



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-055 P&Z DATE 11/9/21 CC DATE _____ 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 type="checkbox"/> PRELIMINARY PLAT
<input checked="" 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. P2021-055

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: 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 3076 Hays Rd

SUBDIVISION Saddle Star South Phase 2 LOT _____ BLOCK _____

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79 CURRENT USE Residential

PROPOSED ZONING PD-79 PROPOSED USE Residential

ACREAGE 29.001 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 Engineering Concepts & Design

CONTACT PERSON Jose Campos CONTACT PERSON Ryan King, P.E.

ADDRESS 2200 Ross Ave., Ste. 4200W ADDRESS 201 Windco Cir, STE 200

CITY, STATE & ZIP Dallas, TX 75201 CITY, STATE & ZIP Wylie, TX 75098

PHONE 214-716-2900 PHONE 972-941-8400

E-MAIL Jose.Campos@Hines.com E-MAIL Ryan@ecdpl.com

NOTARY VERIFICATION [REQUIRED]

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

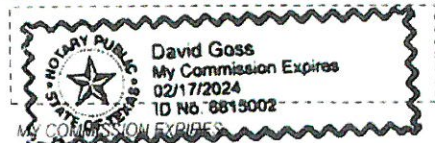
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 880.02 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF October 2021. BY SIGNING THIS APPLICATION, 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.

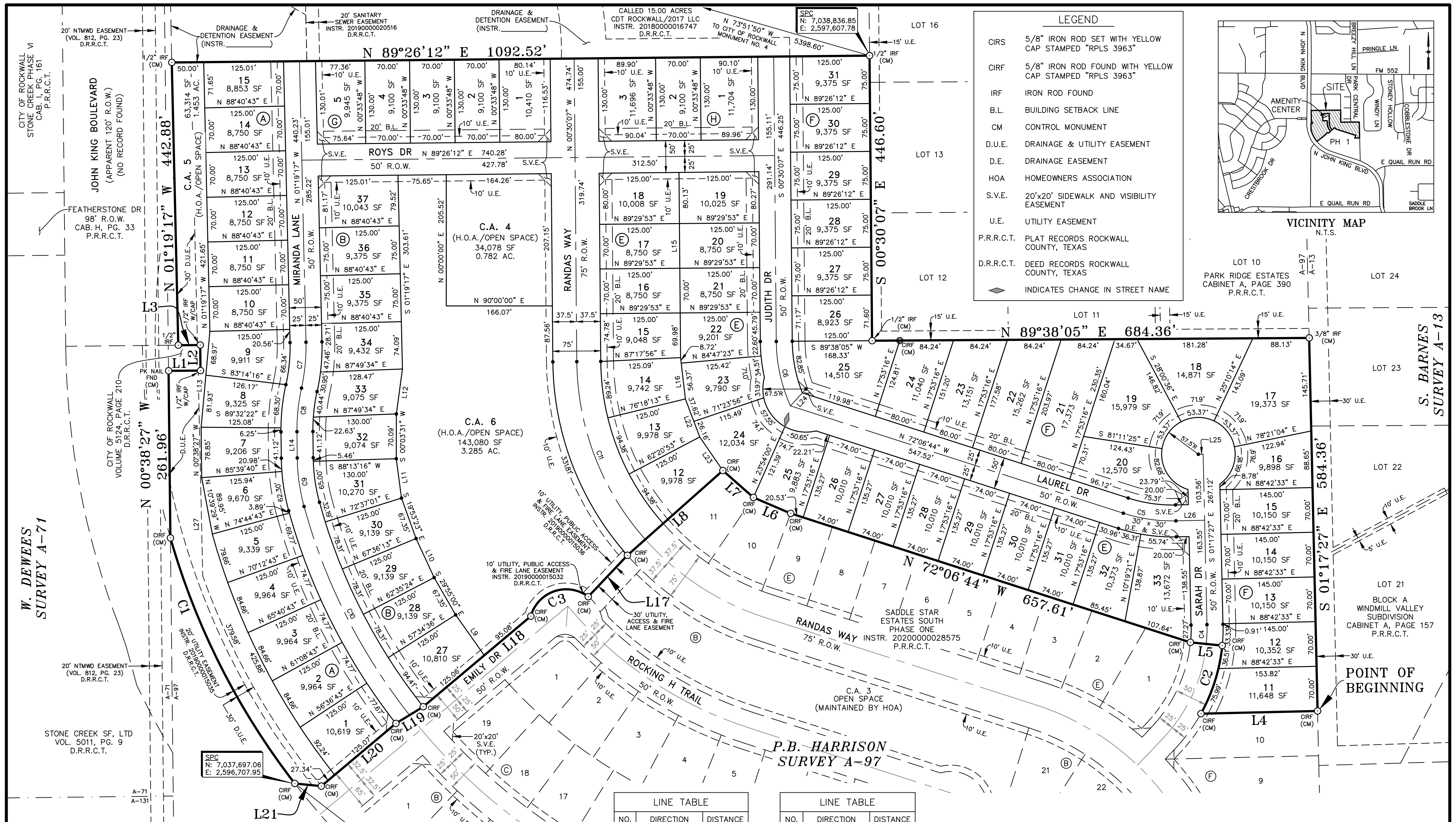
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October 2021

OWNER'S SIGNATURE

[Signature]

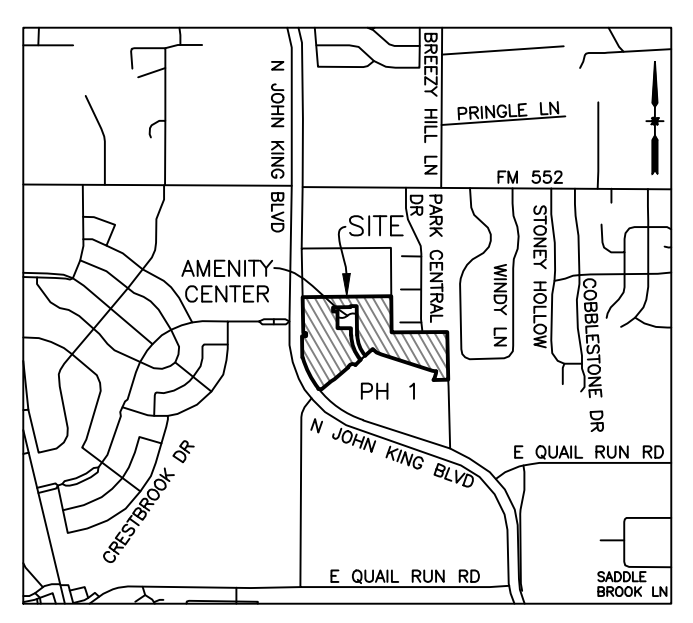
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





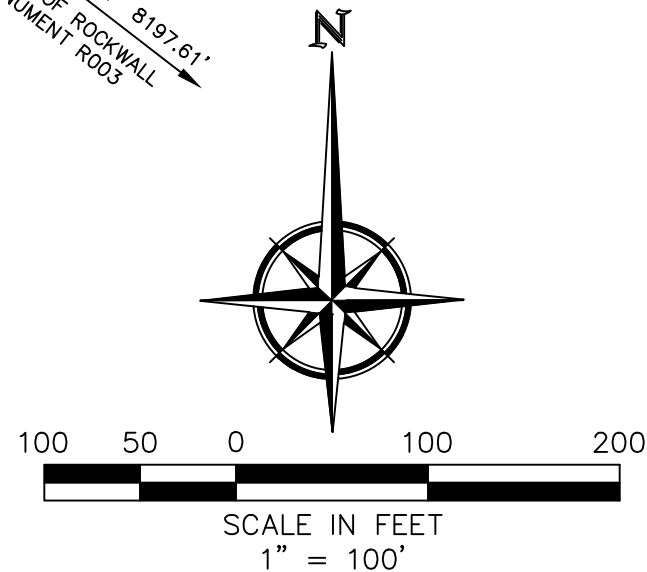
LEGEND

- 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.U.E. DRAINAGE & UTILITY EASEMENT
- 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	21°47'11"	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°13'07" 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'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'



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	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

LINE TABLE

NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

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

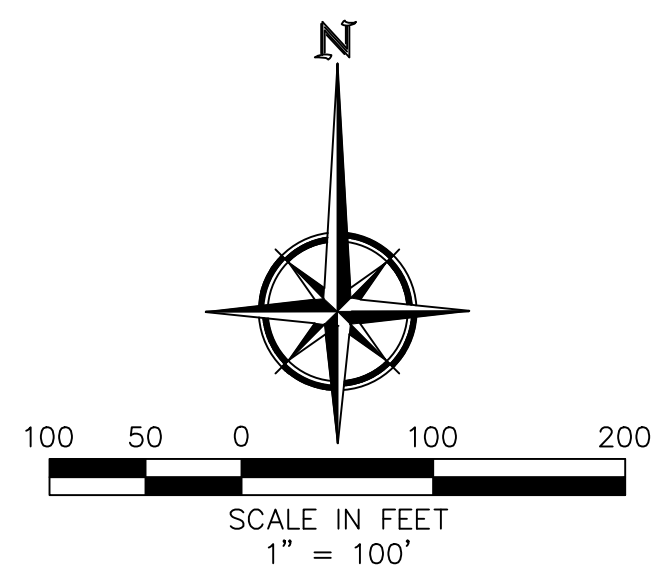
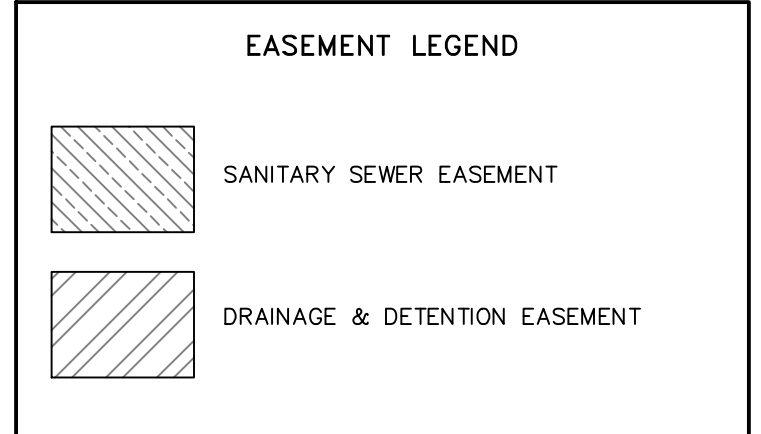
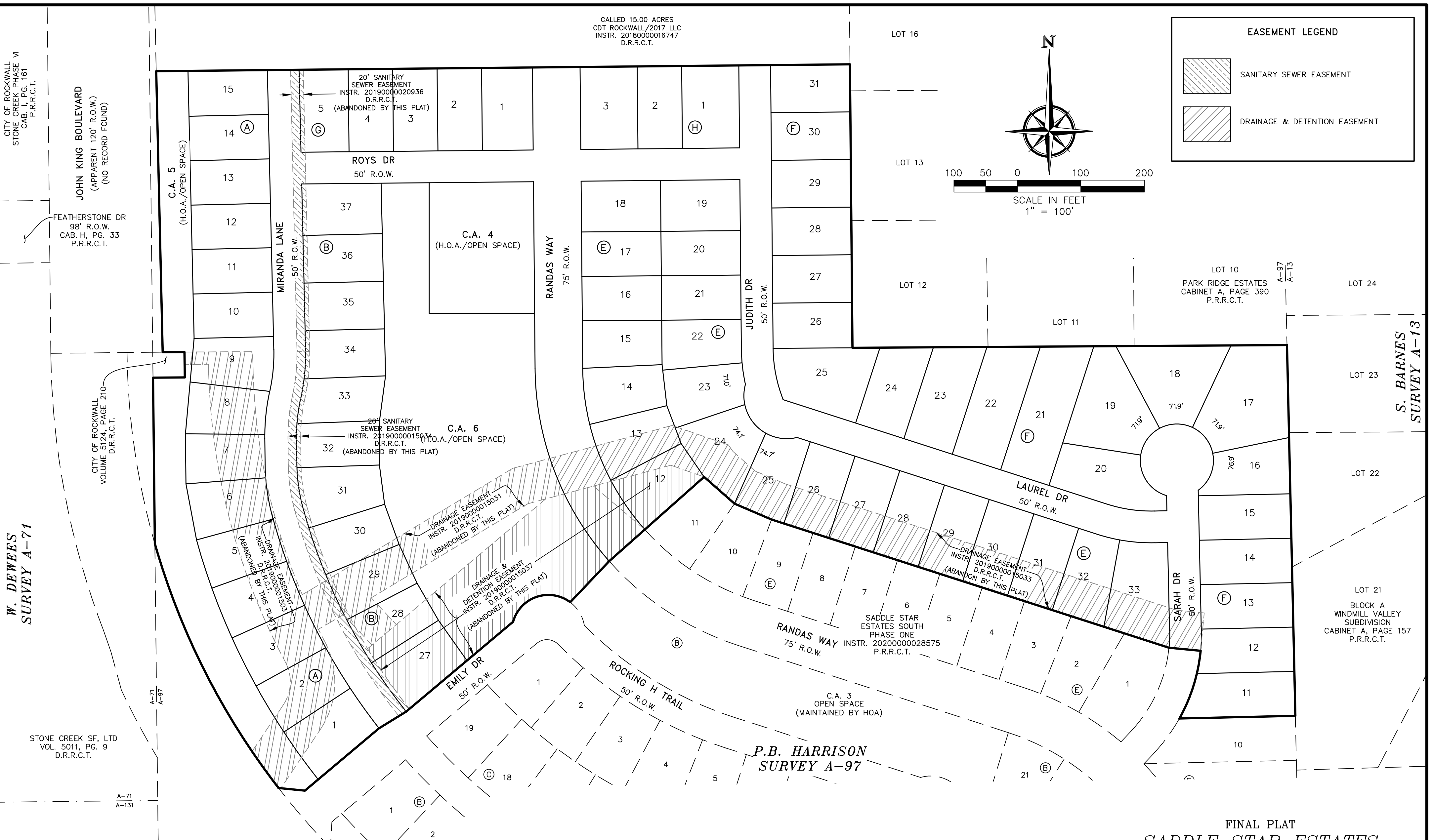
DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 (214) 716-2900

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

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 29.002 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



- Notes:
1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Redization (CORS 2011).
 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
 3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

Note:
 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.

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

DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
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 FIRM NO. 10192300 JOB NO. 355

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 29.002 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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

- THENCE along the north line of said Saddle Star South, the following courses:
• South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;
• Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;
• Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right-of-way line of John King Boulevard (a variable width right-of-way) common to the southwest line of said 44.293 acre tract;

- THENCE along said common line, the following courses:
• Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;
• North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 44.292 acre tract and said City of Rockwall tract, the following courses:

- North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap, found for corner;
• North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with cap, found for common north corner of said City of Rockwall tract and said 44.292 acre tract, same being in the south line of said 9.127 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along the common line of said City of Rockwall tract and said 9.127 acre tract, a distance of 34.30 feet to a 1/2-inch iron rod with cap, found for the southwest corner of said 9.127 acre tract;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 9.127 acre tract and said 2.00 acre tract, a distance of 442.88 feet to a 1/2-inch iron rod with cap, found for the northwest corner of said 9.127 acre tract and the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 9.127 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2-inch iron rod found at the common east corner of said 9.127 acre tract and said 15.00 acre tract, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 9.127 acre tract, a distance of 446.60 feet to a 1/2-inch iron rod found at the southeast corner of said 9.127 acre tract, same being in the north line of said 44.292 acre tract;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 44.292 acre tract, at 43.33 feet passing a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of said 34.325 acre tract and continuing along the north line of same, a total distance of 684.36 feet to 3/8-inch iron rod found at the northeast corner of said 34.325 acre tract, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER) FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE: BY: NAME: TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

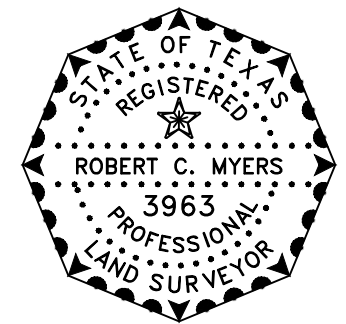
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This final plat is released on October 15, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

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



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
SADDLE STAR ESTATES
SOUTH, PHASE TWO

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

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

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

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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

Parcel Map Check Report
Prepared by: Survey Department
Engineering Concepts & Design, LP
201 Windco Circle, Suite 200
Date: 10/15/2021 12:52:59 PM

Parcel Name: Overall

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 7,037,824.594' East: 2,598,314.402'

Segment# 1: Line

Course: S 88°42'33" W Length: 182.77'
North: 7,037,820.477' East: 2,598,131.678'

Segment# 2: Curve

Length: 112.50' Radius: 275.00'
Delta: 23°26'23" Tangent: 57.05'
Chord: 111.72' Course: N 17°22'23" E
Course In: N 60°54'26" W Course Out: S 84°20'49" E
RP North: 7,037,954.189' East: 2,597,891.374'
End North: 7,037,927.100' East: 2,598,165.037'

Segment# 3: Line

Course: N 84°20'49" W Length: 50.00'
North: 7,037,932.025' East: 2,598,115.280'

Segment# 4: Line

Course: N 72°06'44" W Length: 657.61'
North: 7,038,134.012' East: 2,597,489.459'

Segment# 5: Line

Course: N 66°47'40" W Length: 63.38'
North: 7,038,158.986' East: 2,597,431.206'

Segment# 6: Line

Course: N 48°35'07" W Length: 63.78'
North: 7,038,201.177' East: 2,597,383.375'

Segment# 7: Line

Course: S 48°23'33" W Length: 200.00'
North: 7,038,068.372' East: 2,597,233.833'

Segment# 8: Line

Course: S 43°25'25" W Length: 89.23'
North: 7,038,003.565' East: 2,597,172.497'

Segment# 9: Curve

Length: 111.57' Radius: 57.50'
Delta: 111°10'32" Tangent: 83.94'
Chord: 94.87' Course: S 71°13'07" W
Course In: S 36°48'22" W Course Out: N 74°22'09" W
RP North: 7,037,957.527' East: 2,597,138.049'
End North: 7,037,973.019' East: 2,597,082.675'

Segment# 10: Line

Course: S 49°55'55" W Length: 220.14'
North: 7,037,831.316' East: 2,596,914.206'

Segment# 11: Line
Course: S 58°29'53" W Length: 50.35'
North: 7,037,805.007' East: 2,596,871.277'

Segment# 12: Line
Course: S 49°55'55" W Length: 152.40'
North: 7,037,706.907' East: 2,596,754.648'

Segment# 13: Line
Course: N 84°16'58" W Length: 41.84'
North: 7,037,711.075' East: 2,596,713.016'

Segment# 14: Curve
Length: 433.48' Radius: 1,140.00'
Delta: 21°47'11" Tangent: 219.39'
Chord: 430.87' Course: N 26°51'02" W
Course In: N 52°15'23" E Course Out: S 74°02'34" W
RP North: 7,038,408.903' East: 2,597,614.480'
End North: 7,038,095.494' East: 2,596,518.407'

Segment# 15: Line
Course: N 0°38'27" W Length: 261.96'
North: 7,038,357.438' East: 2,596,515.478'

Segment# 16: Line
Course: N 89°38'44" E Length: 50.00'
North: 7,038,357.747' East: 2,596,565.477'

Segment# 17: Line
Course: N 0°38'27" W Length: 40.00'
North: 7,038,397.745' East: 2,596,565.029'

Segment# 18: Line
Course: S 89°38'05" W Length: 34.30'
North: 7,038,397.526' East: 2,596,530.730'

Segment# 19: Line
Course: N 1°19'17" W Length: 442.88'
North: 7,038,840.288' East: 2,596,520.517'

Segment# 20: Line
Course: N 89°26'12" E Length: 1,092.52'
North: 7,038,851.030' East: 2,597,612.984'

Segment# 21: Line
Course: S 0°30'07" E Length: 446.60'
North: 7,038,404.447' East: 2,597,616.896'

Segment# 22: Line
Course: N 89°38'05" E Length: 684.36'
North: 7,038,408.810' East: 2,598,301.243'

Segment# 23: Line
Course: S 1°17'27" E Length: 584.36'
North: 7,037,824.598' East: 2,598,314.407'

Perimeter: 6,066.04' Area: 1,263,315Sq.Ft.
Error Closure: 0.006 Course: N 49°45'38" E
Error North : 0.0040 East: 0.0047

Precision 1: 1,011,005.00



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-055

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: 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 3076 Hays Rd

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79

CURRENT USE Residential

PROPOSED ZONING PD-79

PROPOSED USE Residential

ACREAGE 29.001

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 Engineering Concepts & Design

CONTACT PERSON Jose Campos

CONTACT PERSON Ryan King, P.E.

ADDRESS 2200 Ross Ave., Ste. 4200W

ADDRESS 201 Windco Cir, STE 200

CITY, STATE & ZIP Dallas, TX 75201

CITY, STATE & ZIP Wylie, TX 75098

PHONE 214-716-2900

PHONE 972-941-8400

E-MAIL Jose.Campos@Hines.com

E-MAIL Ryan@ecdpl.com

NOTARY VERIFICATION [REQUIRED]

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

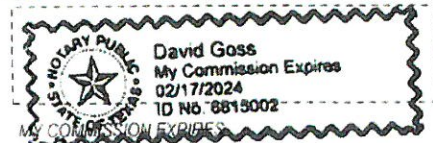
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 880.02 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF October 2021. BY SIGNING THIS APPLICATION, 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.

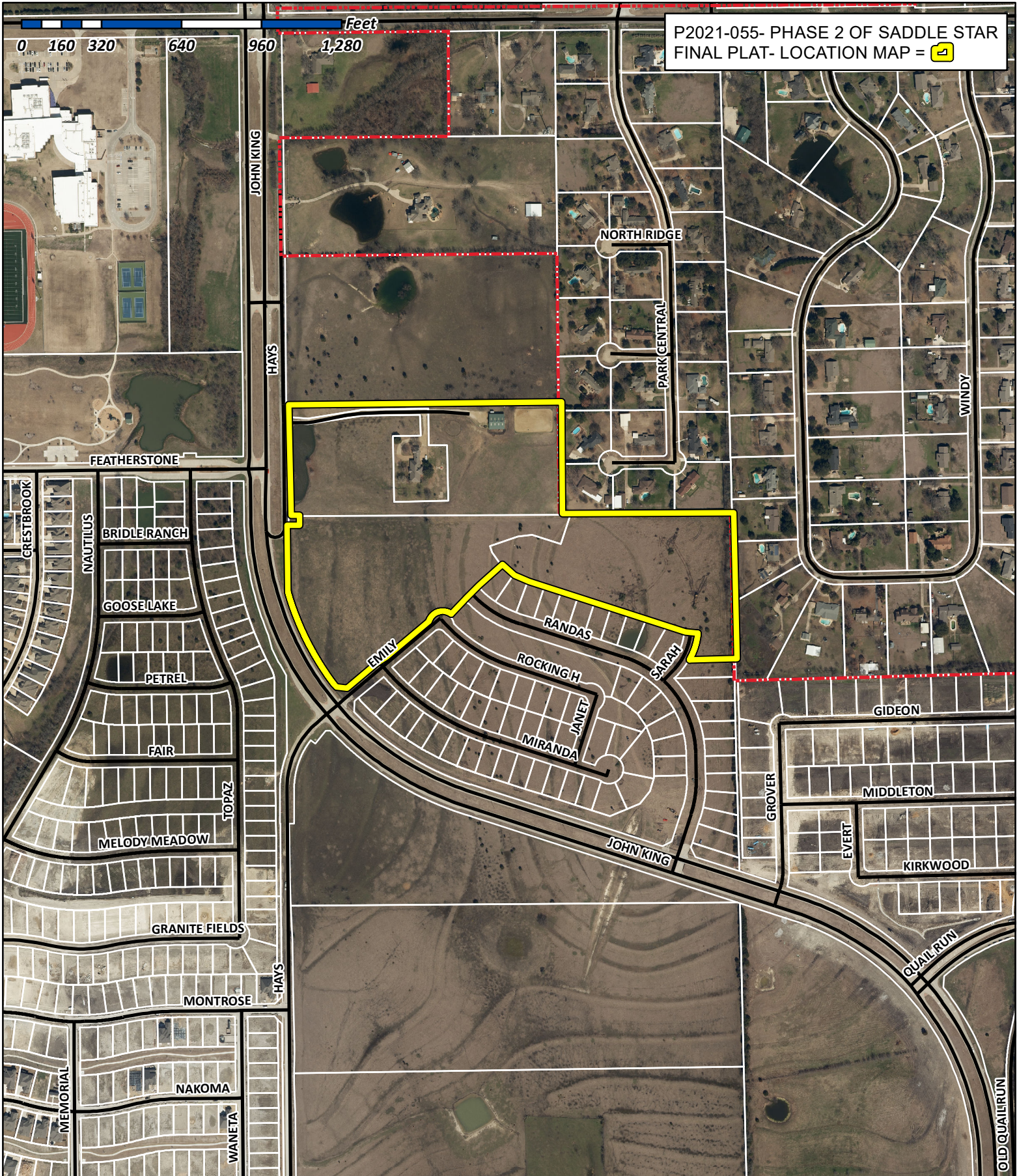
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October 2021

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-055- PHASE 2 OF SADDLE STAR
 FINAL PLAT- LOCATION MAP =

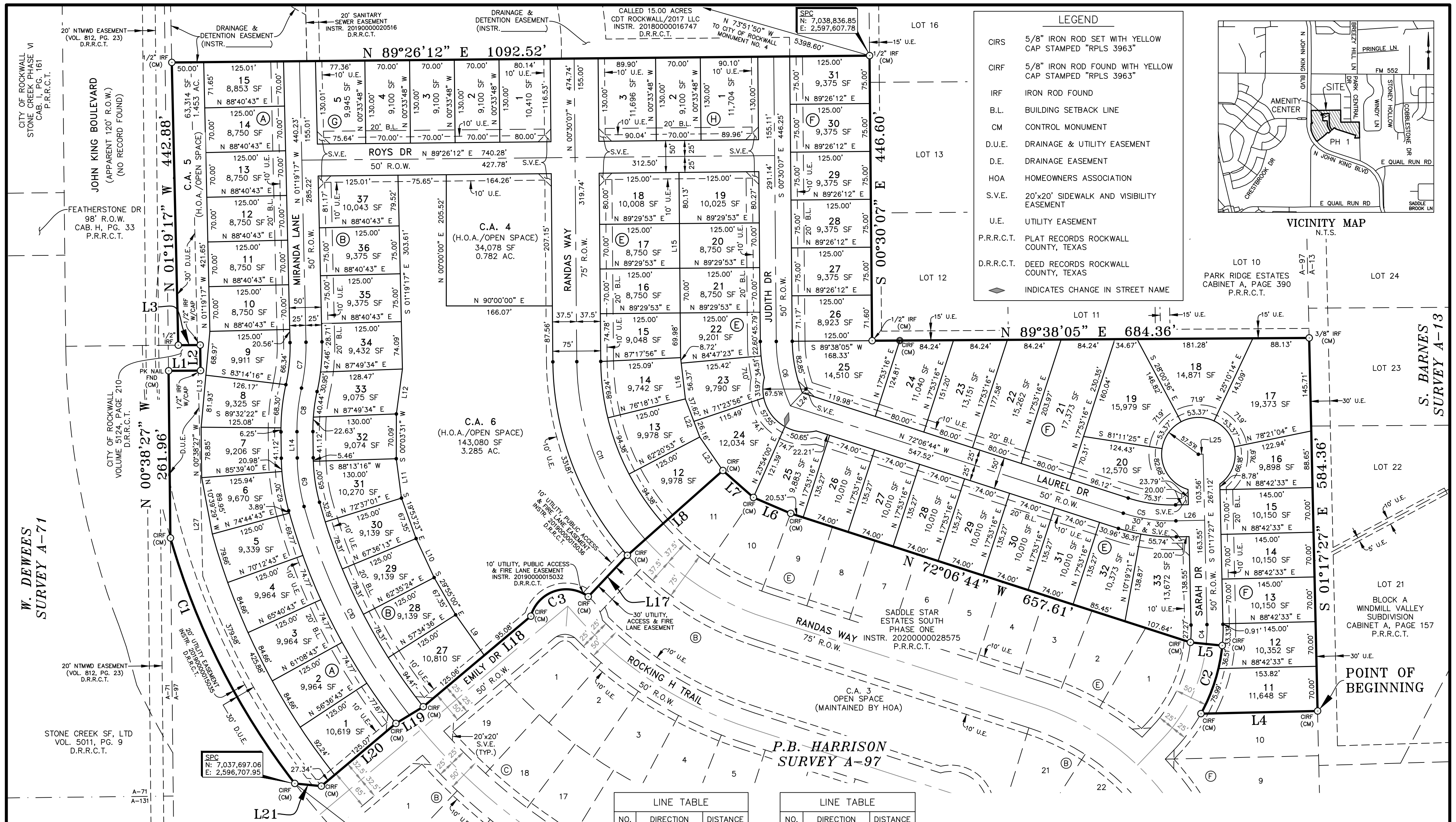


City of Rockwall

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

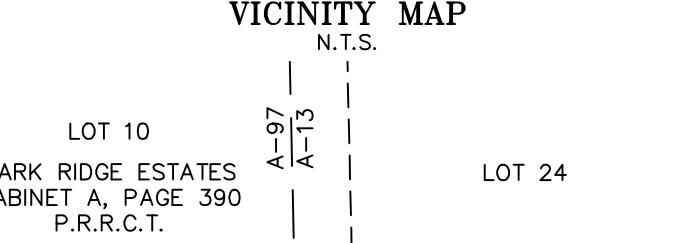
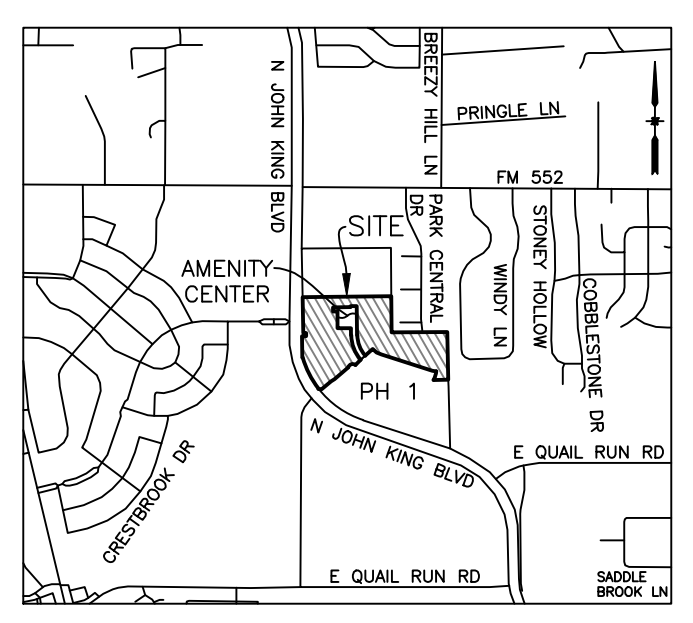
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





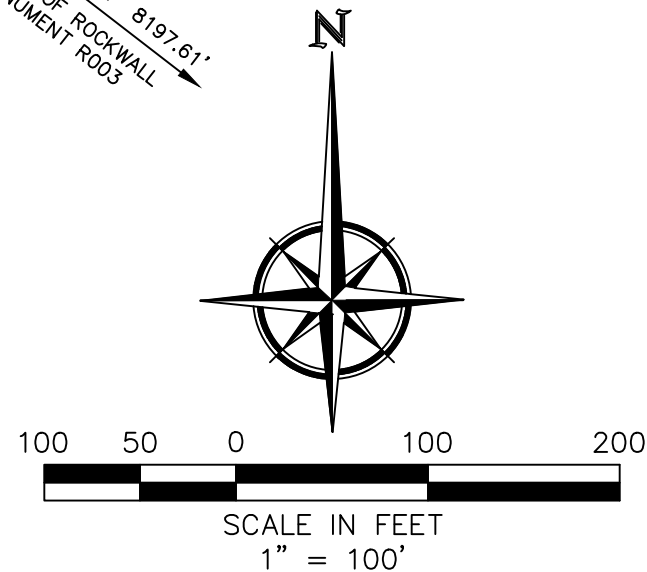
LEGEND

- 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.U.E. DRAINAGE & UTILITY EASEMENT
- 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	21°47'11"	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°13'07" 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'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'



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	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

LINE TABLE

NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

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

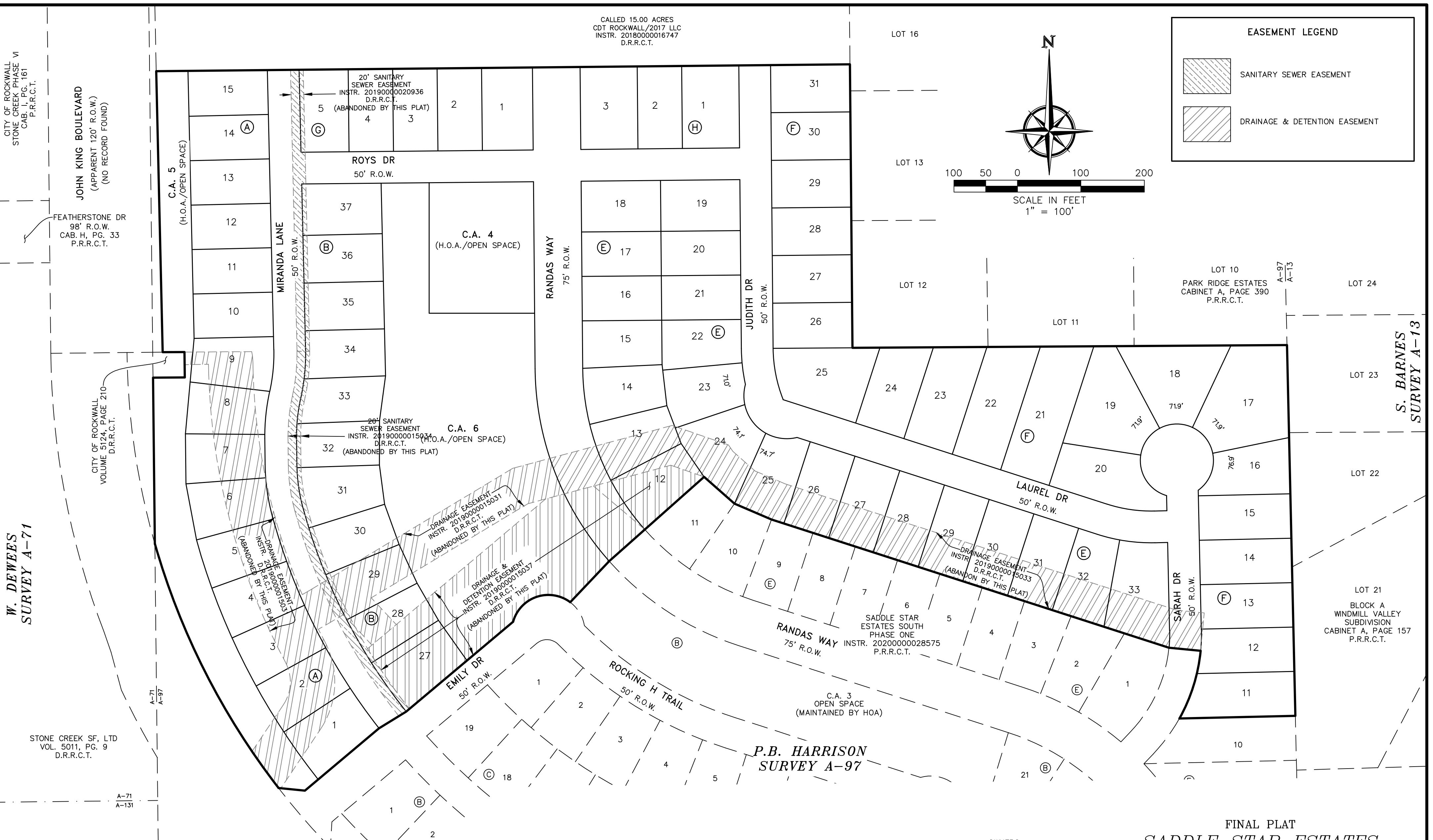
DEVELOPER
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LAND SURVEYOR
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 FIRM NO. 10192300 JOB NO. 355

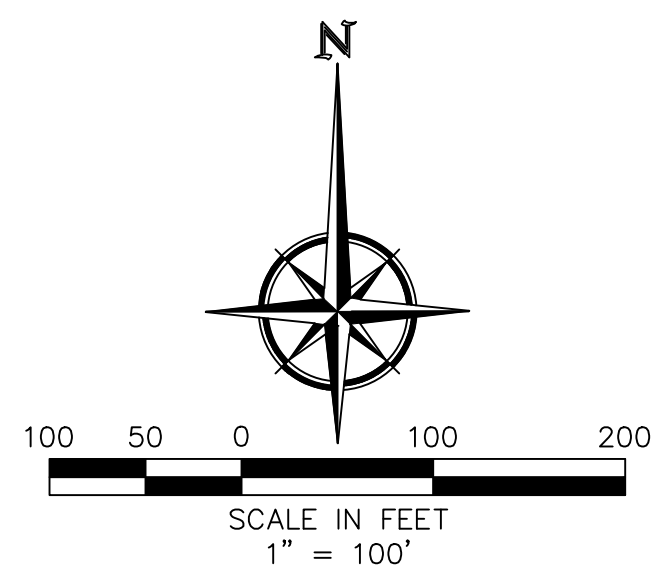
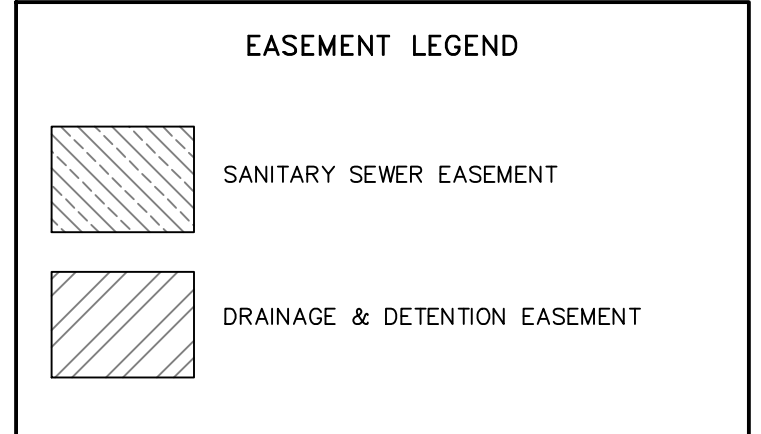
FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 29.002 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.



- Notes:
1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Redization (CORS 2011).
 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
 3. By graphical plotting, no part of the parcel described 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 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

Note:
 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.

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

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

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

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 29.002 ACRES
 SITUATED IN THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
 (972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

- THENCE along the north line of said Saddle Star South, the following courses:
• South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;
• Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;
• Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right-of-way line of John King Boulevard (a variable width right-of-way) common to the southwest line of said 44.293 acre tract;

- THENCE along said common line, the following courses:
• Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;
• North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 44.292 acre tract and said City of Rockwall tract, the following courses:

- North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap, found for corner;
• North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with cap, found for common north corner of said City of Rockwall tract and said 44.292 acre tract, same being in the south line of said 9.127 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along the common line of said City of Rockwall tract and said 9.127 acre tract, a distance of 34.30 feet to a 1/2-inch iron rod with cap, found for the southwest corner of said 9.127 acre tract;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 9.127 acre tract and said 2.00 acre tract, a distance of 442.88 feet to a 1/2-inch iron rod with cap, found for the northwest corner of said 9.127 acre tract and the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 9.127 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2-inch iron rod found at the common east corner of said 9.127 acre tract and said 15.00 acre tract, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 9.127 acre tract, a distance of 446.60 feet to a 1/2-inch iron rod found at the southeast corner of said 9.127 acre tract, same being in the north line of said 44.292 acre tract;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 44.292 acre tract, at 43.33 feet passing a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of said 34.325 acre tract and continuing along the north line of same, a total distance of 684.36 feet to 3/8-inch iron rod found at the northeast corner of said 34.325 acre tract, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER) FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE: BY: NAME: TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

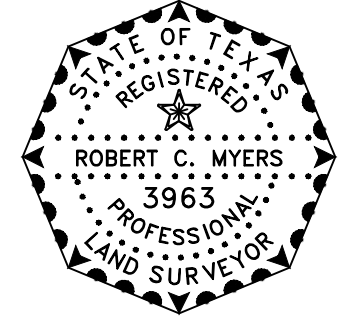
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This final plat is released on October 15, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

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



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
SADDLE STAR ESTATES
SOUTH, PHASE TWO

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

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

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

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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

Parcel Map Check Report
Prepared by: Survey Department
Engineering Concepts & Design, LP
201 Windco Circle, Suite 200
Date: 10/15/2021 12:52:59 PM

Parcel Name: Overall

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 7,037,824.594' East: 2,598,314.402'

Segment# 1: Line

Course: S 88°42'33" W Length: 182.77'
North: 7,037,820.477' East: 2,598,131.678'

Segment# 2: Curve

Length: 112.50' Radius: 275.00'
Delta: 23°26'23" Tangent: 57.05'
Chord: 111.72' Course: N 17°22'23" E
Course In: N 60°54'26" W Course Out: S 84°20'49" E
RP North: 7,037,954.189' East: 2,597,891.374'
End North: 7,037,927.100' East: 2,598,165.037'

Segment# 3: Line

Course: N 84°20'49" W Length: 50.00'
North: 7,037,932.025' East: 2,598,115.280'

Segment# 4: Line

Course: N 72°06'44" W Length: 657.61'
North: 7,038,134.012' East: 2,597,489.459'

Segment# 5: Line

Course: N 66°47'40" W Length: 63.38'
North: 7,038,158.986' East: 2,597,431.206'

Segment# 6: Line

Course: N 48°35'07" W Length: 63.78'
North: 7,038,201.177' East: 2,597,383.375'

Segment# 7: Line

Course: S 48°23'33" W Length: 200.00'
North: 7,038,068.372' East: 2,597,233.833'

Segment# 8: Line

Course: S 43°25'25" W Length: 89.23'
North: 7,038,003.565' East: 2,597,172.497'

Segment# 9: Curve

Length: 111.57' Radius: 57.50'
Delta: 111°10'32" Tangent: 83.94'
Chord: 94.87' Course: S 71°13'07" W
Course In: S 36°48'22" W Course Out: N 74°22'09" W
RP North: 7,037,957.527' East: 2,597,138.049'
End North: 7,037,973.019' East: 2,597,082.675'

Segment# 10: Line

Course: S 49°55'55" W Length: 220.14'
North: 7,037,831.316' East: 2,596,914.206'

Segment# 11: Line
Course: S 58°29'53" W Length: 50.35'
North: 7,037,805.007' East: 2,596,871.277'

Segment# 12: Line
Course: S 49°55'55" W Length: 152.40'
North: 7,037,706.907' East: 2,596,754.648'

Segment# 13: Line
Course: N 84°16'58" W Length: 41.84'
North: 7,037,711.075' East: 2,596,713.016'

Segment# 14: Curve
Length: 433.48' Radius: 1,140.00'
Delta: 21°47'11" Tangent: 219.39'
Chord: 430.87' Course: N 26°51'02" W
Course In: N 52°15'23" E Course Out: S 74°02'34" W
RP North: 7,038,408.903' East: 2,597,614.480'
End North: 7,038,095.494' East: 2,596,518.407'

Segment# 15: Line
Course: N 0°38'27" W Length: 261.96'
North: 7,038,357.438' East: 2,596,515.478'

Segment# 16: Line
Course: N 89°38'44" E Length: 50.00'
North: 7,038,357.747' East: 2,596,565.477'

Segment# 17: Line
Course: N 0°38'27" W Length: 40.00'
North: 7,038,397.745' East: 2,596,565.029'

Segment# 18: Line
Course: S 89°38'05" W Length: 34.30'
North: 7,038,397.526' East: 2,596,530.730'

Segment# 19: Line
Course: N 1°19'17" W Length: 442.88'
North: 7,038,840.288' East: 2,596,520.517'

Segment# 20: Line
Course: N 89°26'12" E Length: 1,092.52'
North: 7,038,851.030' East: 2,597,612.984'

Segment# 21: Line
Course: S 0°30'07" E Length: 446.60'
North: 7,038,404.447' East: 2,597,616.896'

Segment# 22: Line
Course: N 89°38'05" E Length: 684.36'
North: 7,038,408.810' East: 2,598,301.243'

Segment# 23: Line
Course: S 1°17'27" E Length: 584.36'
North: 7,037,824.598' East: 2,598,314.407'

Perimeter: 6,066.04' Area: 1,263,315Sq.Ft.
Error Closure: 0.006 Course: N 49°45'38" E
Error North : 0.0040 East: 0.0047

Precision 1: 1,011,005.00

PROJECT COMMENTS



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

DATE: 10/22/2021

PROJECT NUMBER: P2021-055
PROJECT NAME: Final Plat for Phase 2 of the Saddle Star Subdivision
SITE ADDRESS/LOCATIONS: 3076 HAYS LN, ROCKWALL

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Discuss and consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-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 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, 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	Andrew Reyna	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-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 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, 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 Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 79 (PD-79), the SH-205 By-Pass (SH-205 BY OV) District, and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-055) in the lower right-hand corner of all pages on future submittals.

M.5 Please correct and relabel the common area lots to read as follows:

- 1) Change C.A. 6 to Lot 6, Block X
- 2) Change C.A. 5 to Lot 5, Block X
- 3) Change C.A. 4 to Lot 4, Block X

M.6 Correct and/or verify curve C1 of the curve data table versus legal description for chord bearing.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

I.8 Please note the scheduled meetings for this case: (1) Planning & Zoning work session meeting will be held on October 26, 2021.(2) Parks & Recreation Board meeting on November 2, 2021. (3) Planning & Zoning regular meeting will be held on November 9, 2021. Action Item (4) City Council regular meeting will be held on November 15, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Include instrument number on plat once filed or submit and file Phase 3's plat.

I - Sewer pro-rata due = \$86.44/acre.

M - Update note 7 to state, "property owner/HOA shall be responsible for all maintenance, repair, and replacement of all drainage and detention systems in easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Andrew Reyna	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved w/ Comments

10/18/2021: Please send new CAD (.dwg) file of road centerlines and lot lines to lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Provide landscape plans for common areas and detention

2. Provide tree mitigation plans if applicable

3. P2021-055 (Henry Lee) (Final Plat)

Park District 6 (pro rata equipment fees approved to be utilized for HOA park and open space in February 2020 meeting, fees now being confirmed and amenity cost must exceed required pro rata equipment fees) (cash in lieu of land collect fees only)

Cash In Lieu of Land: \$984.00 x 77 lots = \$75,768.00

Pro Rata Equipment Fee: \$931.00 x 77 lots = \$71,687.00

Total per lot x lots = \$1,915.00 x 77 lots = \$147,455.00



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-055

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: 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 3076 Hays Rd

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79

CURRENT USE Residential

PROPOSED ZONING PD-79

PROPOSED USE Residential

ACREAGE 29.001

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 Engineering Concepts & Design

CONTACT PERSON Jose Campos

CONTACT PERSON Ryan King, P.E.

ADDRESS 2200 Ross Ave., Ste. 4200W

ADDRESS 201 Windco Cir, STE 200

CITY, STATE & ZIP Dallas, TX 75201

CITY, STATE & ZIP Wylie, TX 75098

PHONE 214-716-2900

PHONE 972-941-8400

E-MAIL Jose.Campos@Hines.com

E-MAIL Ryan@ecdpl.com

NOTARY VERIFICATION [REQUIRED]

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

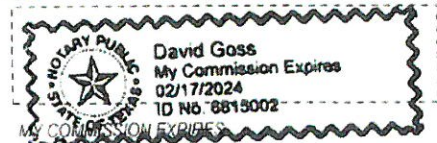
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 880.02 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF October 2021. BY SIGNING THIS APPLICATION, 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.

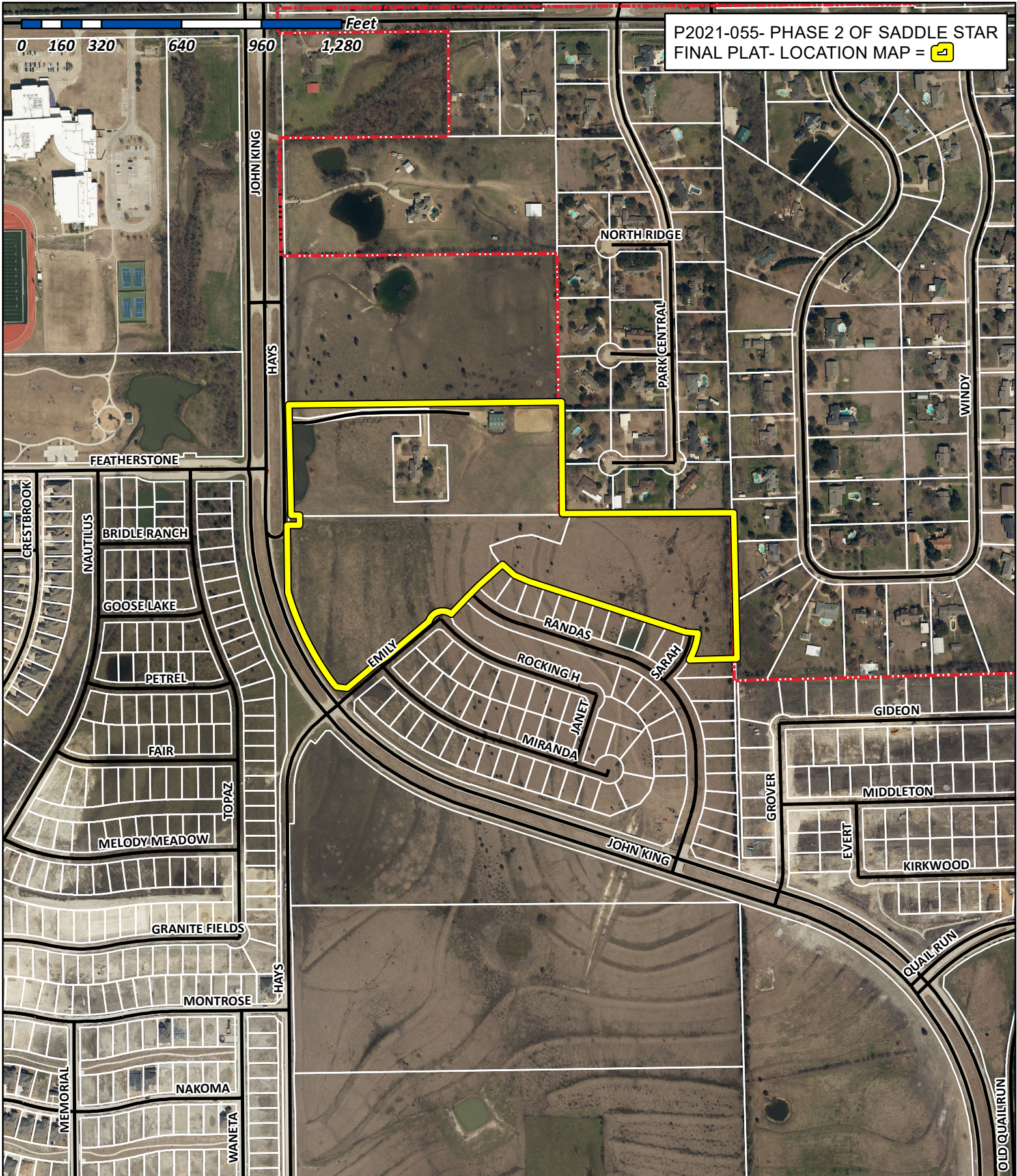
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF October 2021

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-055- PHASE 2 OF SADDLE STAR
 FINAL PLAT- LOCATION MAP = [icon]

0 160 320 640 960 1,280 Feet

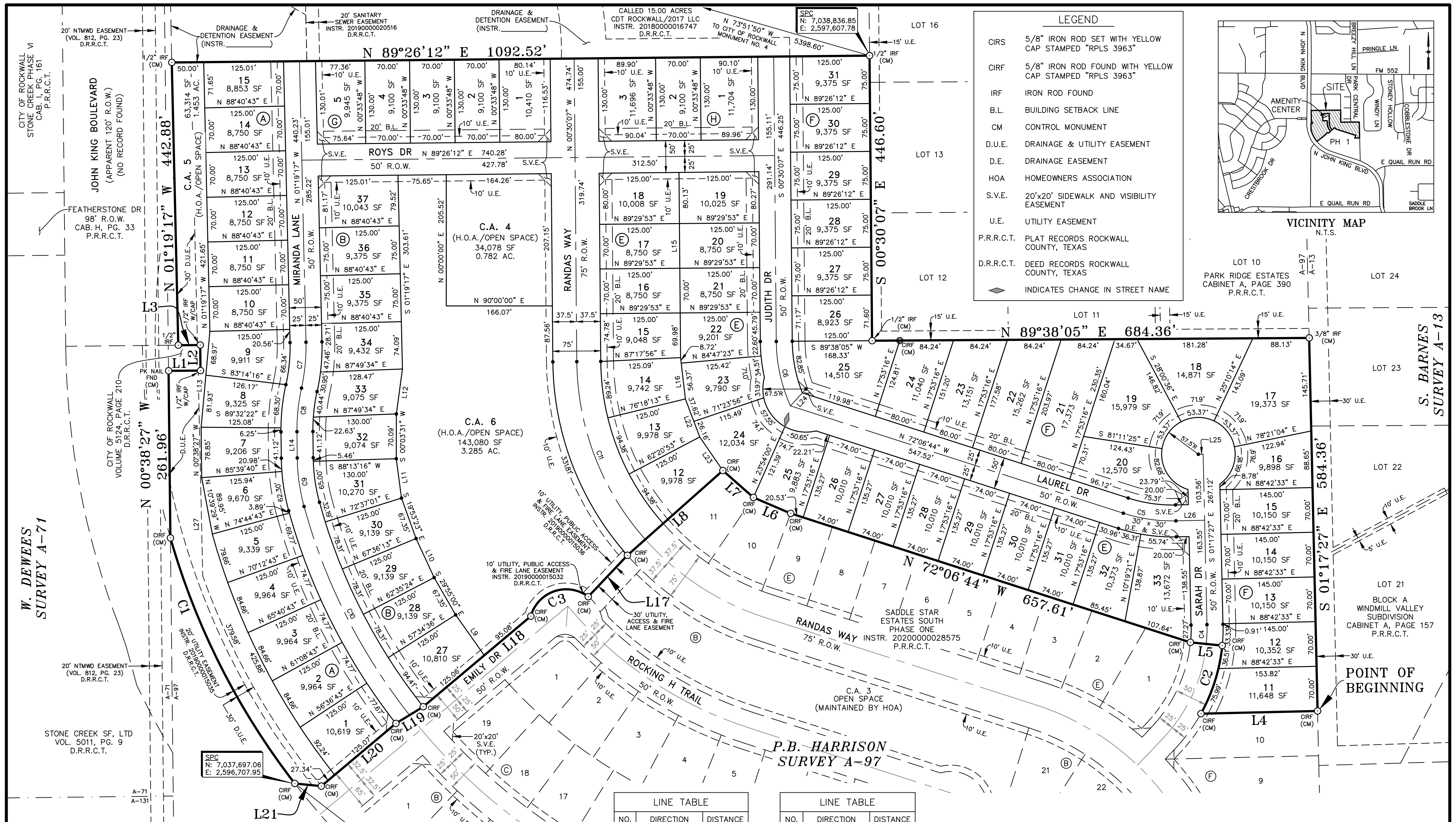


City of Rockwall

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

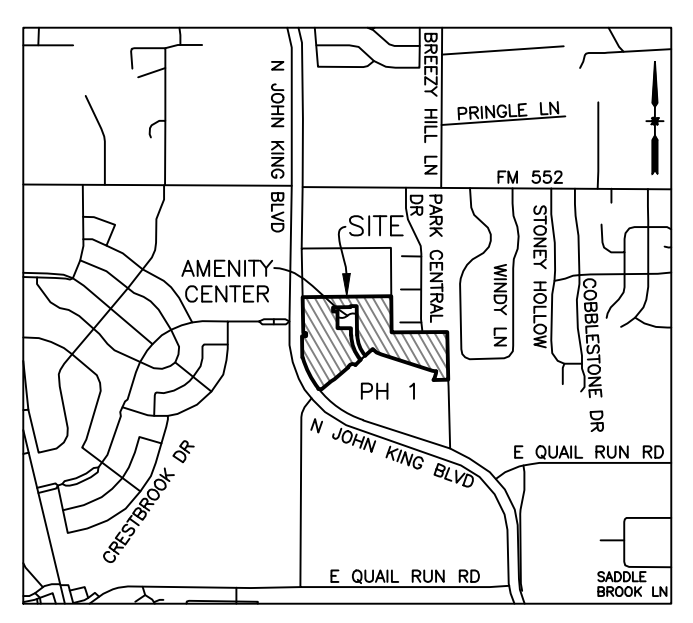
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





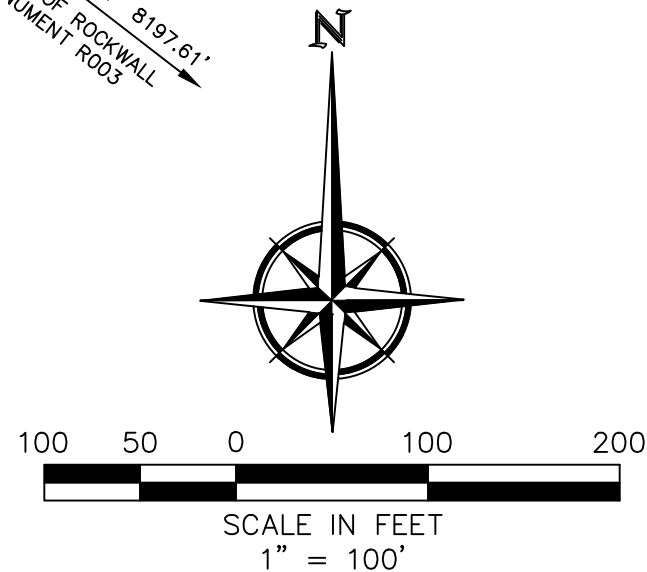
LEGEND

- 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.U.E. DRAINAGE & UTILITY EASEMENT
- 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	21°47'11"	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°13'07" 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'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'



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	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

LINE TABLE

NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

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

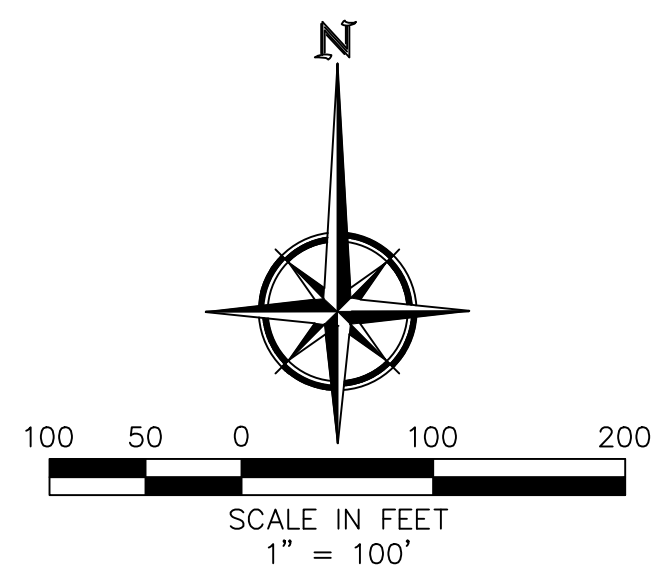
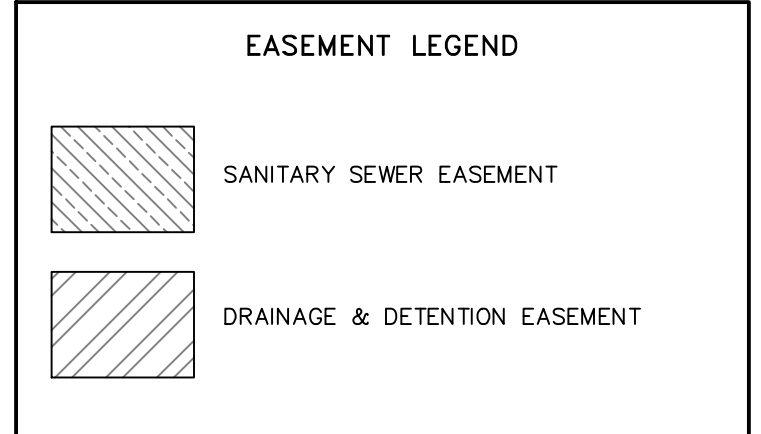
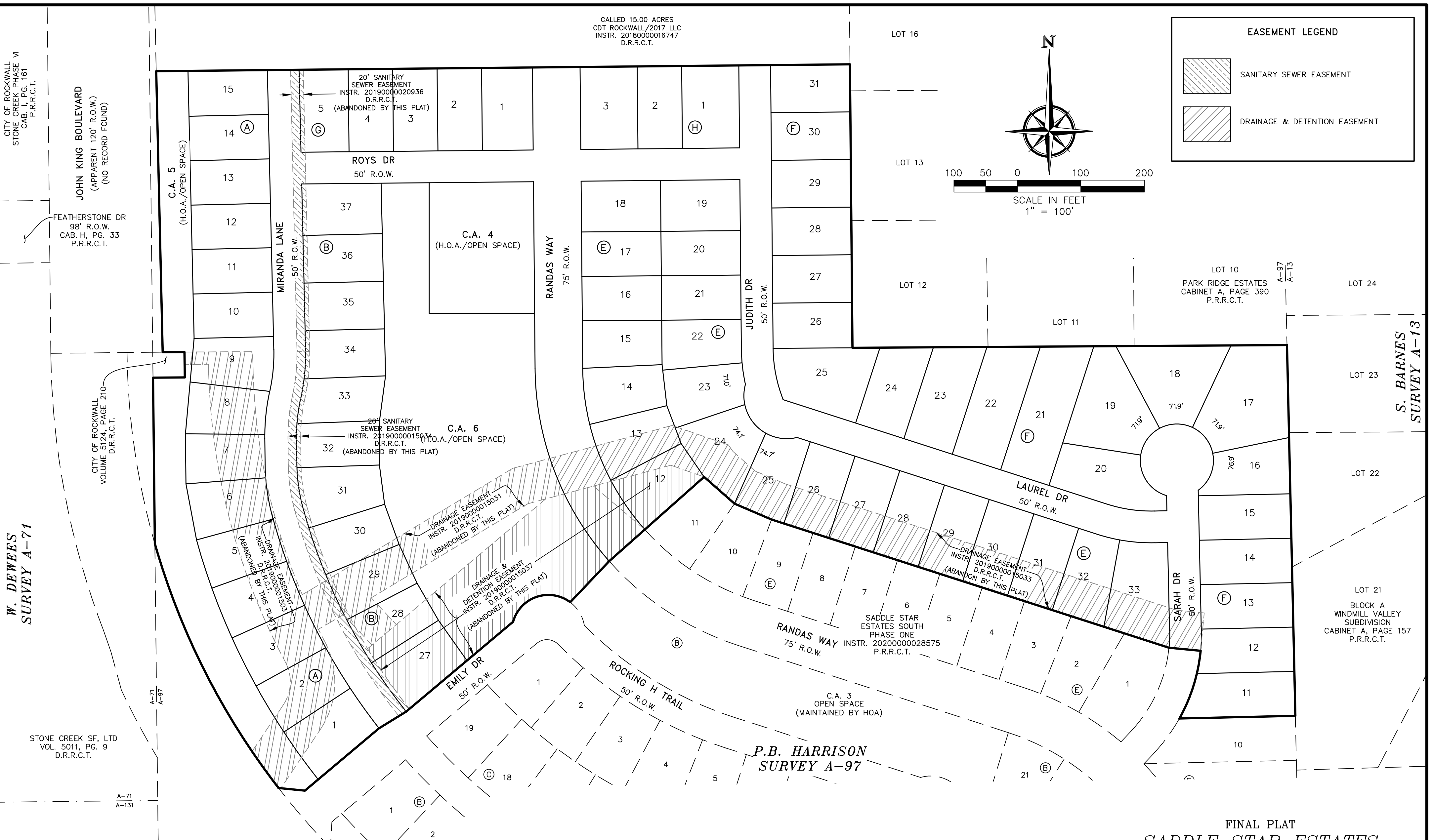
DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 (214) 716-2900

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

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 29.002 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



- Notes:
1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Redization (CORS 2011).
 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
 3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

Note:
 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.

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

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FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
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OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

- THENCE along the north line of said Saddle Star South, the following courses:
• South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;
• Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;
• Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right-of-way line of John King Boulevard (a variable width right-of-way) common to the southwest line of said 44.293 acre tract;

- THENCE along said common line, the following courses:
• Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;
• North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 44.292 acre tract and said City of Rockwall tract, the following courses:

- North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap, found for corner;
• North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with cap, found for common north corner of said City of Rockwall tract and said 44.292 acre tract, same being in the south line of said 9.127 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along the common line of said City of Rockwall tract and said 9.127 acre tract, a distance of 34.30 feet to a 1/2-inch iron rod with cap, found for the southwest corner of said 9.127 acre tract;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 9.127 acre tract and said 2.00 acre tract, a distance of 442.88 feet to a 1/2-inch iron rod with cap, found for the northwest corner of said 9.127 acre tract and the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 9.127 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2-inch iron rod found at the common east corner of said 9.127 acre tract and said 15.00 acre tract, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 9.127 acre tract, a distance of 446.60 feet to a 1/2-inch iron rod found at the southeast corner of said 9.127 acre tract, same being in the north line of said 44.292 acre tract;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 44.292 acre tract, at 43.33 feet passing a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of said 34.325 acre tract and continuing along the north line of same, a total distance of 684.36 feet to 3/8-inch iron rod found at the northeast corner of said 34.325 acre tract, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER) FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE: BY: NAME: TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

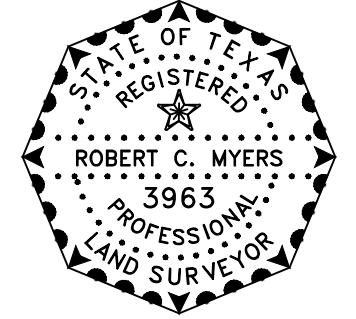
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This final plat is released on October 15, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

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



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
SADDLE STAR ESTATES
SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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

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

DEVELOPER
HINES
2200 ROSS AVE., SUITE 4200W
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EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

Parcel Map Check Report
Prepared by: Survey Department
Engineering Concepts & Design, LP
201 Windco Circle, Suite 200
Date: 10/15/2021 12:52:59 PM

Parcel Name: Overall

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 7,037,824.594' East: 2,598,314.402'

Segment# 1: Line

Course: S 88°42'33" W Length: 182.77'
North: 7,037,820.477' East: 2,598,131.678'

Segment# 2: Curve

Length: 112.50' Radius: 275.00'
Delta: 23°26'23" Tangent: 57.05'
Chord: 111.72' Course: N 17°22'23" E
Course In: N 60°54'26" W Course Out: S 84°20'49" E
RP North: 7,037,954.189' East: 2,597,891.374'
End North: 7,037,927.100' East: 2,598,165.037'

Segment# 3: Line

Course: N 84°20'49" W Length: 50.00'
North: 7,037,932.025' East: 2,598,115.280'

Segment# 4: Line

Course: N 72°06'44" W Length: 657.61'
North: 7,038,134.012' East: 2,597,489.459'

Segment# 5: Line

Course: N 66°47'40" W Length: 63.38'
North: 7,038,158.986' East: 2,597,431.206'

Segment# 6: Line

Course: N 48°35'07" W Length: 63.78'
North: 7,038,201.177' East: 2,597,383.375'

Segment# 7: Line

Course: S 48°23'33" W Length: 200.00'
North: 7,038,068.372' East: 2,597,233.833'

Segment# 8: Line

Course: S 43°25'25" W Length: 89.23'
North: 7,038,003.565' East: 2,597,172.497'

Segment# 9: Curve

Length: 111.57' Radius: 57.50'
Delta: 111°10'32" Tangent: 83.94'
Chord: 94.87' Course: S 71°13'07" W
Course In: S 36°48'22" W Course Out: N 74°22'09" W
RP North: 7,037,957.527' East: 2,597,138.049'
End North: 7,037,973.019' East: 2,597,082.675'

Segment# 10: Line

Course: S 49°55'55" W Length: 220.14'
North: 7,037,831.316' East: 2,596,914.206'

Segment# 11: Line
Course: S 58°29'53" W Length: 50.35'
North: 7,037,805.007' East: 2,596,871.277'

Segment# 12: Line
Course: S 49°55'55" W Length: 152.40'
North: 7,037,706.907' East: 2,596,754.648'

Segment# 13: Line
Course: N 84°16'58" W Length: 41.84'
North: 7,037,711.075' East: 2,596,713.016'

Segment# 14: Curve
Length: 433.48' Radius: 1,140.00'
Delta: 21°47'11" Tangent: 219.39'
Chord: 430.87' Course: N 26°51'02" W
Course In: N 52°15'23" E Course Out: S 74°02'34" W
RP North: 7,038,408.903' East: 2,597,614.480'
End North: 7,038,095.494' East: 2,596,518.407'

Segment# 15: Line
Course: N 0°38'27" W Length: 261.96'
North: 7,038,357.438' East: 2,596,515.478'

Segment# 16: Line
Course: N 89°38'44" E Length: 50.00'
North: 7,038,357.747' East: 2,596,565.477'

Segment# 17: Line
Course: N 0°38'27" W Length: 40.00'
North: 7,038,397.745' East: 2,596,565.029'

Segment# 18: Line
Course: S 89°38'05" W Length: 34.30'
North: 7,038,397.526' East: 2,596,530.730'

Segment# 19: Line
Course: N 1°19'17" W Length: 442.88'
North: 7,038,840.288' East: 2,596,520.517'

Segment# 20: Line
Course: N 89°26'12" E Length: 1,092.52'
North: 7,038,851.030' East: 2,597,612.984'

Segment# 21: Line
Course: S 0°30'07" E Length: 446.60'
North: 7,038,404.447' East: 2,597,616.896'

Segment# 22: Line
Course: N 89°38'05" E Length: 684.36'
North: 7,038,408.810' East: 2,598,301.243'

Segment# 23: Line
Course: S 1°17'27" E Length: 584.36'
North: 7,037,824.598' East: 2,598,314.407'

Perimeter: 6,066.04' Area: 1,263,315Sq.Ft.
Error Closure: 0.006 Course: N 49°45'38" E
Error North : 0.0040 East: 0.0047

Precision 1: 1,011,005.00



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: November 15, 2021
APPLICANT: Ryan King; *Teague, Engineering Concepts & Design*
CASE NUMBER: P2021-055; *Final Plat for Phase 2 of the Saddle Star Subdivision*

SUMMARY

Discuss and consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-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 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, 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.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 29.001-acre tract of land (i.e. Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97) for the purpose of establishing 77 single-family residential lots and three (3) common areas (i.e. Lots 1-15, Block A; Lots 27-37, Block B; Lots 12-33, Block E; Lots 11-31, Block F; Lots 1-5, Block G; Lots 1-3, Block H; Lots 4-6, Block X Saddle Star Estates South, Phase 2). The common areas (i.e. Lots 4-6, Block X) will be maintained by the Homeowner's Association (HOA).
- On March 16, 1998, a 44.292-acre portion of the subject property was annexed [Ordinance No. 98-10] by the City Council. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [Case No. Z2015-034; Ordinance No. 16-07], which rezoned this 44.292-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2016 the City Council adopted Ordinance No. 16-30 annexing an additional 11.121-acre portion of the subject property. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) incorporating the additional 11.121-acre tract of land into the Planned Development District. This zoning change increased the number of lots permitted in the Planned Development District from 113 to 138. Following this approval, a preliminary plat [Case No. P2016-024] and master plat [Case No. P2016-023] were approved on August 15, 2016. On March 28, 2017, the applicant requested and was granted an extension to the preliminary plat [Case No. P2017-014]. Following this approval, the applicant final platted [Case No. P2019-031] Phase 1 of the Saddle Star South Subdivision on September 16, 2019. On January 22, 2019, the City Council annexed a 14.995-acre tract of land [Ordinance No. 19-07]. This was later incorporated into Planned Development District 79 (PD-79) on November 4, 2019, increasing the total acreage of the Planned Development District to 70.408-acres. This also increased the lot count from 138 lots to 176 lots. On February 18, 2020, the applicant amended the master plat [Case No. P2020-006] to incorporate Phase 3 into the subdivision; and, on December 21, 2020, the applicant amended the preliminary plat [Case No. P2020-048] to incorporate Phase 3 into the subdivision. The proposed final plat for Phase 2 of the Saddle Star Subdivision conforms to the approved preliminary plat.
- On November 2, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision that is located within Park District No. 6:
 - (1) The developer shall pay pro-rata equipment fees of \$71,687.00 (i.e. \$931.00 x 77 lots), which will be due at the time of final plat.

(2) The developer shall pay cash-in-lieu of land fees of \$75,768.00 (i.e. \$984.00 x 77 lots), which will be due 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 final plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

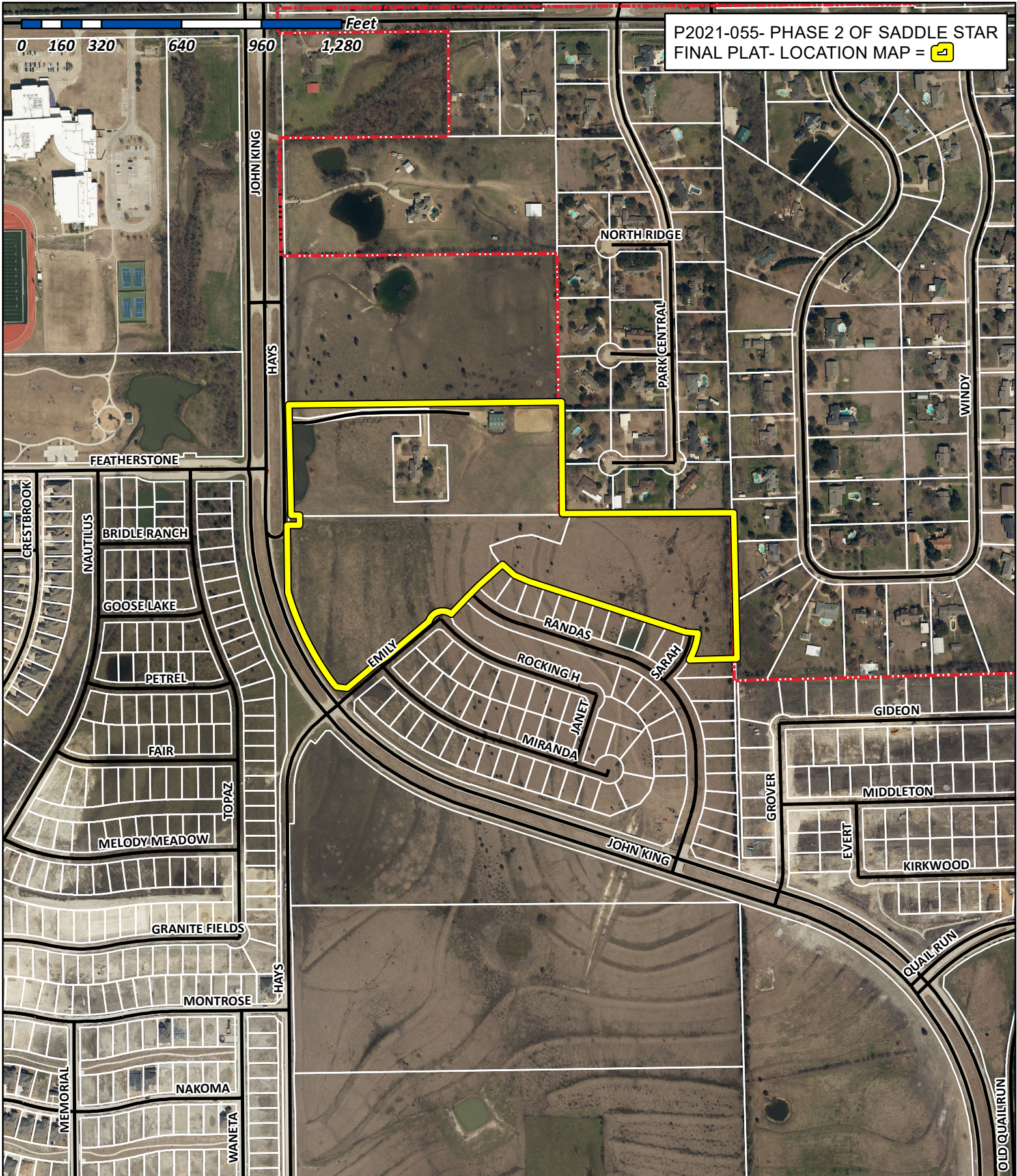
CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the *Final Plat* for *Saddle Star Estates South, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (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 November 9, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat with the conditions of approval by a vote of 5-0, with Commissioner(s) Thomas and Moeller absent.

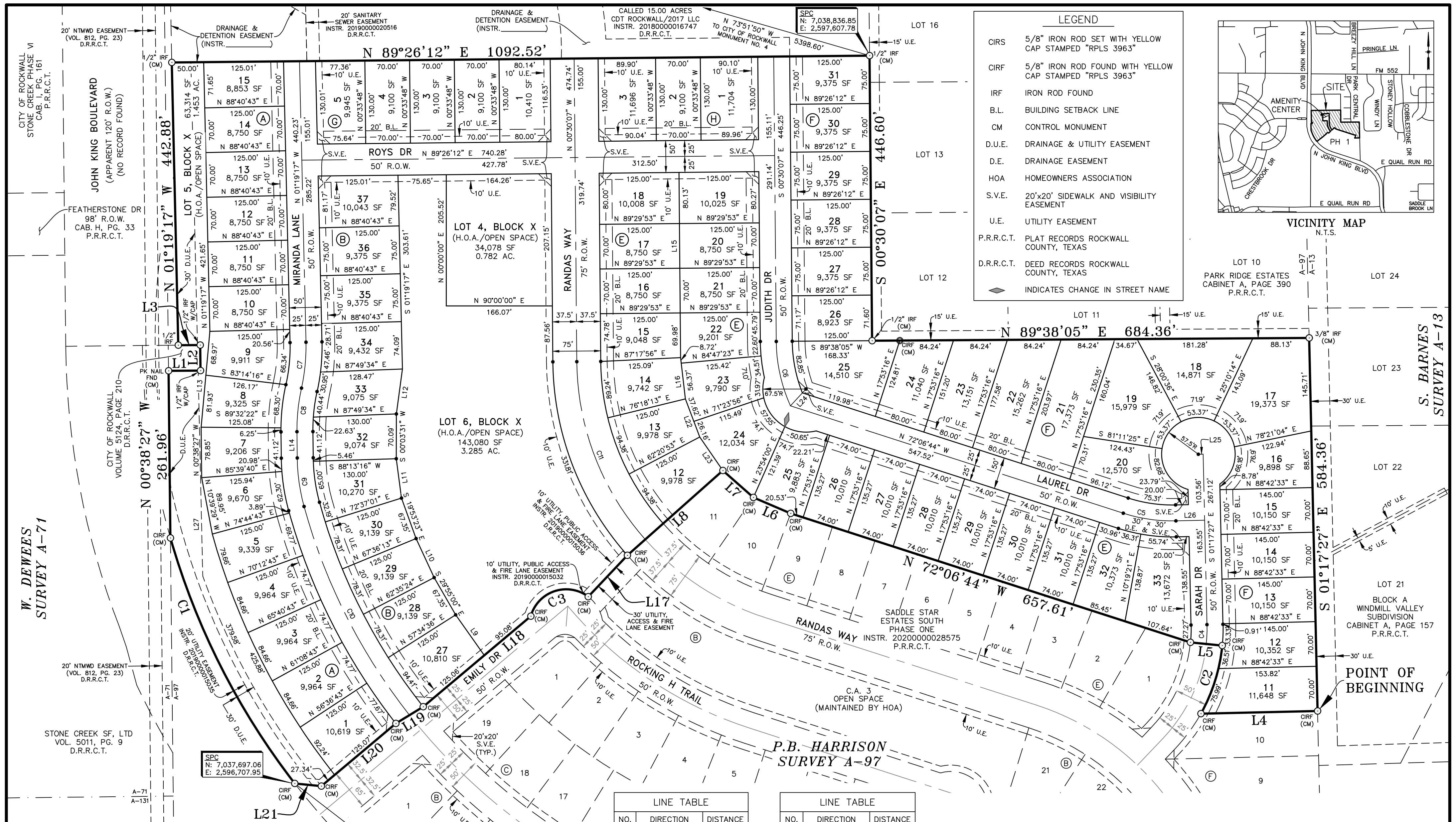


City of Rockwall

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

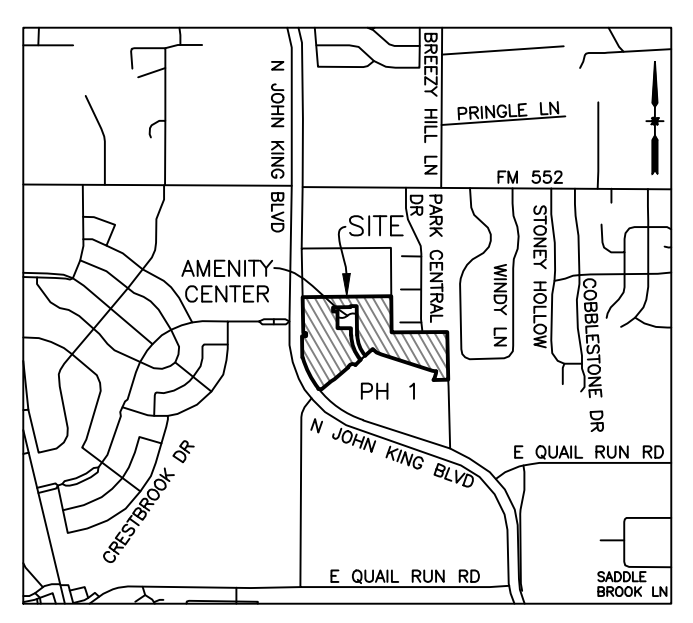
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





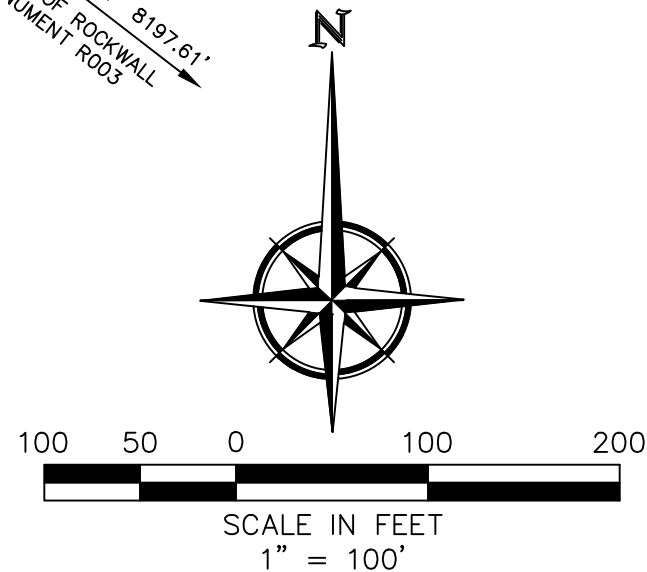
LEGEND

- 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.U.E. DRAINAGE & UTILITY EASEMENT
- 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	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	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°13'07" 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'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'



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	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

LINE TABLE

NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

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

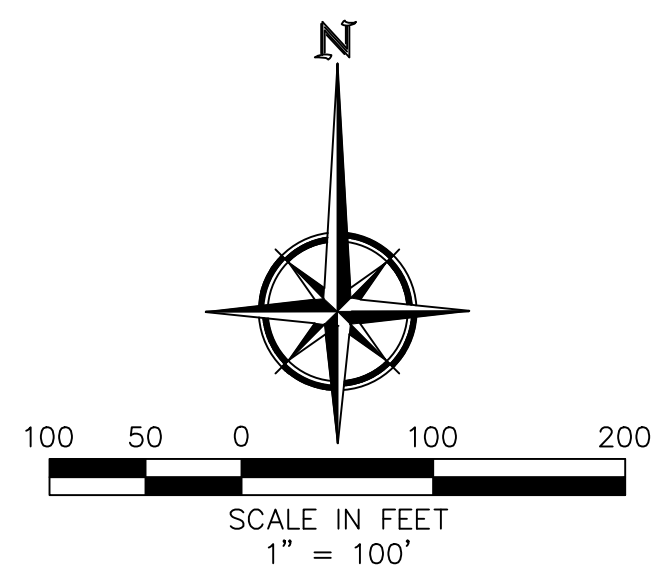
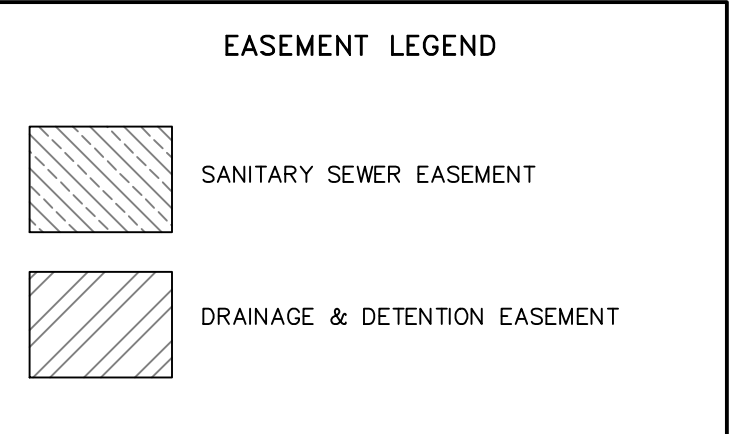
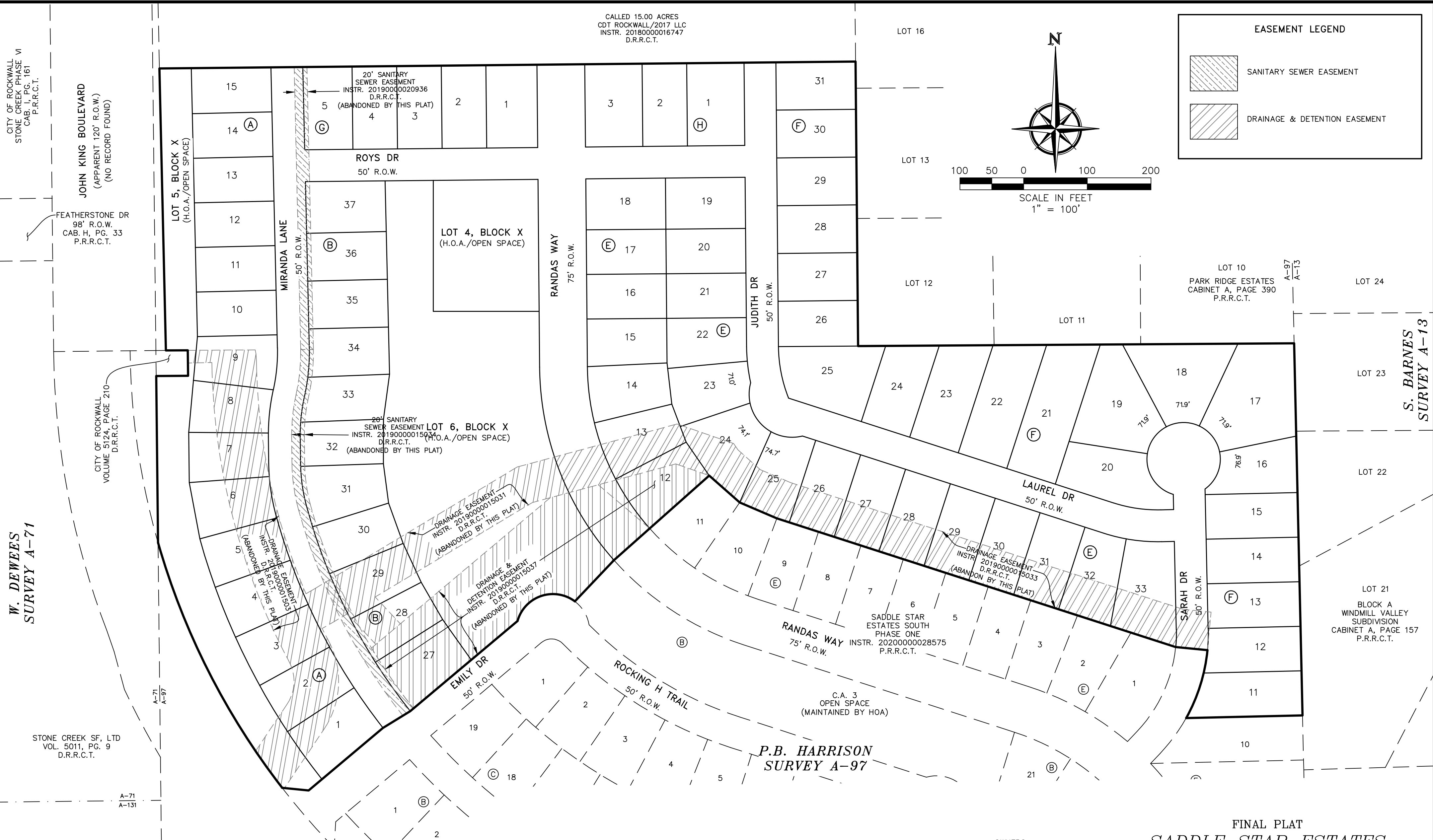
DEVELOPER
HINES
2200 ROSS AVE., SUITE 4200W DALLAS, TX 75201 (214) 716-2900

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

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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 Final Plat Ph 2.dwg



FINAL PLAT
**SADDLE STAR ESTATES
 SOUTH, PHASE TWO**

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
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P.B. HARRISON SURVEY, A-97
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OWNERS
**SADDLE STAR SOUTH
 HOLDINGS, LLC**
 2200 ROSS AVE., STE. 4200W
 DALLAS, TX 75201

DEVELOPER
HINES
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
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Note:
 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.

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Redization (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 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - 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).

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

- THENCE along the north line of said Saddle Star South, the following courses:
• South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;
• Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;
• Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
• South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
• North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right-of-way line of John King Boulevard (a variable width right-of-way) common to the southwest line of said 44.293 acre tract;

- THENCE along said common line, the following courses:
• Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;
• North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 44.292 acre tract and said City of Rockwall tract, the following courses:

- North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap, found for corner;
• North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with cap, found for common north corner of said City of Rockwall tract and said 44.292 acre tract, same being in the south line of said 9.127 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along the common line of said City of Rockwall tract and said 9.127 acre tract, a distance of 34.30 feet to a 1/2-inch iron rod with cap, found for the southwest corner of said 9.127 acre tract;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 9.127 acre tract and said 2.00 acre tract, a distance of 442.88 feet to a 1/2-inch iron rod with cap, found for the northwest corner of said 9.127 acre tract and the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 9.127 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2-inch iron rod found at the common east corner of said 9.127 acre tract and said 15.00 acre tract, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 9.127 acre tract, a distance of 446.60 feet to a 1/2-inch iron rod found at the southeast corner of said 9.127 acre tract, same being in the north line of said 44.292 acre tract;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 44.292 acre tract, at 43.33 feet passing a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of said 34.325 acre tract and continuing along the north line of same, a total distance of 684.36 feet to 3/8-inch iron rod found at the northeast corner of said 34.325 acre tract, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER) FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE: BY: NAME: TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

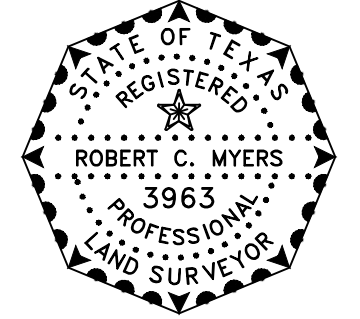
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This final plat is released on October 15, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

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



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
SADDLE STAR ESTATES
SOUTH, PHASE TWO

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

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

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

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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

Parcel Map Check Report
Prepared by: Survey Department
Engineering Concepts & Design, LP
201 Windco Circle, Suite 200
Date: 10/15/2021 12:52:59 PM

Parcel Name: Overall

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 7,037,824.594' East: 2,598,314.402'

Segment# 1: Line

Course: S 88°42'33" W Length: 182.77'
North: 7,037,820.477' East: 2,598,131.678'

Segment# 2: Curve

Length: 112.50' Radius: 275.00'
Delta: 23°26'23" Tangent: 57.05'
Chord: 111.72' Course: N 17°22'23" E
Course In: N 60°54'26" W Course Out: S 84°20'49" E
RP North: 7,037,954.189' East: 2,597,891.374'
End North: 7,037,927.100' East: 2,598,165.037'

Segment# 3: Line

Course: N 84°20'49" W Length: 50.00'
North: 7,037,932.025' East: 2,598,115.280'

Segment# 4: Line

Course: N 72°06'44" W Length: 657.61'
North: 7,038,134.012' East: 2,597,489.459'

Segment# 5: Line

Course: N 66°47'40" W Length: 63.38'
North: 7,038,158.986' East: 2,597,431.206'

Segment# 6: Line

Course: N 48°35'07" W Length: 63.78'
North: 7,038,201.177' East: 2,597,383.375'

Segment# 7: Line

Course: S 48°23'33" W Length: 200.00'
North: 7,038,068.372' East: 2,597,233.833'

Segment# 8: Line

Course: S 43°25'25" W Length: 89.23'
North: 7,038,003.565' East: 2,597,172.497'

Segment# 9: Curve

Length: 111.57' Radius: 57.50'
Delta: 111°10'32" Tangent: 83.94'
Chord: 94.87' Course: S 71°13'07" W
Course In: S 36°48'22" W Course Out: N 74°22'09" W
RP North: 7,037,957.527' East: 2,597,138.049'
End North: 7,037,973.019' East: 2,597,082.675'

Segment# 10: Line

Course: S 49°55'55" W Length: 220.14'
North: 7,037,831.316' East: 2,596,914.206'

Segment# 11: Line
Course: S 58°29'53" W Length: 50.35'
North: 7,037,805.007' East: 2,596,871.277'

Segment# 12: Line
Course: S 49°55'55" W Length: 152.40'
North: 7,037,706.907' East: 2,596,754.648'

Segment# 13: Line
Course: N 84°16'58" W Length: 41.84'
North: 7,037,711.075' East: 2,596,713.016'

Segment# 14: Curve
Length: 433.48' Radius: 1,140.00'
Delta: 21°47'11" Tangent: 219.39'
Chord: 430.87' Course: N 26°51'02" W
Course In: N 52°15'23" E Course Out: S 74°02'34" W
RP North: 7,038,408.903' East: 2,597,614.480'
End North: 7,038,095.494' East: 2,596,518.407'

Segment# 15: Line
Course: N 0°38'27" W Length: 261.96'
North: 7,038,357.438' East: 2,596,515.478'

Segment# 16: Line
Course: N 89°38'44" E Length: 50.00'
North: 7,038,357.747' East: 2,596,565.477'

Segment# 17: Line
Course: N 0°38'27" W Length: 40.00'
North: 7,038,397.745' East: 2,596,565.029'

Segment# 18: Line
Course: S 89°38'05" W Length: 34.30'
North: 7,038,397.526' East: 2,596,530.730'

Segment# 19: Line
Course: N 1°19'17" W Length: 442.88'
North: 7,038,840.288' East: 2,596,520.517'

Segment# 20: Line
Course: N 89°26'12" E Length: 1,092.52'
North: 7,038,851.030' East: 2,597,612.984'

Segment# 21: Line
Course: S 0°30'07" E Length: 446.60'
North: 7,038,404.447' East: 2,597,616.896'

Segment# 22: Line
Course: N 89°38'05" E Length: 684.36'
North: 7,038,408.810' East: 2,598,301.243'

Segment# 23: Line
Course: S 1°17'27" E Length: 584.36'
North: 7,037,824.598' East: 2,598,314.407'

Perimeter: 6,066.04' Area: 1,263,315Sq.Ft.
Error Closure: 0.006 Course: N 49°45'38" E
Error North : 0.0040 East: 0.0047

Precision 1: 1,011,005.00



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: November 15, 2021
APPLICANT: Ryan King; *Teague, Engineering Concepts & Design*
CASE NUMBER: P2021-055; *Final Plat for Phase 2 of the Saddle Star Subdivision*

SUMMARY

Discuss and consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-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 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, 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.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 29.001-acre tract of land (i.e. Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97) for the purpose of establishing 77 single-family residential lots and three (3) common areas (i.e. Lots 1-15, Block A; Lots 27-37, Block B; Lots 12-33, Block E; Lots 11-31, Block F; Lots 1-5, Block G; Lots 1-3, Block H; Lots 4-6, Block X Saddle Star Estates South, Phase 2). The common areas (i.e. Lots 4-6, Block X) will be maintained by the Homeowner's Association (HOA).
- On March 16, 1998, a 44.292-acre portion of the subject property was annexed [Ordinance No. 98-10] by the City Council. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [Case No. Z2015-034; Ordinance No. 16-07], which rezoned this 44.292-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2016 the City Council adopted Ordinance No. 16-30 annexing an additional 11.121-acre portion of the subject property. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) incorporating the additional 11.121-acre tract of land into the Planned Development District. This zoning change increased the number of lots permitted in the Planned Development District from 113 to 138. Following this approval, a preliminary plat [Case No. P2016-024] and master plat [Case No. P2016-023] were approved on August 15, 2016. On March 28, 2017, the applicant requested and was granted an extension to the preliminary plat [Case No. P2017-014]. Following this approval, the applicant final platted [Case No. P2019-031] Phase 1 of the Saddle Star South Subdivision on September 16, 2019. On January 22, 2019, the City Council annexed a 14.995-acre tract of land [Ordinance No. 19-07]. This was later incorporated into Planned Development District 79 (PD-79) on November 4, 2019, increasing the total acreage of the Planned Development District to 70.408-acres. This also increased the lot count from 138 lots to 176 lots. On February 18, 2020, the applicant amended the master plat [Case No. P2020-006] to incorporate Phase 3 into the subdivision; and, on December 21, 2020, the applicant amended the preliminary plat [Case No. P2020-048] to incorporate Phase 3 into the subdivision. The proposed final plat for Phase 2 of the Saddle Star Subdivision conforms to the approved preliminary plat.
- On November 2, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision that is located within Park District No. 6:
 - (1) The developer shall pay pro-rata equipment fees of \$71,687.00 (i.e. \$931.00 x 77 lots), which will be due at the time of final plat.

(2) The developer shall pay cash-in-lieu of land fees of \$75,768.00 (i.e. \$984.00 x 77 lots), which will be due 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 final plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

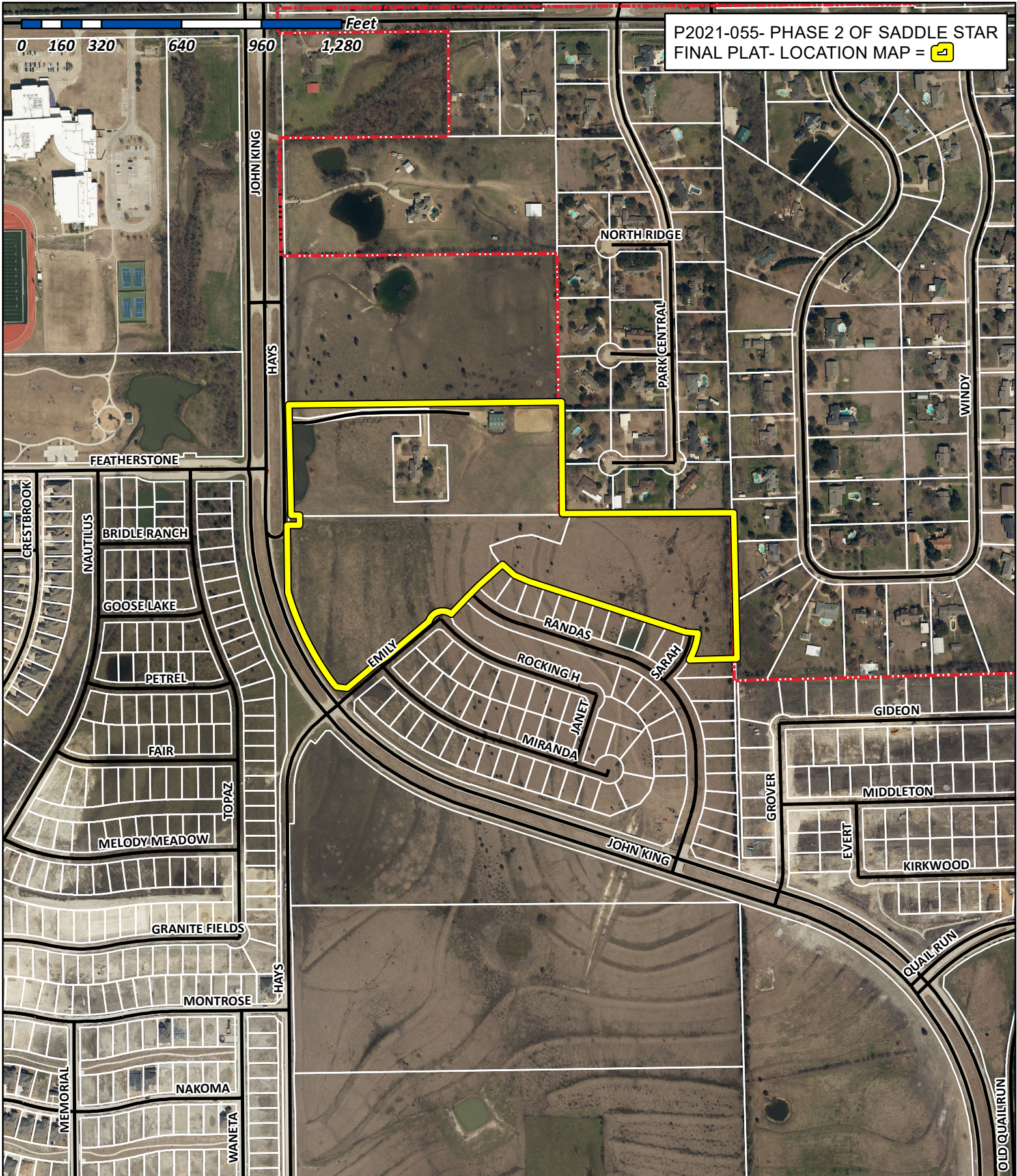
CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the *Final Plat* for *Saddle Star Estates South, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (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 November 9, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat with the conditions of approval by a vote of 5-0, with Commissioner(s) Thomas and Moeller absent.



P2021-055- PHASE 2 OF SADDLE STAR
 FINAL PLAT- LOCATION MAP = [icon]

Feet

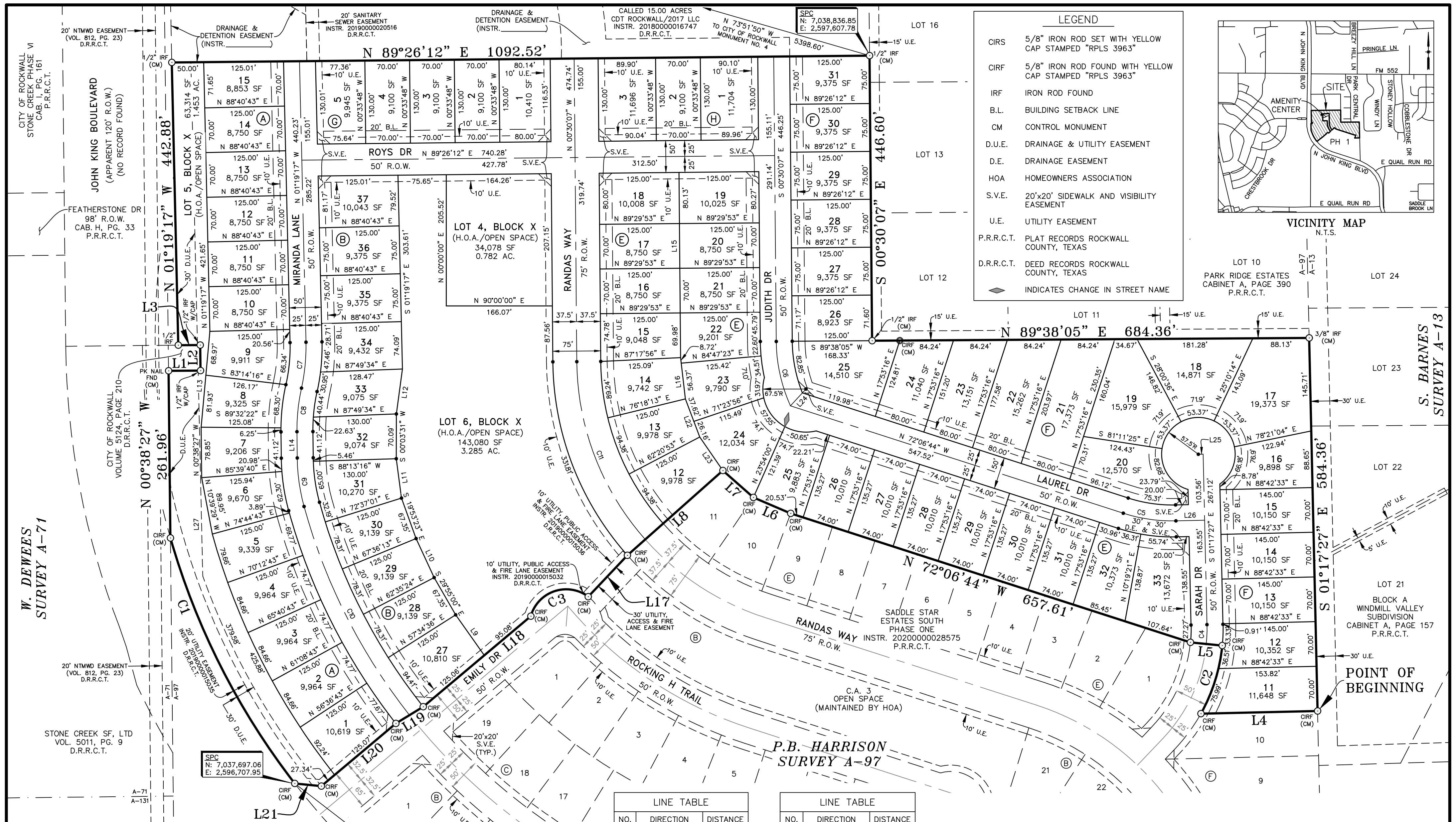
0 160 320 640 960 1,280

City of Rockwall

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

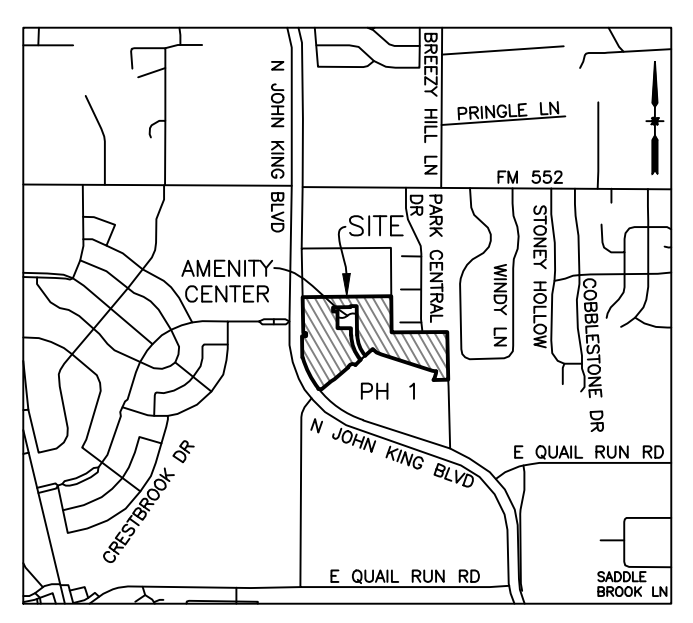
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





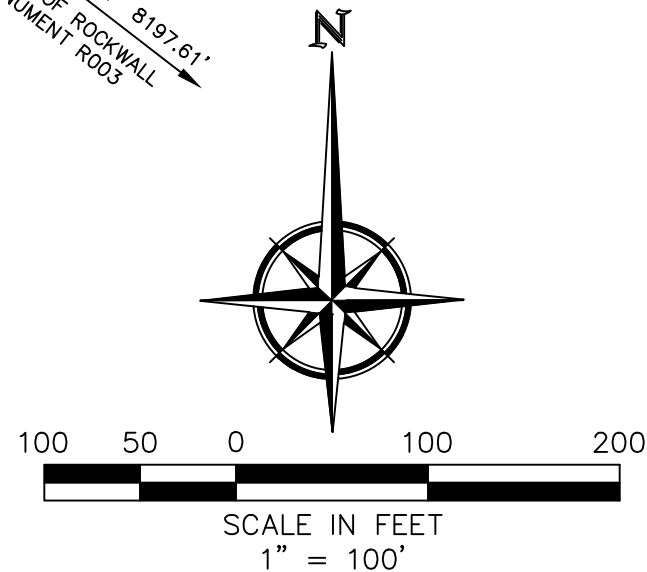
LEGEND

- 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.U.E. DRAINAGE & UTILITY EASEMENT
- 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	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	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°13'07" 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'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'



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	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

LINE TABLE

NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

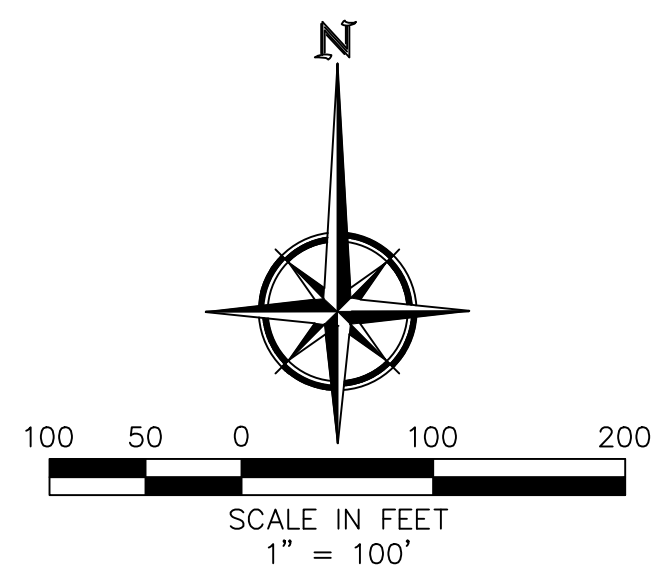
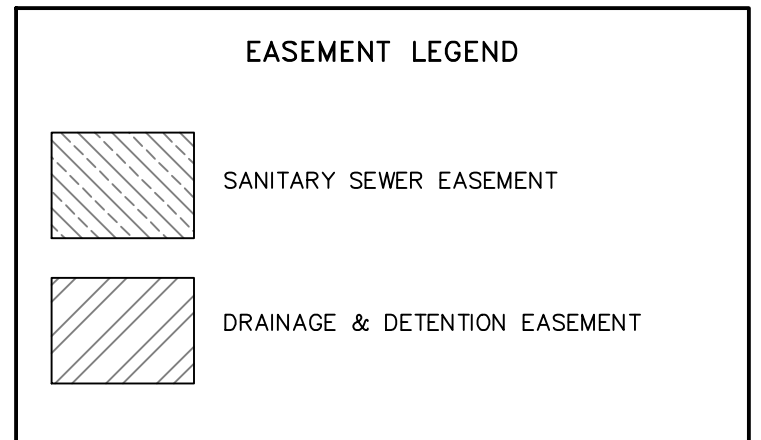
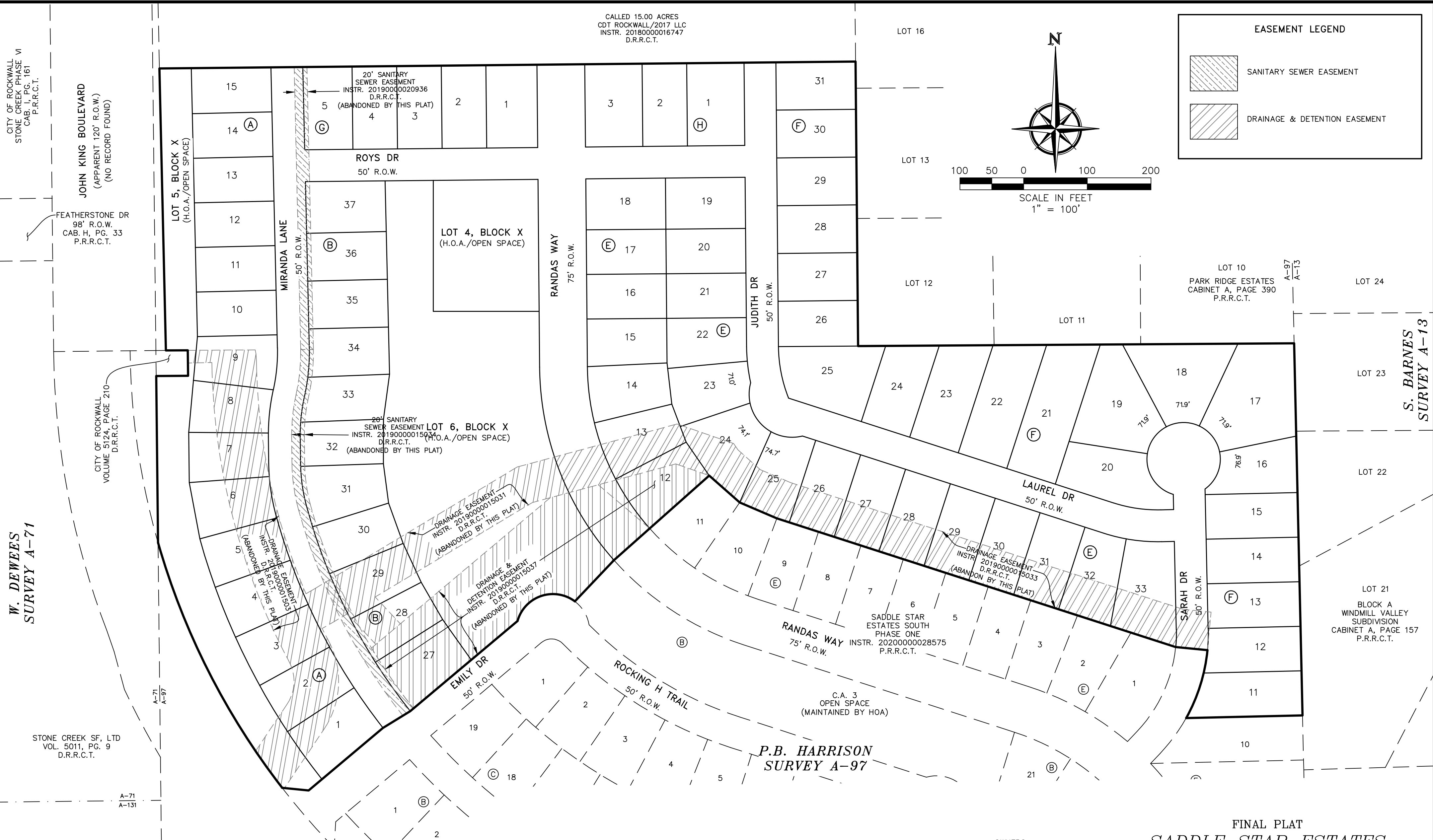
OWNERS
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W DALLAS, TX 75201

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

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

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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.

CITY OF ROCKWALL
 STONE CREEK PHASE VI
 CAB. H, PG. 161
 P.R.R.C.T.

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.

W. DEWEES SURVEY A-71

CITY OF ROCKWALL
 VOLUME 5124, PAGE 210
 D.R.R.C.T.

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

A-71
 A-97
 A-71
 A-131

Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Redization (CORS 2011).
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described 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 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

Note:
 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.

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

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

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 488 ARROYO COURT
 SUNNYVALE, TX 75182
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 FIRM NO. 10192300 JOB NO. 355

FINAL PLAT
SADDLE STAR ESTATES SOUTH, PHASE TWO

77 SINGLE FAMILY LOTS
 3 COMMON AREA TRACT
 29.002 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

REV: 10/25/2021
 DATE: 10/15/2021

CASE #: P2021-055

SHEET 2 OF 3

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

THENCE along the north line of said Saddle Star South, the following courses:

- South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;
Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;
Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;
South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;
North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right-of-way line of John King Boulevard (a variable width right-of-way) common to the southwest line of said 44.293 acre tract;

THENCE along said common line, the following courses:

- Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;
North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 44.292 acre tract and said City of Rockwall tract, the following courses:

- North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap, found for corner;
North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with cap, found for common north corner of said City of Rockwall tract and said 44.292 acre tract, same being in the south line of said 9.127 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along the common line of said City of Rockwall tract and said 9.127 acre tract, a distance of 34.30 feet to a 1/2-inch iron rod with cap, found for the southwest corner of said 9.127 acre tract;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 9.127 acre tract and said 2.00 acre tract, a distance of 442.88 feet to a 1/2-inch iron rod with cap, found for the northwest corner of said 9.127 acre tract and the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 9.127 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2-inch iron rod found at the common east corner of said 9.127 acre tract and said 15.00 acre tract, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 9.127 acre tract, a distance of 446.60 feet to a 1/2-inch iron rod found at the southeast corner of said 9.127 acre tract, same being in the north line of said 44.292 acre tract;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 44.292 acre tract, at 43.33 feet passing a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northwest corner of said 34.325 acre tract and continuing along the north line of same, a total distance of 684.36 feet to 3/8-inch iron rod found at the northeast corner of said 34.325 acre tract, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

FOR: SADDLE STAR SOUTH HOLDINGS, LLC (PROPERTY OWNER) FOR: AMERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

BY: NAME: TITLE: BY: NAME: TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

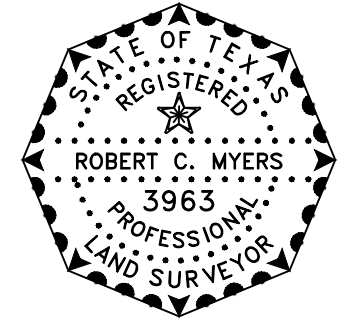
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This final plat is released on October 15, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

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



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
SADDLE STAR ESTATES
SOUTH, PHASE TWO

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

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

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

77 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
29.002 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

Parcel Map Check Report
Prepared by: Survey Department
Engineering Concepts & Design, LP
201 Windco Circle, Suite 200
Date: 10/15/2021 12:52:59 PM

Parcel Name: Overall

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 7,037,824.594' East: 2,598,314.402'

Segment# 1: Line

Course: S 88°42'33" W Length: 182.77'
North: 7,037,820.477' East: 2,598,131.678'

Segment# 2: Curve

Length: 112.50' Radius: 275.00'
Delta: 23°26'23" Tangent: 57.05'
Chord: 111.72' Course: N 17°22'23" E
Course In: N 60°54'26" W Course Out: S 84°20'49" E
RP North: 7,037,954.189' East: 2,597,891.374'
End North: 7,037,927.100' East: 2,598,165.037'

Segment# 3: Line

Course: N 84°20'49" W Length: 50.00'
North: 7,037,932.025' East: 2,598,115.280'

Segment# 4: Line

Course: N 72°06'44" W Length: 657.61'
North: 7,038,134.012' East: 2,597,489.459'

Segment# 5: Line

Course: N 66°47'40" W Length: 63.38'
North: 7,038,158.986' East: 2,597,431.206'

Segment# 6: Line

Course: N 48°35'07" W Length: 63.78'
North: 7,038,201.177' East: 2,597,383.375'

Segment# 7: Line

Course: S 48°23'33" W Length: 200.00'
North: 7,038,068.372' East: 2,597,233.833'

Segment# 8: Line

Course: S 43°25'25" W Length: 89.23'
North: 7,038,003.565' East: 2,597,172.497'

Segment# 9: Curve

Length: 111.57' Radius: 57.50'
Delta: 111°10'32" Tangent: 83.94'
Chord: 94.87' Course: S 71°13'07" W
Course In: S 36°48'22" W Course Out: N 74°22'09" W
RP North: 7,037,957.527' East: 2,597,138.049'
End North: 7,037,973.019' East: 2,597,082.675'

Segment# 10: Line

Course: S 49°55'55" W Length: 220.14'
North: 7,037,831.316' East: 2,596,914.206'

Segment# 11: Line
Course: S 58°29'53" W Length: 50.35'
North: 7,037,805.007' East: 2,596,871.277'

Segment# 12: Line
Course: S 49°55'55" W Length: 152.40'
North: 7,037,706.907' East: 2,596,754.648'

Segment# 13: Line
Course: N 84°16'58" W Length: 41.84'
North: 7,037,711.075' East: 2,596,713.016'

Segment# 14: Curve
Length: 433.48' Radius: 1,140.00'
Delta: 21°47'11" Tangent: 219.39'
Chord: 430.87' Course: N 26°51'02" W
Course In: N 52°15'23" E Course Out: S 74°02'34" W
RP North: 7,038,408.903' East: 2,597,614.480'
End North: 7,038,095.494' East: 2,596,518.407'

Segment# 15: Line
Course: N 0°38'27" W Length: 261.96'
North: 7,038,357.438' East: 2,596,515.478'

Segment# 16: Line
Course: N 89°38'44" E Length: 50.00'
North: 7,038,357.747' East: 2,596,565.477'

Segment# 17: Line
Course: N 0°38'27" W Length: 40.00'
North: 7,038,397.745' East: 2,596,565.029'

Segment# 18: Line
Course: S 89°38'05" W Length: 34.30'
North: 7,038,397.526' East: 2,596,530.730'

Segment# 19: Line
Course: N 1°19'17" W Length: 442.88'
North: 7,038,840.288' East: 2,596,520.517'

Segment# 20: Line
Course: N 89°26'12" E Length: 1,092.52'
North: 7,038,851.030' East: 2,597,612.984'

Segment# 21: Line
Course: S 0°30'07" E Length: 446.60'
North: 7,038,404.447' East: 2,597,616.896'

Segment# 22: Line
Course: N 89°38'05" E Length: 684.36'
North: 7,038,408.810' East: 2,598,301.243'

Segment# 23: Line
Course: S 1°17'27" E Length: 584.36'
North: 7,037,824.598' East: 2,598,314.407'

Perimeter: 6,066.04' Area: 1,263,315Sq.Ft.
Error Closure: 0.006 Course: N 49°45'38" E
Error North : 0.0040 East: 0.0047

Precision 1: 1,011,005.00



November 24, 2021

TO: Ryan King, P.E.
Engineering Concepts & Design
201 Windco Cir., Ste 200
Wylie, TX 75098

CC: Jose Campos
Saddle Star South Holdings, LLC
2200 Ross Ave., Ste. 4200W
Dallas, TX 75201

FROM: Andrew Reyna
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2021-055; Saddle Star South Phase 2

Ryan King:

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 November 15, 2021. The following is a record of all recommendations, voting records and conditions of approval:

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; and,
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (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 November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with the staff's recommendations by a vote of 5-0, with Council Members Moeller and Thomas absent.

City Council

On November 15, 2021, the City Council approved a motion to approve the *Final Plat* with the conditions of approval by a vote of 5-0, with Council Member Johannesen and Jorif absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a *minimum* -- the following:

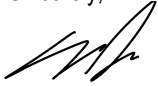
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being

platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6488.

Sincerely,



Andrew Reyna
Planner