

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

SPC
N 7022285.03
E 2600949.04
1/2 IRF

KNOWN AS LOT 1-F
1.215 ACRES
FORREST B. DAVIS, JR.
LISA DAVIS
VOL. 2293, PG. 55

1.00 ACRES
KNOWN AS LOT 1-E
MICHAEL MOORE
VOL. 4733, PG. 269

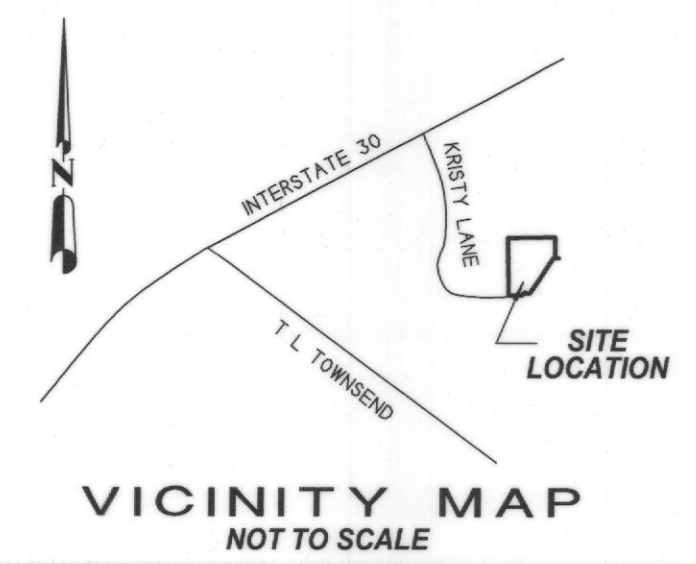
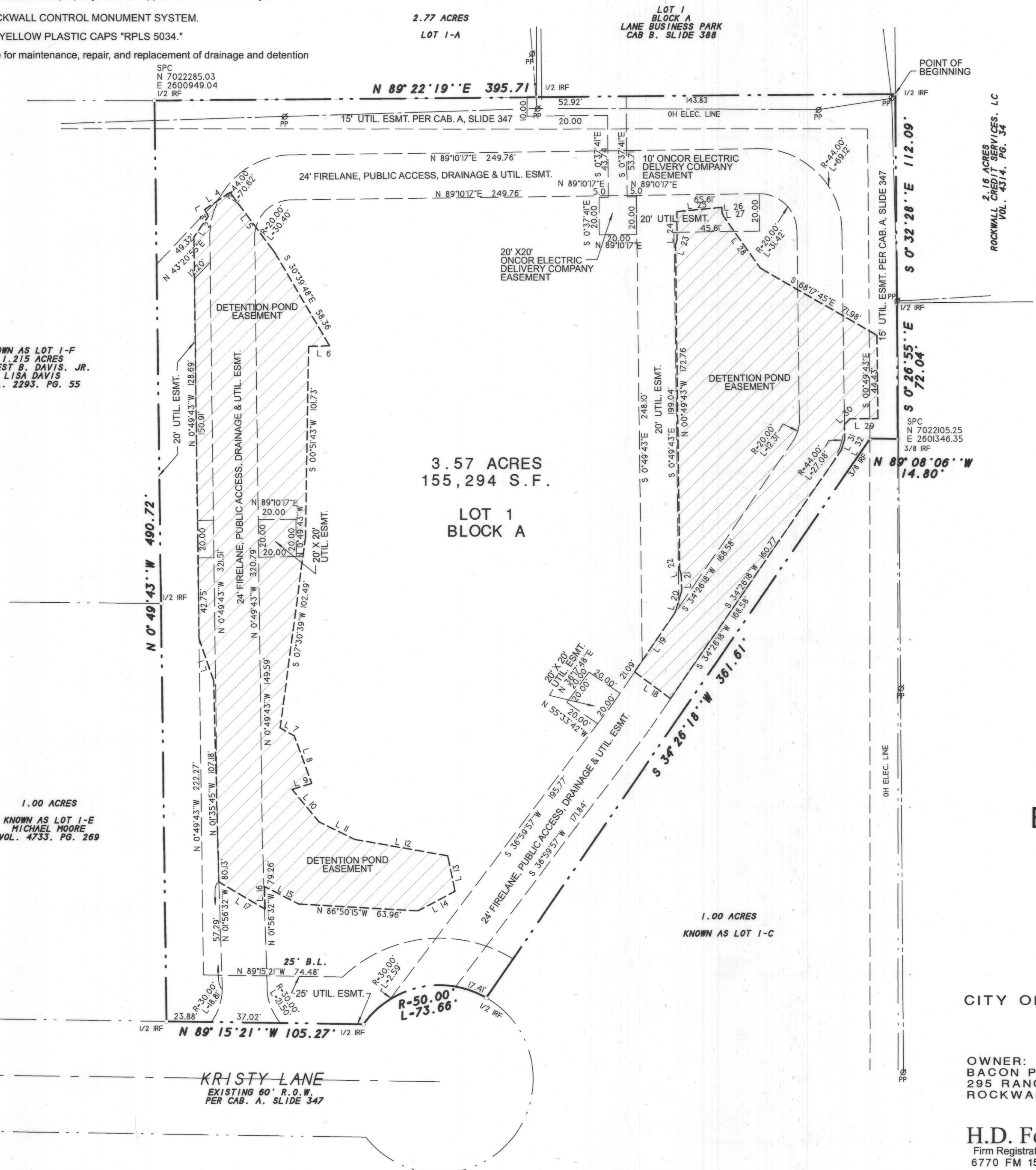
2.77 ACRES
LOT 1-A

LOT 1
BLOCK A
LANE BUSINESS PARK
CAB B. SLIDE 388

2.16 ACRES
ROCKWALL CREDIT SERVICES, LC
VOL. 4014, PG. 34

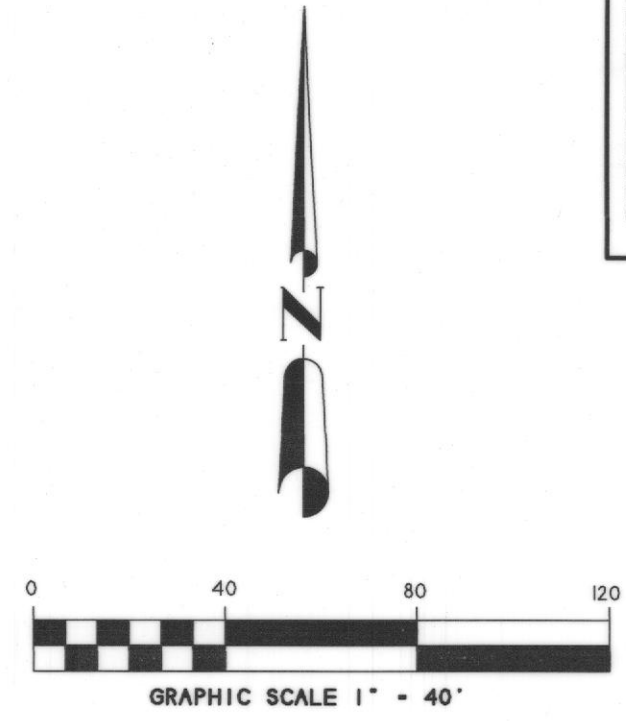
3.57 ACRES
155,294 S.F.
LOT 1
BLOCK A

1.00 ACRES
KNOWN AS LOT 1-C



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L 1	N 59°32'11"W	28.77'
L 2	N 34°58'23"E	13.51'
L 3	N 27°23'18"W	4.26'
L 4	N 56°13'22"E	16.27'
L 5	S 36°50'28"E	39.36'
L 6	S 88°42'32"W	11.25'
L 7	S 60°41'24"E	8.78'
L 8	S 20°12'07"E	26.84'
L 9	S 72°18'11"W	10.94'
L 10	S 39°55'37"E	22.55'
L 11	S 64°04'12"E	21.05'
L 12	S 80°08'17"E	50.59'
L 13	S 11°58'14"E	19.25'
L 14	S 62°04'29"W	22.46'
L 15	N 62°53'02"W	20.27'
L 16	S 01°10'32"E	12.05'
L 17	N 59°32'11"W	28.77'
L 18	N 53°38'14"W	23.97'
L 19	N 34°26'18"E	36.31'
L 20	N 16°48'18"W	12.12'
L 21	N 00°49'43"W	8.65'
L 22	N 17°14'23"W	3.11'
L 23	N 18°58'43"E	2.59'
L 24	N 00°21'21"W	15.42'
L 25	N 84°30'08"E	23.95'
L 26	S 00°49'43"E	2.70'
L 27	S 23°19'43"E	2.30'
L 28	S 35°16'26"E	33.81'
L 29	S 89°10'17"W	15.00'
L 30	S 44°10'17"W	4.24'
L 31	S 00°49'43"E	7.81'
L 32	S 16°48'18"W	6.06'



FINAL PLAT
BACON ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
LOT 1M, BLOCK A
BODIN INDUSTRIAL TRACT
CONTAINING A TOTAL OF
3.57 ACRES/155,294 S.F.
(1 LOT)

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

SHEET 1 OF 2

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

SYMBOL LEGEND

TV	GAS	TEL	PP
TELEPHONE	PIPE	PIPE	PIPE
CABLE	WATER	WATER	WATER
ELEC	ELEC	ELEC	ELEC
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
WIRE	WIRE	WIRE	WIRE
SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE
UTILITY	UTILITY	UTILITY	UTILITY
CONCRETE	CONCRETE	CONCRETE	CONCRETE
FOUNDATION	FOUNDATION	FOUNDATION	FOUNDATION
PROPOSED	PROPOSED	PROPOSED	PROPOSED
WALL	WALL	WALL	WALL
FOUNDATION	FOUNDATION	FOUNDATION	FOUNDATION
PROPOSED	PROPOSED	PROPOSED	PROPOSED

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

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

