


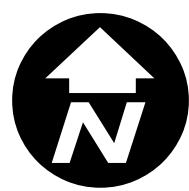
P2019-021 - LOTS 1, 2, & 3, BLOCK B, TOWN PLACE MARRIOTT ADDITION
FINAL PLAT - LOCATION MAP = 



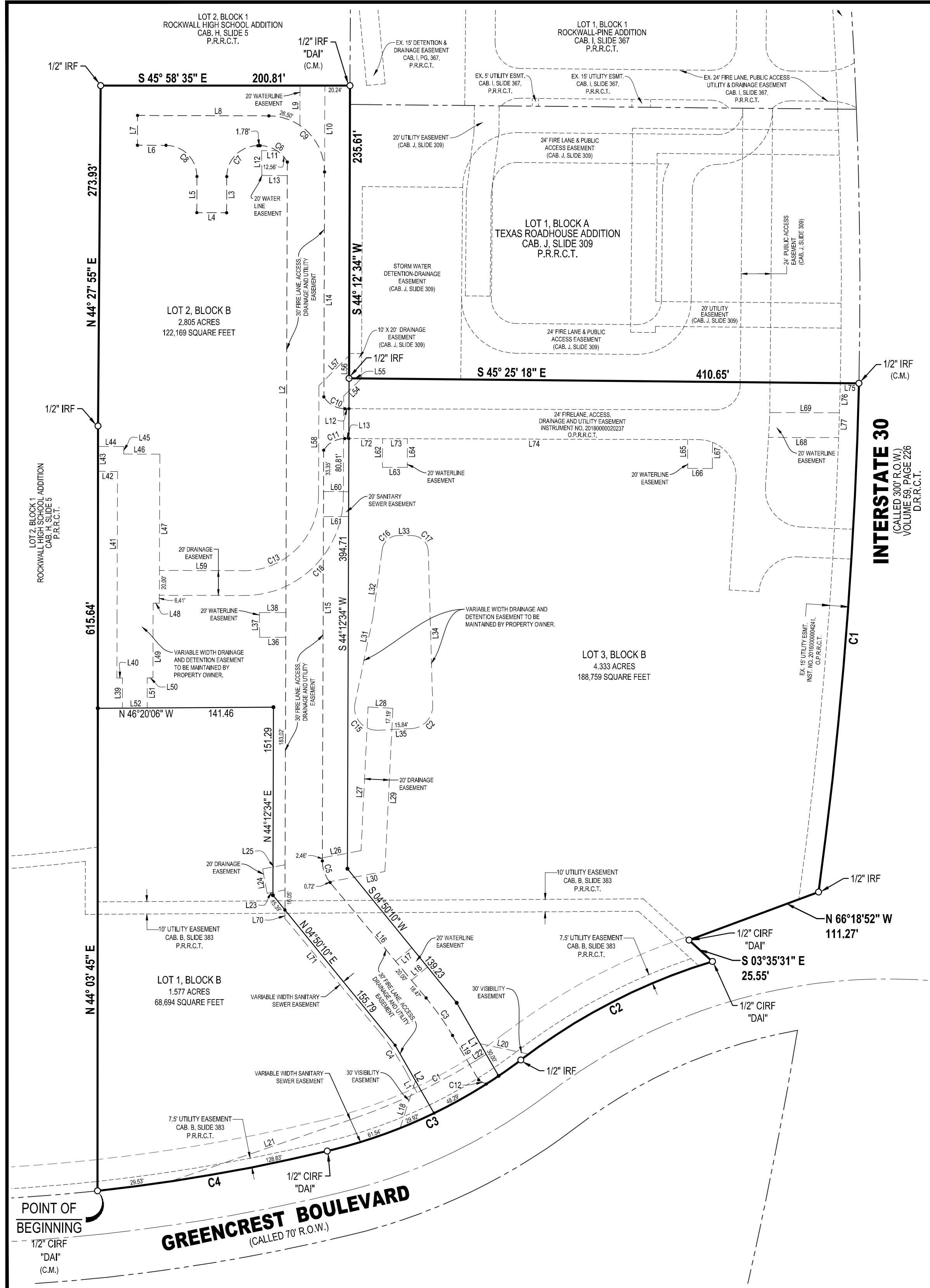
City of Rockwall

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

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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'

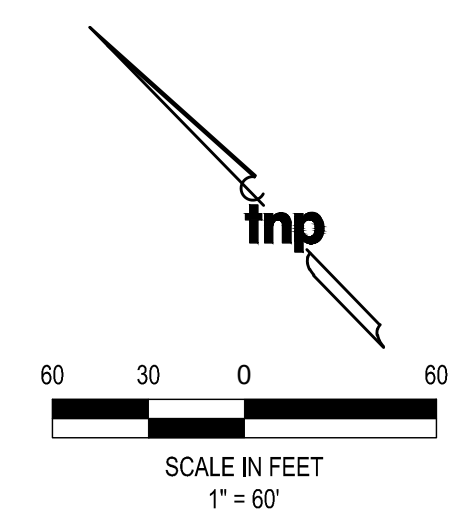
LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02"E	67.86'
L2	N14°11'02"E	63.09'

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'

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
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CASE NO. P _____