# PLANNING AND ZONING CASE CHECKLIST



City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

P&Z CASE # P2019-031 P&Z DATE 8 27/19	EDATE 9/10/19 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPAE	B DATE PARK BOARD DATE
ZONING APPLICATION         SPECIFIC USE PERMIT         ZONING CHANGE         PD CONCEPT PLAN         PD DEVELOPMENT PLAN         PD DEVELOPMENT PLAN         SITE PLAN APPLICATION         SITE PLAN         LANDSCAPE PLAN         TREESCAPE PLAN         PHOTOMETRIC PLAN         BUILDING ELEVATIONS         MATERIAL SAMPLES         COLOR RENDERING	<ul> <li>COPY OF ORDINANCE (ORD.#)</li> <li>APPLICATIONS</li> <li>RECEIPT</li> <li>LOCATION MAP</li> <li>HOA MAP</li> <li>PON MAP</li> <li>FLU MAP</li> <li>FLU MAP</li> <li>NEWSPAPER PUBLIC NOTICE</li> <li>500-FT. BUFFER PUBLIC NOTICE</li> <li>9ROJECT REVIEW</li> <li>STAFF REPORT</li> <li>CORRESPONDENCE</li> <li>COPY-ALL PLANS REQUIRED</li> <li>COPY-MARK-UPS</li> <li>CITY COUNCIL MINUTES-LASERFICHE</li> <li>MINUTES-LASERFICHE</li> <li>PLAT FILED DATE</li> <li>CABINET #</li> <li>SLIDE #</li> </ul>
PLATTING APPLICATION	NOTES:
<ul> <li>MASTER PLAT</li> <li>PRELIMINARY PLAT</li> <li>FINAL PLAT</li> <li>REPLAT</li> <li>ADMINISTRATIVE/MINOR PLAT</li> <li>VACATION PLAT</li> <li>LANDSCAPE PLAN</li> </ul>	ZONING MAP UPDATED
TREESCAPE PLAN	

	DEVELOPMENT APPLICA	TION PL	TAFF USE ON. ANNING & ZONING CASE NO. <u>OTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE
	Planning and Zoning Departmer	nt sig	TY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE GNED BELOW.
	385 S. Goliad Street	DIF	
	Rockwall, Texas 75087	СІТ	TY ENGINEER: Joury M. Aulite, PE, CAM
Please check the ap	ppropriate box below to indicate the type of deve	elopment request	t (Resolution No. 05-22) [SELECT ONLY ONE BOX]:
<ul> <li>[ ] Preliminary Pl</li> <li>[✓] Final Plat (\$300.0</li> <li>[ ] Replat (\$300.0</li> <li>[ ] Amending or I</li> <li>[ ] Plat Reinstate</li> <li>Site Plan Applicat</li> <li>[ ] Site Plan (\$250</li> </ul>	100.00 + \$15.00 Acre) <sup>1</sup> at ( $$200.00 + $15.00 Acre$ ) <sup>1</sup> 0.00 + \$20.00 Acre) <sup>1</sup> 00 + \$20.00 Acre) <sup>1</sup> Minor Plat (\$150.00) ment Request (\$100.00)	[ ] Zoning C [ ] Specific [ ] PD Deve Other Applia [ ] Tree Ren Notes: <sup>1</sup> : In determin	lication Fees: Change (\$200.00 + \$15.00 Acre) <sup>1</sup> Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> elopment Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> ication Fees: moval (\$75.00) hing the fee, please use the exact acreage when multiplying by amount. For requests on less than one acre, only the "base ed.
PROPERTY INFO	RMATION [PLEASE PRINT]		
Address	John King Blvd at Hays Road		
Subdivision	Saddle Star South Phase 1		Lot Block
General Location	John King Blvd at Hays Road		
ZONING, SITE P	AN AND PLATTING INFORMATION [PLEAS	SE PRINT1	na se ante a construction de la con
	Planned Development District		e Agricultural
Proposed Zoning	Planned Development District	Proposed Us	se Single Family Residential
Acreage	26.411 Lots [Current]	1	Lots [Proposed] 66
[✓] Required for Pl 212.009 of the	<b>ats:</b> By checking the box at the left you agree to waive Local Government Code.	the statutory time	e limit for plat approval in accordance with Section
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/C	CHECK THE PRIMARY	CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
	Saddle Star South Holdings, LLC	the second se	Saddle Star Land Development, LLC
Contact Person	Jeff Kennemer	Contact Person	Pat Atkins
Address	2200 Ross Avenue	Address	3076 Hays Lane
	Suite 4200W		
City, State & Zip	Dallas, TX 75201	City, State & Zip	Rockwall, TX 75087
Phone	9727162900	Phone	9723886383
E-Mail	jeff.kennemer@hines.com	E-Mail	kpatatkins@yahoo.com
"I hereby certify that I a the application fee of \$	ned authority, on this day personally appeared <u>FAT</u> A ication to be true and certified the following: m the owner, or duly authorized agent of the owner, for the <b>928, 32</b> , to cover the cost of this application, has b	purpose of this appl been paid to the City	[Owner/Applicant Name] the undersigned, who stated the lication; all information submitted herein is fue and correct; and of Rockwall on this the Janday of Jugust
the public. The City is a associated or in response	nlso authorized and permitted to reproduce any copyrighted to a request for public information."	d information submi	mitted to provide information contained within this application to itted in conjunction with this application, if such reproduction is
Given under my hand an	d seal of office on this the 15th day of Augus	<u>+</u> , 20 <u>19</u>	DAVID GOSS
Owne	r's/Applicant's Signature	est -	Comm Expires 02-17-2020
Notary Public in a	nd for the State of Texas	2	My commission Expires
DEVELOPME	NT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAL	STREET . ROCKWA	ALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727



## DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745 Email: Planning@Rockwall.com

External Review:	Wayne Carter, Charter Communications Jim Friske, Charter Communications Dinah Wood, Atmos Randy Voight, Oncor
	Phillip Dickerson, Oncor Brian Duncan, AT&T
	Javier Fernandez, RISD Brenda Callaway, TXDOT Stephen Geiger, Farmer's Electric
	Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering John Shannon, Building Inspections Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number:	P2019-031
Project Name:	Saddle Star Estates South, Phase One
Project Type:	PLAT
Applicant Name:	SADDLE STAR LAND DEVELOPMENT, LLC
Owner Name:	R, & R HANCE INVESTMENTS LP
Project Description:	

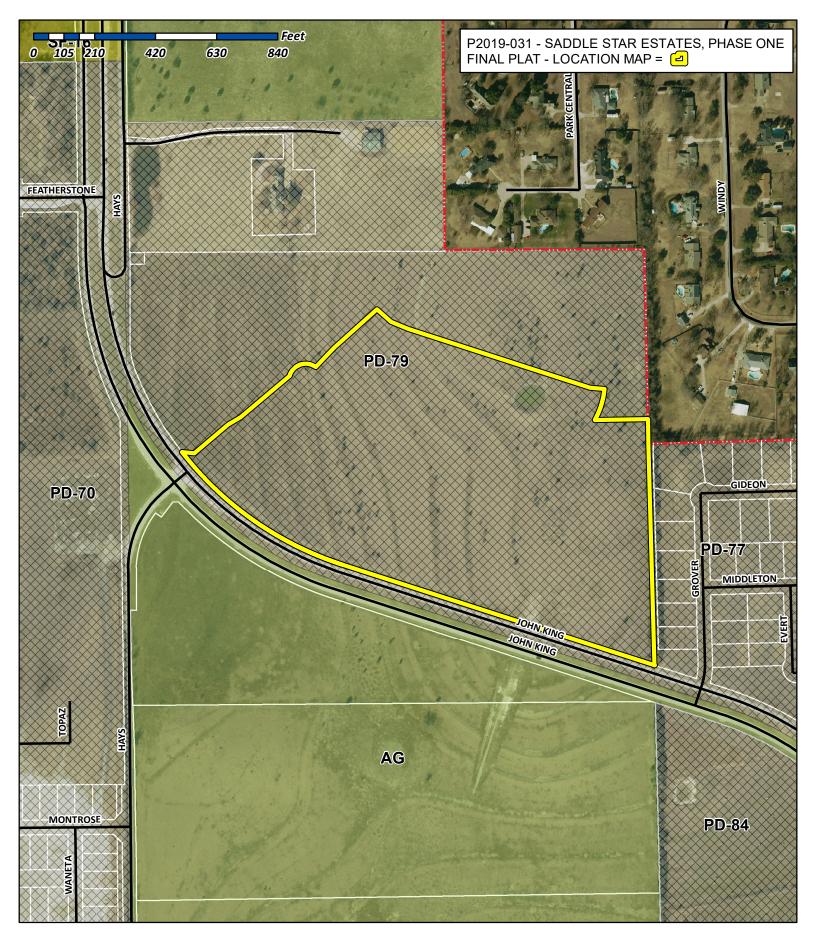


Receipt Number: B86417

# RECEIPT

Project Number: P2019-031 Job Address: JOHN KING BLVD ROCKWALL, TX 75087

Printed: 8/21/2019 2:54 pm		
Fee Description	Account Number	Fee Amount
PLATTING		
	01-4280	\$ 828.22



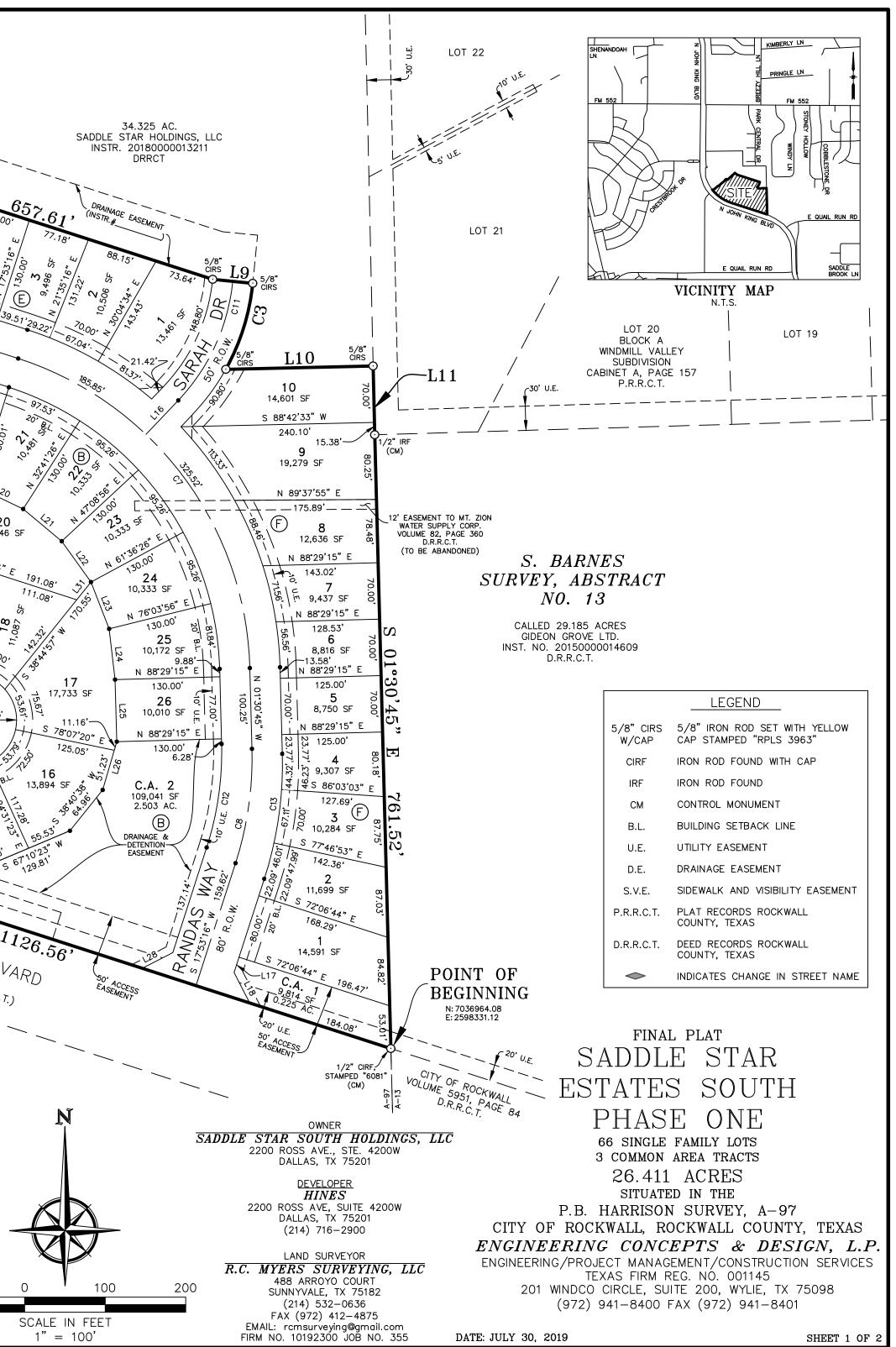


## City of Rockwall Planning & Zoning Department

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



44.292 / CDT ROCKWALL/	AC. /2017, LLC		
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	(INSTR.#		,
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			щ 70.00'
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20' SANITARY SEWER EASEMENT (INSTR.#)	N. O. to to the state	'200 (10' U.E. 446.50'	70.00' 39.5
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	$\mathbb{B} \xrightarrow{\mathbf{v}}_{\mathbf{v}} \xrightarrow{\mathbf{v}} \mathbf{v$		30.00' E
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P. B. HARRISON	_ `\	70.00, ≥	1
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		<sup>20'</sup> U.E. 802.40' 76.61	74.28' 5 67
			W
LINE TABLE	LINE TABLE	REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P.	
NO. DIRECTION DISTANCE	NO. DIRECTION DISTANCE	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.	F-WAY
L1 S 84*16'58" E 41.84'	L18 S 27*06'44" E 42.43'	VOLUME 5433, PAGE 49 D.R.R.C.T.	D.R.R.C.T.)
L2 N 49°55'55" E 152.40' L3 N 58°29'53" E 50.35'	L19 N 85°24'23" W 26.29' L20 N 64°32'19" W 62.29'	CURVE TABLE	
L4 N 49°55'55" E 220.14'	L21 N 50°04'49" W 62.29'	CURVE DELTA RADIUS TANGENT LENGTH CHORD BEARING CHORD	
L5 N 43°25'25" E 89.23'	L22 N 35'37'19" W 62.29'	C1 034*22'08" 1140.00' 352.55' 683.83' S 54*55'41" E 673.62'	
L6 N 48°23'33" E 200.00' L7 S 48°35'07" E 63.78'	L23 S 21'09'49" E 62.29' L24 S 06'45'27" E 63.38'	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'	
L8         S         66°47'40" E         63.38'	L25 S 01'30'45" E 77.00'	C4         033*50'06"         920.00'         279.83'         543.29'         S         55*11'41"         E         535.43'	
L9 S 84°20'49" E 50.00'	L26 S 16°14'00" W 62.39'	C5 032°02'39" 620.00' 178.04' 346.75' S 56°05'25" E 342.25'	
L10 N 88°42'33" E 182.77' L11 S 01°17'27" E 85.38'	L27 S 61'09'46" E 72.68' L28 N 62'53'16" E 42.43'	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'	
L11 S 011727 E 85.38 L12 S 44*46'28" E 76.68'	L29 S 49°55'55" W 20.05'	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'	
L13 N 04°25'33" E 31.54'	L30 S 03°19'46" W 41.22'	C9 090°00'00" 25.00' 25.00' 39.27' N 27°06'44" W 35.36'	
L14 S 17°53'16" W 27.18'	L31 N 38*44'57" E 28.23'	C10 085°43'13" 25.00' 23.20' 37.40' N 87°12'29" W 34.01'	
L15 N 62°53'16" E 31.82' L16 S 43°32'45" W 58.23'	L32 S 55*45'09" E 72.68' L33 N 50*20'31" W 72.68'	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'	50
L17 S 17°53'16" W 20.00'	L34 S 66°34'24" E 72.68'	C13 019°24'01" 465.00' 79.48' 157.45' N 08°11'15" E 156.70'	



## **OWNER'S CERTIFICATE & DEDICATION**

WHEREAS SADDLE STAR SOUTH 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 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120 ft. right-of-way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet:

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a vellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve:

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a vellow cap stamped. "RPLS 3963." set for corner:

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve:

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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 growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their resp system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either a or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyo
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishme 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 tha 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 personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure st the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall rega improvements with respect to the entire block on the street or streets on which property abuts, including the actual insta streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention syste

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 agree signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progre 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 sho fixed by the city council of the City of Rockwall.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges that the dedications and/or exaction's made herein are proportional impact of the Subdivision upon the public services required in order that the development will comport with the present and fu growth needs of the City, SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, of of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY: NAME: TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITI F.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

other pective from and		That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.
adding to one.		GIVEN UNDER MY HAND AND SEAL THIS DAY OF, 2019.
ent of		
		Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.
ot		TE OF TE +
son until arding		ROBERT C. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963
allation of n sewers,		A 3963 A SUBVEY
ems. y		STATE OF TEXAS COUNTY OF COLLIN
ement , or have refuse to d to make		BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.
esses in		GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF, 2019.
all be		NOTARY PUBLIC FOR THE STATE OF TEXAS
		APPROVAL CERTIFICATE
to the future or cause		
		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 day of, 2019.
		Mayor, City of Rockwall City Secretary City Engineer
	Not	es:
	1.	Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
		A 5/8—inch iron rod with a yellow cap stamped RPLS "3963" will be set at all lot corners, when ever possible, following the completion of this subdivision. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
		By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
		HOA must maintain, repair, and replace all non—standard street and regulatory sign poles and fixtures or other approved non—standard items.
		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 to the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
		FINAL PLAT
		SADDLE STAR
		ESTATES SOUTH

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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: rcmsurveying@gmail.com

FIRM NO. 10192300 JOB NO. 355

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. NÓ. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098 (972) 941-8400 FAX (972) 941-8401

DATE: JULY 30, 2019

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## **City of Rockwall**



**Project Plan Review History** 

Project Name Type Subtype	P2019-031 Saddle Star Estates South, PLAT FINAL Staff Review	Phase One	Owne Appli	,	HANCE INVES E STAR LAND I	TMENTS LP DEVELOPMENT, LLC	Applied 8/16/2019 LM Approved Closed Expired Status
Site Address JOHN KING BLVD		<b>City, State Zi</b> p ROCKWALL,					Zoning
Subdivision		Tract 2-03		Block	<b>Lot No</b> 2-03	Parcel No 0097-0000-000	<b>General Plan</b> )2-03-0R
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed Sta	tus	Remarks
BUILDING Lot 20B and F w	Russell McDowell ill have Fencing problems		8/23/2019 ots	8/20/2019	4 AP	PROVED	
ENGINEERING (8/22/2019 9:53 Add Note:	JEREMY WHITE AM JMW)	8/16/2019	8/23/2019	8/22/2019	6 CC	MMENTS	See Comments
All non-standard	decorative street signs, p	oles/post, hard	ware, attachi	ments, foundat	ions, etc. shall	be owned, maintained	, repaired and replaced by the HOA.
FIRE	Kevin Clark	8/16/2019	8/23/2019	8/22/2019	6 AP	PROVED	
GIS (8/21/2019 7:32		8/16/2019			-	PROVED s so addressing can be	See comments done.
•	ndary closure report.		.pe e. pair			0	

Type of Review	/ Notes	Contact	Se

Sent Due

Remarks

(8/20/2019 7:11 PM DG)

P2019-031: Final Plat – Saddle Star South, Phase 1 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

1.1 This is a request for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-031) in the lower right hand corner of all pages on future submittals.

1.4 The final plat shall conform to all standards and requirements of Planned Development District79 (PD-79), the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document

M.5 Provide a revised Master Plat that conforms to the proposed final plat The final plat submitted indicates 66 single family homes for Phase 1. The Master Plat approved in 2016 (Case No. SP2016-023) indicates a total of 86 single family homes to be constructed for Phase 1. [Section 38-7(d).12, of Art. I, of Chapter 38, of the Municipal Code of Ordinances].

1.6 Submittal and approval of street names prior to the plat being filed Contact Lance Singleton, GIS Supervisor – Isingleton@rockwall.com.

M.7 Provide a label for all open spaces to read as follows Open Space To Be Maintained by the Homeowner's Association (HOA). [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 12. Open Space]

M.8 Provide filing information for all easements outside of Phase1 (i.e. utility, drainage & detention, access & firelane easements) prior to submittal of mylars for filing of the plat. Please verify off-site easement detail that may be affected by the reconfiguration of the lots associated from the comments provided for M9 & M.10.

M.9 Verify/correct lot dimensions for Lots 1 and 9, Block C (facing Rocking H Trail) to standards established in PD-79 for the minimum lot width and depth. [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 3]. Provide labels meeting the minimums for lot width and depth.

M.10 Verify/correct lot dimensions for Lots 1-5, Block C (facing Rocking H Trai) to standards established in PD-79 for the minimum lot depth. [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 3]. These lots indicate less than 125-feet of depth.

I.11 Relabel the 50-ft access easement along John King Blvd to "50-ft Pedestrian Access Easement".

I.12 Notary certificate is not necessary when plat is stamped by surveyor.

I.13 The 10-ft trail located along John King Blvd should meander rather than appear to be a sidewalk Additionally, the landscaping should be dispersed on both sides of the meandering trail system.

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks
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I.14 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning and Zoning Meeting. The Planning and Zoning Work Session will be held on August 27, 2019.

I.15 The City Council meeting for this case is scheduled to be held on September 16, 2019.

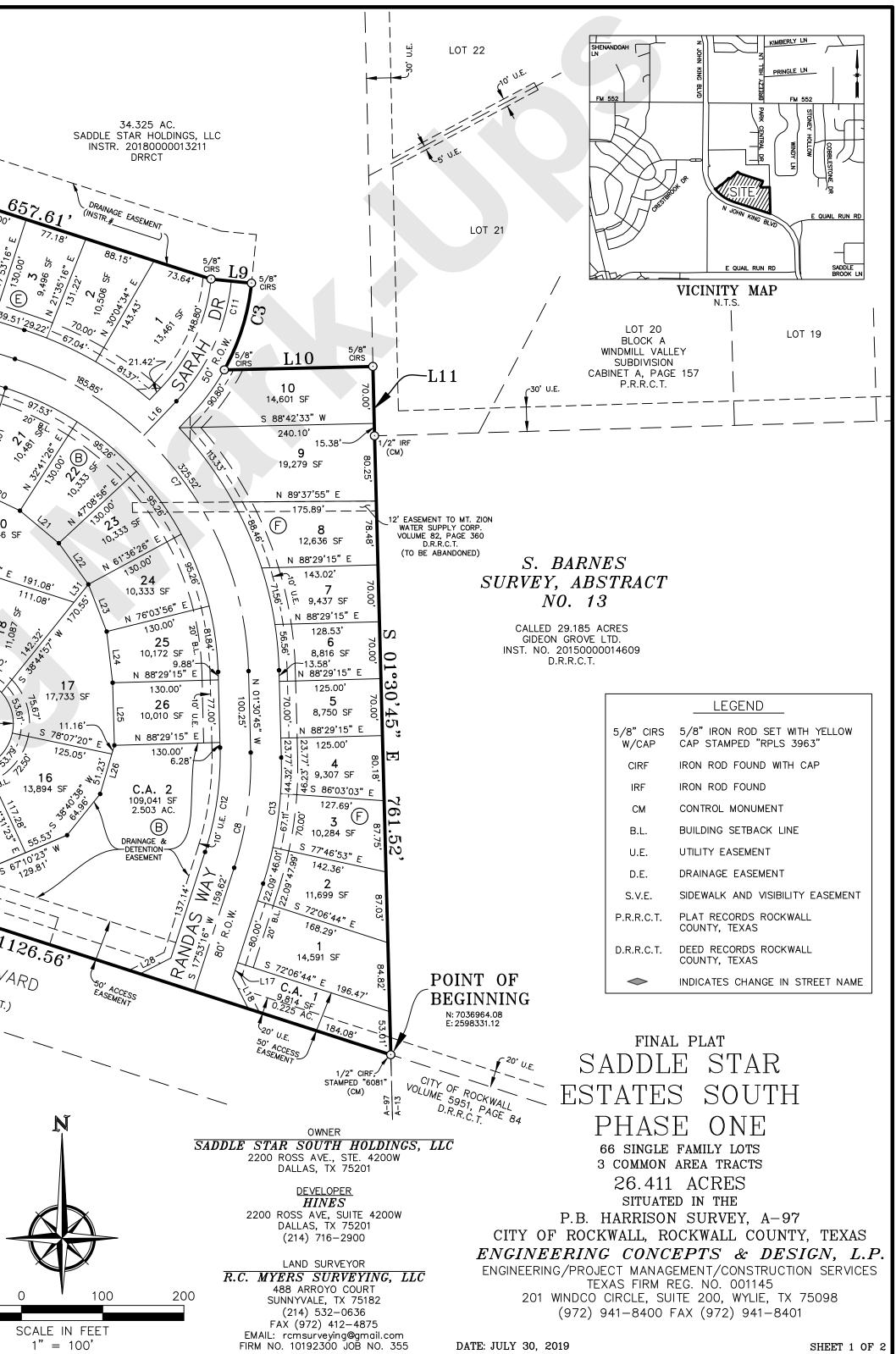
I.16 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

I.17 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.18 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

1.19 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

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SURVEY, ABST	SON		1/2" CIRS			8,7	12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12	8,773 SF 1753 16" 125.32' 8,756 2.22' 8,756 2.72' 8,756 2.72' 8,756 2.72'	· · · · · · · · · · · · · · · · · · ·
SURVEY, ABST	SON		1/2" <sup>O</sup> CIRS			70.00 <sup>.</sup>	12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12:32, 12	, (1), (2), (2), (2), (2), (2), (2), (2), (2	72.50' $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $7$
SURVEY, ABST	SON		1/2" <sup>O</sup> CIRS			70.00 <sup>.</sup>	50' ACCESS EASEMENT	20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20	72.50' $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $7$
SURVEY, ABST	SON		1/2" CIRS			70.00 <sup>.</sup>	50' ACCESS EASEMENT	20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20°52 20	72.50' $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $7$
SURVEY, ABST NO. 97	TSON TRACT		1/2" CIRS			70.00 <sup>.</sup>	50° ACCESS EASEMENT	10, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST	TSON TRACT	E TABLE	1/2" CIRS		REMAINDER OF A	ZO.00' ZO.00' ZO' U.E. CALLED	50° ACCESS EASEMENT	10, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97				32.5	REMAINDER OF A ACRE TRACT ("F	CALLED TRST TRACT	50° ACCESS EASEMENT	10, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97		CTION DISTANCE	1/2" CIRS	32.5	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F	CALLED TIRST TRACT TMENTS, L.F AGE 49	50° ACCESS EASEMENT	10, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
LINE TABLE NO. DIRECTION DISTAN	ICE     LINE       4'     L18	CTION         DISTANCE           6'44"         42.43'		32.5	REMAINDER OF A ACRE TRACT ("F R HANCE INVES	CALLED TIRST TRACT TMENTS, L.F AGE 49	50° ACCESS EASEMENT	10, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	72.50' $20'$ B.L. 72.50' $20'$ B.L. 72.50' $20'$ B.L. 72.50' $15'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.50'$ $72.5$
SURVEY, ABST         NO. 97         LINE TABLE         NO. DIRECTION         L1       S         84*16'58"       E         L2       N         49*55'55"       E         152.4	LINE ICE 4' 0' LINE NO. LINE NO. DIREC L18 S 27'06 L19 N 85'24	CTION         DISTANCE           6'44" E         42.43'           4'23" W         26.29'		32.5	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T.	CALLED TRST TRACT TMENTS, L.F AGE 49	50° ACCESS EASEMENT	10, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S           84*16'58"           L2           N           58*29'53"           E           S	LINE ICE 4' 0' 5' LINE LINE NO. DIREC L18 S 27'06 L19 N 85'24 L20 N 64'32	CTION         DISTANCE           6'44" E         42.43'           4'23" W         26.29'           2'19" W         62.29'		32.5 R &	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE	CALLED TRST TRACT TMENTS, L.F AGE 49	<sup>2</sup> <sup>2</sup> <sup>2</sup> <sup>2</sup> <sup>2</sup> <sup>2</sup> <sup>2</sup> <sup>2</sup>	3)	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S 84*16'58" E           41.84           L2           N 58*29'53" E           L4           N 49*55'55" E           20.1	LINE ICE 4' 0' 5' 4' L10 L18 S 27'06 L19 N 85'22 L20 N 64'32 L21 N 50'04	CTION         DISTANCE           6'44" E         42.43'           4'23" W         26.29'           2'19" W         62.29'           4'49" W         62.29'		32.5 R & DELTA	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN	CALLED TIRST TRACT TMENTS, L.F AGE 49 TABLE	СНОRD BEARING	а)	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S 84*16'58" E           41.84           L2           N 49*55'55" E           L3           N 58*29'53" E           L4           N 43*25'25" E           89.23	LINE ICE 4' 0' 5' 4' L18 S 27'06 L18 S 27'06 L19 N 85'24 L20 N 64'32 L21 N 50'04 L22 N 35'37	CTION         DISTANCE           6'44"         E         42.43'           4'23"         W         26.29'           2'19"         W         62.29'           4'49"         W         62.29'           7'19"         W         62.29'	CURVE C1	32.5 R & DELTA 034*22'08" 1	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 1140.00' 352.55	CALLED TIRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83'	СНОRD BEARING S 54*55'41" Е	а)	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S 84*16'58" E           41.84           L2           N 49*55'55" E           L4           N 49*55'55" E           L4           N 43*25'25" E           L6           N 48*23'33" E	LINE ICE 4' 10' 5' 4' 122 N 35'37 123 S 21'08	CTION         DISTANCE           6'44"         E         42.43'           4'23"         W         26.29'           2'19"         W         62.29'           4'49"         W         62.29'           7'19"         W         62.29'           9'49"         E         62.29'	CURVE C1 C2	32.5 R & DELTA 034*22'08" 1 111*10'32"	REMAINDER OF A 35' D.E. REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94'	CALLED CALLED CALLED CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57'	СНОRD BEARING S 54*55'41" Е S 71*13'07" W	CHORD 673.62' 94.87'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L7         S 48*35'07" E	LINE ICE 4' 10' 5' 4' L18 S 27'06 L19 N 85'24 L20 N 64'32 L21 N 50'04 L22 N 35'37 L23 S 21'08 L24 S 06'45	CTION         DISTANCE           6'44"         E         42.43'           4'23"         W         26.29'           2'19"         W         62.29'           4'49"         W         62.29'           7'19"         W         62.29'           9'49"         E         62.29'           5'27"         E         63.38'	CURVE C1	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 1140.00' 352.55	CALLED CALLED CALLED CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57'	СНОRD BEARING S 54*55'41" Е	а)	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S 84*16'58" E           41.84           L2           N 49*55'55" E           L4           N 49*55'55" E           L4           N 43*25'25" E           L6           N 48*23'33" E	ICE       ICE         4'       L18         5'       L19         4'       L20         5'       L21         4'       L22         3'       L23         124       S         124       S         124       S	CTION         DISTANCE           6'44"         E         42.43'           4'23"         W         26.29'           2'19"         W         62.29'           4'49"         W         62.29'           7'19"         W         62.29'           9'49"         E         62.29'           5'27"         E         63.38'	CURVE C1 C2	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23"	REMAINDER OF A 35' D.E. REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94'	CALLED TABLE T LENGTH 683.83' 111.57' 112.50'	СНОRD BEARING S 54*55'41" Е S 71*13'07" W	CHORD 673.62' 94.87'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S 84*16'58" E           41.84           L2           N 49*55'55" E           L4           N 49*55'55" E           L4           N 43*25'25" E           L6           N 48*23'33" E           L7           S 48*35'07" E	ICE       ICE         4'       LINE         0'       L18         5'       L19         4'       L20         121       N 50°04         122       N 35°37         10'       L23         123       S 21°08         124       S 06°48         125       S 01°30	CTION     DISTANCE       6'44"     E     42.43'       4'23"     W     26.29'       2'19"     W     62.29'       4'49"     W     62.29'       7'19"     W     62.29'       9'49"     E     62.29'       5'27"     E     63.38'       0'45"     E     77.00'	CURVE C1 C2 C3	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23" 033'50'06"	REMAINDER OF A 35' D.E. REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94' 275.00' 57.05'	CALLED TRST TRACT TABLE T LENGTH ' 683.83' 111.57' 112.50' ' 543.29'	3       45       40       10         50       10       10       10       10         70.00       70.00       70.00       10       10         50       Access       N       10       10         50       50       Access       N       10         50       Access       N       10       10         50       50       Access       N       10         50       50       Access       N       10         70       0       0       10       10       10         70       0       0       0       10       10       10         10       10       10       10       10       10       10         10       10       10       10       10       10       10         10       10	CHORD 673.62' 94.87' 111.72'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.           DIRECTION           L1           S 84*16'58" E           L2           N 49*55'55" E           L3           N 58*29'53" E           L4           N 43*25'25" E           L6           N 48*23'33" E           L7           S 48*35'07" E           L8           S 66*47'40" E	LINE         ICE       NO.       DIREC         4'       L18       S       27'06         0'       L19       N       85'24         5'       L20       N       64'32         4'       L21       N       50'04         3'       L22       N       35'37         123       S       21'08         3'       L24       S       06'45         125       S       01'30         125       S       01'30         126       S       16'14	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         4'49"       W       62.29'         4'49"       W       62.29'         7'19"       W       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'	CURVE C1 C2 C3 C4	32.5 R & DELTA 034*22'08" 1 111*10'32" 023*26'23" 033*50'06" 032*02'39"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83	CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57' 112.50' ' 543.29' ' 346.75'	CHORD BEARING S 54'55'41" E S 55'11'41" E	CHORD 673.62' 94.87' 111.72' 535.43'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           41.84           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L7         S 48*35'07" E           L8         S 66*47'40" E           L9         S 84*20'49" E	ICE       INO.       DIREC         4'       L18       S 27'06         0'       L19       N 85'22         5'       L20       N 64'32         4'       L21       N 50'02         3'       L22       N 35'37         10'       L23       S 21'03         3'       L24       S 06'48         125       S 01'30       L26         0'       L27       S 61'08	CTION         DISTANCE           6'44"         E         42.43'           4'23"         W         26.29'           2'19"         W         62.29'           4'49"         W         62.29'           4'49"         W         62.29'           7'19"         W         62.29'           9'49"         E         62.29'           5'27"         E         63.38'           0'45"         E         77.00'           4'00"         W         62.39'	CURVE C1 C2 C3 C4 C5	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23" 033'50'06" 032'02'39" 030'30'17"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04	70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,         70.00,	CHORD BEARING S 54*55'41" E S 55*11'41" E S 56*05'25" E	CHORD 673.62' 94.87' 111.72' 535.43' 94.87'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L8         S 66*47'40" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L11         S 01*17'27" E	ICE       NO.       DIREC         4'       L18       S       27'06         5'       L19       N       85'24         60'       L19       N       85'24         4'       L20       N       64'32         4'       L21       N       50'04         5'       L22       N       35'37         60'       L23       S       21'08         8'       L25       S       01'30         125       S       01'30       126         5'       L27       S       61'08         8'       L28       N       62'53	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         2'19"       W       62.29'         4'49"       W       62.29'         7'19"       W       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'	CURVE C1 C2 C3 C4 C5 C6 C7	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23" 033'50'06" 032'02'39" 030'30'17" 070'35'59"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84	CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57' 112.50' ' 543.29' ' 346.75' ' 226.27' ' 511.36'	N       50' 40' 10' 10' 10' 10' 10' 10' 10' 10' 10' 1	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L7         S 48*35'07" E           L8         S 66*47'40" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L11         S 01*17'27" E           L12         S 44*46'28" E	LINE         ICE       NO.       DIREC         4'       L18       S       27'06         5'       L19       N       85'24         5'       L20       N       64'32         4'       L121       N       50'04         3'       L22       N       35'37         4'       L23       S       21'08         8'       L24       S       06'45         123       S       21'08       10'04         124       S       06'45       10'14         125       S       01'30       126       S         126       S       16'14       10'14       10'14         127       S       61'08       12'28       N       62'53         8'       L29       S       49'55       12'9       S       49'55	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         2'19"       W       62.29'         4'49"       W       62.29'         7'19"       W       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'         5'55"       W       20.05'	CURVE C1 C2 C3 C4 C5 C6 C7 C8	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23" 033'50'06" 032'02'39" 030'30'17" 030'30'17" 070'35'59" 019'24'01"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84 425.00' 72.65'	CALLED TABLE T LENGTH 683.83' 111.57' 112.50' 543.29' 346.75' 226.27' 511.36' 143.90'	CHORD BEARING S 54.55'41" E S 55.11'41" E S 56.51'36" E N 36.48'45" W N 08.11'15" E	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62' 143.22'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           41.84           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L7         S 48*35'07" E           L8         S 66*47'40" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L12         S 44*46'28" E           L13         N 04*25'33" E	LINE         ICE       NO.       DIREC         4'       L18       S 27'06         0'       L19       N 85'24         5'       L20       N 64'32         4'       L21       N 50'04         3'       L22       N 35'37         122       N 35'37       L23         8'       L24       S 06'45         125       S 01'30       L26         0'       L26       S 16'14         7'       L27       S 61'05         8'       L29       S 49'55         4'       L30       S 03'15	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         4'49"       W       62.29'         4'49"       W       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'         5'55"       W       20.05'         9'46"       W       41.22'	CURVE C1 C2 C3 C4 C5 C6 C7 C6 C7 C8 C9	32.5 R & DELTA 034'22'08" 1 111'10'32" 023'26'23" 032'02'39" 032'02'39" 030'30'17" 032'02'39" 030'30'17" 070'35'59" 019'24'01" 090'00'00"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84 425.00' 72.65' 25.00' 25.00'	CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH 683.83' 111.57' 112.50' 543.29' 346.75' 226.27' 511.36' 143.90' 39.27'	CHORD BEARING S 54*55'41" E S 54*55'41" E S 55*11'41" E S 56*05'25" E S 56*05'25" E S 56*05'25" E N 36*48'45" W N 08*11'15" E N 27*06'44" W	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62' 143.22' 35.36'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L6         N 48*23'33" E           L8         S 66*47'40" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L11         S 01*17'27" E           L12         S 44*46'28" E           L13         N 04*25'33" E           L14         S 17*53'16" W	LINE         ICE       NO.       DIREC         4'       L18       S       27'06         0'       L19       N       85'24         120       N       64'32         4'       L21       N       50'04         123       S       21'06         3'       L23       S       21'06         6'       L23       S       21'06         8'       L24       S       06'45         124       S       06'45         125       S       01'30         126       S       16'14         127       S       61'05         8'       L28       N       62'53         128       N       62'53         129       S       49'55         130       S       03'16         131       N       38'44	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         2'19"       W       62.29'         4'49"       W       62.29'         4'49"       W       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'         5'55"       W       20.05'         9'46"       W       41.22'         4'57"       E       28.23'	CURVE C1 C2 C3 C4 C5 C6 C7 C8 C9 C10	32.5         R &         DELTA         034'22'08"         111'10'32"         023'26'23"         032'02'39"         030'30'17"         070'35'59"         019'24'01"         090'00'00"         085'43'13"	REMAINDER OF A ACRE TRACT ("IF R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84 425.00' 25.00' 25.00' 23.20'	CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57' 112.50' ' 543.29' ' 346.75' ' 226.27' ' 511.36' 143.90' 39.27' 37.40'	CHORD BEARING S 54.55.41." E S 51.1.41." E S 56.05.25." E S 56.05.25." E S 56.05.25." E N 36.48.45." W N 08.11.15." E N 27.06.44." W N 87.12.29." W	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62' 143.22' 35.36' 34.01'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABS2 NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L6         N 48*23'33" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L11         S 01*17'27" E           L12         S 44*46'28" E           L13         N 04*25'33" E           L14         S 17*53'16" W           L15         N 62*53'16" E	LINE         ICE       NO.       DIREC         4'       L18       S       27'06         5'       L20       N       64'32         6'       L21       N       50'04         122       N       35'37         123       S       21'05         8'       L22       N       35'37         123       S       21'05         8'       L24       S       06'45         124       S       06'45         125       S       01'30         124       S       06'45         125       S       01'30         126       S       16'14         127       S       61'05         8'       L29       S       49'55         4'       L30       S       03'15         8'       L31       N       38'44         2'       L32       S       55'45	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         2'19"       W       62.29'         4'49"       W       62.29'         7'19"       W       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'         5'55"       W       20.05'         9'46"       E       28.23'         5'09"       E       72.68'	CURVE C1 C2 C3 C4 C5 C6 C7 C6 C7 C8 C9	32.5         R         DELTA         034'22'08"         111'10'32"         023'26'23"         030'30'17"         030'30'17"         030'30'17"         019'24'01"         090'00'00"         085'43'13"         037'53'34"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84 425.00' 115.89 415.00' 25.00' 25.00' 23.20' 25.00' 23.20' 25.00' 85.82'	CALLED CALLED CALLED CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57' 112.50' ' 543.29' ' 543.29' ' 543.29' ' 346.75' ' 226.27' ' 511.36' 143.90' 39.27' 37.40' 165.34'	N       50' 40' 50' 10' 10' 10' 10' 10' 10' 10' 10' 10' 1	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62' 143.22' 35.36' 34.01' 162.34'	$\frac{1}{72.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{20'} \frac{1}{12.50'} \frac{1}{12.5$
SURVEY, ABST NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L8         S 66*47'40" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L11         S 01*17'27" E           L12         S 44*46'28" E           L13         N 04*25'33" E           L14         S 17*53'16" W	LINE         ICE       NO.       DIREC         4'       L18       S       27'06         0'       L19       N       85'24         5'       L20       N       64'32         4'       L21       N       50'04         3'       L22       N       35'37         90'       L23       S       21'05         3'       L24       S       06'45         20'       L26       S       16'14         127       S       61'05       16'14         127       S       61'05       16'14         128       N       62'53       129       S       49'55         4'       L30       S       03'15       10'14         2'       L32       S       55'45       10'14	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         2'19"       W       62.29'         4'49"       W       62.29'         7'19"       W       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'         5'55"       W       20.05'         9'46"       E       28.23'         5'09"       E       72.68'	CURVE C1 C2 C3 C4 C5 C6 C7 C8 C9 C10	32.5         R         DELTA         034'22'08"         111'10'32"         023'26'23"         032'02'39"         030'30'17"         070'35'59"         019'24'01"         090'00'00"         085'43'13"         037'53'34"	REMAINDER OF A ACRE TRACT ("IF R HANCE INVES VOLUME 5433, F D.R.R.C.T. CURVE RADIUS TANGEN 140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84 425.00' 25.00' 25.00' 23.20'	CALLED TRST TRACT TMENTS, L.F AGE 49 TABLE T LENGTH ' 683.83' 111.57' 112.50' ' 543.29' ' 346.75' ' 226.27' ' 511.36' 143.90' 39.27' 37.40'	CHORD BEARING S 54.55.41." E S 51.1.41." E S 56.05.25." E S 56.05.25." E S 56.05.25." E N 36.48.45." W N 08.11.15." E N 27.06.44." W N 87.12.29." W	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62' 143.22' 35.36' 34.01'	72.50' 20' BL 72.50' 20' BL 76.61' 14.28' 61' 76.61' 14.28' 61' 76.70' 0.7.8' 0.21' 76.70' 0.7.8' 0.10' 76.70' 0.7.8' 0.10' 77.70' 0.7.70' 0.7.8' 0.10' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70
SURVEY, ABS2 NO. 97           LINE TABLE           NO.         DIRECTION           L1         S 84*16'58" E           L2         N 49*55'55" E           L3         N 58*29'53" E           L4         N 49*55'55" E           L5         N 43*25'25" E           L6         N 48*23'33" E           L6         N 48*23'33" E           L9         S 84*20'49" E           L10         N 88*42'33" E           L11         S 01*17'27" E           L12         S 44*46'28" E           L13         N 04*25'33" E           L14         S 17*53'16" W           L15         N 62*53'16" E	LINE         ICE       NO.       DIREC         4'       L18       S       27'06         5'       L20       N       64'32         4'       L19       N       85'24         5'       L20       N       64'32         4'       L21       N       50'04         5'       L22       N       35'37         10'       L23       S       21'05         3'       L24       S       06'45         3'       L25       S       01'30         123       S       21'05       10'1         124       S       06'45       10'1         125       S       01'30       126       S         126       S       16'14       10'5       10'5         127       S       61'05       10'5       10'5         3'       L29       S       49'55       13'1       N         131       N       38'44       132       S       55'45         133       N       50'20       13'3       15'20	CTION       DISTANCE         6'44"       E       42.43'         4'23"       W       26.29'         2'19"       W       62.29'         2'19"       W       62.29'         4'49"       W       62.29'         7'19"       W       62.29'         9'49"       E       62.29'         9'49"       E       62.29'         5'27"       E       63.38'         0'45"       E       77.00'         4'00"       W       62.39'         9'46"       E       72.68'         3'16"       E       42.43'         5'55"       W       20.05'         9'46"       E       28.23'         5'09"       E       72.68'	CURVE C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11	32.5         R         DELTA         034'22'08"         111'10'32"         023'26'23"         030'30'17"         030'30'17"         030'30'17"         070'35'59"         019'24'01"         090'00'00"         085'43'13"         037'53'34"         019'24'01"	REMAINDER OF A ACRE TRACT ("F R HANCE INVES VOLUME 5433, F D.R.R.C.T CURVE RADIUS TANGEN 1140.00' 352.55 57.50' 83.94' 275.00' 57.05' 920.00' 279.83 620.00' 178.04 425.00' 115.89 415.00' 293.84 425.00' 115.89 415.00' 25.00' 25.00' 23.20' 25.00' 23.20' 25.00' 85.82'	CALLED         70.00,         70.00,         20' U.E.         CALLED         TIRST TRACT         TMENTS, L.F         AGE 49         T         LENGTH         ' 683.83'         111.57'         112.50'         ' 543.29'         ' 346.75'         ' 226.27'         ' 511.36'         143.90'         39.27'         37.40'         165.34'         130.36'	N       50' 40' 50' 10' 10' 10' 10' 10' 10' 10' 10' 10' 1	CHORD 673.62' 94.87' 111.72' 535.43' 342.25' 223.61' 479.62' 143.22' 35.36' 34.01' 162.34'	72.50' 20' BL 72.50' 20' BL 76.61' 14.28' 61' 76.61' 14.28' 61' 76.70' 0.7.8' 0.21' 76.70' 0.7.8' 0.10' 76.70' 0.7.8' 0.10' 77.70' 0.7.70' 0.7.8' 0.10' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70' 77.70' 0.7.70' 0.7.70' 77.70' 0.7.70



## **OWNER'S CERTIFICATE & DEDICATION**

WHEREAS SADDLE STAR SOUTH 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 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120 ft. right-of-way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a vellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve:

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet:

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve:

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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
- 7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges that the dedications and/or exaction's 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, SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY:	NAME: TITLE:	Add Note: All non-stand hardware, atta owned, maint
FOR:	AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)	
BY:	NAME: TITLE:	

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:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

lard decorative street signs, poles/post, achments, foundations, etc. shall be ained, repaired and replaced by the HOA.

.known

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Robert C. Myers, do hereby certify that this plat was prepared 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 THIS DAY OF, 2019.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.

ROBERT C. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963

# ROBERT C. MYERS 3963 😪 OFESS 10

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

## APPROVAL CERTIFICATE

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 \_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Notes:

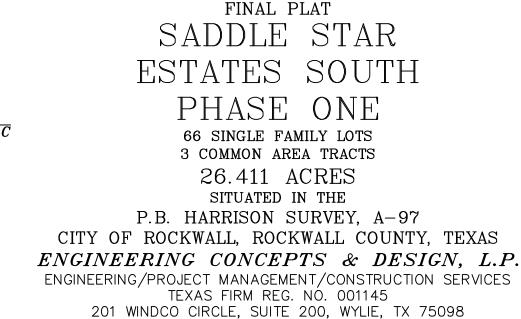
- 1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
- 2. A 5/8-inch iron rod with a yellow cap stamped RPLS "3963" will be set at all lot corners, when ever possible, following the completion of this subdivision. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
- 3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- 4. HOA must maintain, repair, and replace all non-standard street and regulatory sign poles and fixtures or other approved non-standard items.
- 5. 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

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

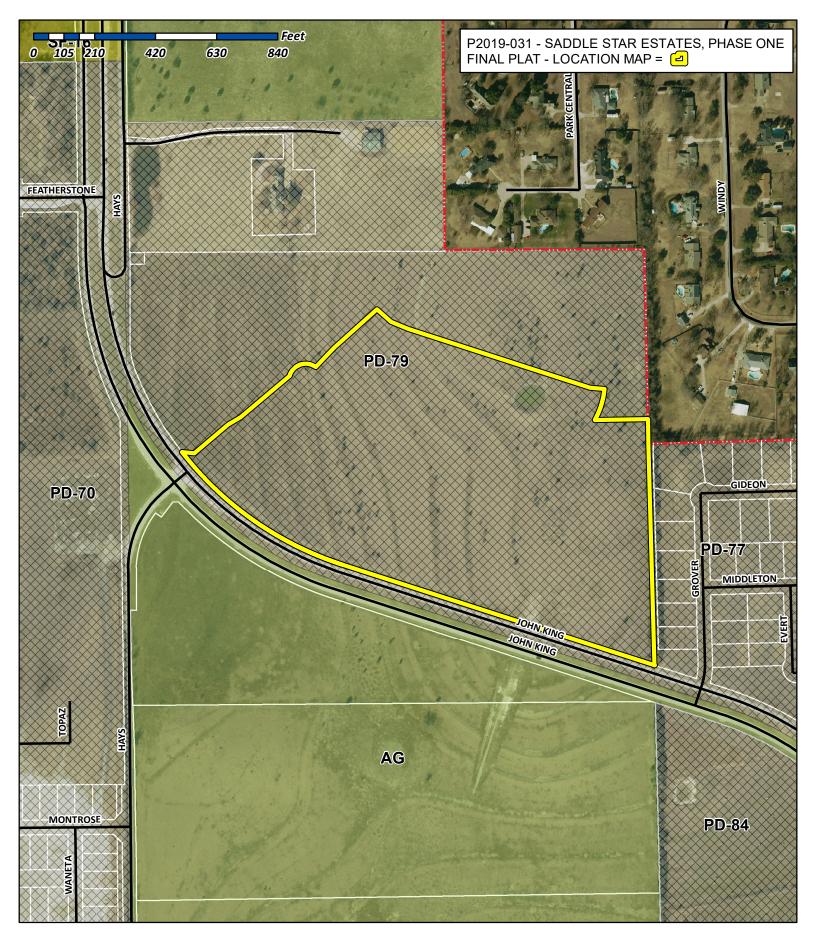
EMAIL: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 355



(972) 941-8400 FAX (972) 941-8401

DATE: JULY 30, 2019

SHEET 2 OF 2



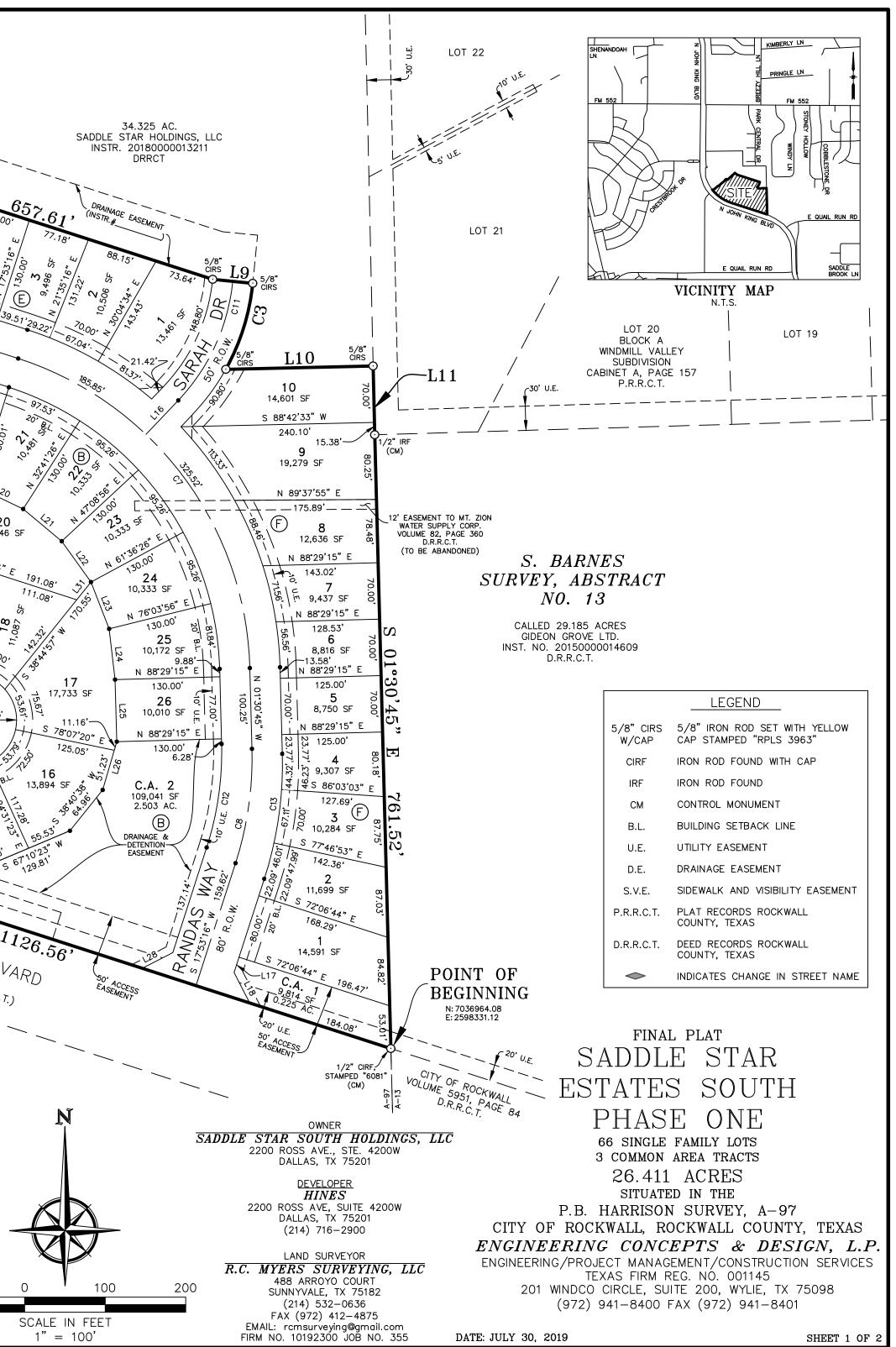


## City of Rockwall Planning & Zoning Department

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



44.292 / CDT ROCKWALL/	AC. /2017, LLC	CASEMENT N: 7038187.12	
INSTR. 2017000 D.R.R.C.	00001746 T. (NSTR.#-	5/8" N: 7038187.12 CIRS E: 2597378.19	
		5/8" CIRS LØ 5/8"	
	10' UTILITY ACCESS FIRE LANE EASEMENT	NT 5/8" X 97, 00 - 00 - 00 - 00 - 00 - 00 - 00 - 00	
	(INSTR.#		4"
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	penon terror ware to co	ACCESS & 24624 FIRE LANE EASEMENT COL COL COL COL COL COL COL COL	N 1753'16" 130.00' 9,100 SF 130.05 130.05 130.05 130.05 130.05 130.05 130.05 130.05 130.05 130.05 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 100 100 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 130.00 100 100 100 100 100 100 100
		75' R.O. W. N 72'06'44" W	
20' SANITARY SEWER EASEMENT (INSTR.#)	DR NOT STORE	(10' U.E. 446.50'	70.00' 39.5
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P. B. HARRISON		Z0.00, ≥ Z0.00, ≥	
SURVEY, ABSTRACT NO. 97	'```	35' D.E.	15 ۲. ۱2,544 SF ۲. پې
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LINE TABLE	LINE TABLE	REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P.	11, Roj
NO. DIRECTION DISTANCE	NO. DIRECTION DISTANCE	REMAINDER OF A CALLED (VOL. 5124, PG. 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P.	BOULEVA, 1-OF-WAY) 210, D.R.D.
L1 S 84°16'58" E 41.84'	L18 S 27'06'44" E 42.43'	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.	D.R.R.C.T.)
L2 N 49°55'55" E 152.40' L3 N 58°29'53" E 50.35'	L19 N 85°24'23" W 26.29' L20 N 64°32'19" W 62.29'	CURVE TABLE	```
L4 N 49°55'55" E 220.14'	L21 N 50°04'49" W 62.29'	CURVE DELTA RADIUS TANGENT LENGTH CHORD BEARING CHORD	
L5 N 43°25'25" E 89.23'	L22 N 35°37'19" W 62.29'	C1 034*22'08" 1140.00' 352.55' 683.83' S 54*55'41" E 673.62'	
L6 N 48°23'33" E 200.00' L7 S 48°35'07" E 63.78'	L23 S 21°09'49" E 62.29' L24 S 06°45'27" E 63.38'	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'	
L8 S 66°47'40" E 63.38'	L25 S 01°30'45" E 77.00'	C4         033'50'06"         920.00'         279.83'         543.29'         S         55'11'41"         E         535.43'	
L9 S 84°20'49" E 50.00'	L26 S 16°14'00" W 62.39'	C5 032'02'39" 620.00' 178.04' 346.75' S 56'05'25" E 342.25'	
L10 N 88°42'33" E 182.77' L11 S 01°17'27" E 85.38'	L27 S 61°09'46" E 72.68' L28 N 62°53'16" E 42.43'	C6         0.30°30'17"         425.00'         115.89'         226.27'         S         56°51'36"         E         223.61'           C7         0.70°35'59"         415.00'         293.84'         511.36'         N         36°48'45"         W         479.62'	
L12 S 44*46'28" E 76.68'	L29         S         49°55'55"         W         20.05'	C7         070/33/59         413.00         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'	
L13 N 04°25'33" E 31.54'	L30 S 03'19'46" W 41.22'	C9 090°00'00" 25.00' 25.00' 39.27' N 27°06'44" W 35.36'	
L14 S 17°53'16" W 27.18' L15 N 62°53'16" E 31.82'	L31 N 38°44'57" E 28.23' L32 S 55°45'09" E 72.68'	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'	
L16 S 43°32'45" W 58.23'	L32 S 55 45 09 E 72.68 L33 N 50°20'31" W 72.68'	C11         037*53'34"         250.00'         85.82'         165.34'         N         24*35'58"         E         162.34'         10           C12         019*24'01"         385.00'         65.81'         130.36'         N         08*11'15"         E         129.74'         10	00 50
L17 S 17°53'16" W 20.00'	L34 S 66°34'24" E 72.68'	C13 019*24'01" 465.00' 79.48' 157.45' N 08*11'15" E 156.70'	Q
1			



## **OWNER'S CERTIFICATE & DEDICATION**

WHEREAS SADDLE STAR SOUTH 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 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120 ft. right-of-way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet:

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a vellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve:

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a vellow cap stamped. "RPLS 3963." set for corner:

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve:

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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 growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their resp system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either a or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyo
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishme 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 tha 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 personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure shall be constructed on any lot in this addition by the owner or any other personal structure st the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall rega improvements with respect to the entire block on the street or streets on which property abuts, including the actual insta streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention syste

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 agree signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progre 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 sho fixed by the city council of the City of Rockwall.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges that the dedications and/or exaction's made herein are proportional impact of the Subdivision upon the public services required in order that the development will comport with the present and fu growth needs of the City, SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, of of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY: NAME: TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITI F.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

other pective from and		That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.
adding to one.		GIVEN UNDER MY HAND AND SEAL THIS DAY OF, 2019.
ent of		
-1		Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.
ot		TE OF TE TE
son until arding		ROBERT C. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963
allation of n sewers,		a 3963 AV
ems. y		STATE OF TEXAS COUNTY OF COLLIN
ement , or have refuse to d to make		BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, 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 purposes and consideration therein stated.
esses in		GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF, 2019.
all be		NOTARY PUBLIC FOR THE STATE OF TEXAS
		APPROVAL CERTIFICATE
to the future or cause		
		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 day of, 2019.
		Mayor, City of Rockwall City Secretary City Engineer
	Not	es:
	1.	Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
	2.	A 5/8—inch iron rod with a yellow cap stamped RPLS "3963" will be set at all lot corners, when ever possible, following the completion of this subdivision. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
	3.	By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
	4.	HOA must maintain, repair, and replace all non—standard street and regulatory sign poles and fixtures or other approved non—standard items.
	5.	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 to the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.
		FINAL PLAT
		SADDLE STAR
		ESTATES SOUTH

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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: rcmsurveying@gmail.com

FIRM NO. 10192300 JOB NO. 355

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. NÓ. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098 (972) 941-8400 FAX (972) 941-8401

DATE: JULY 30, 2019

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# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 10, 2019
APPLICANT:	Pat Atkins; Saddle Star Land Development, LLC
CASE NUMBER:	P2019-031; Final Plat - Saddle Star South Addition, Phase 1

### <u>SUMMARY</u>

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97. The purpose of the final plat is to establish 66 single-family residential lots as part of the Saddle Star South, Phase 1 Addition.
- ☑ On January 4, 2016, the City Council approved Ordinance No. 16-07 [Case No. Z2015-034] establishing Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On June 6, 2016, the City Council approved Ordinance No. 16-39, which amended PD-79 to incorporate an additional 11.21-acre tract of land and increasing the number of lots to 138 single-family lots.
- ☑ On March 12, 2019 the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-005*] that included a trailhead entry feature, a ten (10) foot walking trail along John King Boulevard, open space features, and an amenity center.
- ☑ On June 7, 2016, the Parks and Recreations Board approved pro-rata fees of \$59,064.00 (*i.e.* 138 lots @ \$428.00 per lot) and cash-in-lieu of land fees of \$42,090.00 (*i.e.* 138 lots @ \$305.00 per lot) for the Saddle Star South Addition. The fees are to be used for the private amenities as a part of Phase 2 and to be located within the open space situated at the center of the development. The pro-rata equipment and cash in lieu of land fees are subject to change each year as new fees are adopted. Per the recommendations of the Parks and Recreations Board, detailed invoices relating to the development of the private amenities are required to be submitted for approval prior to the acceptance of Phase 2.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final for *Phase 1 of the Saddle Star South Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) That the pro-rata equipment fees and the cash in lieu of land fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their June 7, 2016 meeting.
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **City of Rockwall**



## Project Plan Review History

			Revisio	n 1 Comme	nts Highlighted	1	Applied 8/16/2019 LM
Project Name Type Subtype	P2019-031 Saddle Star Estates South, PLAT FINAL Staff Review	Phase One	Owne Appli		HANCE INVESTMEN E STAR LAND DEVE		Approved Closed Expired Status
<b>Site Address</b> JOHN KING BLVD		<b>City, State Zi</b> ROCKWALL,	•				Zoning
Subdivision		Tract 2-03		Block	Lot No 2-03	<b>Parcel No</b> 0097-0000-0002-03-	General Plan OR
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed Status		Remarks
BUILDING	Russell McDowell ill have Fencing problems f	8/16/2019 from Adjacent	8/23/2019 lots	8/20/2019	4 APPROV	/ED	
ENGINEERING (8/22/2019 9:53 Add Note:	JEREMY WHITE		8/23/2019	8/22/2019	6 COMM	ENTS	See Comments
						· · · · ·	ired and replaced by the HOA.
ENGINEERING (9/5/2019 10:36	Sarah Hager AM SH)	<mark>9/5/2019</mark>	9/12/2019	9/5/2019	COMME	ENTS	Revision 1 Comments
	e instrument numbers for t	the offsite ease	ements. (Rocl	kwall County Clo	erks Office filed on	<mark>8-30-2019)</mark>	
FIRE	Kevin Clark	8/16/2019	8/23/2019	8/22/2019	6 APPROV	/ED	
GIS (8/21/2019 7:32	Lance Singleton AM LS) proved. Please submit cad		8/23/2019		5 APPROV		See comments
	ndary closure report.	me (uwg) of si		Lei IIIles alla Sti	eet centernines SO a	audiessing can be done.	
PLANNING	David Gonzales	8/16/2019	8/23/2019	8/20/2019	4 COMME	ENTS	See comments

Type of Review	/ Notes	Contact	Se

ent Due

Remarks

(8/20/2019 7:11 PM DG)

P2019-031: Final Plat – Saddle Star South, Phase 1 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

1.1 This is a request for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-031) in the lower right hand corner of all pages on future submittals.

1.4 The final plat shall conform to all standards and requirements of Planned Development District79 (PD-79), the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document

M.5 Provide a revised Master Plat that conforms to the proposed final plat The final plat submitted indicates 66 single family homes for Phase 1. The Master Plat approved in 2016 (Case No. SP2016-023) indicates a total of 86 single family homes to be constructed for Phase 1. [Section 38-7(d).12, of Art. I, of Chapter 38, of the Municipal Code of Ordinances].

1.6 Submittal and approval of street names prior to the plat being filed Contact Lance Singleton, GIS Supervisor – Isingleton@rockwall.com.

M.7 Provide a label for all open spaces to read as follows Open Space To Be Maintained by the Homeowner's Association (HOA). [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 12. Open Space]

M.8 Provide filing information for all easements outside of Phase1 (i.e. utility, drainage & detention, access & firelane easements) prior to submittal of mylars for filing of the plat. Please verify off-site easement detail that may be affected by the reconfiguration of the lots associated from the comments provided for M9 & M.10.

M.9 Verify/correct lot dimensions for Lots 1 and 9, Block C (facing Rocking H Trail) to standards established in PD-79 for the minimum lot width and depth. [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 3]. Provide labels meeting the minimums for lot width and depth.

M.10 Verify/correct lot dimensions for Lots 1-5, Block C (facing Rocking H Trai) to standards established in PD-79 for the minimum lot depth. [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 3]. These lots indicate less than 125-feet of depth.

I.11 Relabel the 50-ft access easement along John King Blvd to "50-ft Pedestrian Access Easement".

I.12 Notary certificate is not necessary when plat is stamped by surveyor.

I.13 The 10-ft trail located along John King Blvd should meander rather than appear to be a sidewalk Additionally, the landscaping should be dispersed on both sides of the meandering trail system.

Type of Review / Notes Co	ontact Sent	Due	Received	Elapsed Status	Remarks

I.14 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on September 4, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 10, 2019 Planning and Zoning Meeting. The Planning and Zoning Work Session will be held on August 27, 2019.

I.15 The City Council meeting for this case is scheduled to be held on September 16, 2019.

I.16 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

I.17 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.18 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

1.19 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

PLANNING	David Gonzales	<mark>9/5/2019</mark>	<mark>9/12/2019 9/5/2019</mark>	COMMENTS	Revision 1 Comments	
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Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks
(9/5/2019 3:57 PM DG)					
<b>REVISION 1 COMMENTS – 0</b>	<mark>9.05.2019</mark>				

P2019-031: Final Plat – Saddle Star South, Phase 1 Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

1.2 The final plat shall conform to all standards and requirements of Planned Development District79 (PD-79), the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document

M.1 Provide a label for all open spaces to read as follows: Open Space To Be Maintained by the Homeowner's Association (HOA). [Ordinance No. 16-39 -- Planned Development District 79 [PD-79] – Exhibit 'C', 12. Open Space]

M.2 Provide filing information for all easements outside of Phase1 (i.e. utility, drainage & detention, access & firelane easements) prior to submittal of mylars for filing of the plat.

I.3 The 10-ft trail located along John King Blvd should meander rather than a straight sidewalk Additionally, the landscaping should be dispersed on both sides of the meandering trail system. VERIFY THAT 10-FT TRAIL IS WITHIN THE 50-FT PEDESTRIAN ACCESS EASEMENT – MASTER PLAT.

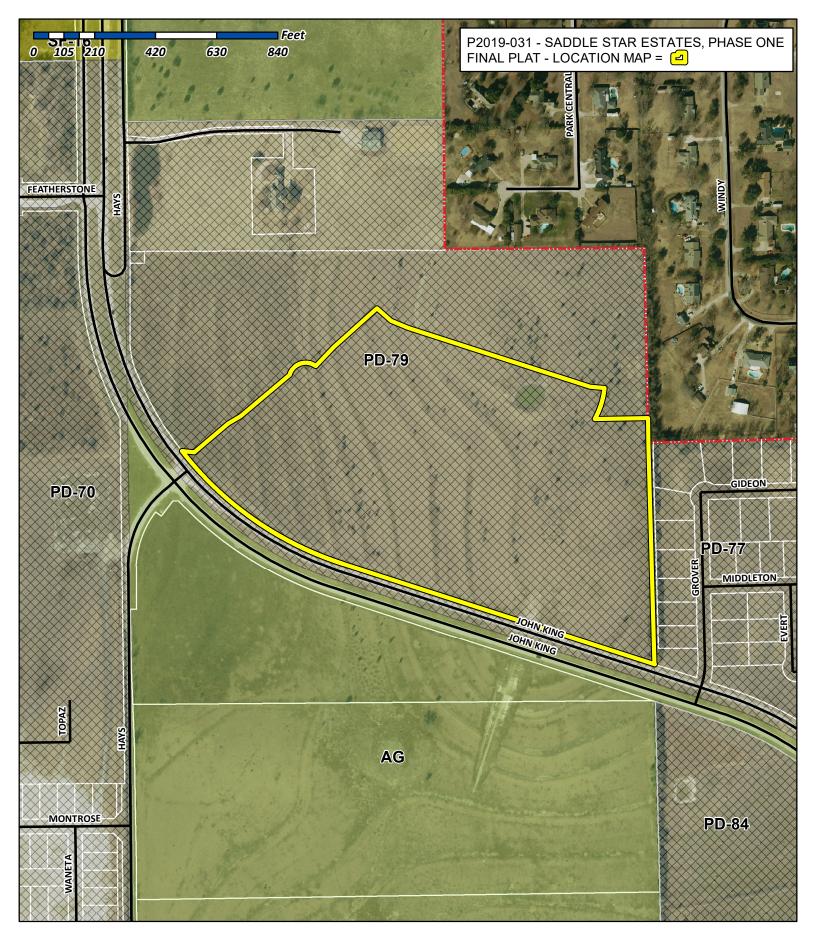
I.4 The Planning and Zoning meeting for this case is scheduled to be held on September10, 2019.

I.5 The City Council meeting for this case is scheduled to be held on September 16, 2019.

I.6 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

1.7 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

1.8 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

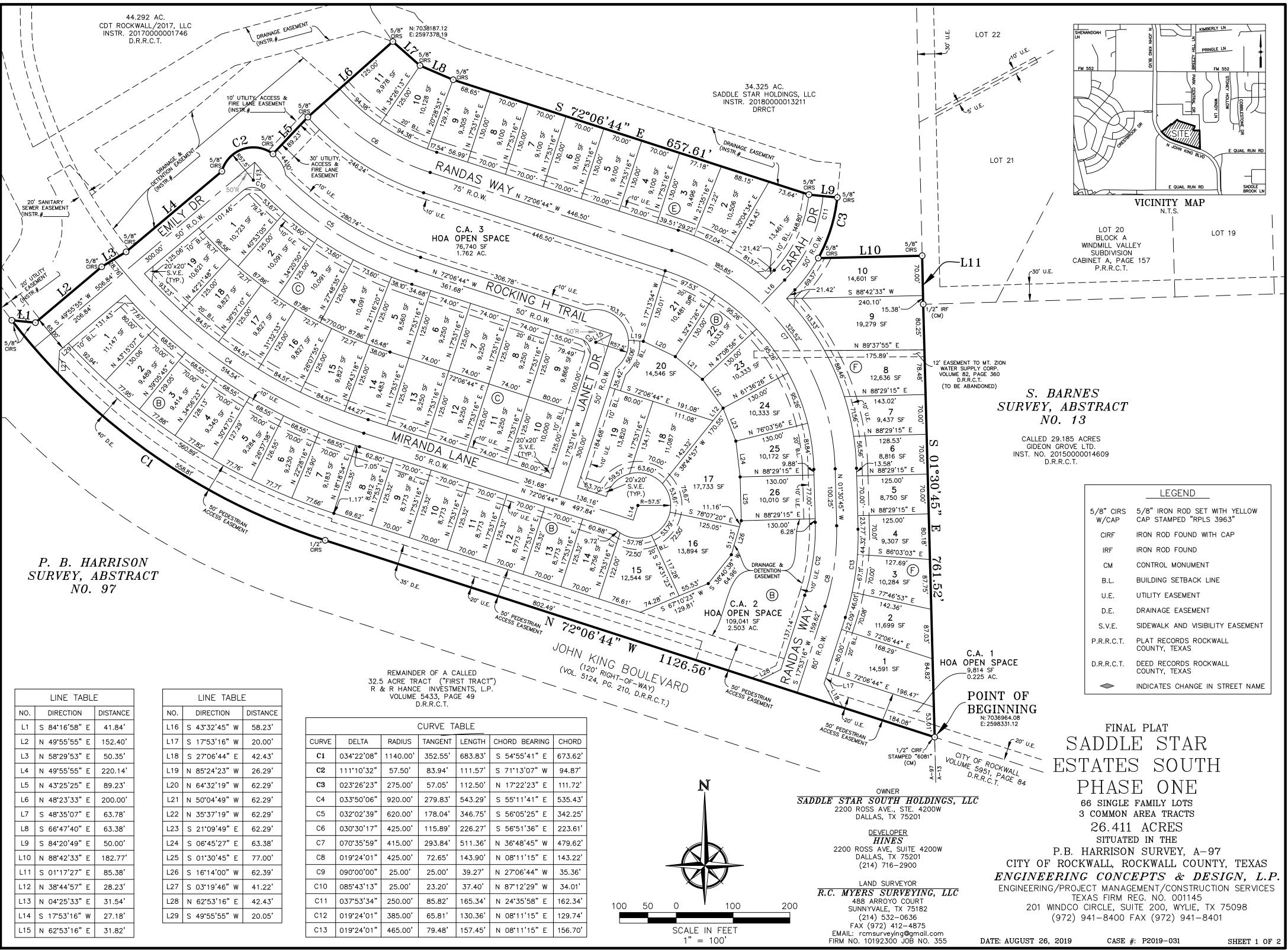




## City of Rockwall Planning & Zoning Department

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





## **OWNER'S CERTIFICATE & DEDICATION**

WHEREAS SADDLE STAR SOUTH 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 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120 ft. right-of-way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a vellow cap stamped, "RPLS 3963," set for corner:

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a vellow cap stamped. "RPLS 3963." set for corner at the end of said curve;

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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

7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges that the dedications and/or exaction's 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 arowth needs of the City, SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY: NAME: TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE:

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:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared 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 THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.

ROBERT C. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963



## APPROVAL CERTIFICATE

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.

WTNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Notes:

- 1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
- 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
- 3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- 4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- 5. 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.
- 6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

,known

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: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 355 ESTATES SOUTH PHASE ONE 66 SINGLE FAMILY LOTS **3 COMMON AREA TRACTS** 26.411 ACRES

FINAL PLAT

SADDLE STAR

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. NÓ. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

(972) 941-8400 FAX (972) 941-8401

CASE #: P2019-031

DATE: AUGUST 26, 2019

SHEET 2 OF 2



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	September 16, 2019
APPLICANT:	Pat Atkins; Saddle Star Land Development, LLC
CASE NUMBER:	P2019-031; Final Plat - Saddle Star South Addition, Phase 1

### <u>SUMMARY</u>

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97. The purpose of the final plat is to establish 66 single-family residential lots as part of the Saddle Star South, Phase 1 Addition.
- ☑ On January 4, 2016, the City Council approved Ordinance No. 16-07 [Case No. Z2015-034] establishing Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On June 6, 2016, the City Council approved Ordinance No. 16-39, which amended PD-79 to incorporate an additional 11.21-acre tract of land and increasing the number of lots to 138 single-family lots.
- ☑ On March 12, 2019 the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-005*] that included a trailhead entry feature, a ten (10) foot walking trail along John King Boulevard, open space features, and an amenity center.
- ☑ On June 7, 2016, the Parks and Recreations Board approved pro-rata fees of \$59,064.00 (*i.e.* 138 lots @ \$428.00 per lot) and cash-in-lieu of land fees of \$42,090.00 (*i.e.* 138 lots @ \$305.00 per lot) for the Saddle Star South Addition. The fees are to be used for the private amenities as a part of Phase 2 and to be located within the open space situated at the center of the development. The pro-rata equipment and cash in lieu of land fees are subject to change each year as new fees are adopted. Per the recommendations of the Parks and Recreations Board, detailed invoices relating to the development of the private amenities are required to be submitted for approval prior to the acceptance of Phase 2.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

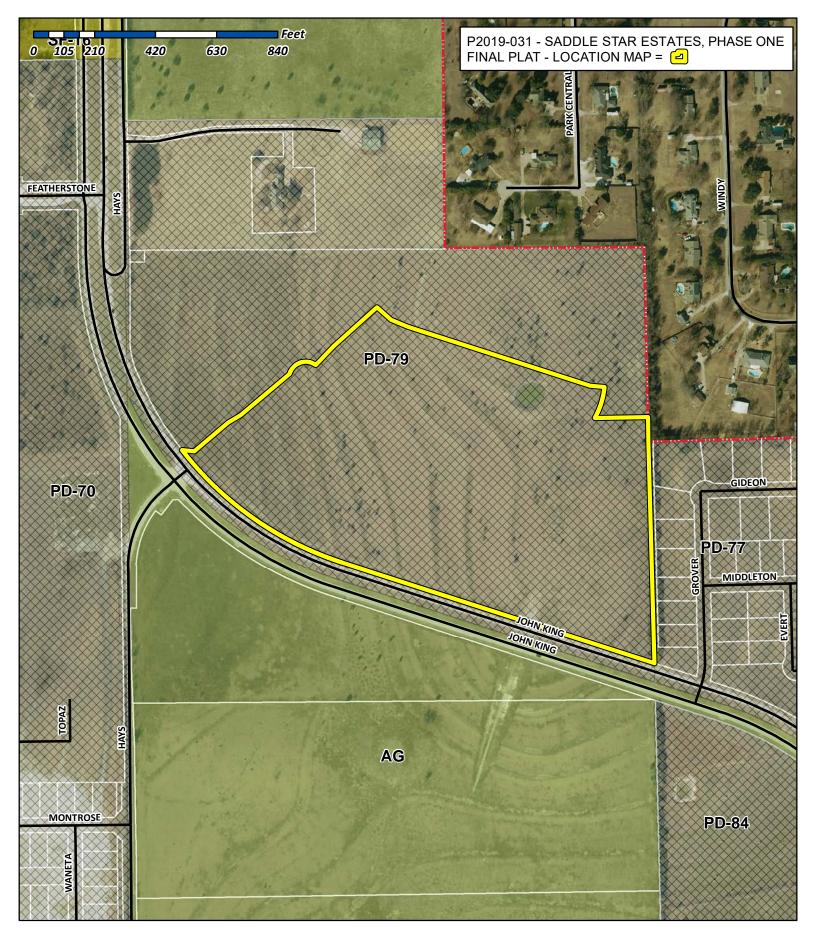
## CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for *Phase 1 of the Saddle Star South Addition,* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) That the pro-rata equipment fees and the cash in lieu of land fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their June 7, 2016 meeting.
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### PLANNING AND ZONING COMMISSION

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by vote of 6-0, with Commissioner Moeller absent.

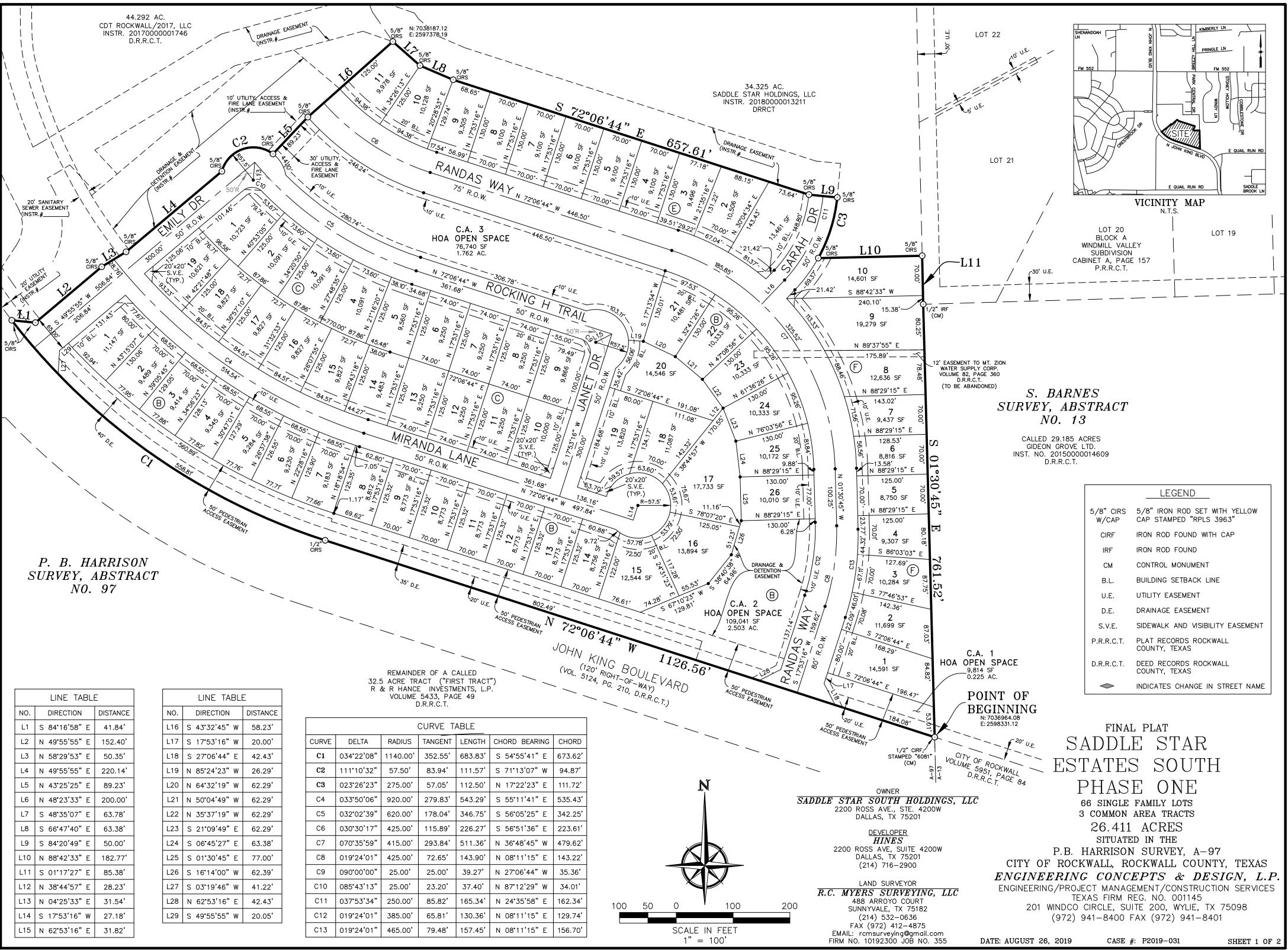




## City of Rockwall Planning & Zoning Department

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





## **OWNER'S CERTIFICATE & DEDICATION**

WHEREAS SADDLE STAR SOUTH 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 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 20180000013211, Deed Records, Rockwall County, Texas (DRRCT), and being part of a 44.292 acre tract of land described in a Special Warranty Deed to CDT Rockwall/2017, LLC. recorded in instrument 20170000001746, Deed Records, Rockwall County, Texas (DRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (120 ft. right-of-way) at the common north corner of Part 1 of Parcel 16 conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT and Parcel 15 conveyed to the City of Rockwall, recorded in Volume 5951, Page 84, DRRCT, said corner being the south corner of said 34.325 acre tract and also being in the common line of said First Tract and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded in Instrument 20150000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a vellow cap stamped, "RPLS 3963," set for corner:

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a vellow cap stamped. "RPLS 3963." set for corner at the end of said curve;

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 44.292 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,479 square feet or 26.411 acres of land.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE ONE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE ONE subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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

7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

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.

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges that the dedications and/or exaction's 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 arowth needs of the City, SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER)

BY: NAME: TITLE:

FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE:

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:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

## SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared 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 THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 30, 2019 for review by the City and other parties for comments and progression to an approved Final Plat.

ROBERT C. MYERS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 3963



## APPROVAL CERTIFICATE

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.

WTNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

Notes:

- 1. Bearings and Grid Coordinates shown hereon are per NAD 83 based on City of Rockwall Monument No.
- 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
- 3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- 4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- 5. 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.
- 6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

,known

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: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 355 ESTATES SOUTH PHASE ONE 66 SINGLE FAMILY LOTS **3 COMMON AREA TRACTS** 26.411 ACRES

FINAL PLAT

SADDLE STAR

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. NÓ. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

(972) 941-8400 FAX (972) 941-8401

CASE #: P2019-031

DATE: AUGUST 26, 2019

06812\DWG\6812 Final Plat South Ph 1.dwg

SHEET 2 OF 2



October 2, 2019

ATTN: PAT ATKINS SADDLE STAR LAND DEVELOPMENT, LLC 3076 HAYS LANE, ROCKWALL, TX 75087

#### RE: FINAL PLAT (P2019-031), Saddle Star Estates South, Phase One

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 09/16/2019. The following is a record of all recommendations, voting records and conditions of approval:

#### CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for Phase 1 of the Saddle Star South Addition, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) That the pro-rata equipment fees and the cash in lieu of land fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their June 7, 2016 meeting.

(3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

#### PLANNING AND ZONING COMMISSION:

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by vote of 6-0, with Commissioner Moeller absent.

CITY COUNCIL:

On September 16, 2019, the City Council's motion to to approve the final plat for the Saddle Star South Addition, Phase 1 with staff conditions passed by a vote of 5-0, with Council Members Macalik and Hohenshelt absent.

Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the <u>current years assessed taxes have been paid</u> [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the *Minimum Total Fees Due* = \$130.00 for a 2 page



plat with <u>one tax certificate</u>, if filed by August 31, 2019. Should the plat be filed after August 31, 2019, a *Tax Receipt* indicating that the current years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the* **Rockwall County Clerk** for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.* 

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely David Gonzales, AICP

Planning Manager Planning & Zoning Department City of Rockwall, TX