

P2016-024- SOUTH SADDLE STAR ESTATES
 PRELIMINARY PLAT - LOCATION MAP



City of Rockwall

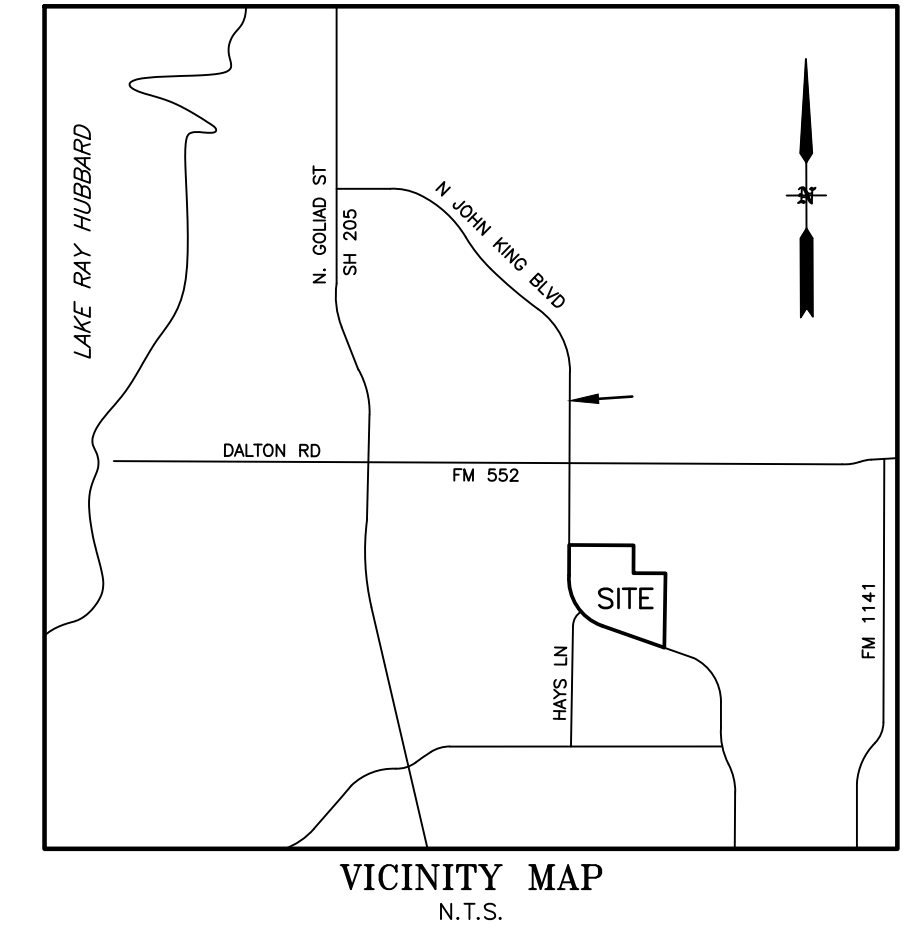
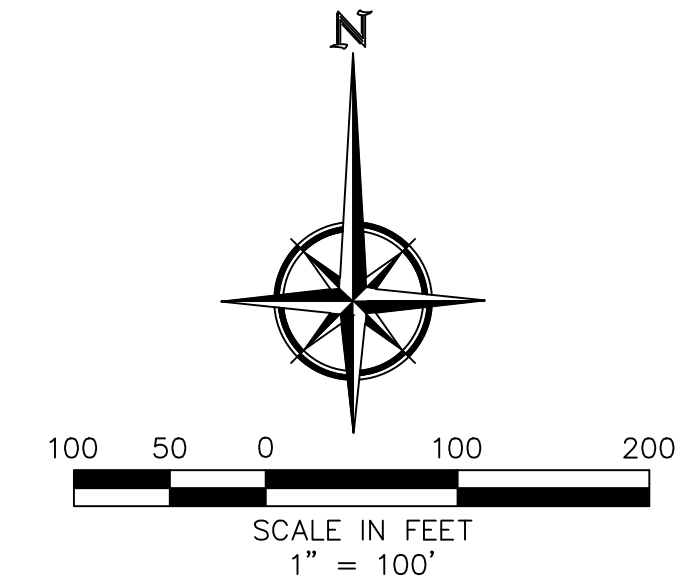
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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**P.B. HARRISON SURVEY,
ABSTRACT NO. 97**

CALLED 15 ACRES
STEPHEN L. & JUDY C. BRANCH
VOLUME 234, PAGE 527
DRRCT



VICINITY MAP
N.T.S.

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 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all 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, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

LINE TABLE

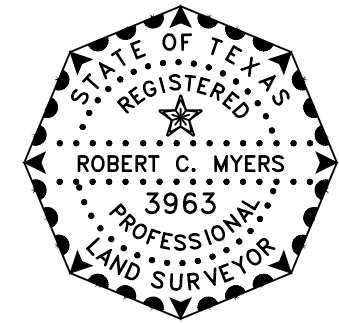
NO.	DIRECTION	DISTANCE
L1	S 1°17'38" E	10.00'
L2	N 0°38'27" W	261.96'
L3	N 89°38'44" E	50.00'
L4	N 0°38'27" W	40.00'
L5	S 89°38'05" W	34.29'
L6	N 45°56'33" W	21.35'
L7	N 44°32'09" E	18.29'
L8	N 15°42'55" E	17.89'
L9	N 72°06'44" W	25.00'
L10	S 17°53'16" W	180.98'
L11	N 44°38'05" E	21.21'
L12	N 45°21'55" W	21.21'
L13	S 1°44'33" E	60.01'
L14	S 6°58'26" E	32.70'
L15	S 88°44'22" W	32.70'
L16	N 83°19'08" E	110.38'
L17	N 47°25'57" W	26.67'
L18	N 88°50'26" E	32.70'
L19	N 43°44'13" E	28.95'

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"	200.00'	34.19'	67.72'	N 8°11'15" E	67.40'
C5	012°02'38"	600.00'	63.29'	126.12'	S 38°37'44" E	125.89'
C6	042°54'29"	127.00'	49.91'	95.11'	N 23°11'48" W	92.90'

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 _____ 2016.
Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. This preliminary plat is released on February 2016 for review by the City and other parties for comments and progression to an approved preliminary plat.
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



OWNER
R&R HANCE INVESTMENTS, LP
1244 E QUAIL RUN ROAD
ROCKWALL, TX 75087

OWNER
RANDY AND NANCY REED
3076 HAYS LANE
ROCKWALL, TX 75087

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

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

PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH
BEING
55.413 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 TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission Date _____

APPROVED FOR SUBMITTAL OF FINAL PLAT

Mayor, City of Rockwall City Secretary City Engineer

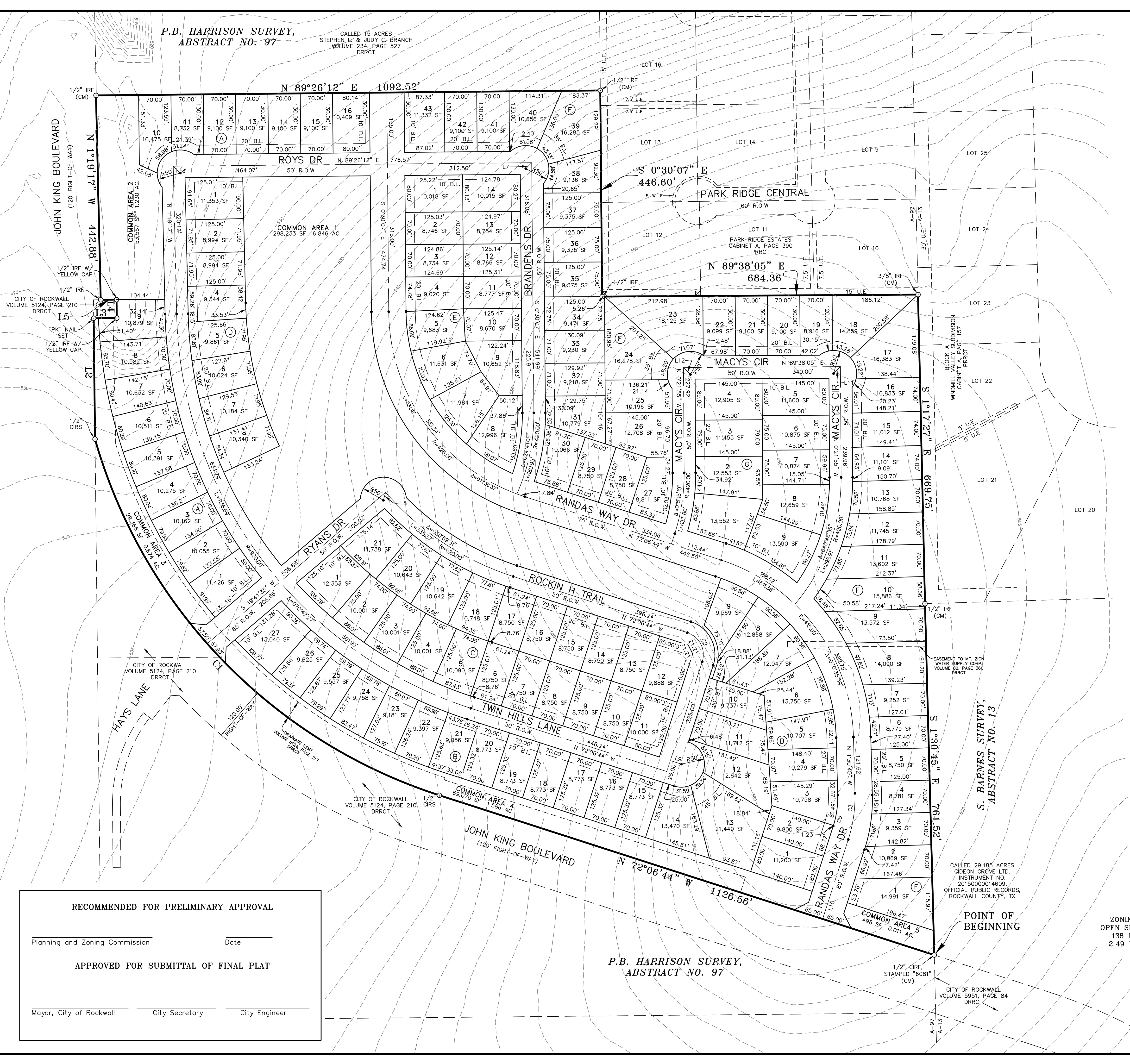
ZONING DISTRICT: PD
OPEN SPACE = 10.347 AC.
138 DWELLING UNITS
2.49 UNITS PER ACRE

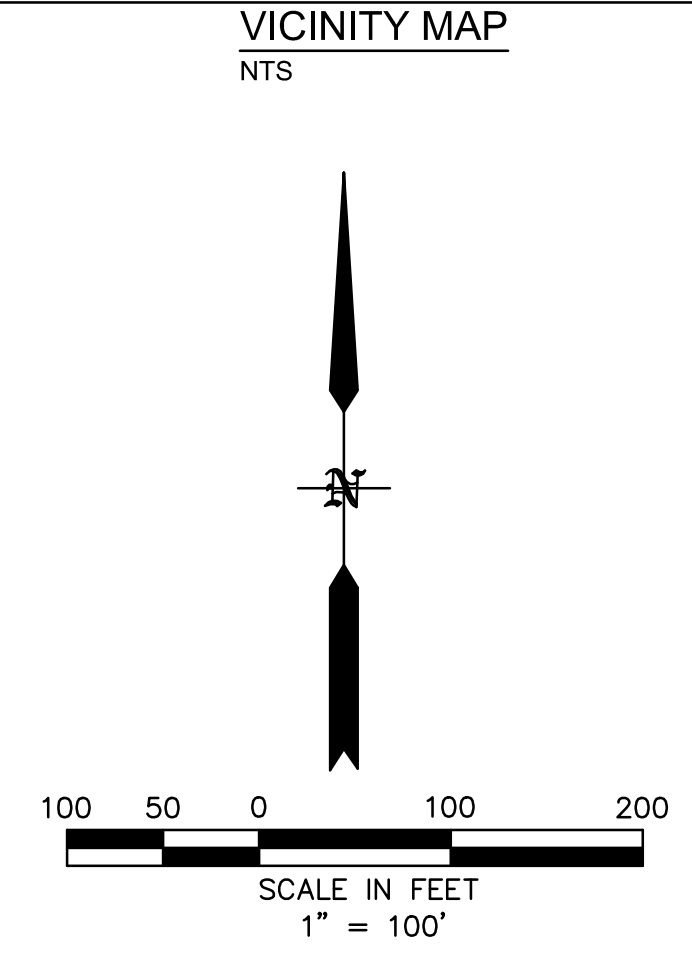
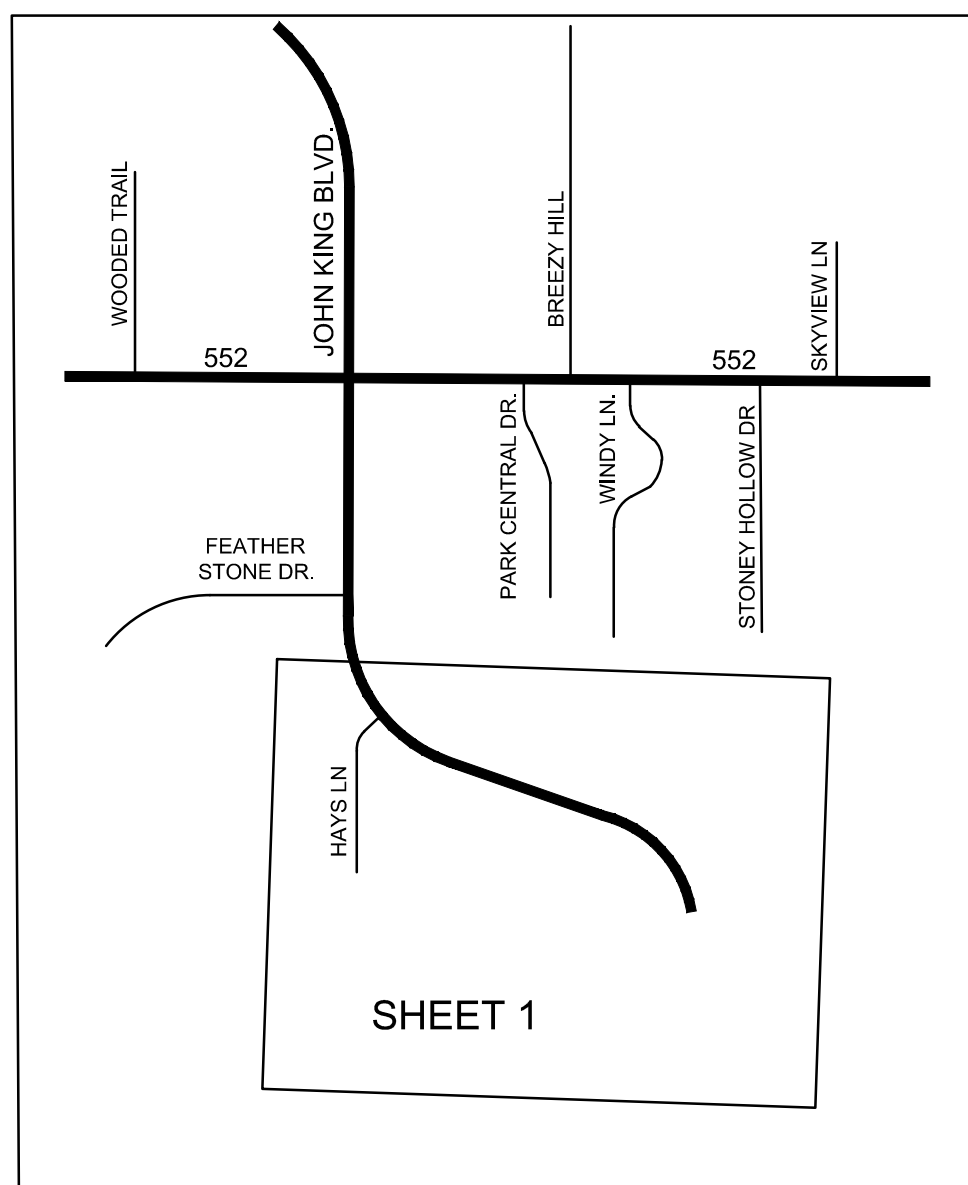
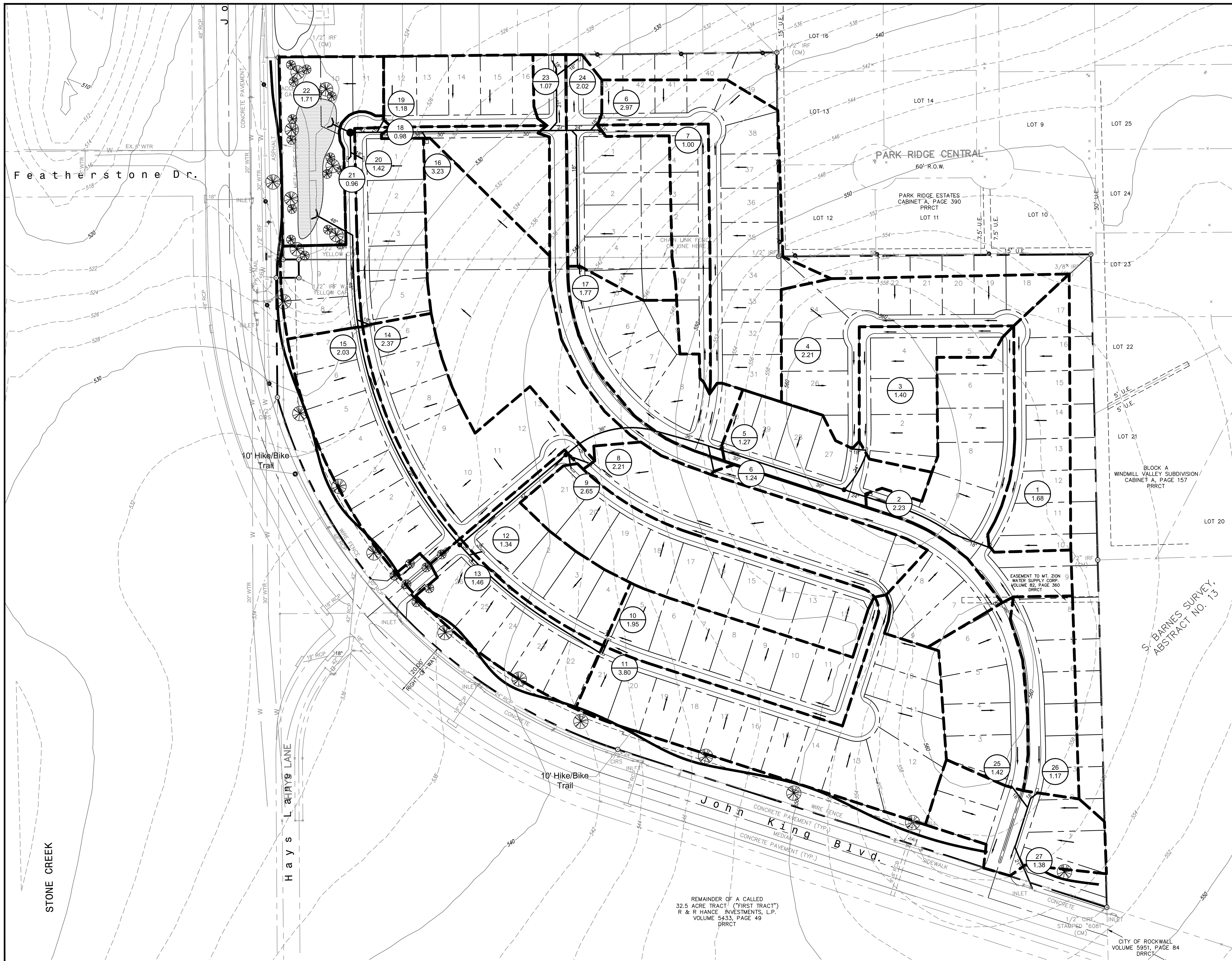
P.B. HARRISON SURVEY,
ABSTRACT NO. 97

POINT OF BEGINNING

1/2" CIR. STAMPED "6081" (CM)

CITY OF ROCKWALL VOLUME 9551, PAGE 84 DRRCT



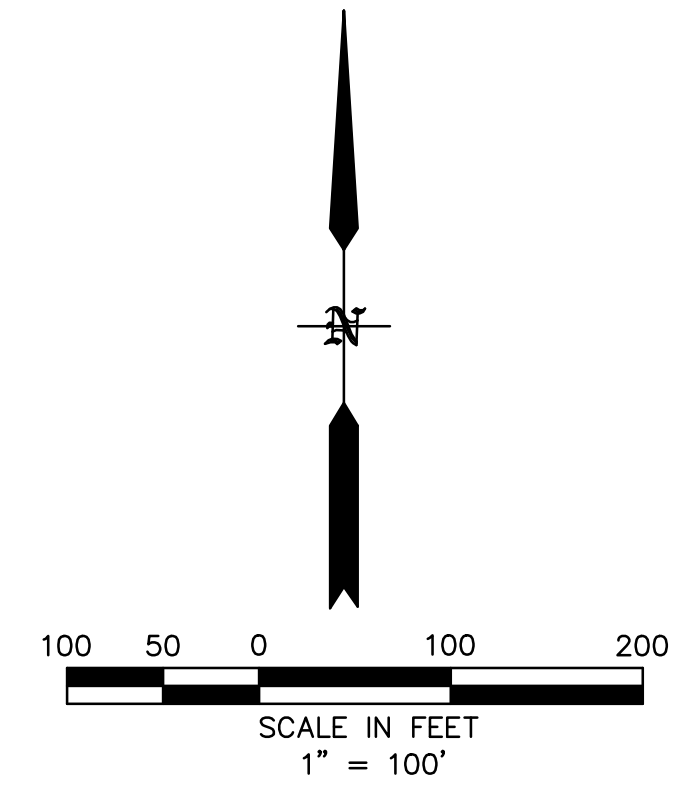
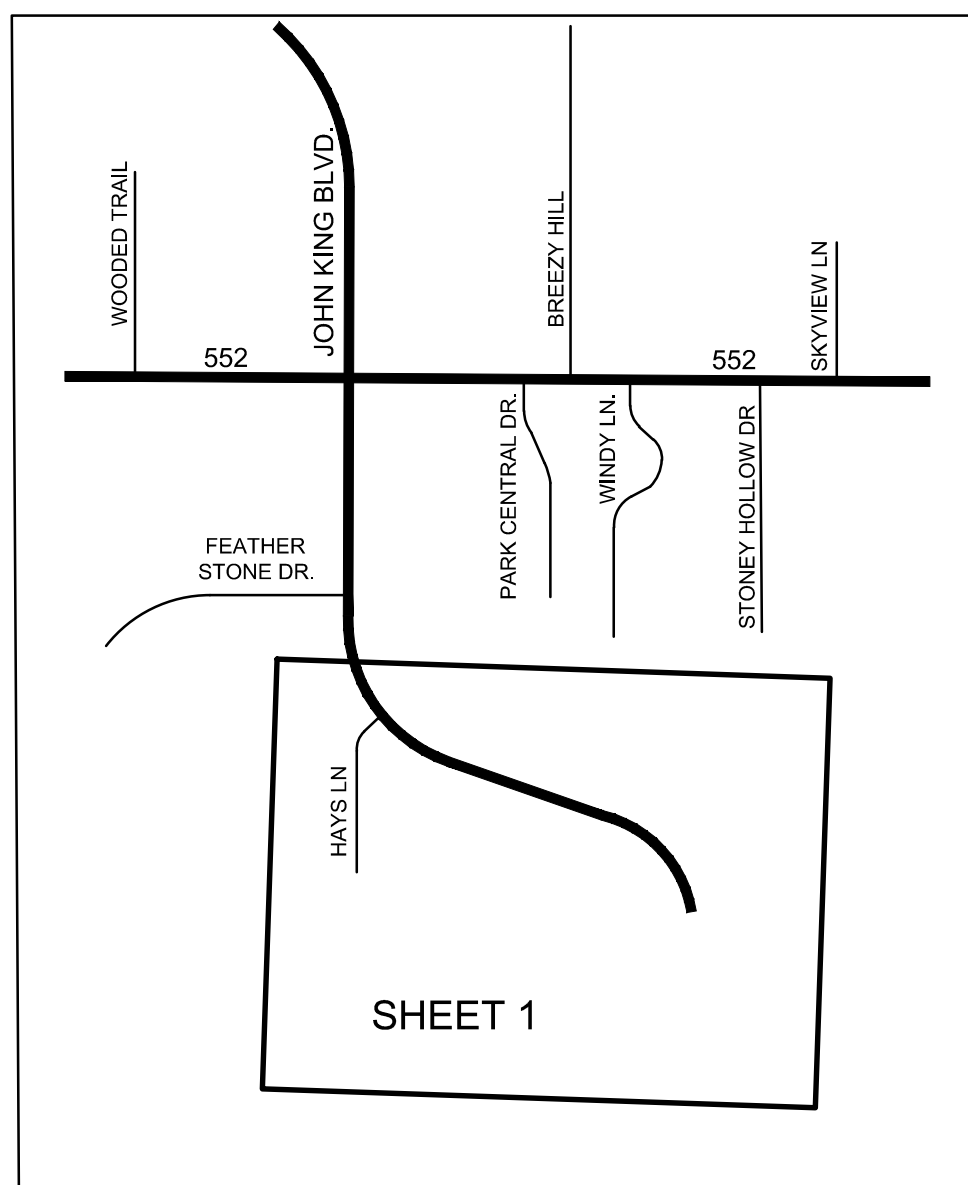
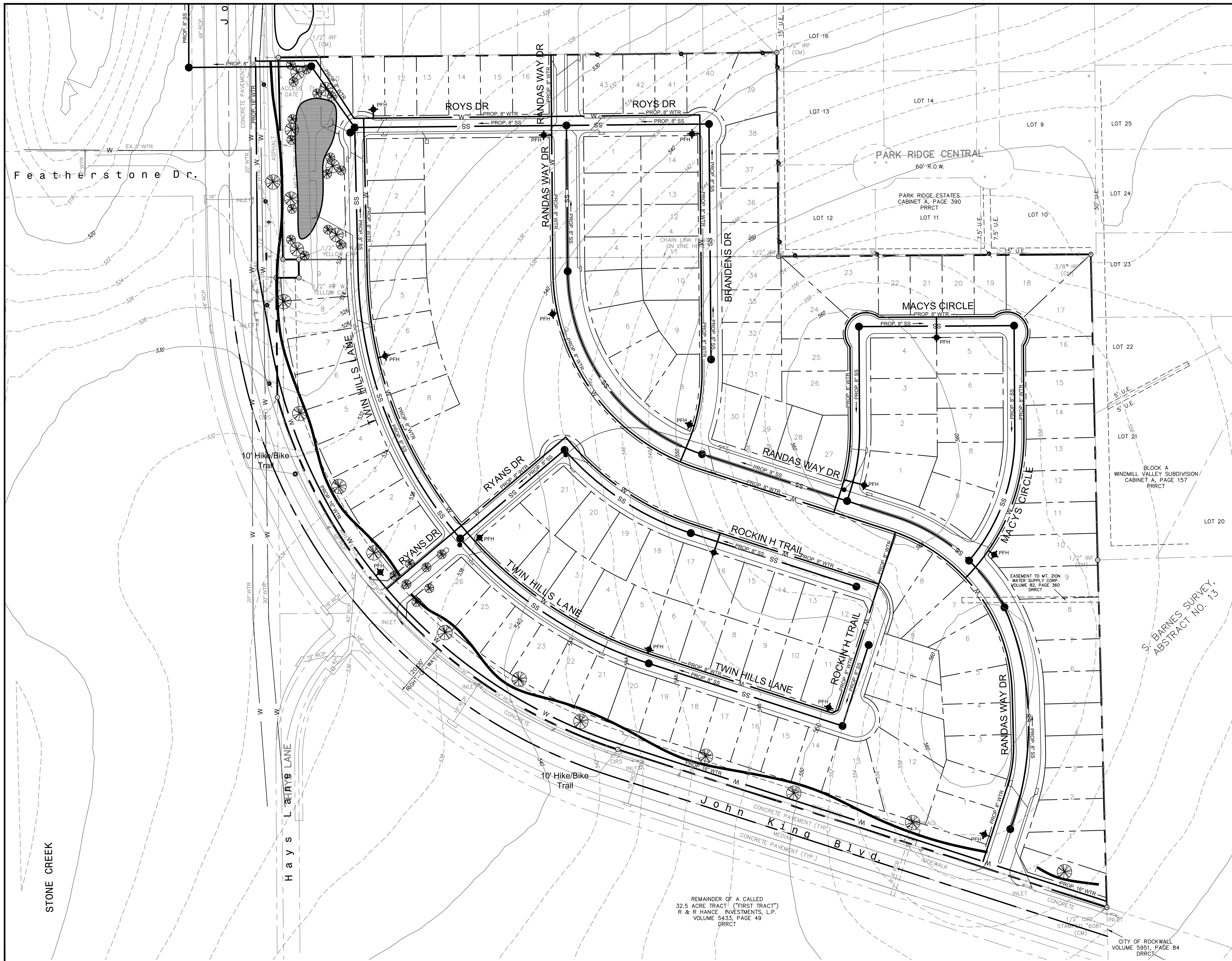


DRAINAGE CALCULATIONS					
AREA NO.	AREA (ACRES)	C	T _c (MIN)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)
1	1.68	0.50	10	9.8	8.23
2	2.23	0.50	10	9.8	10.93
3	1.40	0.50	10	9.8	6.86
4	2.21	0.50	10	9.8	10.83
5	1.27	0.50	10	9.8	6.22
6	2.97	0.50	10	9.8	14.55
7	1.00	0.50	10	9.8	4.90
8	2.21	0.50	10	9.8	10.83
9	2.65	0.50	10	9.8	12.99
10	1.95	0.50	10	9.8	9.56
11	3.80	0.50	10	9.8	18.62
12	1.34	0.50	10	9.8	6.57
13	1.46	0.50	10	9.8	7.15
14	2.37	0.50	10	9.8	11.61
15	2.03	0.50	10	9.8	9.95
16	3.23	0.50	10	9.8	15.83
17	1.77	0.50	10	9.8	8.67
18	0.98	0.50	10	9.8	4.80
19	1.18	0.50	10	9.8	5.78
20	1.42	0.50	10	9.8	6.96
21	0.96	0.50	10	9.8	4.70
22	1.71	0.50	10	9.8	8.38
23	1.07	0.50	10	9.8	5.24
24	2.02	0.50	10	9.8	9.90
25	1.42	0.50	10	9.8	6.96
26	1.17	0.50	10	9.8	5.73
27	1.38	0.50	10	9.8	6.76

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



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

SHEET
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