



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-067 P&Z DATE 01/11/22 CC DATE 01/18/22 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 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-607

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Intersection of SH552 and John King Blvd

SUBDIVISION Saddle Star Notrth

LOT

BLOCK

GENERAL LOCATION Intersection of SH552 and John King Blvd

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

CURRENT ZONING PD-80

CURRENT USE Agriculture

PROPOSED ZONING PD-80

PROPOSED USE Single Family

ACREAGE 42.667

LOTS [CURRENT] 1

LOTS [PROPOSED] 92

**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 and Design

CONTACT PERSON Jose Campos

CONTACT PERSON Ryan King, P.E.

ADDRESS 609 Main Street, Suite 2400

ADDRESS 1600 N. Collins Blvd, Ste 3300

CITY, STATE & ZIP Houston, TX 77051

CITY, STATE & ZIP Richardson, TX 75080

PHONE 214-716-2900

PHONE 972-941-8400

E-MAIL jose.campos@hines.com

E-MAIL Ryan@ECDLP.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:

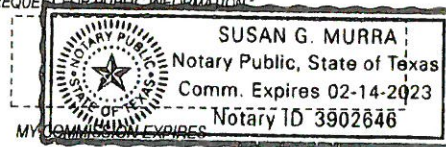
<sup>1</sup> I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 840.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF December, 2021 BY SIGNING 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 16th DAY OF December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

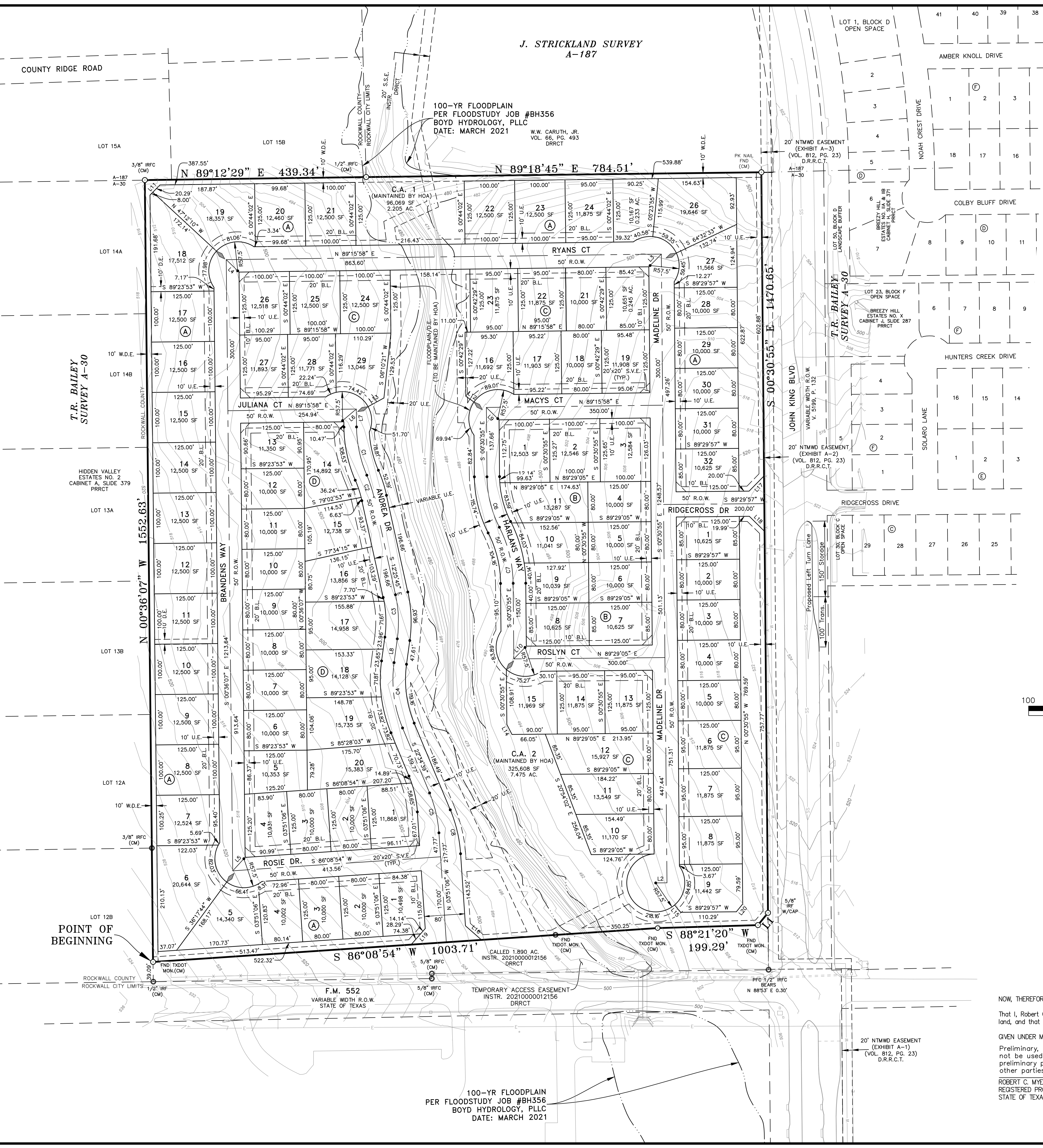
**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

J. STRICKLAND SURVEY  
A-187

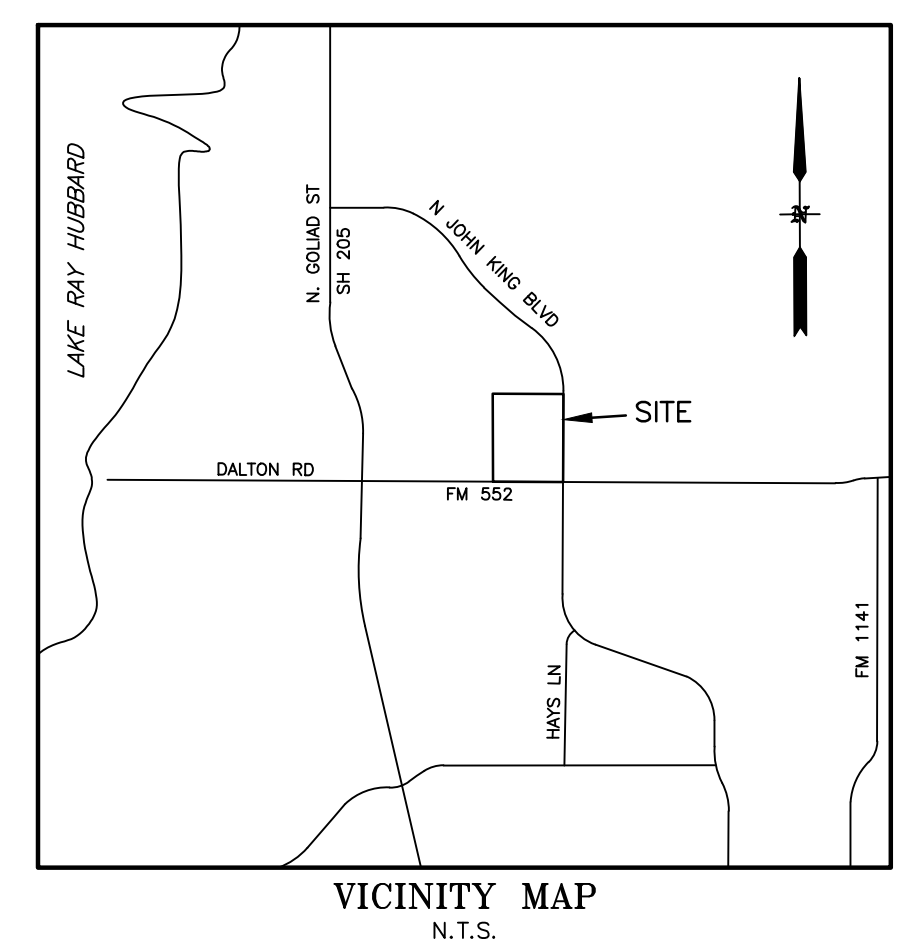


CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	S 13°46'41" W	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

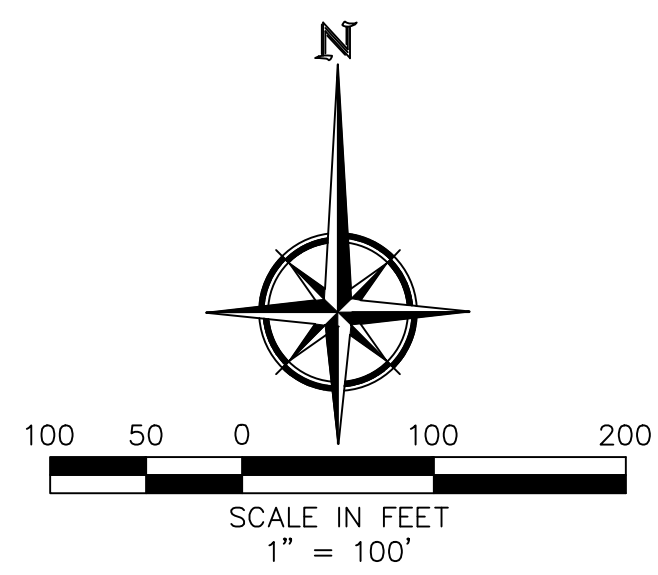
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'



- LEGEND
- 5/8" CIRS W/CAP: 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
  - CIRF: IRON ROD FOUND WITH CAP
  - IRF: IRON ROD FOUND
  - B.L.: BUILDING SETBACK LINE
  - CM: CONTROL MONUMENT
  - D.E.: DRAINAGE EASEMENT
  - W.D.E.: WALL MAINTENANCE & DRAINAGE EASEMENT
  - HOA: HOMEOWNERS ASSOCIATION
  - S.V.E.: SIDEWALK AND VISIBILITY EASEMENT
  - W.M.E.: WALL MAINTENANCE 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

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
  - By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970003CL, 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. In 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).
  - Drainage/Retention and floodplain on site to be maintained by the HOA.



SURVEYOR'S CERTIFICATE

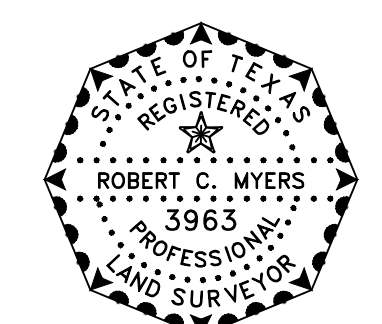
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF DECEMBER, 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 preliminary plat is released on December 2021 for review by the City and other parties for comments and progression to an approved preliminary plat.

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



PRELIMINARY PLAT  
SADDLE STAR ESTATES  
NORTH

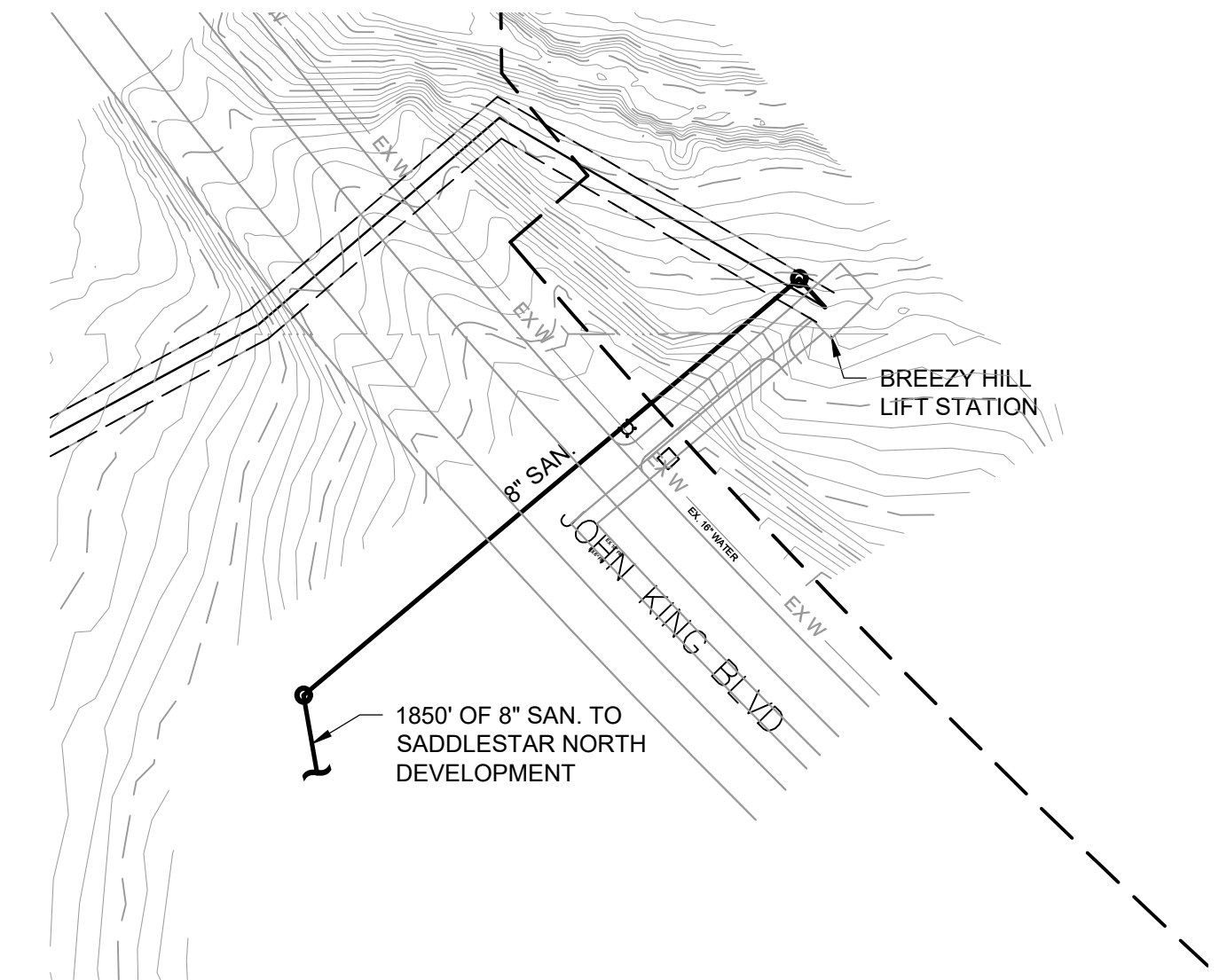
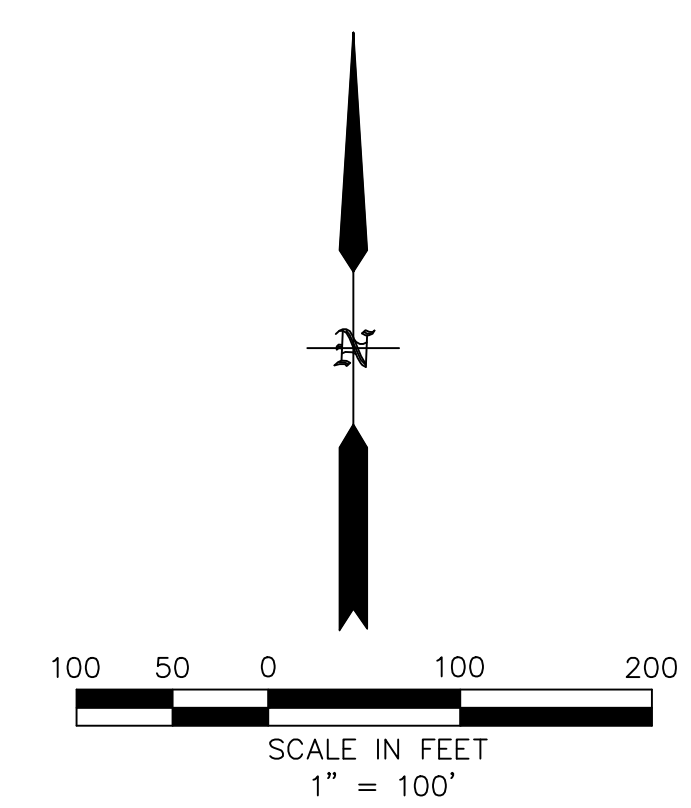
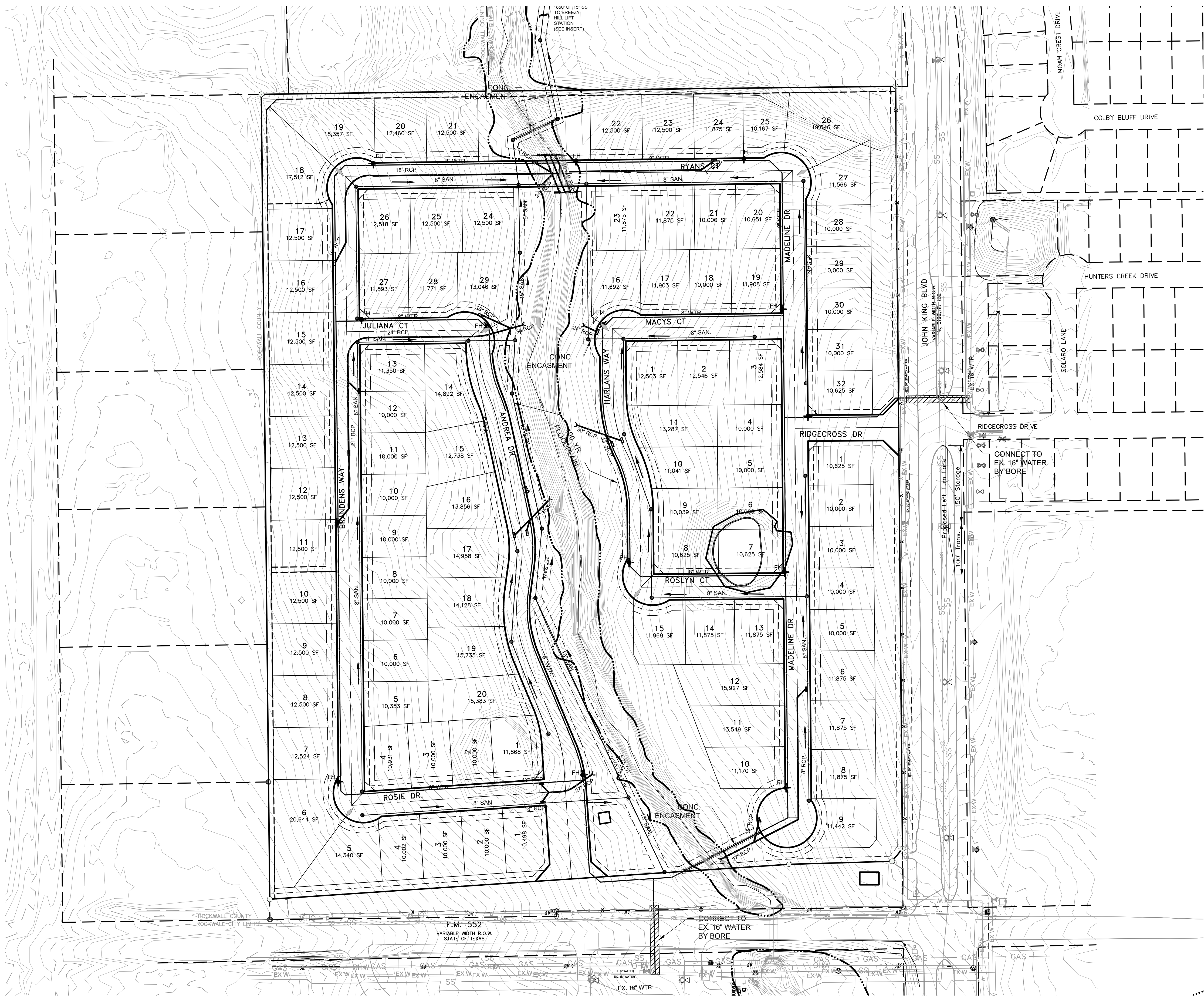
OWNER  
SADDLE STAR SOUTH HOLDINGS, LLC  
C/O HINES INTERESTS LIMITED PARTNERSHIP  
609 MAIN STREET, SUITE 2400  
HOUSTON, TX 770051

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. 510

ZONING DISTRICT: PD-80  
OPEN SPACE = 9.68 AC.  
92 SINGLE FAMILY LOTS  
2.16 UNITS PER ACRE

42.667 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001146  
201 WINDO CIRCLE, SUITE 200, WYLER, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401



BREEZY HILL LIFT STATION SITE

ZONING DISTRICT: PD-80  
 OPEN SPACE = 6.508 AC.  
 92 DWELLING UNITS  
 2.06 UNITS PER ACRE

PRELIM UTILITIES  
 Case No. PP2020-044  
**SADDLE STAR ESTATES NORTH**

92 SINGLE FAMILY LOTS  
 4 COMMON AREA TRACTS  
 44.56 ACRES

SITUATED IN THE  
 T.R. BAILEY SURVEY, A-30  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
 3076 HAYS LANE  
 ROCKWALL, TX 75087

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
 488 ARROYO COURT  
 SUNNYVALE, TX 75182  
 (214) 532-0636  
 FAX (972) 412-4875  
 EMAIL: rcmysurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 510

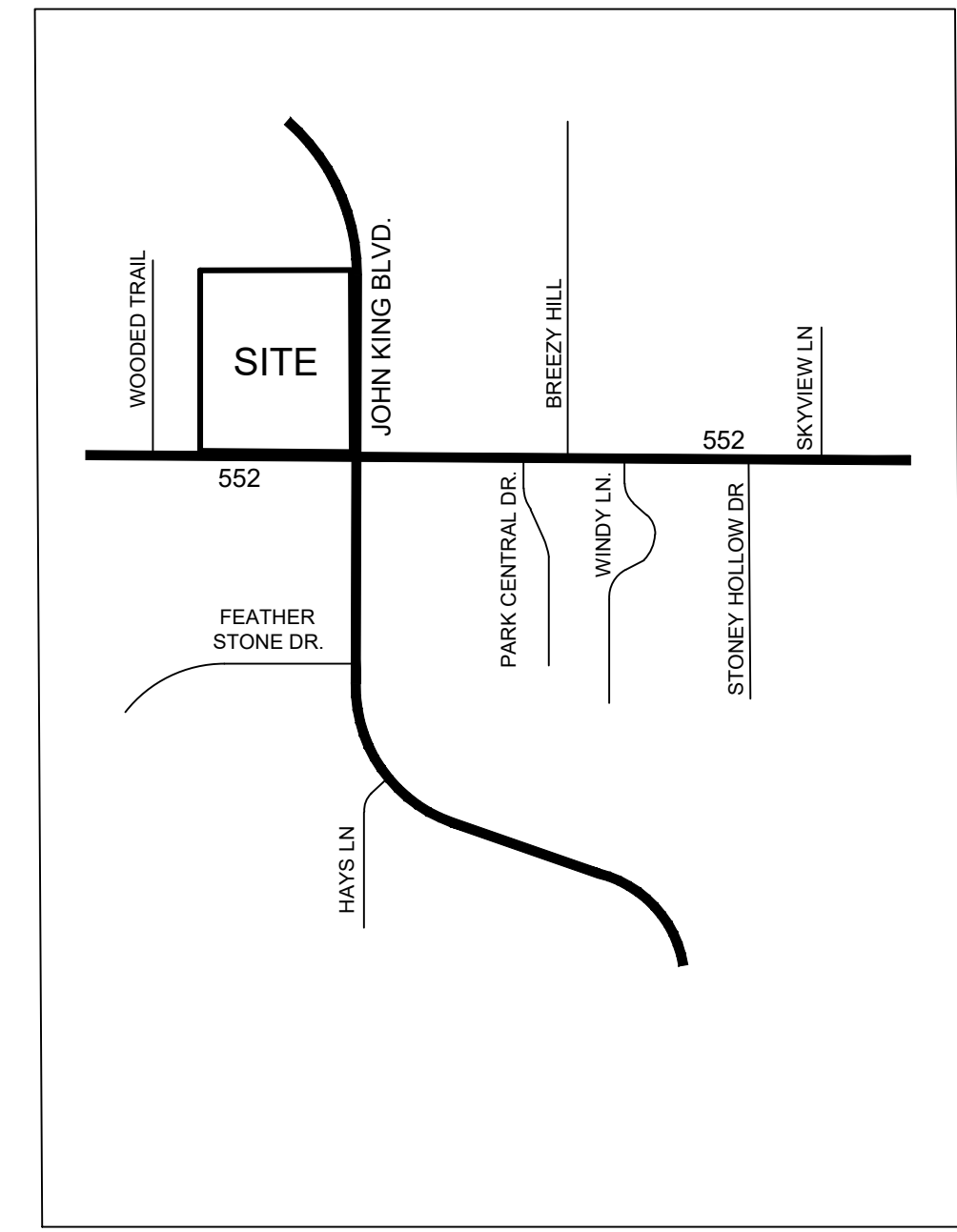
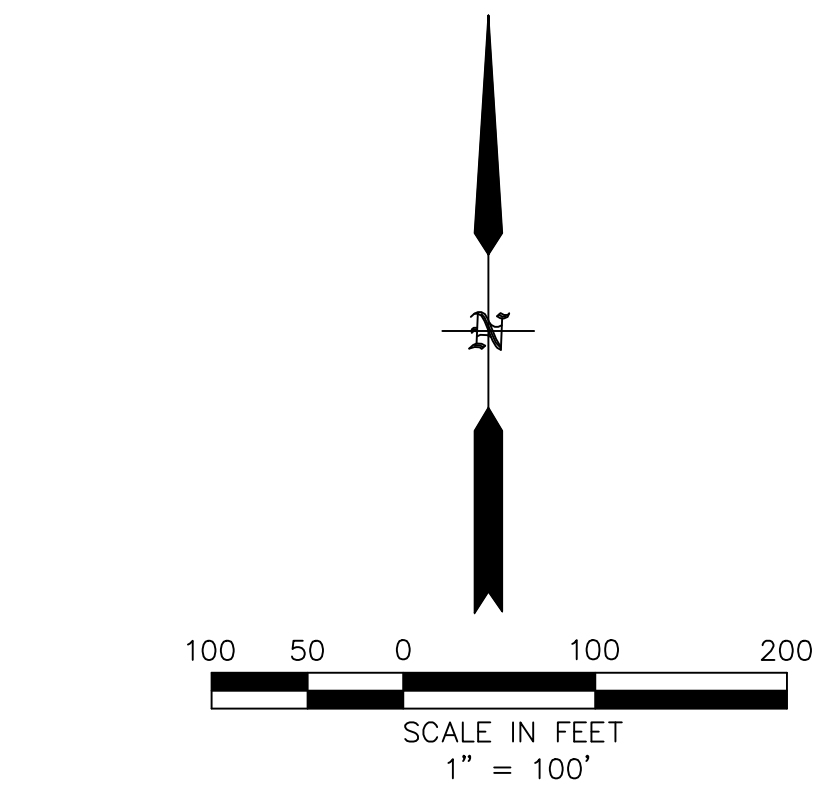
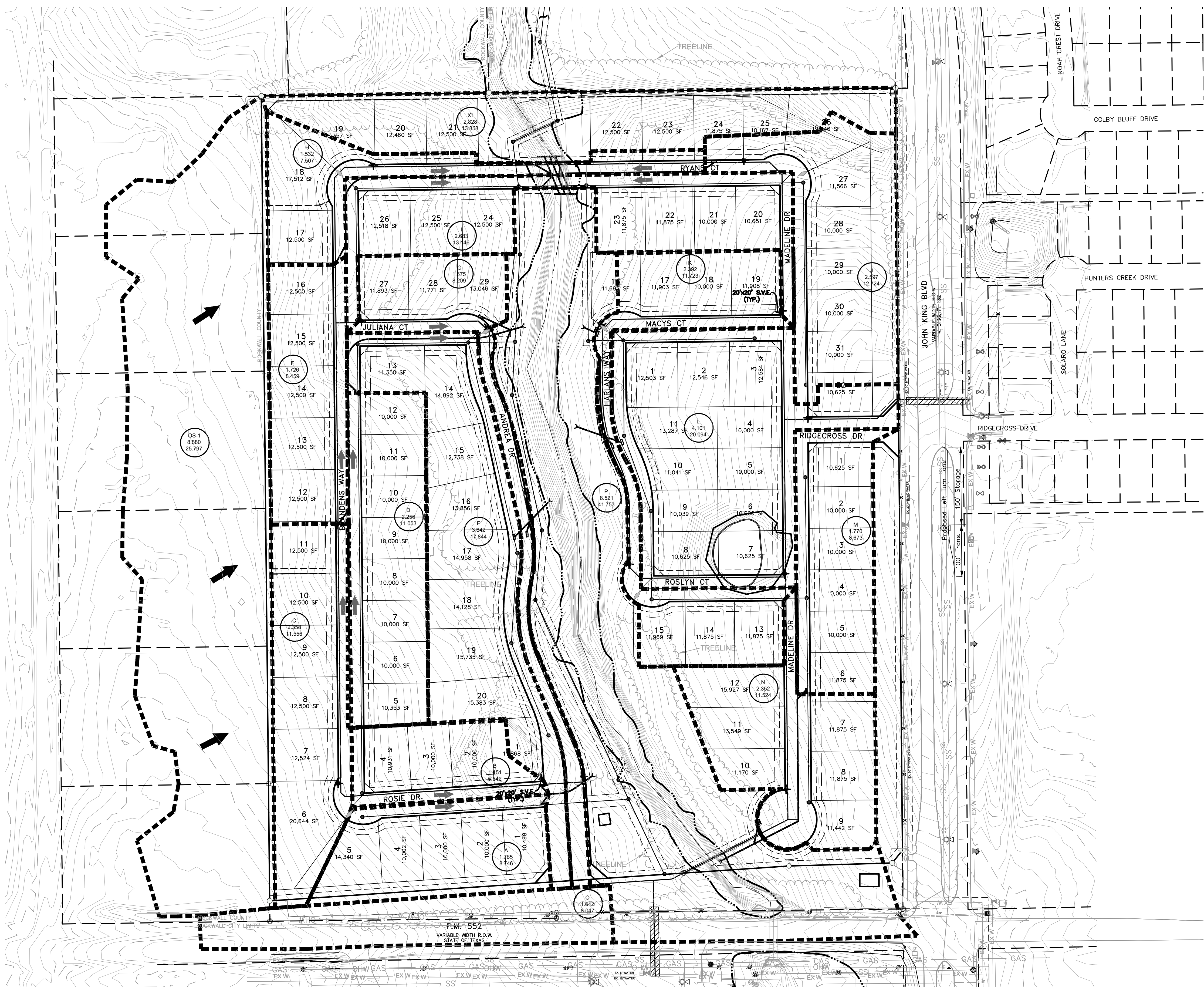
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401

REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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



VICINITY MAP  
NTS

----- DRAINAGE AREA BOUNDARY

Q  
0.888  
4.343

Q = CIA  
C = 0.50  
I = 9.80

NOTE:  
STORM SEWER MAINS ARE TO BE LOCATED ON THE CL OF ROADS. IN PLACES WHERE STORM SEWER MAINS AND DRAINAGE AREA BOUNDARIES COINCIDED, THE STORM SEWER IS GRAPHICALLY SHOWN NEXT TO THE CL FOR CLARITY.

ZONING DISTRICT: PD-80  
OPEN SPACE = 6.508 AC.  
92 DWELLING UNITS  
2.06 UNITS PER ACRE

PRELIM DRAINAGE  
Case No. PP2020-044  
**SADDLE STAR ESTATES NORTH**

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

92 SINGLE FAMILY LOTS  
4 COMMON AREA TRACTS  
44.56 ACRES

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
3076 HAYS LANE  
ROCKWALL, TX 75087

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmysurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 510

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

REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. P2021-607

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

**PROPERTY INFORMATION** [PLEASE PRINT]

ADDRESS Intersection of SH552 and John King Blvd

SUBDIVISION Saddle Star Notrth

LOT

BLOCK

GENERAL LOCATION Intersection of SH552 and John King Blvd

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

CURRENT ZONING PD-80

CURRENT USE Agriculture

PROPOSED ZONING PD-80

PROPOSED USE Single Family

ACREAGE 42.667

LOTS [CURRENT] 1

LOTS [PROPOSED] 92

**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 and Design

CONTACT PERSON Jose Campos

CONTACT PERSON Ryan King, P.E.

ADDRESS 609 Main Street, Suite 2400

ADDRESS 1600 N. Collins Blvd, Ste 3300

CITY, STATE & ZIP Houston, TX 77051

CITY, STATE & ZIP Richardson, TX 75080

PHONE 214-716-2900

PHONE 972-941-8400

E-MAIL jose.campos@hines.com

E-MAIL Ryan@ECDLP.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:

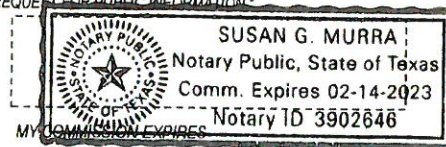
<sup>1</sup> I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 840.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF December, 2021 BY SIGNING 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.\*

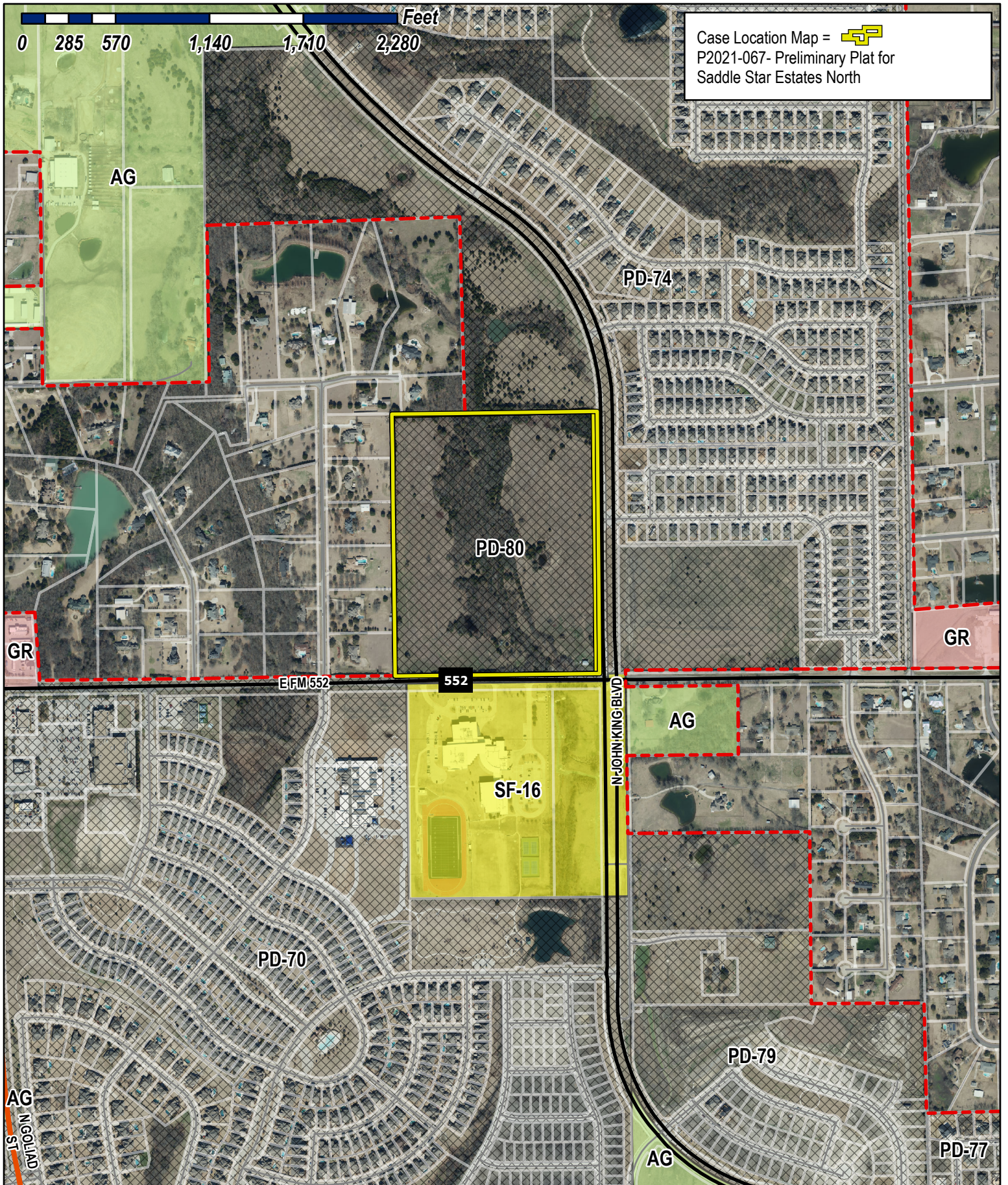
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*





# 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.





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

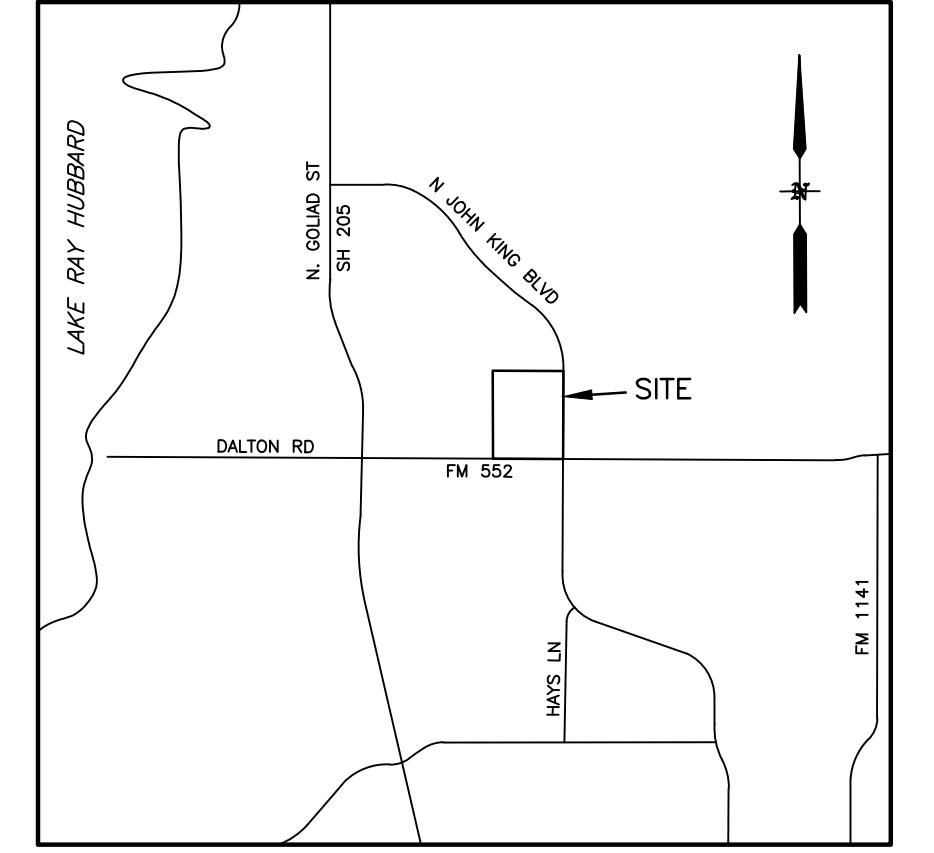
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

J. STRICKLAND SURVEY  
A-187

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	N 13°46'41" W	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'

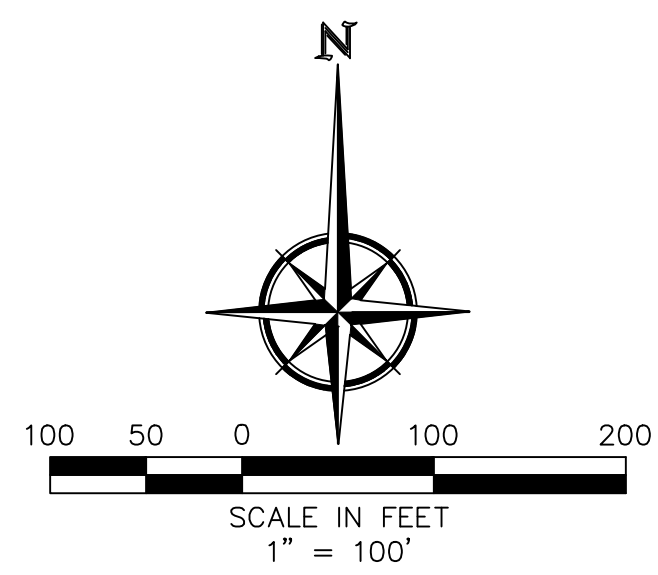


VICINITY MAP  
N.T.S.

LEGEND	
5/8" CIRS	5/8" IRON ROD SET WITH YELLOW CAP
W/CAP	STAMPED "RPLS 3963"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
W.D.E.	WALL MAINTENANCE & DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE 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

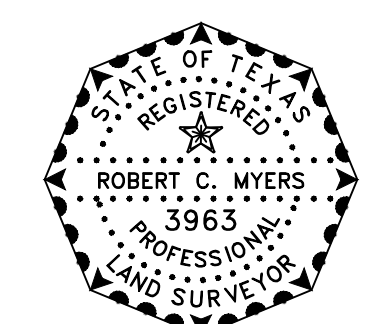
Notes:

- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
- A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
- By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970003CL, 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. In 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).
- Drainage/Retention and floodplain on site to be maintained by the HOA.



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF DECEMBER, 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 preliminary plat is released on December 2021 for review by the City and other parties for comments and progression to an approved preliminary plat.  
ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



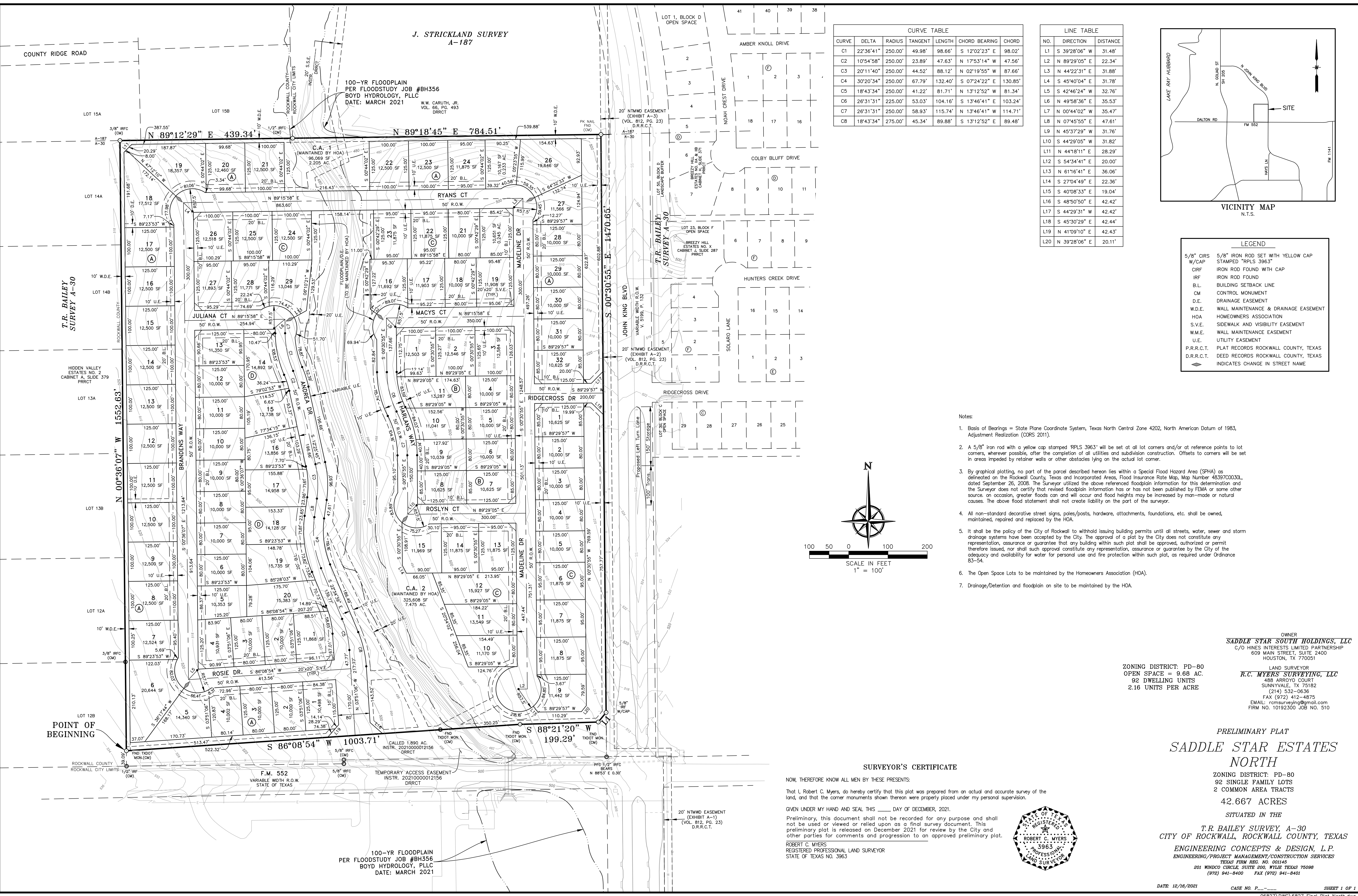
PRELIMINARY PLAT  
SADDLE STAR ESTATES  
NORTH

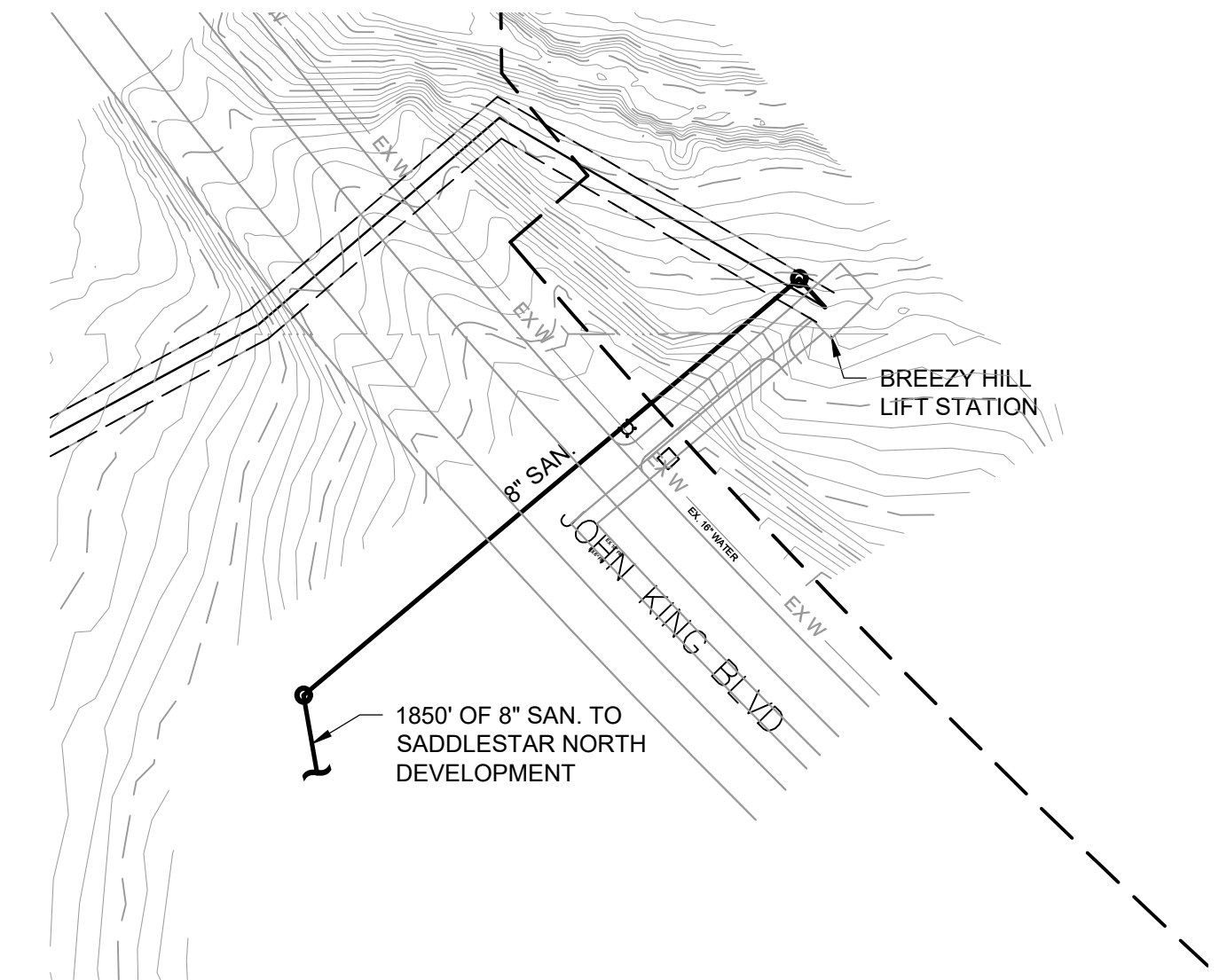
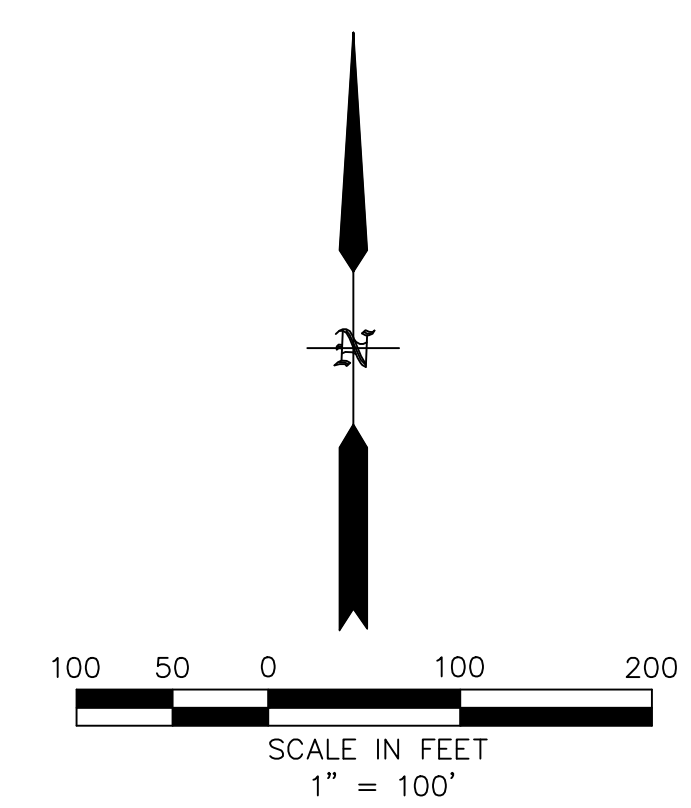
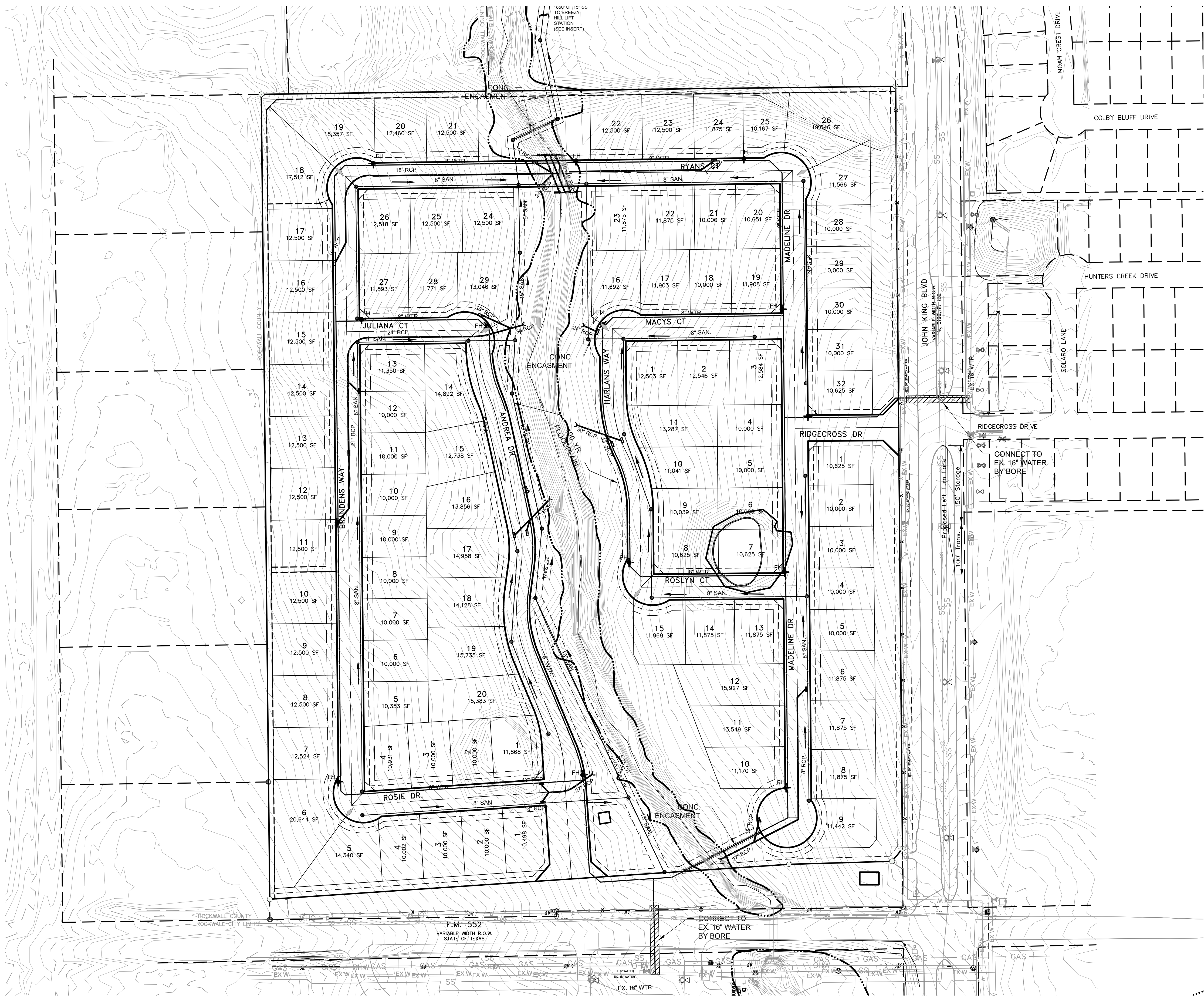
ZONING DISTRICT: PD-80  
92 SINGLE FAMILY LOTS  
2 COMMON AREA TRACTS  
42.667 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
ROCKWALL, TEXAS  
201 WINDO CIRCLE, SUITE 200, ROCKWALL, TEXAS 75086  
(972) 941-8400 FAX (972) 941-8401

100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021

100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021





BREEZY HILL LIFT STATION SITE

ZONING DISTRICT: PD-80  
 OPEN SPACE = 6.508 AC.  
 92 DWELLING UNITS  
 2.06 UNITS PER ACRE

PRELIM UTILITIES  
 Case No. PP2020-044  
**SADDLE STAR ESTATES NORTH**

92 SINGLE FAMILY LOTS  
 4 COMMON AREA TRACTS  
 44.56 ACRES

SITUATED IN THE  
 T.R. BAILEY SURVEY, A-30  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
 3076 HAYS LANE  
 ROCKWALL, TX 75087

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
 488 ARROYO COURT  
 SUNNYVALE, TX 75182  
 (214) 532-0636  
 FAX (972) 412-4875  
 EMAIL: rcmysurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 510

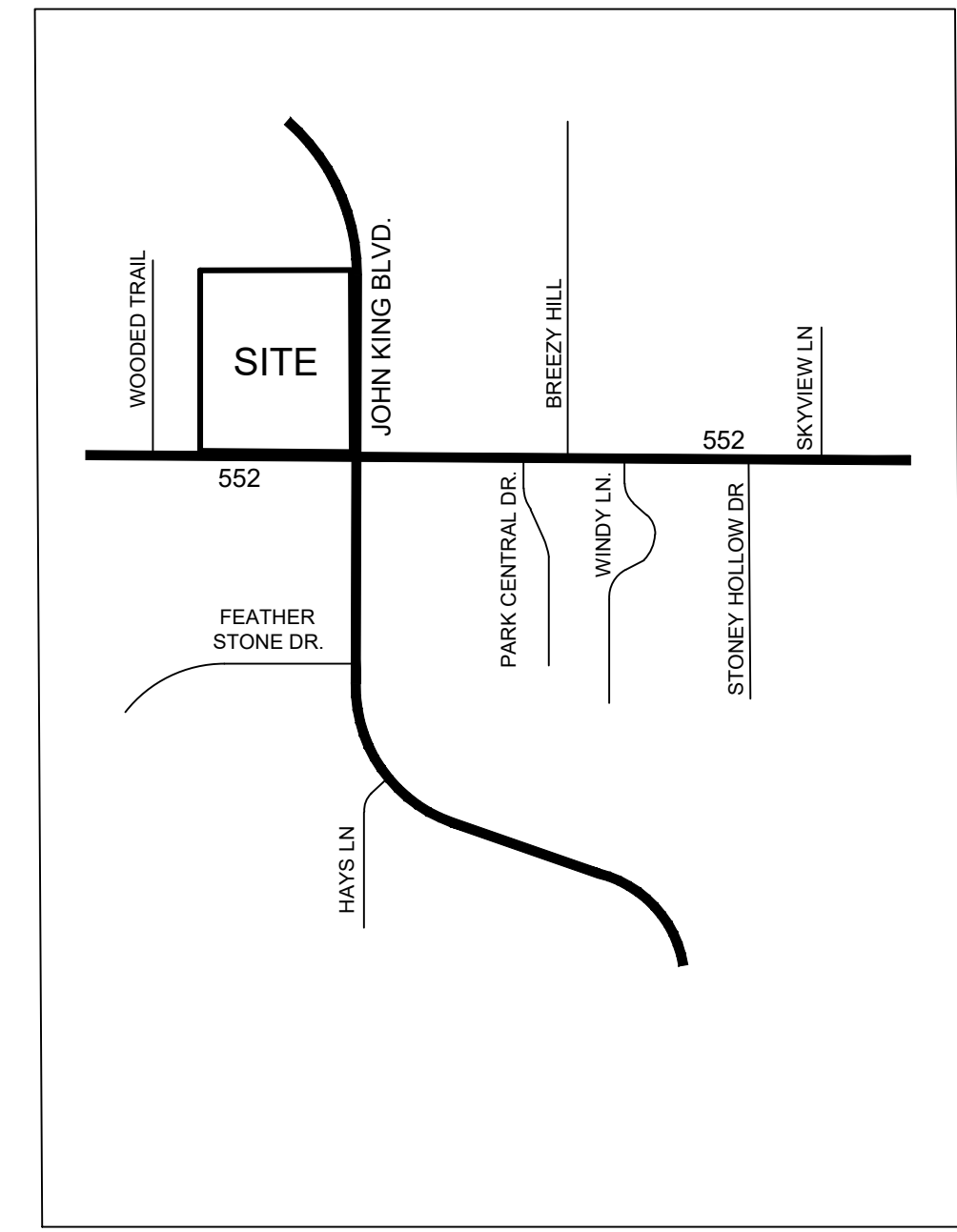
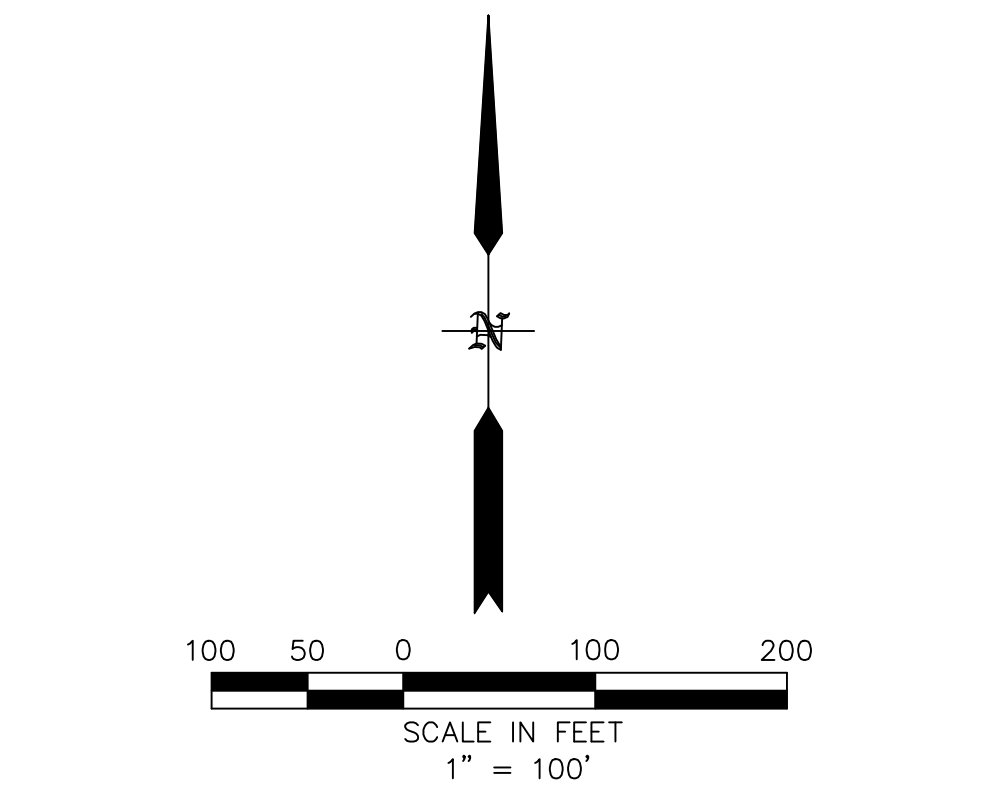
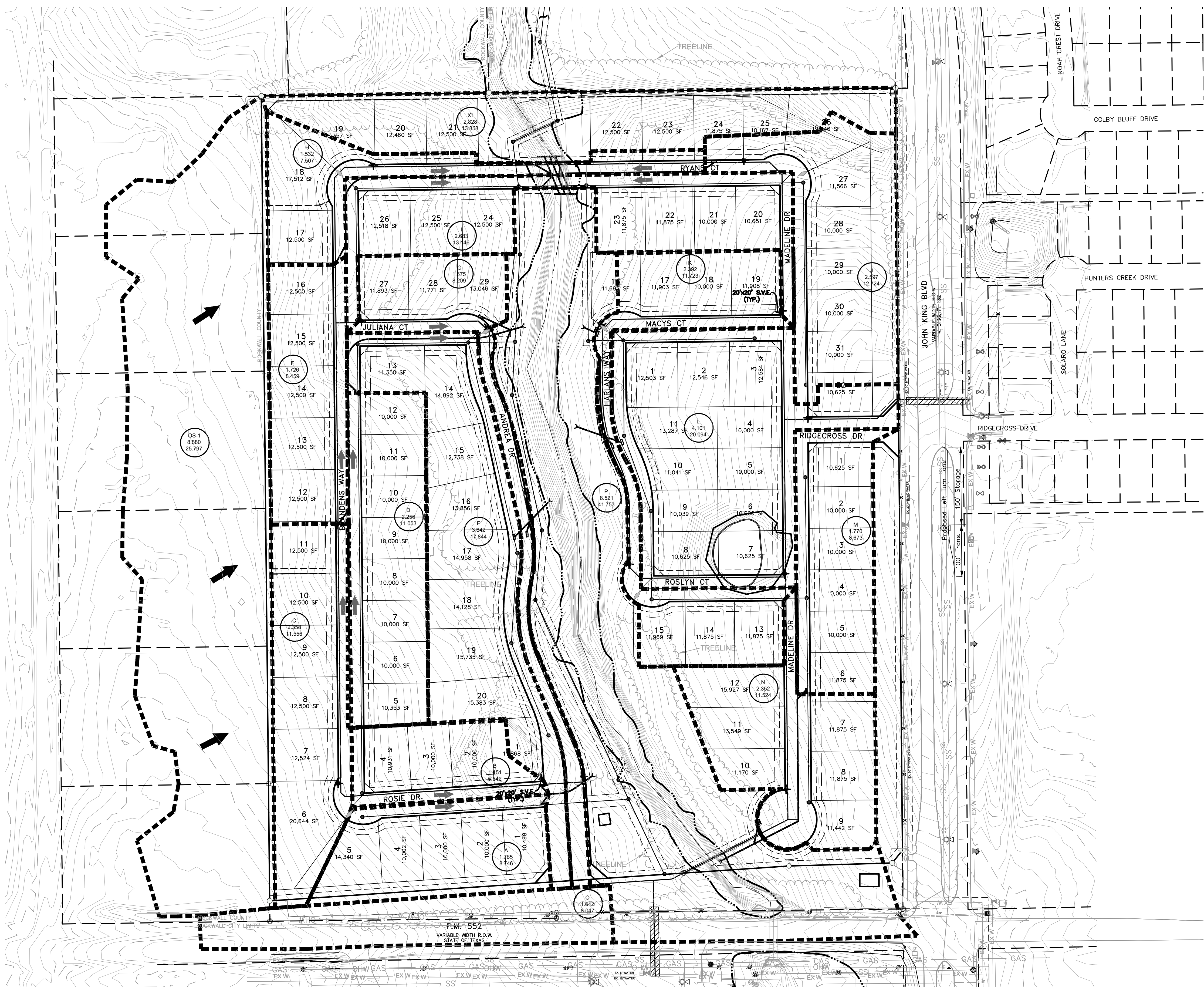
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401

REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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



**VICINITY MAP**  
NTS

----- DRAINAGE AREA BOUNDARY

○ Drainage Area  
○ Drainage Area Acreage  
○ Drainage Area "Q"

Q = CIA  
C = 0.50  
I = 9.80

**NOTE:**  
STORM SEWER MAINS ARE TO BE LOCATED ON THE CL OF ROADS. IN PLACES WHERE STORM SEWER MAINS AND DRAINAGE AREA BOUNDARIES COINCIDED, THE STORM SEWER IS GRAPHICALLY SHOWN NEXT TO THE CL FOR CLARITY.

ZONING DISTRICT: PD-80  
OPEN SPACE = 6.508 AC.  
92 DWELLING UNITS  
2.06 UNITS PER ACRE

**SADDLE STAR ESTATES NORTH**

OWNER  
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2200 ROSS AVE., STE. 4200W  
DALLAS, TX 75201

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FIRM NO. 10192300 JOB NO. 510

PRELIM DRAINAGE  
Case No. PP2020-044

92 SINGLE FAMILY LOTS  
4 COMMON AREA TRACTS  
44.56 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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



# PROJECT COMMENTS



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

DATE: 12/21/2021

PROJECT NUMBER: P2021-067  
PROJECT NAME: Saddle Star Estates North  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ryan King, PE of Engineering Concepts and Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Preliminary Plat for the Saddle Star Estates North Subdivision consisting of 92 single-family residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM-552 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/21/2021	Approved w/ Comments

12/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Saddle Star Estates North Subdivision consisting of 92 single-family residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM-552 and John King Boulevard.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 80 (PD-80), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 Provide the case number, P2021-067, on each sheet of the plans.

M.5 Lots 6 and 26, Block A and Lot 10, Block C do not meet the minimum depth requirements; please make the necessary adjustments. [Subsection 04.01, of Article 11, UDC]

M.6 Darken the flood elevation boundaries so they are easier to identify throughout the plat.

M.7 Delineate and identify the land area, in acres, of open space in the floodplain.

I.8 As a condition of approval for this case, the applicant will be required to pay the tree mitigation balance of \$37,000.00.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.10 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.11 Please note the scheduled meetings for this case:

Planning & Zoning meetings will be held on December 28, 2021 and January 11, 2022.

City Council regular meeting will be held on January 18, 2022.

I.12 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/20/2021	Approved w/ Comments

12/20/2021: General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - 10' Utility Easement required along all street ROW.
- I - Minimum 20' x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
- I - Minimum 30' x30' ROW clip at intersections of Andrea Dr/FM 552 and Ridge Cross Dr./John King Blvd.

Drainage Items:

- I - No walls allowed in detention.
- I - Can't increase flow leaving site. Detention may be required to prevent increase in flow leaving site. No detention allowed in floodplain.
- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Flood Study is required to delineate the floodplain as well as elevations. Review fees apply. See the City Standards of Design for flood study requirements.
- I - Must get a WOTUS and wetlands study for the ponds on site.
- I - The finish floor of all the houses must be 2' above the adjacent floodplain elevation. Any parking areas must be 1' minimum above the floodplain elevation.
- I - Must submit a LOMR to FEMA. No house permits will be released near the floodplain until this is complete.
- I - "Drainage/detention and floodplain on site to be maintained by the HOA" add note to preliminary plat.
- I - The property boundaries against the flood plain and HOA lot are subject to change in the engineering phase based on the delineation of the floodplain, erosion hazard setback, and drainage easements per City Standards. No Lot to Lot Drainage Allowed. Erosion hazard setback shall not be in a residential lot.
- I - Will need to collect runoff from existing estate lot development to the west and collect before it enters proposed lots on easterly edge on proposed development.

Water and Wastewater Items:

- I - Must show existing and proposed utilities for the project.
- I - Must loop 8" water line on site. Water line to be steel encase under creek crossings.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
- I - Minimum public sewer is 8". Aerial crossing of sewer will not be allowed. Steel encase creek crossings.
- I - Must include a 20' wide easement along the floodplain for a future 15" sewer line per the Master Sewer Plan.
- I - Water is available in John King and FM 552, but you will need to bore under the roadway to reach both lines.
- I - Must get permission to sewer into Breezy Hill Lift Station and perform Infrastructure study to see what upgrades are needed. (Review fees apply)
- I - Sewer pro-ratas will be assessed at final plat
- I - 15" sewer line must be deep enough to receive sewer from Stoney Hollow LS.
- I - Need off-site easements for sewer

Roadway Paving Items:

- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Alleys to be 20' ROW, 12' wide paving.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - Must verify the ROW required for FM 552.
- I - Must include a 20'x20' ROW clip at every intersection for visibility.
- I - Cul-de-sacs or eyebrow paving must have 57.5' radius for the ROW and 47.5' radius for paving minimum.
- I - Must build a left turn lane for Northbound traffic on John King.
- I - Must conduct a traffic study for the intersections on John King and FM 552. deceleration lanes may be required. (review fees apply)

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/20/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved w/ Comments
12/17/2021: Please change Harlan's Way to a different name. To similar to street that we already have in the vicinity.			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Intersection of SH552 and John King Blvd  
 SUBDIVISION Saddle Star Notrth LOT BLOCK  
 GENERAL LOCATION Intersection of SH552 and John King Blvd

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

CURRENT ZONING PD-80 CURRENT USE Agriculture  
 PROPOSED ZONING PD-80 PROPOSED USE Single Family  
 ACREAGE 42.667 LOTS [CURRENT] 1 LOTS [PROPOSED] 92

**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 and Design  
 CONTACT PERSON Jose Campos CONTACT PERSON Ryan King, P.E.  
 ADDRESS 609 Main Street, Suite 2400 ADDRESS 1600 N. Collins Blvd, Ste 3300  
 CITY, STATE & ZIP Houston, TX 77051 CITY, STATE & ZIP Richardson, TX 75080  
 PHONE 214-716-2900 PHONE 972-941-8400  
 E-MAIL jose.campos@hines.com E-MAIL Ryan@ECDLP.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:

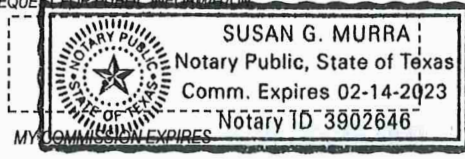
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 840.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF December, 2021 BY SIGNING THIS APPLICATION, 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."

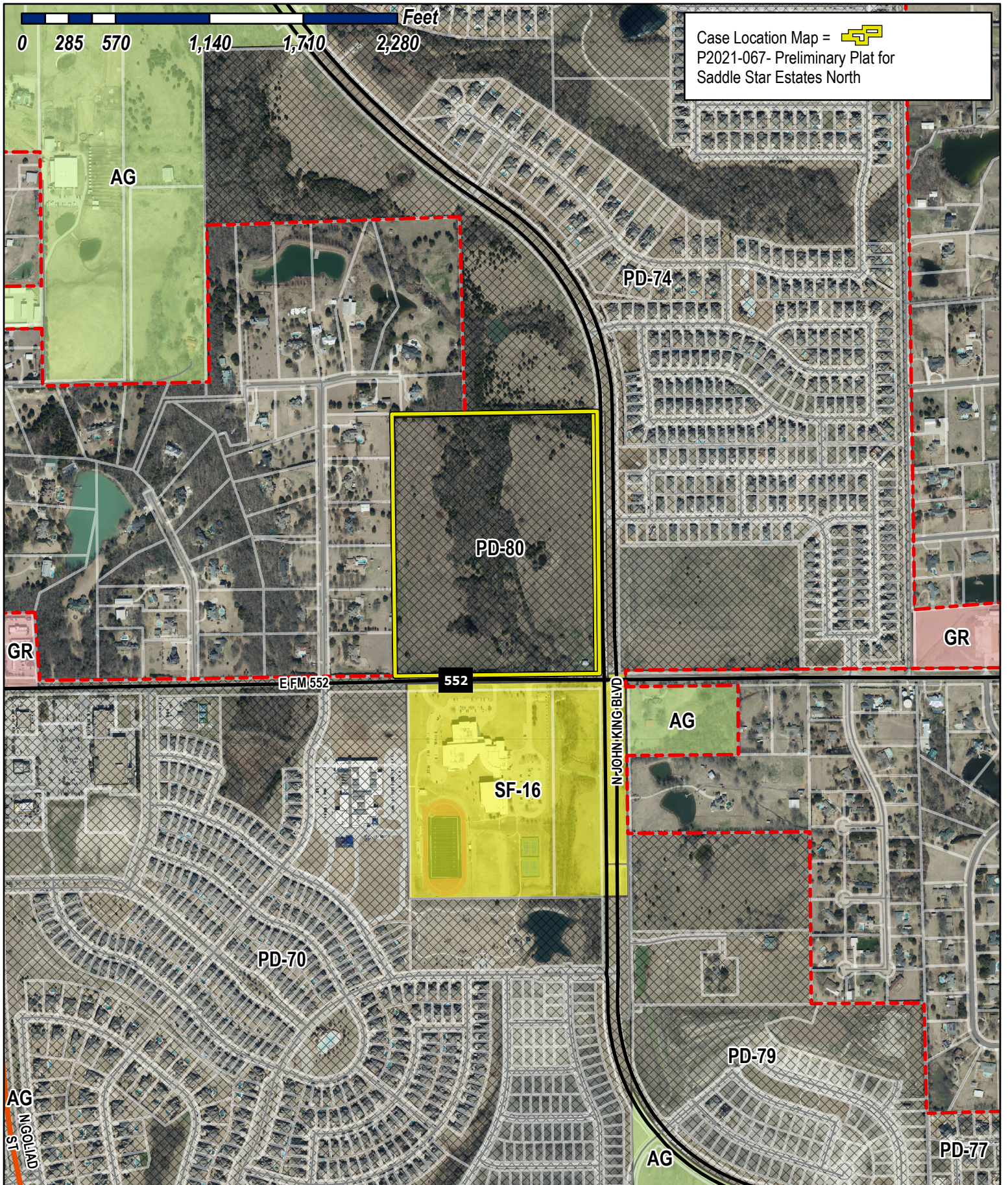
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF December, 2021.

OWNER'S SIGNATURE

*[Handwritten Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# 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.



Parcel Map Check Report  
Prepared by:  
Survey Department  
Engineering Concepts & Design, LP  
201 Windco Circle, Suite 200  
Date: 12/17/2021 12:22:15 PM

Parcel Name: Overall Boundary  
Description:  
Process segment order counterclockwise: False  
Enable mapcheck across chord: False  
North:7,040,432.495' East:2,595,087.119'

Segment# 1: Line  
Course: N 0°36'07" W Length: 1,552.63'  
North: 7,041,985.039' East: 2,595,070.808'

Segment# 2: Line  
Course: N 89°12'29" E Length: 439.34'  
North: 7,041,991.111' East: 2,595,510.106'

Segment# 3: Line  
Course: N 89°18'45" E Length: 784.51'  
North: 7,042,000.524' East: 2,596,294.560'

Segment# 4: Line  
Course: S 0°30'55" E Length: 1,470.65'  
North: 7,040,529.934' East: 2,596,307.785'

Segment# 5: Line  
Course: S 39°28'06" W Length: 31.48'  
North: 7,040,505.632' East: 2,596,287.775'

Segment# 6: Line  
Course: S 88°21'20" W Length: 199.29'  
North: 7,040,499.913' East: 2,596,088.567'

Segment# 7: Line  
Course: S 86°08'54" W Length: 1,003.71'  
North: 7,040,432.490' East: 2,595,087.124'

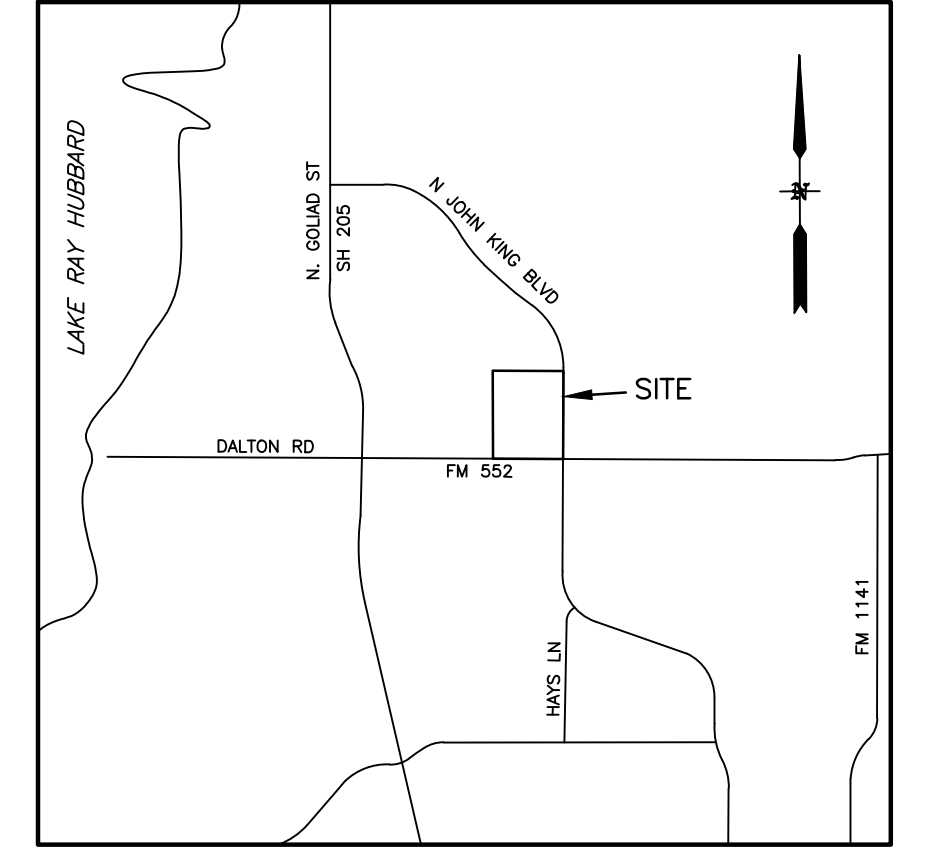
Perimeter: 5,481.60' Area: 1,858,595Sq.Ft.  
Error Closure: 0.006 Course: S 47°34'41" E  
Error North : -0.0043 East: 0.0047

Precision 1: 913,601.67

J. STRICKLAND SURVEY  
A-187

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	N 13°46'41" W	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'

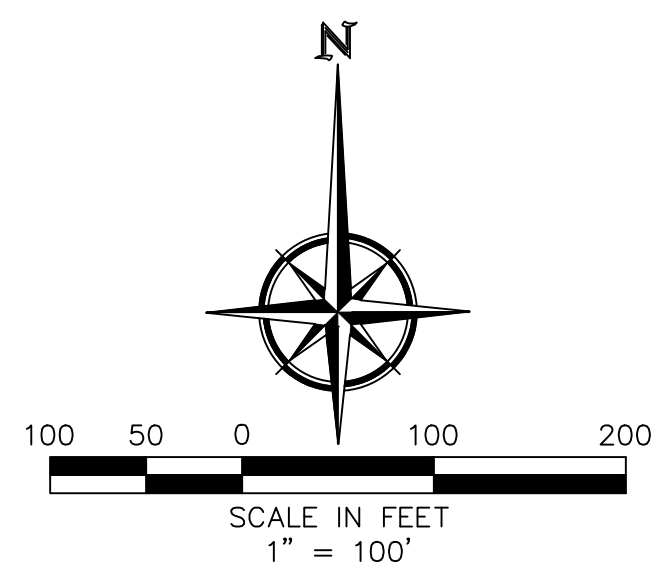


VICINITY MAP  
N.T.S.

LEGEND	
5/8" CIRS	5/8" IRON ROD SET WITH YELLOW CAP
W/CAP	STAMPED "RPLS 3963"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
W.D.E.	WALL MAINTENANCE & DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE 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

Notes:

- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
- A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
- By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970003CL, 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. In 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).
- Drainage/Retention and floodplain on site to be maintained by the HOA.



SURVEYOR'S CERTIFICATE

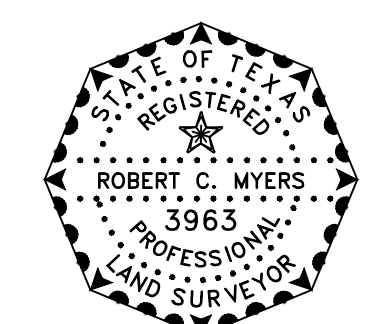
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF DECEMBER, 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 preliminary plat is released on December 2021 for review by the City and other parties for comments and progression to an approved preliminary plat.

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



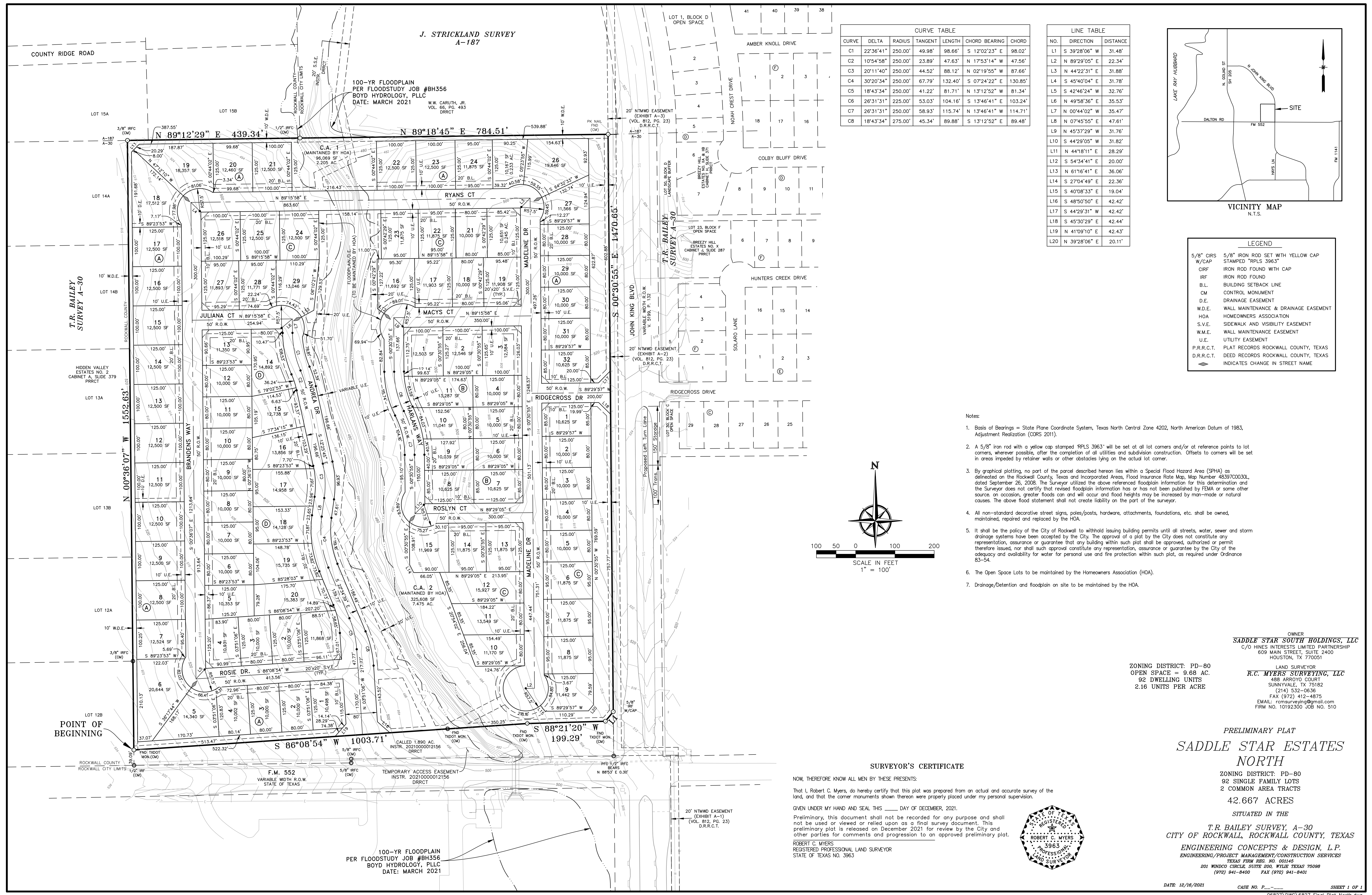
PRELIMINARY PLAT  
SADDLE STAR ESTATES  
NORTH

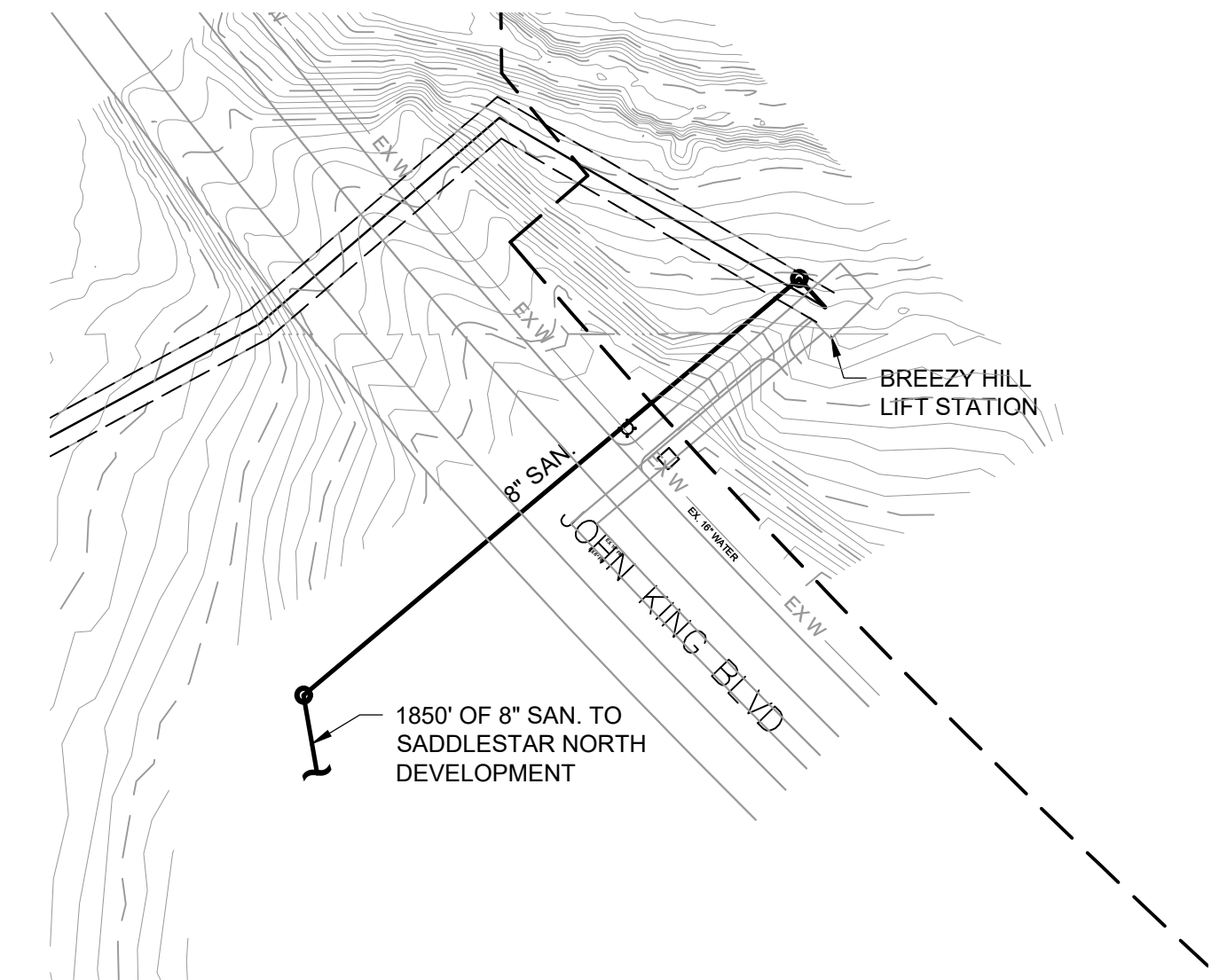
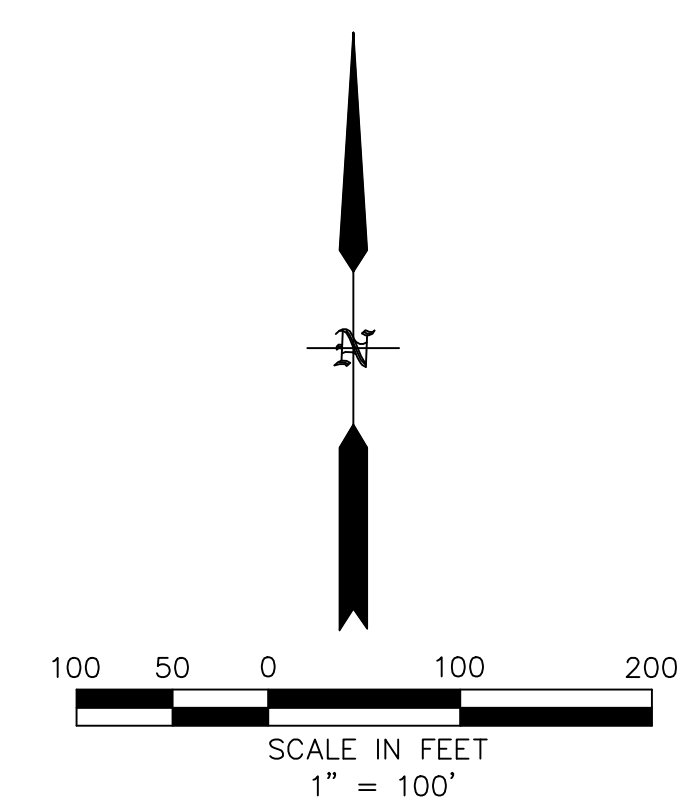
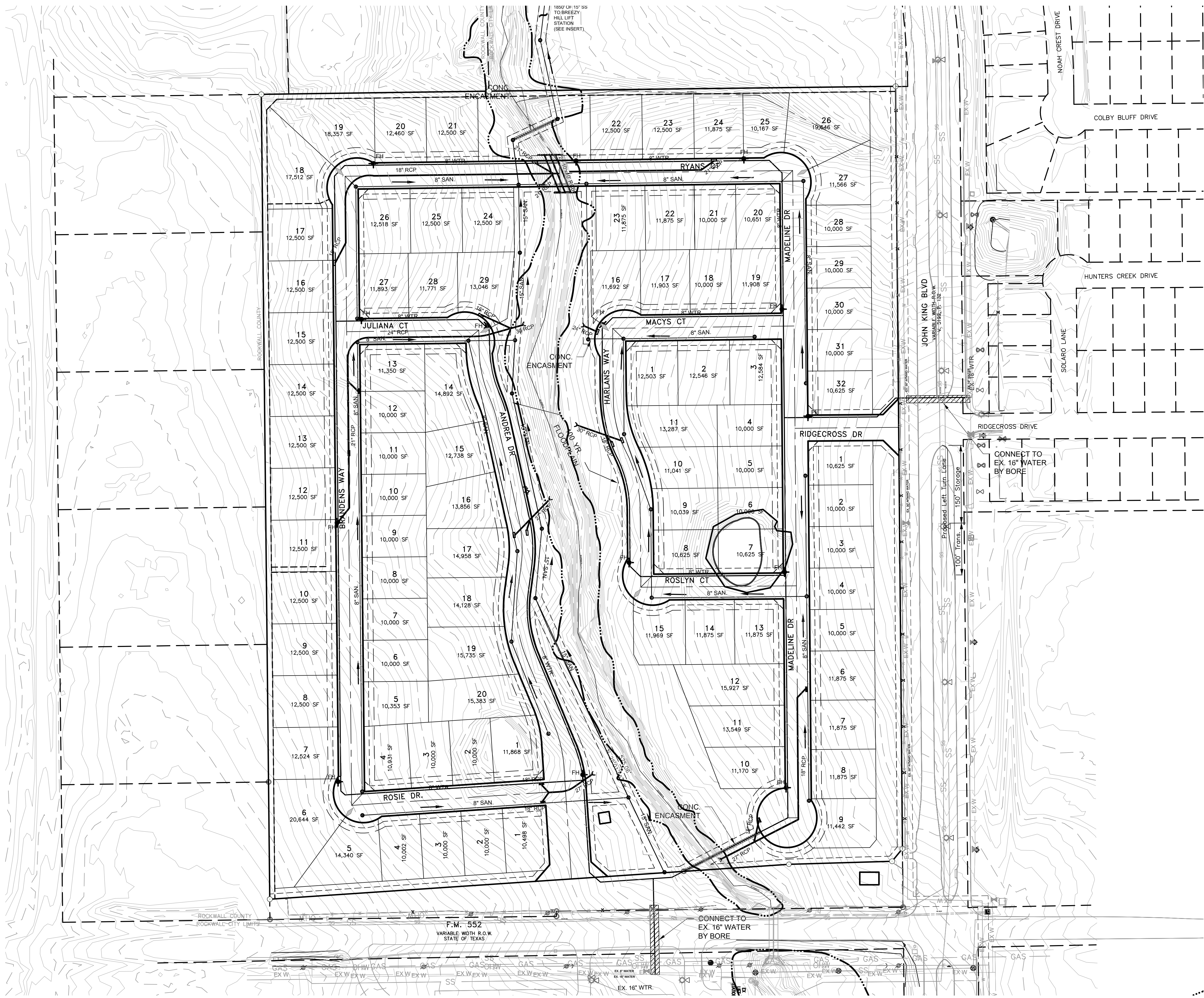
ZONING DISTRICT: PD-80  
92 SINGLE FAMILY LOTS  
2 COMMON AREA TRACTS  
42.667 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
ROBERT C. MYERS  
201 WINDO CIRCLE, SUITE 200, WYLER, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021

100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021





**BREEZY HILL LIFT STATION SITE**

ZONING DISTRICT: PD-80  
 OPEN SPACE = 6.508 AC.  
 92 DWELLING UNITS  
 2.06 UNITS PER ACRE

PRELIM UTILITIES  
 Case No. PP2020-044  
**SADDLE STAR ESTATES NORTH**

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

92 SINGLE FAMILY LOTS  
 4 COMMON AREA TRACTS  
 44.56 ACRES

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
 3076 HAYS LANE  
 ROCKWALL, TX 75087

SITUATED IN THE  
 T.R. BAILEY SURVEY, A-30  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
 488 ARROYO COURT  
 SUNNYVALE, TX 75182  
 (214) 532-0636  
 FAX (972) 412-4875  
 EMAIL: rcmysurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 510

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

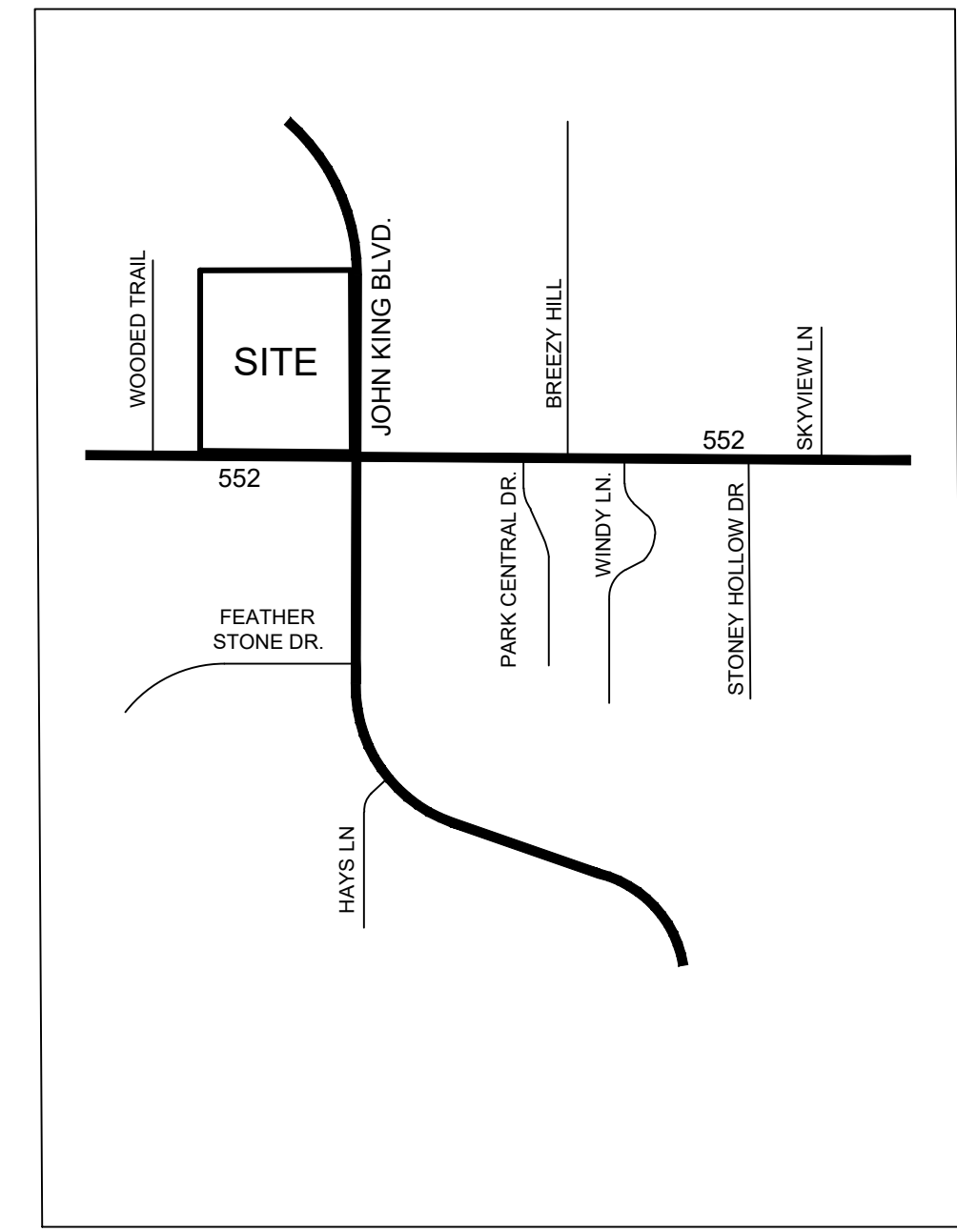
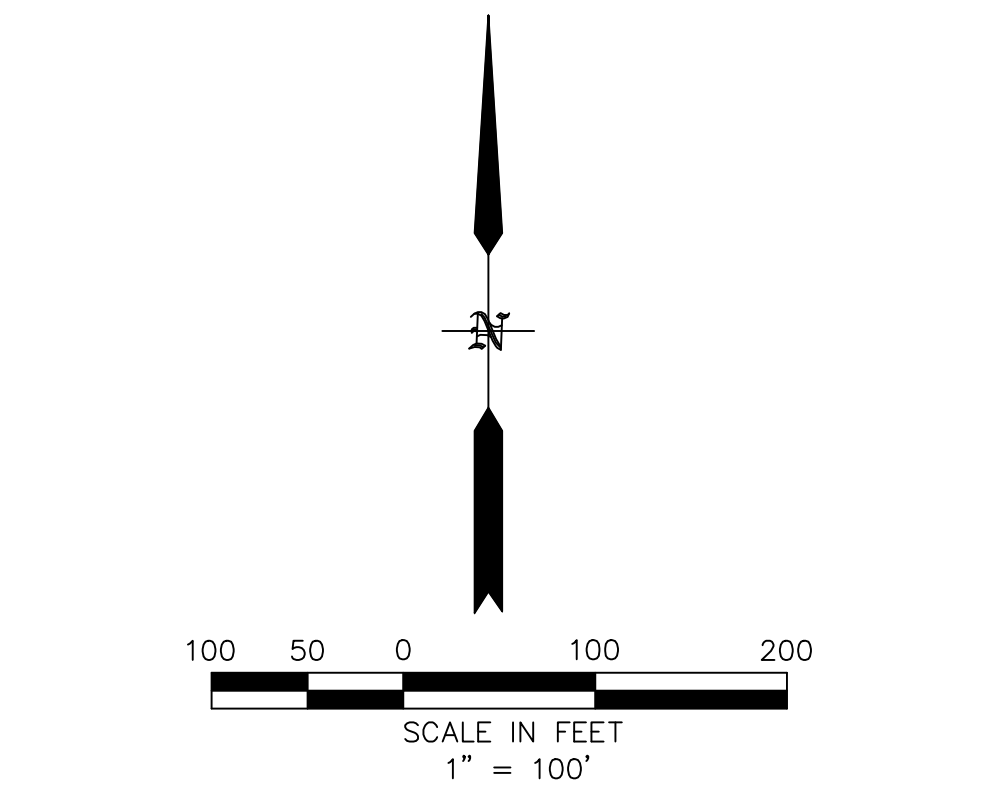
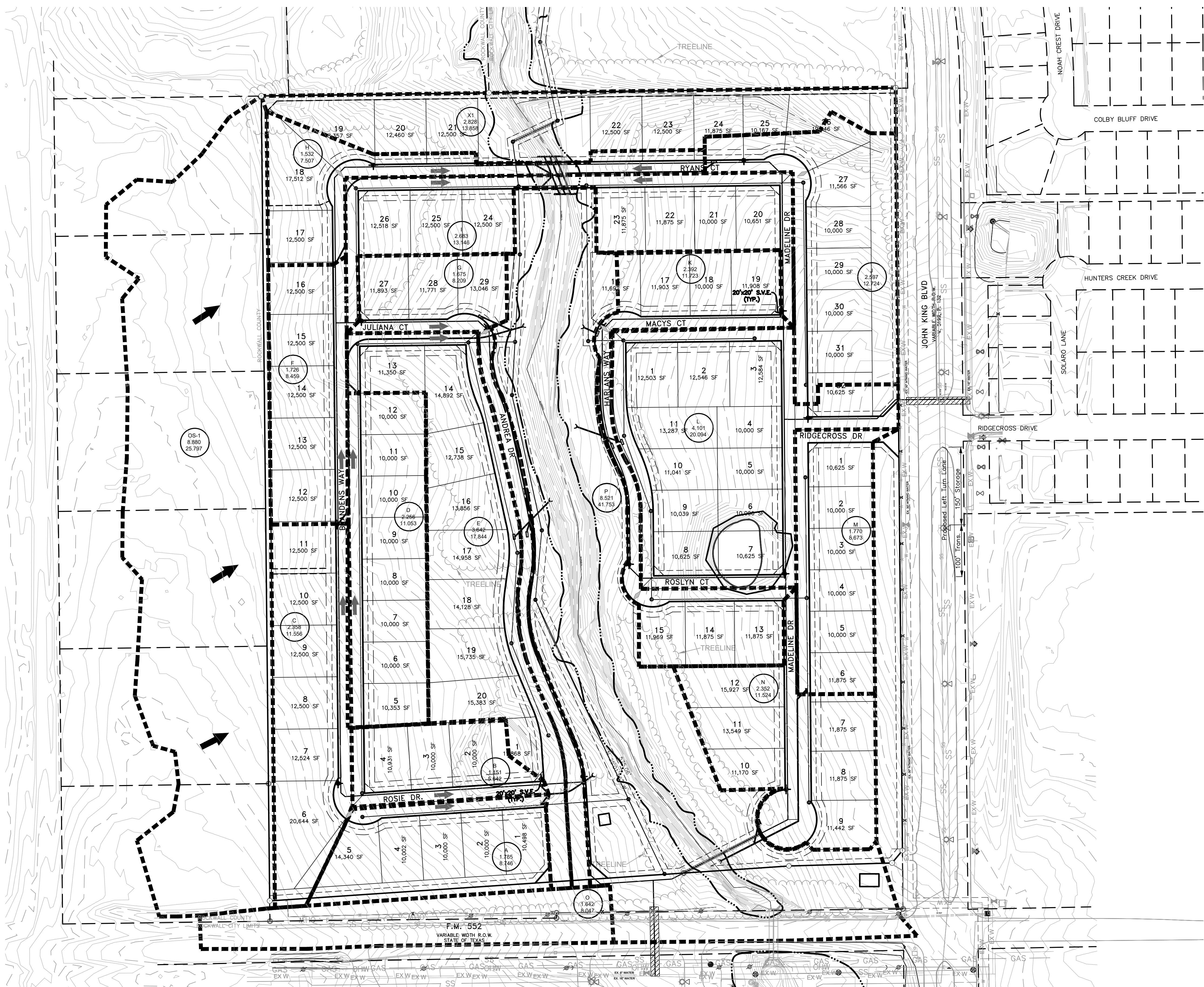
**REVIEWED FOR PRELIMINARY APPROVAL**

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

**APPROVED FOR PREPARATION OF FINAL PLAT**

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





VICINITY MAP  
NTS

----- DRAINAGE AREA BOUNDARY

Q  
0.888  
4.343

Q = CIA  
C = 0.50  
I = 9.80

NOTE:  
STORM SEWER MAINS ARE TO BE LOCATED ON THE CL OF ROADS IN PLACES WHERE STORM SEWER MAINS AND DRAINAGE AREA BOUNDARIES COINCIDED. THE STORM SEWER IS GRAPHICALLY SHOWN NEXT TO THE CL FOR CLARITY.

ZONING DISTRICT: PD-80  
OPEN SPACE = 6.508 AC.  
92 DWELLING UNITS  
2.06 UNITS PER ACRE

PRELIM DRAINAGE  
Case No. PP2020-044  
**SADDLE STAR ESTATES NORTH**

OWNER  
**SADDLE STAR SOUTH HOLDINGS, LLC**  
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TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

**DATE:** January 11, 2022

**APPLICANT:** Ryan King; *Engineering Concepts and Design*

**CASE NUMBER:** P2021-067; *Preliminary Plat for the Saddle Star North Subdivision*

### SUMMARY

Discuss and consider a request by Ryan King, PE of Engineering Concepts and Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Preliminary Plat for the Saddle Star Estates North Subdivision consisting of 92 singlefamily residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM552 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

The purpose of the applicant's request is to Preliminary Plat the Saddle Star North Subdivision. This subdivision will be comprised of 92 single-family residential lots on a 42.667-acre tract of land. This development will be constructed in one (1) phase utilizing three (3) lot types that will consist of 49 *Type 'B' Lots (i.e. 80' x 125' or a minimum of 10,000 SF)*, 16 *Type 'D' Lots (i.e. 95' x 125' or a minimum of 11,875 SF)*, and 27 *Type 'C' Lots (i.e. 100' x 125' or a minimum of 12,500 SF)*. Staff should point out that the proposed Preliminary Plat reduces the number of lots allowed by *Ordinance No. 16-08 [Planned Development District 80 (PD-80)]* from 109 lots to 92 lots, and increases the overall average lot size. According to the ordinance, a total of 12 *Type 'A' Lots (i.e. 70' x 125' or a minimum of 8,750 SF)* were permitted, however, the proposed Preliminary Plat removes this lot type and replaces it with *Type 'D' Lots (i.e. 95' x 125' or a minimum of 11,875 SF)*. The Preliminary Plat also decreases the number of *Type 'B' Lots (i.e. the 80' x 125' lots)* from 79 to 49 and increases the number of *Type 'C' Lots (i.e. 100' x 125' lots)* from 18 lots to 27 lots. The total change in the lot count amounts to a net loss of 17 lots, which lowers the overall density of the development from 2.45 dwelling units per acre to 2.16 dwelling units per acre. Along with the Preliminary Plat, the applicant has also submitted preliminary drainage and utility plans demonstrating how the development can be adequately served. The following is the proposed lot composition of the Saddle Star North Subdivision:

TABLE 1: LOT MIX

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>B</i>	<i>80' x 125'</i>	<i>10,000 SF</i>	<i>49</i>	<i>53.26%</i>
<i>D</i>	<i>95' x 125'</i>	<i>11,875 SF</i>	<i>16</i>	<i>17.39%</i>
<i>C</i>	<i>100' x 125'</i>	<i>12,500 SF</i>	<i>27</i>	<i>29.35%</i>
			<i>92</i>	<i>100.00%</i>

The subject property was annexed by the City Council on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. On January 4, 2016, the City Council approved *Ordinance No. 16-08 [Case No. Z2015-035]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. On April 4, 2016, the City Council approved a master plat/open space plan [*Case No. P2019-011*] and a preliminary plat [*Case No. P2016-010*] for the Saddle Star North Subdivision. In accordance with Section 38-8(f)(2) of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinance, the applicant -- *on March 28, 2017* -- requested that the Planning and Zoning Commission approve an extension of the preliminary plat and master plat. This was granted and extended these plats to August 15, 2018; however, due to inactivity these plats expired on August 15, 2018 in

accordance with Section 38-8(f)(1) of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinance. On November 16, 2020, the City Council approved a preliminary plat [Case No. P2020-044] for the subject property. This preliminary plat expired on November 16, 2021.

- ☑ On January 4, 2022 the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The developer shall pay pro-rata equipment fees of \$39,744.00 (*i.e.* \$432.00 x 92 lots), which will be due at the time of final plat.
  - (2) The developer shall pay cash in lieu of land fees of \$41,952.00 (*i.e.* \$456.00 x 92 lots), which will be due at the time of final plat.
- ☑ The purpose of the Preliminary Plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Planned Development District 80 (PD-80) [Ordinance No. 16-08], the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed Preliminary Plat appears to meet the intent of these requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *Saddle Star North Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e.* *Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans;
- (2) The development shall adhere to the recommendations made by the Parks and Recreation Board;
- (3) Before a Final Plat is filed the applicant shall be required to pay the outstanding tree mitigation balance of \$37,000.00 in accordance with the requirements of Article 09, *Tree Preservation*, of the Unified Development Code (UDC); and
- (4) Any construction resulting from the approval of this Preliminary 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Intersection of SH552 and John King Blvd  
 SUBDIVISION Saddle Star Notrth LOT BLOCK  
 GENERAL LOCATION Intersection of SH552 and John King Blvd

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

CURRENT ZONING PD-80 CURRENT USE Agriculture  
 PROPOSED ZONING PD-80 PROPOSED USE Single Family  
 ACREAGE 42.667 LOTS [CURRENT] 1 LOTS [PROPOSED] 92

**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 and Design  
 CONTACT PERSON Jose Campos CONTACT PERSON Ryan King, P.E.  
 ADDRESS 609 Main Street, Suite 2400 ADDRESS 1600 N. Collins Blvd, Ste 3300  
 CITY, STATE & ZIP Houston, TX 77051 CITY, STATE & ZIP Richardson, TX 75080  
 PHONE 214-716-2900 PHONE 972-941-8400  
 E-MAIL jose.campos@hines.com E-MAIL Ryan@ECDLP.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:

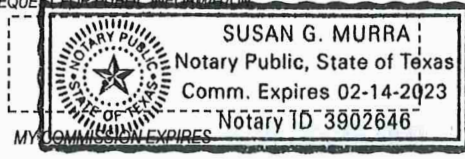
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 840.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF December, 2021 BY SIGNING THIS APPLICATION, 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."

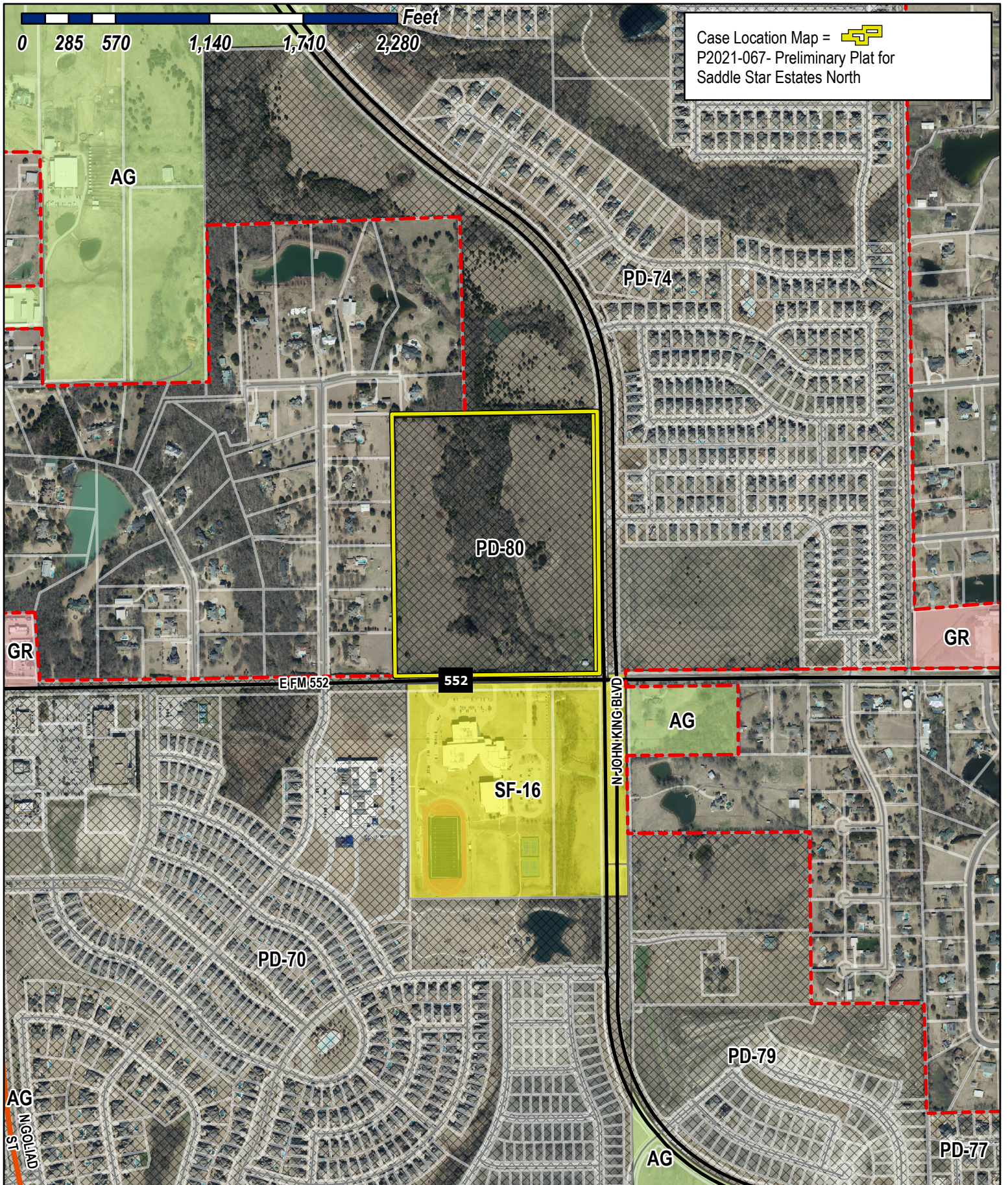
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF December, 2021.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# 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.



Parcel Map Check Report  
Prepared by:  
Survey Department  
Engineering Concepts & Design, LP  
201 Windco Circle, Suite 200  
Date: 12/17/2021 12:22:15 PM

Parcel Name: Overall Boundary  
Description:  
Process segment order counterclockwise: False  
Enable mapcheck across chord: False  
North:7,040,432.495' East:2,595,087.119'

Segment# 1: Line  
Course: N 0°36'07" W Length: 1,552.63'  
North: 7,041,985.039' East: 2,595,070.808'

Segment# 2: Line  
Course: N 89°12'29" E Length: 439.34'  
North: 7,041,991.111' East: 2,595,510.106'

Segment# 3: Line  
Course: N 89°18'45" E Length: 784.51'  
North: 7,042,000.524' East: 2,596,294.560'

Segment# 4: Line  
Course: S 0°30'55" E Length: 1,470.65'  
North: 7,040,529.934' East: 2,596,307.785'

Segment# 5: Line  
Course: S 39°28'06" W Length: 31.48'  
North: 7,040,505.632' East: 2,596,287.775'

Segment# 6: Line  
Course: S 88°21'20" W Length: 199.29'  
North: 7,040,499.913' East: 2,596,088.567'

Segment# 7: Line  
Course: S 86°08'54" W Length: 1,003.71'  
North: 7,040,432.490' East: 2,595,087.124'

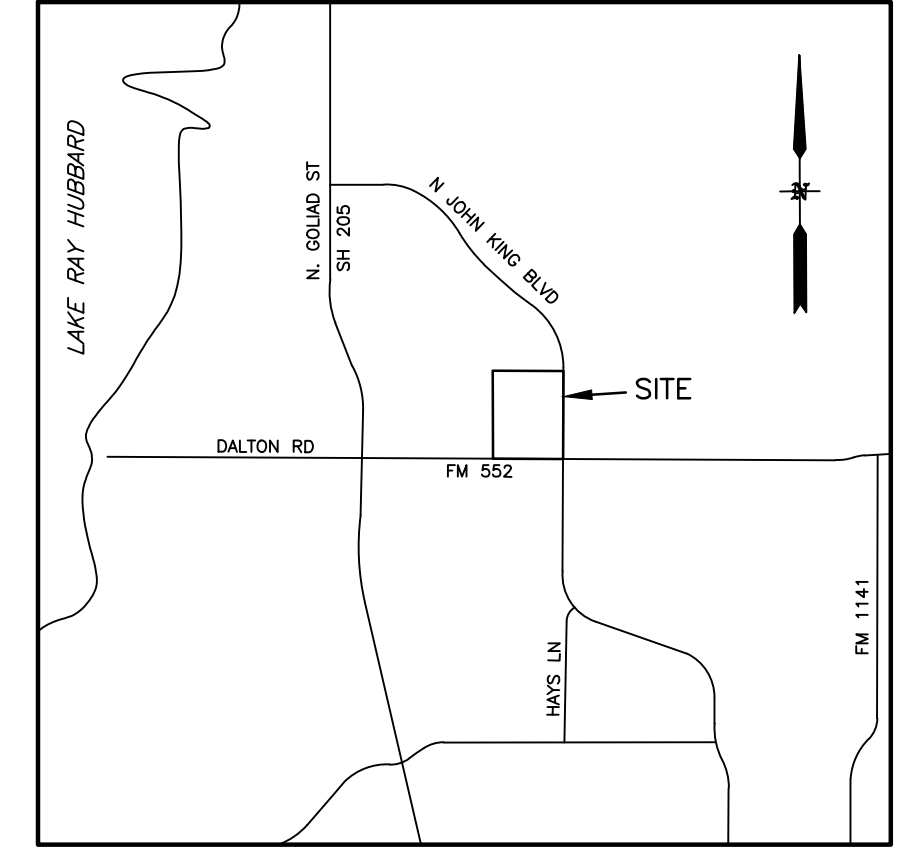
Perimeter: 5,481.60' Area: 1,858,595Sq.Ft.  
Error Closure: 0.006 Course: S 47°34'41" E  
Error North : -0.0043 East: 0.0047

Precision 1: 913,601.67

J. STRICKLAND SURVEY  
A-187

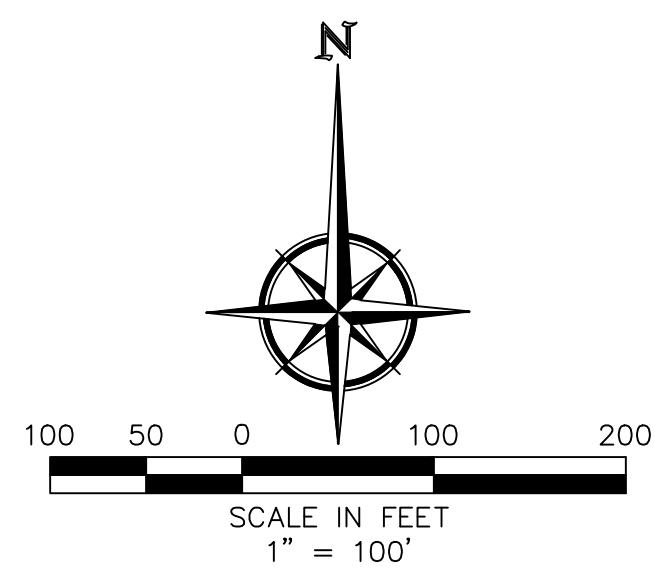
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	N 13°46'41" W	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'



LEGEND	
5/8" CIRS	5/8" IRON ROD SET WITH YELLOW CAP
W/CAP	STAMPED "RPLS 3963"
CIRP	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
W.D.E.	WALL MAINTENANCE & DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE 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

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
  - By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970003CL, 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. In addition, 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).
  - Drainage/Retention and floodplain on site to be maintained by the HOA.



SURVEYOR'S CERTIFICATE

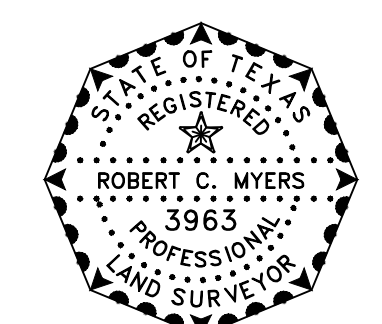
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF DECEMBER, 2021.

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

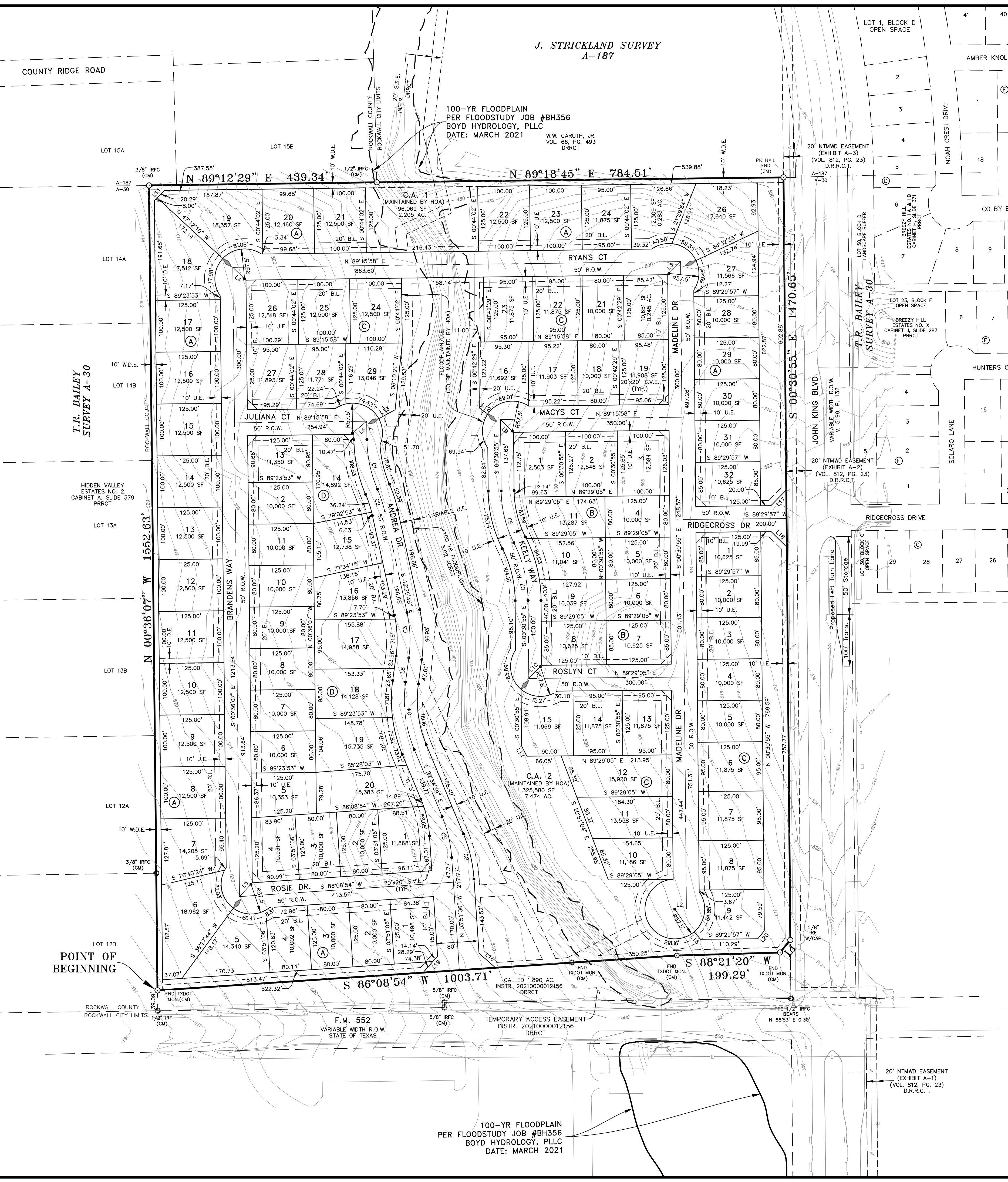
ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



PRELIMINARY PLAT  
SADDLE STAR ESTATES  
NORTH

ZONING DISTRICT: PD-80  
92 SINGLE FAMILY LOTS  
2 COMMON AREA TRACTS  
42.667 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM NO. 001146  
201 WINDCO CIRCLE, SUITE 200, WYLER, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401



100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021

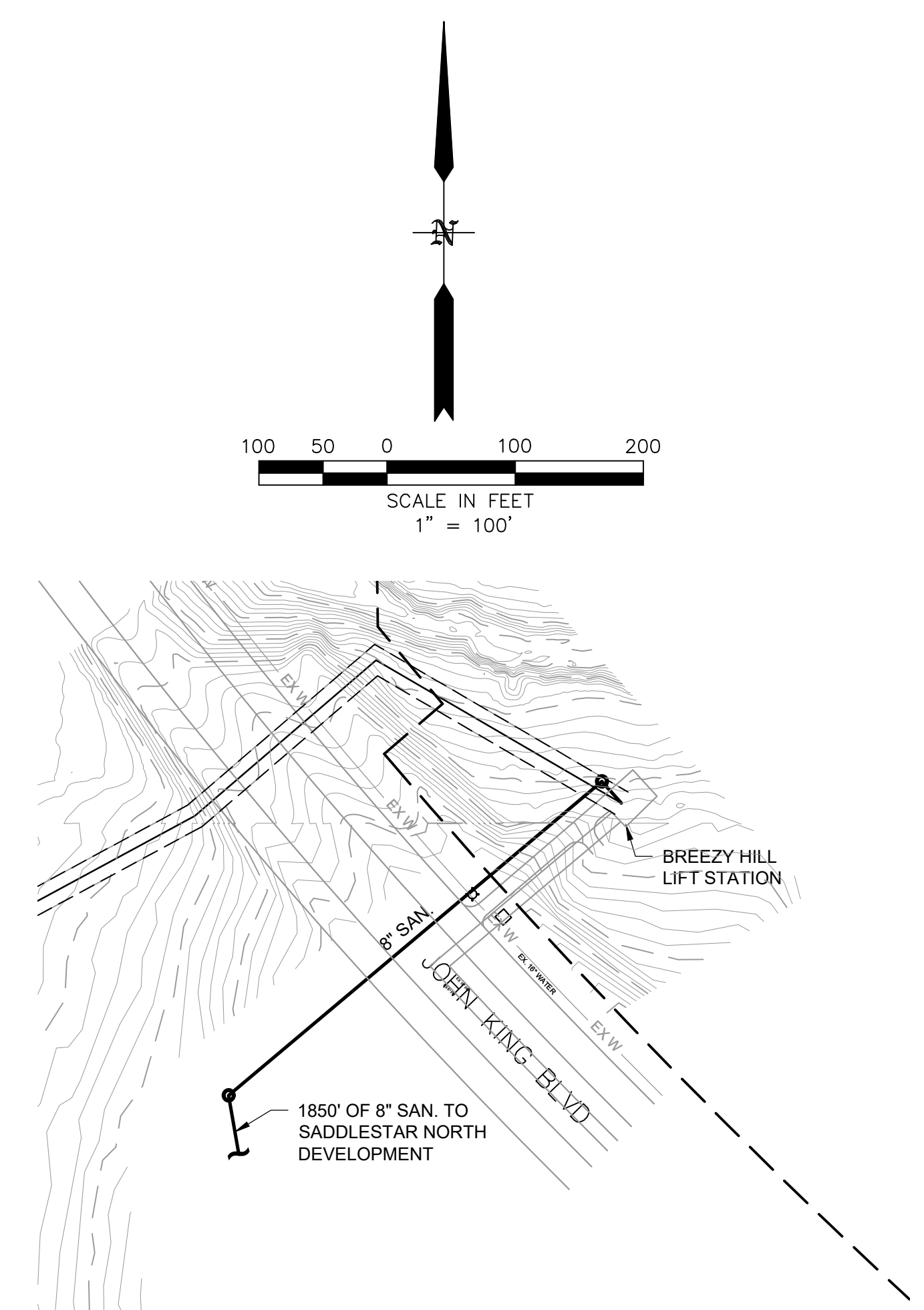
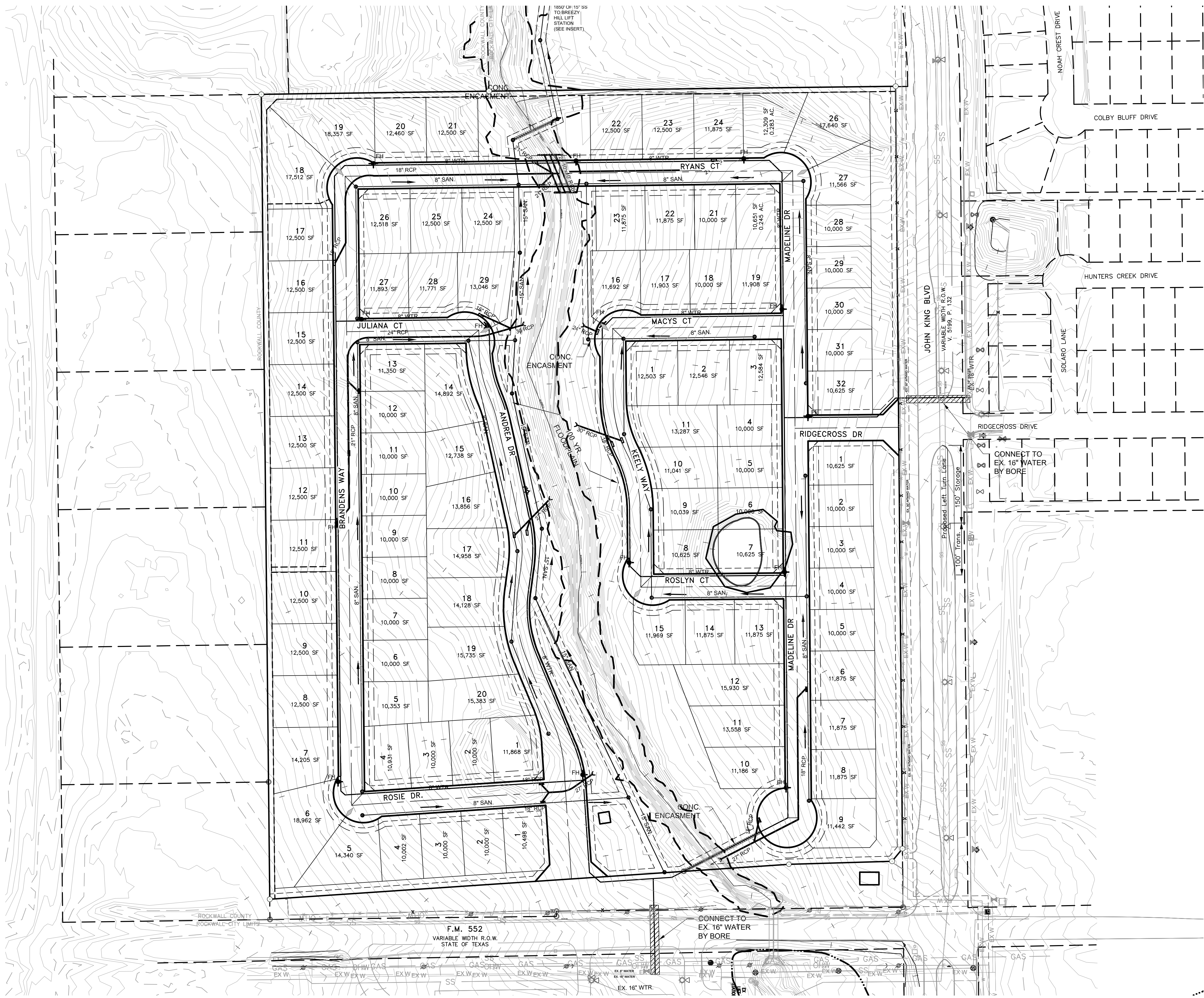
W.W. CARUTH, JR.  
VOL. 66, PG. 493  
D.R.R.C.T.

F.M. 552  
VARIABLE WIDTH R.O.W.  
STATE OF TEXAS

100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021

20' NTWWD EASEMENT  
(EXHIBIT A-1)  
(VOL. 812, PG. 23)  
D.R.R.C.T.

20' NTWWD EASEMENT  
(EXHIBIT A-2)  
(VOL. 812, PG. 23)  
D.R.R.C.T.



**BREEZY HILL LIFT STATION SITE**

ZONING DISTRICT: PD-80  
 OPEN SPACE = 6.508 AC.  
 92 DWELLING UNITS  
 2.06 UNITS PER ACRE

**SADDLE STAR ESTATES NORTH**

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

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
 3076 HAYS LANE  
 ROCKWALL, TX 75087

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. 510

PRELIM UTILITIES  
 Case No. PP2020-044  
 92 SINGLE FAMILY LOTS  
 4 COMMON AREA TRACTS  
 44.56 ACRES  
 SITUATED IN THE  
 T.R. BAILEY SURVEY, A-30  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401  
 DATE: DECEMBER 28, 2021 CASE NO. PP2021-067 SHEET 2 OF 3

**REVIEWED FOR PRELIMINARY APPROVAL**

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

**APPROVED FOR PREPARATION OF FINAL PLAT**

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







# 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:** January 18, 2022

**APPLICANT:** Ryan King; *Engineering Concepts and Design*

**CASE NUMBER:** P2021-067; *Preliminary Plat for the Saddle Star North Subdivision*

### SUMMARY

Discuss and consider a request by Ryan King, PE of Engineering Concepts and Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Preliminary Plat for the Saddle Star Estates North Subdivision consisting of 92 singlefamily residential lots on a 42.667-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of FM552 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

The purpose of the applicant's request is to Preliminary Plat the Saddle Star North Subdivision. This subdivision will be comprised of 92 single-family residential lots on a 42.667-acre tract of land. This development will be constructed in one (1) phase utilizing three (3) lot types that will consist of 49 *Type 'B' Lots (i.e. 80' x 125' or a minimum of 10,000 SF)*, 16 *Type 'D' Lots (i.e. 95' x 125' or a minimum of 11,875 SF)*, and 27 *Type 'C' Lots (i.e. 100' x 125' or a minimum of 12,500 SF)*. Staff should point out that the proposed Preliminary Plat reduces the number of lots allowed by *Ordinance No. 16-08 [Planned Development District 80 (PD-80)]* from 109 lots to 92 lots, and increases the overall average lot size. According to the ordinance, a total of 12 *Type 'A' Lots (i.e. 70' x 125' or a minimum of 8,750 SF)* were permitted, however, the proposed Preliminary Plat removes this lot type and replaces it with *Type 'D' Lots (i.e. 95' x 125' or a minimum of 11,875 SF)*. The Preliminary Plat also decreases the number of *Type 'B' Lots (i.e. the 80' x 125' lots)* from 79 to 49 and increases the number of *Type 'C' Lots (i.e. 100' x 125' lots)* from 18 lots to 27 lots. The total change in the lot count amounts to a net loss of 17 lots, which lowers the overall density of the development from 2.45 dwelling units per acre to 2.16 dwelling units per acre. Along with the Preliminary Plat, the applicant has also submitted preliminary drainage and utility plans demonstrating how the development can be adequately served. The following is the proposed lot composition of the Saddle Star North Subdivision:

TABLE 1: LOT MIX

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>B</i>	<i>80' x 125'</i>	<i>10,000 SF</i>	<i>49</i>	<i>53.26%</i>
<i>D</i>	<i>95' x 125'</i>	<i>11,875 SF</i>	<i>16</i>	<i>17.39%</i>
<i>C</i>	<i>100' x 125'</i>	<i>12,500 SF</i>	<i>27</i>	<i>29.35%</i>
			<i>92</i>	<i>100.00%</i>

The subject property was annexed by the City Council on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. On January 4, 2016, the City Council approved *Ordinance No. 16-08 [Case No. Z2015-035]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. On April 4, 2016, the City Council approved a master plat/open space plan [*Case No. P2019-011*] and a preliminary plat [*Case No. P2016-010*] for the Saddle Star North Subdivision. In accordance with Section 38-8(f)(2) of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinance, the applicant -- *on March 28, 2017* -- requested that the Planning and Zoning Commission approve an extension of the preliminary plat and master plat. This was granted and extended these plats to August 15, 2018; however, due to inactivity these plats expired on August 15, 2018 in

accordance with Section 38-8(f)(1) of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinance. On November 16, 2020, the City Council approved a preliminary plat [Case No. P2020-044] for the subject property. This preliminary plat expired on November 16, 2021.

- ☑ On January 4, 2022 the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The developer shall pay pro-rata equipment fees of \$39,744.00 (*i.e.* \$432.00 x 92 lots), which will be due at the time of final plat.
  - (2) The developer shall pay cash in lieu of land fees of \$41,952.00 (*i.e.* \$456.00 x 92 lots), which will be due at the time of final plat.
- ☑ The purpose of the Preliminary Plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Planned Development District 80 (PD-80) [Ordinance No. 16-08], the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed Preliminary Plat appears to meet the intent of these requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Preliminary Plat for the *Saddle Star North Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e.* Engineering, Planning and Fire Department) and Rockwall County shall be addressed prior to submittal of civil engineering plans;
- (2) The development shall adhere to the recommendations made by the Parks and Recreation Board;
- (3) Before a Final Plat is filed the applicant shall be required to pay the outstanding tree mitigation balance of \$37,000.00 in accordance with the requirements of Article 09, *Tree Preservation*, of the Unified Development Code (UDC); and
- (4) Any construction resulting from the approval of this Preliminary 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 January 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Thomas absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Intersection of SH552 and John King Blvd  
 SUBDIVISION Saddle Star Notrth LOT BLOCK  
 GENERAL LOCATION Intersection of SH552 and John King Blvd

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

CURRENT ZONING PD-80 CURRENT USE Agriculture  
 PROPOSED ZONING PD-80 PROPOSED USE Single Family  
 ACREAGE 42.667 LOTS [CURRENT] 1 LOTS [PROPOSED] 92

**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 and Design  
 CONTACT PERSON Jose Campos CONTACT PERSON Ryan King, P.E.  
 ADDRESS 609 Main Street, Suite 2400 ADDRESS 1600 N. Collins Blvd, Ste 3300  
 CITY, STATE & ZIP Houston, TX 77051 CITY, STATE & ZIP Richardson, TX 75080  
 PHONE 214-716-2900 PHONE 972-941-8400  
 E-MAIL jose.campos@hines.com E-MAIL Ryan@ECDLP.com

## NOTARY VERIFICATION [REQUIRED]

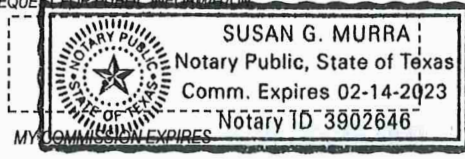
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Campos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

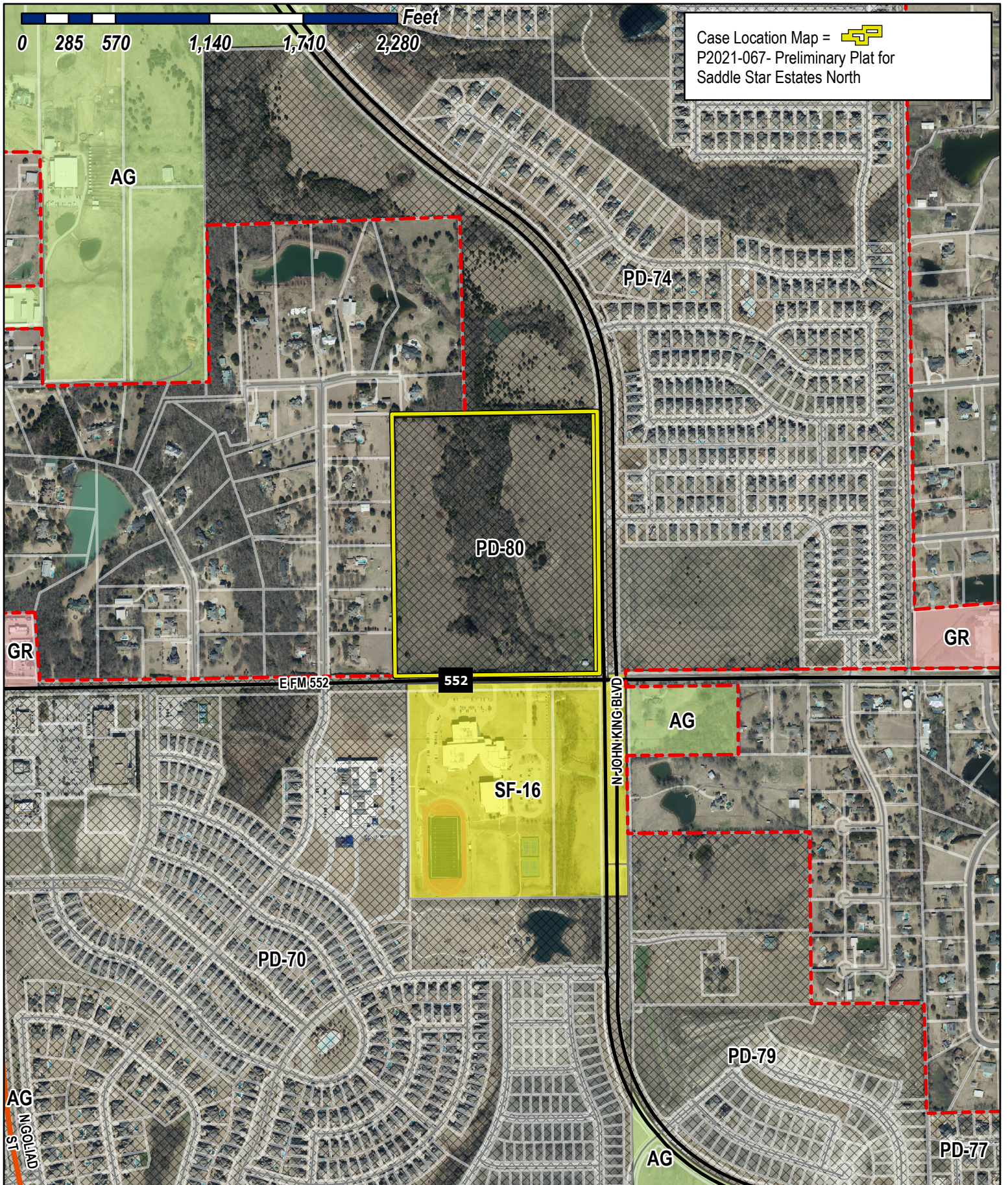
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 840.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF December, 2021 BY SIGNING THIS APPLICATION, 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 16th DAY OF December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# 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.



Parcel Map Check Report  
Prepared by:  
Survey Department  
Engineering Concepts & Design, LP  
201 Windco Circle, Suite 200  
Date: 12/17/2021 12:22:15 PM

Parcel Name: Overall Boundary  
Description:  
Process segment order counterclockwise: False  
Enable mapcheck across chord: False  
North:7,040,432.495' East:2,595,087.119'

Segment# 1: Line  
Course: N 0°36'07" W Length: 1,552.63'  
North: 7,041,985.039' East: 2,595,070.808'

Segment# 2: Line  
Course: N 89°12'29" E Length: 439.34'  
North: 7,041,991.111' East: 2,595,510.106'

Segment# 3: Line  
Course: N 89°18'45" E Length: 784.51'  
North: 7,042,000.524' East: 2,596,294.560'

Segment# 4: Line  
Course: S 0°30'55" E Length: 1,470.65'  
North: 7,040,529.934' East: 2,596,307.785'

Segment# 5: Line  
Course: S 39°28'06" W Length: 31.48'  
North: 7,040,505.632' East: 2,596,287.775'

Segment# 6: Line  
Course: S 88°21'20" W Length: 199.29'  
North: 7,040,499.913' East: 2,596,088.567'

Segment# 7: Line  
Course: S 86°08'54" W Length: 1,003.71'  
North: 7,040,432.490' East: 2,595,087.124'

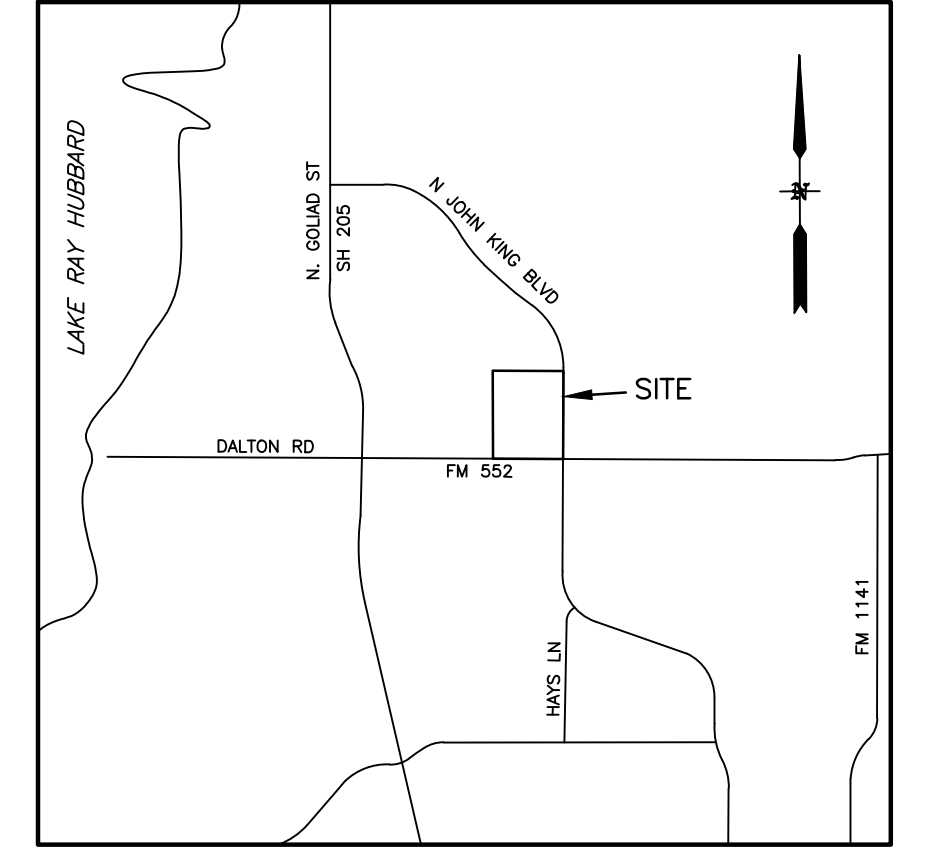
Perimeter: 5,481.60' Area: 1,858,595Sq.Ft.  
Error Closure: 0.006 Course: S 47°34'41" E  
Error North : -0.0043 East: 0.0047

Precision 1: 913,601.67

J. STRICKLAND SURVEY  
A-187

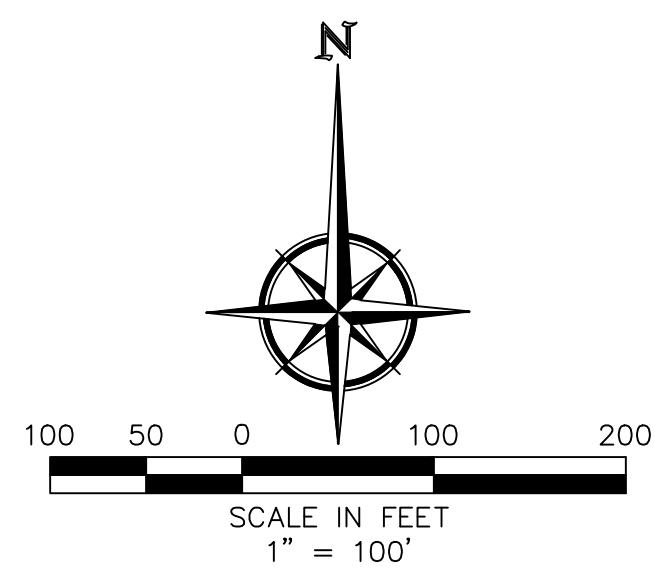
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	S 13°46'41" W	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'



LEGEND	
5/8" CIRS	5/8" IRON ROD SET WITH YELLOW CAP
W/CAP	STAMPED "RPLS 3963"
CIRP	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
W.D.E.	WALL MAINTENANCE & DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
W.M.E.	WALL MAINTENANCE 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

- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
  - A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
  - By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970003CL, 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. In addition, 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).
  - Drainage/Retention and floodplain on site to be maintained by the HOA.



SURVEYOR'S CERTIFICATE

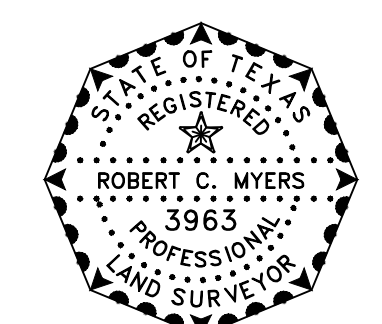
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF DECEMBER, 2021.

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

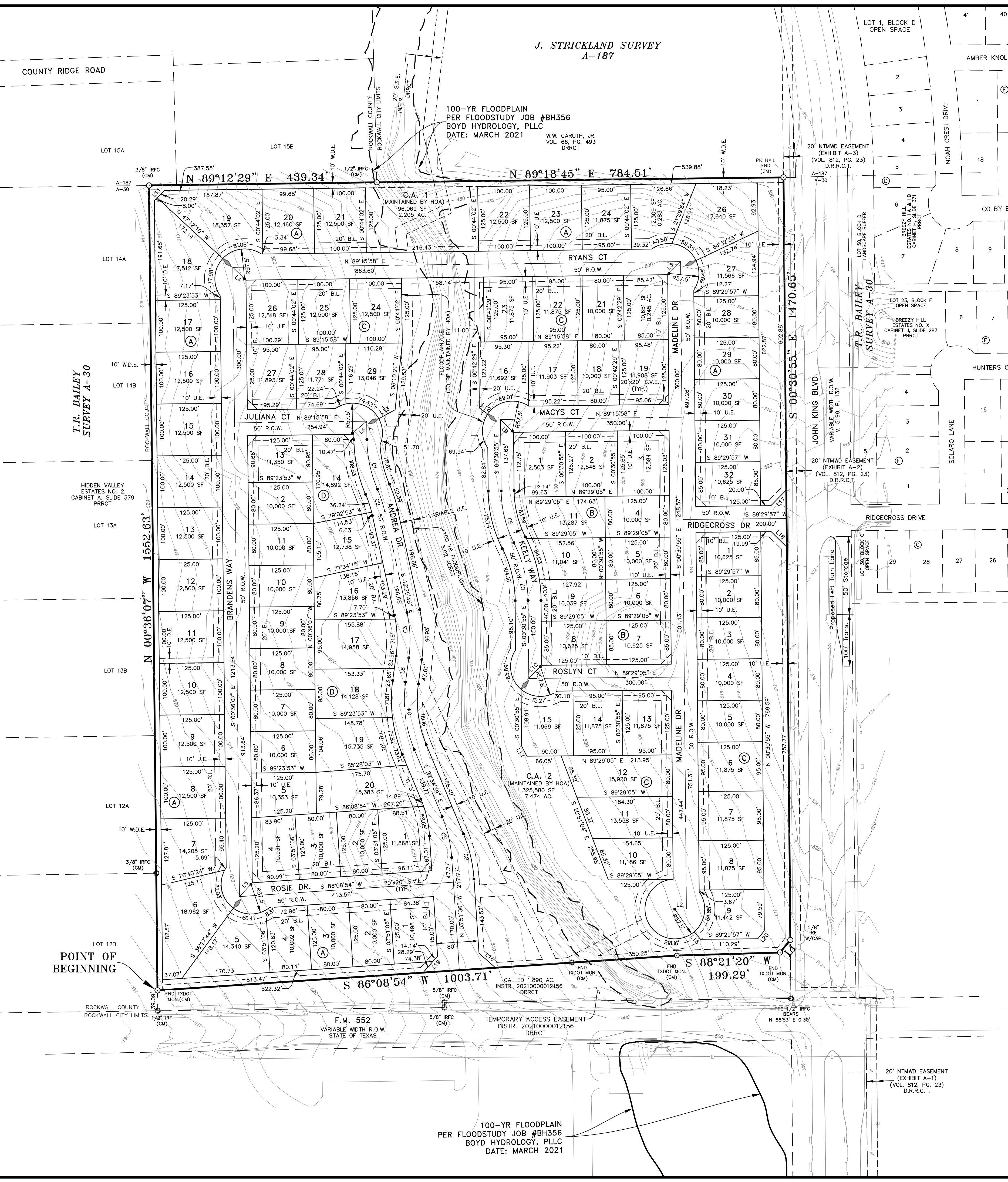
ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



PRELIMINARY PLAT  
SADDLE STAR ESTATES  
NORTH

ZONING DISTRICT: PD-80  
92 SINGLE FAMILY LOTS  
2 COMMON AREA TRACTS  
42.667 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM NO. 001146  
201 WINDO CIRCLE, SUITE 200, WYLER, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401



100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021

W.W. CARUTH, JR.  
VOL. 66, PG. 493  
D.R.R.C.T.

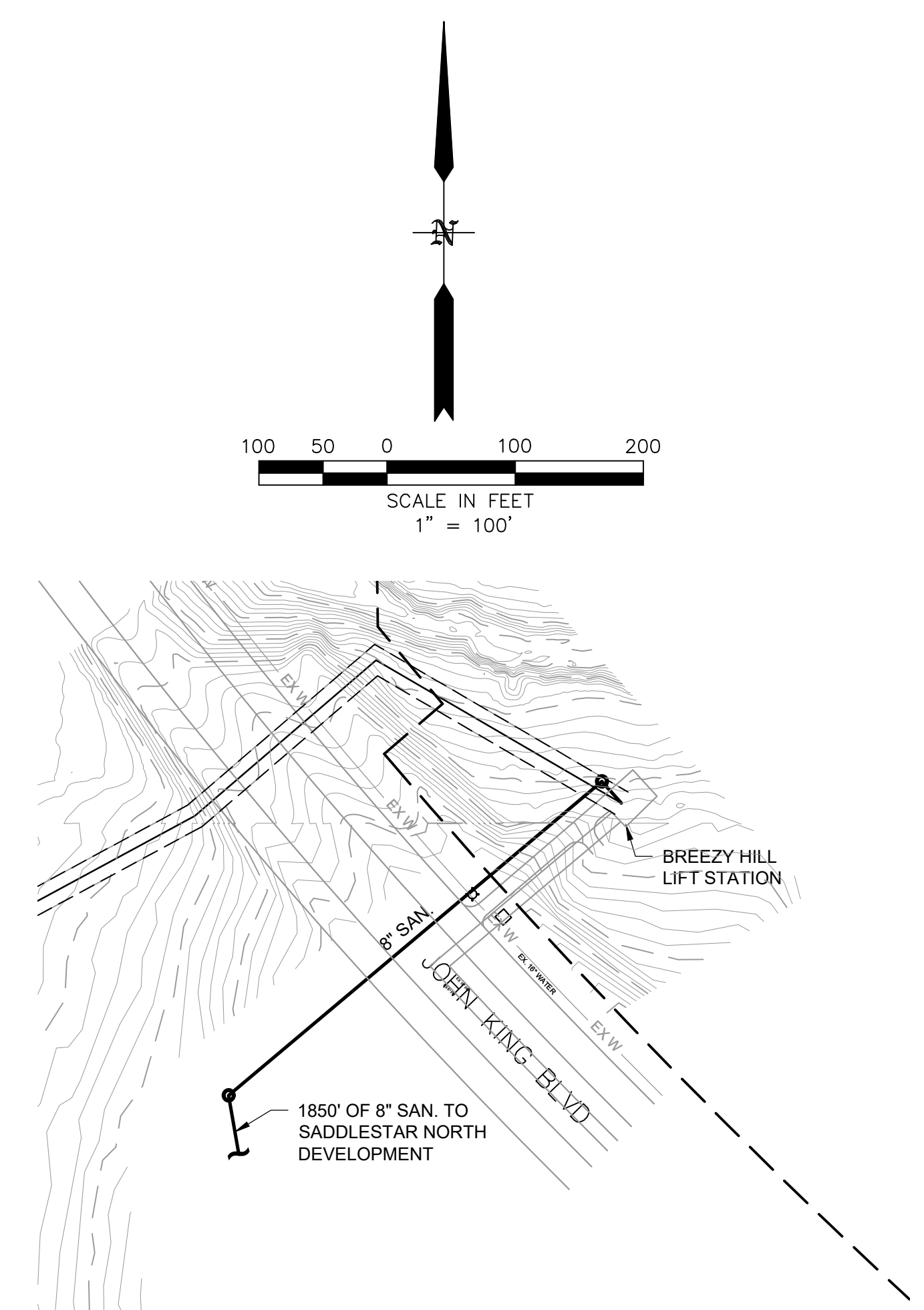
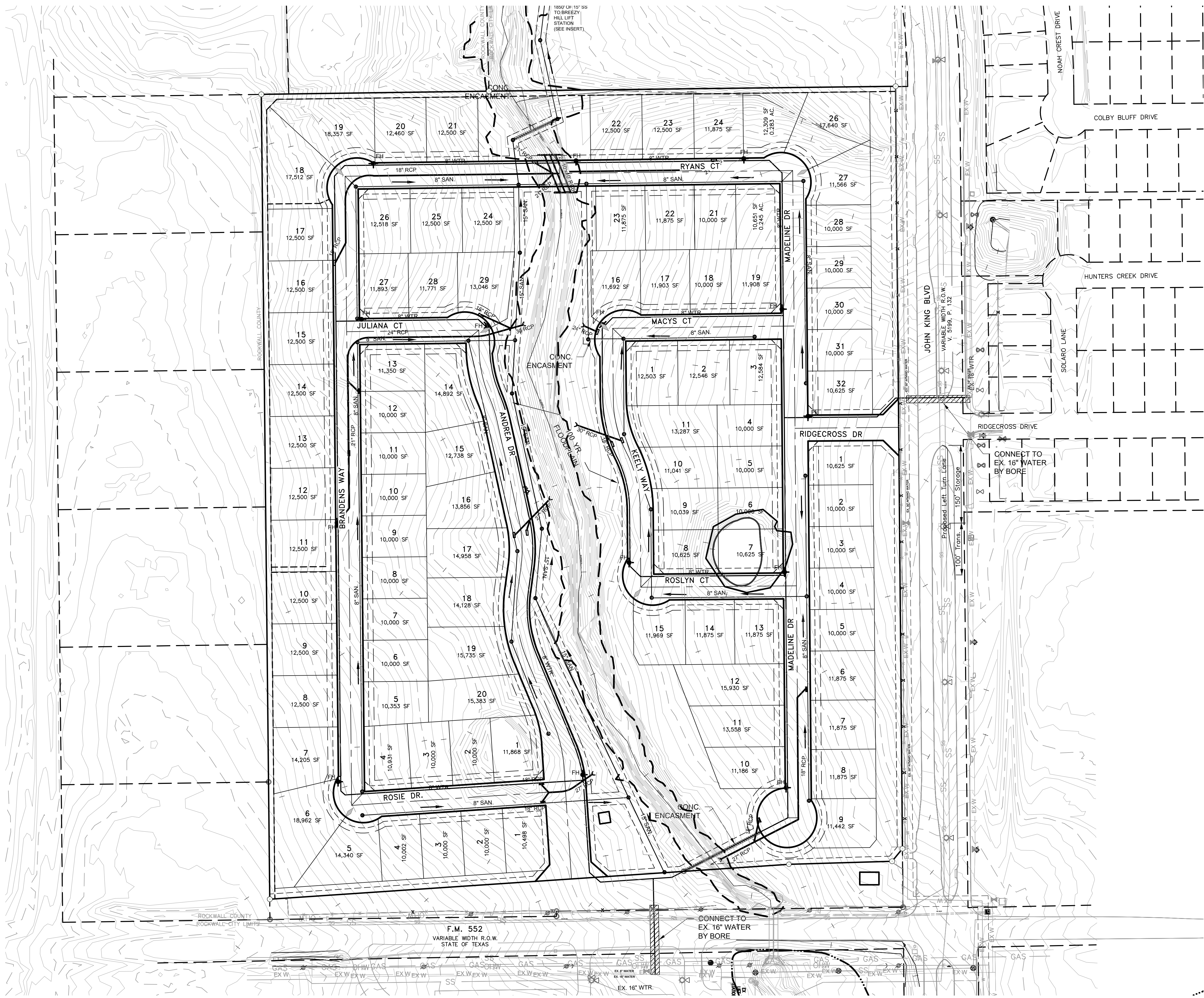
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100-YR FLOODPLAIN  
PER FLOODSTUDY JOB #BH356  
BOYD HYDROLOGY, PLLC  
DATE: MARCH 2021

TEMPORARY ACCESS EASEMENT  
INSTR. 20210000012156  
D.R.R.C.T.

20' NTMWD EASEMENT  
(EXHIBIT A-1)  
(VOL. 812, PG. 23)  
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**BREEZY HILL LIFT STATION SITE**

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 Case No. PP2020-044

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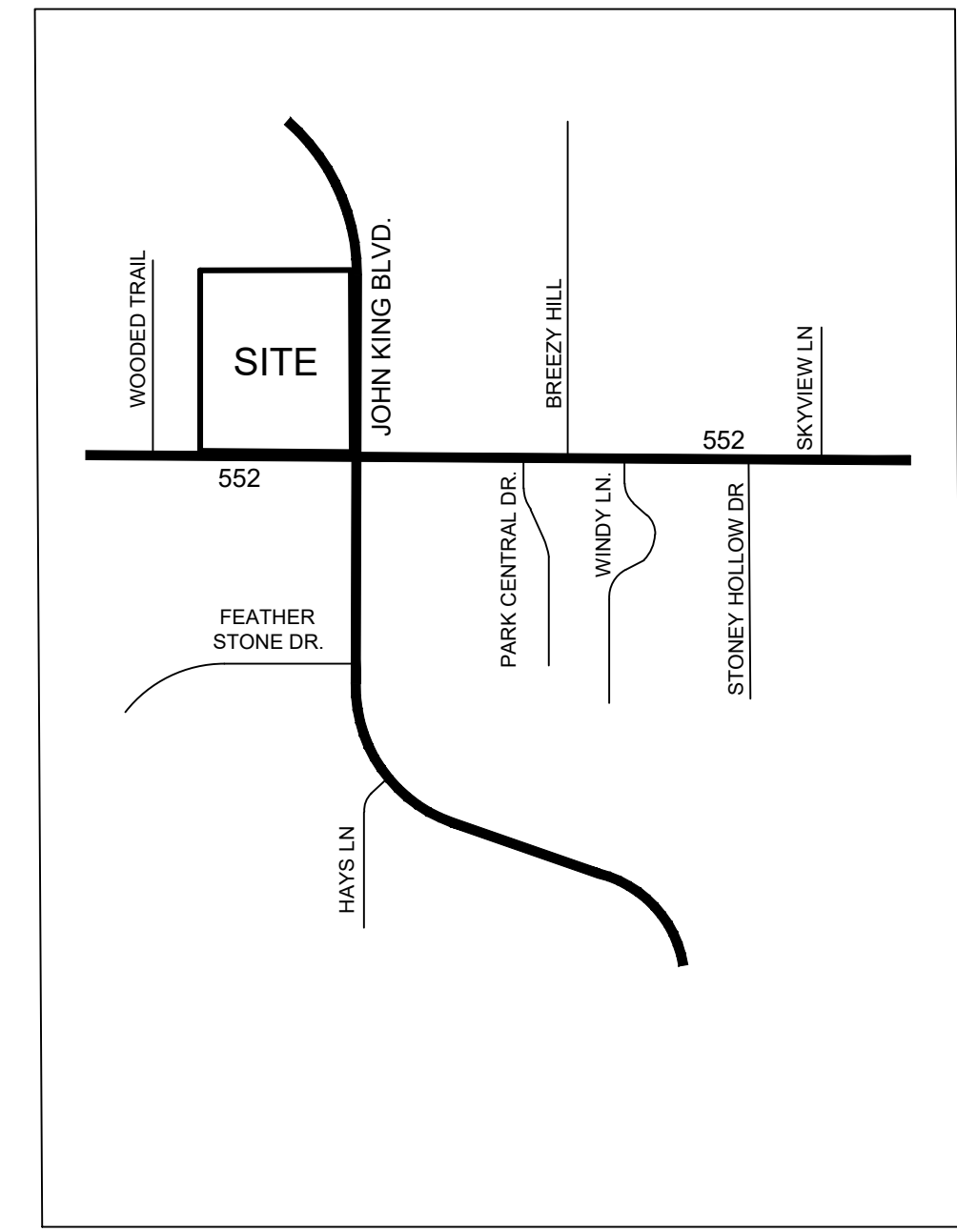
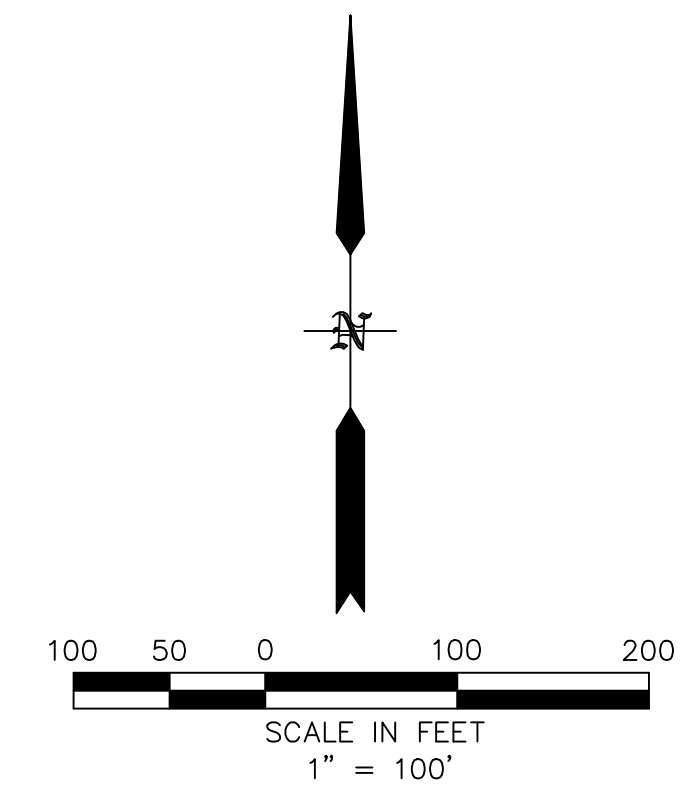
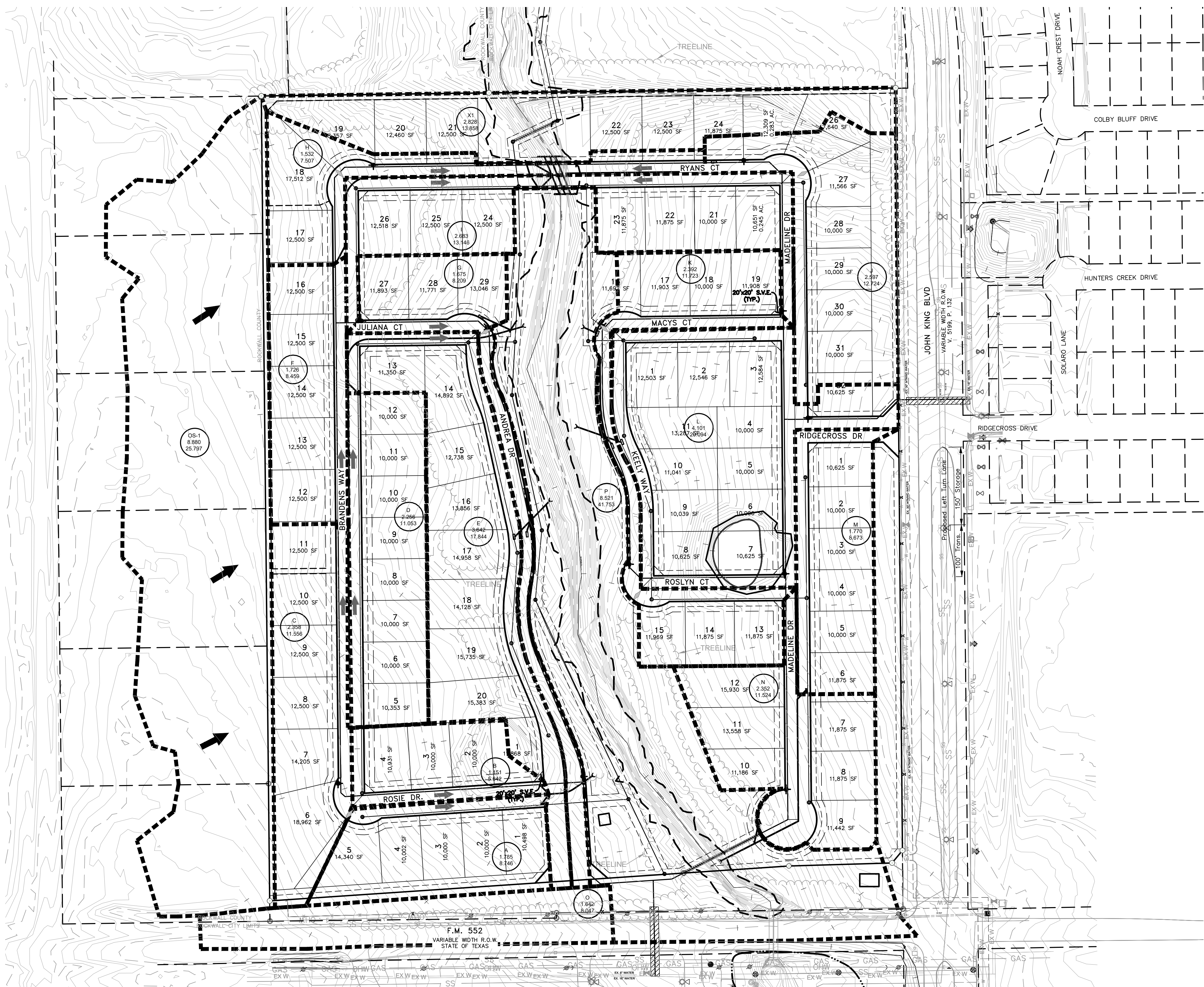
REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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





VICINITY MAP  
NTS

- DRAINAGE AREA BOUNDARY
  - Drainage Area  
○ Drainage Area Acreage  
○ Drainage Area "Q"
- $Q = CIA$   
 $C = 0.50$   
 $I = 9.80$

NOTE:  
STORM SEWER MAINS ARE TO BE LOCATED ON THE CL OF ROADS. IN PLACES WHERE STORM SEWER MAINS AND DRAINAGE AREA BOUNDARIES COINCIDED, THE STORM SEWER IS GRAPHICALLY SHOWN NEXT TO THE CL FOR CLARITY.

REVIEWED FOR PRELIMINARY APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

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

ZONING DISTRICT: PD-80  
OPEN SPACE = 6.508 AC.  
92 DWELLING UNITS  
2.06 UNITS PER ACRE

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

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
3076 HAYS LANE  
ROCKWALL, TX 75087

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmysurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 510

PRELIM DRAINAGE  
Case No. PP2020-044

**SADDLE STAR ESTATES NORTH**

92 SINGLE FAMILY LOTS  
4 COMMON AREA TRACTS  
44.56 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

DATE: DECEMBER 28, 2021      CASE NO. PP2021-067      SHEET 3 OF 3



January 24, 2022

TO: Ryan King  
1600 N. Collins Boulevard. Suite 3300  
Richardson, TX 75080

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

SUBJECT: P2021-067; *Preliminary Plat for Saddle Star Estates North*

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 January 18, 2022. 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;
- (2) The development shall adhere to the recommendations made by the Parks and Recreation Board;
- (3) Before a Final Plat is filed the applicant shall be required to pay the outstanding tree mitigation balance of \$37,000.00 in accordance with the requirements of Article 09, Tree Preservation, of the Unified Development Code (UDC); and,
- (4) 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 January 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Thomas absent.

City Council

On January 18, 2022, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee  
Planner