



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-012 P&Z DATE 04/13/21 CC DATE 04/19/21 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____
_____
_____
_____
_____
_____
ZONING MAP UPDATED _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-012

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King Blvd. and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER CDT ROCKWALL/2017 LLC

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 6925 FM 2515

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP KAUFMAN, TX. 75142

CITY, STATE & ZIP Dallas, Tx 75201

PHONE

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER GWENDOLYN REED

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 3076 HAYS RD

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP Dallas, Tx 75201

PHONE 972-388-6383

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GWEN REED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1850 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE

Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-00012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **John King Blvd at Hays Road**

SUBDIVISION **Saddle Star South Phase 2**

LOT

BLOCK

GENERAL LOCATION **East of John King and South of FM 552**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development District**

CURRENT USE **Agriculture**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family Residential**

ACREAGE **26.827**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **77**

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **SADDLE STAR SOUTH HOLDINGS LLC**

APPLICANT **Hines**

CONTACT PERSON

CONTACT PERSON **Jose Campos**

ADDRESS **2200 ROSS AVENUE**

ADDRESS **2200 Ross Ave. Ste. 4200W**

**SUITE 4200 W**

CITY, STATE & ZIP **DALLAS, TX. 75201**

CITY, STATE & ZIP **Dallas, Tx 75201**

PHONE

PHONE **214-716-2900**

E-MAIL

E-MAIL **jose.campos@hines.com**

### NOTARY VERIFICATION [REQUIRED]

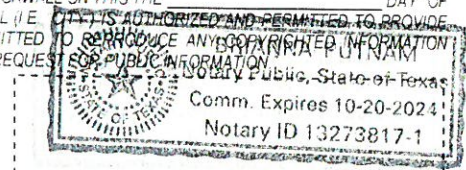
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF March, 2021

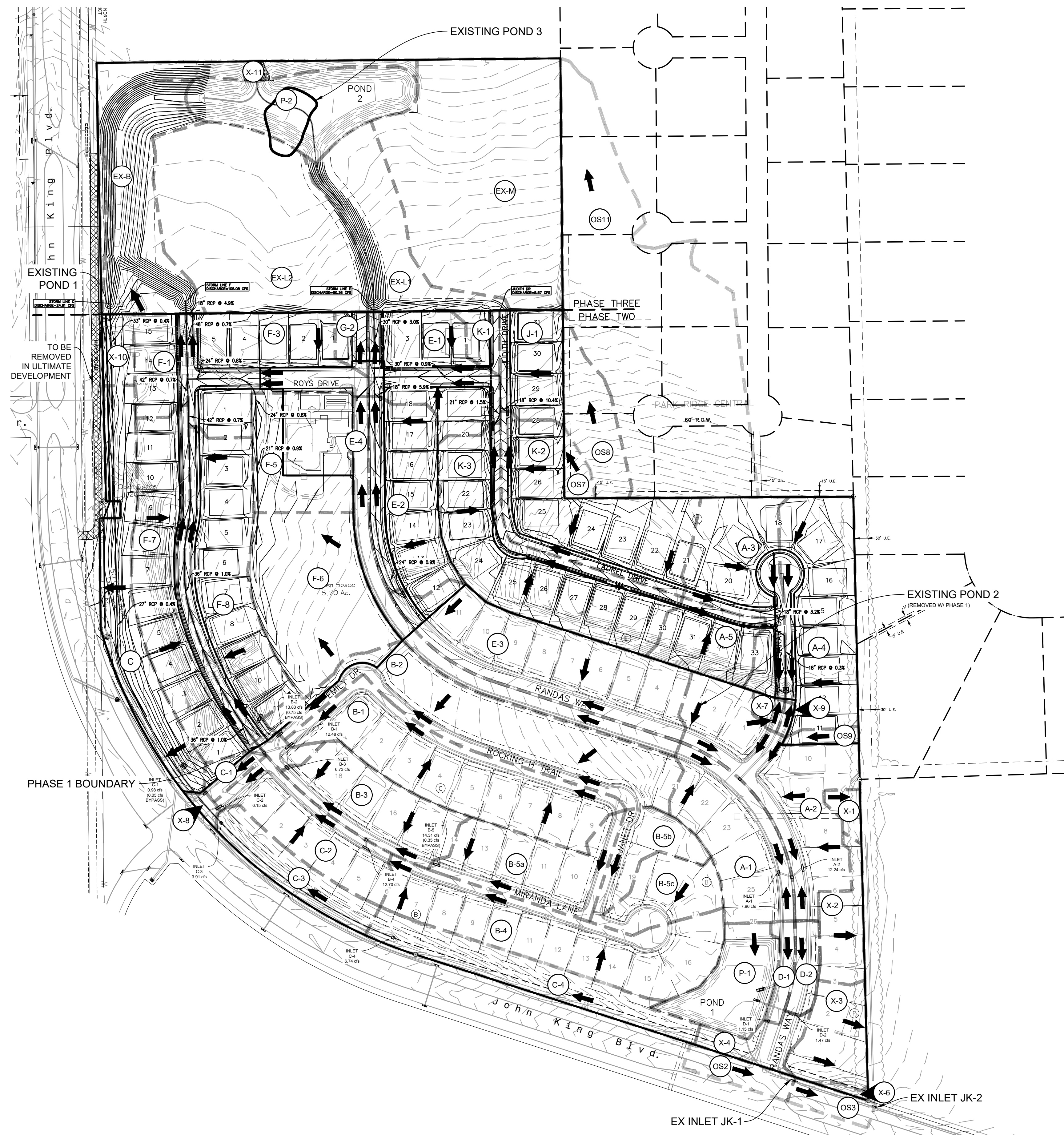
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/20/24



SCALE IN FEET  
1" = 140'

**LEGEND**

- DRAINAGE AREA BOUNDARY
- 560- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

**Proposed Drainage Area Calculations**

Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

**COMPARISON - GIDEON GROVE-NORTH (6/5/2018)**  
 GG-OS2/OS3=2.85 AC (8.3 CFS)    SS-X1/X2/X3=1.61 AC (7.90 CFS)

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

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-086-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

BM#3 (#106)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH    DATE:

CHECKED: RCK    DATE: 03/19/2021

PROJECT NO.: 06812

DWG FILE NAME: 06824-2 PRELIM DA.DWG

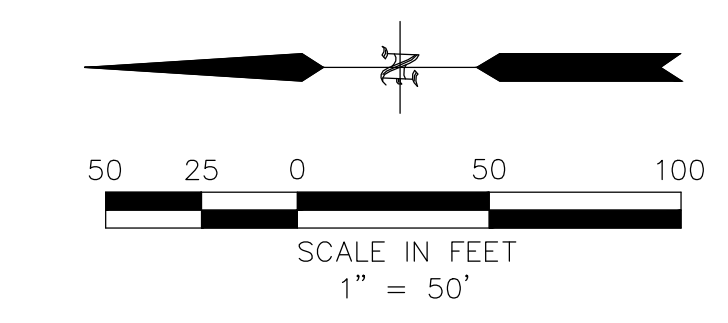
**PRELIMINARY DRAINAGE EXHIBIT**

**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

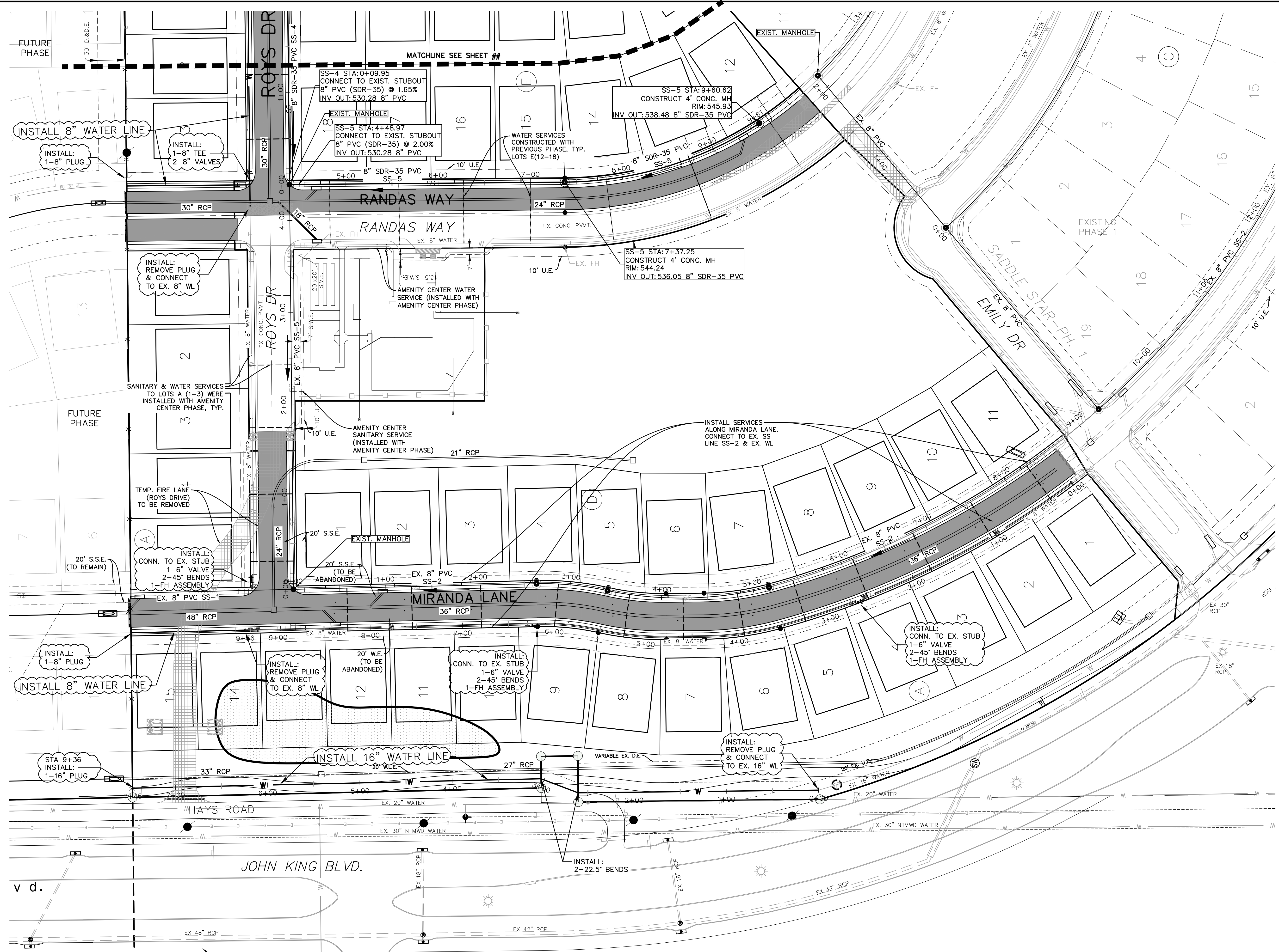
SHEET 1 OF 1

**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE



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



**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-010-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**BENCHMARK:**  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

**BM#3 (#106)**  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT /  
 CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE: 03/19/2021
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT 1**

**SADDLE STAR SOUTH PHASE 2**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

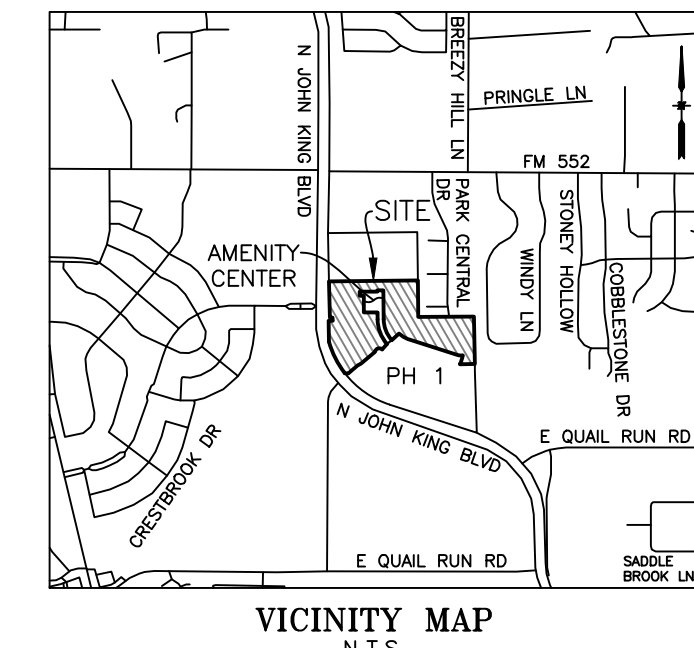
SHEET  
**1**  
 OF  
**2**





**LEGEND**

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

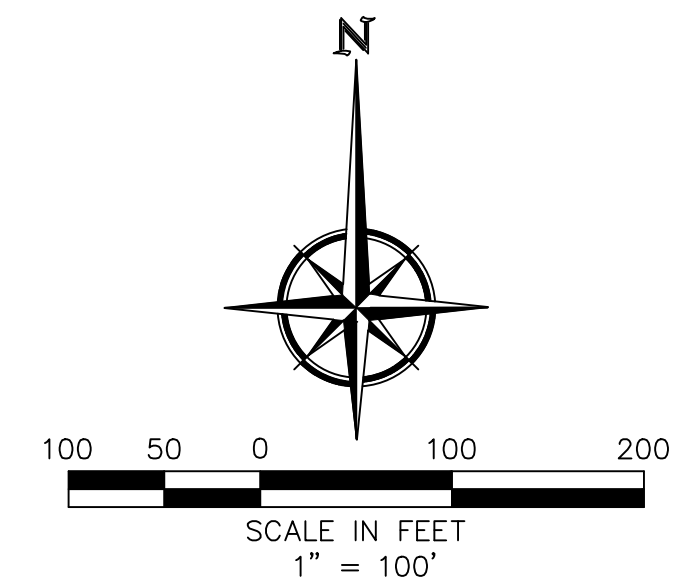


**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	214°7'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	41°06'27"	387.50'	145.29'	278.02'	S 21°03'14" E	272.09'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	462.50'	173.41'	331.81'	S 21°03'17" E	324.74'
C12	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

**LINE TABLE**

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'	L19	S 58°29'53" W	50.35'
L2	N 00°38'27" W	40.00'	L20	S 49°55'55" W	152.40'
L3	S 89°38'05" W	34.30'	L21	N 84°16'58" W	41.84'
L4	S 88°42'33" W	182.77'	L22	S 35°18'55" E	77.70'
L5	N 84°20'49" W	50.00'	L23	S 24°54'11" E	67.35'
L6	N 66°47'40" W	63.38'	L24	S 07°26'26" E	62.23'
L7	N 48°35'07" W	63.78'	L25	N 88°42'33" E	7.50'
L8	S 48°23'33" W	125.00'	L26	N 88°42'33" E	45.00'
L9	S 89°23'28" W	75.00'	L27	N 42°38'44" E	35.79'
L10	S 00°30'07" E	13.47'	L28	N 00°30'07" W	116.50'
L11	S 89°26'12" W	218.05'	L29	N 00°38'27" W	41.12'
L12	S 00°33'48" E	50.00'	L30	N 05°14'20" E	150.90'
L13	N 89°26'12" E	53.74'	L31	N 34°37'47" W	63.78'
L14	S 00°00'00" E	205.52'	L32	N 20°40'27" W	63.78'
L15	N 90°00'00" E	166.07'	L33	N 06°36'49" W	65.09'
L16	S 00°30'07" E	87.56'	L34	N 00°30'07" W	70.00'
L17	S 43°25'25" W	89.23'	L35	S 07°43'23" W	71.06'
L18	S 49°55'55" W	220.14'			



- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - 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.
  - The Open Space Lots to be maintained by the Homeowners Association (HOA).
  - The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

**SURVEYOR'S CERTIFICATE**

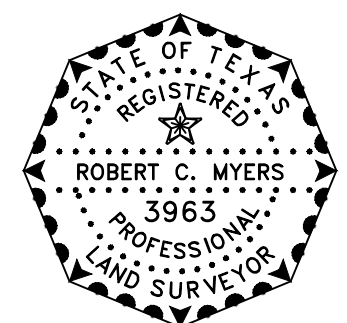
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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



REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

OWNERS  
**CDT ROCKWALL/2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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

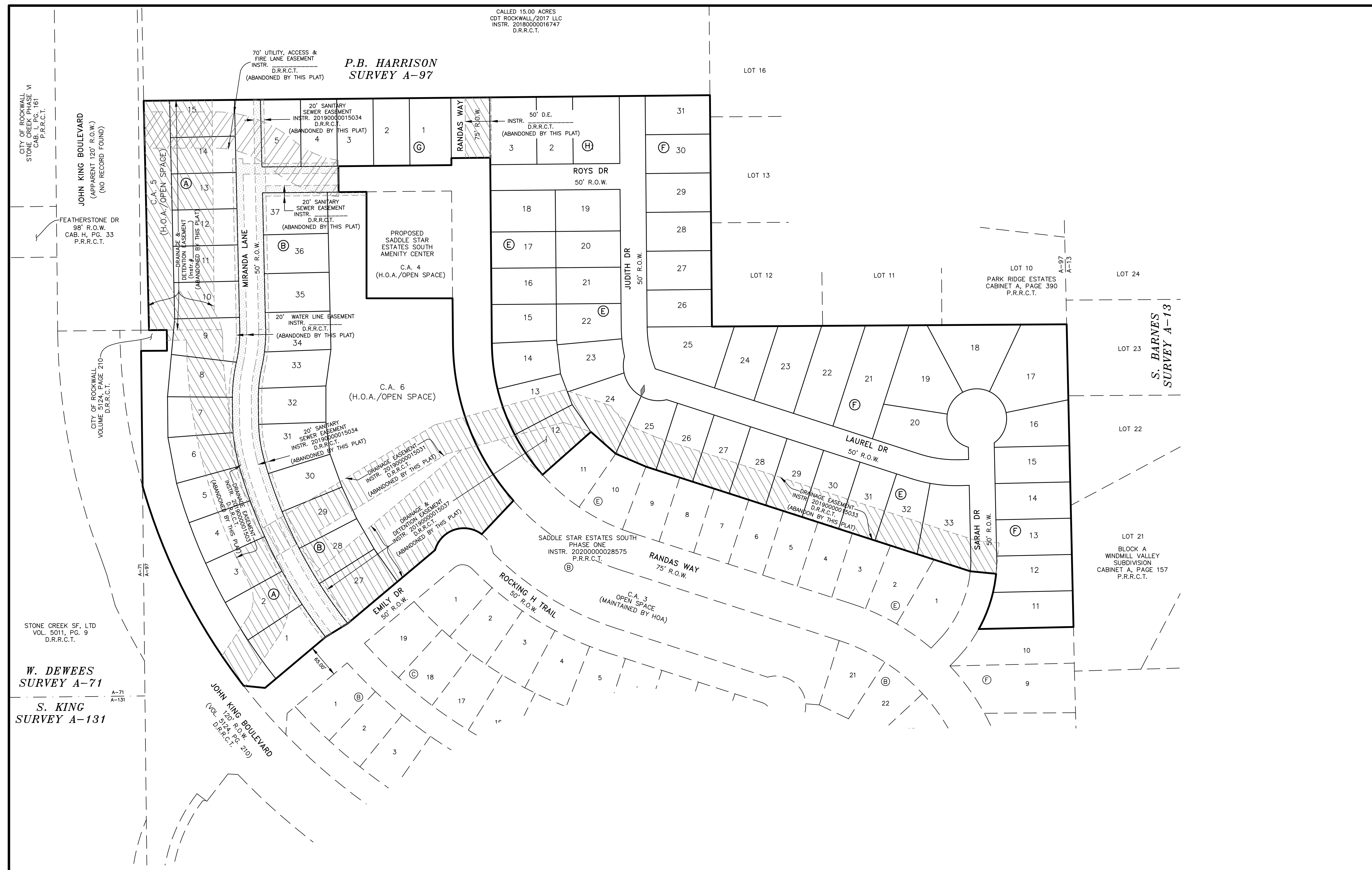
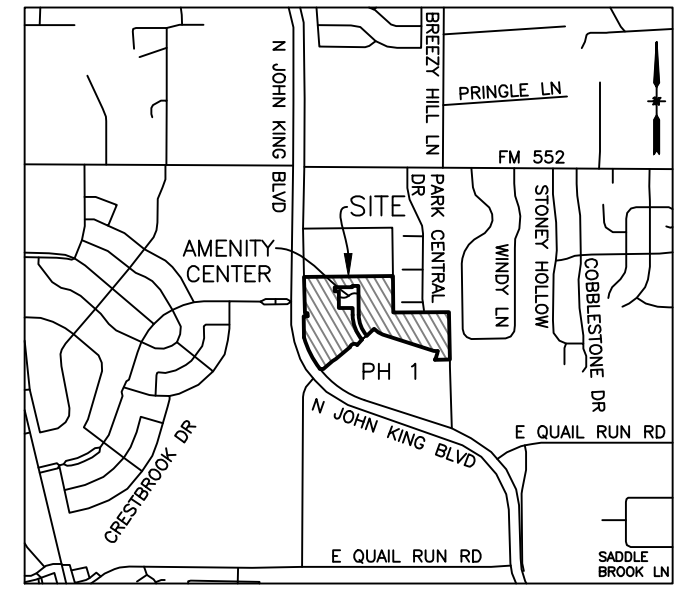
PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH PHASE 2B**  
77 SINGLE FAMILY LOTS  
2 COMMON AREA TRACT  
**26.827 ACRES**  
SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401



CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.

**P.B. HARRISON  
 SURVEY A-97**

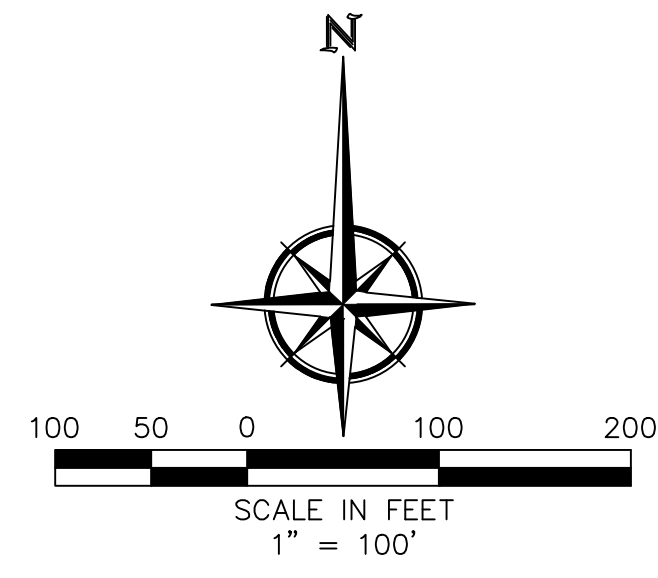
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
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CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
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P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆ INDICATES CHANGE IN STREET NAME	



STONE CREEK SF, LTD  
 VOL. 5011, PG. 9  
 D.R.R.C.T.

**W. DEWEES  
 SURVEY A-71**

**S. KING  
 SURVEY A-131**



OWNERS  
**CDT ROCKWALL/2017, LLC**  
 6925 FM 2515  
 KAUFMAN, TX 75142  
**SADDLE STAR SOUTH HOLDINGS, LLC**  
 2200 ROSS AVE., STE. 4200W  
 DALLAS, TX 75201  
**CWENDOLYN REED**  
 3076 HAYS RD  
 ROCKWALL, TX 75087  
 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

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH  
 PHASE 2B**  
 77 SINGLE FAMILY LOTS  
 2 COMMON AREA TRACT  
 26.827 ACRES  
 SITUATED IN THE  
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 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King Blvd. and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER CDT ROCKWALL/2017 LLC

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 6925 FM 2515

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP KAUFMAN, TX. 75142

CITY, STATE & ZIP Dallas, Tx 75201

PHONE

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER GWENDOLYN REED

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 3076 HAYS RD

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP Dallas, Tx 75201

PHONE 972-388-6383

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GWEN REED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-00012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **John King Blvd at Hays Road**

SUBDIVISION **Saddle Star South Phase 2**

LOT

BLOCK

GENERAL LOCATION **East of John King and South of FM 552**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development District**

CURRENT USE **Agriculture**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family Residential**

ACREAGE **26.827**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **77**

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **SADDLE STAR SOUTH HOLDINGS LLC**

APPLICANT **Hines**

CONTACT PERSON

CONTACT PERSON **Jose Campos**

ADDRESS **2200 ROSS AVENUE**

ADDRESS **2200 Ross Ave. Ste. 4200W**

**SUITE 4200 W**

CITY, STATE & ZIP **DALLAS, TX. 75201**

CITY, STATE & ZIP **Dallas, Tx 75201**

PHONE

PHONE **214-716-2900**

E-MAIL

E-MAIL **jose.campos@hines.com**

### NOTARY VERIFICATION [REQUIRED]

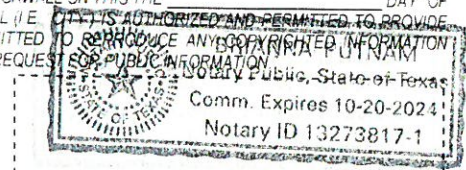
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF March, 2021

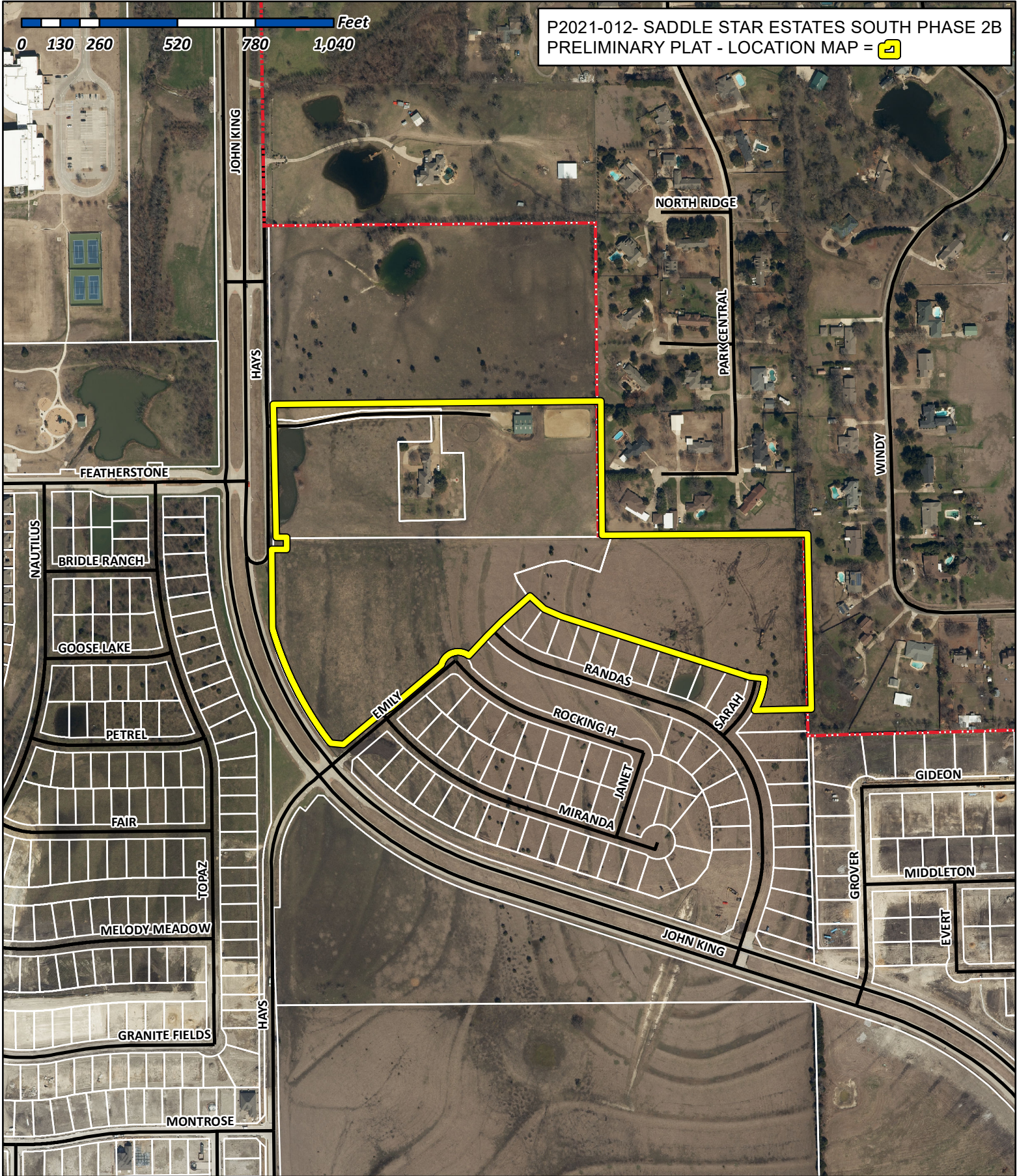
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/20/24



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

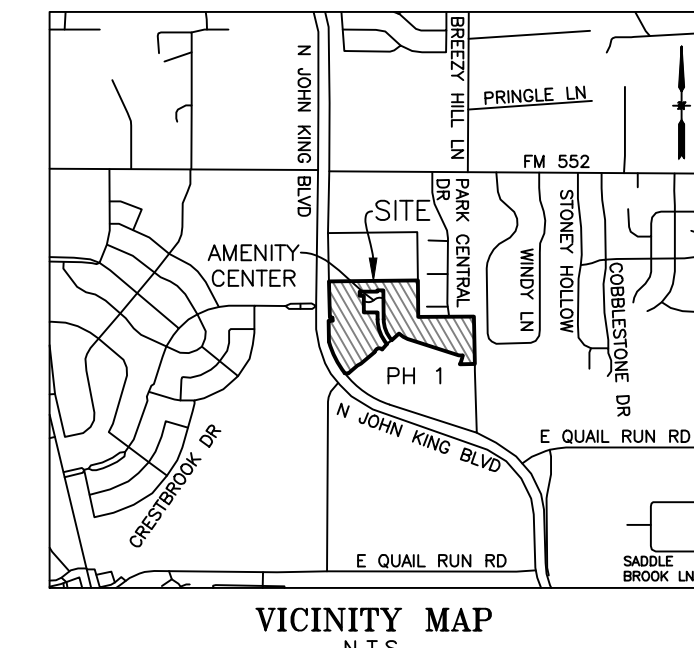
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**LEGEND**

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- INDICATES CHANGE IN STREET NAME

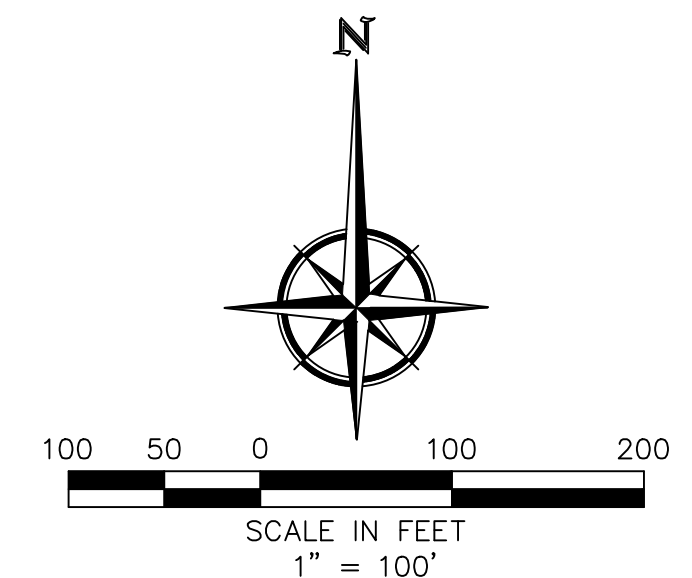


**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	214°7'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	41°06'27"	387.50'	145.29'	278.02'	S 21°03'14" E	272.09'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	462.50'	173.41'	331.81'	S 21°03'17" E	324.74'
C12	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	125.00'
L9	S 89°23'28" W	75.00'
L10	S 00°30'07" E	13.47'
L11	S 89°26'12" W	218.05'
L12	S 00°33'48" E	50.00'
L13	N 89°26'12" E	53.74'
L14	S 00°00'00" E	205.52'
L15	N 90°00'00" E	166.07'
L16	S 00°30'07" E	87.56'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'



- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - 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.
  - The Open Space Lots to be maintained by the Homeowners Association (HOA).
  - The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

**SURVEYOR'S CERTIFICATE**

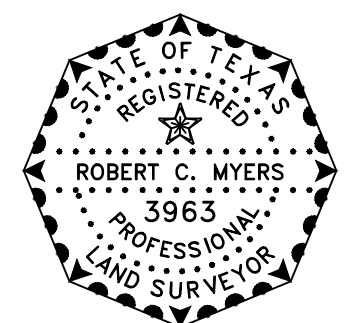
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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



REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

OWNERS  
**CDT ROCKWALL/2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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

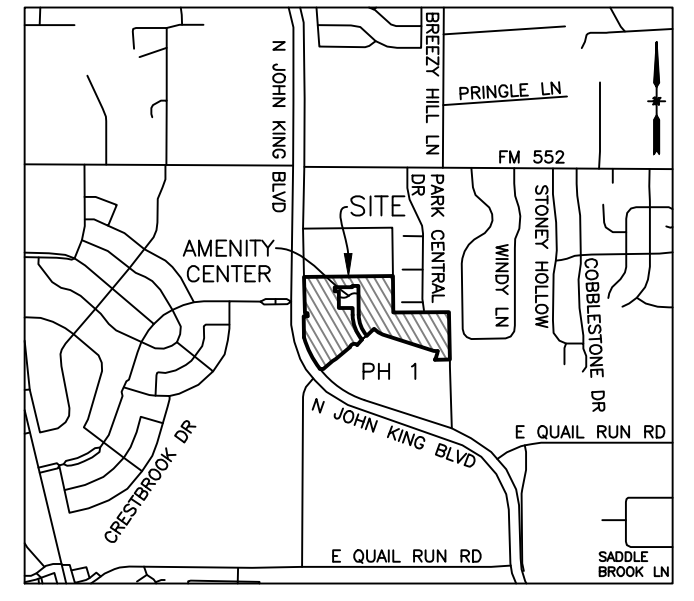
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH PHASE 2B**  
77 SINGLE FAMILY LOTS  
2 COMMON AREA TRACT  
26.827 ACRES  
SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

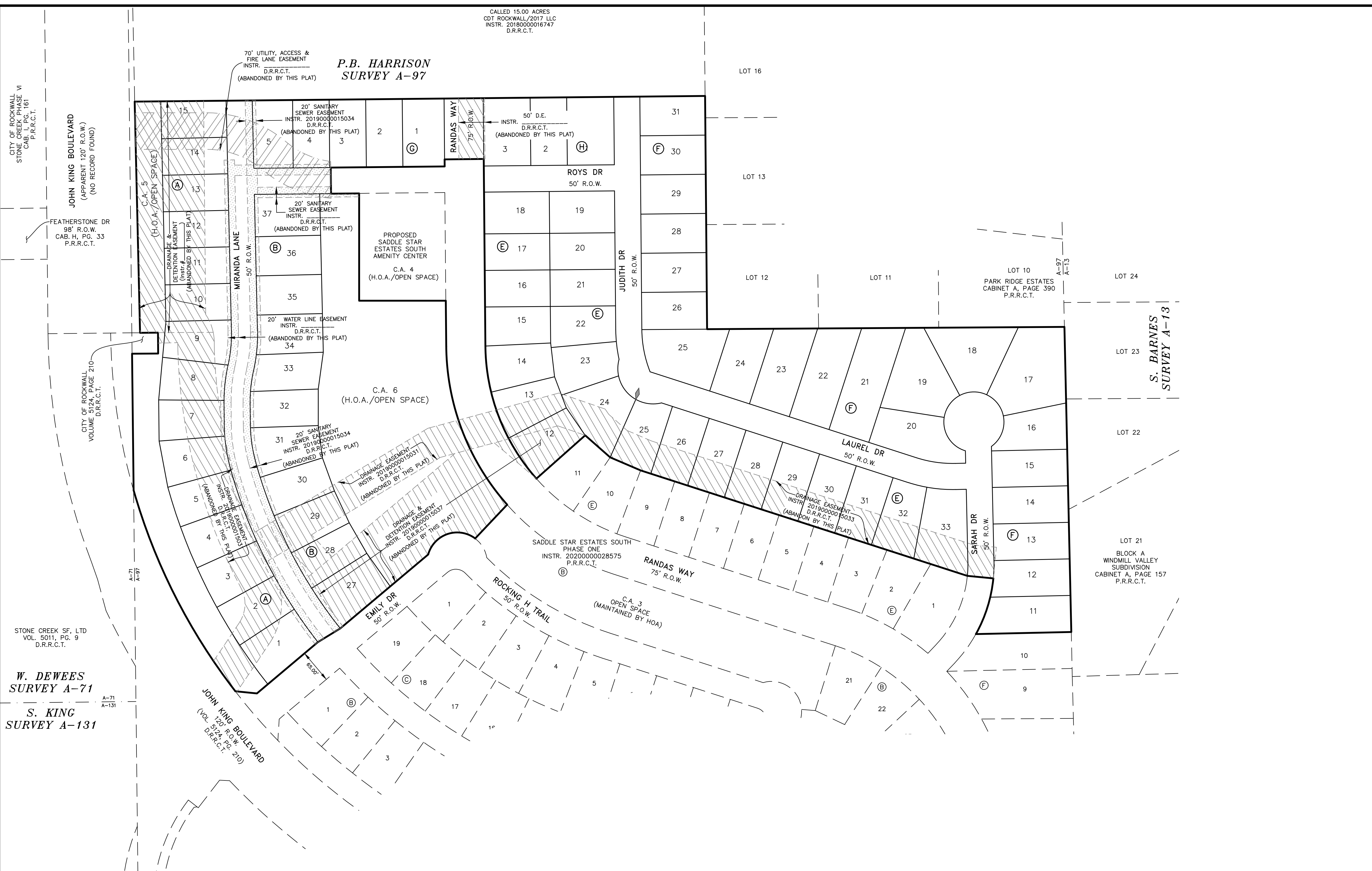
CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.

**P.B. HARRISON  
 SURVEY A-97**

LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
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HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



VICINITY MAP  
 N.T.S.



JOHN KING BOULEVARD  
 (APPARENT 120' R.O.W.)  
 (NO RECORD FOUND)

FEATHERSTONE DR  
 98' R.O.W.  
 CAB. H, PG. 33  
 P.R.R.C.T.

STONE CREEK SF, LTD  
 VOL. 5011, PG. 9  
 D.R.R.C.T.

**W. DEWEES  
 SURVEY A-71**

**S. KING  
 SURVEY A-131**

CITY OF ROCKWALL  
 VOLUME 210  
 D.R.R.C.T.

70' UTILITY, ACCESS &  
 FIRE LANE EASEMENT  
 INSTR. D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

20' SANITARY SEWER EASEMENT  
 INSTR. 2019000015034  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

50' D.E.  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

20' SANITARY SEWER EASEMENT  
 INSTR. 2019000015034  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

20' WATER LINE EASEMENT  
 INSTR. D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

31' SANITARY SEWER EASEMENT  
 INSTR. 2019000015034  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

DRAINAGE EASEMENT  
 INSTR. 2019000015031  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

DRAINAGE &  
 RETENTION EASEMENT  
 INSTR. 2019000015037  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

DRAINAGE EASEMENT  
 INSTR. 2019000015033  
 D.R.R.C.T.  
 (ABANDONED BY THIS PLAT)

SADDLE STAR ESTATES SOUTH  
 PHASE ONE  
 INSTR. 2020000028575  
 P.R.R.C.T.

C.A. 3  
 OPEN SPACE  
 (MAINTAINED BY HOA)

C.A. 4  
 (H.O.A./OPEN SPACE)

C.A. 5  
 (H.O.A./OPEN SPACE)

C.A. 6  
 (H.O.A./OPEN SPACE)

ROYS DR  
 50' R.O.W.

JUDITH DR  
 50' R.O.W.

LAUREL DR  
 50' R.O.W.

RANDAS WAY  
 75' R.O.W.

EMILY DR  
 50' R.O.W.

ROCKING H TRAIL  
 50' R.O.W.

SARAH DR  
 50' R.O.W.

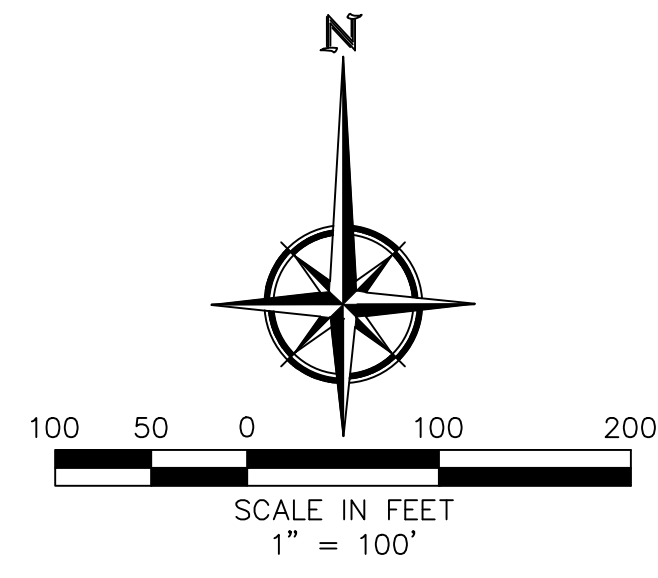
MIRANDA LANE  
 50' R.O.W.

LOT 16  
 LOT 13  
 LOT 12  
 LOT 11  
 LOT 10  
 PARK RIDGE ESTATES  
 CABINET A, PAGE 390  
 P.R.R.C.T.

LOT 24  
 LOT 23  
 LOT 22  
 LOT 21  
 BLOCK A  
 WINDMILL VALLEY  
 SUBDIVISION  
 CABINET A, PAGE 157  
 P.R.R.C.T.

LOT 15  
 LOT 14  
 LOT 13  
 LOT 12  
 LOT 11  
 LOT 10  
 LOT 9  
 LOT 8  
 LOT 7  
 LOT 6  
 LOT 5  
 LOT 4  
 LOT 3  
 LOT 2  
 LOT 1

LOT 31  
 LOT 30  
 LOT 29  
 LOT 28  
 LOT 27  
 LOT 26  
 LOT 25  
 LOT 24  
 LOT 23  
 LOT 22  
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 LOT 20  
 LOT 19  
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 LOT 12  
 LOT 11  
 LOT 10  
 LOT 9  
 LOT 8  
 LOT 7  
 LOT 6  
 LOT 5  
 LOT 4  
 LOT 3  
 LOT 2  
 LOT 1



OWNERS  
**CDT ROCKWALL/2017, LLC**  
 6925 FM 2515  
 KAUFMAN, TX 75142

**SADDLE STAR SOUTH  
 HOLDINGS, LLC**  
 2200 ROSS AVE., STE. 4200W  
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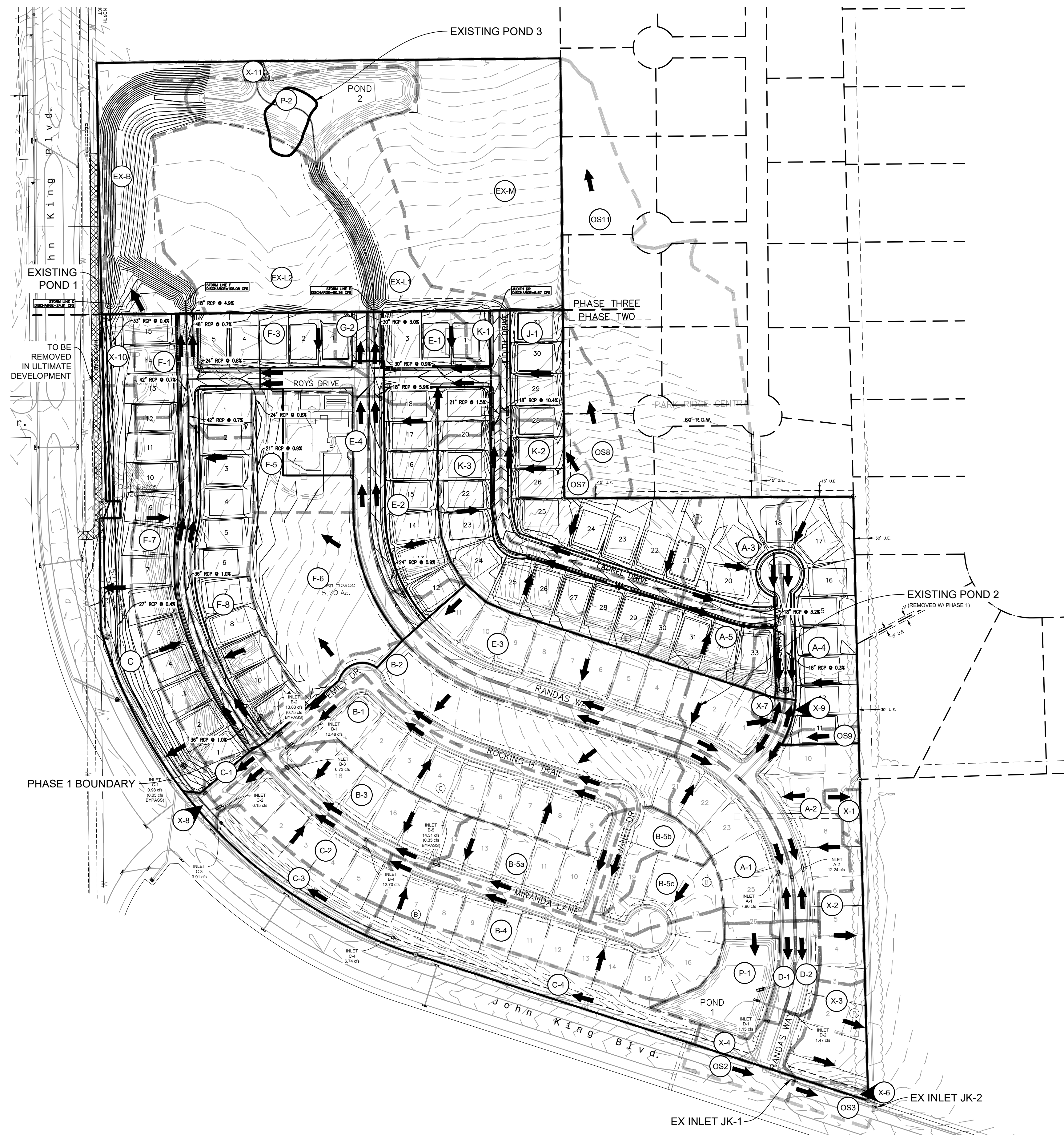
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 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2B.dwg



SCALE IN FEET  
1" = 140'

**LEGEND**

- DRAINAGE AREA BOUNDARY
- 560- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

**Proposed Drainage Area Calculations**

Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

**COMPARISON - GIDEON GROVE-NORTH (6/5/2018)**  
 GG-OS2/OS3=2.85 AC (8.3 CFS)    SS-X1/X2/X3=1.61 AC (7.90 CFS)

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

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BENCHMARK:  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

BM#3 (#106)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH      DATE:

CHECKED: RCK      DATE: 03/19/2021

PROJECT NO.: 06812

DWG FILE NAME: 06824-2 PRELIM DA.DWG

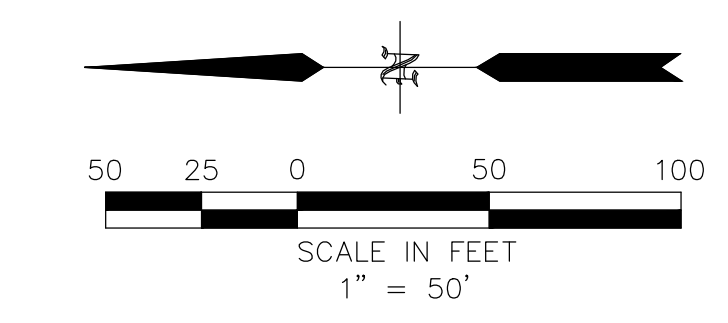
**PRELIMINARY DRAINAGE EXHIBIT**  
**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 OF  
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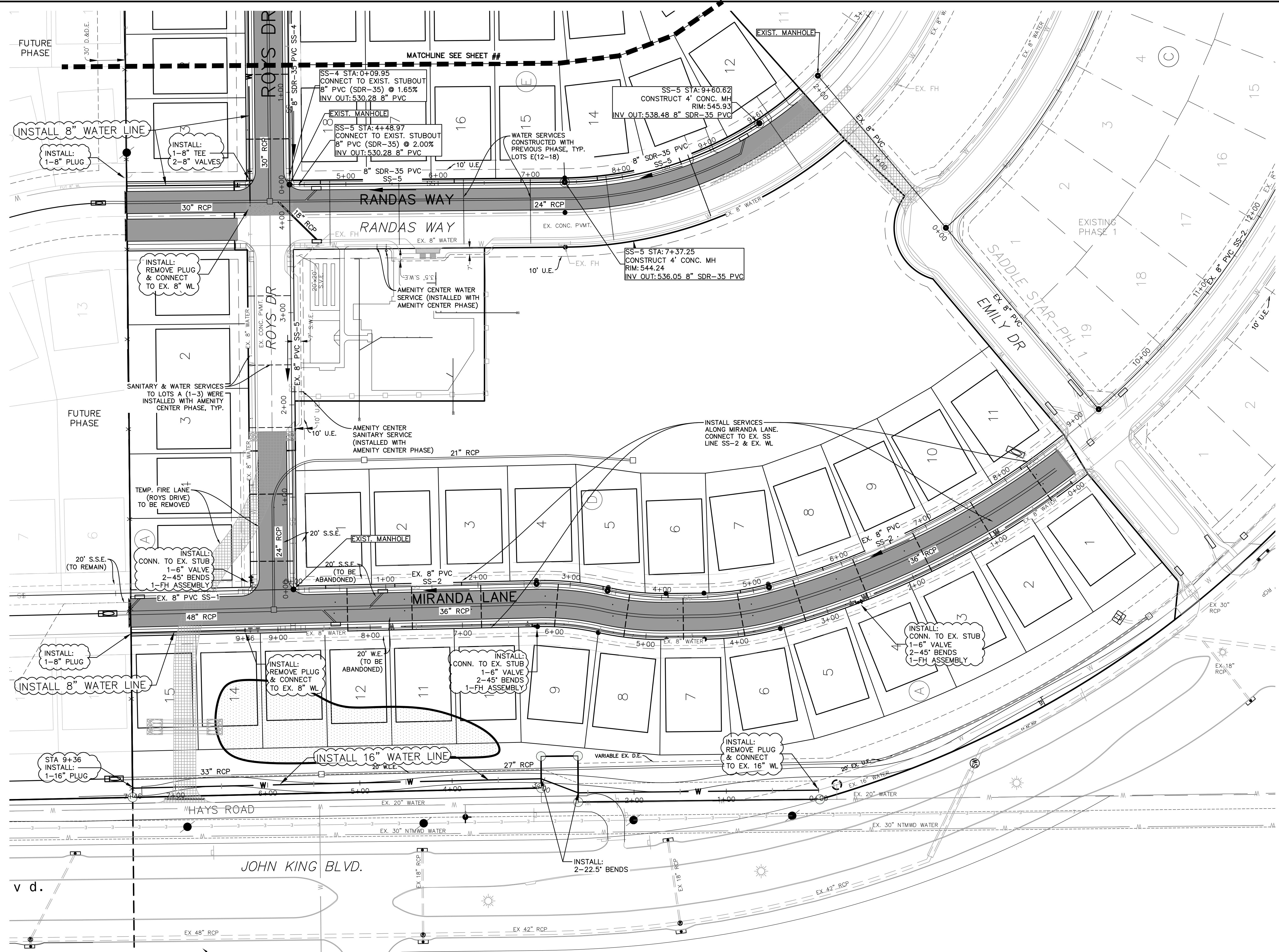


**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS EXISTING SANITARY LINE
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY
- - - PROPOSED SANITARY SERVICE
- - - PROPOSED WATER SERVICE



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REVISIONS:	
DRAWN: MJH	DATE: 03/19/2021
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT 1**

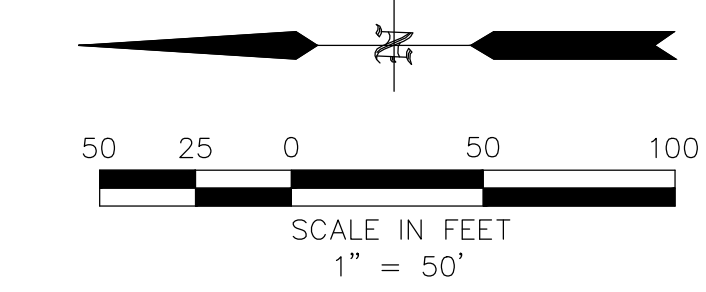
**SADDLE STAR SOUTH PHASE 2**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

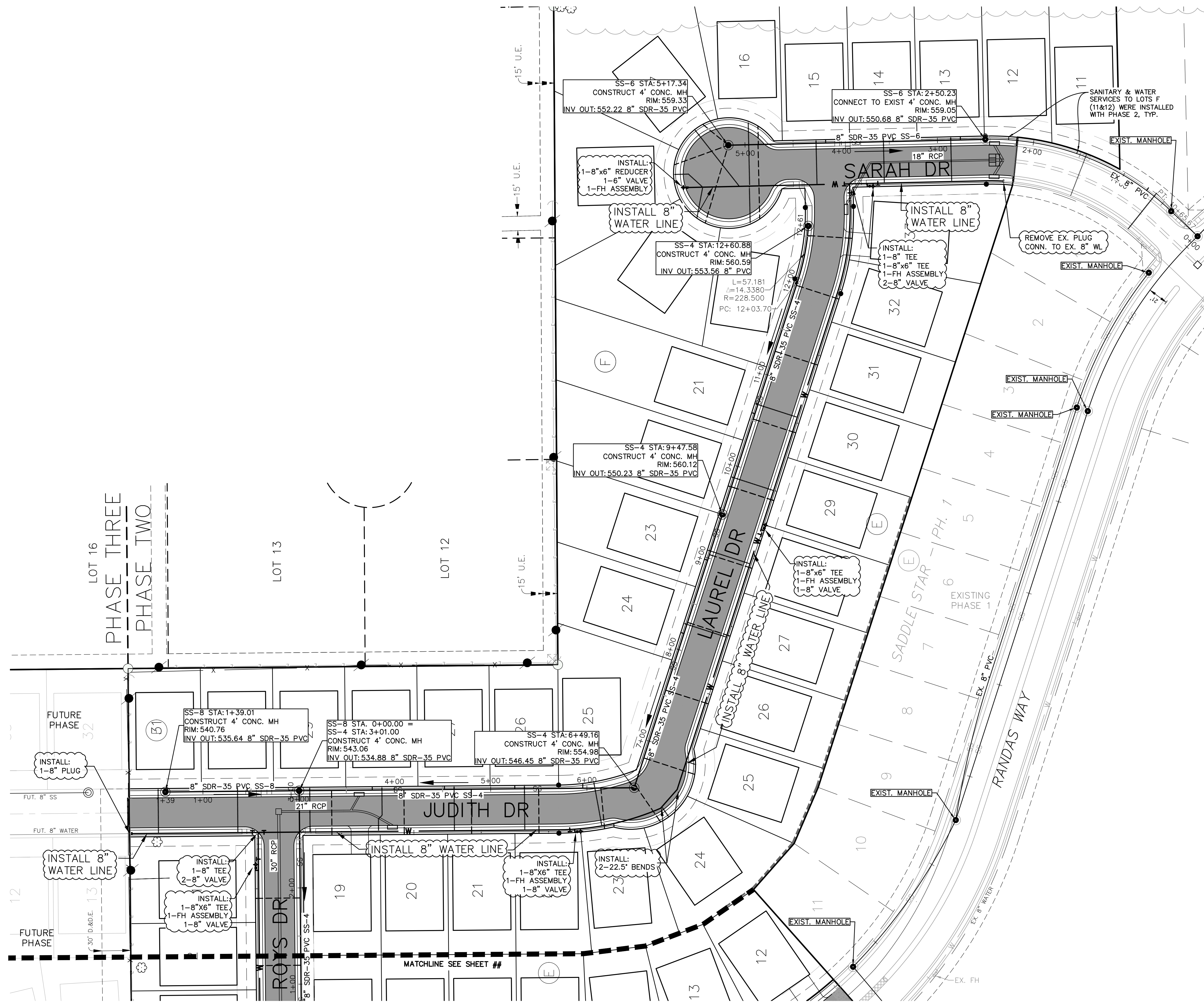
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**1**  
 OF  
**2**

**LEGEND**

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PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT 2**

**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
 2  
 OF  
 2

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER: P2021-012  
PROJECT NAME: Saddle Star Estates South Phase 2B  
SITE ADDRESS/LOCATIONS: 3076 HAYS LN, ROCKWALL

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/24/2021	Needs Review

03/24/2021: P2021-012; Preliminary Plat for the Saddle Star Estates, Phase 2 Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. 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 (P2021-012) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 The preliminary plat shall conform to all standards and requirements of Planned Development District No. 79 (PD-79) for Single-Family 8.4 (SF-8.4) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Correct the preliminary plat by incorporating the amenity center and the portion of Randas Way back into Phase 2.

M.6 Title Block: Change to read PHASE 2 (Not Phase 2B) correct the acreage by incorporating the amenity center and the portion of Randas Way back into PHASE 2.

M.7 Delineate and label the 50-ft pedestrian access easement for the trail system.

M.8 Label the right-of-way width and street centerline for each street both within and adjacent to the development. (§04.01, Art. 11, UDC)

I.9 Provide a Zoning District label indicating "Zoning District: PD-79"

M.10 Adequate public facilities policy. "Adequate service for areas proposed for development. Land proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage

facilities and park facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite." (Section 38-5(d)(1), Policy, Municipal Code of Ordinances)

a) Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 6, 2021, and provide any additional information that is requested.

I.12 Please provide two (2) large copies and one PDF version for review by staff.

I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 30, 2021
- 2) Planning & Zoning Regular meeting will be held on April 13, 2021
- 3) City Council meeting will be held on April 19, 2021

I.14 Staff requires that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Need Instrument numbers.

M - Check with the Fire Marshals to verify access.

M - Install Butterfly valves on 16-inch at 500-ft max spacing water lines.

The following items are for your information for the engineering review process.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - 10' Utility Easement required along all street ROW.

I - Minimum 20' x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.

Drainage Items:

I - No walls allowed in detention.

I - Can't increase flow leaving site. Detention may be required to prevent increase in flow leaving site. No detention allowed in floodplain.

I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.

I - Manning's C-value is per zoning type.

I - Must get a WOTUS study for the ponds on site.

I - The finish floor of all the houses must be 2' above the adjacent floodplain elevation. Any parking areas, including garages must be 1' minimum above the floodplain elevation.

I - "Drainage/detention and floodplain on site to be maintained by the HOA" add note to preliminary plat.

I - Drainage plan attached with preliminary plat not reviewed.

Water and Wastewater Items:

- I - Must show existing and proposed utilities for the project.
- I - Must loop 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - Mt. Zion has the water service rights. The development may opt out of Mt. Zion.
- I - Install Butterfly valves on 16-inch at 500-ft max spacing

Roadway Paving Items:

- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Alleys to be 20' ROW, 12' wide paving.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - Cul-de-sacs or eyebrow paving must have 57.5' radius for the ROW and 47.5' radius for paving minimum.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

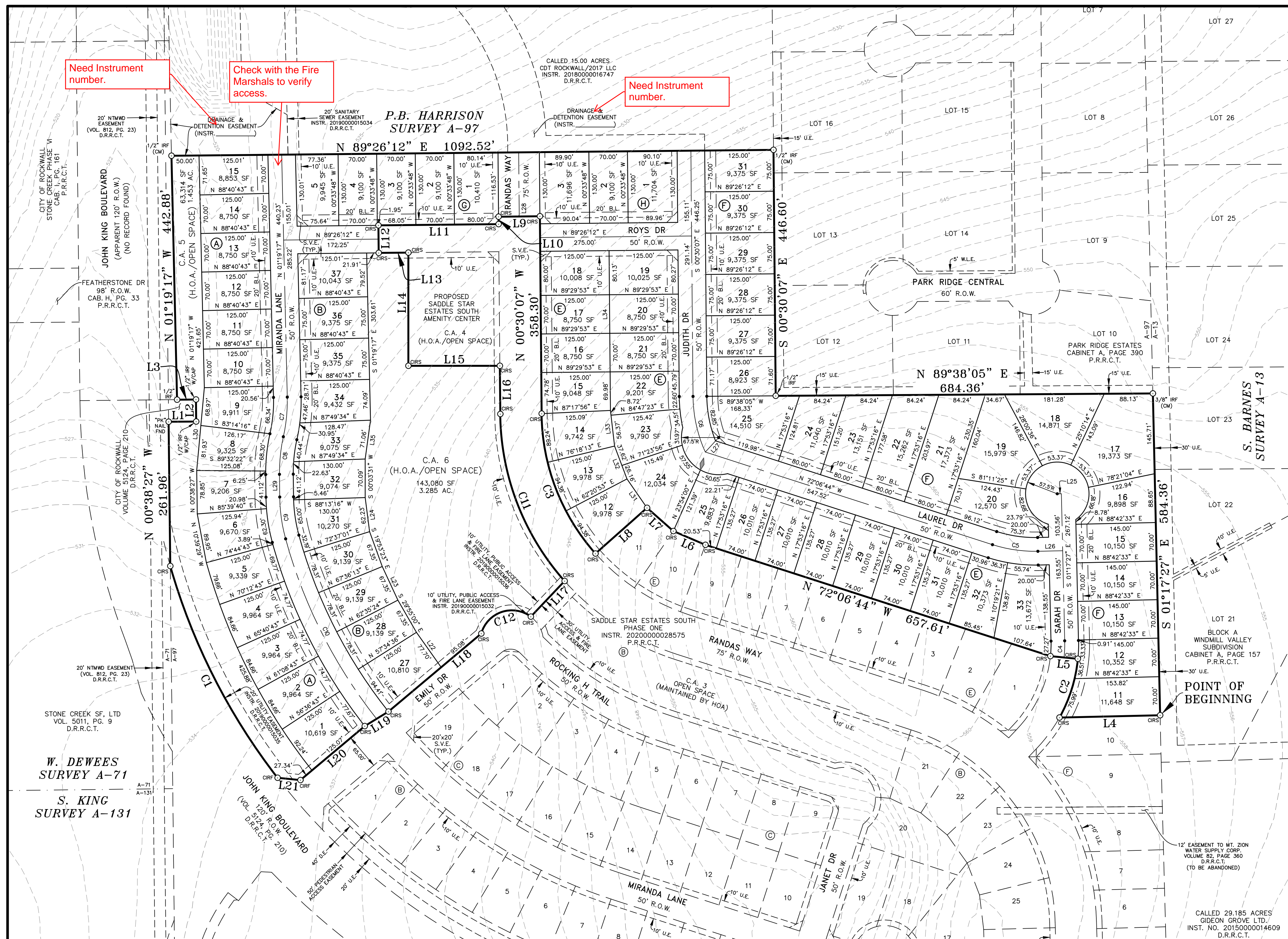
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments

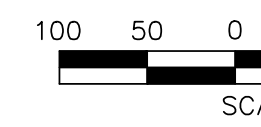


Need Instrument number.

Check with the Fire Marshals to verify access.

Need Instrument number.

CURVE	DELTA	R
C1	21°14'11"	111'
C2	23°26'23"	3
C3	41°06'27"	3
C4	6°56'39"	2
C5	19°10'43"	2
C6	23°51'24"	2
C7	13°49'20"	3
C8	13°08'30"	3
C9	14°40'53"	3
C10	22°57'18"	9
C11	41°06'20"	4
C12	11°11'03"	5



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  - I - 4% Engineering Inspection Fees
  - I - Impact Fees (Water, Wastewater & Roadway)
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  - I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397/C0030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - 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.
  - The Open Space Lots to be maintained by the Homeowners Association (HOA).
  - The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

**SURVEYOR'S CERTIFICATE**

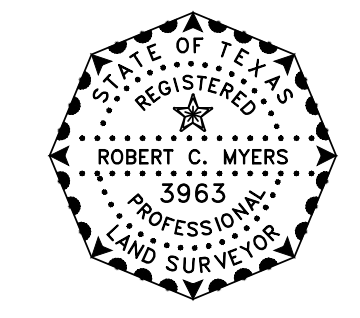
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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



OWNERS—  
**CDT ROCKWALL 2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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: rcmysurveying@gmail.com  
FIRM NO. 10192300 J06 NO. 355

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH PHASE 2B**

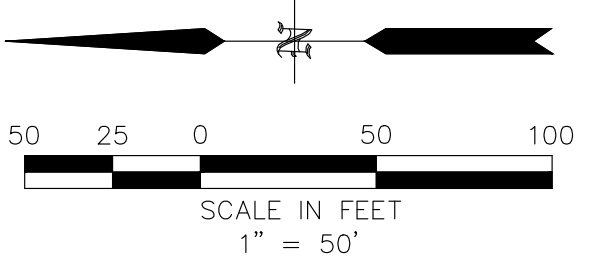
77 SINGLE FAMILY LOTS  
2 COMMON AREA TRACT  
26.827 ACRES

SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

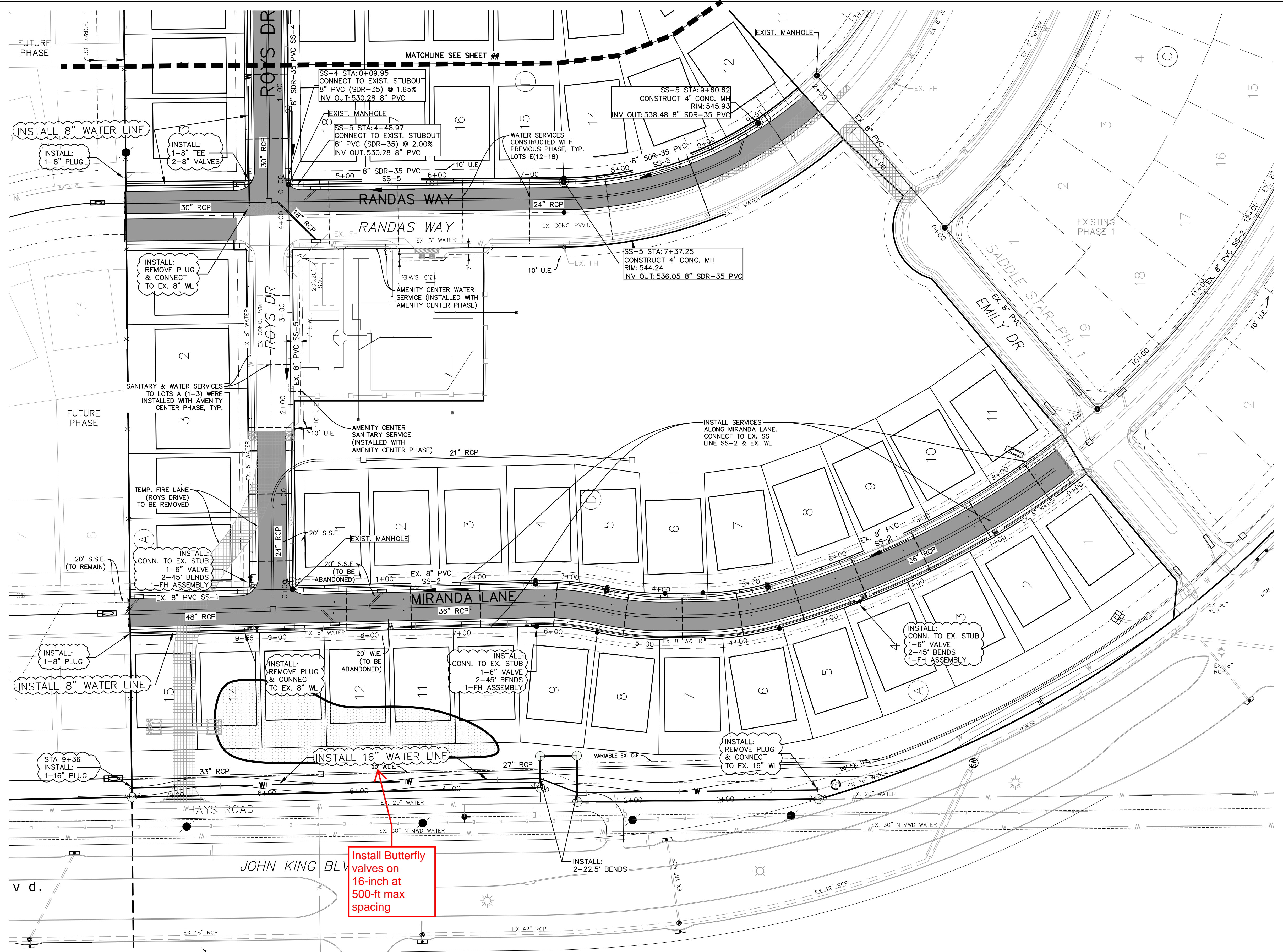
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CIR'S "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58  
  
BM#3 (#106)  
CIR'S "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT. ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT 1**  
**SADDLE STAR SOUTH PHASE 2**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
1  
OF  
2



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-012

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King Blvd. and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER CDT ROCKWALL/2017 LLC

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 6925 FM 2515

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP KAUFMAN, TX. 75142

CITY, STATE & ZIP Dallas, Tx 75201

PHONE

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER GWENDOLYN REED

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 3076 HAYS RD

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP Dallas, Tx 75201

PHONE 972-388-6383

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GWEN REED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1850 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE

Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-00012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **John King Blvd at Hays Road**

SUBDIVISION **Saddle Star South Phase 2**

LOT

BLOCK

GENERAL LOCATION **East of John King and South of FM 552**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development District**

CURRENT USE **Agriculture**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family Residential**

ACREAGE **26.827**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **77**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **SADDLE STAR SOUTH HOLDINGS LLC**

APPLICANT **Hines**

CONTACT PERSON

CONTACT PERSON **Jose Campos**

ADDRESS **2200 ROSS AVENUE**

ADDRESS **2200 Ross Ave. Ste. 4200W**

**SUITE 4200 W**

CITY, STATE & ZIP **DALLAS, TX. 75201**

CITY, STATE & ZIP **Dallas, Tx 75201**

PHONE

PHONE **214-716-2900**

E-MAIL

E-MAIL **jose.campos@hines.com**

### NOTARY VERIFICATION [REQUIRED]

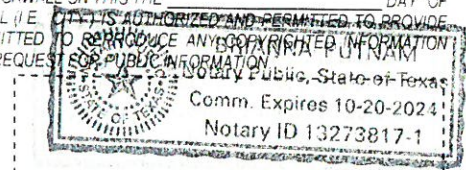
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF March, 2021

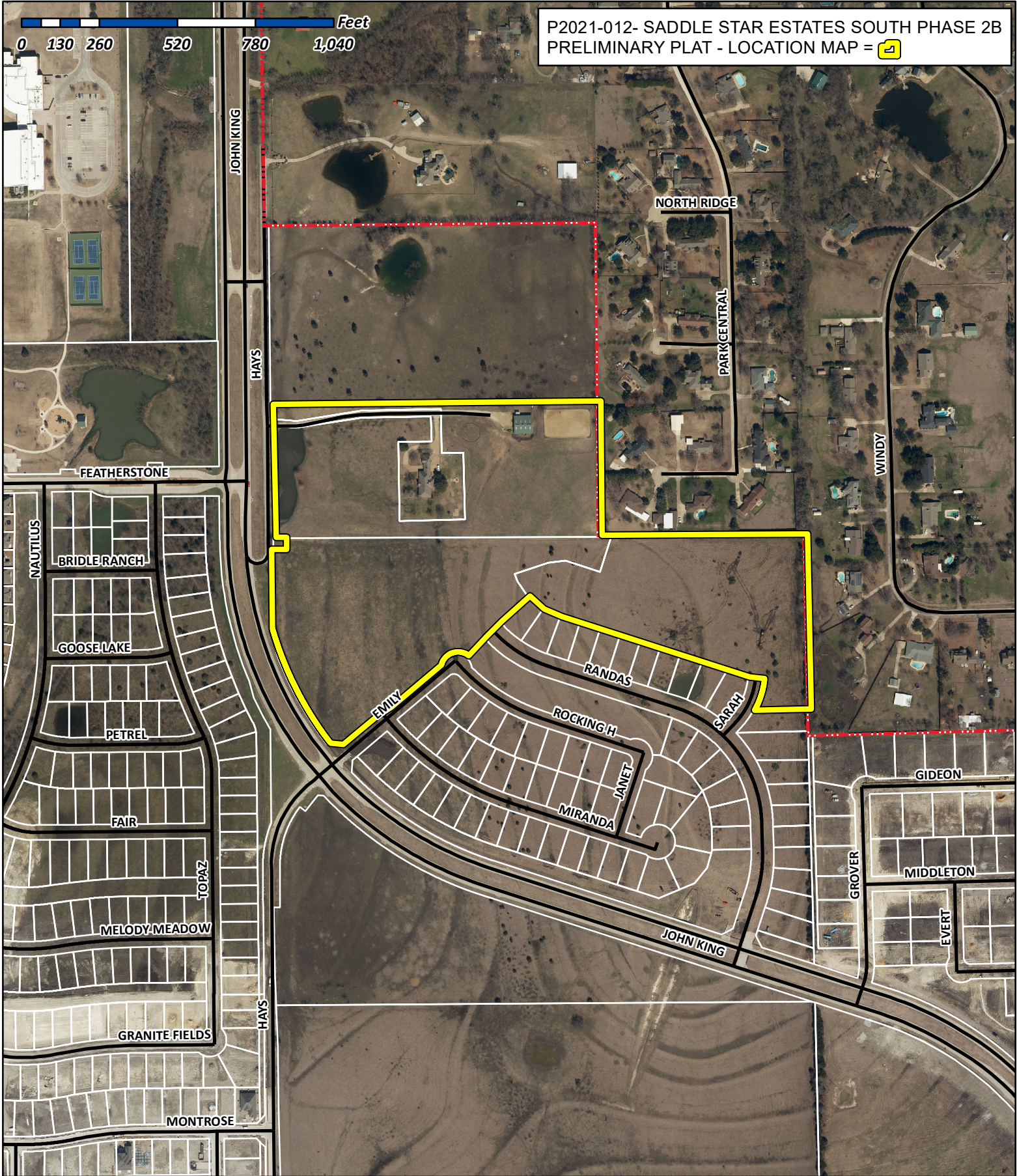
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/20/24

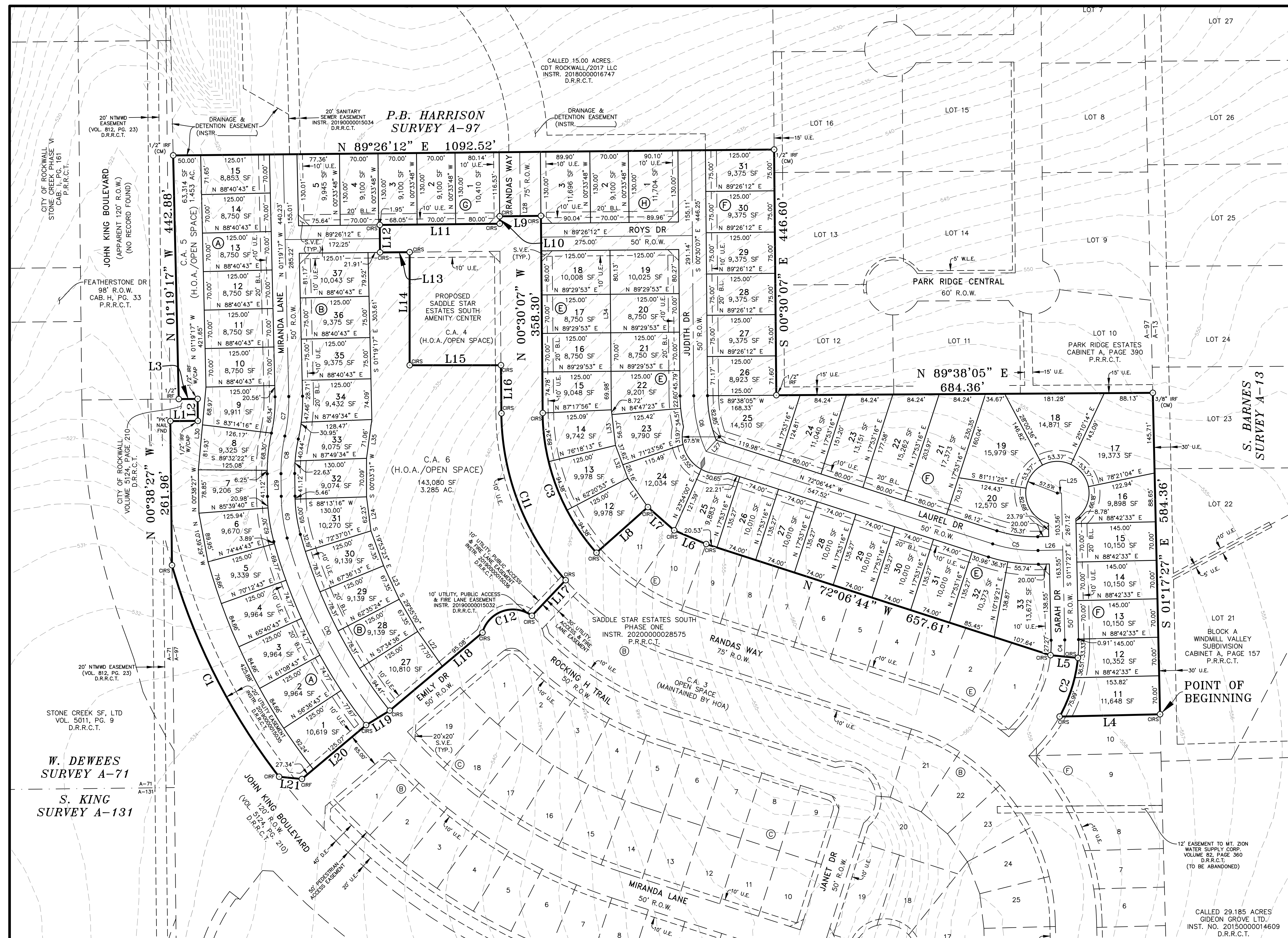


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

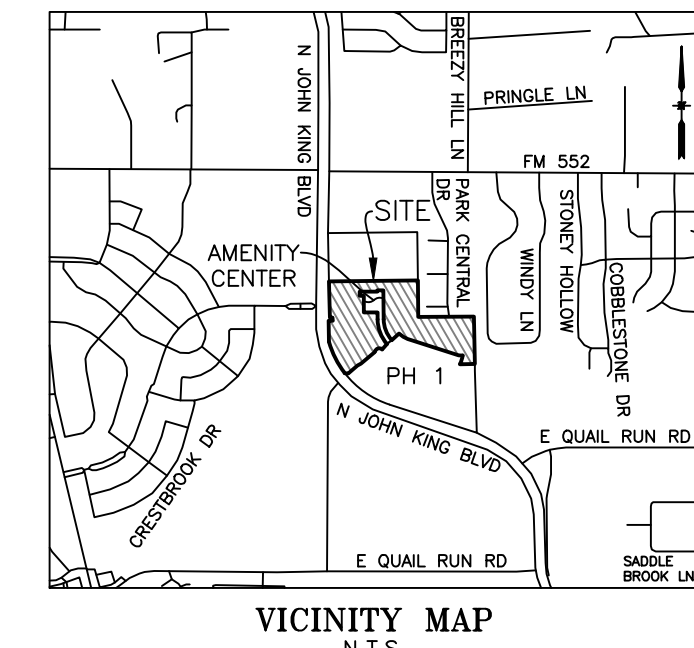
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**LEGEND**

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

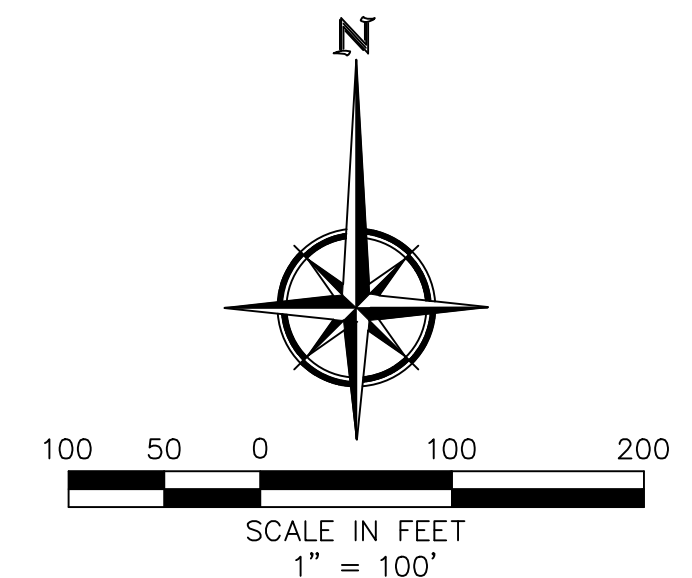


**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	214°7'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	41°06'27"	387.50'	145.29'	278.02'	S 21°03'14" E	272.09'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	462.50'	173.41'	331.81'	S 21°03'17" E	324.74'
C12	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

**LINE TABLE**

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'	L19	S 58°29'53" W	50.35'
L2	N 00°38'27" W	40.00'	L20	S 49°55'55" W	152.40'
L3	S 89°38'05" W	34.30'	L21	N 84°16'58" W	41.84'
L4	S 88°42'33" W	182.77'	L22	S 35°18'55" E	77.70'
L5	N 84°20'49" W	50.00'	L23	S 24°54'11" E	67.35'
L6	N 66°47'40" W	63.38'	L24	S 07°26'26" E	62.23'
L7	N 48°35'07" W	63.78'	L25	N 88°42'33" E	7.50'
L8	S 48°23'33" W	125.00'	L26	N 88°42'33" E	45.00'
L9	S 89°23'28" W	75.00'	L27	N 42°38'44" E	35.79'
L10	S 00°30'07" E	13.47'	L28	N 00°30'07" W	116.50'
L11	S 89°26'12" W	218.05'	L29	N 00°38'27" W	41.12'
L12	S 00°33'48" E	50.00'	L30	N 05°14'20" E	150.90'
L13	N 89°26'12" E	53.74'	L31	N 34°37'47" W	63.78'
L14	S 00°00'00" E	205.52'	L32	N 20°40'27" W	63.78'
L15	N 90°00'00" E	166.07'	L33	N 06°36'49" W	65.09'
L16	S 00°30'07" E	87.56'	L34	N 00°30'07" W	70.00'
L17	S 43°25'25" W	89.23'	L35	S 07°43'23" W	71.06'
L18	S 49°55'55" W	220.14'			



- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839700030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - 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.
  - The Open Space Lots to be maintained by the Homeowners Association (HOA).
  - The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

**SURVEYOR'S CERTIFICATE**

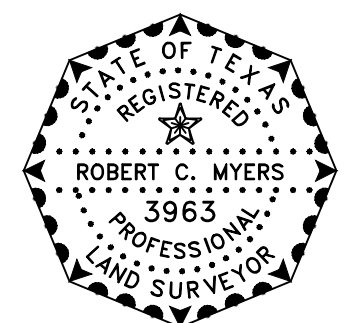
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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



**REVIEWED FOR PRELIMINARY APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED FOR PREPARATION OF FINAL PLAT**

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

OWNERS  
**CDT ROCKWALL/2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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

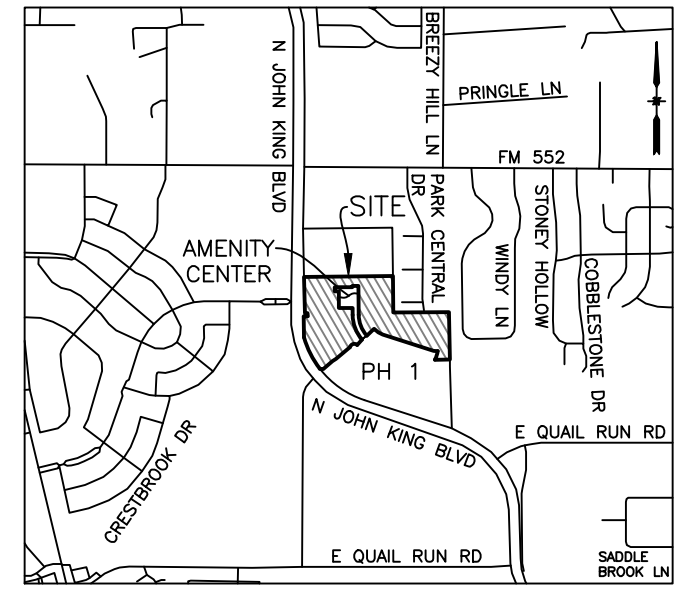
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

**PRELIMINARY PLAT**  
**SADDLE STAR ESTATES SOUTH**  
**PHASE 2B**  
77 SINGLE FAMILY LOTS  
2 COMMON AREA TRACT  
**26.827 ACRES**  
SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

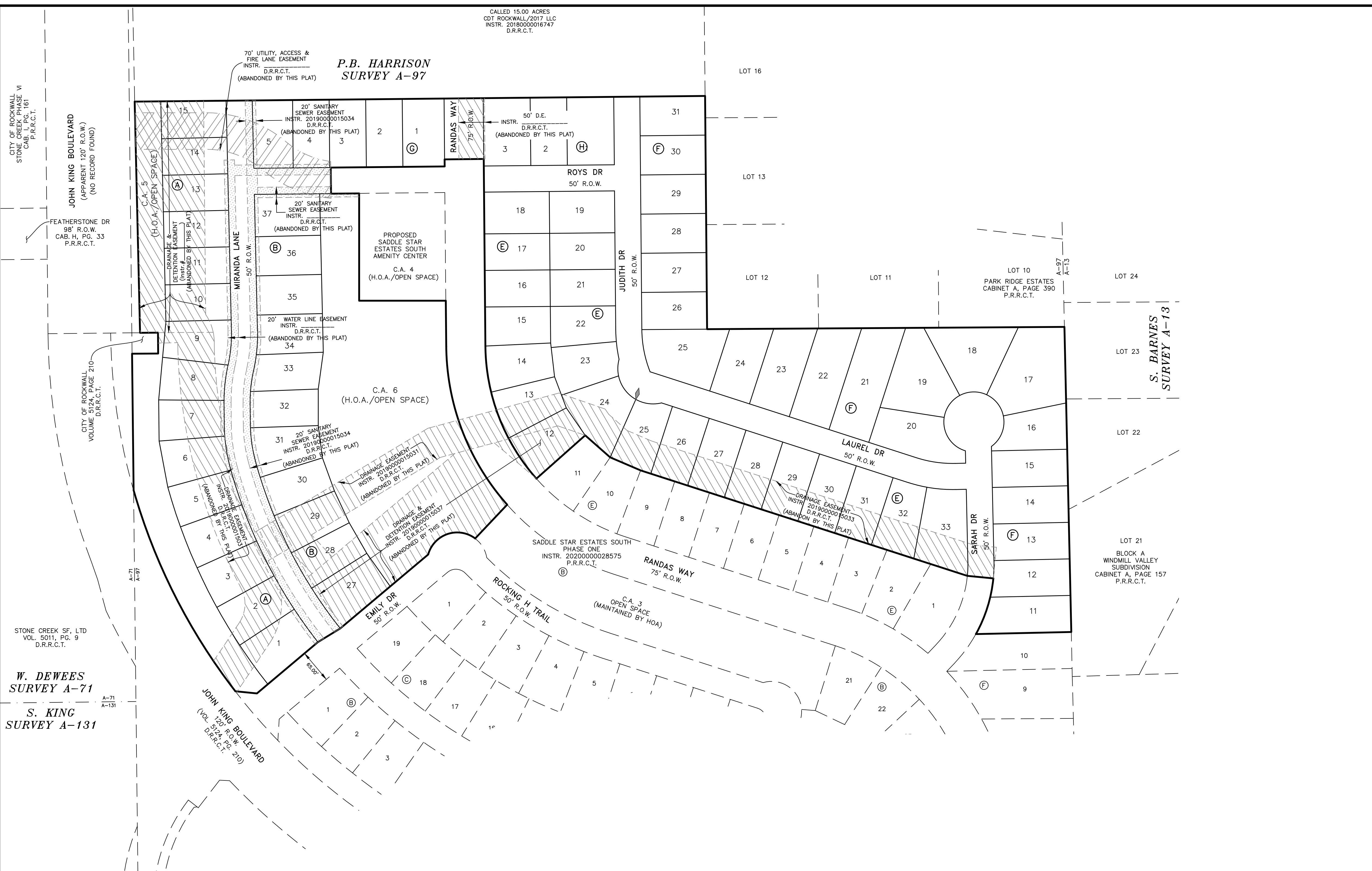
CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.

**P.B. HARRISON  
 SURVEY A-97**

LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆ INDICATES CHANGE IN STREET NAME	



VICINITY MAP  
 N.T.S.



JOHN KING BOULEVARD  
 (APPARENT 120' R.O.W.)  
 (NO RECORD FOUND)

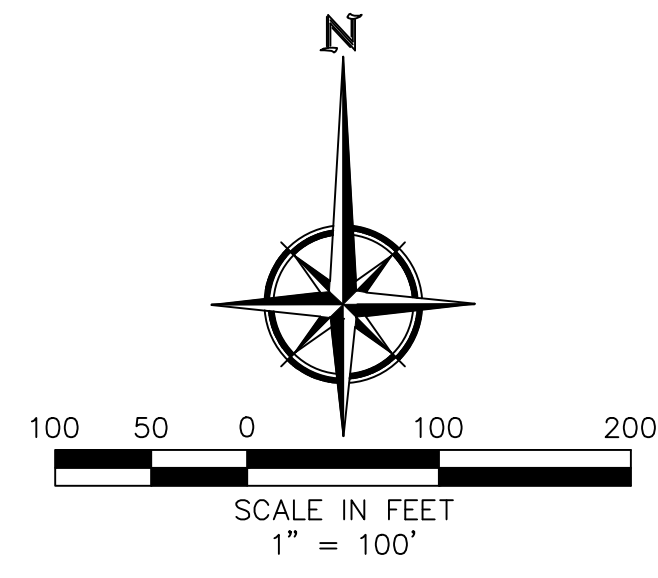
FEATHERSTONE DR  
 98' R.O.W.  
 CAB. H, PG. 33  
 P.R.R.C.T.

CITY OF ROCKWALL  
 VOLUME 210  
 D.R.R.C.T.

STONE CREEK SF, LTD  
 VOL. 5011, PG. 9  
 D.R.R.C.T.

**W. DEWEES  
 SURVEY A-71**

**S. KING  
 SURVEY A-131**



OWNERS  
**CDT ROCKWALL/2017, LLC**  
 6925 FM 2515  
 KAUFMAN, TX 75142

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

**CWENDOLYN REED**  
 3076 HAYS RD  
 ROCKWALL, TX 75087

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) 532-0836  
 FAX (972) 412-4875  
 EMAIL: rcmsurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 355

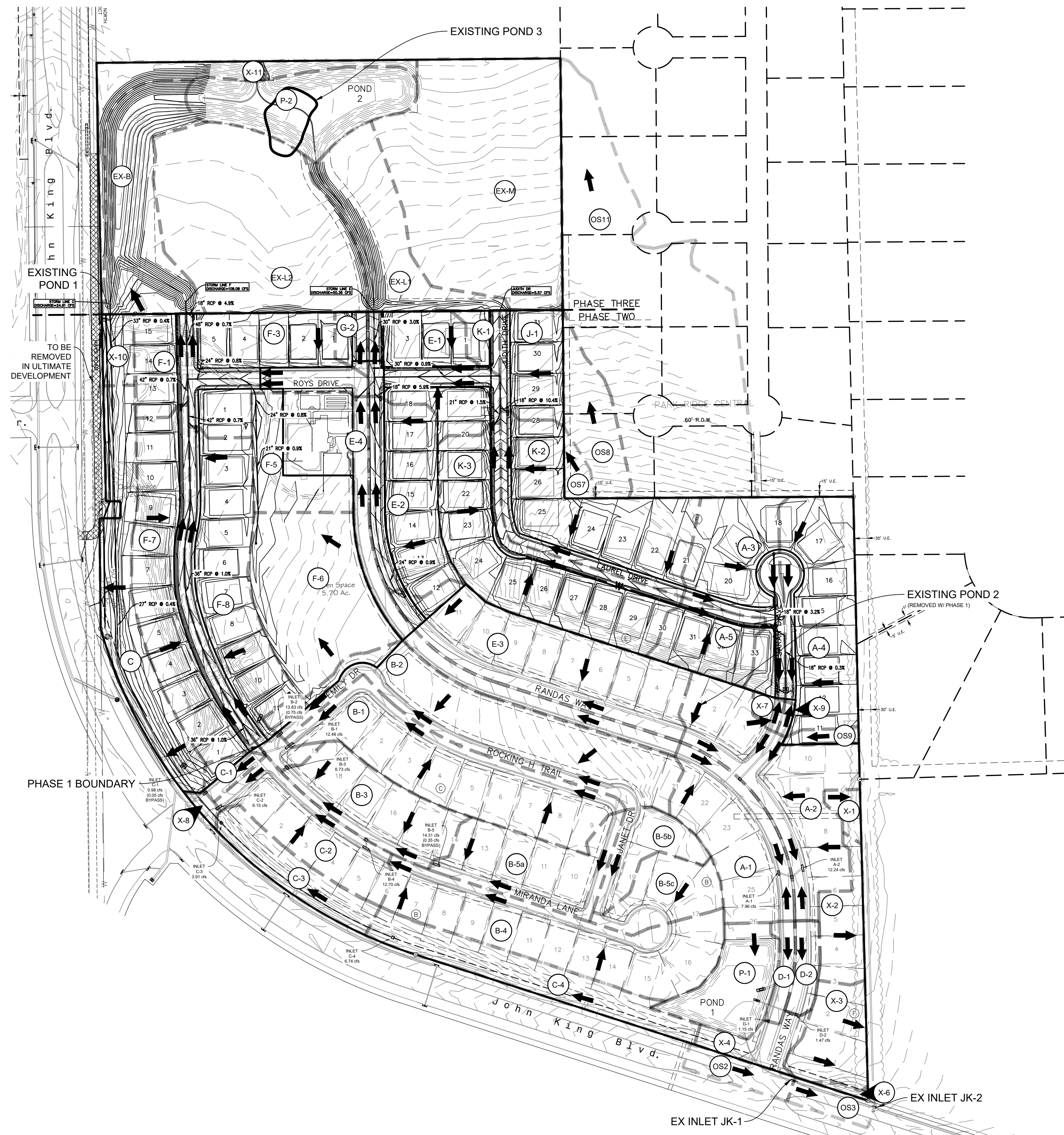
PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH  
 PHASE 2B**

77 SINGLE FAMILY LOTS  
 2 COMMON AREA TRACT  
 26.827 ACRES

SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2B.dwg



SCALE IN FEET  
1" = 140'

**LEGEND**

- DRAINAGE AREA BOUNDARY
- 560- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

**Proposed Drainage Area Calculations**

Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

**COMPARISON - GIDEON GROVE-NORTH (6/5/2018)**  
 GG-OS2/OS3=2.85 AC (8.3 CFS)    SS-X1/X2/X3=1.61 AC (7.90 CFS)

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

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-086-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

BM#3 (#106)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

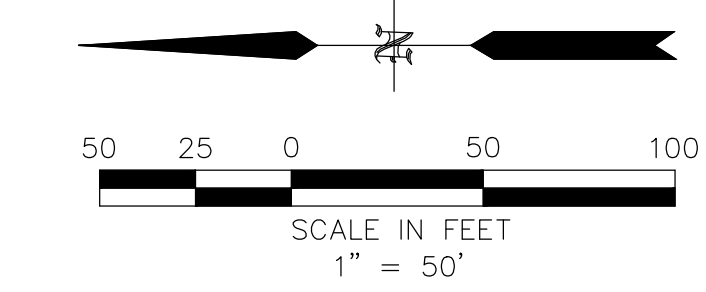
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 CHECKED: RCK  
 PROJECT NO.: 06812  
 DWG FILE NAME: 06824-2 PRELIM DA.DWG

**PRELIMINARY DRAINAGE EXHIBIT**  
**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

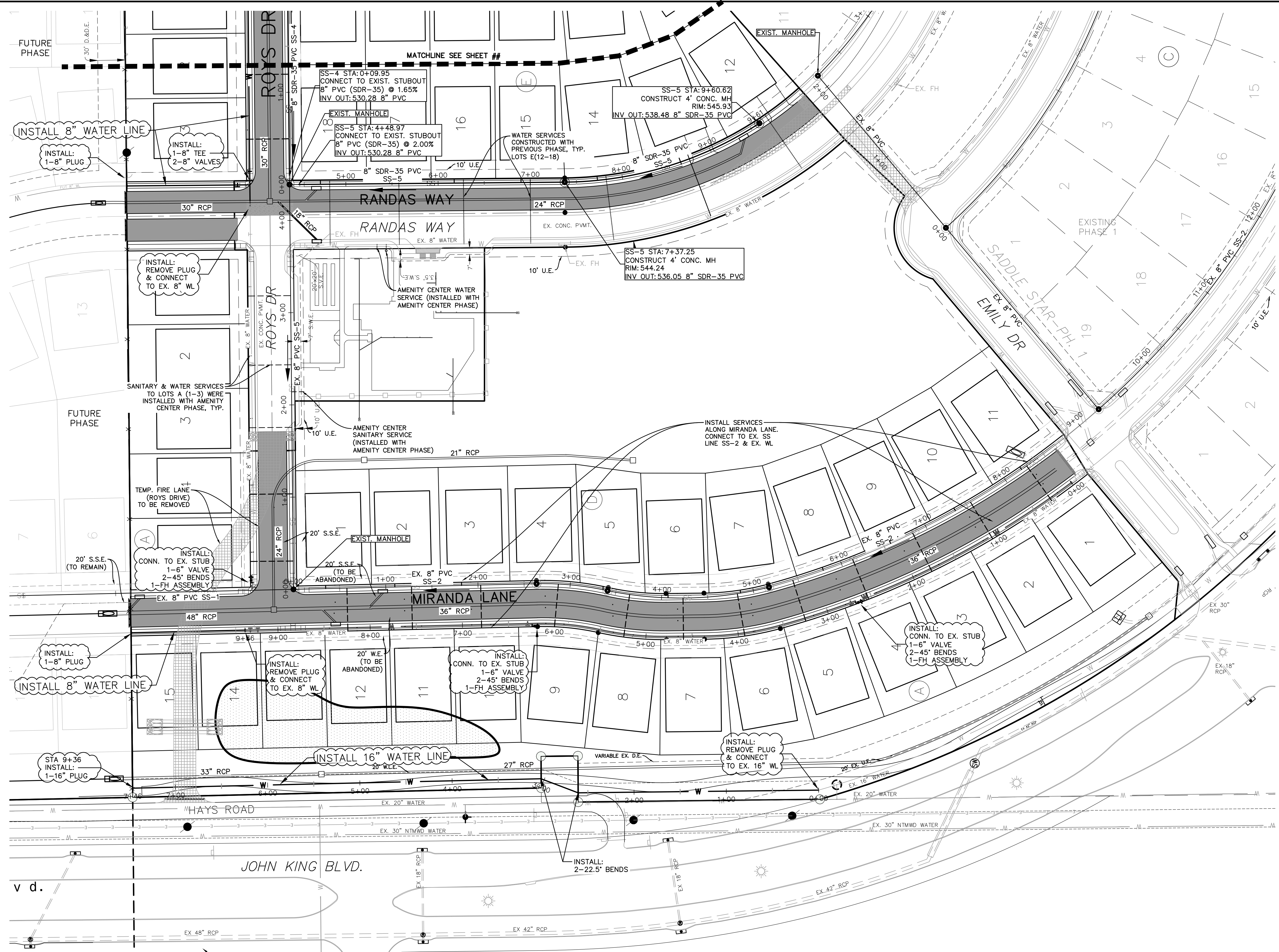
SHEET  
 1  
 OF  
 1

**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE



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 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS**  
 & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
 CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
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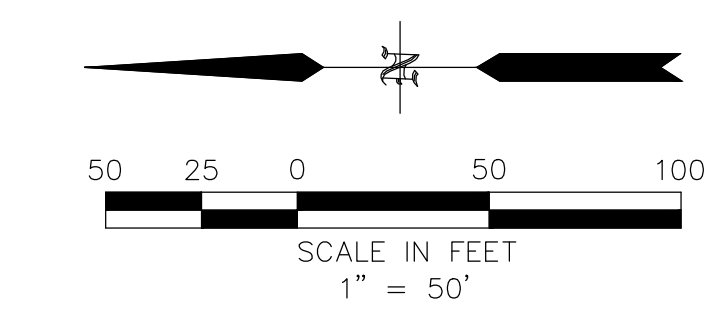
REVISIONS:	
DRAWN: MJH	DATE: 03/19/2021
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT 1**

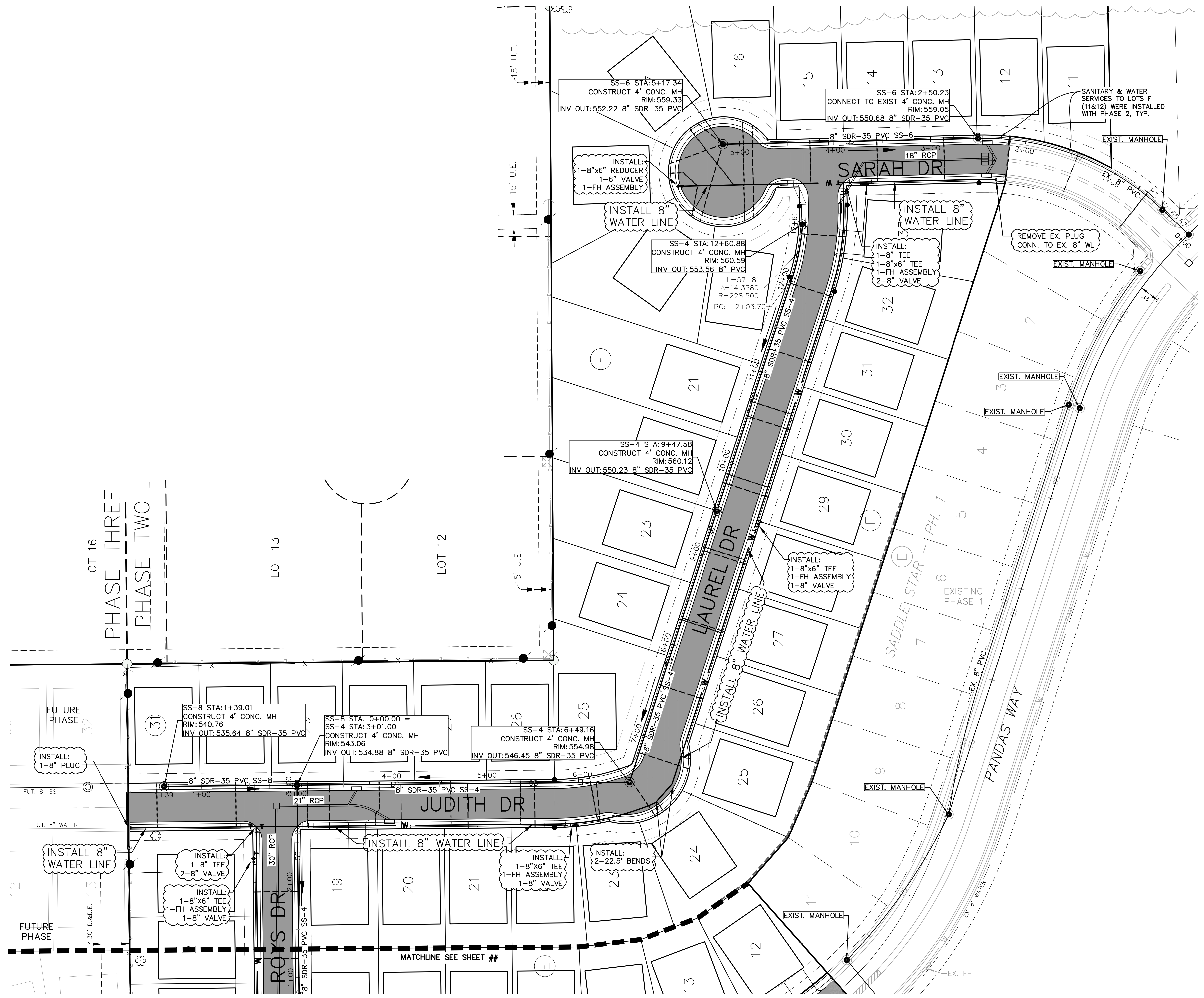
**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
**1**  
 OF  
**2**

LEGEND	
	MATCHLINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY LINE
	EXISTING SANITARY LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
	R.O.W. CENTER LINE
	R.O.W. LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE



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**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
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REVISIONS:	
DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT 2**  
**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
 2  
 OF  
 2





# 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:** April 13, 2021

**APPLICANT:** Jose Campos; *Hines*

**CASE NUMBER:** P2021-012; *Preliminary Plat for Phase 2 of the Saddle Star Estates South Subdivision*

### SUMMARY

Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (*Ordinance No. 20-35*), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat Phase 2 of the Saddle Star Estates South Subdivision for the purpose of ensuring compliance with the *Master Plat*, which was recently changed [*Case No. P2020-006*]. This phase of the subdivision will be comprised of 77, 70' x 125' single-family residential lots and three (3) common areas on a 29.002-acre tract of land. The three (3) common areas will total 5.5-acres, and incorporate an amenity center. In addition to the preliminary plat, the applicant has also submitted a preliminary drainage plan indicating the proposed drainage calculations and a preliminary utility plan indicating the proposed locations for the water lines, sanitary sewer lines, and the proposed fire hydrants and sanitary sewer manholes. The following is the lot composition of the Saddle Star Estates South Subdivision:

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	70' x 125'	8,750 SF	143	78.44%
B	80' x 125'	10,000 SF	33	21.56%
			176	100.00%

- On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of \$59,064.00 (*i.e. 176 lots @ \$428.00 per lot*) and cash-in-lieu of land fees of \$42,090.00 (*i.e. 176 lots @ \$305.00 per lot*) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground. Per the recommendations of the Parks and Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by 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 preliminary plat for *Phase 2 of the Saddle Star Estates South Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans.
- (2) The development shall adhere to the recommendations from the February 4, 2020 Parks and Recreation Board 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.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 4/9/2021

PROJECT NUMBER: P2021-012  
PROJECT NAME: Saddle Star Estates South Phase 2B  
SITE ADDRESS/LOCATIONS: 3076 HAYS LN, ROCKWALL

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/08/2021	Approved w/Condition

04/08/2021: P2021-012; Revision 1 - Preliminary Plat for the Saddle Star Estates, Phase 2 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.
- I.2 Please note the scheduled meetings for this case:
  - 1) Planning & Zoning Regular meeting will be held on April 13, 2021
  - 2) City Council meeting will be held on April 19, 2021
- I.3 Although this is on the consent agenda, staff requires that a representative be present for the meetings as scheduled regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/08/2021	Needs Review

04/08/2021: M - Must include the drainage easement instrument numbers with this plat.

The following items are for your information for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.

- I - 10' Utility Easement required along all street ROW.
- I - Minimum 20' x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.

Drainage Items:

- I - No walls allowed in detention.
- I - Can't increase flow leaving site. Detention may be required to prevent increase in flow leaving site. No detention allowed in floodplain.
- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Must get a WOTUS study for the ponds on site.
- I - The finish floor of all the houses must be 2' above the adjacent floodplain elevation. Any parking areas, including garages must be 1' minimum above the floodplain elevation.
- I - "Drainage/detention and floodplain on site to be maintained by the HOA" add note to preliminary plat.
- I - Drainage plan attached with preliminary plat not reviewed.

Water and Wastewater Items:

- I - Must show existing and proposed utilities for the project.
- I - Must loop 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - Mt. Zion has the water service rights. The development may opt out of Mt. Zion.
- I - Install Butterfly valves on 16-inch at 500-ft max spacing

Roadway Paving Items:

- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Alleys to be 20' ROW, 12' wide paving.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - Cul-de-sacs or eyebrow paving must have 57.5' radius for the ROW and 47.5' radius for paving minimum.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	04/08/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/08/2021	Approved

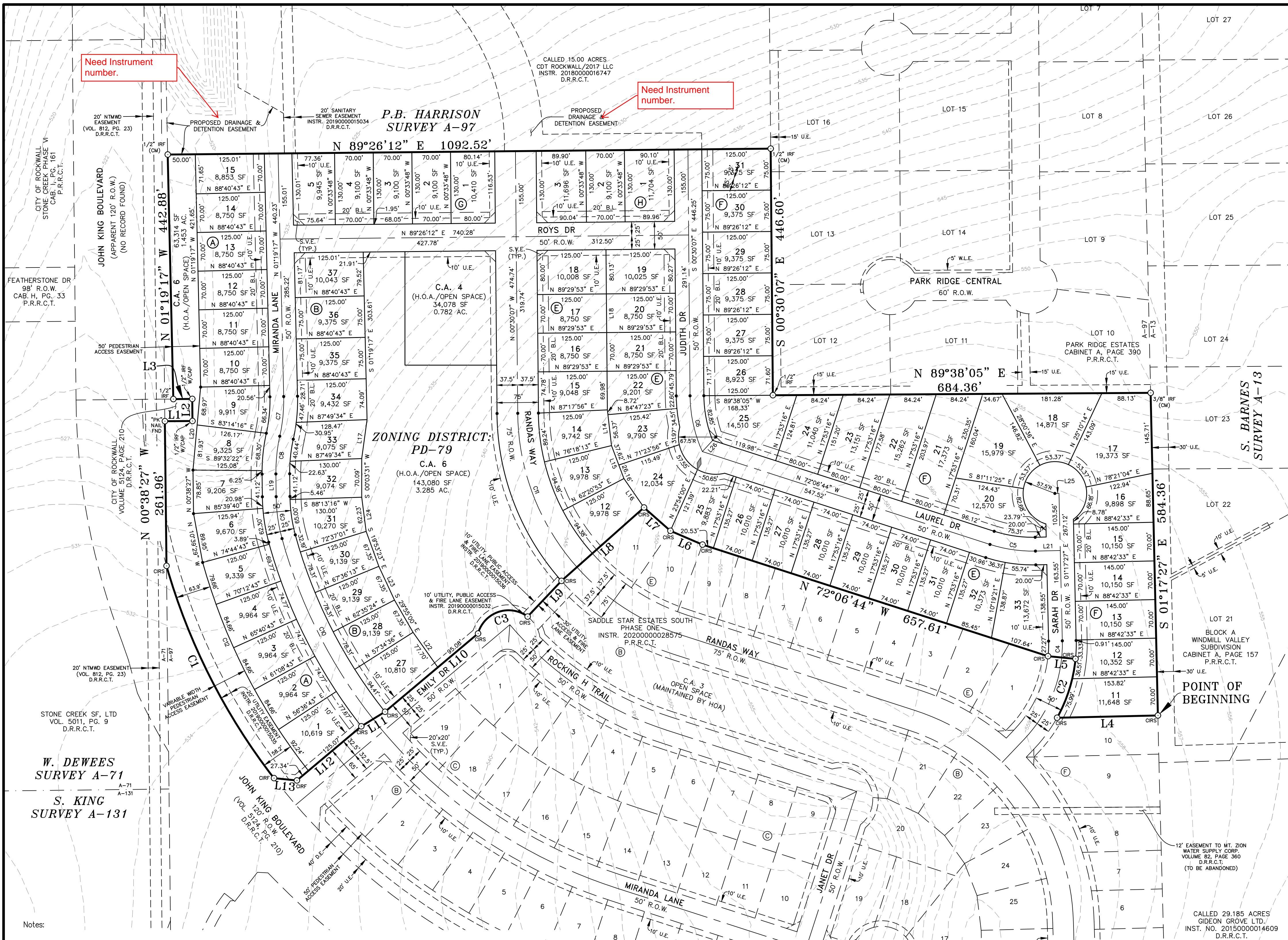
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	04/08/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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No Comments



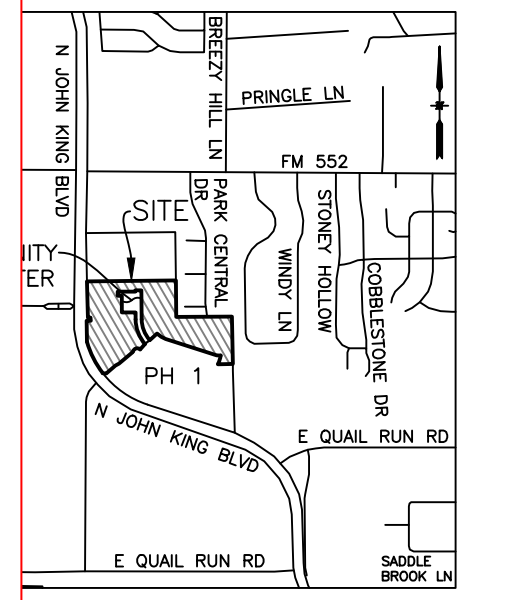
- General Items:**
- I - Must meet City Standards of Design and Construction
  - I - 4% Engineering Inspection Fees
  - I - Impact Fees (Water, Wastewater & Roadway)
  - I - Minimum easement width is 20' for new easements. No structures allowed in easements.
  - I - Retaining walls 3' and over must be engineered.
  - I - All retaining walls must be rock or stone face. No smooth concrete walls.
  - I - 10' Utility Easement required along all street ROW.
  - I - Minimum 20' x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.

- Drainage Items:**
- I - No walls allowed in detention.
  - I - Can't increase flow leaving site. Detention may be required to prevent increase in flow leaving site. No detention allowed in floodplain.
  - I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
  - I - Manning's C-value is per zoning type.
  - I - Must get a WOTUS study for the ponds on site.
  - I - The finish floor of all the houses must be 2' above the adjacent floodplain elevation. Any parking areas, including garages must be 1' minimum above the floodplain elevation.
  - I - "Drainage/detention and floodplain on site to be maintained by the HOA" add note to preliminary plat.
  - I - Drainage plan attached with preliminary plat not reviewed.

- Water and Wastewater Items:**
- I - Must show existing and proposed utilities for the project.
  - I - Must loop 8" water line on site.
  - I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
  - I - Minimum public sewer is 8".
  - I - Mt. Zion has the water service rights. The development may opt out of Mt. Zion.
  - I - Install Butterfly valves on 16-inch at 500-ft max spacing

- Roadway Paving Items:**
- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
  - I - Alleys to be 20' ROW, 12' wide paving.
  - I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
  - I - Cul-de-sacs or eyebrow paving must have 57.5' radius for the ROW and 47.5' radius for paving minimum.

- Landscaping:**
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.



VICINITY MAP N.T.S.

NO.	DIRECTION	DISTANCE
14	N 06°36'49" W	65.09'
15	N 20°40'27" W	63.78'
16	N 34°37'47" W	63.78'
17	S 07°43'23" W	71.06'
18	N 00°30'07" W	70.00'
19	N 00°38'27" W	41.12'
20	N 05°14'20" E	150.90'
21	N 88°42'33" E	45.00'
22	S 35°18'55" E	77.70'
23	S 24°54'11" E	67.35'
24	S 07°26'26" E	62.23'
25	N 88°42'33" E	7.50'
26	N 42°38'44" E	35.79'

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839700030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the Homeowners Association (HOA).
  - 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 permitted to be constructed, 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.
  - The HOA is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.
  - The Open Space Lots to be maintained by the property owner/HOA.
  - Drainage/detention and floodplain on site to be maintained by the HOA.

**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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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

Mayor, City of Rockwall      City Secretary      City Engineer

OWNERS  
**CDT ROCKWALL/2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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

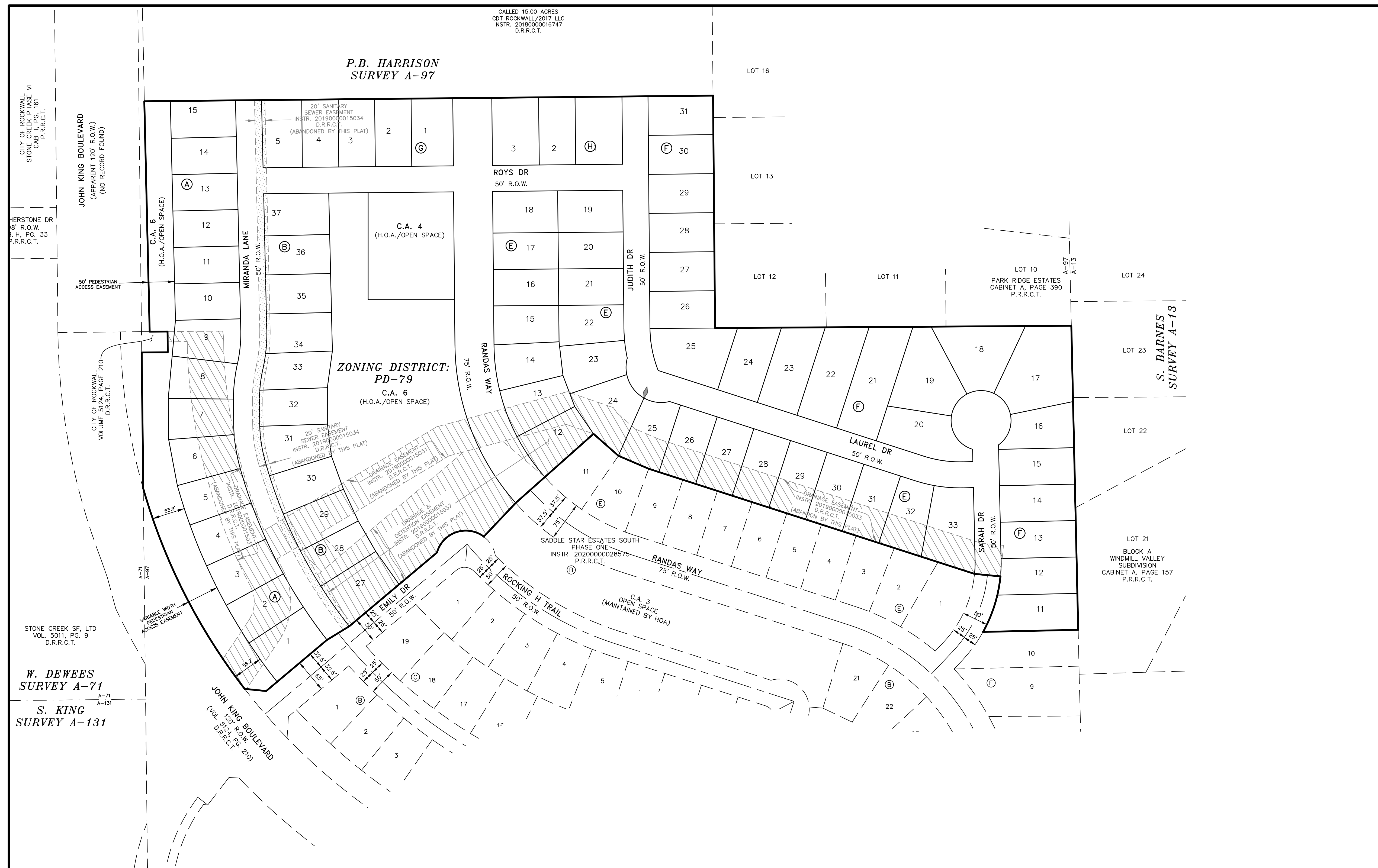
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0836  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH**  
**PHASE 2**

77 SINGLE FAMILY LOTS  
3 COMMON AREA TRACT  
**29.002 ACRES**  
ZONING DISTRICT: PD-79  
SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

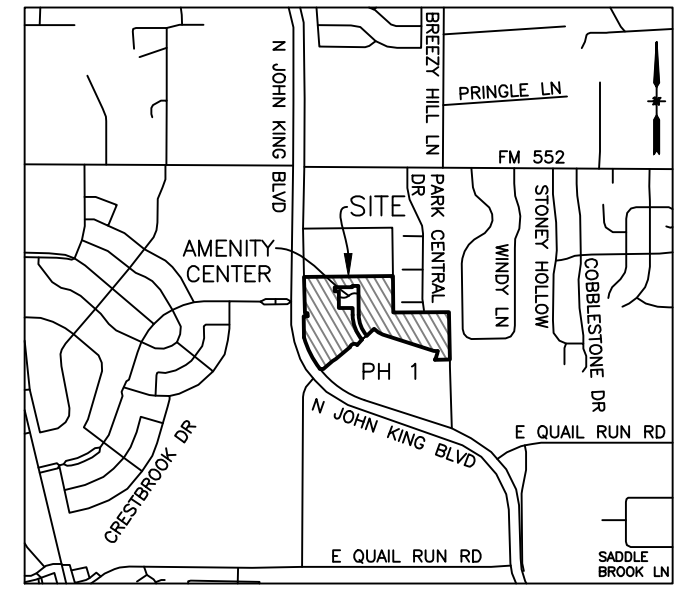
CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.

**P.B. HARRISON  
 SURVEY A-97**



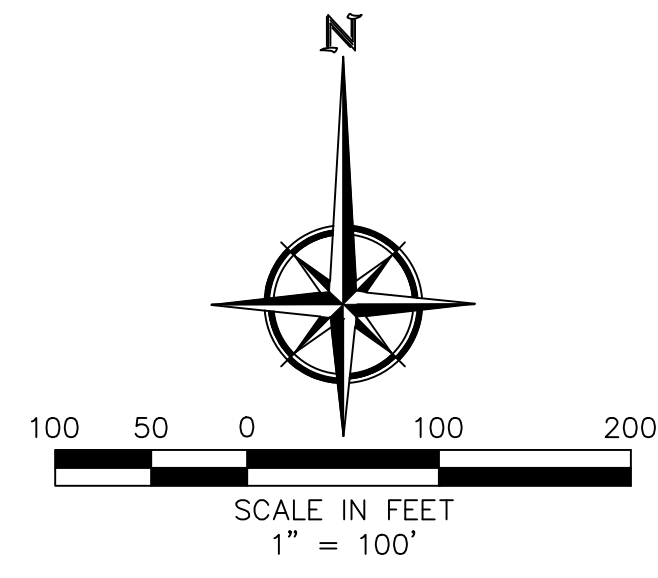
**LEGEND**

CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



**W. DEWEEES  
 SURVEY A-71**  
 A-71  
 A-131

**S. KING  
 SURVEY A-131**



**OWNERS**  
 CDT ROCKWALL/2017, LLC  
 6925 FM 2515  
 KAUFMAN, TX 75142

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

**CWENDOLYN REED**  
 3076 HAYS RD  
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**DEVELOPER**  
 HINES  
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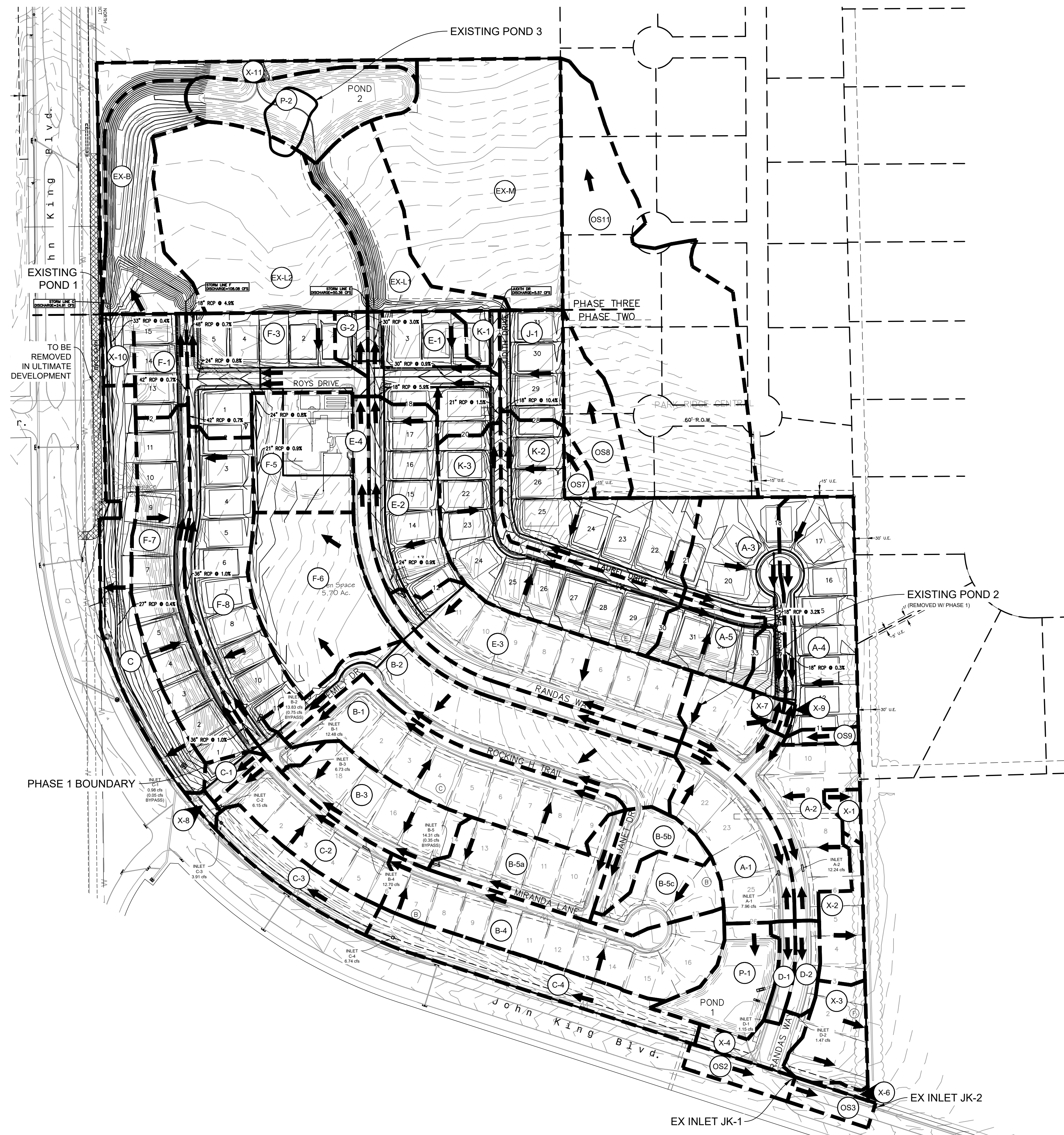
**LAND SURVEYOR**  
 R.C. MYERS SURVEYING, LLC  
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 SUNNYVALE, TX 75182  
 (214) 532-0636  
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 EMAIL: rcmsurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 355

**PRELIMINARY PLAT  
 SADDLE STAR ESTATES SOUTH  
 PHASE 2**

77 SINGLE FAMILY LOTS  
 3 COMMON AREA TRACT  
 29.002 ACRES  
 ZONING DISTRICT: PD-79  
 SITUATED IN THE  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2.dwg



SCALE IN FEET  
1" = 140'

**LEGEND**

- DRAINAGE AREA BOUNDARY
- - - - - 560' EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

**Proposed Drainage Area Calculations**

Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

**COMPARISON - GIDEON GROVE-NORTH (6/5/2018)**  
 GG-OS2/OS3=2.85 AC (8.3 CFS)    SS-X1/X2/X3=1.61 AC (7.90 CFS)

**CASE #: P2021-012**

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

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK: BM#1 (#102)  
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58

BM#3 (#106)  
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06812	
DWG FILE NAME: 06824-2 PRELIM DA.DWG	

**PRELIMINARY DRAINAGE EXHIBIT**

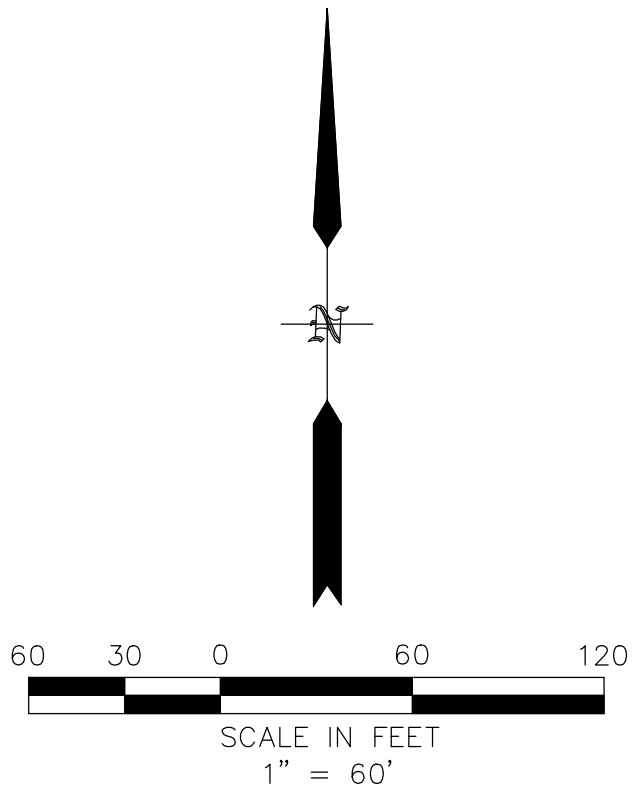
**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

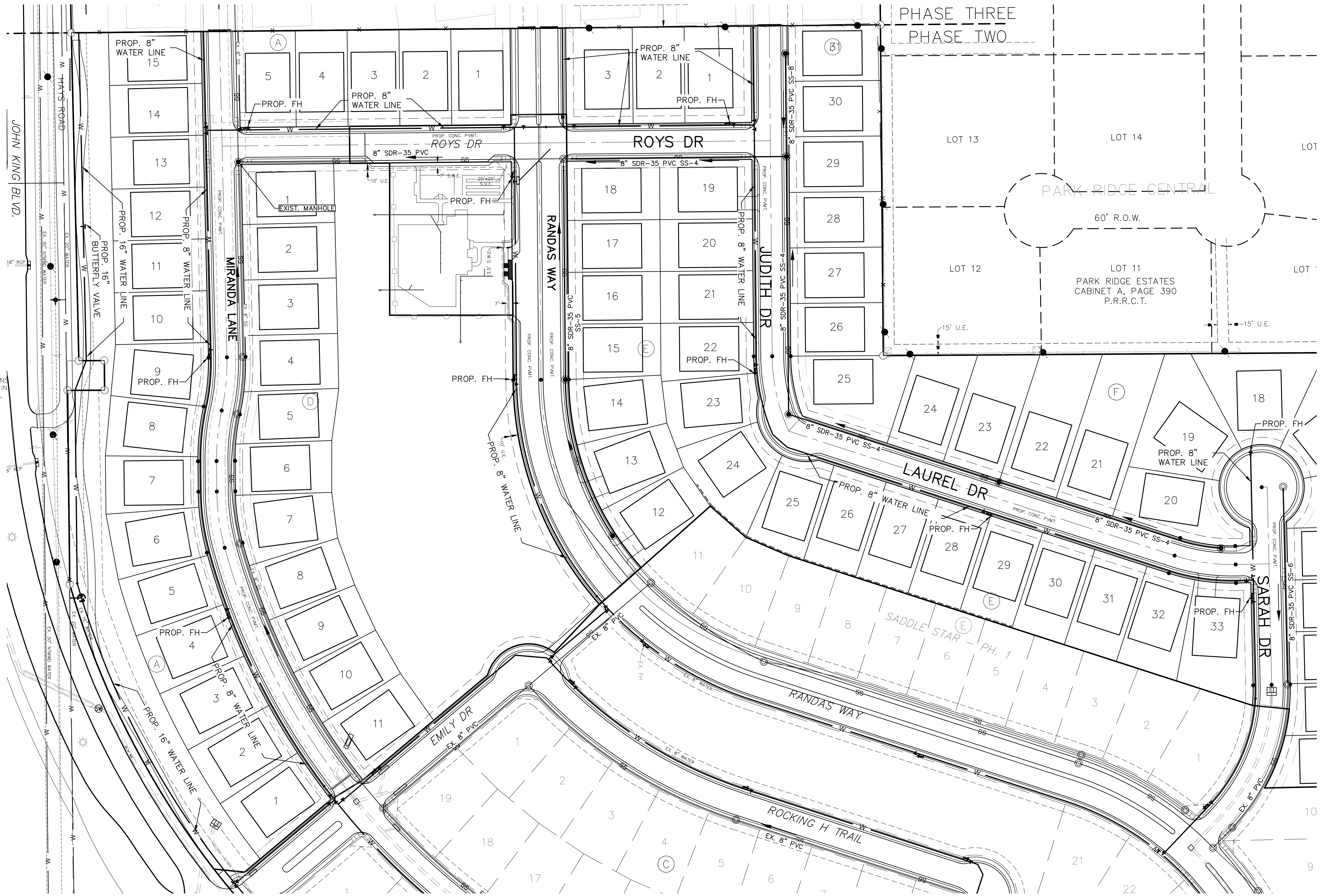


**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- - - EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- - - EXISTING SANITARY LINE
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- - - R.O.W. CENTER LINE
- - - R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY
- - - PROPOSED SANITARY SERVICE
- - - PROPOSED WATER SERVICE



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



CASE #: P2021-012

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 CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**BENCHMARK:**  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

**BM#3 (#106)**  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT /  
 CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE: 03/30/2021
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT**

**SADDLE STAR SOUTH PHASE 2**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
 1  
 OF  
 1



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-012

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King Blvd. and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER CDT ROCKWALL/2017 LLC

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 6925 FM 2515

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP KAUFMAN, TX. 75142

CITY, STATE & ZIP Dallas, Tx 75201

PHONE

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER GWENDOLYN REED

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 3076 HAYS RD

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP Dallas, Tx 75201

PHONE 972-388-6383

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GWEN REED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-00012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **John King Blvd at Hays Road**

SUBDIVISION **Saddle Star South Phase 2**

LOT

BLOCK

GENERAL LOCATION **East of John King and South of FM 552**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development District**

CURRENT USE **Agriculture**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family Residential**

ACREAGE **26.827**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **77**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **SADDLE STAR SOUTH HOLDINGS LLC**

APPLICANT **Hines**

CONTACT PERSON

CONTACT PERSON **Jose Campos**

ADDRESS **2200 ROSS AVENUE**

ADDRESS **2200 Ross Ave. Ste. 4200W**

**SUITE 4200 W**

CITY, STATE & ZIP **DALLAS, TX. 75201**

CITY, STATE & ZIP **Dallas, Tx 75201**

PHONE

PHONE **214-716-2900**

E-MAIL

E-MAIL **jose.campos@hines.com**

### NOTARY VERIFICATION [REQUIRED]

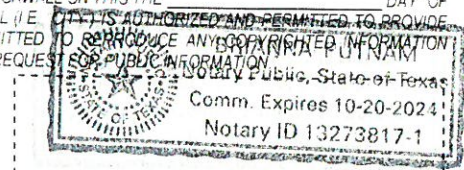
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF March, 2021

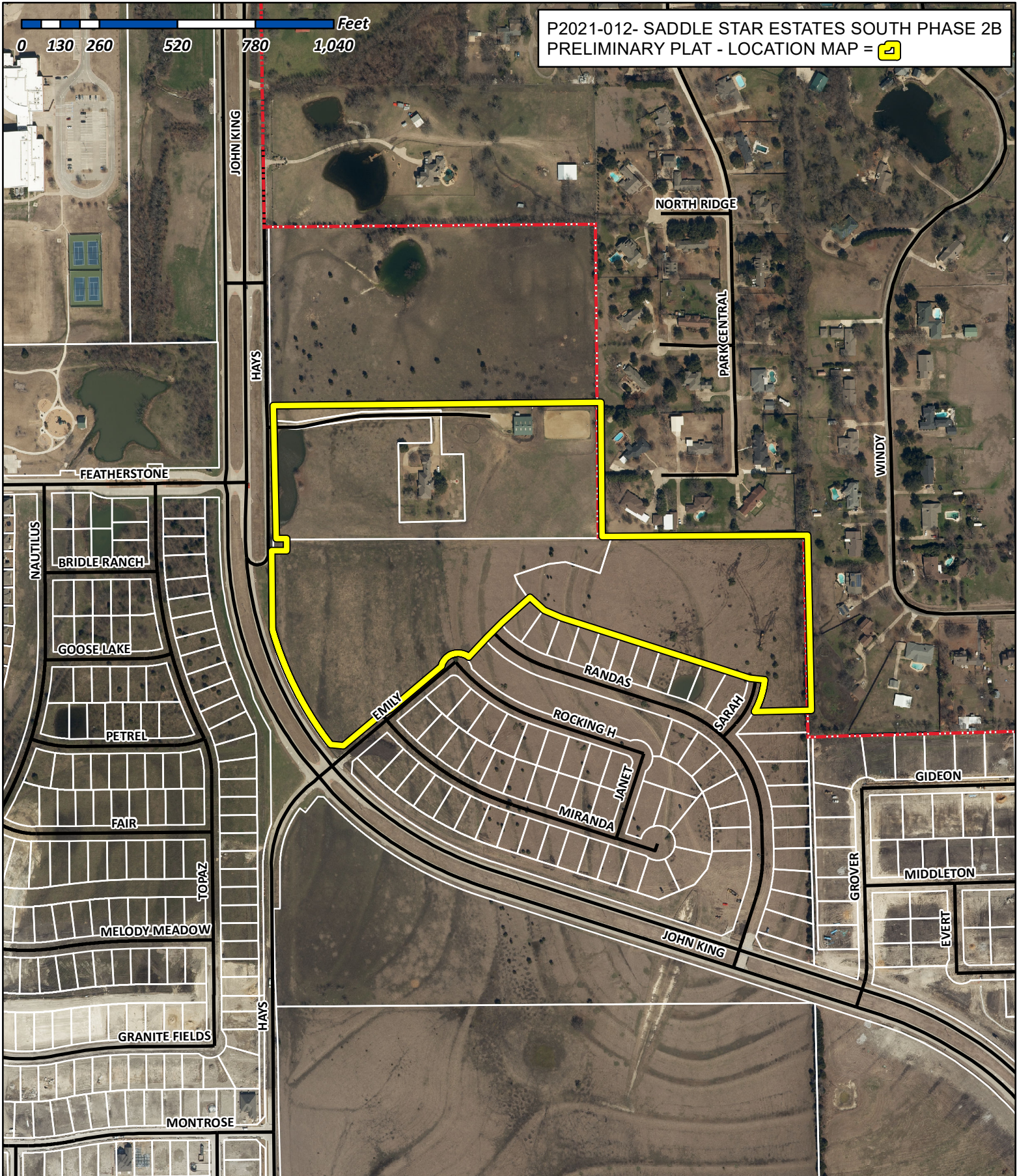
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/20/24



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

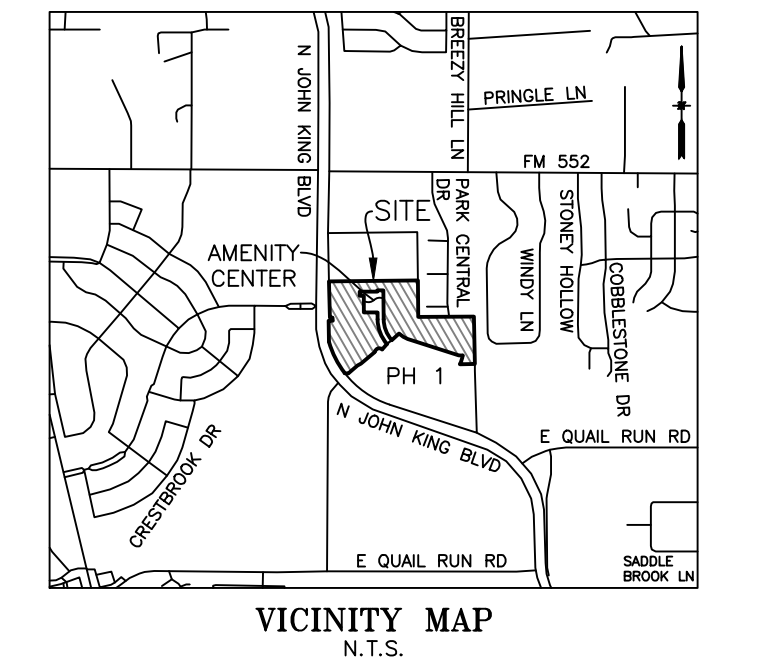
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**LEGEND**

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

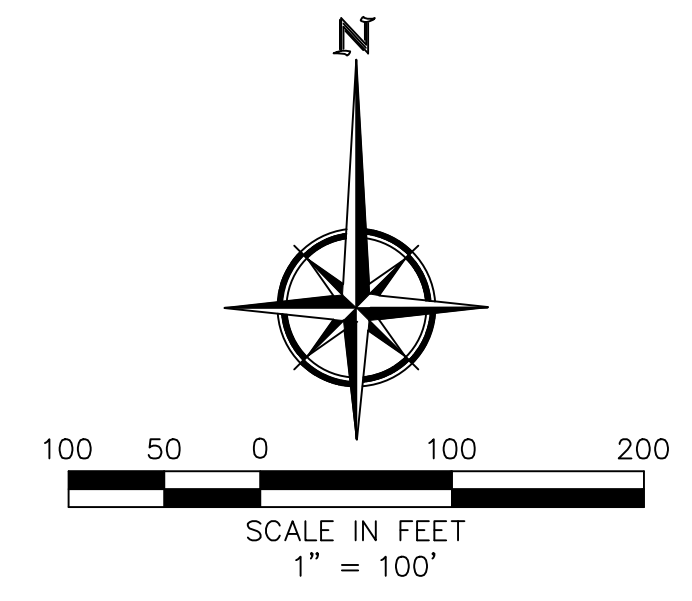


**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	214°7'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°30'07" W	94.87'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'

**LINE TABLE**

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'	L14	N 06°36'49" W	65.09'
L2	N 00°38'27" W	40.00'	L15	N 20°40'27" W	63.78'
L3	S 89°38'05" W	34.30'	L16	N 34°37'47" W	63.78'
L4	S 88°42'33" W	182.77'	L17	S 07°43'23" W	71.06'
L5	N 84°20'49" W	50.00'	L18	N 00°30'07" W	70.00'
L6	N 66°47'40" W	63.38'	L19	N 00°38'27" W	41.12'
L7	N 48°35'07" W	63.78'	L20	N 05°14'20" E	150.90'
L8	S 48°23'33" W	200.00'	L21	N 88°42'33" E	45.00'
L9	S 43°25'25" W	89.23'	L22	S 35°18'55" E	77.70'
L10	S 49°55'55" W	220.14'	L23	S 24°54'11" E	67.35'
L11	S 58°29'53" W	50.35'	L24	S 07°26'26" E	62.23'
L12	S 49°55'55" W	152.40'	L25	N 88°42'33" E	7.50'
L13	N 84°16'58" W	41.84'	L26	N 42°38'44" E	35.79'



**REVIEWED FOR PRELIMINARY APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED FOR PREPARATION OF FINAL PLAT**

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839700030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the Homeowners Association (HOA).
  - 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 permitted 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.
  - The HOA is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.
  - The Open Space Lots to be maintained by the property owner/HOA.
  - Drainage/detention and floodplain on site to be maintained by the HOA.

**SURVEYOR'S CERTIFICATE**

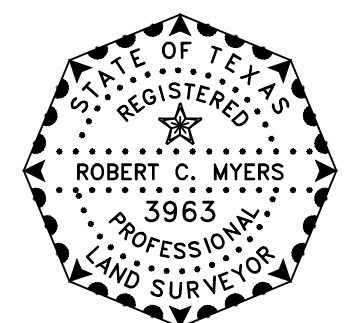
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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



OWNERS  
**CDT ROCKWALL/2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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

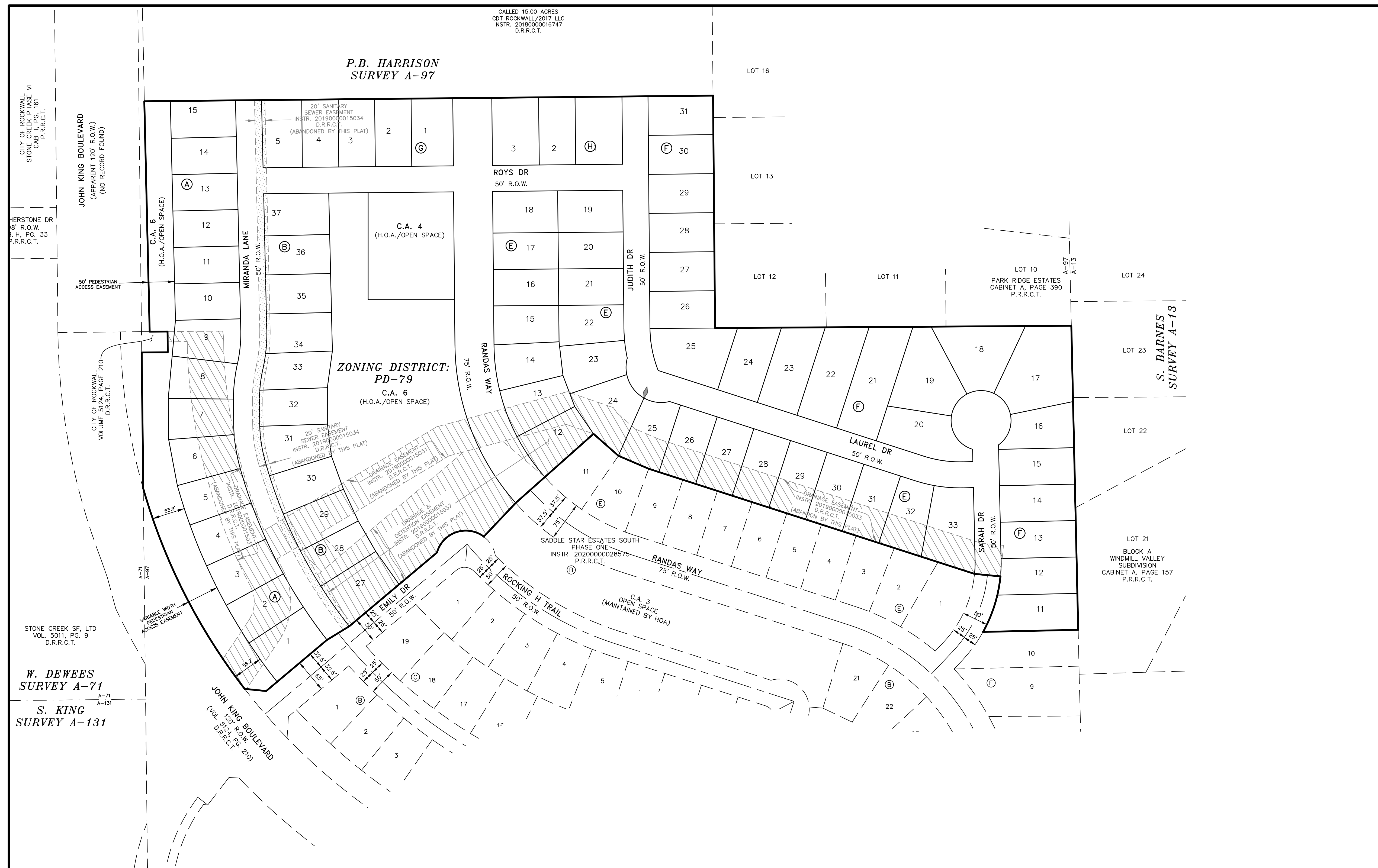
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0836  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH**  
**PHASE 2**

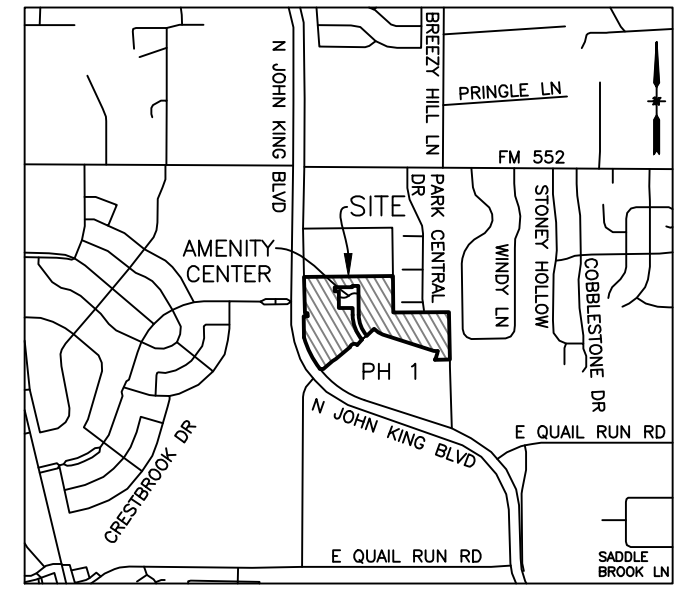
77 SINGLE FAMILY LOTS  
3 COMMON AREA TRACT  
**29.002 ACRES**  
**ZONING DISTRICT: PD-79**  
SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.

**P.B. HARRISON  
 SURVEY A-97**



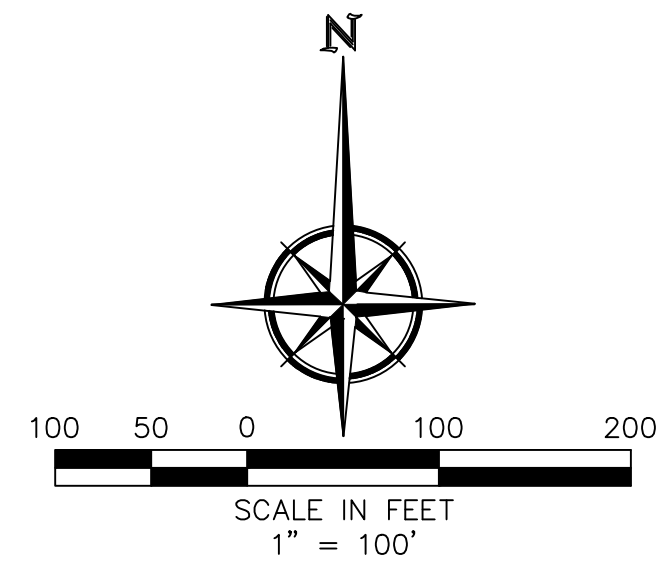
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



VICINITY MAP  
 N.T.S.

**W. DEWEES  
 SURVEY A-71**  
 A-71  
 A-131

**S. KING  
 SURVEY A-131**



OWNERS  
**CDT ROCKWALL/2017, LLC**  
 6925 FM 2515  
 KAUFMAN, TX 75142

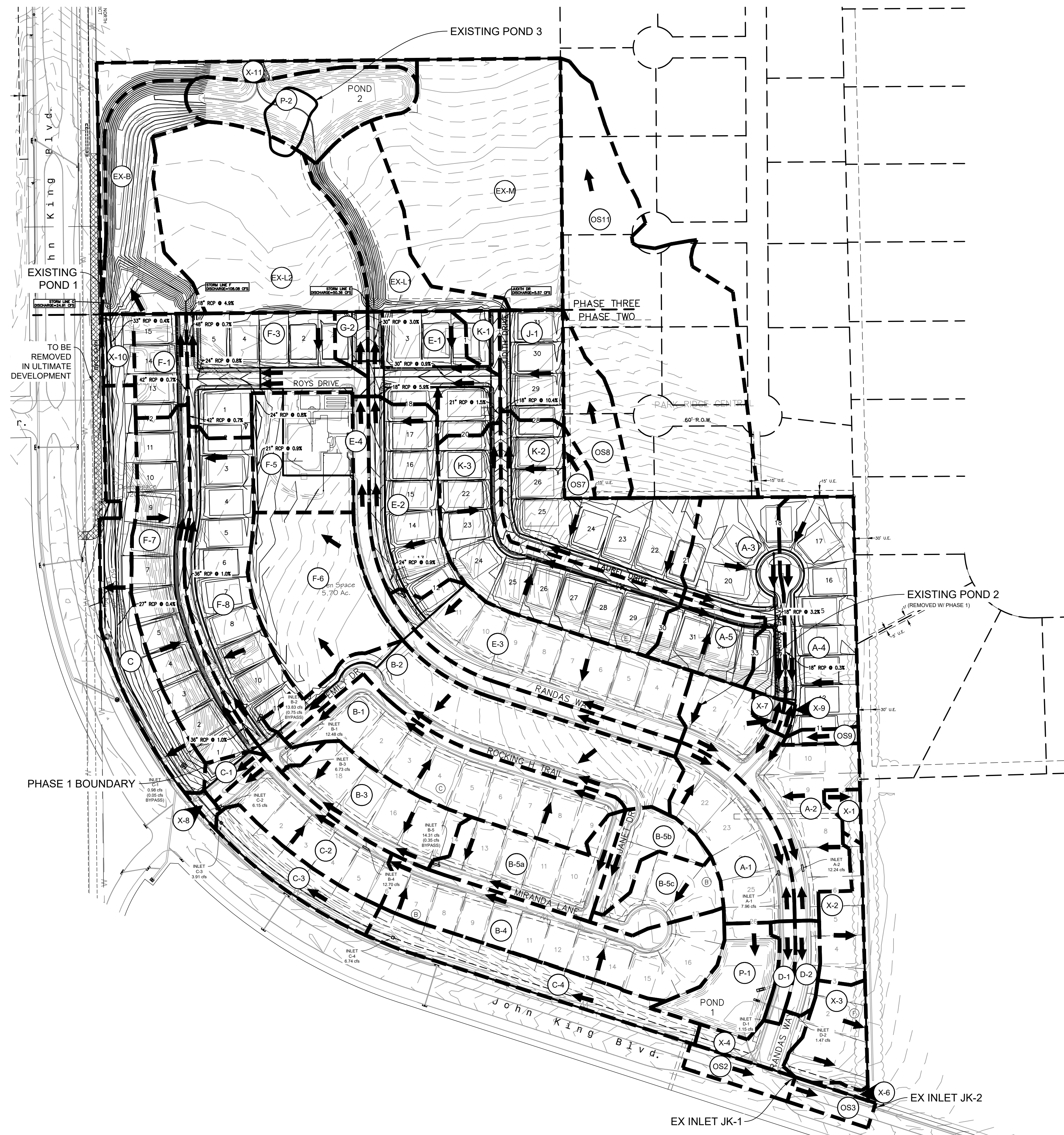
**SADDLE STAR SOUTH HOLDINGS, LLC**  
 2200 ROSS AVE., STE. 4200W  
 DALLAS, TX 75201

**CWENDOLYN REED**  
 3076 HAYS RD  
 ROCKWALL, TX 75087

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: rcmysersurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH  
 PHASE 2**  
 77 SINGLE FAMILY LOTS  
 3 COMMON AREA TRACT  
 29.002 ACRES  
 ZONING DISTRICT: PD-79  
 SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401



SCALE IN FEET  
1" = 140'

LEGEND

- DRAINAGE AREA BOUNDARY
- 560' EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

**Proposed Drainage Area Calculations**

Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

**COMPARISON - GIDEON GROVE-NORTH (6/5/2018)**  
 GG-OS2/OS3=2.85 AC (8.3 CFS)    SS-X1/X2/X3=1.61 AC (7.90 CFS)

**CASE #: P2021-012**

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

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK: BM#1 (#102)  
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58

BM#3 (#106)  
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06812	
DWG FILE NAME: 06824-2 PRELIM DA.DWG	

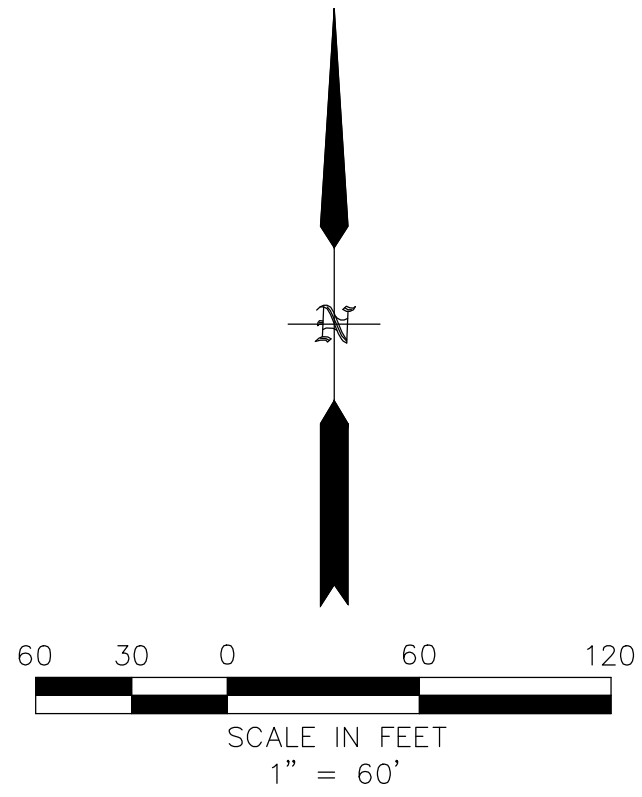
**PRELIMINARY DRAINAGE EXHIBIT**

**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

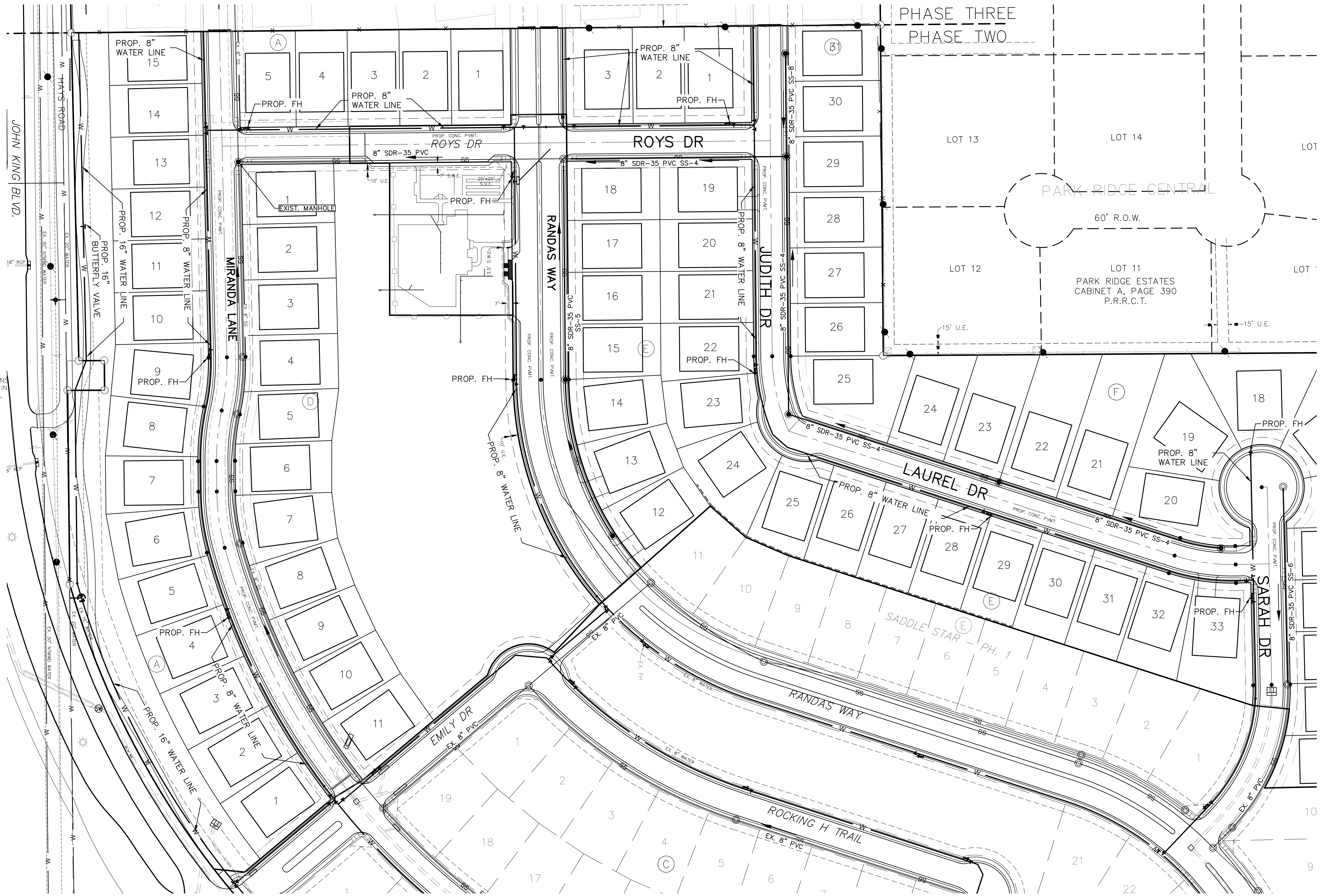
SHEET 1 OF 1



LEGEND	
	MATCHLINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY LINE
	EXISTING SANITARY LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
	R.O.W. CENTER LINE
	R.O.W. LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE



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



CASE #: P2021-012

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**BENCHMARK:**  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

**BM#3 (#106)**  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE: 03/30/2021
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT**

**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
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# 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:** April 19, 2021

**APPLICANT:** Jose Campos; *Hines*

**CASE NUMBER:** P2021-012; *Preliminary Plat for Phase 2 of the Saddle Star Estates South Subdivision*

### SUMMARY

Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (*Ordinance No. 20-35*), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat Phase 2 of the Saddle Star Estates South Subdivision for the purpose of ensuring compliance with the *Master Plat*, which was recently changed [*Case No. P2020-006*]. This phase of the subdivision will be comprised of 77, 70' x 125' single-family residential lots and three (3) common areas on a 29.002-acre tract of land. The three (3) common areas will total 5.5-acres, and incorporate an amenity center. In addition to the preliminary plat, the applicant has also submitted a preliminary drainage plan indicating the proposed drainage calculations and a preliminary utility plan indicating the proposed locations for the water lines, sanitary sewer lines, and the proposed fire hydrants and sanitary sewer manholes. The following is the lot composition of the Saddle Star Estates South Subdivision:

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	70' x 125'	8,750 SF	143	78.44%
B	80' x 125'	10,000 SF	33	21.56%
			176	100.00%

- On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of \$59,064.00 (*i.e. 176 lots @ \$428.00 per lot*) and cash-in-lieu of land fees of \$42,090.00 (*i.e. 176 lots @ \$305.00 per lot*) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground. Per the recommendations of the Parks and Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized at the time of final plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by 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 preliminary plat for *Phase 2* of the *Saddle Star Estates South Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans.
- (2) The development shall adhere to the recommendations from the February 4, 2020 Parks and Recreation Board 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 March 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-012

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King Blvd. and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER CDT ROCKWALL/2017 LLC

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 6925 FM 2515

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP KAUFMAN, TX. 75142

CITY, STATE & ZIP Dallas, Tx 75201

PHONE

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

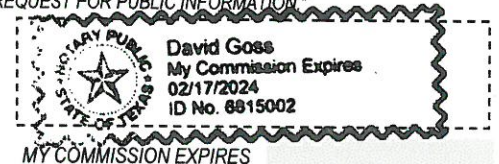
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ MARCH 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF MARCH 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

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## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER GWENDOLYN REED

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 3076 HAYS RD

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP Dallas, Tx 75201

PHONE 972-388-6383

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

## NOTARY VERIFICATION [REQUIRED]

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF MARCH, 2021.

OWNER'S SIGNATURE

Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-00012

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING:

CITY ENGINEER:

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#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **John King Blvd at Hays Road**

SUBDIVISION **Saddle Star South Phase 2**

LOT

BLOCK

GENERAL LOCATION **East of John King and South of FM 552**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development District**

CURRENT USE **Agriculture**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family Residential**

ACREAGE **26.827**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **77**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **SADDLE STAR SOUTH HOLDINGS LLC**

APPLICANT **Hines**

CONTACT PERSON

CONTACT PERSON **Jose Campos**

ADDRESS **2200 ROSS AVENUE**

ADDRESS **2200 Ross Ave. Ste. 4200W**

**SUITE 4200 W**

CITY, STATE & ZIP **DALLAS, TX. 75201**

CITY, STATE & ZIP **Dallas, Tx 75201**

PHONE

PHONE **214-716-2900**

E-MAIL

E-MAIL **jose.campos@hines.com**

### NOTARY VERIFICATION [REQUIRED]

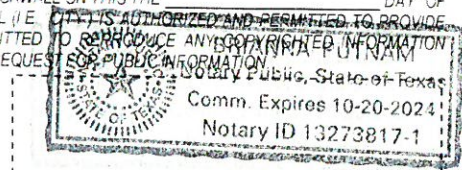
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF March, 2021

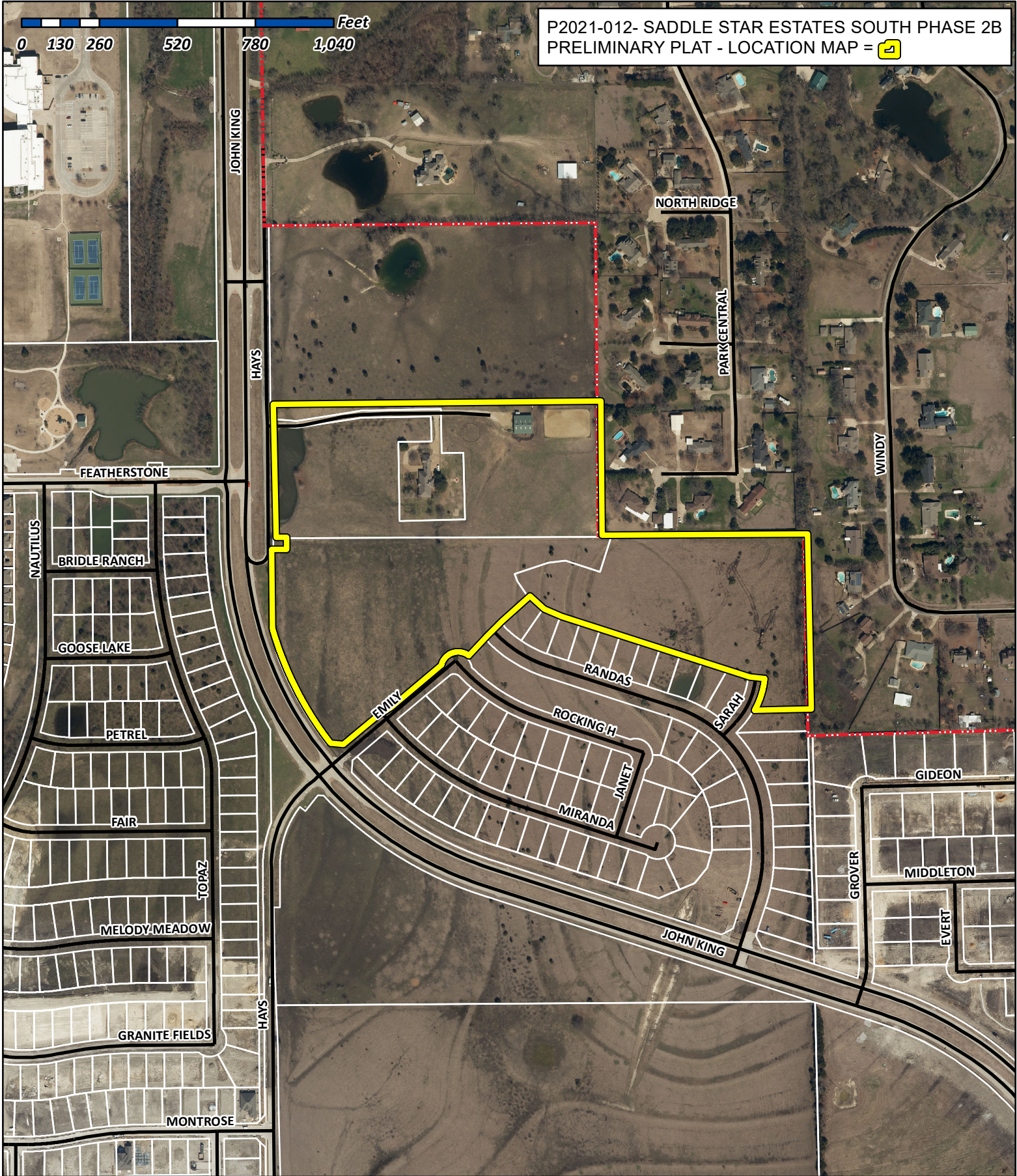
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/20/24



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

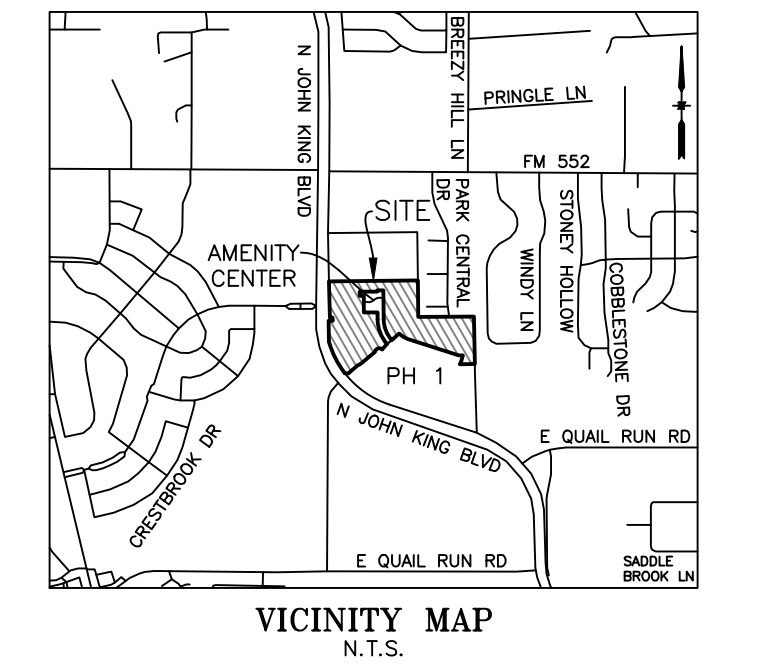
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**LEGEND**

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

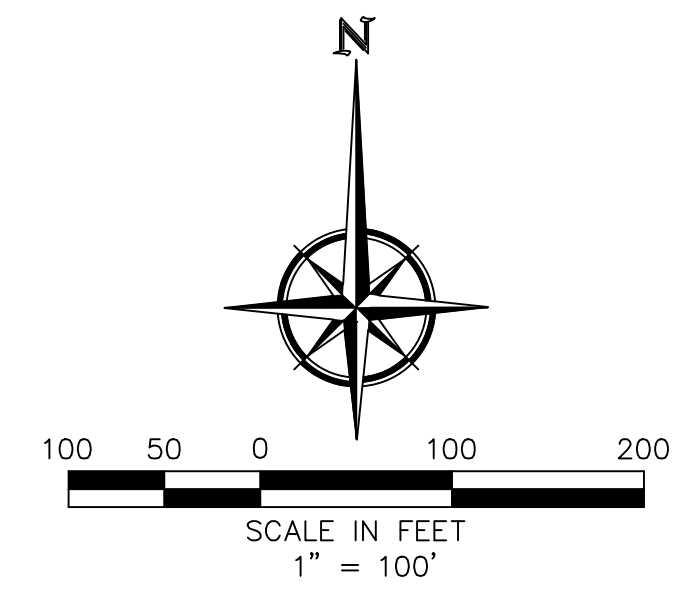


**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	214°7'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°30'07" W	94.87'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'

**LINE TABLE**

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'	L14	N 06°36'49" W	65.09'
L2	N 00°38'27" W	40.00'	L15	N 20°40'27" W	63.78'
L3	S 89°38'05" W	34.30'	L16	N 34°37'47" W	63.78'
L4	S 88°42'33" W	182.77'	L17	S 07°43'23" W	71.06'
L5	N 84°20'49" W	50.00'	L18	N 00°30'07" W	70.00'
L6	N 66°47'40" W	63.38'	L19	N 00°38'27" W	41.12'
L7	N 48°35'07" W	63.78'	L20	N 05°14'20" E	150.90'
L8	S 48°23'33" W	200.00'	L21	N 88°42'33" E	45.00'
L9	S 43°25'25" W	89.23'	L22	S 35°18'55" E	77.70'
L10	S 49°55'55" W	220.14'	L23	S 24°54'11" E	67.35'
L11	S 58°29'53" W	50.35'	L24	S 07°26'26" E	62.23'
L12	S 49°55'55" W	152.40'	L25	N 88°42'33" E	7.50'
L13	N 84°16'58" W	41.84'	L26	N 42°38'44" E	35.79'



**REVIEWED FOR PRELIMINARY APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED FOR PREPARATION OF FINAL PLAT**

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - 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.
  - By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839700030L, 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.
  - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the Homeowners Association (HOA).
  - 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 permitted 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.
  - The HOA is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.
  - The Open Space Lots to be maintained by the property owner/HOA.
  - Drainage/detention and floodplain on site to be maintained by the HOA.

**SURVEYOR'S CERTIFICATE**

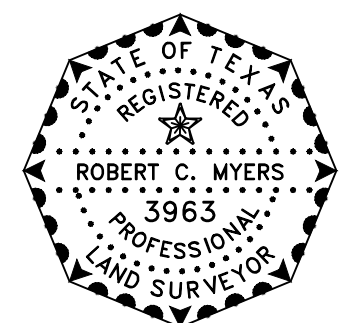
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 2021.

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 preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

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



OWNERS  
**CDT ROCKWALL/2017, LLC**  
6925 FM 2515  
KAUFMAN, TX 75142

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

**GWENDOLYN REED**  
3076 HAYS RD  
ROCKWALL, TX 75087

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

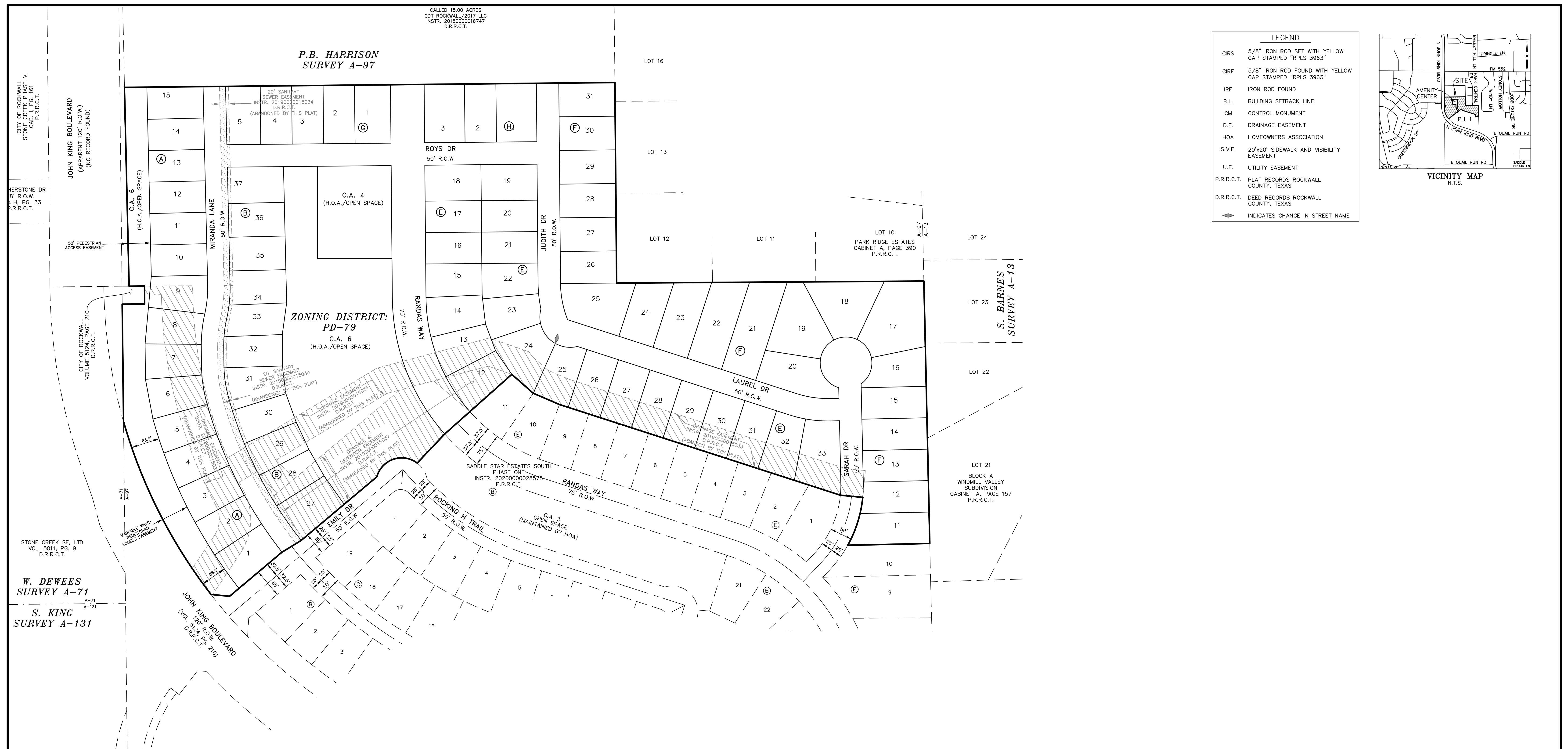
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0836  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT  
**SADDLE STAR ESTATES SOUTH PHASE 2**  
77 SINGLE FAMILY LOTS  
3 COMMON AREA TRACT  
29.002 ACRES  
ZONING DISTRICT: PD-79  
SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401



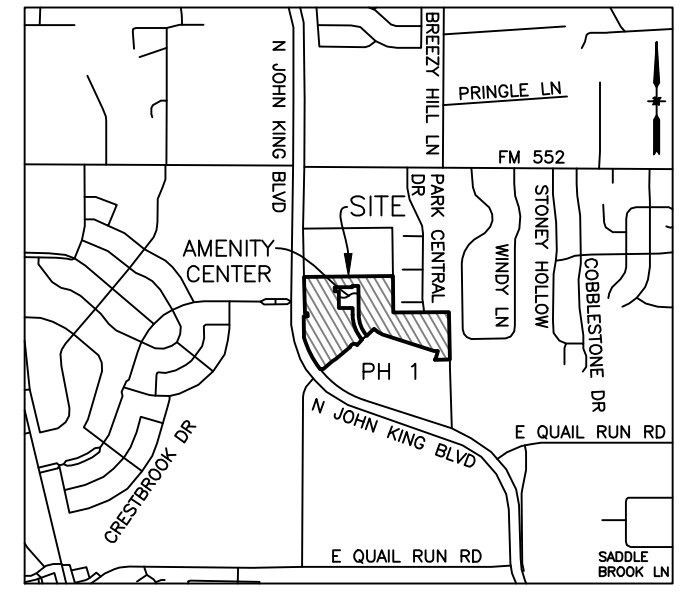
CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.

**P.B. HARRISON  
 SURVEY A-97**



**LEGEND**

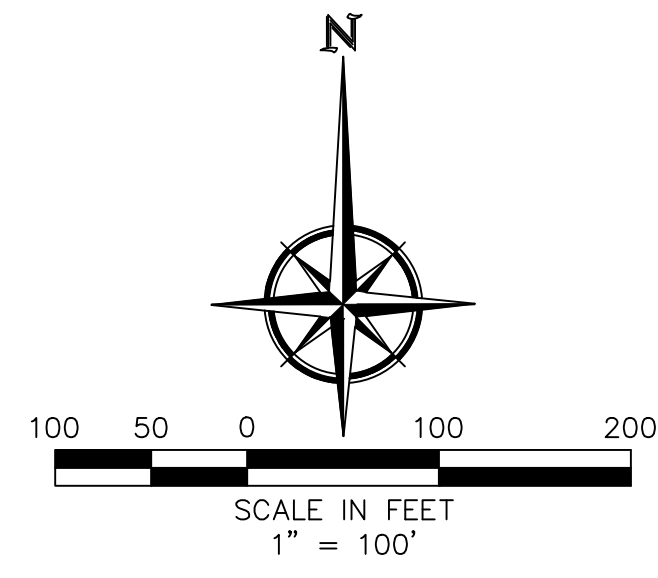
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



**VICINITY MAP**  
 N.T.S.

**W. DEWEES  
 SURVEY A-71**  
 A-71  
 A-131

**S. KING  
 SURVEY A-131**



**OWNERS**  
**CDT ROCKWALL/2017, LLC**  
 6925 FM 2515  
 KAUFMAN, TX 75142

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

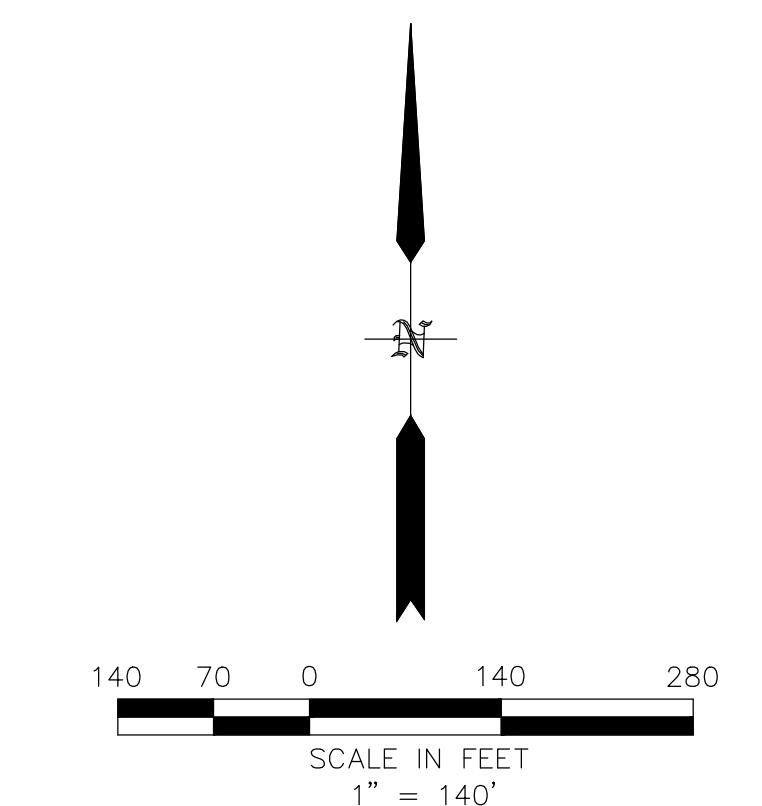
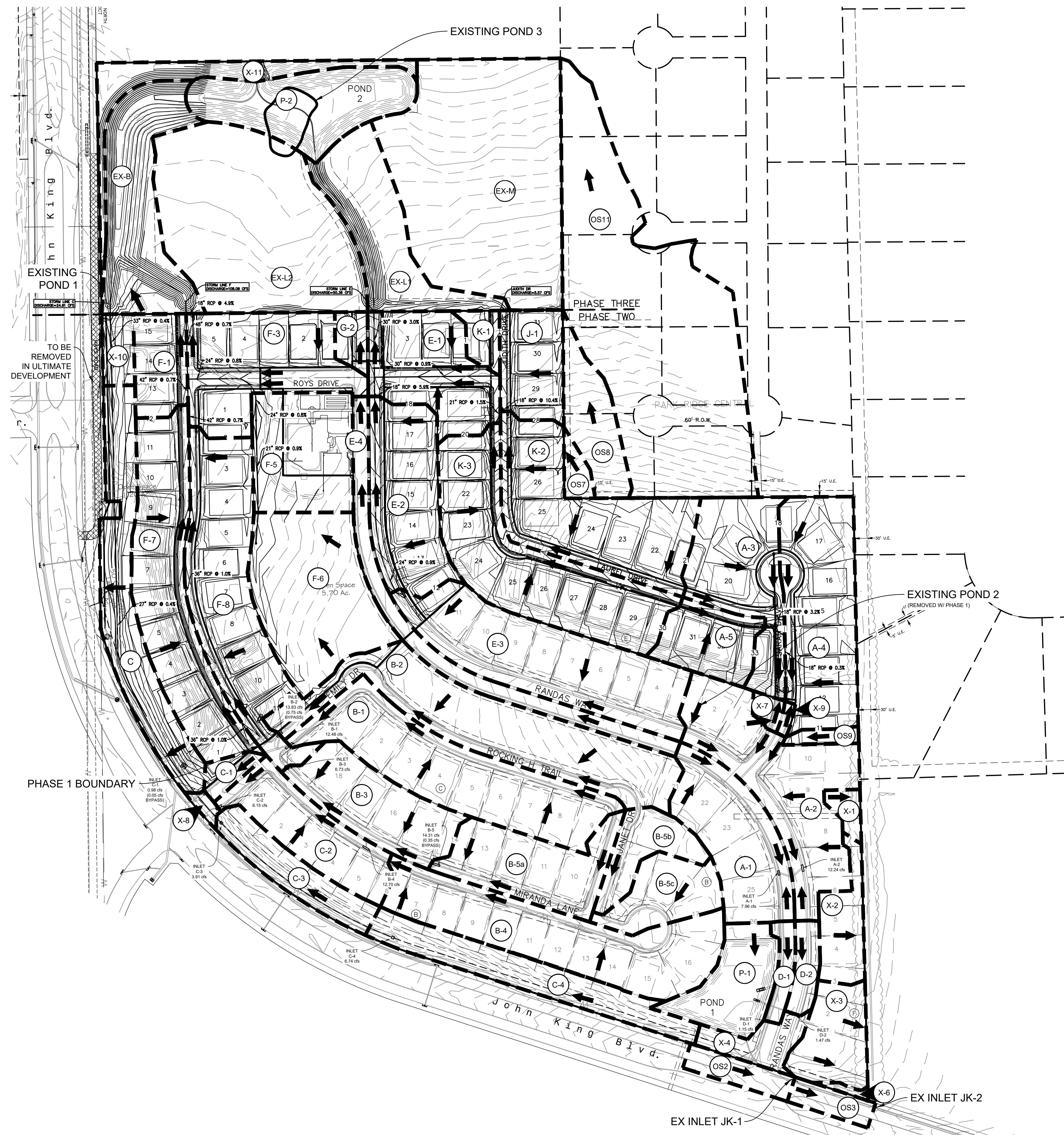
**CWENDOLYN REED**  
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 ROCKWALL, TX 75087

**DEVELOPER**  
**HINES**  
 2200 ROSS AVE., SUITE 4200W  
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 FIRM NO. 10192300 JOB NO. 355

**PRELIMINARY PLAT**  
**SADDLE STAR ESTATES SOUTH**  
**PHASE 2**  
 77 SINGLE FAMILY LOTS  
 3 COMMON AREA TRACT  
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Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2.dwg



LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA

Proposed Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (min)	C	K	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

**COMPARISON - GIDEON GROVE-NORTH (6/5/2018)**  
 GG-OS2/OS3=2.85 AC (8.3 CFS) SS-X1/X2/X3=1.61 AC (7.90 CFS)

**CASE #: P2021-012**

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

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-086-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK: BM#1 (#102)  
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58

BM#3 (#106)  
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06812	
DWG FILE NAME: 06824-2 PRELIM DA.DWG	

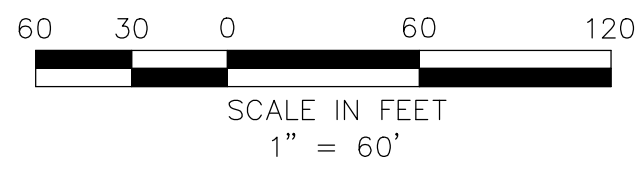
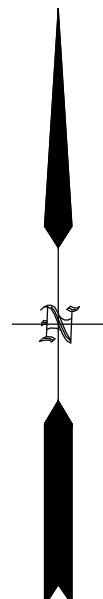
**PRELIMINARY DRAINAGE EXHIBIT**

**SADDLE STAR SOUTH PHASE 2**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

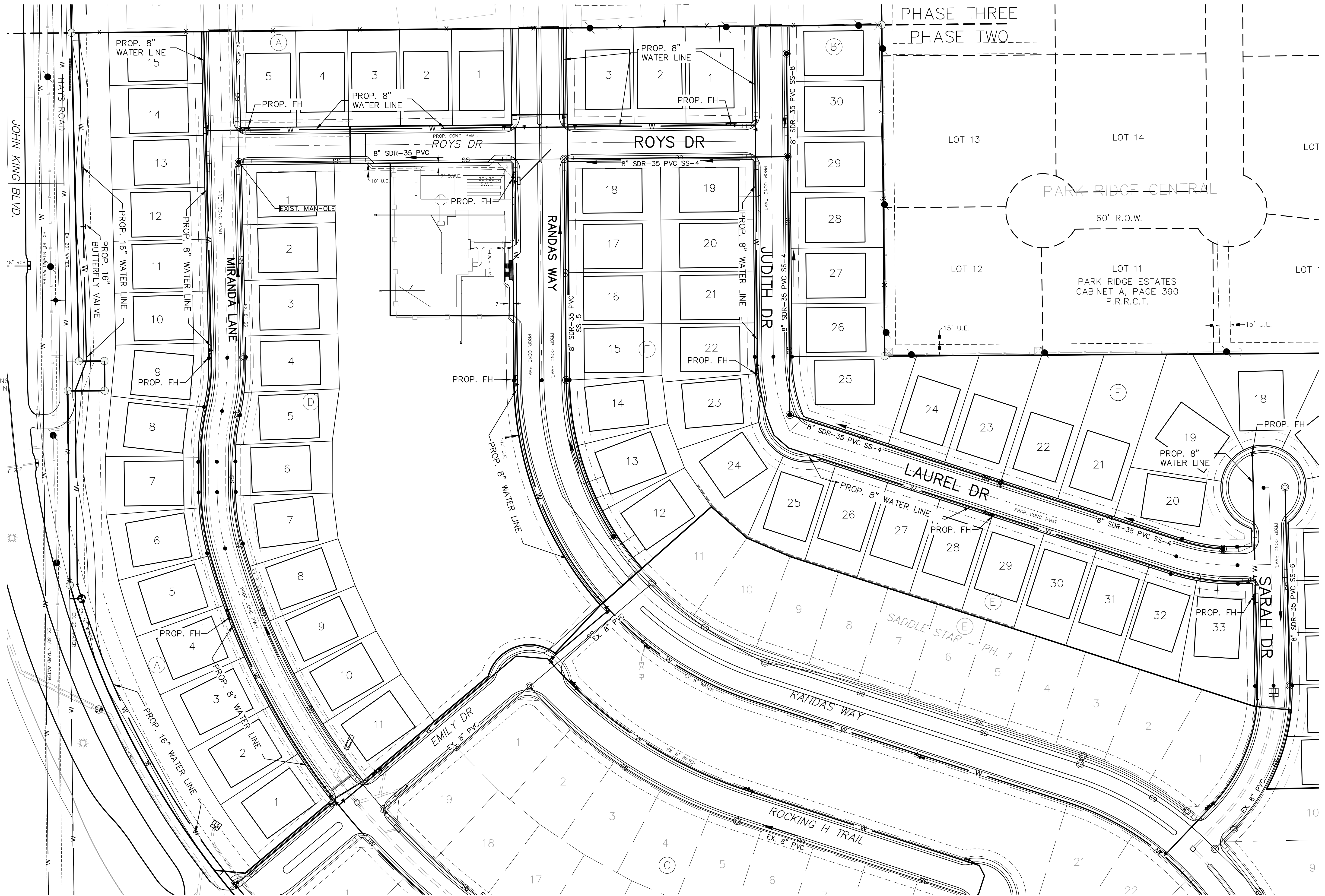
SHEET 1 OF 1

**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- - - EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- - - EXISTING SANITARY LINE
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- - - R.O.W. CENTER LINE
- - - R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY
- - - PROPOSED SANITARY SERVICE
- - - PROPOSED WATER SERVICE



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



CASE #: P2021-012

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**BENCHMARK:**  
 BM#1 (#102)  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.  
 ELEVATION = 531.58

**BM#3 (#106)**  
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.  
 ELEVATION = 557.33'

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT /  
 CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE: 03/30/2021
CHECKED: RCK	DATE: 03/30/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

**PRELIMINARY UTILITY EXHIBIT**

**SADDLE STAR SOUTH PHASE 2**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
 1  
 OF  
 1



April 29, 2021

TO: Jose Campos  
Hines  
2200 Ross Avenue, Suite 4200W  
Dallas, TX 75201

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-012; *Preliminary Plat for Phase 2 of the Saddle Star Estates South Subdivision*

Mr. Campos:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 19, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Engineering Staff Comments

M - Must show easements for public lines. Minimum easement width is 20' and all lines must have 10' of spacing from other parallel lines.

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans.
- (2) The development shall adhere to the recommendations from the February 4, 2020 Parks and Recreation Board 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 7-0.

City Council

On April 19, 2021, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager