

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Lakefront Trail Rockwall Hotel, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, also being a portion of Lot 3, Block A, Shoreline Plaza Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet D, Page 289, of the Plat Records of Rockwall County, Texas, and being all of a tract of land described by deed to Lakefront Trail Rockwall Hotel, LP. recorded in Instrument Number 20150000009497 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 yellow cap found for the most northerly northeast corner of said Lakefront Trail tract, said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2, Block A of said Shoreline Plaza Addition;

THENCE South 28 degrees 54 minutes 59 seconds East, along the most northerly northeast line of said Lakefront Trail tract and lying parallel and 7.75 feet from the westerly line of said Lot 2, Block A, a distance of 213.34 feet to a 1/2 inch iron rod with yellow cap found for an ell corner of said Lakefront Trail tract;

THENCE North 60 degrees 51 minutes 04 seconds East, along a northwest line of said Lakefront Trail tract and lying 17.60 feet south of and parallel from the southerly line of said Lot 2, Block A, a distance of 157.81 feet to a 1/2 inch iron rod with yellow cap found for the most easterly north corner of said Lakefront Trail tract, also lying on the southwest line of Shoreline Trail a variable width right-of-way and lying in a curve to the right;

THENCE with said curve to the right and said Shoreline trail with a radius of 1285.31 feet, a central angle of 02 degrees 54 minutes 18 seconds, an arc length of 65.17 feet, and a chord which bears South 26 degrees 51 minutes 59 seconds East, a chord length of 65.16 feet to a 1/2 inch iron rod with yellow cap found for the beginning of a reverse curve to the left,

THENCE with said reverse curve to the left continuing along said Shoreline Trail with a radius of 50.00 feet, a central angle of 89 degrees 26 minutes 47 seconds, an arc length of 78.06 feet, and a chord which bears South 23 degrees 26 minutes 49 seconds East, a chord length of 70.37 feet to an "X" cut found in a concrete sidewalk for the beginning of a compound curve to the left,

THENCE with said compound curve continuing to the left continuing along said Shoreline Trail with a radius of 779.60 feet, a central angle of 07 degrees 59 minutes 12 seconds , an arc length of 108.67 feet, and a chord which bears South 20 degrees 39 minutes 36 seconds East, a chord length of 108.58 feet to a 1/2 inch iron rod with yellow cap found for the southeast corner of said Lakefront Trail tract, also for the northeast corner of Lot 5, Block A, Shoreline Plaza Addition, an addition to the City of Rockwall recorded in Cabinet G, Slide 111 of the Plat Records of Rockwall County, Texas,

THENCE South 44 degrees 09 minutes 30 seconds West, along the southeast line of said Lakefront Trail tract and the northwest line of said Lot 5, Block A, passing a 1/2 inch iron rod with yellow cap found for the northwest corner of said Lot 5, Block A at a distance of 194.30 feet, and continuing a total distance of 224.98 feet to an "X" cut in concrete set for the southwest corner of said Lakefront Trail tract, also lying in the center of Lakefront Trail, a variable width right-of-way,

THENCE North 45 degrees 32 minutes 24 seconds West, along the westerly line of said Lakefront Trail tract and the center of said Lakefront Trail, a distance of 79.64 feet to an "X" cut in concrete for the beginning of a curve to the left;

THENCE with said curve to the left continuing along the westerly line of said Lakefront Trail tract and said Lakefront Trail with a radius of 645.54 feet, a central angle of 12 degrees 40 minutes 19 seconds, an arc length of 142.77 feet, and a chord which bears North 51 degrees 50 minutes 29 seconds West, a chord length of 142.48 feet to an "X" cut in concrete set for the beginning of a reverse curve to the right,

THENCE with said reverse curve to the right continuing along the westerly line of said Lakefront Trail tract and said Lakefront Trail with a radius of 649.91 feet, a central angle of 28 degrees 28 minutes 00 seconds, an arc length of 322.90 feet, and a chord which bears North 43 degrees 52 minutes 22 seconds West, a chord length of 319.59 feet to an "X" cut in concrete set at an angle point in same,

THENCE North 29 degrees 38 minutes 23 seconds West, continuing along the westerly line of said Lakefront Trail tract and said Lakefront Trail, a distance of 8.19 feet to a an "X" cut in concrete set for the northwest corner of same, also lying on the southerly right-of-way line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lakefront Trail tract, a distance of 35.50 feet to a 1/2 inch iron rod found for the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lakefront Trail tract with a radius of 11309.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.50 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 129,265 square feet, or 2.968 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, Lakefront Trail Rockwall Hotel, LP., the owners of the land shown on this plat, and designated herein as Lot 1, Block A, Marriott 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 thereon shown on the purpose and consideration therein expressed.

We 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. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
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.

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.

Lakefront Trail Rockwall Hotel, LP.

Representative

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission
Date
I hereby certify that the above and foregoing plat of Lot 1, Block A, Marriott Addition to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2015.
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 year from said date of final approval. An extension may be granted by the City Council. Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.
Witness my hand this the \_\_\_\_ day of \_\_\_\_\_, 2015.
Mayor, City of Rockwall Date City Secretary, City of Rockwall Date
City Engineer, City of Rockwall Date

THE PURPOSE OF THIS REPLAT IS TO DEDICATE RIGHT-OF-WAY AND REMOVE/ADD EASEMENTS TO CREATE A DEVELOPABLE LOT.

REPLAT
LOT 1, BLOCK A
MARRIOTT ADDITION

BEING A PORTION OF LOT 3, BLOCK A, SHORELINE PLAZA ADDITION, RECORDED IN CABINET D, PAGE 289, P.R.R.C.T., AND ALL OF A TRACT OF LAND TO LAKEFRONT TRAIL ROCKWALL HOTEL, LP. RECORDED IN INSTRUMENT NUMBER 20150000009497 O.P.R.R.C.T.

SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: LAKEFRONT TRAIL ROCKWALL HOTEL, LP. 10000 N. CENTRAL EXPRESSWAY SUITE 400 DALLAS, TEXAS 75231
SURVEYOR: MADDOX SURVEYING & MAPPING INC. P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416

