

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS BACON PROPERTY, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 1, BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 347, of the Plat Records of Rockwall County, Texas, together with a Certificate of Correction of Error, as recorded in Volume 211, Page 632 of the Real Estate Records of Rockwall County, Texas, and being all of a 3.543 acres tract of land as described in a Deed to D. Armstrong Partners, LP, as recorded in Volume 3925, Page 148 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the most easterly northeast corner of said Lot 1 and said Armstrong tract;

THENCE S. 00 deg. 32 min. 28 sec. E. along the east line of said Lot 1, a distance of 112.09 feet to a 1/2" iron rod found for corner at the southwest corner of a 2.16 acres tract of land as described in a Warranty deed to Rockwall Credit Services, LC as recorded in Volume 4314, Page 34 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 26 min. 55 sec. E. along the East line of said Armstrong tract, a distance of 72.04 feet to a 3/8" iron rod found for corner at the east most southeast corner of said Armstrong tract;

THENCE N. 89 deg. 08 min. 06 sec. W. a distance of 14.80 feet to a 3/8" iron rod found for corner;

THENCE S. 34 deg. 26 min. 18 sec. W. a distance of 361.61 feet to a 1/2" iron rod found for corner in the north right-of-way line of Kristy Lane (60' R.O.W.);

THENCE in a southwesterly direction along a curve to the left having a central angle of 84 deg. 24 min. 44 sec., a radius of 50.00 feet, a tangent of 45.35 feet, a chord of S. 77 deg. 45 min. 05 sec. W., 67.18 feet, along said right-of-way line an arc distance of 73.66 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 21 sec. W. along said right-of-way line, a distance of 105.27 feet to a 1/2" iron rod found for corner at the southeast corner of a 1.01 acres tract of land as described in a Warranty deed to Michael Moore as recorded in Volume 4733, Page 269 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 49 min. 43 sec. W. a distance of 490.72 feet to a 1/2" iron rod found for corner at the northwest corner of said Armstrong tract and at the northeast corner of a 1.215 acres tract as described in a Warranty deed to Forrest B. Davis Jr. and Lisa Davis, as recorded in Volume 2293, Page 55 of the Real Property Records of Rockwall County, Texas;

THENCE N. 89 deg. 22 min. 19 sec. E. along the north boundary line of said Armstrong tract, a distance of 395.71 feet to the POINT OF BEGINNING and containing 155,294 square feet or 3.57 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 BACON ADDITION, LOT 1, BLOCK A, 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 BACON ADDITION, LOT 1, BLOCK A, 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:

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

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

BRAD BACON  
for Bacon Property, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRAD BACON 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 upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of BACON ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

BACON ADDITION  
LOT 1, BLOCK A

BEING A REPLAT OF  
PART OF LOT 1, BLOCK A  
BODIN INDUSTRIAL TRACT

3.57 ACRES/155,294 S.F.  
( 1 LOT )

N.M. BALLARD SURVEY, A-24  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
BACON PROPERTY, LLC  
295 RANCH TRAIL  
ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
TV TELEVISION CABLE WIRE	PP POWER POLE
GAS METER	PHASE MARKER
TEL. POLE	FIRE HYDRANT
ELEC. BOX	LP LIGHT POLE
ELECTRIC METER	NON ROD FOUND (1 CORNER)
SUBURBAN JUNK FOR BOX	1/2" IRON ROD FOUND
PROPERTY LINES	AP CORNER UNIT
FENCE	WATER TANK

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 8, 2019  
SCALE 1" = 40' FILE # 20090752-RP  
CLIENT BACON

CITY CASE NO. P2020-