

BOUNDARY CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	3669.86'	6°24'58"	410.95'	S 48°33'37" W
C2	485.00'	20°36'28"	174.44'	N 73°10'49" W
C3	415.00'	23°57'39"	173.55'	N 71°09'06" W
C4	1493.00'	7°12'39"	187.90'	N 55°47'35" W

LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02" W	67.86'
L2	N14°11'02" E	63.09'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N16°15'08" E	18.13'
L2	S44°12'34" W	602.01'
L3	N44°12'34" E	29.10'
L4	S45°47'26" E	24.00'
L5	S44°12'34" W	29.10'
L6	S45°47'26" E	23.00'
L7	S44°12'34" W	24.00'
L8	N45°47'26" W	105.78'
L9	N44°12'20" E	32.01'
L10	N44°12'20" E	69.49'
L11	S45°47'26" E	12.34'
L12	N45°47'26" W	3.23'
L13	N45°47'26" E	3.23'
L14	N45°47'26" W	20.48'
L15	N44°12'34" E	181.04'
L16	N44°12'34" E	330.57'
L17	N04°14'54" E	120.92'
L18	N85°45'06" W	16.97'
L19	N62°07'53" E	40.06'
L20	N85°45'06" W	16.76'
L21	N13°35'46" E	41.58'
L22	N33°49'29" W	40.04'
L23	N64°53'31" W	156.13'
L24	N77°40'28" W	9.60'
L25	N56°28'57" W	14.65'
L26	N33°31'03" E	20.00'
L27	S66°28'57" E	18.43'
L28	S66°28'57" E	31.67'
L29	N46°50'36" E	115.80'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L28	S43°09'24" E	20.00'
L29	S46°50'36" W	131.61'
L30	N56°28'57" W	45.31'
L31	N55°46'44" E	70.63'
L32	N51°48'40" E	55.14'
L33	S45°47'26" E	11.26'
L34	S42°22'47" W	124.20'
L35	N48°51'59" W	26.98'
L36	S45°47'26" E	21.02'
L37	S43°21'50" W	20.00'
L38	N45°47'26" W	21.32'
L39	N44°12'34" E	6.00'
L40	N45°47'26" W	20.81'
L41	N45°47'26" W	29.00'
L42	N44°12'34" E	204.26'
L43	S45°47'26" E	15.76'
L44	S44°12'34" W	190.58'
L45	S46°20'06" E	34.00'
L46	S89°13'48" W	20.12'
L47	S45°26'03" E	10.00'
L48	S44°12'34" W	18.23'
L49	N89°12'34" E	34.27'
L50	N44°12'34" E	89.09'
L51	S45°47'26" E	67.95'
L52	S45°47'26" E	20.23'
L53	S45°47'26" E	20.23'
L54	S44°12'34" W	23.13'
L55	S45°47'26" E	20.00'
L56	N44°12'34" E	23.13'
L57	S44°12'34" W	23.13'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L58	S45°47'26" E	20.00'
L59	N44°12'34" E	21.08'
L60	N45°47'26" W	56.53'
L61	N45°47'26" W	56.20'
L62	N44°12'34" E	6.81'
L63	N04°14'54" E	118.65'
L64	S45°47'26" E	27.15'
L65	S45°47'26" E	20.00'
L66	S45°47'26" E	225.76'
L67	N45°25'18" W	71.61'
L68	S44°39'11" W	24.26'
L69	N45°25'18" W	375.33'
L70	S89°12'34" W	41.50'
L71	S44°12'34" W	55.53'
L72	N45°47'26" W	39.25'
L73	S44°12'34" W	10.00'
L74	N45°47'26" W	20.00'
L75	N44°12'34" E	20.00'
L76	S45°47'26" E	20.00'
L77	S44°12'34" W	80.81'
L78	N89°12'34" E	49.82'
L79	S45°25'18" E	379.65'

## LEGEND

(C.M.) - CONTROLLING MONUMENT  
 IRF - IRON ROD FOUND  
 CIRF - CAPPED IRON ROD FOUND  
 INST. - INSTRUMENT  
 CAB. - CABINET  
 VOL. - VOLUME  
 NO. - NUMBER  
 PG. - PAGE  
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS  
 O.P.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

## GENERAL NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4839/C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.
- COORDINATES SHOWN ARE GRID VALUES REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
- 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 THE PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZE OR PERMIT THEREFORE ISSUED NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

**FINAL PLAT**  
**TOWN PLACE MARRIOTT ADDITION**  
**LOT 1, LOT 2, AND LOT 3, BLOCK B**  
**3 LOTS**

8.715 ACRES OR 379,622 SQUARE FEET  
 SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER**  
 GREENCREST TPS HOTEL, LP.  
 10000 North Central Expressway  
 Suite 400  
 Dallas, TX 75231

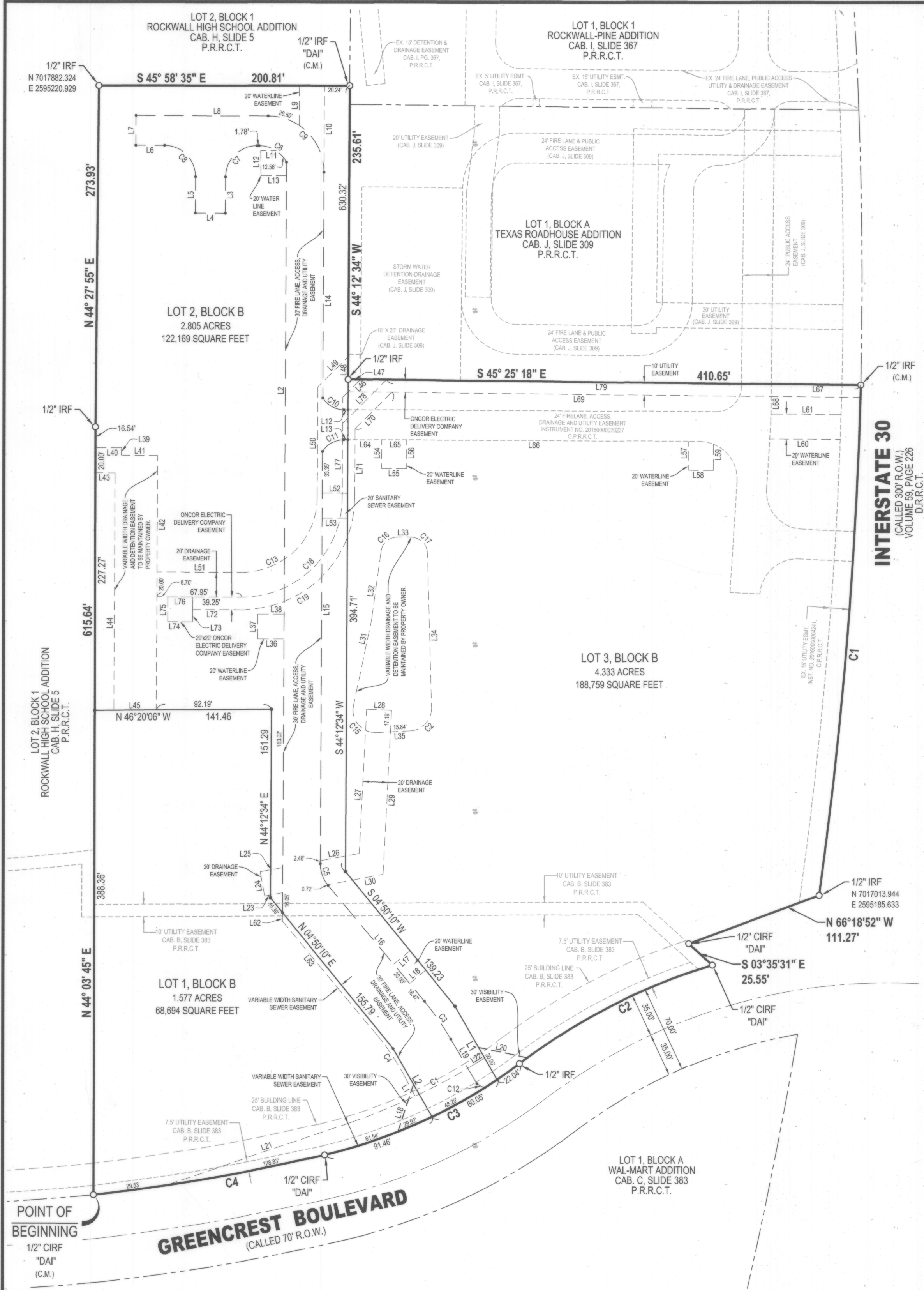
**OWNER**  
 ROCKWALL RENTAL PROPERTIES L.P.  
 P.O. Box. B  
 Terrell, TX. 75160

**PROJECT INFORMATION**  
 Project No.: FCU 18061  
 Date: October 2, 2019  
 Drawn By: GS9  
 Scale: 1"=60'  
 SHEET 1 of 2



**SURVEYOR**  
 TEAGUE NALL AND PERKINS, INC.  
 825 Watters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 T.B.P.L.S. Registration No. 10194381  
 www.tnpinc.com

CASE NO. P2019-021





## OWNERS CERTIFICATE

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

WHEREAS, Greencrest TPS Hotel, LP. and Rockwall Rental Properties, LP. are the owner's of a tract of land out of the J.D. McFarland Survey, Abstract Number 145 being a portion of Lot 1, Block B of Goldencrest Addition, an addition to the city of Rockwall as recorded in Cabinet B, Slide 383 of the Plat Records of Rockwall County, Texas, same being a portion of a called 14.45 acre tract of land described by deed to Rockwall Rental Properties, L.P. as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas, and all of a called 2.805 acre tract of land to Greencrest TPS Hotel, LP. as recorded in Instrument Number 20180000020236 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAI" found for the south corner of Lot 2, Block 1 of Rockwall Highschool Addition, an addition to the City of Rockwall as recorded in Cabinet H, Slide 5 of the Plat Records of Rockwall County, Texas, said point also being the west corner of said 14.45 acre tract and lying on the northeast line of Greencrest Boulevard, a called 70.00 feet wide right-of-way;

THENCE North 44 degrees 03 minutes 45 seconds East along the southeast line of said Lot 2, a distance of 615.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 27 minutes 55 seconds East continuing along the southeast line of said Lot 2, a distance of 273.93 feet to a 1/2 inch iron rod found for an inner ell corner of said Lot 2;

THENCE South 45 degrees 58 minutes 35 seconds East continuing along the southeast line of said Lot 2, a distance of 200.81 feet to a 1/2 inch iron rod with cap stamped "DAI" found for a south corner of same lying on the northwest line of Lot 1, Block 1 Rockwall Pine Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 367 of the Plat Records of Rockwall County, Texas

THENCE South 44 degrees 12 minutes 34 seconds West along the northwest line of said Rockwall-Pine Addition, passing a 1/2 inch iron rod with cap stamped "ADAMS" found for the west corner of same, also for the north corner of Lot 1, Block A, Texas Roadhouse Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 309 of the Plat Records of Rockwall County, Texas, and continuing along the northwest line of said Texas Roadhouse Addition, a total distance of 235.61 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A, Texas Roadhouse Addition;

THENCE South 45 degrees 25 minutes 18 seconds East along the southwest line of said Lot 1, Block A, Texas Roadhouse Addition, a distance of 410.65 feet to a 1/2 inch iron rod found for the south corner of same lying on the northwest right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the beginning of a curve to the right;

THENCE with said curve to the right along the northwest right-of-way line of Interstate Highway No. 30 having a radius of 3669.86 feet, a central angle of 06 degrees 24 minutes 58 seconds, an arc length of 410.95 feet, a chord bearing of South 48 degrees 33 minutes 37 seconds West, a distance of 410.74 feet to a 1/2 inch iron rod found for corner on the northeast line of previously mentioned Greencrest Boulevard;

THENCE long the northeast line of said Greencrest Boulevard the following courses and distances;

North 66 degrees 18 minutes 52 seconds West, a distance of 111.27 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner;

South 03 degrees 35 minutes 31 seconds East, a distance of 25.55 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 485.00 feet, a central angle of 20 degrees 36 minutes 28 seconds, an arc length of 174.44 feet, a chord bearing of North 73 degrees 10 minutes 49 seconds West, a distance of 173.50 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 415.00 feet, a central angle of 23 degrees 57 minutes 39 seconds, an arc length of 173.55 feet, a chord bearing of North 71 degrees 09 minutes 06 seconds West, a distance of 172.29 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 1493.00 feet, a central angle of 07 degrees 12 minutes 39 seconds, an arc length of 187.90 feet, a chord bearing of North 55 degrees 47 minutes 35 seconds West, a distance of 187.77 feet to the POINT OF BEGINNING containing 379,622 square Feet, or 8.715 acres of land.

## SURVEYOR'S CERTIFICATE


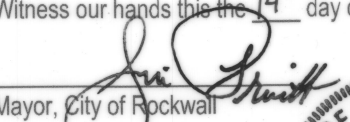

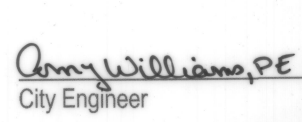
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF October, 2019

Brian J. Maddox  
BRIAN J. MADDOX, R.P.L.S. NO. 5430



 Planning & Zoning Commission, Chairman	<u>5/28/19</u> Date
APPROVED:	
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the <u>3</u> day of <u>June</u> , 2019.	
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.	
Witness our hands this <u>14th</u> day of <u>October</u> , 2019.	
 Mayor, City of Rockwall	 City Secretary
 City Engineer	



## OWNERS 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 TOWN PLACE MARRIOTT 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 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.
- Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
- 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

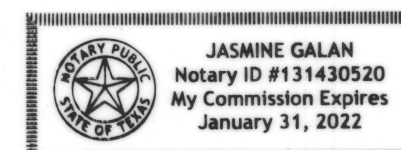
Randall H. Noe  
Representative:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Randall H. Noe, 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 7 day of October, 2019.

Jasmine Galan  
Notary Public in and for the State of Texas

11/31/22  
My Commission Expires:



GREENCREST TPS HOTEL, LP.

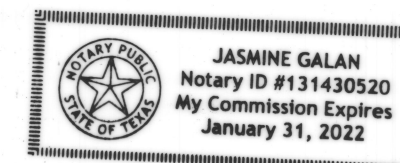
Thomas E. Kirkland  
Representative:

STATE OF TEXAS)  
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Thomas E. Kirkland, 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 7 day of October, 2019.

Jasmine Galan  
Notary Public in and for the State of Texas

11/31/22  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
10/28/2019 08:41:42 AM  
\$100.00  
20190000019144



Shelli Miller

OWNER  
GREENCREST TPS HOTEL, LP.  
10000 North Central Expressway  
Suite 400  
Dallas, TX 75231

OWNER  
ROCKWALL RENTAL PROPERTIES L.P.  
P.O. Box. B  
Terrell, TX. 75160

CASE NO. P2019-021

## FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOT 1, LOT 2, AND LOT 3, BLOCK B 3 LOTS

8.715 ACRES OR 379,622 SQUARE FEET  
SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

## PROJECT INFORMATION

Project No.: FCU 18061  
Date: October 2, 2019  
Drawn By: GS9  
Scale: 1"=60'  
SHEET 2 of 2

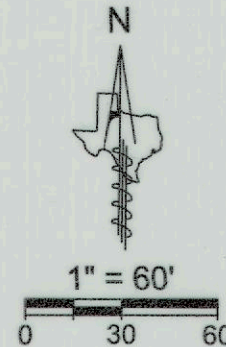


## SURVEYOR

TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpinc.com



VICINITY MAP  
NOT TO SCALE



2023000001142 1/2 PLAT 01/25/2023 02:07:09 PM

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	S 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

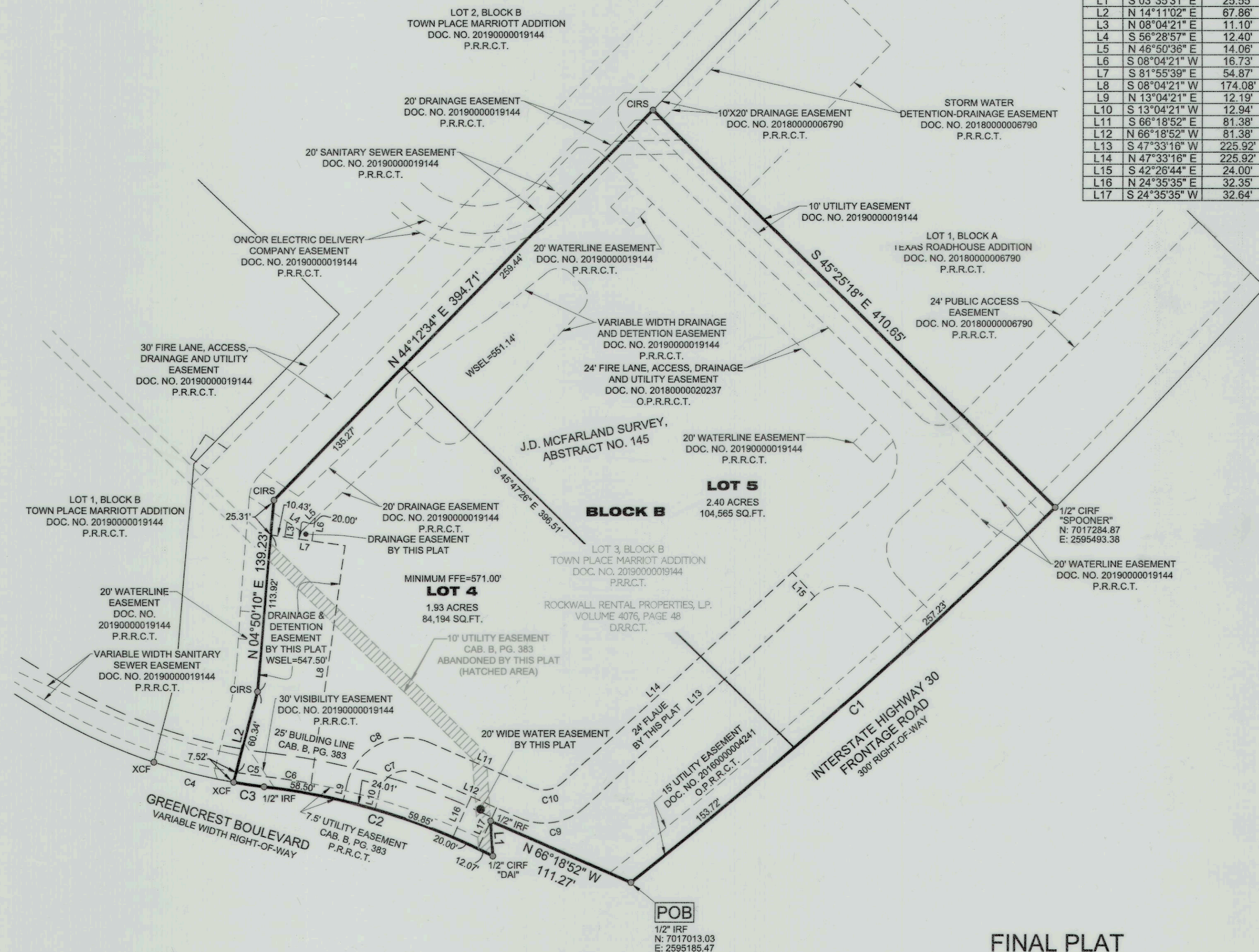
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	N 24°35'35" E	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
- 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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The proposed Water Surface Elevation values shown hereon were taken from plans prepared by Development Engineering Consultants, LLC entitled "Rooms To Go Patio" having an issue date of 12/16/2022, City File No. SP2022-039.

LEGEND

POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS
FLAUE	= FIRE LANE, ACCESS & UTILITY EASEMENT
FFE	= FINISHED FLOOR ELEVATION
WSEL	= WATER SURFACE ELEVATION
---	= SUBJECT BOUNDARY
---	= ADJOINER BOUNDARY
---	= EASEMENT



FINAL PLAT  
**TOWN PLACE MARRIOTT ADDITION**  
LOTS 4 & 5, BLOCK B  
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B  
4.33 ACRES (188,759 SF)  
OF TOWN PLACE MARRIOTT ADDITION,  
SITUATED WITHIN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2022-060  
REFERENCE CASE NO. P2022-059  
PAGE 1 OF 2

Project	2206.067-03
Date	01/11/2023
Draftsman	EN

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Development Engineering Consultants, LLC  
Contact: Daniel Stewart, P.E.  
5300 Town & Country Boulevard, Suite 150  
Frisco, TX 75034  
(469) 850-0060

**OWNER**  
Rockwall Rental Properties, L.P.  
P.O. BOX B  
Terrell, TX 75160



## OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Plat Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard (right-of-way varies) and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

**THENCE**, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) courses and distances:

- N86°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
- S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
- In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the beginning of a reverse curve to the right;
- In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being the southeast corner of Lot 2, Block B of said Town Place Marriott Addition, also being the southwest corner of said Lot 3;

**THENCE**, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) courses and distances:

- N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Plat Records of Rockwall County, Texas and the north corner of said Lot 3;

**THENCE**, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

**THENCE**, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less.

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

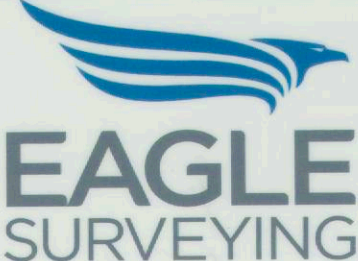
THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION, LOTS 4 & 5, BLOCK B**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public 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 **TOWN PLACE MARRIOTT ADDITION, LOTS 4 & 5, BLOCK B**, subdivision 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 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 we may have as a result of the dedication of exactions made herein.

Project 2206.067-03	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 01/11/2023	
Drafter EN	

**SURVEYOR**  
Eagle Surveying, LLC  
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**OWNER**  
Rockwall Rental Properties, L.P.  
P.O. BOX B  
Terrell, TX 75160

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
01/25/2023 02:07:09 PM  
\$100.00  
20230000001142



*Jennifer Fogg*

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY:

Signature

BY:

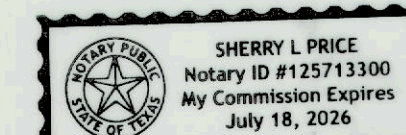
Printed Name & Title

STATE OF TEXAS §  
COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, on this day personally appeared Randall Hens Doe of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 12th day of January, 2023

Sherry L Price  
Notary Public in and for the State of Texas

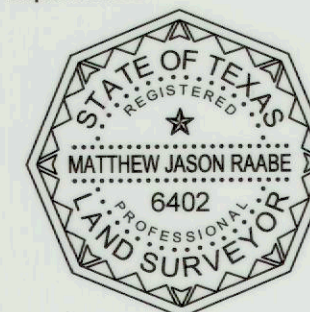


**CERTIFICATE OF SURVEYOR**

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

Math Raabe  
Matthew Raabe  
Registered Professional Land Surveyor #6402



01-11-23  
Date

## CERTIFICATE OF APPROVAL

*Sherry L Price*  
Chairman  
Planning & Zoning Commission

01-17-2023  
Date

### APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3rd day of January, 2023.

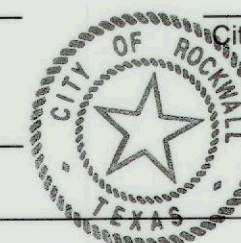
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this 23rd day of JANUARY, 2023.

*Sherry L Price*  
Mayor, City of Rockwall

*Kristy League*  
City Secretary, City of Rockwall

*Ormy Williams, P.E.*  
City Engineer



## FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOTS 4 & 5, BLOCK B 4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B  
4.33 ACRES (188,759 SF)  
OF TOWN PLACE MARRIOTT ADDITION,  
SITUATED WITHIN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2022-060  
REFERENCE CASE NO. P2022-059  
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