

STATE OF TEXAS COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as SHORELINE 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. 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 egual 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 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.

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

STATE OF TEXAS COUNTY OF ROCKWALL)

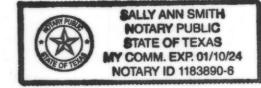
Before me, the undersigned authority, on this day personally appeared is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

DIANE GRAEF otary Public, State of Texas omm. Expires 11-04-2022 Notary ID 389591

COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared Marlin R-Smith , 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 24th day of March



OWNERS CERTIFICATE

STATE OF TEXAS} COUNTY OF ROCKWALL}

LOT 1, BLOCK A

WHEREAS, Lakefront Trail Rockwall Hotel, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 1, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 299, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for the most northerly northeast corner of said Lot 1, Block A, said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2. Block A of said Shoreline Plaza Addition:

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

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

THENCE with said curve to the right and said Shoreline Trail with a radius of 1285.31 feet, a central angle of 00 degrees 23 minutes 20 seconds, an arc length of 8.72 feet, a chord bearing of South 28 degrees 07 minutes 28 seconds East, a distance of 8.72 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 14 degrees 54 minutes 53 seconds East, continuing along said Shoreline Trail a distance of 85.77 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the left

THENCE with said curve to the left continuing along said Shoreline Trail with a radius of 52.98 feet, a central angle of 52 degrees 00 minutes 58 seconds, an arc length of 48.09 feet, a chord bearing of South 43 degrees 10 minutes 41 seconds East, a distance of 46.46 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner for the beginning of a compound curve to the left;

THENCE with said compound curve to the left continuing along said Shoreline Trail having a radius of 779.60 feet, a central angle of 04 degrees 07 minutes 37 seconds, an arc length of 56.15 feet, a chord bearing of South 18 degrees 51 minutes 59 seconds East, a distance of 56.14 feet to the beginning of a reverse curve to the right;

THENCE leaving said Shoreline Trail, along the southeast line of said Lot 1, Block A, with said reverse curve to the right having a radius of 30.00 feet, a central angle of 63 degrees 29 minutes 13 seconds, an arc length of 33.24 feet, a chord bearing of South 12 degrees 24 minutes 49 seconds West, a distance of 31.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 44 degrees 09 minutes 25 seconds West, along the southeast line of said Lot 1, Block A, a distance of 180.51 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 39.00 feet, a central angle of 55 degrees 54 minutes 41 seconds, an arc length of 38.06 feet, a chord bearing of North 77 degrees 05 minutes 20 seconds West, a distance of 36.57 feet to a mag nail stamped "WAI" found lying on the southwest line of said Lot 1, Block A, and the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE along the common line of said Lakefront Trail and Lot 1, Block A, the following courses and distances:

North 45 degrees 32 minutes 24 seconds West, a distance of 18.16 feet to a mag nail stamped "WAI" found for the beginning of a curve to the left;

with said curve to the left having a radius of 663.71 feet, a central angle of 12 degrees 40 minutes 50 seconds, an arc length of 146.89 feet, a chord bearing of North 51 degrees 50 minutes 10 seconds West, a distance of 146.59 feet to a mag nail stamped "WAI" found for the beginning of a reverse curve to the right;

with said reverse curve to the right having a radius of 631.74 feet, a central angle of 04 degrees 18 minutes 45 seconds, an arc length of 47.55 feet, a chord bearing of North 55 degrees 56 minutes 56 seconds West, a distance of 47.54 feet to a mag nail stamped "WAI"

North 13 degrees 46 minutes 30 seconds East, a distance of 24.99 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 47 degrees 09 minutes 46 seconds West, a distance of 85.04 feet to a mag nail stamped "WAI" found for corner;

North 42 degrees 14 minutes 25 seconds West, a distance of 48.78 feet to a mag nail stamped "WAI" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 5.50 feet, a central angle of 123 degrees 59 minutes 04 seconds, an arc length of 11.90 feet, a chord bearing of South 75 degrees 46 minutes 03 seconds West, a distance of 9.71 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

RECOMMENDED FOR FINAL APPROVAL

3/30/21

3021 Ridge Road, A-120

Rockwall, Texas 75032

I hereby certify that the above and foregoing plat of SHORELINE MARRIOTT ADDITION, an addition to the City of Rockwall, Texas,

approved by the City Council of the City of Rockwall on the 25 day of April

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 31 day of Mach, 2021

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OWNER LOT 1, BLOCK A OWNER LOT 2, BLOCK A LAKEFRONT TRAIL ROCKWALL HOTEL, LP.

LAKE FRONT TRAIL, LP. 2850 Shoreline Trail, Suite 200 Rockwall, Texas 75032

South 13 degrees 46 minutes 30 seconds West, a distance of 3.49 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 76 degrees 13 minutes 30 seconds West, a distance of 13.90 feet to a mag nail stamped "WAI" found for the beginning of a curve

with said curve to the right having a radius of 625.74 feet, a central angle of 09 degrees 23 minutes 08 seconds, an arc length of 102.50 feet, a chord bearing of North 34 degrees 19 minutes 55 seconds West, a distance of 102.39 feet 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 29 degrees 38 minutes 23 seconds West, a distance of 8.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner lying on the southerly line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly. line of said Lot 1, Block A, a distance of 11.33 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lot 1, Block A with a radius of 11309.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.49 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 107,600 square feet, or 2.470 acres of land.

LOT 2, BLOCK A

WHEREAS, Lakefront Trail, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 5. Block A. Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 111, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for north corner of said Lot 5, Block A, also lying on the southwest line of Shoreline Trail, a variable width right-of-way and being the beginning of a curve to the left;

THENCE along the northeast line of said Lot 5, Block A and the southwest line of said Shoreline Trail with said curve to the left having a radius of 779.60 feet, a central angle of 11 degrees 05 minutes 06 seconds, an arc length of 150.83 feet, a chord bearing of South 30 degrees 11 minutes 45 seconds East, a distance of 150.59 feet to an "X' cut set for the east corner of said Lot 5. Block A, also lying on the northwest line of a tract of land described by deed to the City of Rockwall recorded in volume 4324, Page 290 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 29 seconds West, along the southeast line of said Lot 5, Block A and the northwest line of said City of Rockwall Tract, a distance of 154.82 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. 5034" found for the south corner of said Lot 5, Block A, also lying on the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE North 45 degrees 23 minutes 37 seconds West, along the southwest line of said lot 5, Block A and the northeast line of said Lakefront Trail, a distance of 145.02 feet to a 1/2 inch iron rod with cap stamped "DAI found for the west corner of said Lot 5, Block A;

THENCE North 44 degrees 09 minutes 30 seconds East, along the northwest line of said Lot 5, Block A, a distance of 194.30 feet to the POINT OF BEGINNING, containing 24,948 square feet, or 0.572 of an acre 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 19th DAY OF FCb (12 14 2021





Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 04/06/2021 09:29:53 AM \$100.00 202100000007852

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SEAL

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. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: TEK 20059 February 19, 2021 Drawn By: JM

Scale: 1"=50" SHEET 2 of 2

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

SURVEYOR

CASE NO. P2020-013