

P. B. HARRISON SURVEY, ABSTRACT NO. 97

S. BARNES SURVEY, ABSTRACT NO. 13

CALLED 29.185 ACRES  
GIDEON GROVE LTD.  
INSTR. NO. 2015000014609  
D.R.R.C.T.

**LEGEND**

- 5/8" CIRS 5/8" IRON ROD SET WITH YELLOW W/CAP STAMPED "RPLS 3963"
- CIRF IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.V.E. SIDEWALK AND VISIBILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- INDICATES CHANGE IN STREET NAME

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	S 44°46'28" E	76.68'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 81°09'46" E	72.68'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'
L30	S 03°19'46" W	41.22'
L31	N 38°44'57" E	28.23'
L32	S 55°45'09" E	72.68'
L33	N 50°20'31" W	72.68'
L34	S 66°34'24" E	72.68'

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'58" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
C13	019°24'01"	465.00'	79.48'	157.45'	N 08°11'15" E	156.70'

REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P. VOLUME 5433, PAGE 49 D.R.R.C.T.

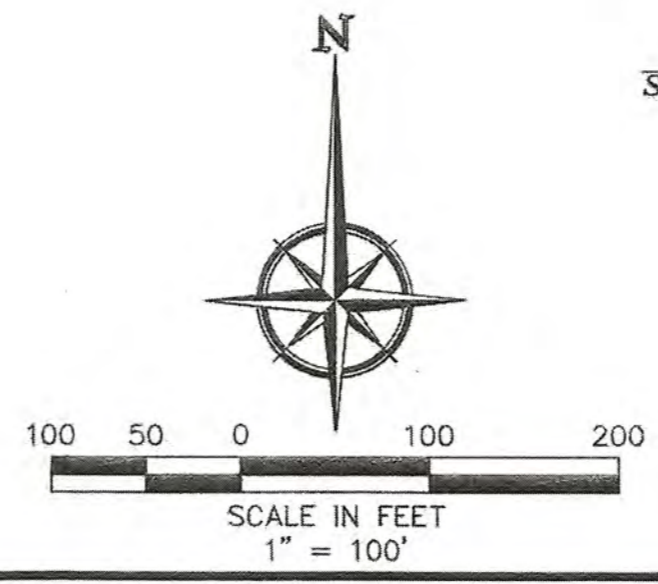
OWNER  
**SADDLE STAR SOUTH HOLDINGS, LLC**  
2200 ROSS AVE., STE. 4200W  
DALLAS, TX 75201

DEVELOPER  
**HINES**  
2200 ROSS AVE., SUITE 4200W  
DALLAS, TX 75201  
(214) 716-2900

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: tommy@rcmyers.com  
FIRM NO. 10192300 JOB NO. 355

**FINAL PLAT  
SADDLE STAR  
ESTATES SOUTH  
PHASE ONE**

66 SINGLE FAMILY LOTS  
3 COMMON AREA TRACTS  
26.411 ACRES  
SITUATED IN THE  
P.B. HARRISON SURVEY, A-97  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401



POINT OF BEGINNING  
N 70°36'04.08" E 259.833112

CITY OF ROCKWALL  
VOLUME 5951, PAGE 84  
D.R.R.C.T.

DATE: JULY 30, 2019

SHEET 1 OF 2

68121DWG\6812 Final Plat South Ph 1.dwg

RELEASED FOR CONSTRUCTION  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY  
OF ROCKWALL IN REVIEWING AND RELEASING  
PLANS FOR CONSTRUCTION, ASSUMES NO  
RESPONSIBILITY FOR ADEQUACY OR ACCURACY  
OF DESIGN.

CITY \_\_\_\_\_ DATE \_\_\_\_\_