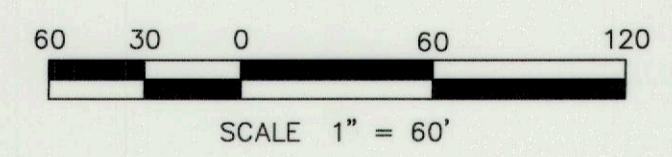
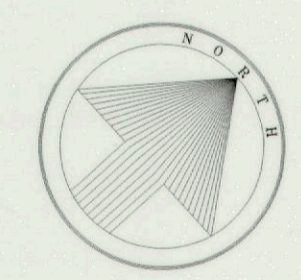


VICINITY MAP  
N.T.S.

**LEGEND**

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- WLE Water Line Easement
- SSE Sanitary Sewer Easement
- Esmt Easement
- L1 Line No.
- SF Square Feet
- UE Utility Easement
- UGE Underground Electric
- PE Pedestrian Easement
- PUDE Pedestrian, Utility & Drainage Easement
- VAM Visibility & Maintenance Easement
- D.R.R.C.T.= Deed Records of Rockwall County, Texas
- P.R.R.C.T.= Plat Records of Rockwall County, Texas
- M.R.R.C.T.= Map Records of Rockwall County, Texas
- O.R.R.C.T.= Official Records of Rockwall County, Texas
- [---] Easement Abandonment



**FINAL PLAT  
MARINA VILLAGE**

LOTS 1-39 BLOCK A  
6.889 ACRES (300,076 SF)  
36 TOWNHOME LOTS AND  
4 COMMON AREAS  
SITUATED WITHIN  
THE EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

P2022-056  
October 3, 2023  
SHEET 1 OF 2

**Owner/Applicant:**  
L.T.L. Family Holdings, LLC  
William Johnson  
14918 Mystic Terrace Lane  
Cypress, Texas 77429  
Phone: 713-325-4294

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 682-225-7189  
Contact: Tom Dayton, PE

**JOHNSON VOLK  
CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

| OPEN SPACE       | ACRES   |
|------------------|---------|
| TOTAL            | 2.575   |
| OPEN SPACE RATIO | = 37.4% |

TRACT ONE  
RAY HUBBARD  
DOCUMENT NO. 2016-22170  
D.R.R.C.T.

HARBOR LANDING PHASE TWO  
CABINET C, PAGE 10  
M.R.R.C.T.

HARBOR LANDING PHASE ONE  
CABINET B, PAGE 362  
M.R.R.C.T.

LAKE RAY HUBBARD

TRACT 2  
0.516 ACRE  
RAY HUBBARD

17,241 S.F. PORTION  
OF 15' UTILITY ESMT.  
TO BE ABANDONED  
BY THIS PLAT  
CABINET B, PG. 146-147  
P.R.R.C.T.

BLOCK A  
1  
89503 SF  
2.05 AC  
OPEN SPACE

N: 7006505.65  
E: 2588579.27

975 S.F. PORTION  
OF 15' UTILITY ESMT.  
TO BE ABANDONED  
BY THIS PLAT  
CABINET B, PG. 146-147  
P.R.R.C.T.

**BENCHMARKS**

CITY OF ROCKWALL MONUMENT NO. COR-5:  
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.  
ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:  
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.  
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.  
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.  
ELEVATION = PLAN 565.98' FIELD 566.02'

**GENERAL NOTES:**

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. 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.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL ROW, PAVING AND DRAINAGE SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

CITY OF ROCKWALL  
CITY OF HEATH

WINDWARD SLOPE  
CABINET A, PAGE 368  
M.R.R.C.T.

8,646 S.F. PORTION  
OF 15' UTILITY ESMT.  
TO BE ABANDONED  
BY THIS PLAT  
CABINET B, PG. 146-147  
P.R.R.C.T.

LOT 3, BLOCK A  
SPYGLASS HILL CONDOMINIUMS, PHASE 3  
CABINET B, PAGE 175  
M.R.R.C.T.

278 HENRY M CHANDLER DR  
(VARIABLE WIDTH RIGHT-OF-WAY)

HENRY CHANDLER DRIVE  
(80' RIGHT-OF-WAY)

HARBOR LANDING DRIVE  
(EXISTING 30' RIGHT-OF-WAY)

POINT OF  
BEGINNING

N: 7007539.35  
E: 2588822.58

40' BUILDING LINE  
CABINET B, PAGE 146  
M.R.R.C.T.  
(TO BE ABANDONED  
BY THIS PLAT)

21,468 S.F. PORTION  
OF 15' UTILITY ESMT.  
TO BE ABANDONED  
BY THIS PLAT  
CABINET B, PG. 146-147  
P.R.R.C.T.

L.T.L. FAMILY HOLDINGS, LLC  
DOCUMENT NO. 2022-000034915  
D.R.R.C.T.

LOT 4, BLOCK A  
SPYGLASS HILL CONDOMINIUMS, PHASE 3  
CABINET B, PAGE 146  
M.R.R.C.T.

LOT 3, BLOCK A  
SPYGLASS HILL CONDOMINIUMS, PHASE 3  
CABINET B, PAGE 175  
M.R.R.C.T.

15' WLE  
(BY THIS PLAT)

VARIABLE WIDTH  
UTILITY EASEMENT

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS L.T.L. Family Holdings, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 4, Block A of SPYGLASS HILL CONDOMINIUMS PHASE FOUR, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Page 146, Map Records, Rockwall County, Texas and being all of that tract of land described in Deed to L.T.L. Family Holdings, LLC, as recorded in Document No. 2021000034919, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found in the southeast line of Henry Chandler Drive, an 80 foot right-of-way, for the common northeast corner of said L.T.L. Family Holdings, LLC tract, northeast corner of said Lot 4 and northwest corner of Lot 3, Block A of SPYGLASS HILL CONDOMINIUMS, PHASE 3, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Page 175, Map Records, Rockwall County, Texas;

THENCE Southerly, with the common east line of said Lot 4, east line of said L.T.L. Family Holdings, LLC tract and west line of said Lot 3, the following seven (7) courses and distances:

South 04 degrees 01 minutes 18 seconds East, leaving said southeast line, a distance of 39.64 feet to a 1/2 inch iron rod found for corner;

South 49 degrees 01 minutes 18 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;

South 36 degrees 41 minutes 52 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 04 degrees 01 minutes 18 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 47 degrees 49 minutes 42 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;

South 40 degrees 58 minutes 42 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

South 49 degrees 01 minutes 18 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod found in the northwest line of WINDWARD SLOPE, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet A, page 368, Map Records, Rockwall County, Texas for the common south corner of said Lot 3 and an exterior ell corner of said Lot 4 and said L.T.L. Family Holdings, LLC tract;

THENCE South 40 degrees 58 minutes 42 seconds West, with the common southeast line of said Lot 4 and said L.T.L. Family Holdings, LLC tract and said northwest line, a distance of 480.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common south corner of said Lot 4 and said L.T.L. Family Holdings, LLC tract;

THENCE Northerly, with the west line of said L.T.L. Family Holdings, LLC tract, the following four (4) courses and distances:

North 15 degrees 09 minutes 39 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 02 degrees 08 minutes 12 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

North 21 degrees 26 minutes 12 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "BISON CREEK" found for corner;

North 32 degrees 04 minutes 21 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southeast line of the above mentioned Henry Chandler Drive for the northwest corner of said L.T.L. Family Holdings, LLC tract;

THENCE Northeasterly, with said southeast line, the following four (4) courses and distances:

North 57 degrees 55 minutes 37 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;

North 44 degrees 54 minutes 57 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 42 seconds, a radius of 471.19 feet and a chord bearing and distance of North 54 degrees 13 minutes 19 seconds East, 152.39 feet;

Northeasterly, with said curve to the right, an arc distance of 153.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 15 degrees 20 minutes 06 seconds, a radius of 1,040.00 feet and a chord bearing and distance of North 55 degrees 51 minutes 37 seconds East, 277.52 feet;

Northeasterly, with said curve to the left, an arc distance of 278.35 feet to the POINT OF BEGINNING and containing 6.889 acres of land, more or less.

| Line | Length | Direction     |
|------|--------|---------------|
| L1   | 39.64  | S4° 01' 18"E  |
| L2   | 56.00  | S40° 58' 42"W |
| L3   | 70.75  | N2° 08' 12"W  |
| L4   | 48.71  | N44° 54' 57"E |
| L5   | 7.87   | N37° 31' 07"E |
| L6   | 75.93  | N35° 35' 51"W |
| L7   | 10.11  | N54° 16' 59"W |
| L8   | 34.22  | S76° 43' 41"W |
| L9   | 44.06  | S48° 17' 23"W |
| L10  | 51.06  | S32° 31' 55"E |
| L11  | 26.01  | S85° 01' 36"E |
| L12  | 21.71  | N10° 45' 15"E |
| L13  | 8.92   | N35° 35' 51"W |
| L14  | 28.27  | S58° 28' 11"E |
| L15  | 28.28  | N31° 30' 26"E |
| L16  | 28.64  | S76° 19' 54"E |
| L17  | 25.03  | S11° 22' 41"W |
| L18  | 3.00   | S23° 39' 25"E |
| L19  | 7.98   | N31° 31' 32"E |
| L20  | 81.01  | N13° 28' 28"W |

| Curve # | Length | Radius  | Delta      | Chord Length | Chord Bearing |
|---------|--------|---------|------------|--------------|---------------|
| C1      | 153.06 | 471.19  | 018°36'42" | 152.39       | N54° 13' 19"E |
| C2      | 278.35 | 1040.00 | 015°20'06" | 277.52       | N55° 51' 37"E |
| C3      | 96.53  | 250.00  | 022°07'23" | 95.93        | N24° 32' 09"W |
| C4      | 35.61  | 50.00   | 040°48'31" | 34.86        | S33° 52' 43"E |
| C5      | 99.27  | 200.00  | 028°26'17" | 98.25        | N62° 30' 32"E |
| C6      | 47.35  | 50.00   | 054°15'21" | 45.60        | N21° 09' 42"E |
| C7      | 77.19  | 250.00  | 017°41'27" | 76.88        | N14° 48' 42"W |
| C8      | 38.72  | 250.00  | 008°52'30" | 38.69        | N28° 05' 40"W |
| C9      | 30.07  | 189.50  | 009°05'28" | 30.04        | N21° 23' 59"W |
| C10     | 81.28  | 210.50  | 022°07'23" | 80.77        | N24° 32' 09"W |
| C11     | 10.65  | 20.00   | 030°29'56" | 10.52        | N01° 46' 30"E |
| C12     | 191.73 | 54.00   | 203°26'04" | 105.75       | N19° 00' 37"E |
| C13     | 24.17  | 20.00   | 069°13'57" | 22.72        | S48° 05' 27"E |
| C14     | 100.81 | 225.00  | 025°40'18" | 99.97        | N61° 07' 32"E |
| C15     | 10.62  | 225.00  | 002°42'17" | 10.62        | S28° 58' 42"E |
| C15     | 10.62  | 225.00  | 002°42'17" | 10.62        | S28° 58' 42"E |
| C16     | 76.17  | 175.00  | 024°56'24" | 75.57        | N60° 45' 35"E |
| C17     | 39.36  | 96.46   | 023°22'43" | 39.09        | S22° 39' 49"W |
| C18     | 30.78  | 451.19  | 003°54'34" | 30.78        | S61° 34' 23"W |
| C19     | 86.94  | 1060.00 | 004°41'58" | 86.92        | N61° 10' 41"E |

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

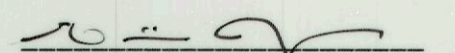
I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the MARINA VILLAGE subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the MARINA VILLAGE subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 these respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

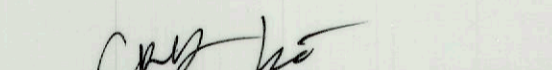
I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

  
L.T.L. Family Holdings, LLC  
WILLIAM JOHNSON, PROPERTY OWNER

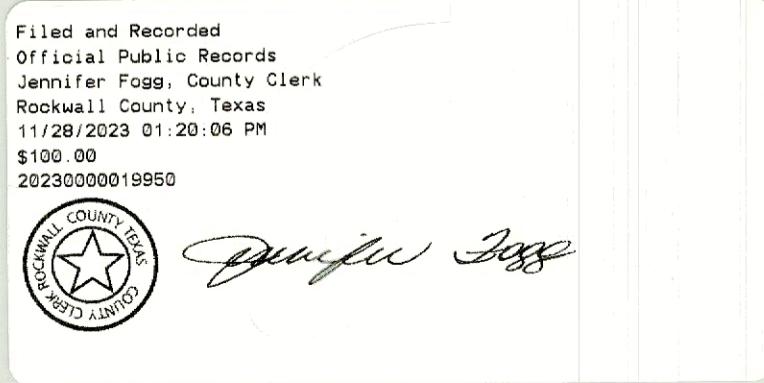
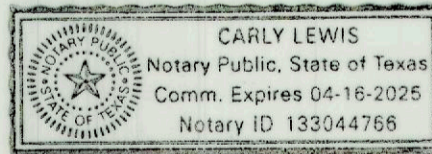
STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, 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 under my hand and seal of office, this 30th day of October, 2023.

  
Notary public in and for the State of Texas

4-16-25  
My Commission Expires



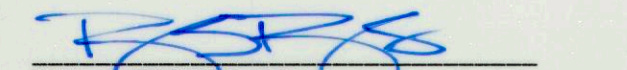
Owner/Applicant:  
L.T.L. Family Holdings, LLC  
William Johnson  
14918 Mystic Terrace Lane  
Cyprus, Texas 77429  
Phone: 713-325-4294

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 682-225-7189  
Contact: Tom Dayton, PE

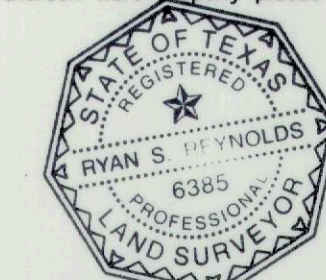
SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

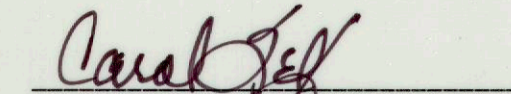
  
RYAN S. REYNOLDS, R.P.L.S.  
Texas Registered Professional Land Surveyor No. 6385.

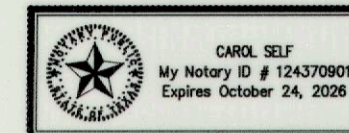
STATE OF TEXAS §  
COUNTY OF COLLIN §



BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this 25th day of October, 2023.

  
Notary public for and in the State of Texas



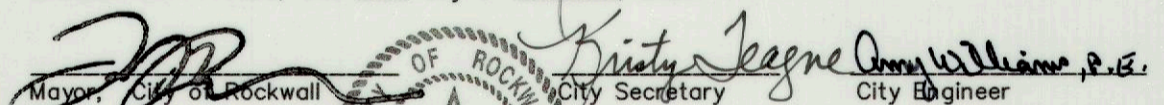
My commission expires: 24 October 2026

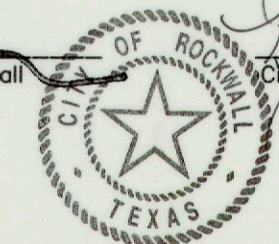
  
Planning & Zoning Commission, Chairperson

11.14.2023  
Date

APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on 11th day of November, 2023.

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 approval.

WITNESS OUR HANDS, this 15th day of Nov., 2023.  
  
Mayor, City of Rockwall City Secretary City Engineer



FINAL PLAT  
MARINA VILLAGE  
LOTS 1-39 BLOCK A  
6.889 ACRES (300,076 SF)  
36 TOWNHOME LOTS AND  
4 COMMON AREAS  
SITUATED WITHIN  
THE EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
P2022-056  
October 3, 2023  
SHEET 2 OF 2

