

# City of Rockwall

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

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LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°17'38" E	10.00'
L2	N 0°38'27" W	261.96'
L3	N 89°38'44" E	50.00'
L4	N 0°38'27" W	40.00'
L5	S 89°38'05" W	34.29'
L6	N 45°56'33" W	21.35'
L7	N 44°32'09" E	18.29'
L8	N 3°19'06" E	13.81'
L9	N 72°06'44" W	25.00'
L10	S 17°53'16" W	180.98'
L11	N 44°38'05" E	21.21'
L12	N 45°21'55" W	21.21'
L13	S 1°44'33" E	60.01'
L14	S 6°18'05" E	25.00'
L15	S 88°44'22" W	25.00'
L16	N 83°41'55" E	110.54'
L17	N 46°21'18" W	21.18'
L18	N 88°50'26" E	25.00'
L19	N 43°44'13" E	21.25'
L20	S 80°09'43" E	21.04'

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR LAND DEVELOPMENT, LLC, BEING THE OWNER of all that certain lot, tract or parcel of land situated in the T.R. Bailey Survey, Abstract No. 30, Rockwall County, Texas, and being all of a tract of land as described in a Quit Claim deed from Roy Hance and Randa Hance to Larry Hance, dated March 16, 1993 and being recorded in Volume 769, Page 168 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west boundary line of said Hance tract at its intersection with the north right-of-way line of F.M. 552, said point being at the southeast corner of Lot 12B, Hidden Valley Estates No. 2, an addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 379 of the Plat Records of Rockwall County, Texas;

THENCE North 00 deg. 37 min. 18 sec. West, along the west line of said Hance tract and the east line of said subdivision, a distance of 1591.38 feet to a 3/8" iron rod found for corner at the northeast corner of Lot 14A, and at the northwest corner of said Hance tract;

THENCE North 89 deg. 11 min. 33 sec. East, along the south line of said subdivision, a distance of 440.23 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 15B;

THENCE North 89 deg. 16 min. 20 sec. East, along the north line of said Hance tract, a distance of 783.97 feet to a P-K nail in fence corner post found at the northeast corner of said Hance tract and in the west right-of-way line of John King Boulevard Hwy 205 bypass;

THENCE South 00 deg. 31 min. 14 sec. East, along the east line of said Hance tract and along said right-of-way line, a distance of 1584.01 feet to a 1/2" iron rod found for corner at the intersection of the east line of Hance tract with the north right-of-way line of F.M. 552;

THENCE along said right-of-way line as follows:  
 South 89 deg. 21 min. 56 sec. West, a distance of 668.40 feet;  
 South 00 deg. 38 min. 04 sec. East, a distance of 10.00 feet;  
 South 89 deg. 21 min. 56 sec. West, a distance of 553.00 feet to the POINT OF BEGINNING AND CONTAINING 44.56 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES NORTH, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. I further certify that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES NORTH a subdivision have been notified and signed this plat.

I understand and do 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. I also understand the following:

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

I further acknowledge 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, I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR DEVELOPMENT, LLC

BY: PAT ATKINS

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold D. Fetty, III, 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 \_\_\_\_\_, 2016.

Preliminary, this document shall not be recorded for any purpose.  
For Preliminary Plat review purposes only.

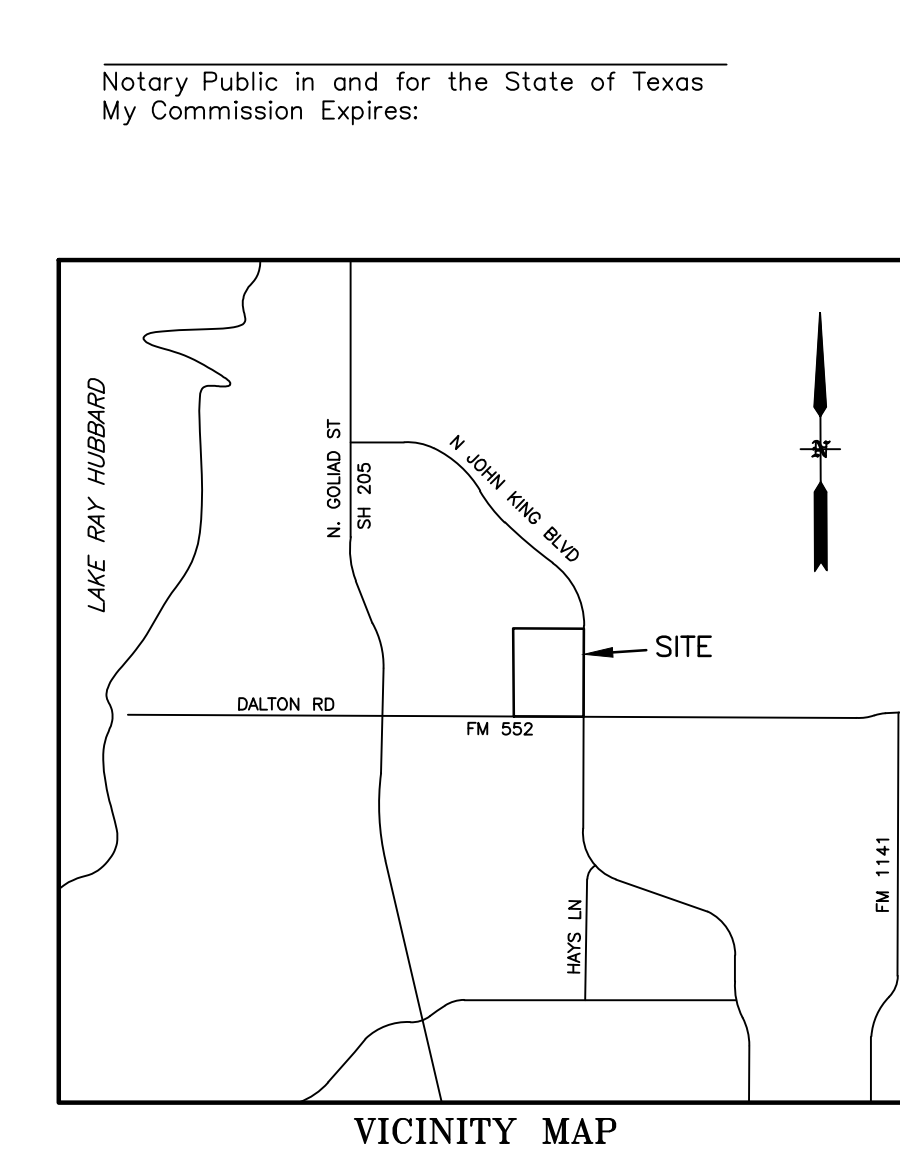
HAROLD D. FETTY, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this date personally appeared Harold D. Fetty, III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



Notes:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- A 1/2" IRS capped with Yellow Plastic Cap stamped "RPLS 5034" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008, as published by the Federal Emergency Management Agency. 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 the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the Surveyor.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'
C2	090°00'00"	50.00'	50.00'	78.54'	N 27°06'44" W	70.71'
C3	019°24'01"	300.00'	51.28'	101.58'	N 8°11'15" E	101.09'
C4	019°24'01"	356.25'	60.90'	120.63'	N 8°11'15" E	120.05'
C5	019°24'01"	200.00'	34.19'	67.72'	N 8°11'15" E	67.40'
C6	012°02'38"	600.00'	63.29'	126.12'	S 38°37'44" E	125.89'
C7	042°54'29"	127.00'	49.91'	95.11'	N 23°11'48" W	92.90'
C8	033°36'17"	142.00'	42.88'	83.28'	N 29°32'39" W	82.10'
C9	023°50'55"	115.00'	24.29'	47.87'	N 19°01'47" W	47.52'

RECOMMENDED FOR PRELIMINARY APPROVAL

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

APPROVED FOR SUBMITTAL OF FINAL PLAT

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

OWNER  
**LARRY NANCE**  
6306 GLENHOLLOW CT  
DALLAS, TX 75248

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

LAND SURVEYOR  
**H.D. FETTY LAND SURVEYOR, LLC**  
6770 FM 1565  
ROYSE CITY, TX 75189  
TEXAS FIRM REG. NO. 101509-00  
(972) 635-2255  
FAX (972) 635-9979

PRELIMINARY PLAT

**SADDLE STAR ESTATES NORTH**

BEING

**44.56 ACRES**

SITUATED IN THE

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

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 00146  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: FEBRUARY 12, 2016 CASE NO. 22016- SHEET 1 OF 1

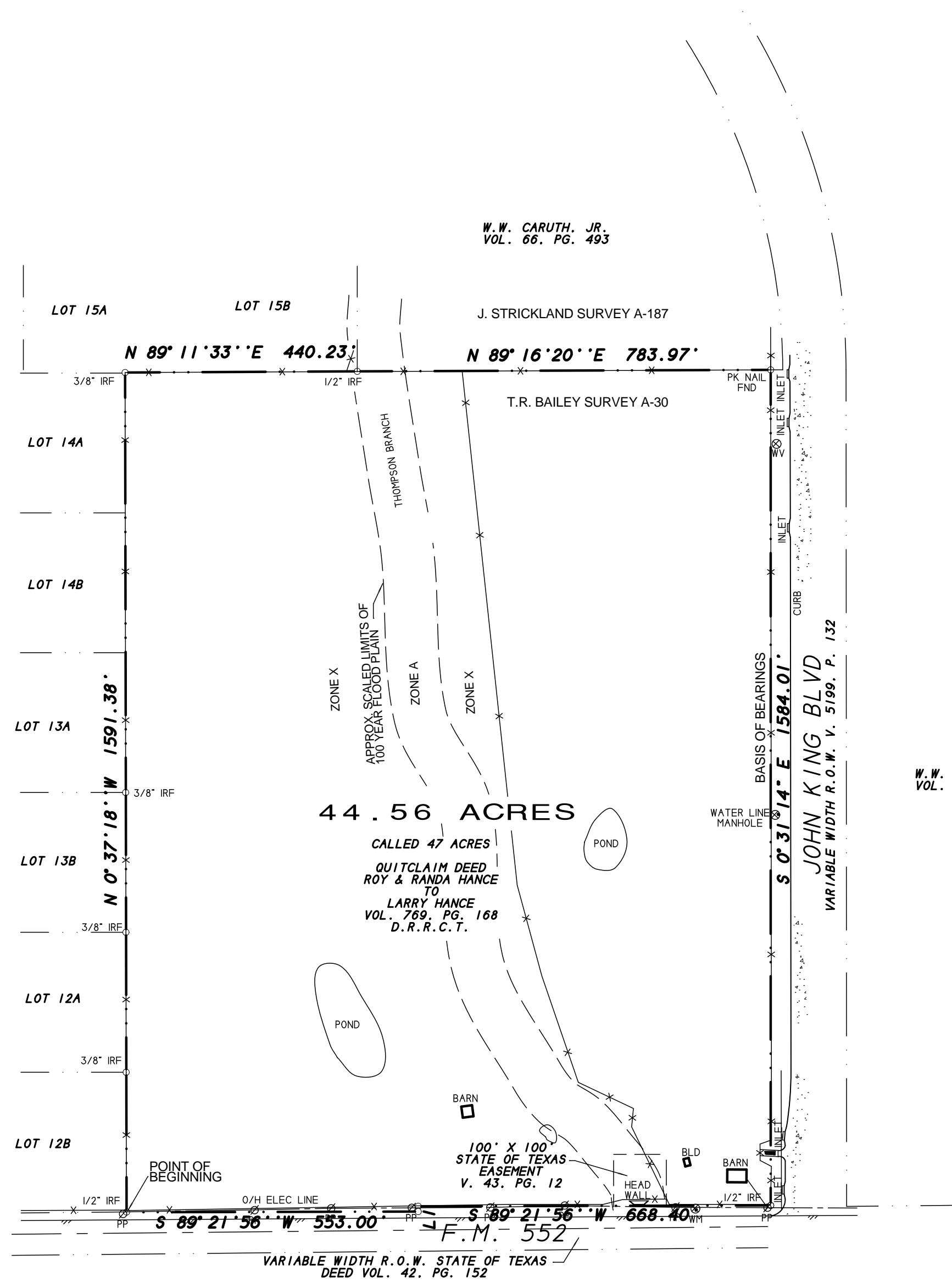






LINE TABLE  
L1 S 00°38'04" E 10.00'

HIDDEN VALLEY  
ESTATES NO. 2  
CABINET A. SLIDE 379



DESCRIPTION

All that certain lot, tract or parcel of land situated in the T.R. BAILEY SURVEY, ABSTRACT NO. 30, Rockwall County, Texas, and being all of a tract of land as described in a Quit Claim deed from Roy Hance and Randa Hance to Larry Hance, dated March 16, 1993 and being recorded in Volume 769, Page 168 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west boundary line of said Hance tract at its intersection with the north right-of-way line of F.M. 552, said point being at the southeast corner of Lot 12B, HIDDEN VALLEY ESTATES NO 2, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 379 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 37 min. 18 sec. W. along the west line of said Hance tract and the eas line of said subdivision, a distance of 1591.38 feet to a 3/8" iron rod found for corner at the northeast corner of Lot 14A, and at the northwest corner of said Hance tract;

THENCE N. 89 deg. 11 min. 33 sec. E. along the south line of said subdivision, a distance of 440.23 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 15B;

THENCE N. 89 deg. 16 min. 20 sec. E. along the north line of said Hance tract, a distance of 783.97 feet to a P-K nail in fence corner post found at the northeast corner of said Hance tract and in the west right-of-way line of John King Boulevard Hwy 205 bypass;

THENCE S. 00 deg. 31 min. 14 sec. E. along the east line of said Hance tract and along said right-of-way line, a distance of 1584.01 feet to a 1/2" iron rod found for corner at the intersection of the east line of Hance tract with the north right-of-way line of F.M. 552;

THENCE along said right-of-way line as follows:

S. 89 deg. 21 min. 56 sec. W. a distance of 668.40 feet;  
S. 00 deg. 38 min. 04 sec. E. a distance of 10.00 feet;  
S. 89 deg. 21 min. 56 sec. W. a distance of 553.00 feet to the POINT OF BEGINNING and containing 44.56 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2006, this property lies in Zones X & A. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER DEED IN VOL. 5199, PG. 132, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, LARRY HANCE and SADDLE STAR LAND DEVELOPMENT, LLC at F.M. 552, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 26th day of January, 2016.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
TV	TELEVISION CABLE
GAS	GAS
TEL	TELEPHONE
PH	PHONE
HYDRANT	HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
ELEC	ELECTRIC BOX
WATER	WATER METER
WATER	SUBSURFACE WATER
JUNCTION BOX	JUNCTION BOX
1/2" IRF	1/2" IRON ROD FOUND
1/2" IRF	1/2" IRON ROD FOUND (CORNER)
---	EASEMENT LINE
---	PROPERTY LINE
---	ADJ. COR. UNIT
---	PREVAILING PAVE

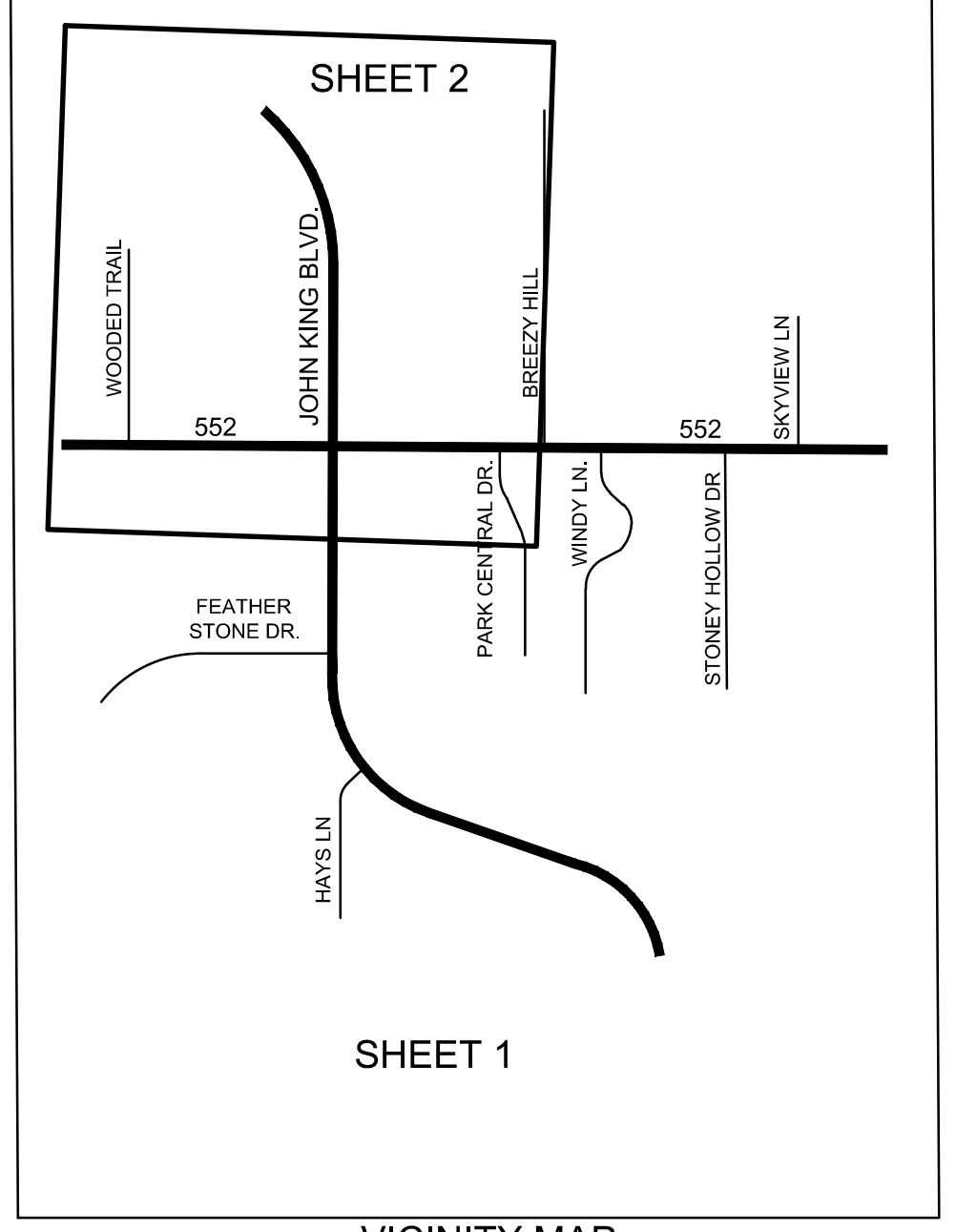
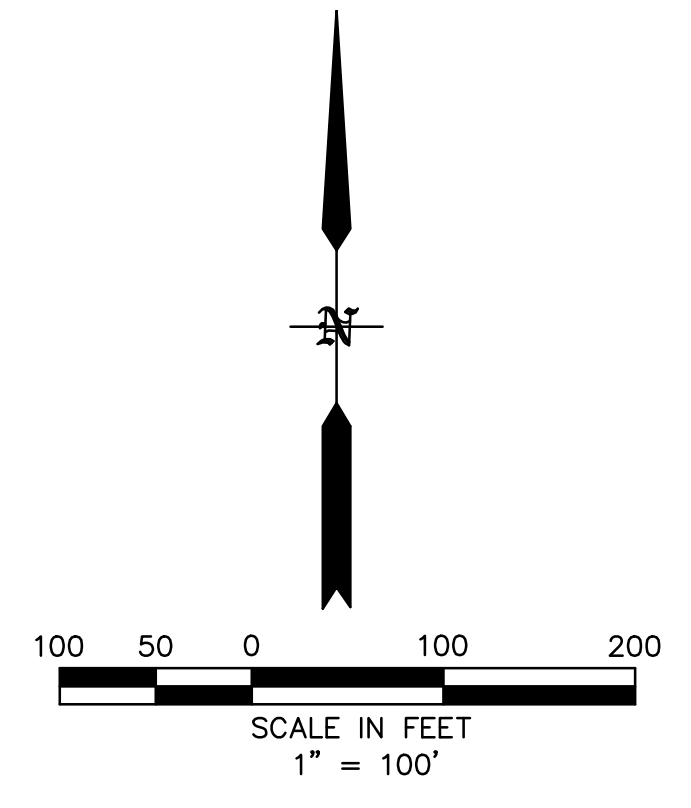
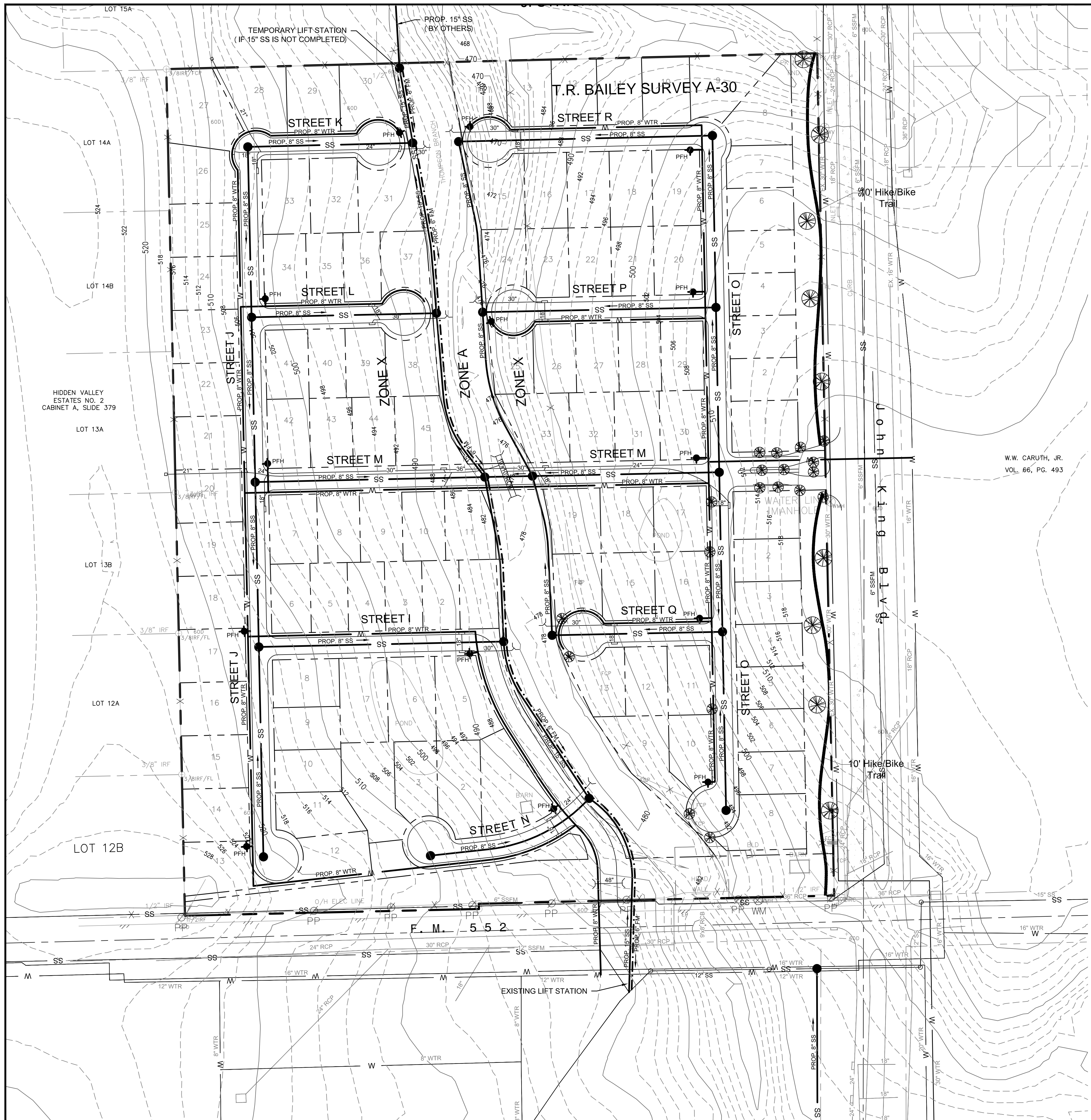
SURVEY DATE: JANUARY 26, 2016  
SCALE: 1" = 200'  
FILE #: 20120189  
CLIENT: SADDLE STAR GF # 15-234538-RW

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:

\_\_\_\_\_  
DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_



VICINITY MAP  
NTS

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

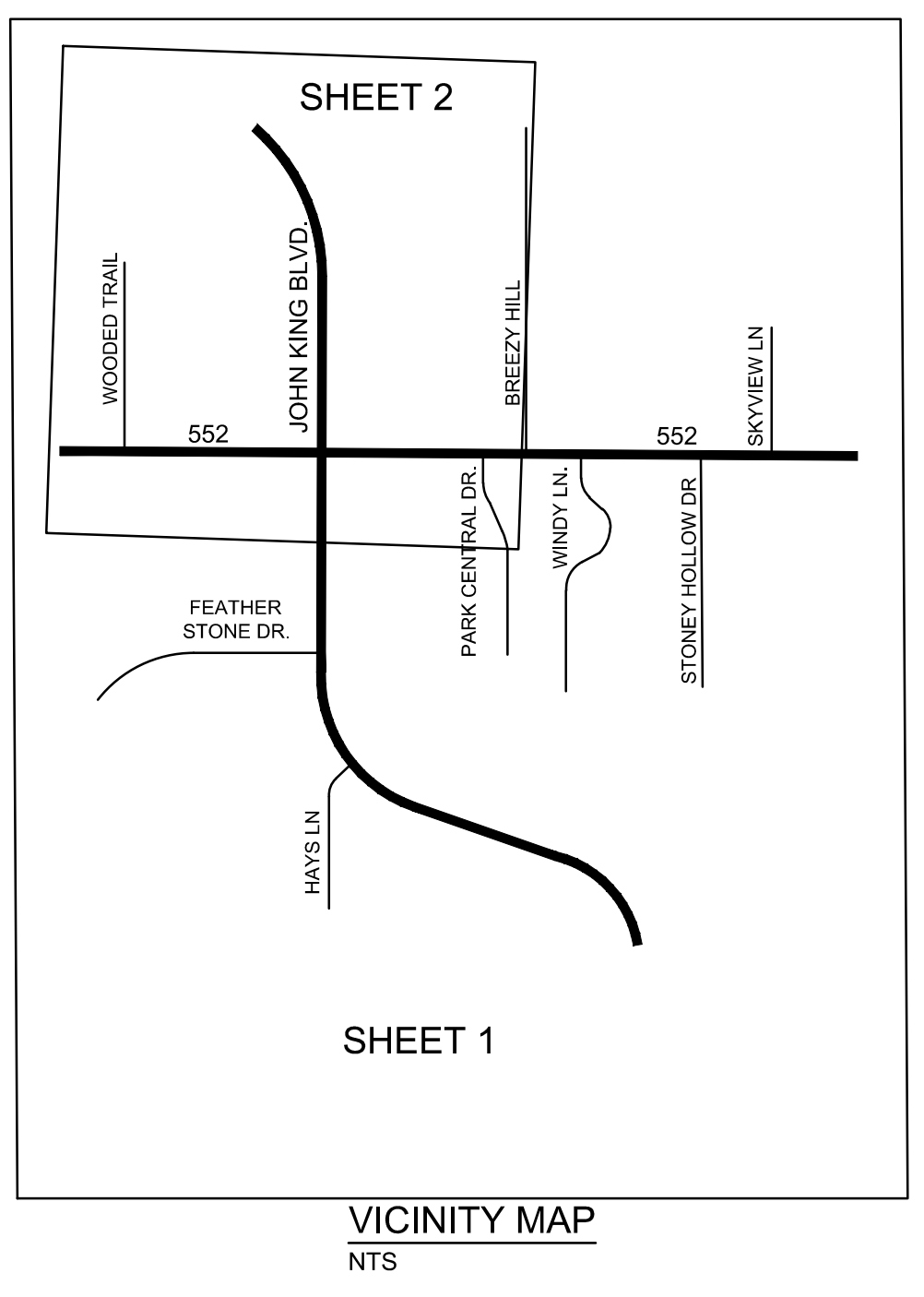
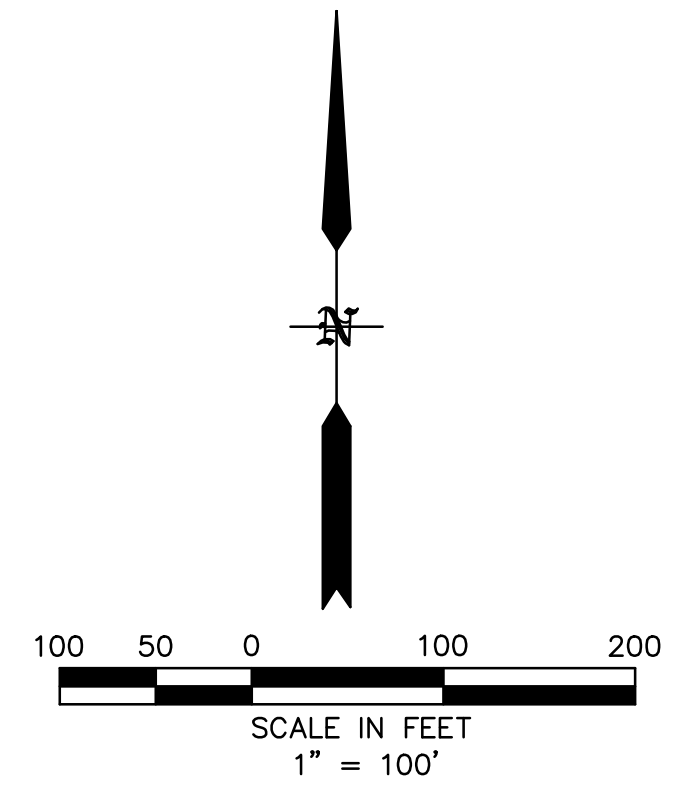
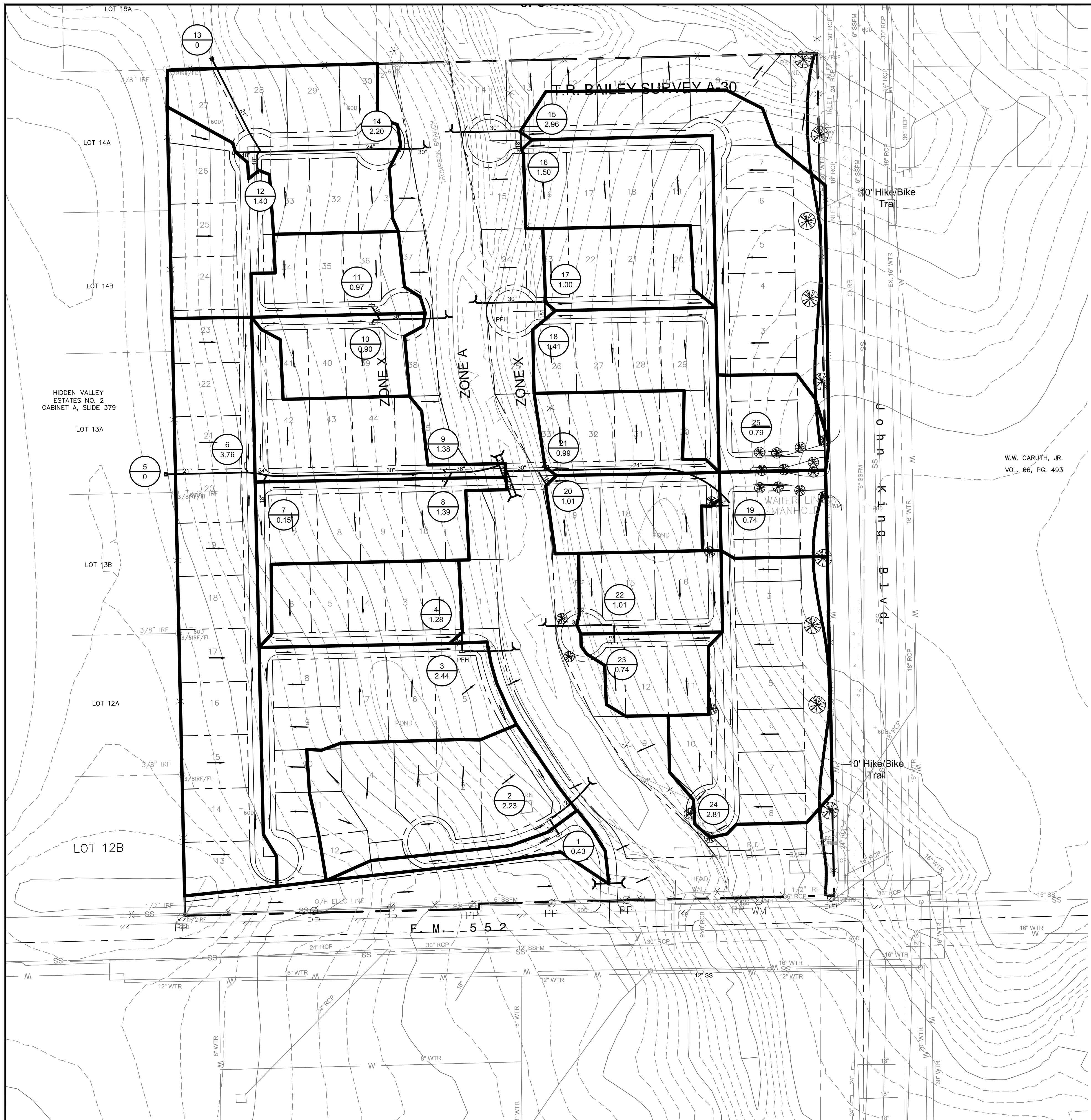
ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: BILL	DATE: FEBRUARY, 2016
CHECKED: TW	DATE:
PROJECT NO.: 6812	
DWG FILE NAME:	

**PRELIMINARY  
UTILITY PLAN  
SADDLE STAR ESTATES**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
**02**  
OF  
.





DRAINAGE CALCULATIONS

AREA NO.	AREA (ACRES)	C	T <sub>c</sub> (MIN)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (CFS)
1	0.43	0.50	10	9.8	2.11
2	2.23	0.50	10	9.8	10.93
3	2.44	0.50	10	9.8	11.96
4	1.28	0.50	10	9.8	6.27
5	0	0.50	10	9.8	0.00
6	3.76	0.50	10	9.8	18.42
7	0.15	0.50	10	9.8	0.74
8	1.39	0.50	10	9.8	6.81
9	1.38	0.50	10	9.8	6.76
10	0.90	0.50	10	9.8	4.41
11	0.97	0.50	10	9.8	4.75
12	1.40	0.50	10	9.8	6.86
13	0	0.50	10	9.8	0.00
14	2.20	0.50	10	9.8	10.78
15	2.96	0.50	10	9.8	14.50
16	1.50	0.50	10	9.8	7.35
17	1.00	0.50	10	9.8	4.90
18	1.41	0.50	10	9.8	6.91
19	0.74	0.50	10	9.8	3.63
20	1.01	0.50	10	9.8	4.95
21	0.99	0.50	10	9.8	4.85
22	1.01	0.50	10	9.8	4.95
23	0.74	0.50	10	9.8	3.63

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

REVISIONS:

DRAWN: JIM	DATE: FEBRUARY, 2016
CHECKED: TW	DATE:
PROJECT NO.: 6812	
DWG FILE NAME:	

**PRELIMINARY DRAINAGE PLAN**  
**SADDLE STAR ESTATES**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS