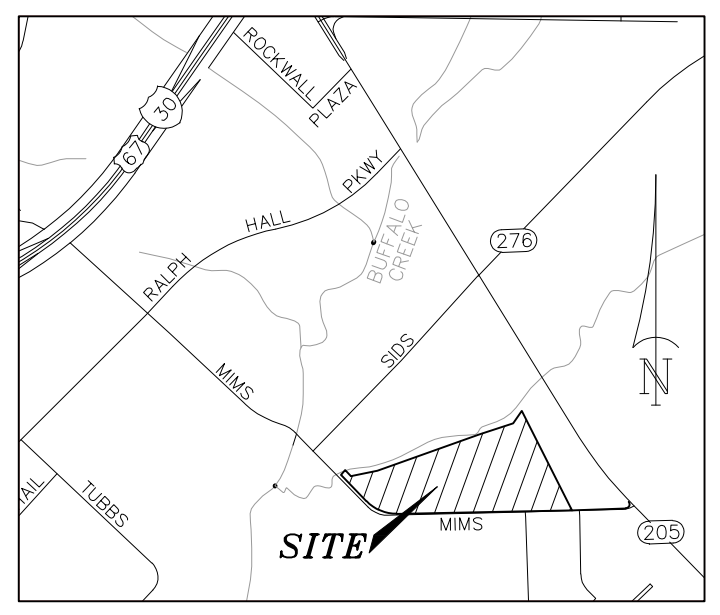
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



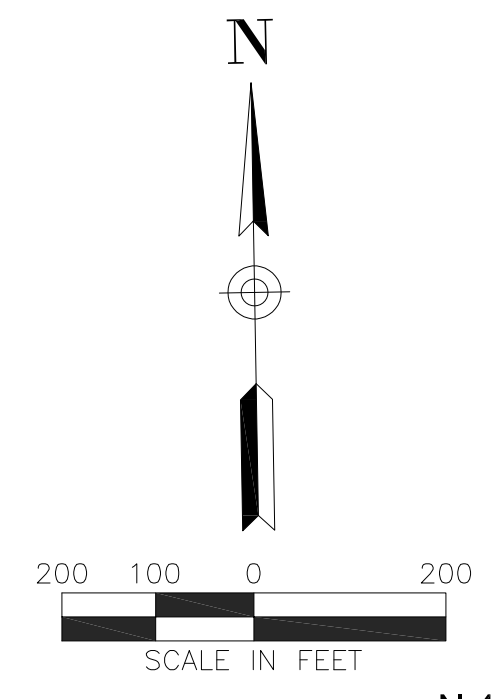


CURVE TABLE				
Curve No.	Delta	Radius	Length	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W 337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E 830.55'

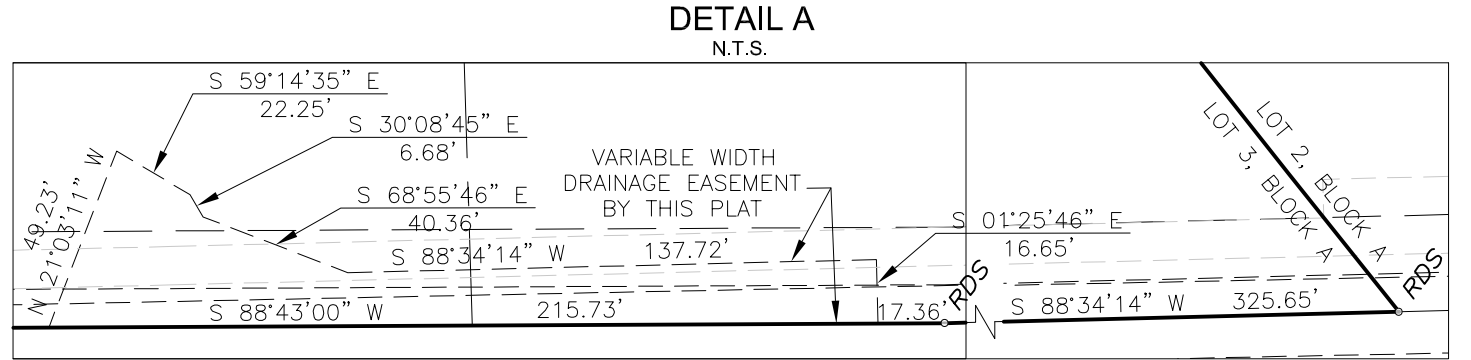
LEGEND	
RDR	= 5/8-INCH STEEL ROD RECOVERED WITH A PINK CAP STAMPED "R-DELTA FIRM 10155000"
RDS	= 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA FIRM 10155000"
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS
R.R.C.T.	= RECORDS, 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
S.R.F.	= STEEL ROD FOUND
R.O.W.	= RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE



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



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

- 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.
 - 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.

REPLAT
LOT 3R, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
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 Mab Street
Garland, TX 75040
Ph: (972) 494-0031
www.rdelta.com
TSP# No. F-1515
TSP# No. 10155000

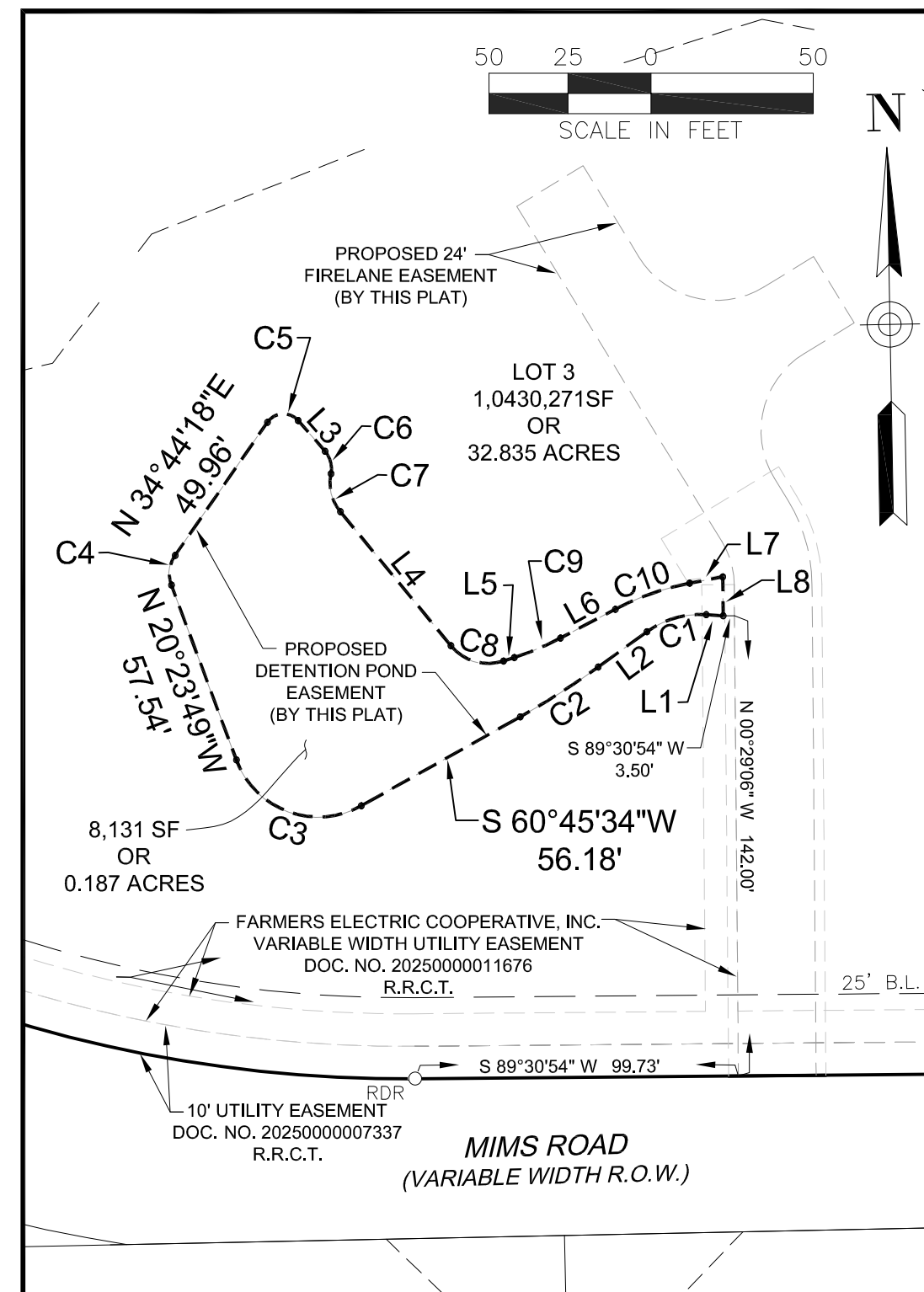
OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22

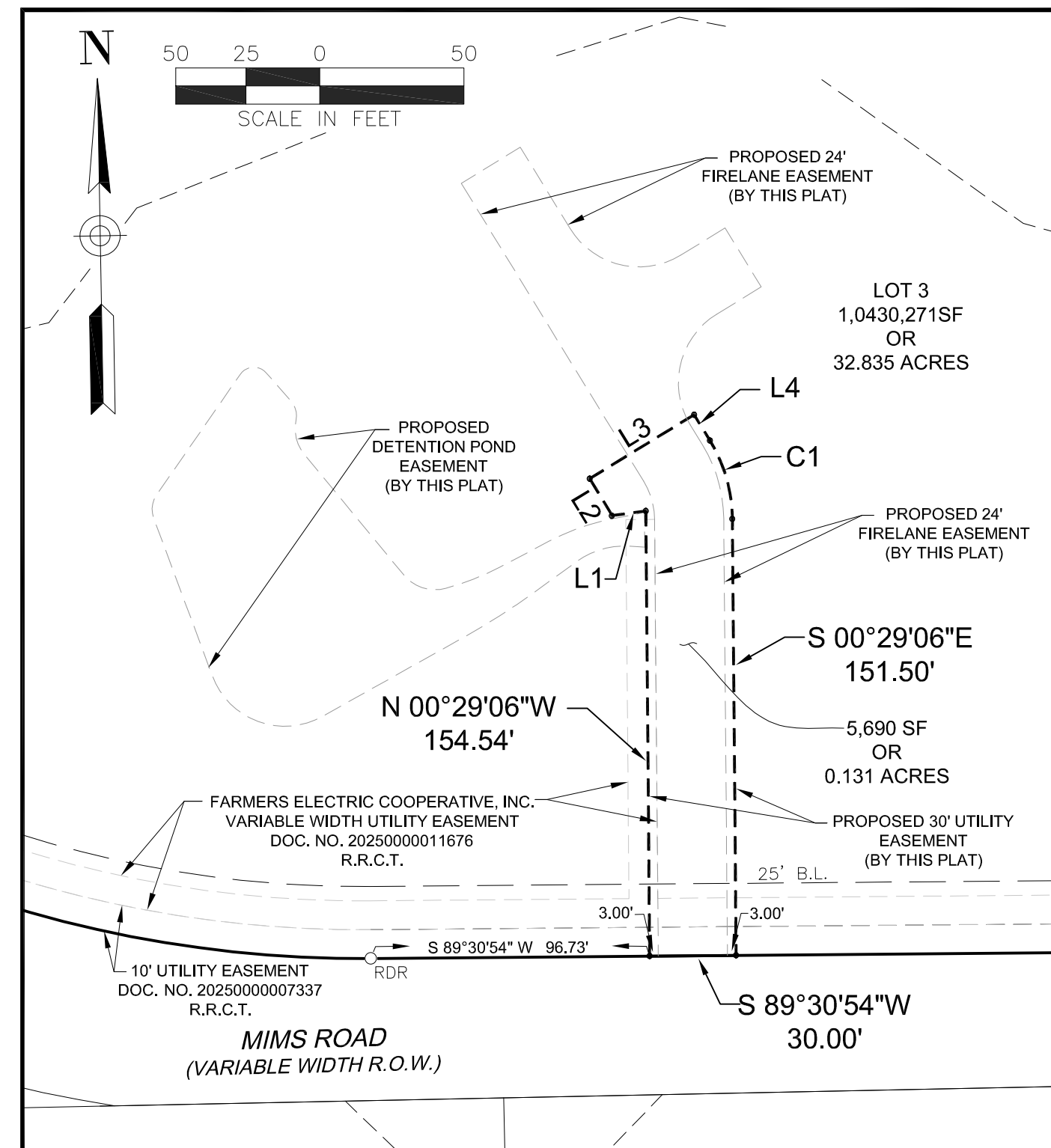
DATE: APRIL 14, 2026 SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

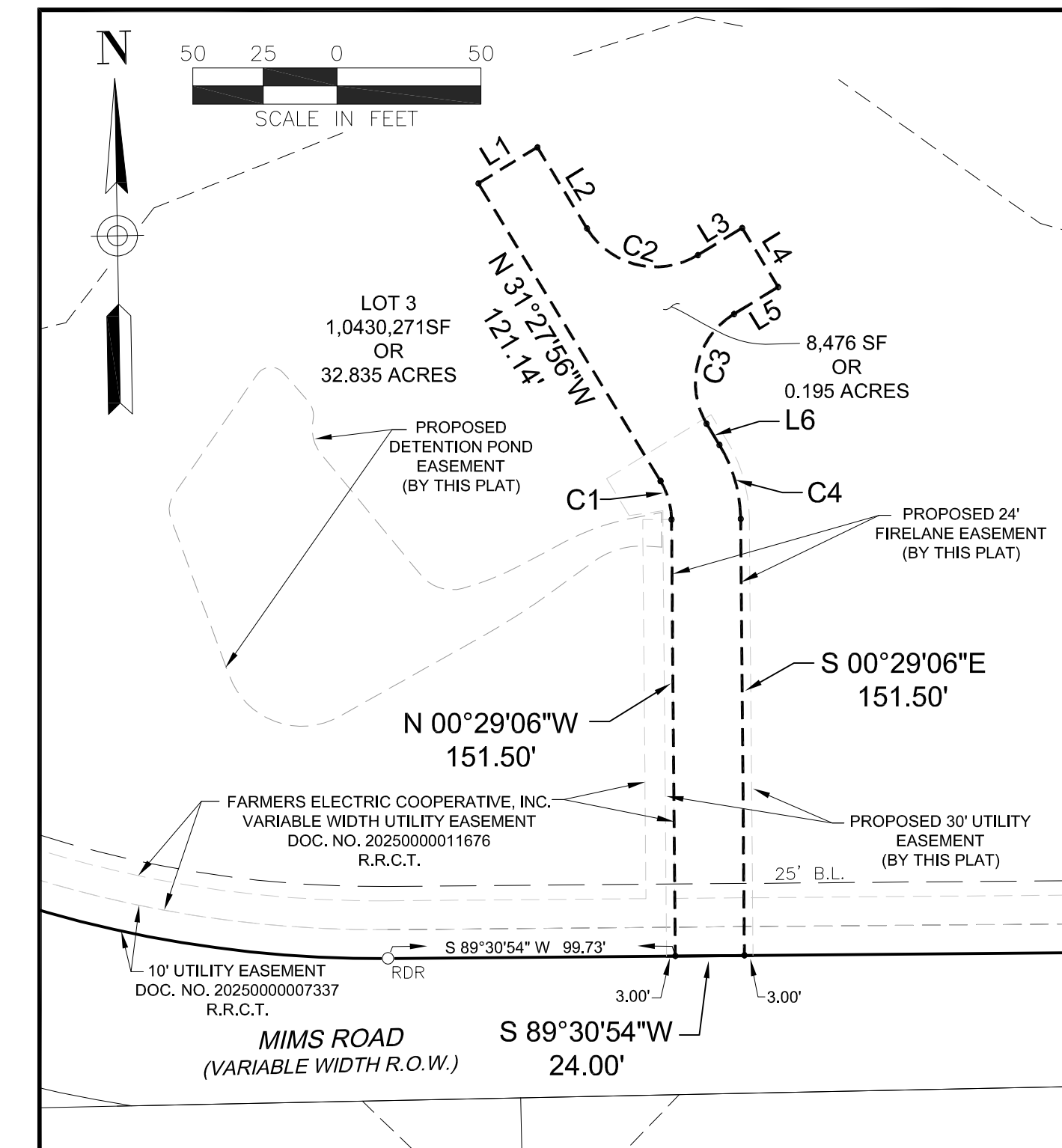
DETENTION POND EASEMENT



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'

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'

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.C.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
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- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- CC# = DOCUMENT NUMBER
- SF = SQUARE FEET
- SFB = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY

REPLAT LOTS 3R, BLOCK A REC CAMPUS ADDITION

BEING A REPLAT OF LOT 3, BLOCK A OF REC CAMPUS ADDITION 32.835 ACRES OR 1,430,271 SF 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) 484-8031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Reburn Country Electric Cooperative, Inc. CASE NO. P2023-018
950 Sids Road RDE Proj. No. 3036-22
Rockwall, Texas 75032
TEL (469) 402-2100 DATE: APRIL 14, 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 32.835-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°48'53"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 1,430,271 square feet or 32.835 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 the LOT 3R, 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 ____ day of

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

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 DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

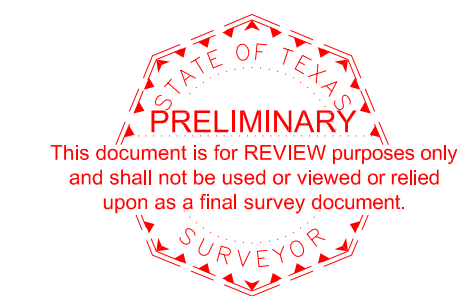
APPROVED:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the ____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

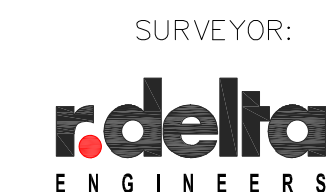
City Secretary

City Engineer



REPLAT
LOTS 3R BLOCK A
REC CAMPUS
ADDITION

BEING 1 LOT
24.170 ACRES OR 1,052,828 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



618 Main Street
Garland, TX 75040
Ph. (972) 484-5031
www.rdelta.com
TBPLS No. F-1515
TBPLS No. 10155000

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

DATE: APRIL 14, 2026
SHEET 3 OF 3
CASE NO. P2023-018
RDE Proj. No. 3036-22



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: May 4, 2026
APPLICANT: RDelta Engineers
CASE NUMBER: P2026-014; *Replat for Lot 4, Block A, REC Campus Addition*

SUMMARY

Consider a request by RDelta Engineers on behalf of Stephen Geiger of Rayburn Country Electric Cooperation, Inc. for the approval of a Replat for Lot 4, Block A, REC Campus Addition being a 32.835-acre parcel of land identified as Lot 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) and Heavy Commercial (HC) District land uses, generally located at the northwest corner of the intersection Mims Road and S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for one (1) existing parcel of land on 32.835-acres (*i.e. Lot 3, Block A, REC Campus Addition*) in order to establish one (1) new lot (*i.e. Lot 4, Block A, REC Campus Addition*). The purpose of the Replat is to establish the necessary easements in order to develop the previously approved *Indoor Gun Range Facility* [Case No. SP2025-012] on the subject property.
- Background. The subject property 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 Commercial (C) District and Heavy Commercial (HC) District. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-041] that indicated the subject property as Lot 3, Block A, REC Campus Addition. On July 17, 2023, the Planning and Zoning Commission approved a final plat [Case No. P2023-018] that establish the subject property as Lot 3, Block A, REC Campus Addition. On August 5, 2024, the City Council approved a zoning change [Case No. Z2024-028] from Commercial (C) District and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. On April 15, 2025, the Planning and Zoning Commission approved a site plan [Case No. SP2025-012] to allow the construction of an *Indoor Gun Range Facility* as part of the greater Rayburn Electric Cooperative corporate campus. The subject property has remained vacant since the time of annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- Conditions of Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 4, Block A, 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 *Replat* 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 April 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE OF
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 **950 Sids Road**

SUBDIVISION **REC Campus Addition** LOT **3** BLOCK **A**

GENERAL LOCATION **North side of Mims Road, West of State Hwy 205**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **32.835 Acres** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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 Elec. Coop. Inc.** APPLICANT **RDelta Engineers**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

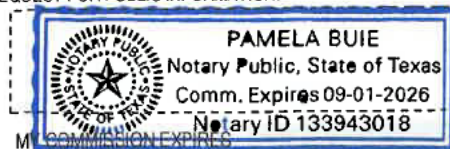
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

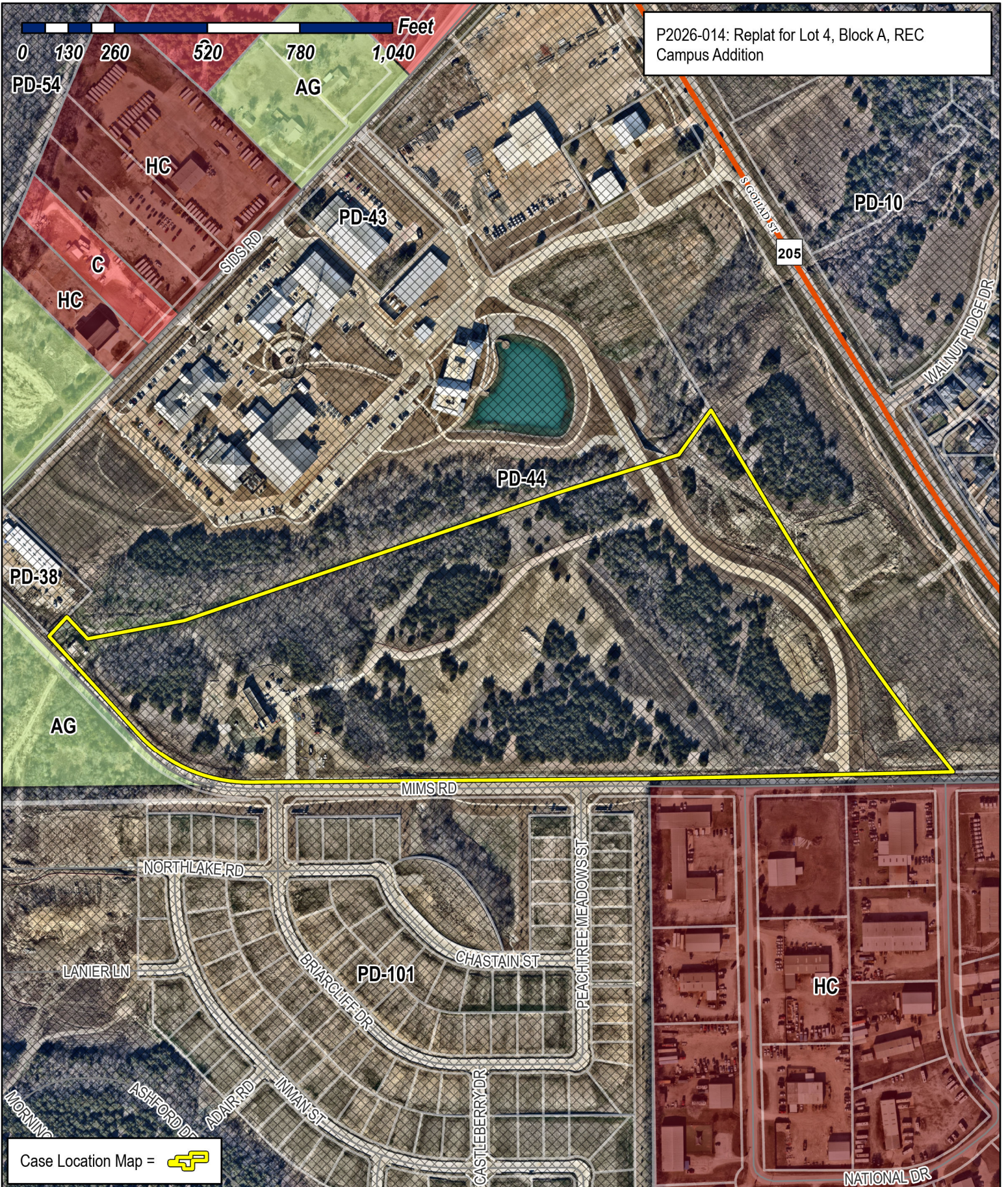
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 960.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 6 DAY OF April, 2026


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-014: Replat for Lot 4, Block A, REC Campus Addition

Case Location Map = 

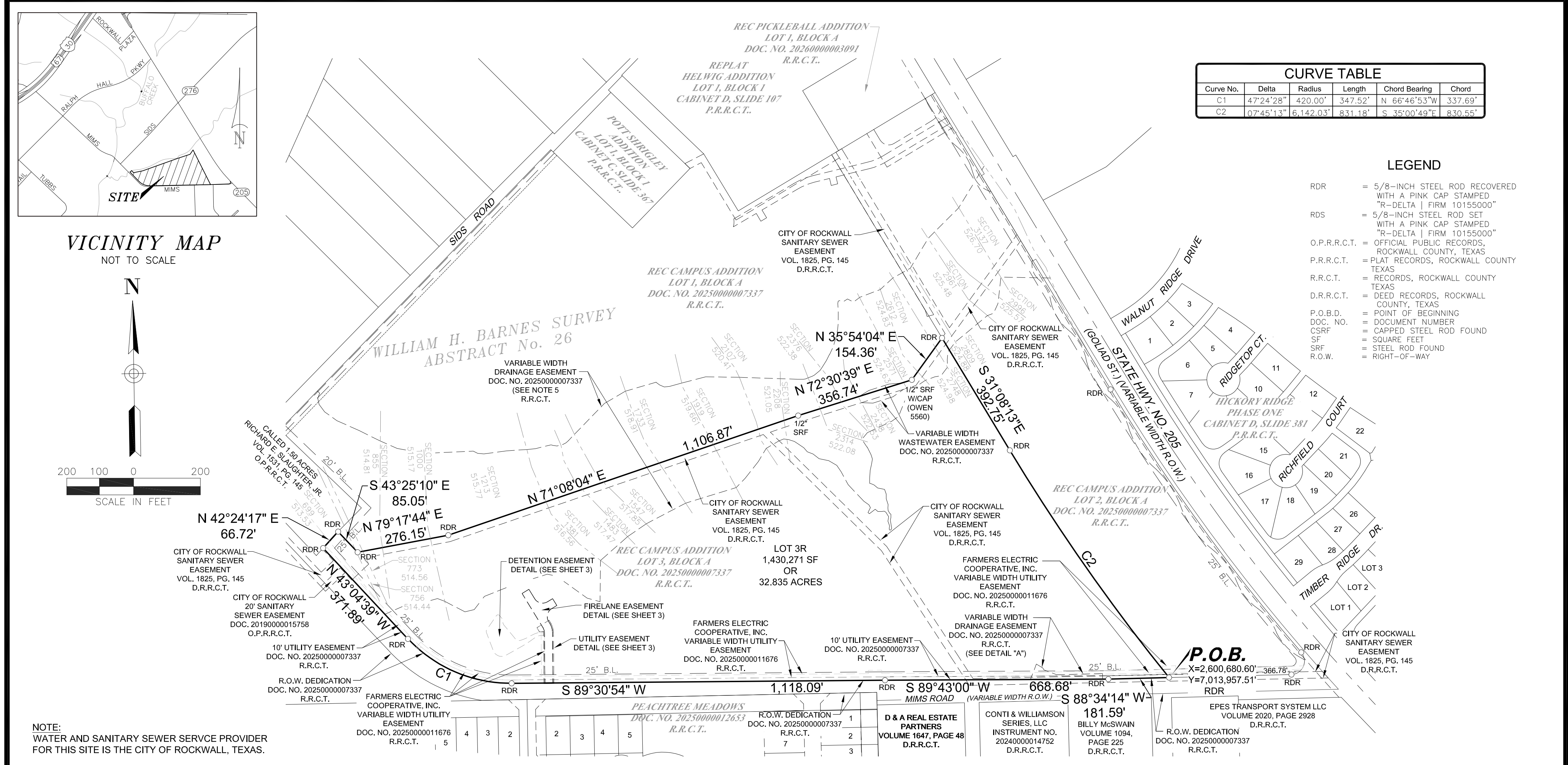


City of Rockwall

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.

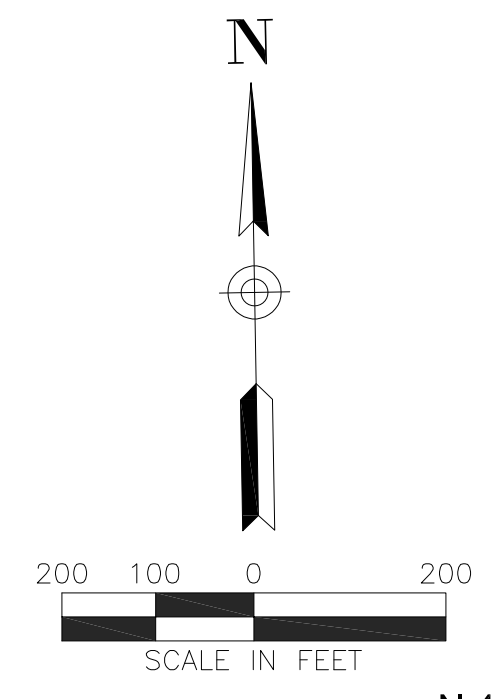




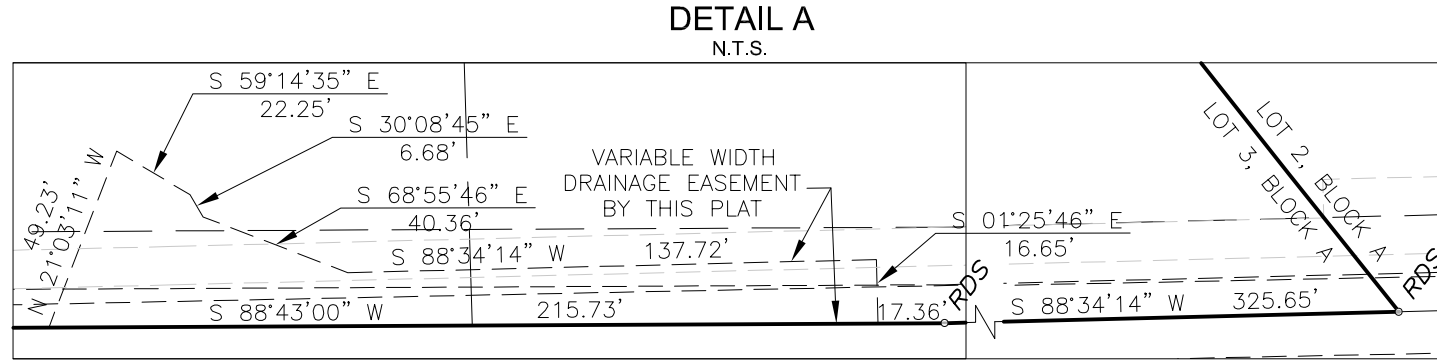
CURVE TABLE				
Curve No.	Delta	Radius	Length	Chord
C1	47°24'28"	420.00'	347.52'	N 66°46'53"W 337.69'
C2	07°45'13"	6,142.03'	831.18'	S 35°00'49"E 830.55'

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
S.R.F.	= STEEL ROD FOUND
R.O.W.	= RIGHT-OF-WAY

VICINITY MAP
NOT TO SCALE



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



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

- 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.
 - 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.

REPLAT
LOT 3R, BLOCK A
**REC CAMPUS
ADDITION**

BEING A REPLAT OF LOT 3, BLOCK A
OF REC CAMPUS ADDITION
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 Mab Street
Garland, TX 75040
Ph: (972) 494-2031
www.rdelta.com
TSP# No. F-1515
TSP# No. 10155000

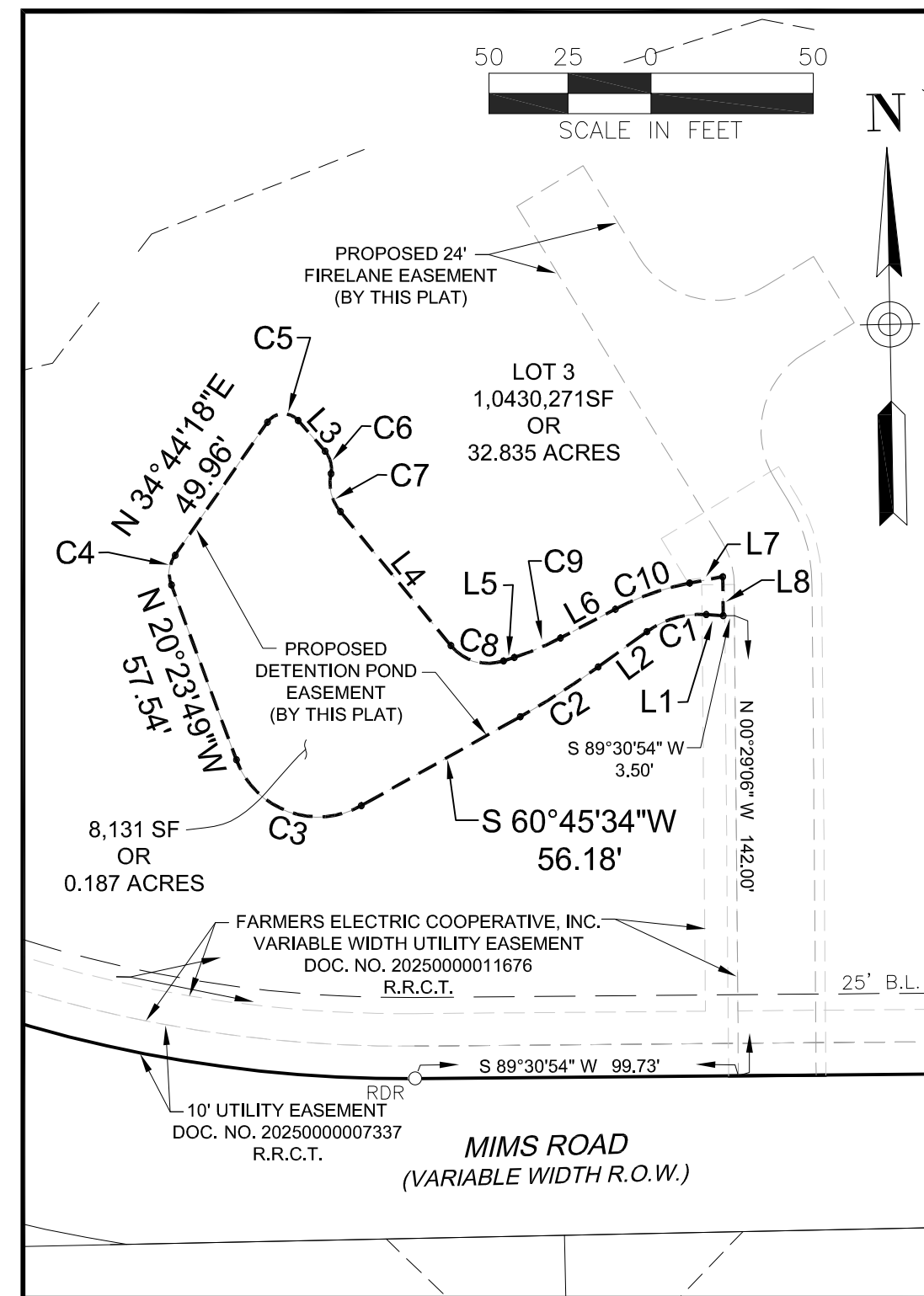
OWNER: Rayburn Country Electric Cooperative, Inc.
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

CASE NO. P2023-018
RDE Proj. No. 3036-22

DATE: APRIL 14, 2026 SHEET 1 OF 3

EASEMENT DEDICATIONS BY THIS PLAT

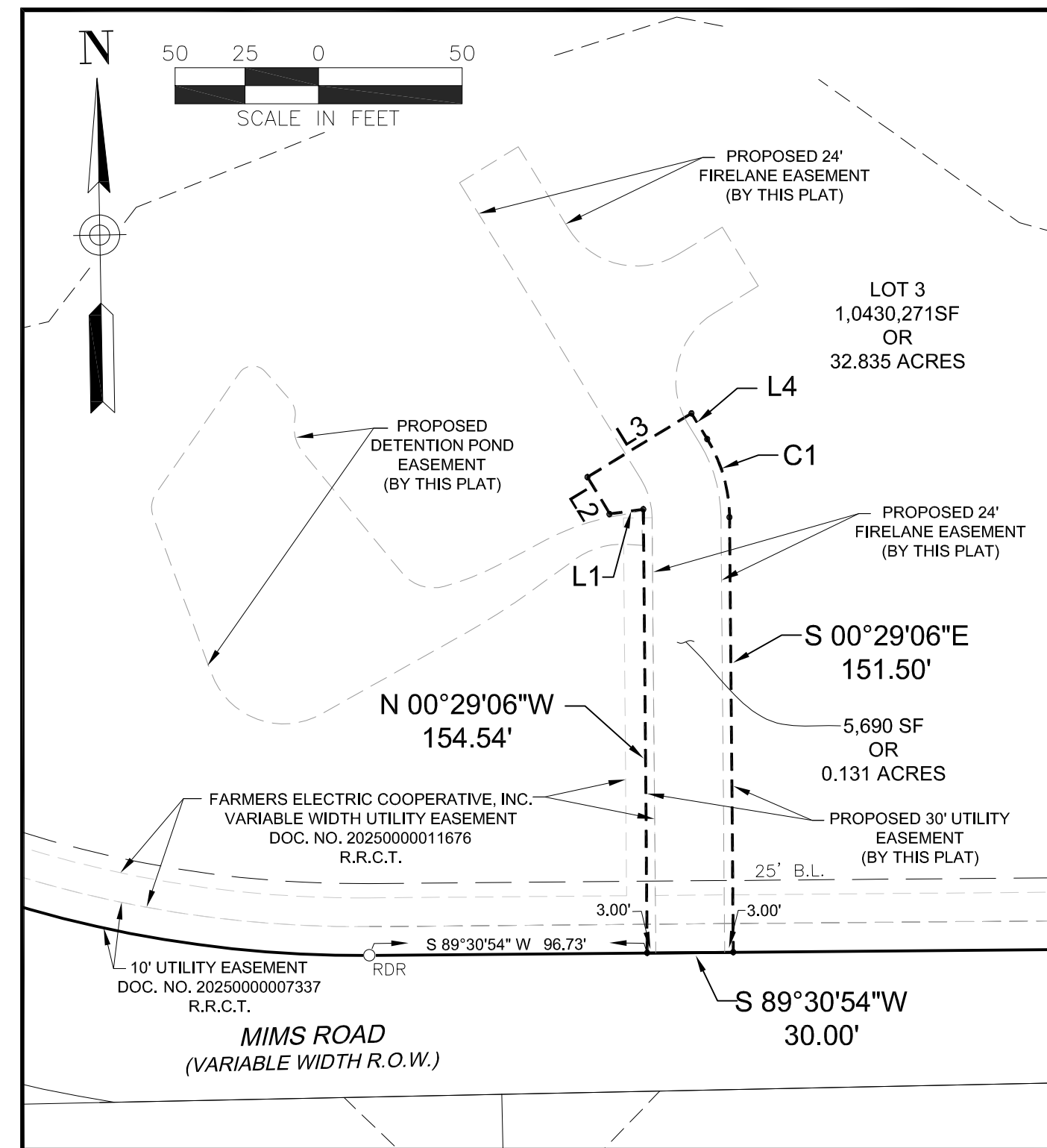
DETENTION POND EASEMENT



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'

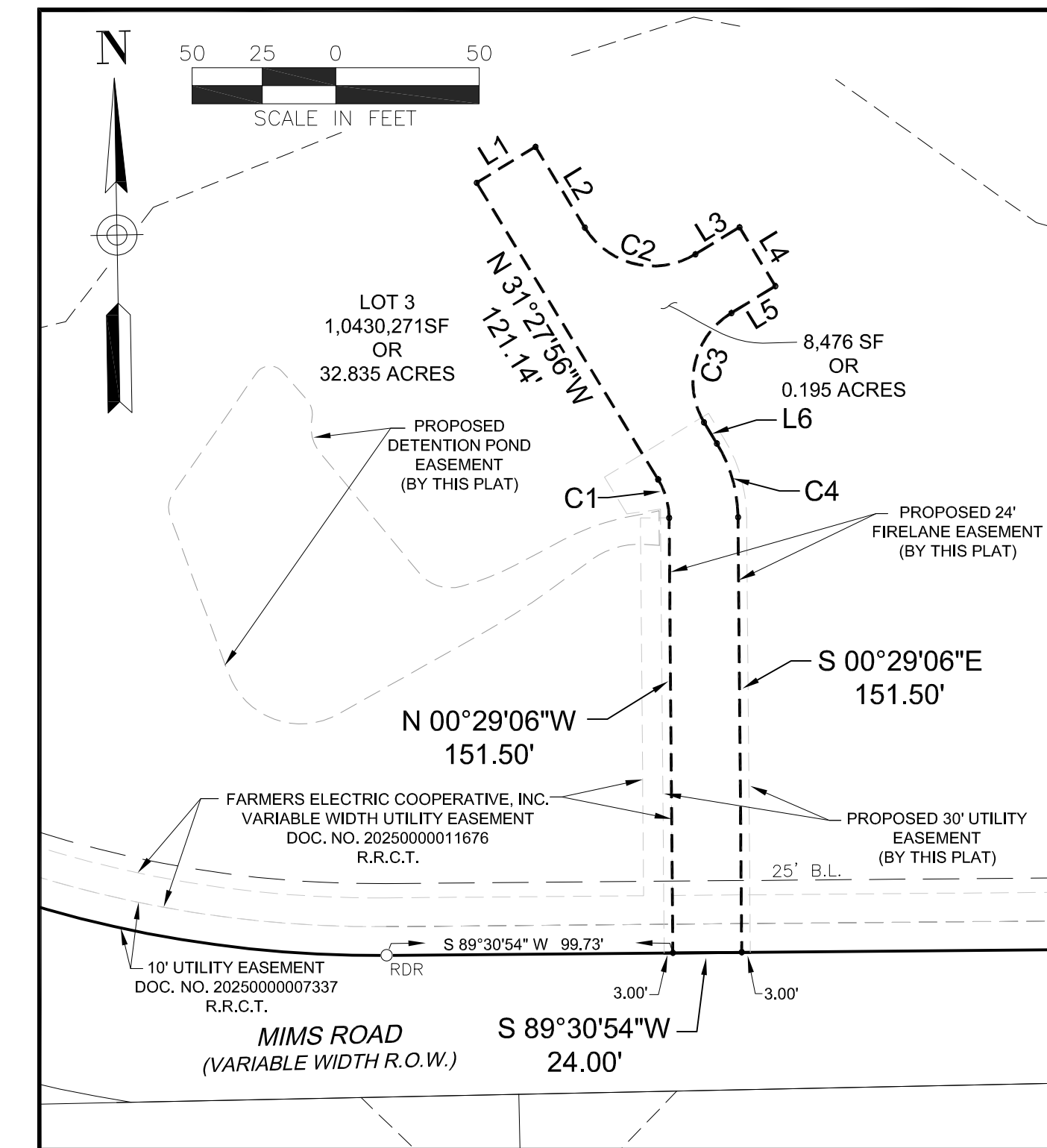
UTILITY EASEMENT



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'

FIRELANE EASEMENT



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'

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.C.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
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- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- CC# = DOCUMENT NUMBER
- SF = SQUARE FEET
- SFB = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY

REPLAT LOTS 3R, BLOCK A REC CAMPUS ADDITION

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

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

OWNER: Rbryburn Country Electric Cooperative, Inc. CASE NO. P2023-018
950 Sids Road RDE Proj. No. 3036-22
Rockwall, Texas 75032
TEL (469) 402-2100 DATE: APRIL 14, 2026 SHEET 2 OF 3

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 484-8031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

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 32.835-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°48'53"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 1,430,271 square feet or 32.835 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 the LOT 3R, 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 ____ day of

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

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 DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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

_____, 2026.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

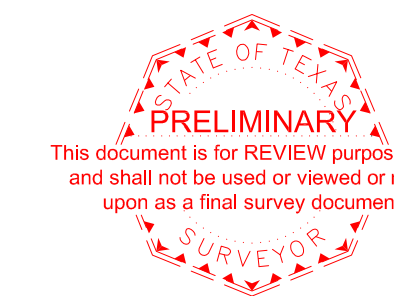
APPROVED:
I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the ____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

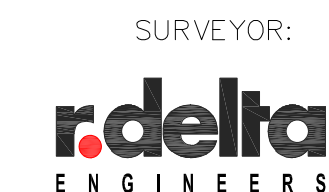
City Secretary

City Engineer



REPLAT
LOTS 3R BLOCK A
REC CAMPUS
ADDITION

BEING 1 LOT
24.170 ACRES OR 1,052,828 SF
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



618 Main Street
Garland, TX 75040
Ph. (972) 484-5031
www.rdelta.com
TBPES No. F-1515
TBPES No. 10155000

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

CASE NO. P2023-018
RDE Proj. No. 3036-22
DATE: APRIL 14, 2026



DATE: June 4, 2026

TO: Stephen Geiger
Rayburn Country Electric Cooperative
950 Sids Road
Rockwall, Texas 75032

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

SUBJECT: P2026-014; Replat for Lot 4, Block A, REC Campus Addition

Stephen Geiger:

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 May 4, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- 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 Replat 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 April 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On May 4, 2026, the City Council approved a motion to approve the Replat 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: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling 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*.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of 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) 771-6434.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,



Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department