



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2019-021 P&Z DATE 5/20/2019 CC DATE 6/11/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2009-021

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

[Signature]

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹ = 300 + 8.71 x 20
- Replat (\$300.00 + \$20.00 Acre)¹ = 300 + 174.20
- Amending or Minor Plat (\$150.00) = 474.20
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 908 E. I-30, ROCKWALL, TX 75087

Subdivision TOWNPLACE MARRIOTT ADDITION Lot 1,2,3 Block B

General Location NE CORNER OF GREENCREST BLVD & I-30 ACCESS RD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C (COMMERCIAL)

Current Use VACANT

Proposed Zoning SAME

Proposed Use HOTEL AND FUTURE COMMERCIAL

Acreage 8.71 Lots [Current] Lots [Proposed] 3

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner GREENCREST TPS HOTEL, LP

Applicant FC CUNY CORPORATION

Contact Person TOM KIRKLAND

Contact Person CAMERON SLAWN

Address 3021 RIDGE RD

Address 2 HORIZON COURT

A-120

City, State & Zip ROCKWALL, TX 75032

City, State & Zip HEATH, TX 75032

Phone 214-890-9225

Phone 469-402-7700 x 102

E-Mail Tom@TEKMAKDEVELOPMENT.COM

E-Mail CSlawn@FCCUNY.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CAMERON SLAWN [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

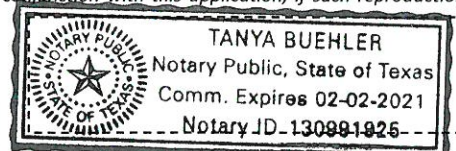
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 474.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of MAY, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of May, 20 19.

Owner's/Applicant's Signature

[Signature]
[Signature]

Notary Public in and for the State of Texas



My Commission Expires 02/02/2021



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 5/14/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/28/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/28/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-021
Project Name: Lot 1, 2, &3, Block B, Town Place Marriott Addition
Project Type: PLAT
Applicant Name: FC CUNY CORPORATION
Owner Name: ROCKWALL, RENTAL PROPERTIES LP
Project Description:



RECEIPT

Project Number: P2019-021
Job Address: 908 E I30
ROCKWALL, TX 75087

Receipt Number: B85297


Printed: 5/21/2019 1:43 pm

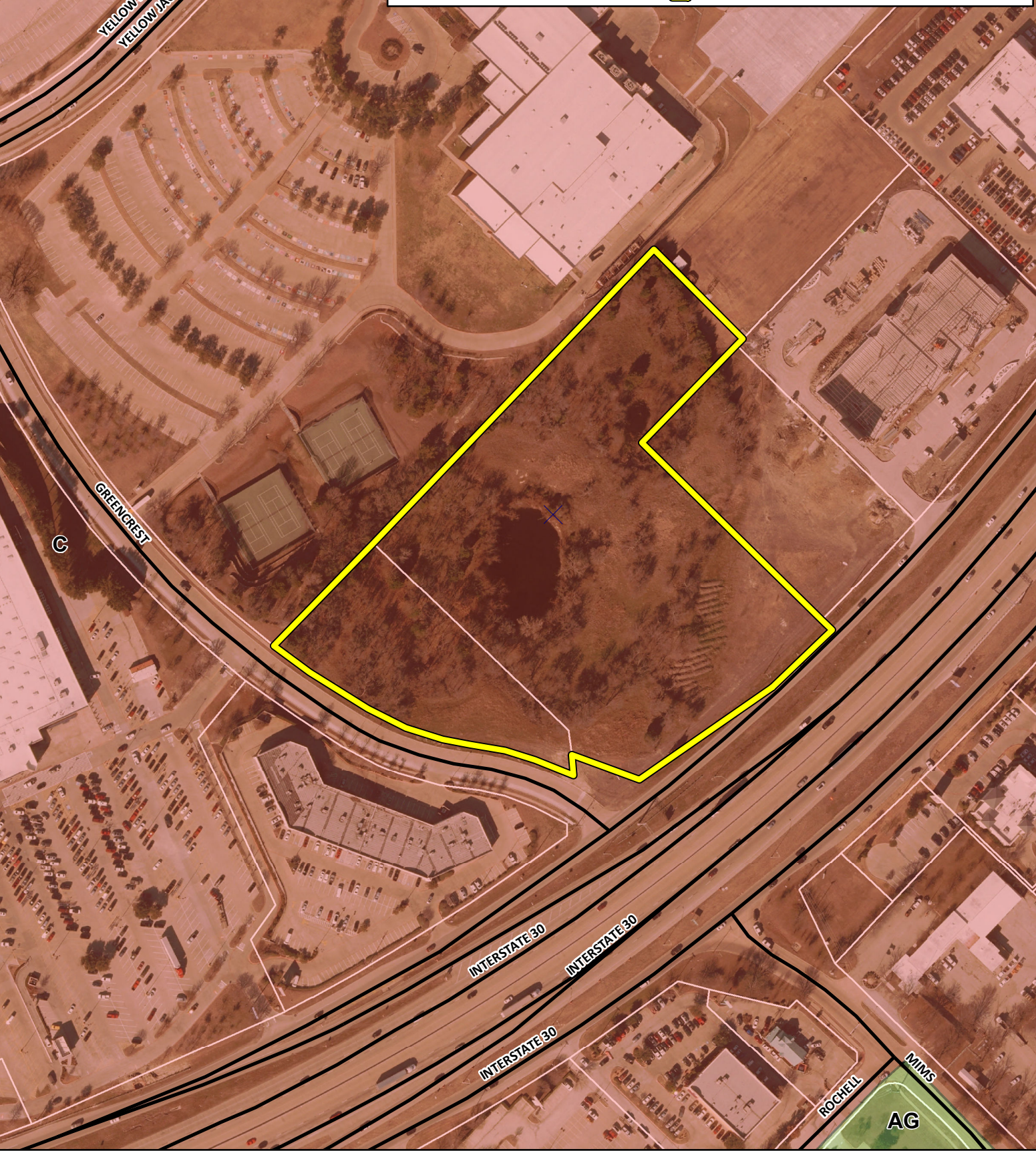
Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 474.20

Total Fees Paid:

\$ 474.20

Date Paid: 5/21/2019 12:00:00AM
Paid By: FC CUNY CORPORATION
Pay Method: CHECK 6939
Received By: LM

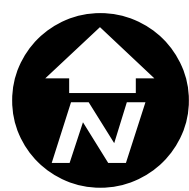
P2019-021 - LOTS 1, 2, & 3, BLOCK B, TOWN PLACE MARRIOTT ADDITION
FINAL PLAT - LOCATION MAP = 



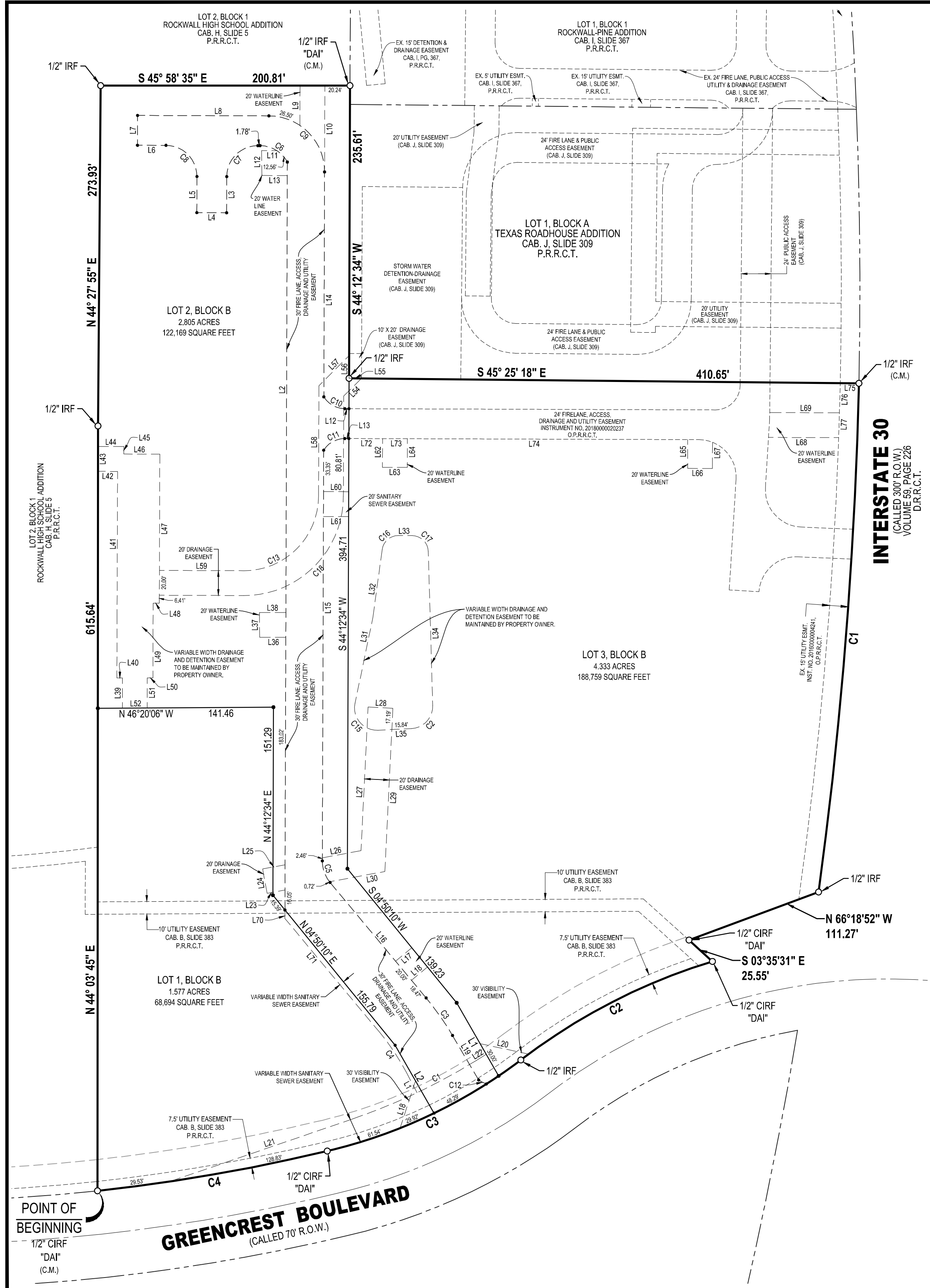
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Drawing: 2019-04-04 FCU 10061 Townplace Marriott Final Plat at 2019/04/08 5:15 PM by gshamer



BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3669.86	6°24'58"	410.95'	S 48°33'37" W	410.74'
C2	485.00'	20°38'28"	174.44'	N 73°10'49" W	173.50'
C3	415.00'	23°57'39"	173.55'	N 71°09'06" W	172.29'
C4	1493.00'	7°12'39"	187.90'	N 55°47'35" W	187.77'

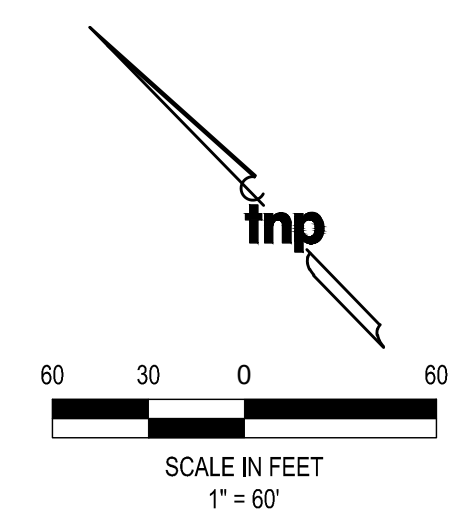
LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02"E	67.86'
L2	N14°11'02"E	63.09'

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	28.10'
L4	S45°47'28"E	24.00'
L5	S44°12'34"W	28.10'
L6	S45°47'28"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'28"W	105.78'
L9	N44°12'20"E	32.01'
L10	N44°12'20"E	69.49'
L11	S45°47'28"E	12.34'
L12	N45°47'28"W	3.23'
L13	N45°47'28"E	20.00'
L14	N44°12'34"E	181.04'
L15	N44°12'34"E	330.57'
L16	N04°14'54"E	120.92'
L17	N85°45'06"W	16.97'
L18	N62°07'53"E	40.06'
L19	N13°39'46"E	41.58'
L20	N33°49'29"W	40.04'
L21	N64°53'11"W	156.13'
L22	N77°40'28"W	9.60'
L23	N56°28'57"W	14.65'
L24	N33°31'03"E	20.00'
L25	S56°28'57"E	18.43'
L26	S56°28'57"E	31.67'
L27	N48°50'36"E	115.80'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L28	S43°09'24"E	20.00'
L29	S46°50'38"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°47'28"E	11.26'
L34	S42°22'47"W	124.20'
L35	N48°51'59"W	26.98'
L36	S45°47'28"E	21.02'
L37	S43°21'50"W	20.00'
L38	N45°47'28"W	21.32'
L39	S44°12'34"W	24.39'
L40	S45°47'28"E	4.50'
L41	S44°12'34"W	117.15'
L42	S45°47'28"E	15.76'
L43	S44°03'45"W	20.00'
L44	N45°47'28"W	20.81'
L45	N44°12'34"E	6.00'
L46	N45°47'28"W	28.00'
L47	N44°12'34"E	120.00'
L48	S45°47'28"E	5.00'
L49	N44°12'34"E	60.15'
L50	S45°47'28"E	4.50'
L51	N44°12'34"E	24.20'
L52	S46°20'06"E	20.00'
L53	S45°47'28"E	20.16'
L54	S89°08'01"W	20.16'
L55	S45°42'40"E	10.00'
L56	S44°12'34"W	18.23'
L57	N89°12'34"E	34.27'
L58	N44°12'34"E	89.09'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L59	S45°47'28"E	67.95'
L60	S45°47'28"E	20.23'
L61	S45°47'28"E	20.23'
L62	S44°12'34"W	23.13'
L63	S45°47'28"E	20.00'
L64	N44°12'34"E	23.13'
L65	S44°12'34"W	23.13'
L66	S45°47'28"E	20.00'
L67	N44°12'34"E	21.08'
L68	N45°47'28"W	56.53'
L69	N45°47'28"W	56.20'
L70	N44°12'34"E	6.81'
L71	N04°14'54"E	118.65'
L72	S45°47'28"E	27.15'
L73	S45°47'28"E	20.00'
L74	S45°47'28"E	225.76'
L75	N45°25'18"W	15.00'
L76	S45°32'34"W	23.90'
L77	S45°53'13"W	20.01'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	490.00'	12°46'57"	109.32'	N 71°17'00" W	109.09'
C2	18.00'	88°45'14"	27.88'	S 86°45'24" W	25.18'
C3	226.50'	9°20'53"	36.95'	N 08°55'20" E	36.91'
C4	190.00'	12°00'14"	39.81'	N 10°15'01" E	39.73'
C5	27.00'	39°57'40"	18.83'	N 24°13'44" E	18.45'
C6	25.00'	61°38'33"	26.90'	S 14°58'10" E	25.62'
C7	25.00'	90°00'00"	39.27'	N 89°12'34" E	35.36'
C8	25.00'	90°00'00"	39.27'	S 00°47'28" E	35.36'
C9	45.00'	90°00'00"	70.69'	N 00°47'28" W	63.64'
C10	20.00'	58°12'42"	20.32'	N 16°41'05" W	19.48'
C11	20.00'	58°12'42"	20.32'	S 74°53'47" E	19.48'
C12	30.00'	13°22'38"	7.00'	N 18°56'04" W	6.99'
C13	60.00'	90°00'00"	94.25'	N 89°12'34" E	84.85'
C15	18.00'	104°38'44"	32.88'	N 03°27'22" E	28.49'
C16	13.00'	82°23'54"	18.70'	S 86°59'23" E	17.13'
C17	13.00'	88°10'13"	20.01'	S 01°42'20" E	18.09'
C18	80.00'	90°00'00"	125.66'	S 89°12'34" W	113.14'



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. 48397C0040L, 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.

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B
 379,622 SQUARE FEET
 8.715 ACRES

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: April 8, 2019
 Drawn By: GS9
 Scale: 1"=60'



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.tnpsc.com

CASE NO. P _____

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;

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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. 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

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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

GREENCREST TPS 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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

_____ Planning & Zoning Commission, Chairman	_____ 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 ____ day of _____, 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 the ____ day of _____, 2019.	
_____ Mayor, City of Rockwall	_____ City Secretary
	_____ City Engineer

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 THE ____ DAY OF _____, 2019

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

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

379,622 SQUARE FEET
8.715 ACRES

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: April 8, 2019
Drawn By: GSN
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.tnvinc.com

CASE NO. P _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 28, 2019
APPLICANT: Cameron Slown; *FC Cuny Corporation*
CASE NUMBER: P2019-021; *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*

SUMMARY

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to final plat an 8.715-acre tract of land (*i.e. a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145*) into three (3) lots (*i.e. Lots 1, 2, & 3, Block A, Town Place Marriott Addition*) for the purpose of establishing the necessary firelane, drainage, detention, and utility easements necessary to develop the subject property.
- On February 6, 2017, the City Council approved *Case No. Z2016-045* for a Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*] for a residence hotel on Lot 2. On February 19, 2017, the City Council approved *Case No. MIS2018-004* for a one (1) year extension of the Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*].
- On September 4, 2018, the City Council approved a treescape plan [*Case No. MIS2018-018*] on Lot 3 for the purpose of removing trees to facilitate future development on this site.
- On October 9, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-029*] and recommended approval of variances associated with residence hotel on Lot 2. Subsequently, on November 11, 2019, the City Council approved the requested variances.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plan for *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*, staff would propose the following conditions of approval:

- (1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number P2019-021	Owner ROCKWALL, RENTAL PROPERTIES LP	Applied 5/14/2019 LM
Project Name Lot 1, 2, &3, Block B, Town Place Marriott	Applicant FC CUNY CORPORATION	Approved
Type PLAT Addition		Closed
Subtype FINAL		Expired
Status Staff Review		Status

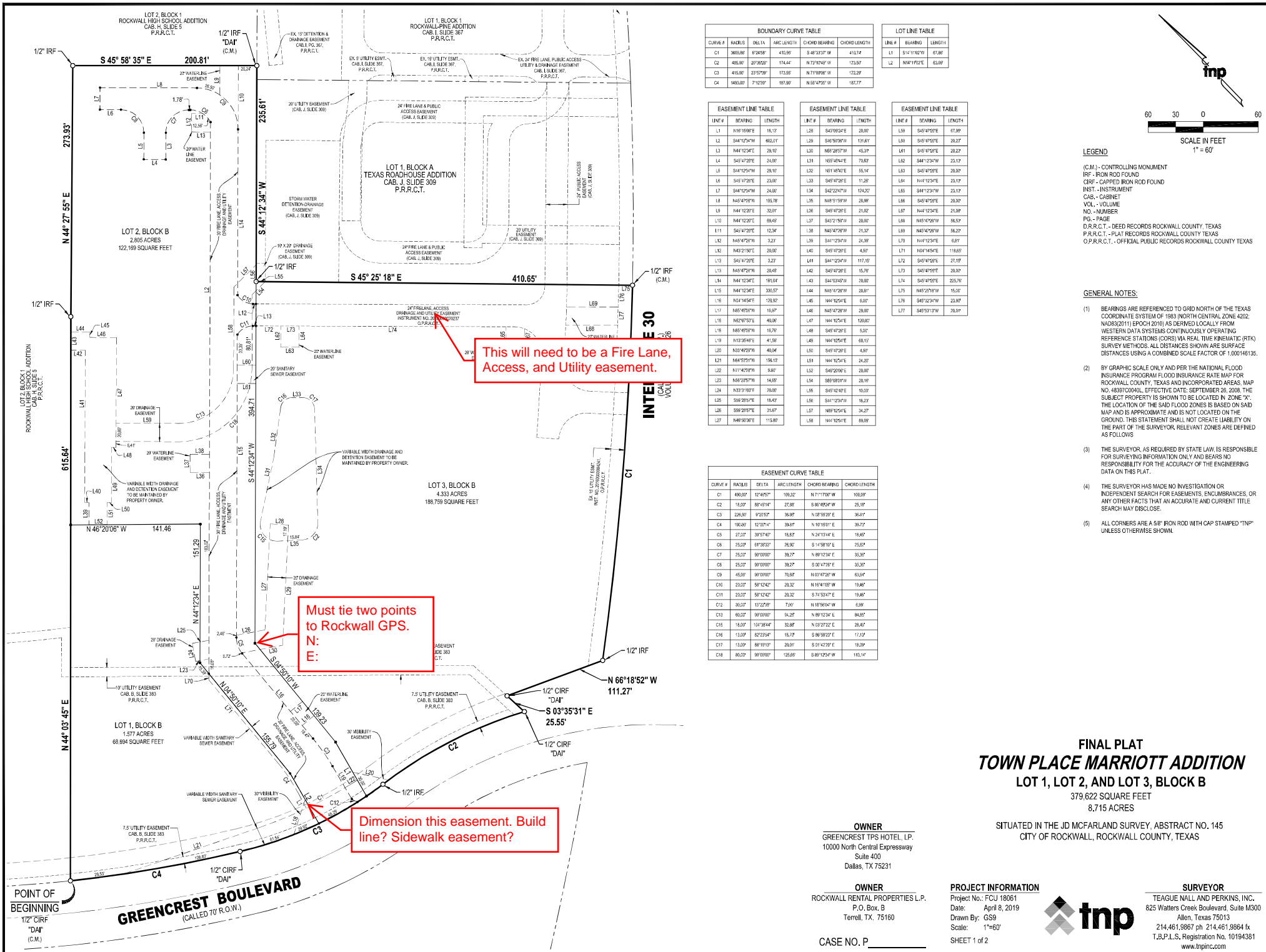
Site Address 908 E I30	City, State Zip ROCKWALL, TX 75087	Zoning
----------------------------------	--	---------------

Subdivision ROCKWALL HIGH SCHOOL	Tract 4	Block	Lot No 4	Parcel No 0145-0000-0004-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/14/2019	5/21/2019	5/21/2019	7	APPROVED	
ENGINEERING (5/23/2019 4:20 PM SH) - Must tie two points to Rockwall GPS. N: E: - This "24' Fire Lane ..." will need to be dedicated as a public access not just access by this plat. It will be a public easement. - Dimension this easement at the entrance of the property. Build line? Sidewalk easement?	Sarah Hager	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	
FIRE	Ariana Hargrove	5/14/2019	5/21/2019	5/23/2019	9	APPROVED	
GIS (5/22/2019 9:26 AM LS) 1. Tie two corners (on map) to the SPC N. Texas 4202 2. Provide closure report	Lance Singleton	5/14/2019	5/21/2019	5/22/2019	8	COMMENTS	See comment
PLANNING	Korey Brooks	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-021 Lots 1, 2, & 3, Block A, Town Place Marriott Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-021) in the lower right hand corner of all pages on future submittals.						
M.4 Please review our standard title block below and revise accordingly.						
Type of Plat [Master, Preliminary, Final or Replat]						
Subdivision Name (Proposed or Approved)						
Lot / Block Designation						
Number of Lots (Proposed)						
Total Acreage/SF						
City, State, County						
M.5 Please tie two corner to State Plane Coordinates.						
M.6 Please add general 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, 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."						
M.7 Please label adjacent properties with RCAD info.						
M.8 Please greyscale anything offsite that is existing/not affected by this plat.						
M.9 Please label all property lines and centerline of Greecrest Blvd.						
M.10 Please use heavier line weight for lot lines. It is difficult to see the individual lots.						
M.11 Please use a variation of linetypes. The dashlines all seem to look alike (especially where easements overlap) and may be more difficult to differentiate once the plat is digitized.						
M.12 Please use heavier line weight for visibility triangles.						
M.13 Please swap location of Owner's Certificate and Owner's Dedication.						
M.14 The print on the tables is very small and may become more difficult to read once digitized. Can the font size be increased?						
I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 4. The Planning and Zoning Meeting for this case is May 28, 2019.						
I.16 The projected City Council meeting date and subsequent approval for this plat is June 3, 2019.						

Drawing: 2019.04.04 FCU 18061 Townplace Marriott Final Plat at 2019/04/08 5:15 PM by gabriela



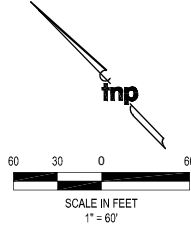
BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	360.80	87.258	410.99	S 48°33'37" W	410.74
C2	480.00	20°30'30"	174.44	N 77°04'49" W	173.67
C3	410.00	23°57'59"	173.55	N 71°09'06" W	172.29
C4	148.00	7°12'39"	187.90	N 65°47'50" W	187.77

LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02" W	61.60
L2	N04°11'02" E	63.00

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°15'00" E	15.17
L2	S43°09'24" E	20.07
L3	S45°00'00" W	131.61
L4	N44°12'34" E	28.12
L5	S45°47'20" E	24.00
L6	S44°12'34" W	28.12
L7	S45°47'20" E	24.00
L8	N45°47'20" W	105.78
L9	N44°12'34" E	32.01
L10	N44°12'34" E	88.69
L11	S45°47'20" E	12.34
L12	N45°47'20" W	3.23
L13	S45°21'00" E	20.00
L14	S45°47'20" E	3.23
L15	N45°47'20" W	20.48
L16	N44°12'34" E	19.04
L17	N45°47'20" W	300.57
L18	N04°14'54" E	120.92
L19	N85°45'00" W	15.07
L20	N13°35'48" E	41.59
L21	N35°49'20" W	40.04
L22	N44°12'34" E	156.13
L23	N45°47'20" W	9.67
L24	N89°23'57" E	14.89
L25	N33°1'03" E	26.00
L26	S59°28'57" E	16.43
L27	S59°28'57" E	31.67
L28	N45°47'20" E	115.80

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L29	S43°09'24" E	20.07
L30	S45°00'00" W	131.61
L31	N44°12'34" E	45.37
L32	N45°47'20" E	70.69
L33	N44°12'34" E	55.14
L34	S45°47'20" E	20.89
L35	N45°19'59" W	20.89
L36	S45°47'20" E	21.02
L37	S43°21'50" W	20.00
L38	N45°47'20" W	21.32
L39	S44°12'34" W	24.39
L40	S45°47'20" E	4.50
L41	S44°12'34" W	117.15
L42	S45°47'20" E	15.79
L43	S44°12'34" W	70.00
L44	N45°47'20" W	20.81
L45	N44°12'34" E	0.00
L46	N45°47'20" W	20.00
L47	N44°12'34" E	120.00
L48	S45°47'20" E	5.00
L49	N44°12'34" E	60.19
L50	S45°47'20" E	4.50
L51	N44°12'34" E	24.20
L52	S45°20'00" E	20.00
L53	S89°18'01" W	20.19
L54	S45°42'00" E	10.00
L55	S44°12'34" W	16.20
L56	N45°47'20" E	34.27
L57	N44°12'34" E	60.00

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	490.00	12°44'57"	109.32	N 71°17'00" W	109.60
C2	18.00	88°45'14"	27.88	S 86°49'24" W	25.18
C3	228.00	9°20'51"	36.80	N 0°55'20" E	36.41
C4	160.00	12°50'44"	38.87	N 10°18'01" E	39.73
C5	27.00	39°57'40"	16.87	N 24°13'44" E	16.40
C6	25.00	61°38'33"	26.80	S 14°58'10" E	25.83
C7	25.00	60°00'00"	38.72	N 0°49'12" E	35.30
C8	25.00	60°00'00"	38.72	S 0°14'30" E	35.30
C9	45.00	60°00'00"	76.80	N 0°47'20" W	63.84
C10	25.00	58°12'42"	28.32	N 10°41'05" W	19.40
C11	25.00	58°12'42"	28.32	S 74°53'47" E	19.40
C12	30.00	13°22'39"	7.90	N 18°58'04" W	6.99
C13	60.00	60°00'00"	62.80	N 89°12'34" E	64.80
C14	18.00	104°38'48"	32.88	N 0°27'22" E	28.40
C15	13.00	82°23'54"	16.70	S 80°59'22" E	17.13
C16	13.00	86°10'13"	20.01	S 01°42'20" E	18.29
C18	60.00	60°00'00"	125.60	S 89°12'34" W	133.14



LEGEND

(CA.) - 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.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 (COSYS) WITH 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. 48397C000AL, 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" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B
 379,622 SQUARE FEET
 8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
 GREENCREST TIPS HOTEL L.P.
 10000 North Central Expressway
 Suite 400
 Dallas, TX 75231


OWNER
 ROCKWALL RENTAL PROPERTIES L.P.
 P.O. Box 3
 Terrell, TX, 75160

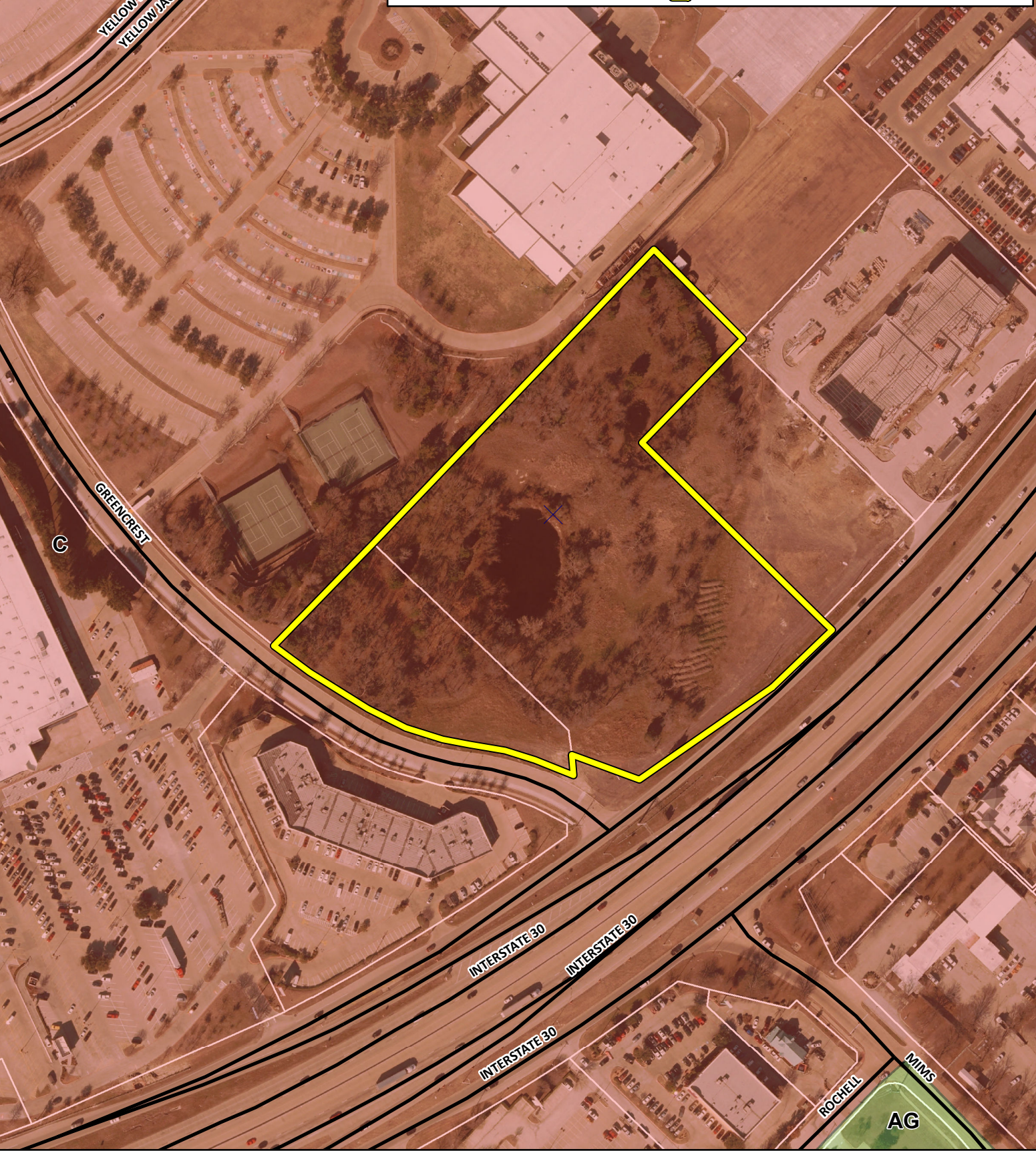
PROJECT INFORMATION
 Project No.: FCJ 18061
 Date: April 8, 2019
 Drawn By: GSS
 Scale: 1"=60'
 SHEET 1 of 2



SURVEYOR
 TEAGUE HALL AND PERKINS, INC.
 825 Waterways Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.481.9867 ph 214.481.9864 fx
 T.B.P.L.S. Registration No. 10194381
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CASE NO. P _____

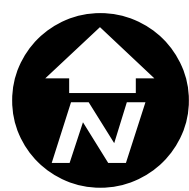
P2019-021 - LOTS 1, 2, & 3, BLOCK B, TOWN PLACE MARRIOTT ADDITION
FINAL PLAT - LOCATION MAP = 



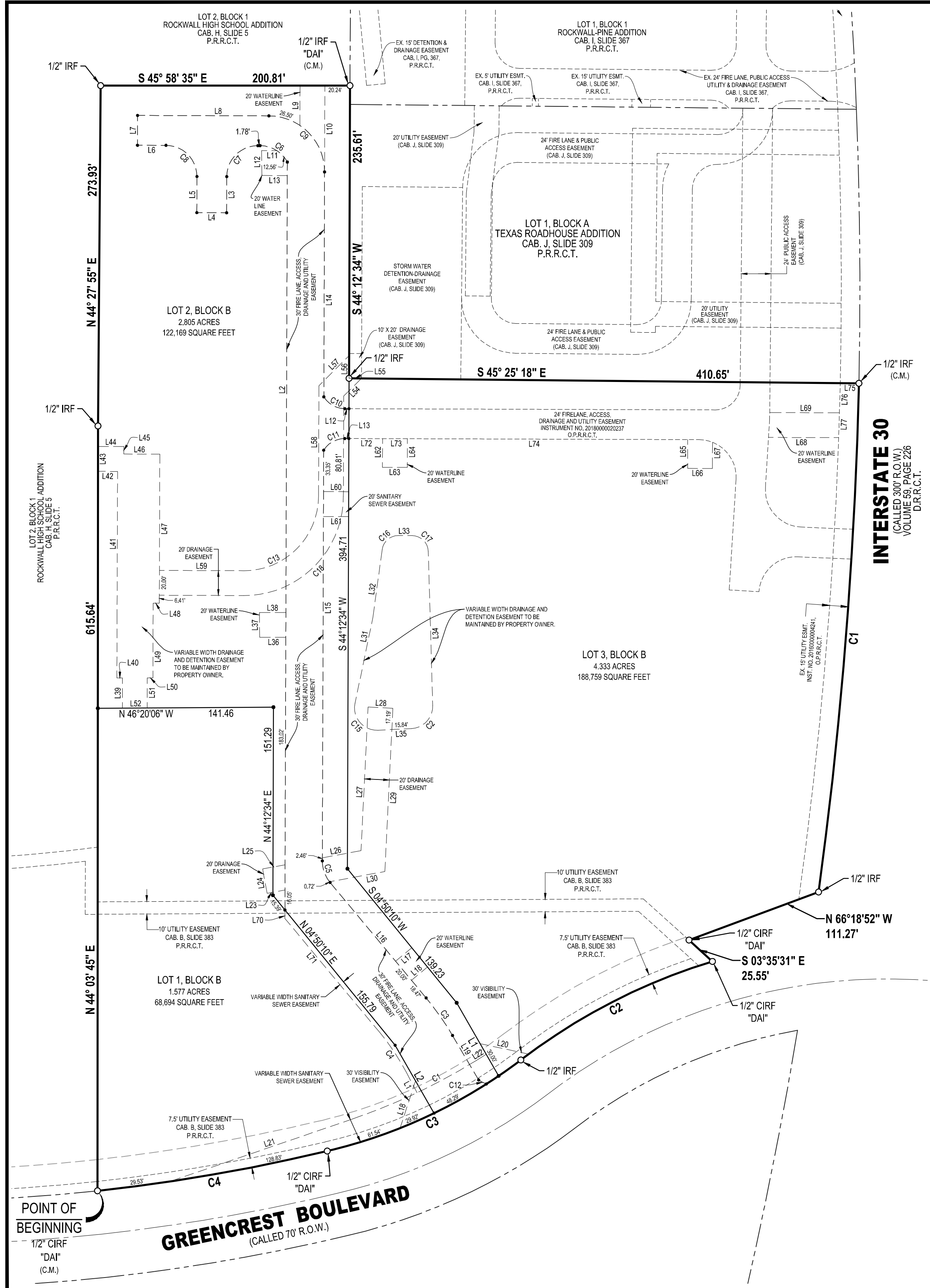
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Drawing: 2019-04-04 FCU 10061 Townplace Marriott Final Plat at 2019/04/08 5:15 PM by gshamer



BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3669.86	6°24'58"	410.95'	S 48°33'37" W	410.74'
C2	485.00	20°38'28"	174.44'	N 73°10'49" W	173.50'
C3	415.00	23°57'39"	173.55'	N 71°09'06" W	172.29'
C4	1493.00	7°12'39"	187.90'	N 55°47'35" W	187.77'

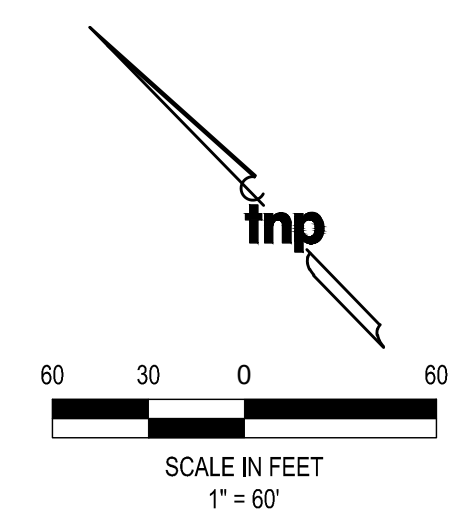
LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02"E	67.86'
L2	N14°11'02"E	63.09'

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	28.10'
L4	S45°47'28"E	24.00'
L5	S44°12'34"W	28.10'
L6	S45°47'28"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'28"W	105.78'
L9	N44°12'20"E	32.01'
L10	N44°12'20"E	69.49'
L11	S45°47'28"E	12.34'
L12	N45°47'28"W	3.23'
L13	N45°47'28"E	20.00'
L14	N44°12'34"E	181.04'
L15	N44°12'34"E	330.57'
L16	N04°14'54"E	120.92'
L17	N85°45'06"W	16.97'
L18	N62°07'53"E	40.06'
L19	N13°39'46"E	41.58'
L20	N33°49'29"W	40.04'
L21	N64°53'11"W	156.13'
L22	N77°40'28"W	9.60'
L23	N56°28'57"W	14.65'
L24	N33°31'03"E	20.00'
L25	S56°28'57"E	18.43'
L26	S56°28'57"E	31.67'
L27	N48°50'36"E	115.80'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L28	S43°09'24"E	20.00'
L29	S46°50'38"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°47'28"E	11.26'
L34	S42°22'47"W	124.20'
L35	N48°51'59"W	26.98'
L36	S45°47'28"E	21.02'
L37	S43°21'50"W	20.00'
L38	N45°47'28"W	21.32'
L39	S44°12'34"W	24.39'
L40	S45°47'28"E	4.50'
L41	S44°12'34"W	117.15'
L42	S45°47'28"E	15.76'
L43	S44°03'45"W	20.00'
L44	N45°47'28"W	20.81'
L45	N44°12'34"E	6.00'
L46	N45°47'28"W	28.00'
L47	N44°12'34"E	120.00'
L48	S45°47'28"E	5.00'
L49	N44°12'34"E	60.15'
L50	S45°47'28"E	4.50'
L51	N44°12'34"E	24.20'
L52	S46°20'06"E	20.00'
L53	S89°08'01"W	20.16'
L54	S45°42'40"E	10.00'
L55	S44°12'34"W	18.23'
L56	N89°12'34"E	34.27'
L57	N44°12'34"E	89.09'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L59	S45°47'28"E	67.95'
L60	S45°47'28"E	20.23'
L61	S45°47'28"E	20.23'
L62	S44°12'34"W	23.13'
L63	S45°47'28"E	20.00'
L64	N44°12'34"E	23.13'
L65	S44°12'34"W	23.13'
L66	S45°47'28"E	20.00'
L67	N44°12'34"E	21.08'
L68	N45°47'28"W	56.53'
L69	N45°47'28"W	56.20'
L70	N44°12'34"E	6.81'
L71	N04°14'54"E	118.65'
L72	S45°47'28"E	27.15'
L73	S45°47'28"E	20.00'
L74	S45°47'28"E	225.76'
L75	N45°25'18"W	15.00'
L76	S45°32'34"W	23.90'
L77	S45°53'13"W	20.01'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	490.00	12°46'57"	109.32'	N 71°17'00" W	109.09'
C2	18.00	88°45'14"	27.88'	S 86°45'24" W	25.18'
C3	226.50	9°20'53"	36.95'	N 08°55'20" E	36.91'
C4	190.00	12°00'14"	39.81'	N 10°15'01" E	39.73'
C5	27.00	39°57'40"	18.83'	N 24°13'44" E	18.45'
C6	25.00	61°38'33"	26.90'	S 14°58'10" E	25.62'
C7	25.00	90°00'00"	39.27'	N 89°12'34" E	35.36'
C8	25.00	90°00'00"	39.27'	S 00°47'28" E	35.36'
C9	45.00	90°00'00"	70.69'	N 00°47'28" W	63.64'
C10	20.00	58°12'42"	20.32'	N 16°41'05" W	19.48'
C11	20.00	58°12'42"	20.32'	S 74°53'47" E	19.48'
C12	30.00	13°22'38"	7.00'	N 18°56'04" W	6.99'
C13	60.00	90°00'00"	94.25'	N 89°12'34" E	84.85'
C15	18.00	104°38'44"	32.88'	N 03°27'22" E	28.49'
C16	13.00	82°23'54"	18.70'	S 86°59'23" E	17.13'
C17	13.00	88°10'13"	20.01'	S 01°42'20" E	18.09'
C18	80.00	90°00'00"	125.66'	S 89°12'34" W	113.14'



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. 48397C0040L, 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.

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B
 379,622 SQUARE FEET
 8.715 ACRES

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: April 8, 2019
 Drawn By: GS9
 Scale: 1"=60'



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.tnpsc.com

CASE NO. P _____

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;

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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. 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

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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

GREENCREST TPS 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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

_____ Planning & Zoning Commission, Chairman		_____ 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 ____ day of _____, 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 the ____ day of _____, 2019.		
_____ Mayor, City of Rockwall	_____ City Secretary	_____ City Engineer

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 THE ____ DAY OF _____, 2019

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

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

379,622 SQUARE FEET
8.715 ACRES

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: April 8, 2019
Drawn By: GSN
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.tnvinc.com

CASE NO. P _____



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: June 3, 2019
APPLICANT: Cameron Slown; *FC Cuny Corporation*
CASE NUMBER: P2019-021; *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*

SUMMARY

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to final plat an 8.715-acre tract of land (*i.e. a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145*) into three (3) lots (*i.e. Lots 1, 2, & 3, Block A, Town Place Marriott Addition*) for the purpose of establishing the necessary firelane, drainage, detention, and utility easements necessary to develop the subject property.
- On February 6, 2017, the City Council approved *Case No. Z2016-045* for a Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*] for a residence hotel on Lot 2. On February 19, 2017, the City Council approved *Case No. MIS2018-004* for a one (1) year extension of the Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*].
- On September 4, 2018, the City Council approved a treescape plan [*Case No. MIS2018-018*] on Lot 3 for the purpose of removing trees to facilitate future development on this site.
- On October 9, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-029*] and recommended approval of variances associated with residence hotel on Lot 2. Subsequently, on November 11, 2019, the City Council approved the requested variances.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL


If the City Council chooses to approve the final plat for *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*, staff would propose the following conditions of approval:

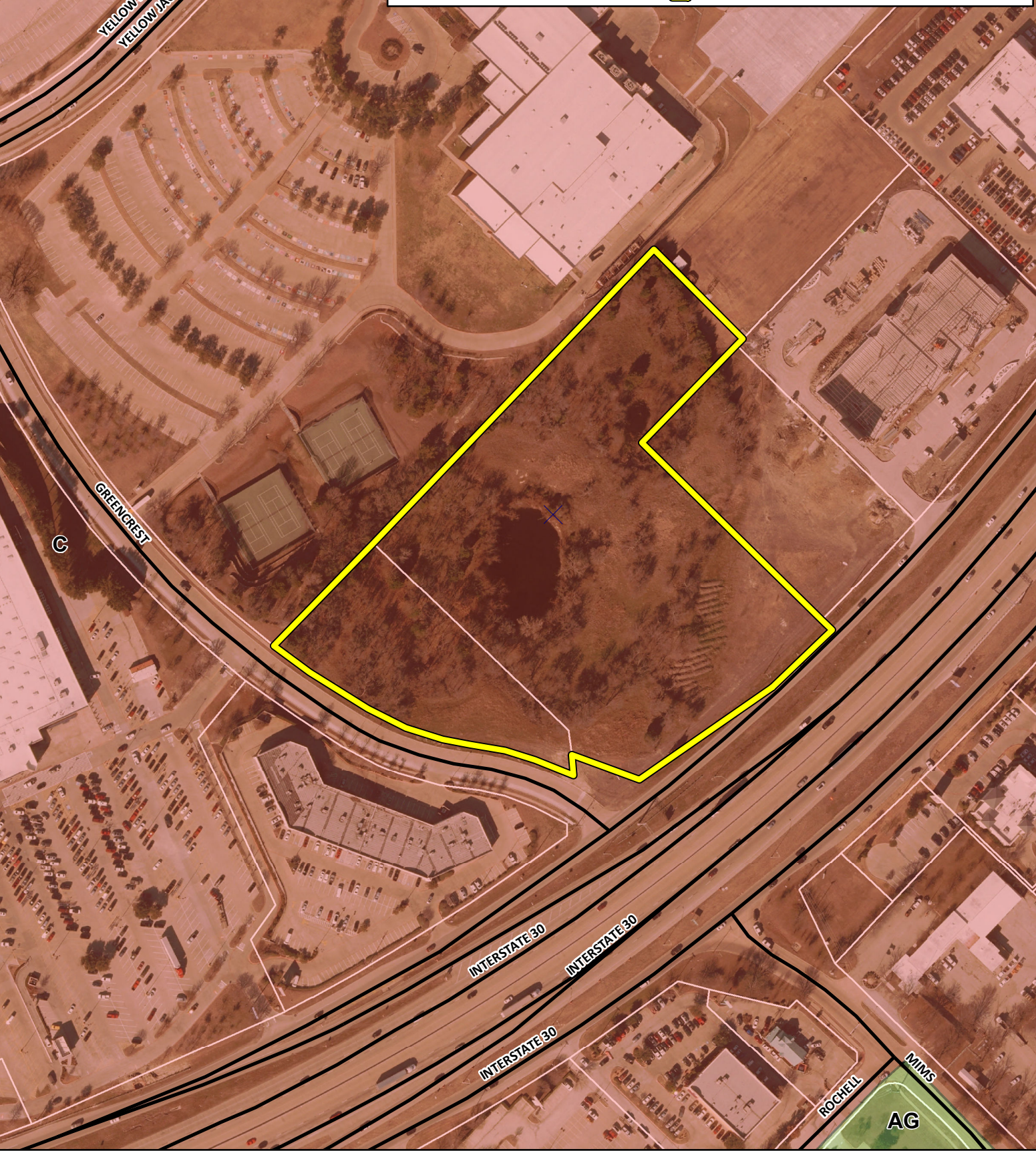
- (1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government

PLANNING AND ZONING COMMISSION

On May 28, 2019, the Planning and Zoning Commission’s motion to recommend approval of the applicant’s request was approved by a motion of 7-0.

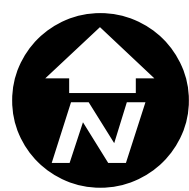
P2019-021 - LOTS 1, 2, & 3, BLOCK B, TOWN PLACE MARRIOTT ADDITION
FINAL PLAT - LOCATION MAP = 



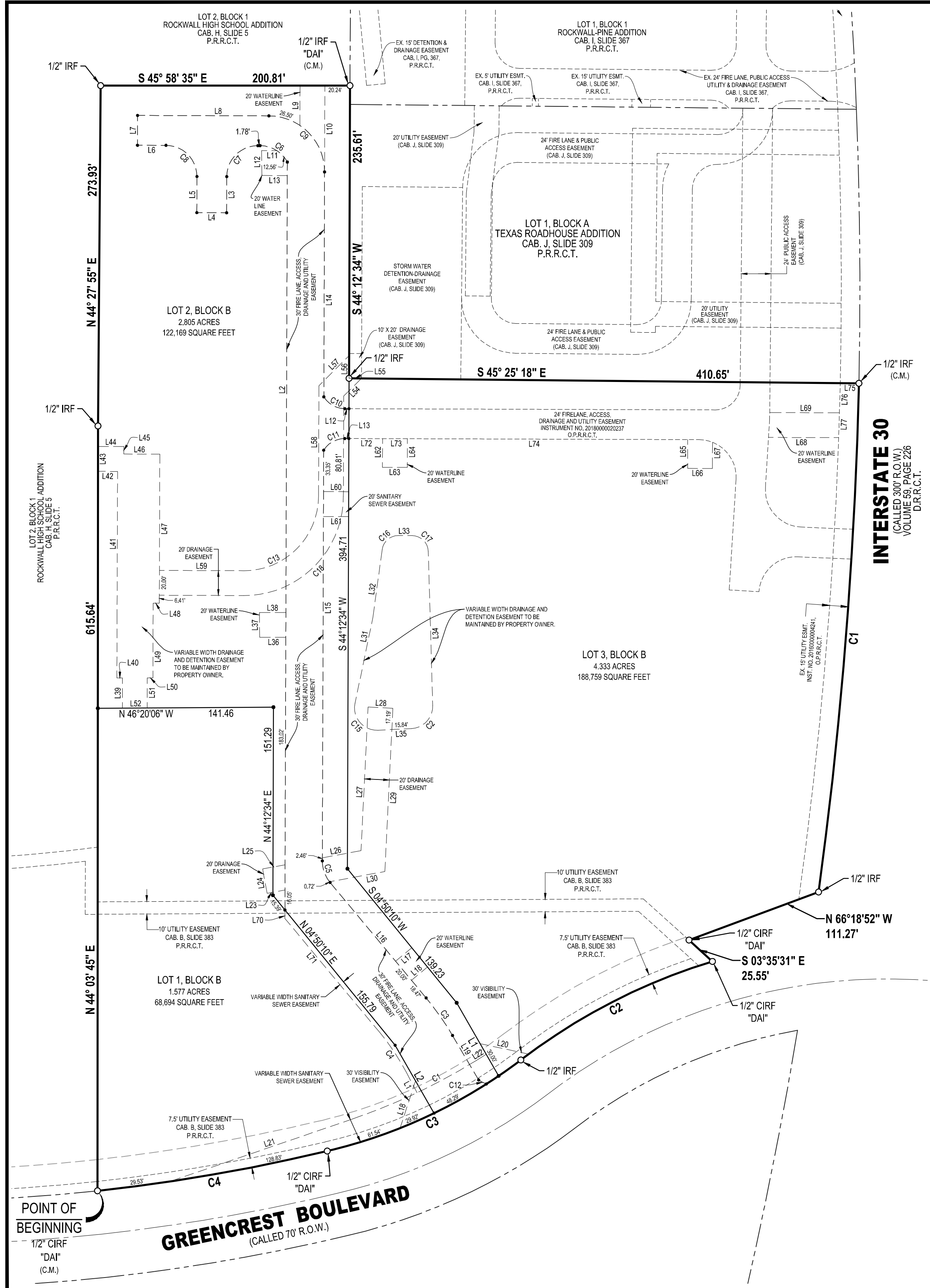
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Drawing: 2019-04-04 FCU 10061 Townplace Marriott Final Plat at 2019/04/08 5:15 PM by gshamer



BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3669.86	6°24'58"	410.95'	S 48°33'37" W	410.74'
C2	485.00	20°38'28"	174.44'	N 73°10'49" W	173.50'
C3	415.00	23°57'39"	173.55'	N 71°09'06" W	172.29'
C4	1493.00	7°12'39"	187.90'	N 55°47'35" W	187.77'

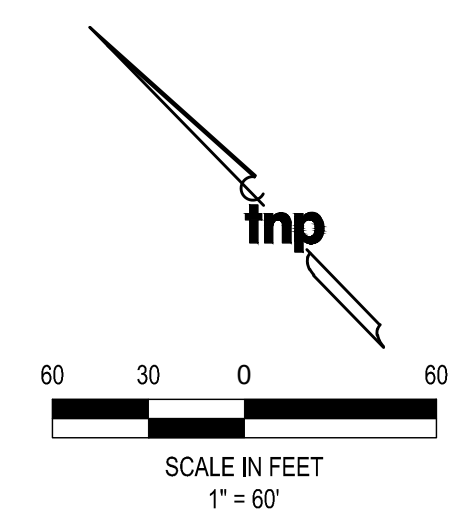
LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02"E	67.86'
L2	N14°11'02"E	63.09'

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	28.10'
L4	S45°47'28"E	24.00'
L5	S44°12'34"W	28.10'
L6	S45°47'28"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'28"W	105.78'
L9	N44°12'20"E	32.01'
L10	N44°12'20"E	69.49'
L11	S45°47'28"E	12.34'
L12	N45°47'28"W	3.23'
L13	N45°47'28"E	20.00'
L14	N44°12'34"E	181.04'
L15	N44°12'34"E	330.57'
L16	N04°14'54"E	120.92'
L17	N85°45'06"W	16.97'
L18	N62°07'53"E	40.06'
L19	N13°39'46"E	41.58'
L20	N33°49'29"W	40.04'
L21	N64°53'11"W	156.13'
L22	N77°40'28"W	9.60'
L23	N56°28'57"W	14.65'
L24	N33°31'03"E	20.00'
L25	S56°28'57"E	18.43'
L26	S56°28'57"E	31.67'
L27	N48°50'36"E	115.80'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L28	S43°09'24"E	20.00'
L29	S46°50'38"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°47'28"E	11.26'
L34	S42°22'47"W	124.20'
L35	N48°51'59"W	26.98'
L36	S45°47'28"E	21.02'
L37	S43°21'50"W	20.00'
L38	N45°47'28"W	21.32'
L39	S44°12'34"W	24.39'
L40	S45°47'28"E	4.50'
L41	S44°12'34"W	117.15'
L42	S45°47'28"E	15.76'
L43	S44°03'45"W	20.00'
L44	N45°47'28"W	20.81'
L45	N44°12'34"E	6.00'
L46	N45°47'28"W	28.00'
L47	N44°12'34"E	120.00'
L48	S45°47'28"E	5.00'
L49	N44°12'34"E	60.15'
L50	S45°47'28"E	4.50'
L51	N44°12'34"E	24.20'
L52	S46°20'06"E	20.00'
L54	S89°08'01"W	20.16'
L55	S45°42'40"E	10.00'
L56	S44°12'34"W	18.23'
L57	N89°12'34"E	34.27'
L58	N44°12'34"E	89.09'

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L74	S45°47'28"E	225.76'
L75	N45°25'18"W	15.00'
L76	S45°32'34"W	23.90'
L77	S45°53'13"W	20.01'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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C3	226.50	9°20'53"	36.95'	N 08°55'20" E	36.91'
C4	190.00	12°00'14"	39.81'	N 10°15'01" E	39.73'
C5	27.00	39°57'40"	18.83'	N 24°13'44" E	18.45'
C6	25.00	61°38'33"	26.90'	S 14°58'10" E	25.62'
C7	25.00	90°00'00"	39.27'	N 89°12'34" E	35.36'
C8	25.00	90°00'00"	39.27'	S 00°47'28" E	35.36'
C9	45.00	90°00'00"	70.69'	N 00°47'28" W	63.64'
C10	20.00	58°12'42"	20.32'	N 16°41'05" W	19.48'
C11	20.00	58°12'42"	20.32'	S 74°53'47" E	19.48'
C12	30.00	13°22'38"	7.00'	N 18°56'04" W	6.99'
C13	60.00	90°00'00"	94.25'	N 89°12'34" E	84.85'
C15	18.00	104°38'44"	32.88'	N 03°27'22" E	28.49'
C16	13.00	82°23'54"	18.70'	S 86°59'23" E	17.13'
C17	13.00	88°10'13"	20.01'	S 01°42'20" E	18.09'
C18	80.00	90°00'00"	125.66'	S 89°12'34" W	113.14'



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. 48397C0040L, 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.

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B
 379,622 SQUARE FEET
 8.715 ACRES

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: April 8, 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.tnpsc.com

CASE NO. P _____

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;

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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. 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

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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

GREENCREST TPS 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 _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

_____ Planning & Zoning Commission, Chairman	_____ 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 ____ day of _____, 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 the ____ day of _____, 2019.	
_____ Mayor, City of Rockwall	_____ City Secretary
	_____ City Engineer

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 THE ____ DAY OF _____, 2019

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

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

379,622 SQUARE FEET
8.715 ACRES

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: April 8, 2019
Drawn By: GSN
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.tnvinc.com

CASE NO. P _____



June 11, 2019

ATTN: ROBERT HOWMAN
GLENN ENGINEERING
105 DECKER COURT, # 910
IRVING, TX 75062

RE: FINAL PLAT (P2019-020), Block A, Lot 2, RISD Elementary School Addition

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 06/03/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for Lot 2, Block A, RISD Elementary School Addition, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 7 to 0.

CITY COUNCIL:

On June 3, 2019, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX