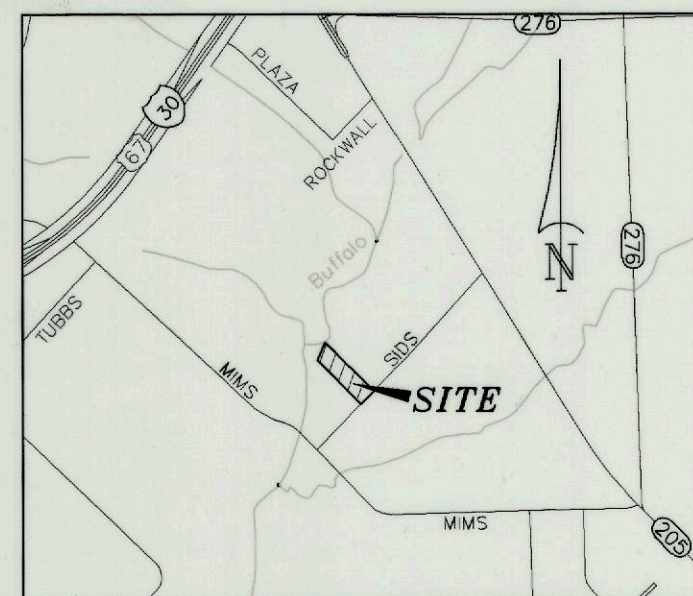
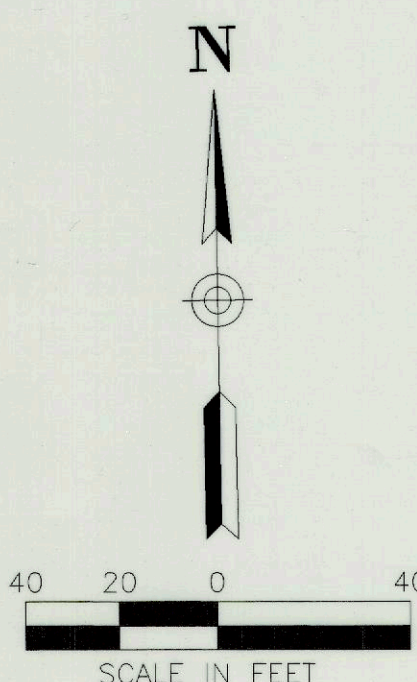




VICINITY MAP
NOT TO SCALE



CALLLED 52.375 ACRES
ROCKWALL HALL PARKWAY LOTS, L.P.
VOL. 4126, PG. 46
D.R.R.C.T.
(NOW STANDING)
CITY OF ROCKWALL
VOLUME G, PAGE 23
P.R.R.C.T.

FLAGSTONE ESTATES
LOT 1
(CITY OF ROCKWALL)
VOLUME G, PAGE 23
P.R.R.C.T.
DOCUMENT NO. 200600000361911
O.P.R.R.C.T.

X=2,597,991.65'
Y=7,015,390.74'
1/2-INCH
SRF

LIMITS OF
FLOODPLAIN
PER FEMA (FIRM)
MAP NO. 48397C0040L,
EFFECTIVE DATE
SEPTEMBER 26, 2008.

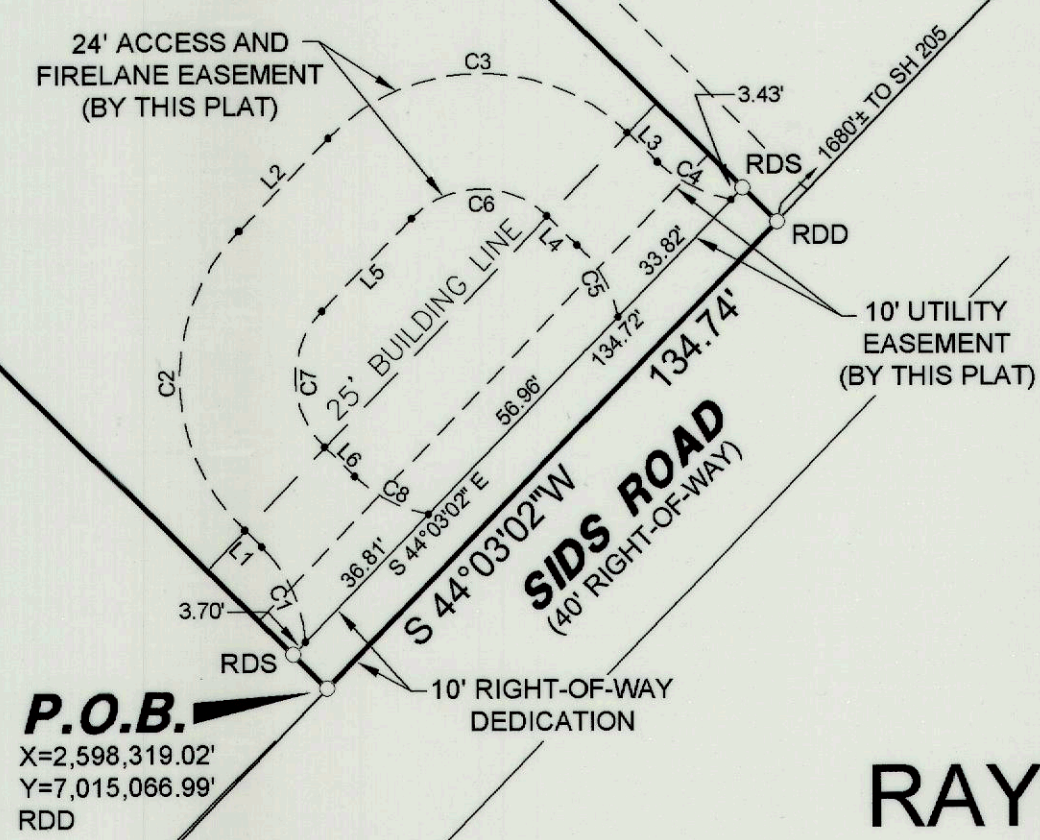
J.D. McFARLAND SURVEY
ABSTRACT No. 145

CALLLED 1.500 ACRES
RAYBURN COUNTRY ELECTRIC
COOPERATIVE, INC.
DOC NO. 20250000017971
O.P.R.R.C.T.

CALLLED 4.99 ACRES
JS CONSTRUCTION GROUP
ROCKWALL, INC.
DOC NO. 20240000013406
O.P.R.R.C.T.

LOT 1, BLOCK "A"
65,341 S.F.
OR
1.500 ACRES
519.00 MINIMUM
FINISHED FLOOR

10' UTILITY EASEMENT
TXU ELECTRIC COMPANY
VOL. 1921, PG. 133
O.P.R.R.C.T.



CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	42°36'09"	30.00'	22.31'	N 24°38'53"W	21.80'
C2	90°00'00"	44.00'	69.13'	N 00°56'58"W	62.23'
C3	90°00'00"	44.00'	69.13'	N 89°03'02"E	62.23'
C4	33°15'22"	30.00'	17.41'	S 62°34'39"E	17.17'
C5	33°15'22"	30.00'	17.41'	N 29°19'17"W	17.17'
C6	90°00'00"	20.00'	31.42'	S 89°03'02"W	28.29'
C7	90°00'00"	20.00'	31.42'	S 00°56'58"E	28.29'
C8	33°15'22"	30.00'	17.41'	S 62°34'39"E	17.17'

LINE TABLE		
No.	Bearing	Distance
L1	N 45°56'58"W	4.91'
L2	N 44°03'02"E	26.75'
L3	S 45°56'58"E	8.66'
L4	S 45°56'58"W	8.77'
L5	S 44°03'02"W	26.75'
L6	S 45°56'58"W	8.81'

LEGEND

- RDS = 5/8-INCH STEEL ROD SET WITH A PINK CAP STAMPED "R-DELTA | FIRM 10155000"
- RDD = 2-INCH ALUMINUM DISC STAMPED "R-DELTA | FIRM 10155000"
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- DOC. NO. = DOCUMENT NUMBER
- SF = SQUARE FEET
- SRF = STEEL ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- J = FEMA CROSS-SECTION
- 516 = FEMA WSEL ELEVATION

NOTES

- SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

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

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

FINAL PLAT
LOT 1, BLOCK A
RAYBURN ELECTRIC
COOPERATIVE
OFFICE ADDITION

BEING ONE (1) LOT
1.500 ACRES OR 65,341 SQ. FT.
SITUATED IN THE

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
r.delta
ENGINEERS

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

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

CASE NO. P2023-038
RDE PROJ. NO. 3451-25

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

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

BEING a 1,500-acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being a portion of that called 15.020-acre tract of land as described in the CONTRACT OF SALE AND PURCHASE between Leonard D. Fostel and the Veterans' Land Board of Texas, recorded in Volume 71, at Page 592 of the Deed Records of Rockwall County, Texas, and being all of that called 1,500-acre tract of land as described in that Special Warranty Deed from Tri-Tex Construction, Inc. to Rayburn Country Electric Cooperative, Inc., dated October 2nd, 2025 and being recorded in Document No. 20250000017971 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road (a called 40-foot Right-of-Way) at the south corner of said 1,500-acre tract, said **POINT OF BEGINNING** having grid coordinates of:
X = 2,598,319.02 feet,
Y = 7,015,066.99 feet;

THENCE N 45°19'08" W with the southwesterly line of said 1,500-acre tract for a distance of 460.49 feet to a 1/2-inch steel rod found for corner under a wire fence at the west corner of said tract;

THENCE N 23°55'29" E with the northwest line of the called 1,500-acre tract a distance of 143.91 feet to a 1/2-inch steel rod found for corner at the north corner of said 1,500-acre tract;

THENCE S 45°20'13" E with the northeast line of said 1,500-acre tract a distance of 510.01 feet to a 2-inch aluminum disc stamped "R-DELTA ENGINEERS | FIRM #10155000" set in the northwest margin of Sids Road;

THENCE S 44°03'02" W with the recognized northwest Right-of-Way line of Sids Road a distance of 134.74 feet to the **POINT OF BEGINNING** and containing 65,341 square feet or 1,500 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

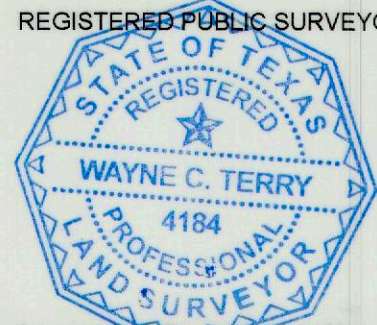
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Wayne C. Terry
SURVEYOR SIGNATURE

4184

REGISTERED PUBLIC SURVEYOR NO.



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 24 day of February, 2026.

Blaine Cantrell
Notary Public for and in the State of Texas



My commission expires: 8/12/2028

OWNER'S DEDICATION

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 RAYBURN ELECTRIC COOPERATIVE OFFICE 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 shown thereon for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the RAYBURN ELECTRIC COOPERATIVE OFFICE ADDITION 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.
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.

Stephen Geiger
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 24 day of February, 2026.

Blaine Cantrell
Notary Public for and in the State of Texas

My commission expires: 8/12/2028



STATE OF TEXAS §

COUNTY OF ROCKWALL §

APPROVED:

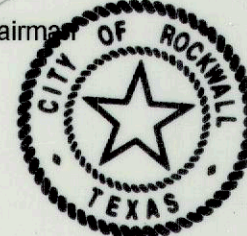
I hereby certify that the above and foregoing subdivision plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the 4 day of December, 2026.

Alco
Mayor of the City of Rockwall

Jan Conway
Planning and Zoning Commission Chairman

Kristy Lueg
City Secretary

Cheryl Williams, P.E.
City Engineer



THE STATE OF TEXAS

COUNTY OF ROCKWALL

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

2026000004810 PLAT
03/17/2026 10:31:24 AM Total Fees: \$98.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Jennifer Fogg



FINAL PLAT LOT 1, BLOCK A RAYBURN ELECTRIC COOPERATIVE OFFICE ADDITION

BEING ONE (1) LOT
1,500 ACRES OR 65,341 SQ. FT.
SITUATED IN THE

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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FEBRUARY 24, 2026

SHEET 2 OF 2