



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# 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>
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- TREE REMOVAL (\$75.00)
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#### 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.

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N. John King Blvd, South of FM 552

SUBDIVISION Saddle Star South Ph.2 LOT 20A BLOCK F

GENERAL LOCATION Rockwall, TX

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

CURRENT ZONING PD CURRENT USE Residential

PROPOSED ZONING PD PROPOSED USE Residential

ACREAGE 0.289 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

**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]

<input type="checkbox"/> OWNER	Saddle Star South Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Petitt-ECD, L.P.
CONTACT PERSON		CONTACT PERSON	Ryan King
ADDRESS	2700 Commerce Street, STE 1600	ADDRESS	201 Windco Cir., STE 200
CITY, STATE & ZIP	Dallas, TX 75226	CITY, STATE & ZIP	Wylie, TX 75098
PHONE	972-716-2900	PHONE	972-941-8400
E-MAIL	Matt.Ledlie@hines.com	E-MAIL	Ryan@petitt-eed.com

## NOTARY VERIFICATION [REQUIRED]

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

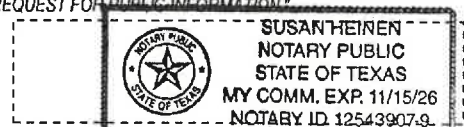
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF November, 2023.

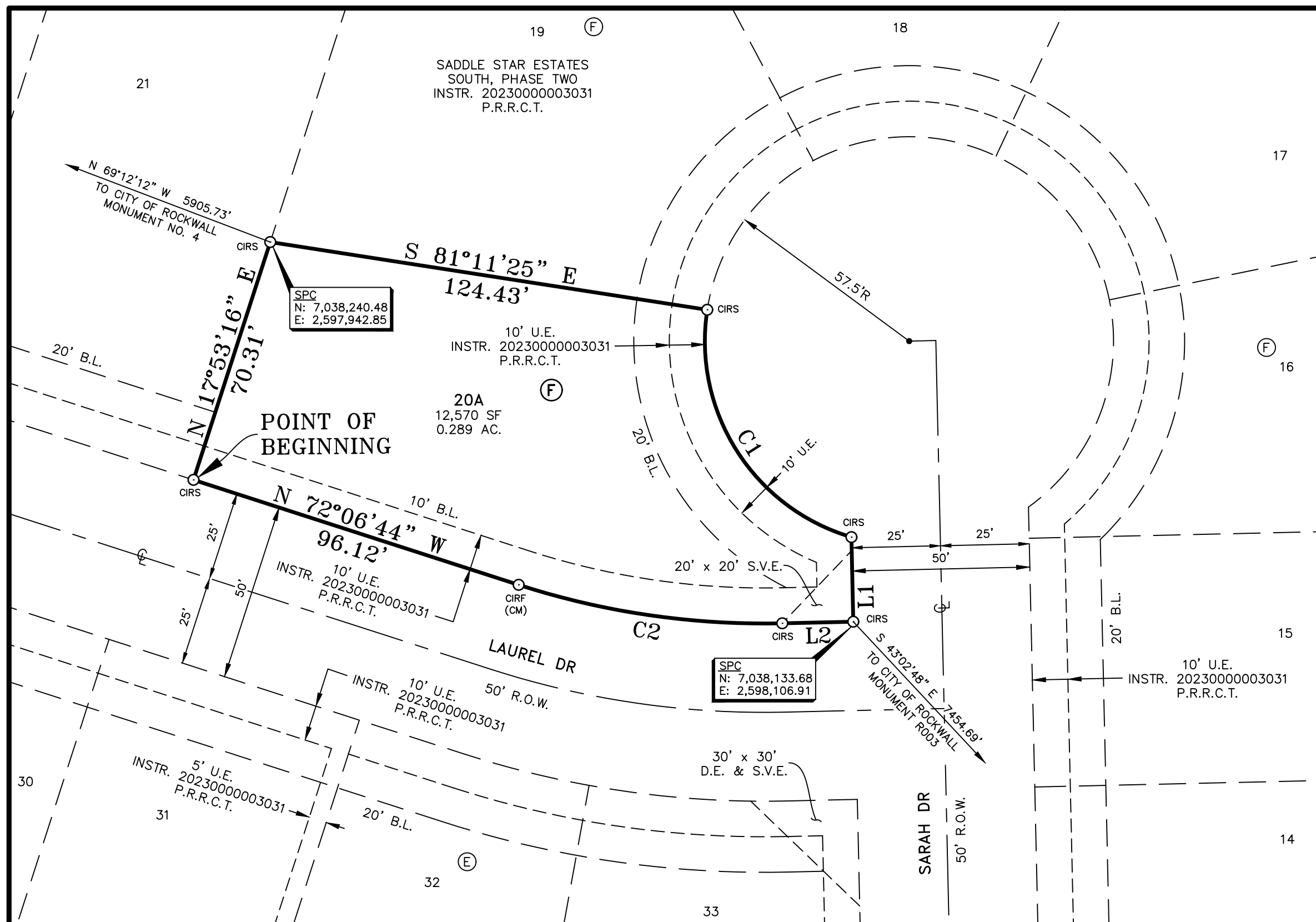
OWNER'S SIGNATURE See attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan Heinen*



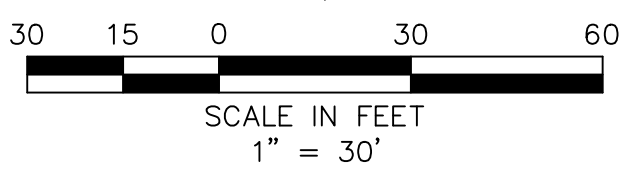
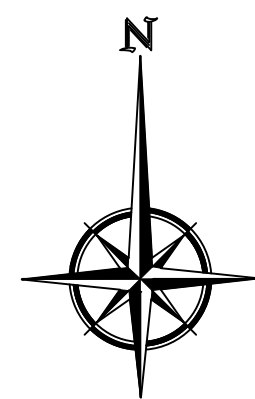
MY COMMISSION EXPIRES 11/15/26



Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

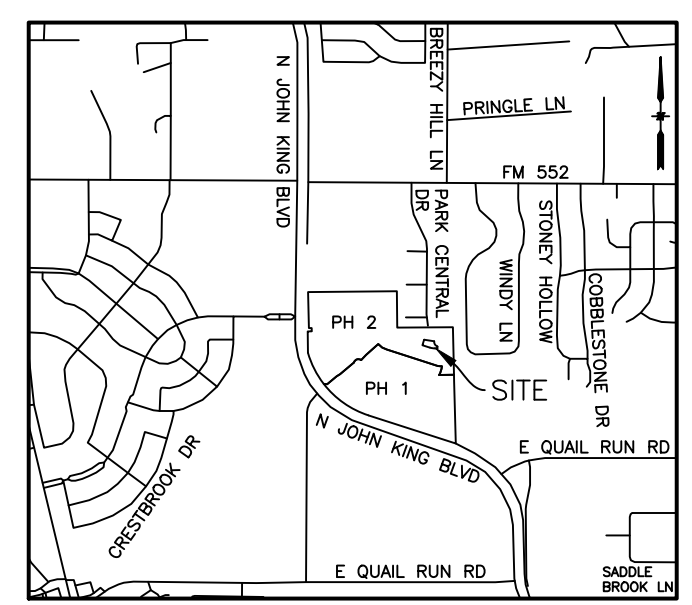
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°17'27" E	23.79'
L2	S 88°42'33" W	20.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	82°22'54"	57.50'	50.32'	82.68'	S 32°22'52" E	75.74'
C2	19°10'43"	225.00'	38.01'	75.31'	N 81°42'06" W	74.96'

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.



AMENDED PLAT  
**SADDLE STAR ESTATES SOUTH**  
**PHASE TWO**  
**LOT 20A, BLOCK F**

BEING AN AMENDMENT OF  
 LOT 20, BLOCK F  
 SADDLE STAR ESTATES SOUTH, PHASE TWO  
 INSTR. 20230000003031, P.R.R.C.T.

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

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

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. 355

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following:

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

drainage and detention systems in easements.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.  
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

FOR: ACERICAN UNITED BANK OF TEXAS  
(LIEN HOLDER)

BY: NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

\_\_\_\_\_  
Signature of Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

### 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 \_\_\_\_\_, 2023.

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.

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

### APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Director of Planning & Zoning

\_\_\_\_\_  
City Engineer

AMENDED PLAT

*SADDLE STAR ESTATES SOUTH  
PHASE TWO  
LOT 20A, BLOCK F*

*BEING AN AMENDMENT OF*

*LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE TWO  
INSTR. 20230000003031, P.R.R.C.T.*

*AND BEING*

*0.289 ACRES*

*SITUATED IN THE*

*P.B. HARRISON SURVEY, A-97  
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**ENGINEERING CONCEPTS & DESIGN, L.P.**

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145

201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

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

OWNERS  
**SADDLE STAR SOUTH  
HOLDINGS, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
DALLAS, TX 75201

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

DATE: 11/02/2023

CASE #: \_\_\_\_\_-\_\_\_\_\_

SHEET 1 OF 2



# DEVELOPMENT APPLICATION

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STAFF USE ONLY  
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E-MAIL	Matt.Ledlie@hines.com	E-MAIL	Ryan@petitt-eed.com

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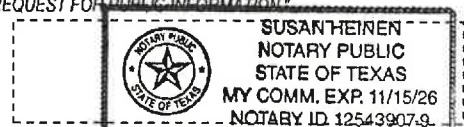
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OWNER'S SIGNATURE See attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan Heinen*




MY COMMISSION EXPIRES 11/15/26



P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2



Case Location Map = 

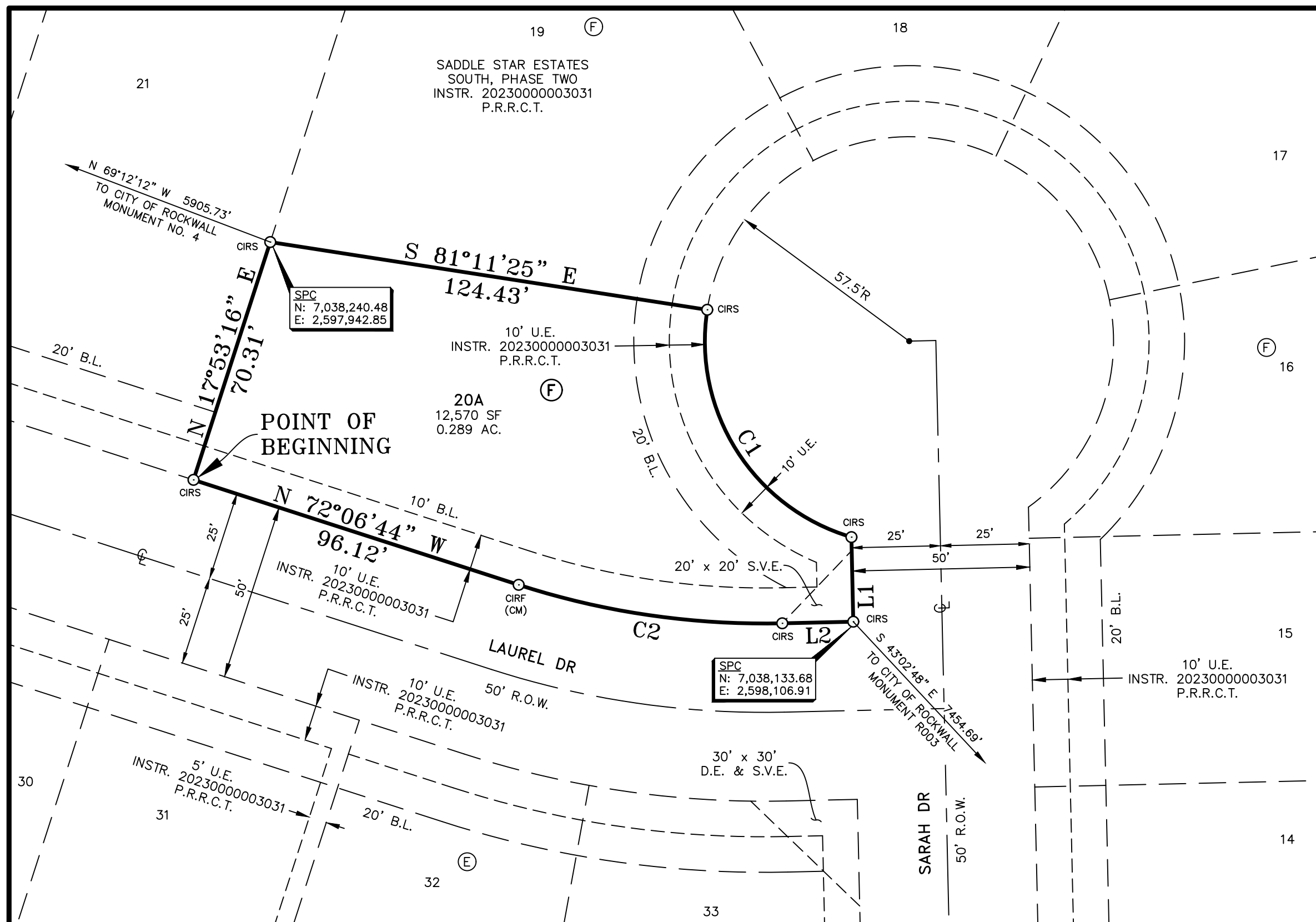


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.

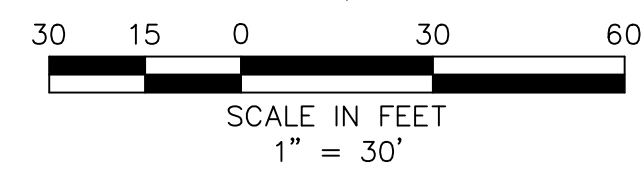
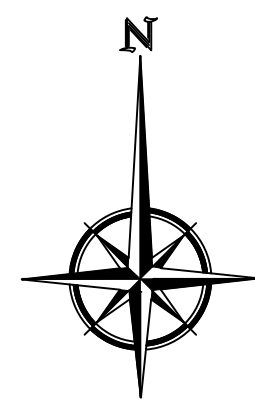




Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

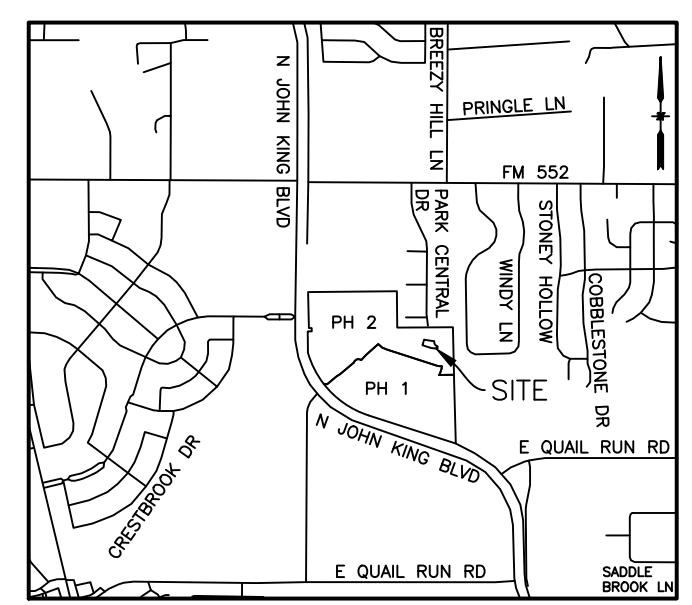
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°17'27" E	23.79'
L2	S 88°42'33" W	20.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	82°22'54"	57.50'	50.32'	82.68'	S 32°22'52" E	75.74'
C2	19°10'43"	225.00'	38.01'	75.31'	N 81°42'06" W	74.96'

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.



AMENDED PLAT  
**SADDLE STAR ESTATES SOUTH**  
**PHASE TWO**  
**LOT 20A, BLOCK F**  
 BEING AN AMENDMENT OF  
 LOT 20, BLOCK F  
 SADDLE STAR ESTATES SOUTH, PHASE TWO  
 INSTR. 20230000003031, P.R.R.C.T.  
 AND BEING  
 0.289 ACRES  
 SITUATED IN THE  
 P.B. HARRISON SURVEY, A-97  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following;

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

drainage and detention systems in easements.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.  
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

FOR: ACERICAN UNITED BANK OF TEXAS  
(LIEN HOLDER)

BY: NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

\_\_\_\_\_  
Signature of Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

### 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 \_\_\_\_\_, 2023.

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.

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

### APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Director of Planning & Zoning

\_\_\_\_\_  
City Engineer

AMENDED PLAT

*SADDLE STAR ESTATES SOUTH  
PHASE TWO  
LOT 20A, BLOCK F*

*BEING AN AMENDMENT OF*

*LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE TWO  
INSTR. 20230000003031, P.R.R.C.T.*

*AND BEING*

*0.289 ACRES*

*SITUATED IN THE*

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

*ENGINEERING CONCEPTS & DESIGN, L.P.*

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

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

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

DATE: 11/02/2023

CASE #: \_\_\_\_\_-\_\_\_\_\_

SHEET 1 OF 2





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** December 27, 2023  
**APPLICANT:** Ryan King; *on behalf of Saddle Star South Holdings, LLC.*  
**CASE NUMBER:** P2023-039; *Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition*

---

### SUMMARY

Consider a request by Ryan King of Pettitt-ECD, LP on behalf of Saddle Star South Holdings, LLC for the approval of a Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 0.289-acre parcel of land (*i.e. Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition*) for the purpose of establishing a ten (10) foot building setback line in lieu of the 20-foot setback along Laurel Drive established with the original final plat for the subject property.
- Background. The subject property, which was part of a 44.292-acre tract of land, was originally annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*i.e. Case No. Z2015-034; Ordinance No. 16-07*], which rezoned this 44.292-acre tract of land from an Agricultural (AG) District to Planned Development District 79 (PD-79) for a single-family residential subdivision consisting of 113 single-family lots. The subject property has remained zoned Planned Development District 79 (PD-79) since this change. A preliminary plat [*i.e. Case No. P2016-024*] and master plat [*i.e. Case No. P2016-023*] were approved on August 15, 2016 with the purpose of establishing the Saddle Star South Subdivision, which would consist of two (2) phases. On March 28, 2017, the applicant requested and was granted an extension to the preliminary plat [*i.e. Case No. P2017-014*]. On November 15, 2021, the City Council approved a Final Plat [*i.e. Case No. P2021-055*] for Phase 2 of the Saddle Star Subdivision. This subdivision plat established the subject property as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition.
- Conformance to the Subdivision Ordinance. 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition staff would propose the following conditions of approval:

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

- (2) Any construction resulting from the approval of this Replat 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.

**P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition**

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

- I.1 This is a request for the approval of a Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aquevara@rockwall.com](mailto:aquevara@rockwall.com).
- M.3 For reference, include the case number (*P2023-039*) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*):

REPLAT  
LOT 32, BLOCK F,  
SADDLE STAR ESTATES SOUTH, PHASE 2 ADDITION  
BEING A REPLAT OF  
LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE 2 ADDITION  
BEING  
1 RESIDENTIAL LOT AND  
0.289-ACRES OR 12,570 SF  
SITUATED IN THE  
P.B. HARRISON SURVEY, ABSTRACT NO. 97  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- M.5 Please label all existing and proposed easements indicating the type, purpose, and width of the easement (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*).
- M.6 Provide the new *Owner's Certificate of Dedication* language contained in Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*)
- M.7 All signatures on the *Owner's Certificate of Dedication* shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the attached standard plat wording document. (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*)
- M.8 Provide the new Surveyor's/Registered Engineer Certificate and the Surveyor seal on the final copy of the subdivision plat. (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*)
- M.9 Provide the following General Notes (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the *Subdivision Ordinance* of the City of Rockwall and *Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the *Subdivision Ordinance* of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.

M.10 Please provide the following Signature Block. (*Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances*)

**APPROVED:** I hereby certify that the above and forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

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

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 The projected meeting dates for this case are as follows:

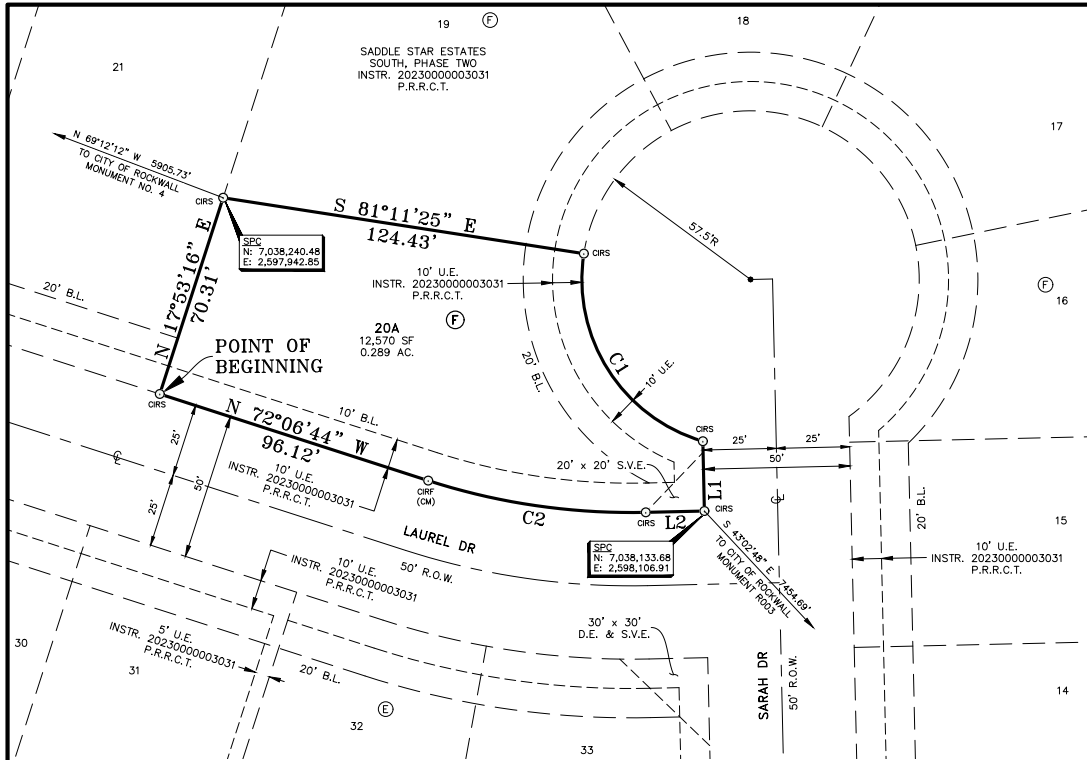
Planning and Zoning Meeting: December 27, 2023

City Council: January 2, 2024

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

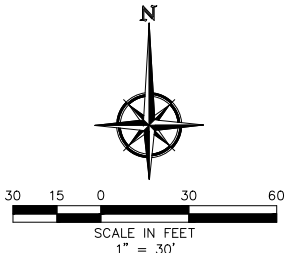
**Building Inspections:**

1. The south side of lot 20A will have a side Build Line of 10 feet while being a "key lot" to lot 21 having a front Build Line of 20 feet. I would suggest a side B.L. of 20 feet along Laurel Drive for Lot 20A.



MP - No Comments.  
 JB - No Comments.  
 AW - No Comments

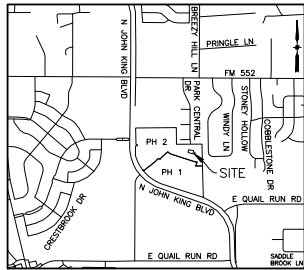
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**PHASE TWO**  
**LOT 20A, BLOCK F**  
 BEING AN AMENDMENT OF  
 LOT 20, BLOCK F  
 SADDLE STAR ESTATES SOUTH, PHASE TWO  
 INSTR. 20230000003031, P.R.R.C.T.  
 AND BEING  
 0.289 ACRES  
 SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNERS  
**SADDLE STAR SOUTH HOLDINGS, LLC**  
 2200 ROSS AVE., STE. 4200W  
 DALLAS, TX 75201  
 LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
 488 ARROYO COURT  
 SUNNYVALE, TX 75182  
 (214) 532-0636  
 FAX (972) 412-4875  
 EMAIL: rmsurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 355

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
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 TEXAS FIRM REG. NO. 001145  
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 (972) 941-8400 FAX (972) 941-8401

DATE: 11/02/2023 CASE #: \_\_\_\_\_ SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER of a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following:

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

drainage and detention systems in easements.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.  
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

FOR: AMERICAN UNITED BANK OF TEXAS  
(LIEN HOLDER)

BY: NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

\_\_\_\_\_  
Signature of Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

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

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. 355

### 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 \_\_\_\_\_, 2023.

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.

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

### APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Director of Planning & Zoning

\_\_\_\_\_  
City Engineer

AMENDED PLAT

**SADDLE STAR ESTATES SOUTH  
PHASE TWO  
LOT 20A, BLOCK F**

BEING AN AMENDMENT OF

LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE TWO  
INSTR. 20230000003031, P.R.R.C.T.

AND BEING

0.289 ACRES

SITUATED IN THE

P.B. HARRISON SURVEY, A-97  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

DATE: 11/02/2023 CASB #: \_\_\_\_\_

SHEET 1 OF 2



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

**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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.

<sup>2</sup>: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N. John King Blvd, South of FM 552

SUBDIVISION Saddle Star South Ph.2 LOT 20A BLOCK F

GENERAL LOCATION Rockwall, TX

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

CURRENT ZONING PD CURRENT USE Residential

PROPOSED ZONING PD PROPOSED USE Residential

ACREAGE 0.289 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

**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]

<input type="checkbox"/> OWNER	Saddle Star South Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Petitt-ECD, L.P.
CONTACT PERSON		CONTACT PERSON	Ryan King
ADDRESS	2700 Commerce Street, STE 1600	ADDRESS	201 Windco Cir., STE 200
CITY, STATE & ZIP	Dallas, TX 75226	CITY, STATE & ZIP	Wylie, TX 75098
PHONE	972-716-2900	PHONE	972-941-8400
E-MAIL	Matt.Ledlie@hines.com	E-MAIL	Ryan@petitt-eed.com

## NOTARY VERIFICATION [REQUIRED]

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

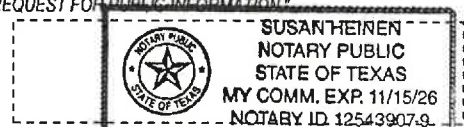
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE With Submittal DAY OF 20 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF November, 2023.

OWNER'S SIGNATURE See attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan Heinen*




MY COMMISSION EXPIRES 11/15/26



P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2



Case Location Map = 



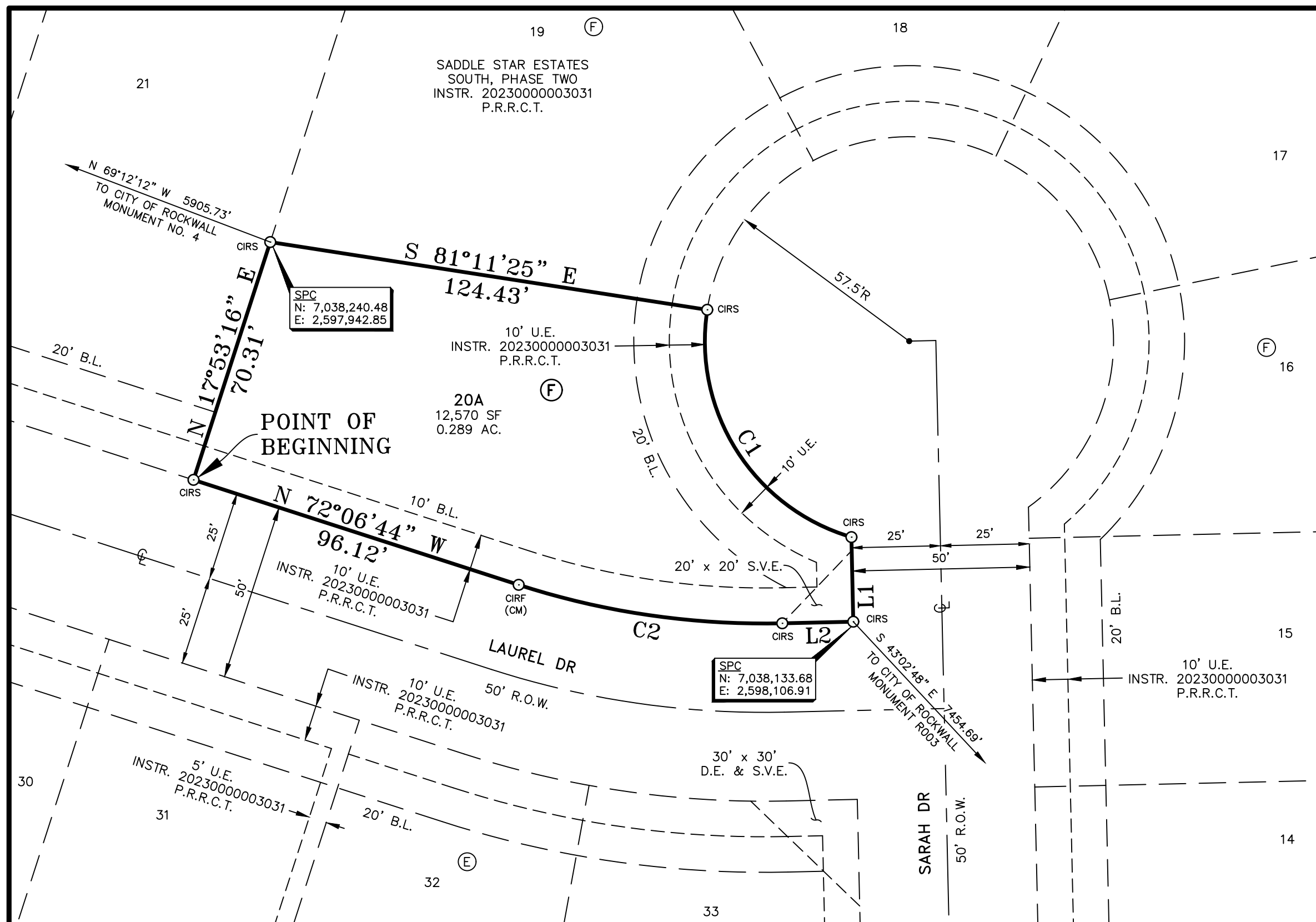
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



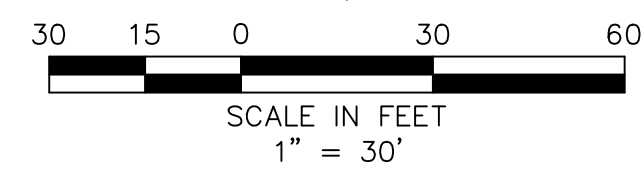
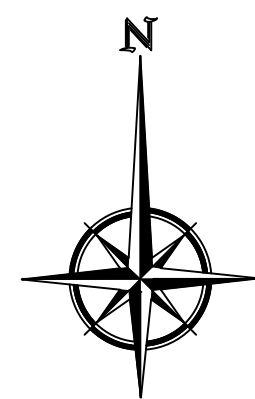




Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

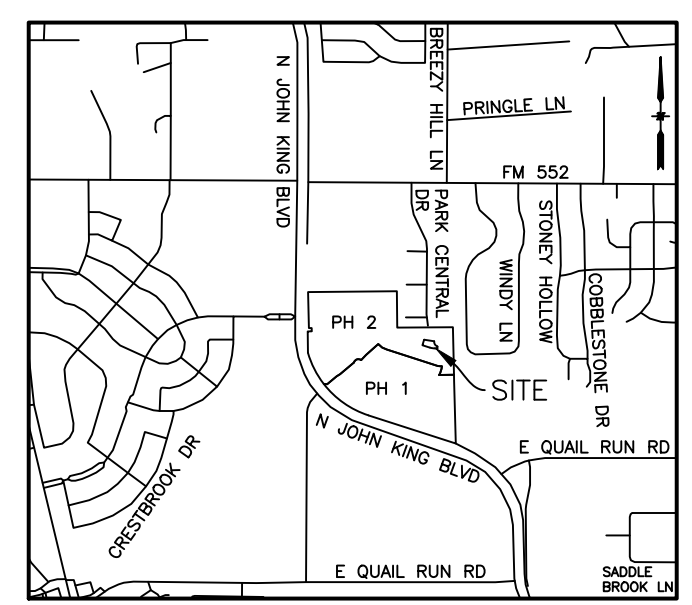
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°17'27" E	23.79'
L2	S 88°42'33" W	20.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	82°22'54"	57.50'	50.32'	82.68'	S 32°22'52" E	75.74'
C2	19°10'43"	225.00'	38.01'	75.31'	N 81°42'06" W	74.96'

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.



VICINITY MAP  
N.T.S.

AMENDED PLAT  
**SADDLE STAR ESTATES SOUTH**  
**PHASE TWO**  
**LOT 20A, BLOCK F**  
 BEING AN AMENDMENT OF  
 LOT 20, BLOCK F  
 SADDLE STAR ESTATES SOUTH, PHASE TWO  
 INSTR. 20230000003031, P.R.R.C.T.  
 AND BEING  
**0.289 ACRES**  
 SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

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

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

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following:

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

drainage and detention systems in easements.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.  
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

FOR: ACERICAN UNITED BANK OF TEXAS  
(LIEN HOLDER)

BY: NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

\_\_\_\_\_  
Signature of Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

### 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 \_\_\_\_\_, 2023.

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.

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

### APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Director of Planning & Zoning

\_\_\_\_\_  
City Engineer

AMENDED PLAT

*SADDLE STAR ESTATES SOUTH  
PHASE TWO  
LOT 20A, BLOCK F*

*BEING AN AMENDMENT OF*

*LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE TWO  
INSTR. 20230000003031, P.R.R.C.T.*

*AND BEING*

*0.289 ACRES*

*SITUATED IN THE*

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

**ENGINEERING CONCEPTS & DESIGN, L.P.**

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145

201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

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

OWNERS  
**SADDLE STAR SOUTH  
HOLDINGS, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
DALLAS, TX 75201

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

DATE: 11/02/2023

CASE #: \_\_\_\_\_-\_\_\_\_\_

SHEET 1 OF 2



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** January 2, 2024  
**APPLICANT:** Ryan King; *on behalf of Saddle Star South Holdings, LLC.*  
**CASE NUMBER:** P2023-039; *Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition*

---

### SUMMARY

Consider a request by Ryan King of Pettitt-ECD, LP on behalf of Saddle Star South Holdings, LLC for the approval of a Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 0.289-acre parcel of land (*i.e. Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition*) for the purpose of establishing a ten (10) foot building setback line in lieu of the 20-foot setback along Laurel Drive established with the original final plat for the subject property.
- Background. The subject property, which was part of a 44.292-acre tract of land, was originally annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*i.e. Case No. Z2015-034; Ordinance No. 16-07*], which rezoned this 44.292-acre tract of land from an Agricultural (AG) District to Planned Development District 79 (PD-79) for a single-family residential subdivision consisting of 113 single-family lots. The subject property has remained zoned Planned Development District 79 (PD-79) since this change. A preliminary plat [*i.e. Case No. P2016-024*] and master plat [*i.e. Case No. P2016-023*] were approved on August 15, 2016 with the purpose of establishing the Saddle Star South Subdivision, which would consist of two (2) phases. On March 28, 2017, the applicant requested and was granted an extension to the preliminary plat [*i.e. Case No. P2017-014*]. On November 15, 2021, the City Council approved a Final Plat [*i.e. Case No. P2021-055*] for Phase 2 of the Saddle Star Subdivision. This subdivision plat established the subject property as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition.
- Conformance to the Subdivision Ordinance. 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition* staff would propose the following conditions of approval:

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

- (2) Any construction resulting from the approval of this Replat 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 December 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Thompson, and Hustings 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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### 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.

<sup>2</sup>: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N. John King Blvd, South of FM 552

SUBDIVISION Saddle Star South Ph.2 LOT 20A BLOCK F

GENERAL LOCATION Rockwall, TX

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

CURRENT ZONING PD CURRENT USE Residential

PROPOSED ZONING PD PROPOSED USE Residential

ACREAGE 0.289 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

**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]

<input type="checkbox"/> OWNER	Saddle Star South Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Petitt-ECD, L.P.
CONTACT PERSON		CONTACT PERSON	Ryan King
ADDRESS	2700 Commerce Street, STE 1600	ADDRESS	201 Windco Cir., STE 200
CITY, STATE & ZIP	Dallas, TX 75226	CITY, STATE & ZIP	Wylie, TX 75098
PHONE	972-716-2900	PHONE	972-941-8400
E-MAIL	Matt.Ledlie@hines.com	E-MAIL	Ryan@petitt-eed.com

## NOTARY VERIFICATION [REQUIRED]

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

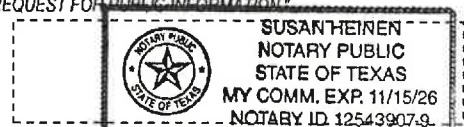
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE With Submittal DAY OF 20 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF November, 2023.

OWNER'S SIGNATURE See attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan Heinen*




MY COMMISSION EXPIRES 11/15/26



P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2



Case Location Map = 

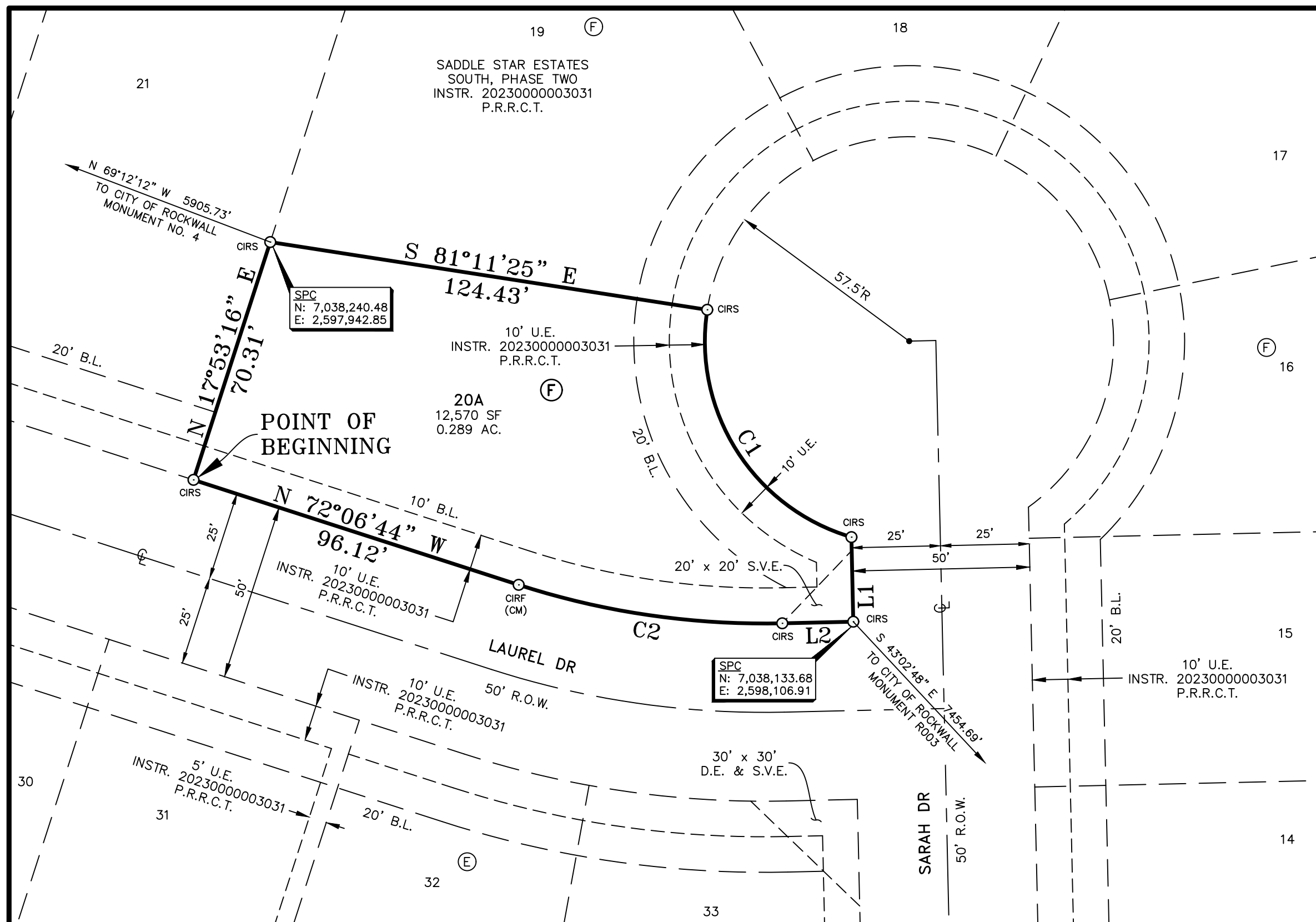


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.

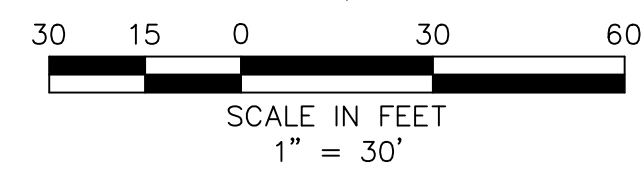
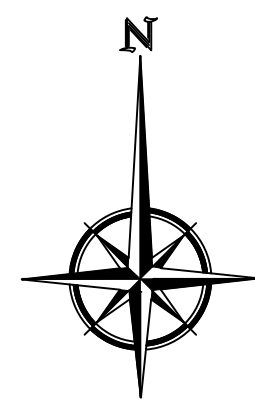




Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

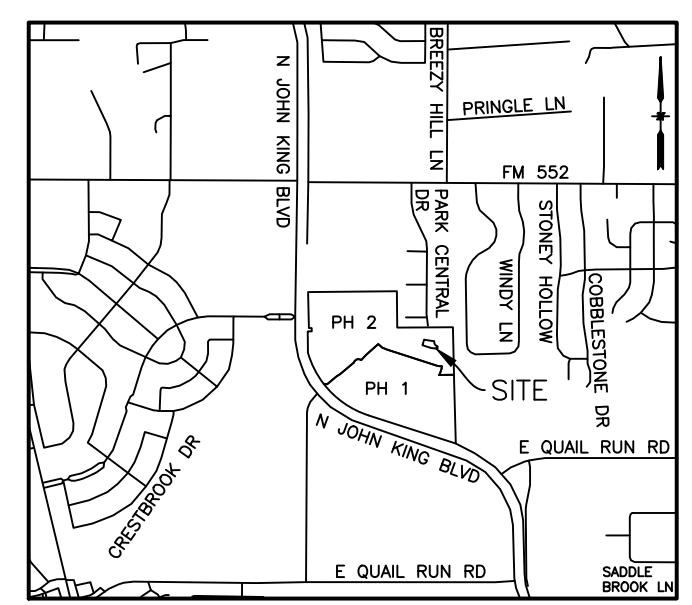
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°17'27" E	23.79'
L2	S 88°42'33" W	20.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	82°22'54"	57.50'	50.32'	82.68'	S 32°22'52" E	75.74'
C2	19°10'43"	225.00'	38.01'	75.31'	N 81°42'06" W	74.96'

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.



VICINITY MAP  
N.T.S.

AMENDED PLAT  
**SADDLE STAR ESTATES SOUTH**  
**PHASE TWO**  
**LOT 20A, BLOCK F**  
 BEING AN AMENDMENT OF  
 LOT 20, BLOCK F  
 SADDLE STAR ESTATES SOUTH, PHASE TWO  
 INSTR. 20230000003031, P.R.R.C.T.  
 AND BEING  
**0.289 ACRES**  
 SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

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

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. 355

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. SADDLE STAR SOUTH HOLDINGS, LLC also understand the following:

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

drainage and detention systems in easements.

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

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

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

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.  
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

FOR: ACERICAN UNITED BANK OF TEXAS  
(LIEN HOLDER)

BY: NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

\_\_\_\_\_  
Signature of Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

### 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 \_\_\_\_\_, 2023.

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.

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

### APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Director of Planning & Zoning

\_\_\_\_\_  
City Engineer

AMENDED PLAT

*SADDLE STAR ESTATES SOUTH  
PHASE TWO  
LOT 20A, BLOCK F*

*BEING AN AMENDMENT OF*

*LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE TWO  
INSTR. 20230000003031, P.R.R.C.T.*

*AND BEING*

*0.289 ACRES*

*SITUATED IN THE*

*P.B. HARRISON SURVEY, A-97  
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**ENGINEERING CONCEPTS & DESIGN, L.P.**

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145

201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098

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OWNERS  
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DALLAS, TX 75201

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
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EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

DATE: 11/02/2023

CASE #: \_\_\_\_\_-\_\_\_\_\_

SHEET 1 OF 2





DATE: January 08, 2024

TO: Ryan King  
201 Windco Circle, Suite 200  
Wylie, TX 75098

FROM: Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2023-039: *Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition*

Mr. 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 2, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat 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 December 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Thompson, and Hustings absent.

City Council

On January 2, 2024, the City Council approved a motion to approve the Replat by a vote of 7-0.

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

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

**FILING FEES:**

**Mylars:** \$50.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$30.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If

taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

A handwritten signature in black ink, appearing to read 'AG', is positioned above the typed name.

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department