

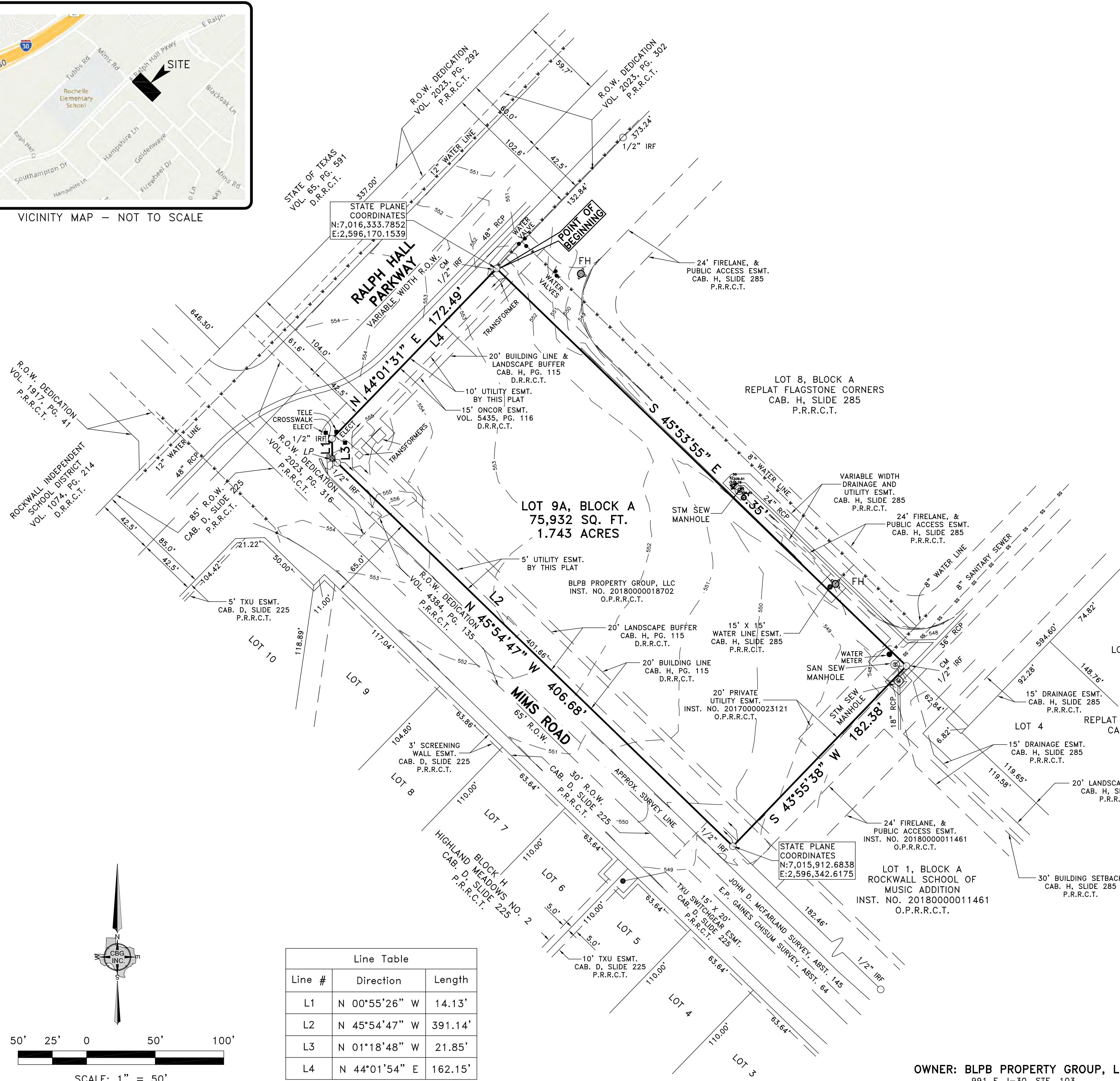
VICINITY MAP - NOT TO SCALE

LEGEND:

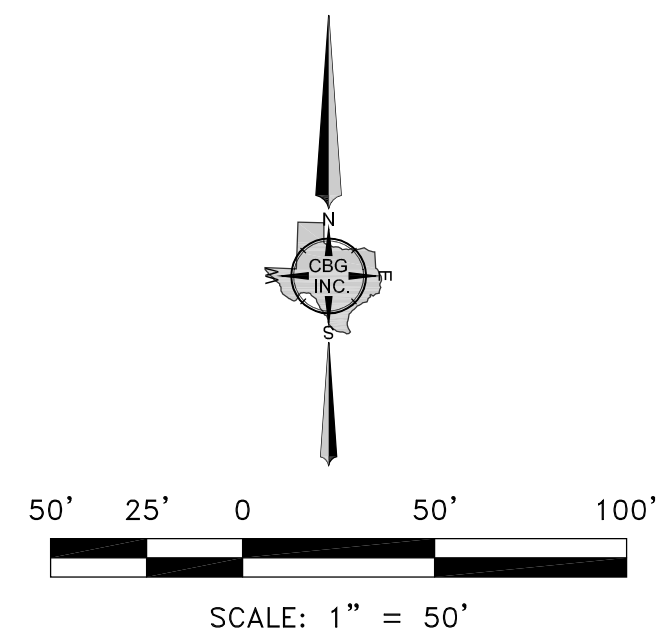
- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- SAN. SEW. SANITARY SEWER
- ESMT. EASEMENT
- APPROX. APPROXIMATE
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS, CAB. H, SLIDE 285, P.R.R.C.T.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS ON SITE.



Line Table		
Line #	Direction	Length
L1	N 00°55'26" W	14.13'
L2	N 45°54'47" W	391.14'
L3	N 01°18'48" W	21.85'
L4	N 44°01'54" E	162.15'



(SHEET 1 OF 2)

PRELIMINARY PLAT
LOT 9A, BLOCK A
BLPB-MIMS ADDITION
 BEING A REPLAT OF LOT 9, BLOCK A, REPLAT FLAGSTONE ADDITION
 75,932 SQ.FT. / 1.743 ACRES
 JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: BLPB PROPERTY GROUP, LLC
 991 E. I-30, STE. 103
 ROCKWALL, ROCKWALL COUNTY, TEXAS 75032

SCALE: 1"=50' / DATE: 02-10-2021 / JOB NO. 1816813-1 / DRAWN BY: WTH

CASE NO. _____