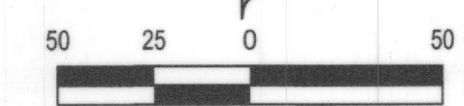


tnp



SCALE IN FEET  
1" = 50'

LEGEND

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- MNF - MAG NAIL FOUND
- NTS - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- AC - ACRES
- 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

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202:NAD83(2011)EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. 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.
4. 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.

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1285.31'	0°23'20"	8.72'	S 28°07'28" E	8.72'
C2	52.98'	52°00'58"	48.09'	S 43°10'41" E	46.46'
C3	779.60'	4°07'37"	56.15'	S 18°51'59" E	56.14'
C4	30.00'	63°29'13"	33.24'	S 12°24'49" W	31.57'
C5	39.00'	55°54'41"	38.06'	N 77°05'20" W	36.57'
C6	663.71'	12°40'50"	146.89'	N 51°50'10" W	146.59'
C7	631.74'	4°18'45"	47.55'	N 55°56'56" W	47.54'
C8	5.50'	123°59'04"	11.90'	S 75°46'03" W	9.71'
C9	625.74'	9°23'08"	102.50'	N 34°19'55" W	102.39'
C10	11399.20'	1°03'04"	207.49'	N 62°22'29" E	207.49'
C11	779.60'	11°05'06"	150.83'	S 30°11'46" E	150.59'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°32'24" W	18.16'
L2	N 13°46'30" E	24.99'
L3	N 42°14'25" W	48.78'
L4	S 13°46'30" E	3.49'
L5	N 76°13'30" W	13.90'
L6	N 29°38'23" W	8.57'
L7	N 59°28'06" E	11.33'

LOT CURVE TABLE

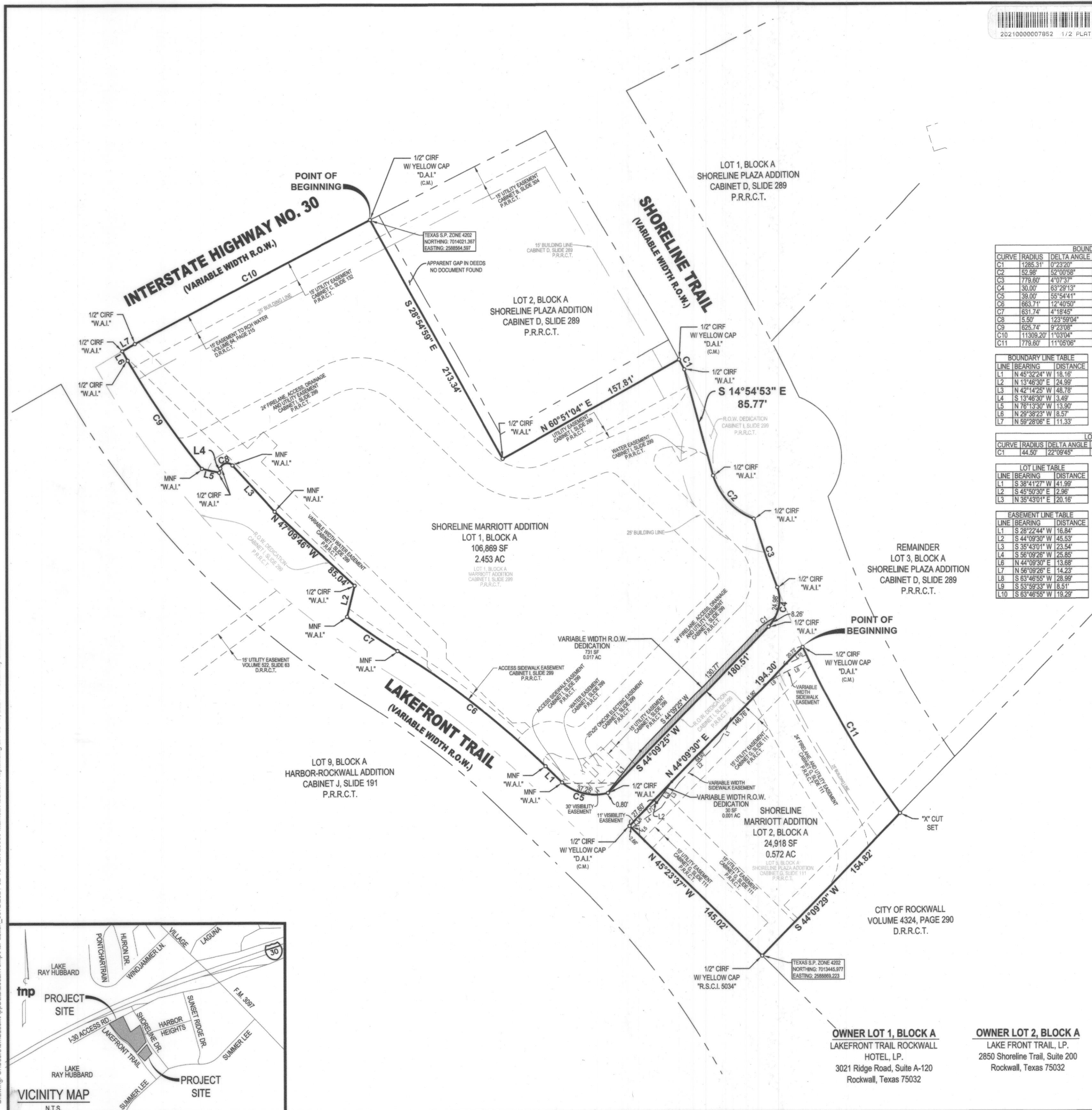
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.50'	22°09'45"	17.21'	S 55°14'18" W	17.11'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°41'27" W	41.99'
L2	S 45°50'30" E	2.96'
L3	N 35°43'01" E	20.16'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°22'44" W	16.84'
L2	S 44°09'30" W	45.53'
L3	S 35°43'01" W	23.54'
L4	S 56°09'26" W	25.85'
L6	N 44°09'30" E	13.68'
L7	N 56°09'26" E	14.23'
L8	S 63°46'55" W	28.99'
L9	S 53°59'33" W	8.51'
L10	S 63°46'55" W	19.29'



**FINAL PLAT**  
**LOT 1 & 2, BLOCK A**  
**SHORELINE MARRIOTT ADDITION**

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION AND LOT 5, BLOCK A, SHORELINE PLAZA ADDITION CONTAINING A TOTAL OF 3.025 ACRES

AND SITUATED IN THE M.J. BARSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER LOT 1, BLOCK A**  
LAKEFRONT TRAIL ROCKWALL HOTEL, LP.  
3021 Ridge Road, Suite A-120  
Rockwall, Texas 75032

**OWNER LOT 2, BLOCK A**  
LAKEFRONT TRAIL, LP.  
2850 Shoreline Trail, Suite 200  
Rockwall, Texas 75032

**PROJECT INFORMATION**  
Project No.: TEK 20059  
Date: February 19, 2021  
Drawn By: JM  
Scale: 1"=50'  
SHEET 1 of 2



CASE NO. P2020-013

**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.tnppinc.com

