

# City of Rockwall

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

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



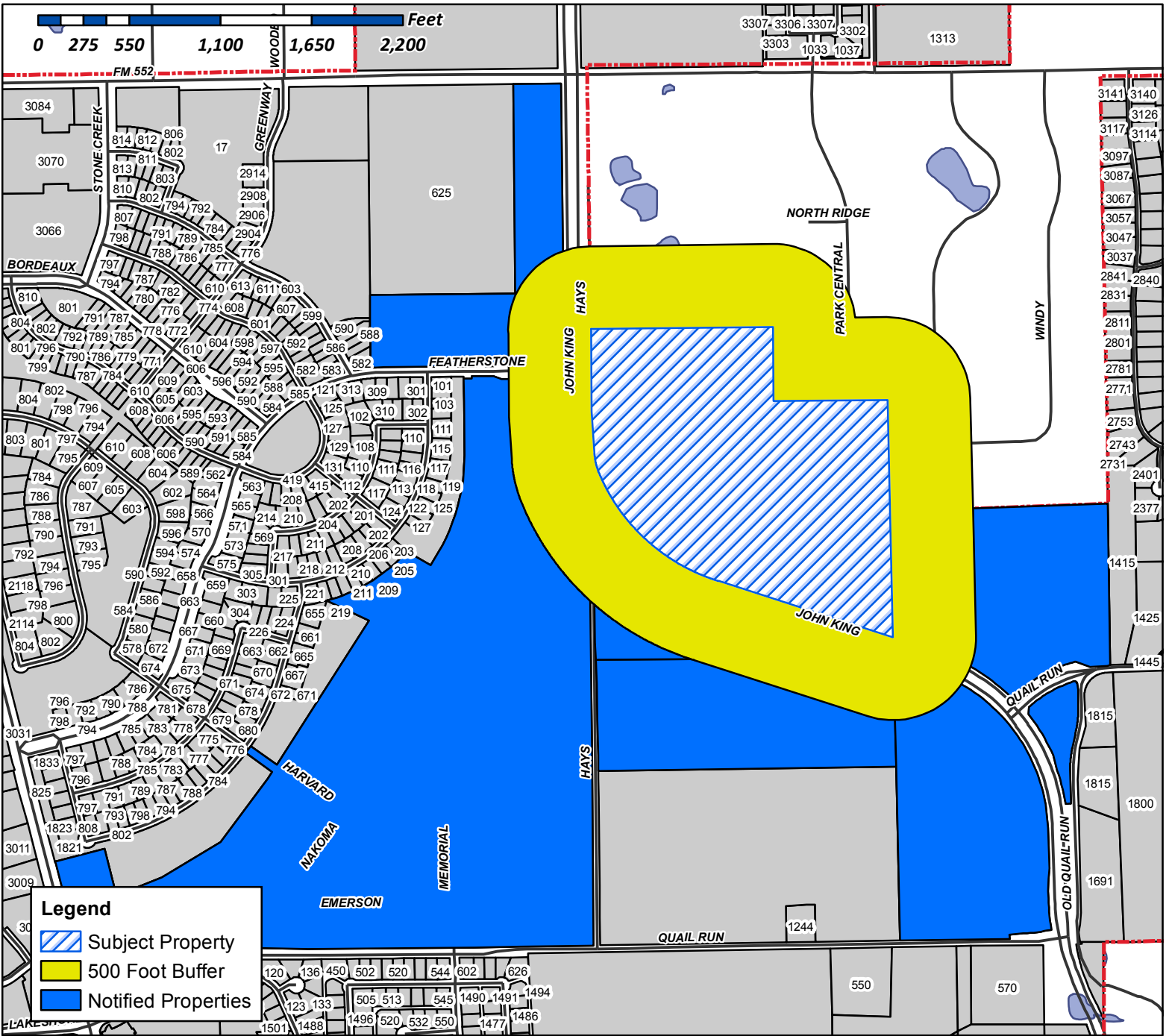




# City of Rockwall

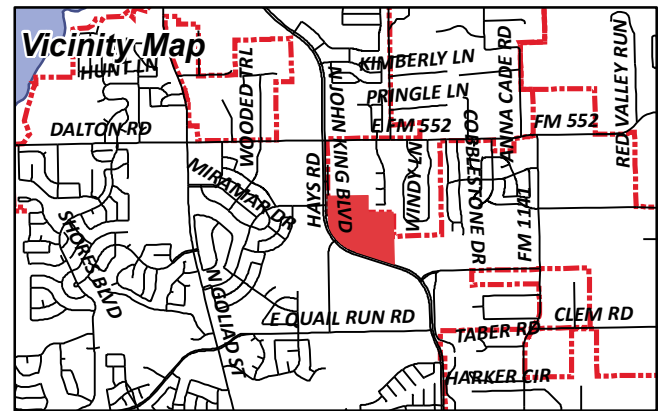
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2016-015  
**Case Name:** Saddle Star Estates  
**Case Type:** Zoning  
**Zoning:** PD-79  
**Case Address:** South of southeastern corner of FM 552 and John King Blvd.

**Date Created:** 04/18/2015  
**For Questions on this Case Call (972) 771-7745**



GIDEON LONNIE L TR  
BRADLEY JOE GIDEON TRUST  
1217 LIVE OAK  
ROYSE CIT, TX 75189

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

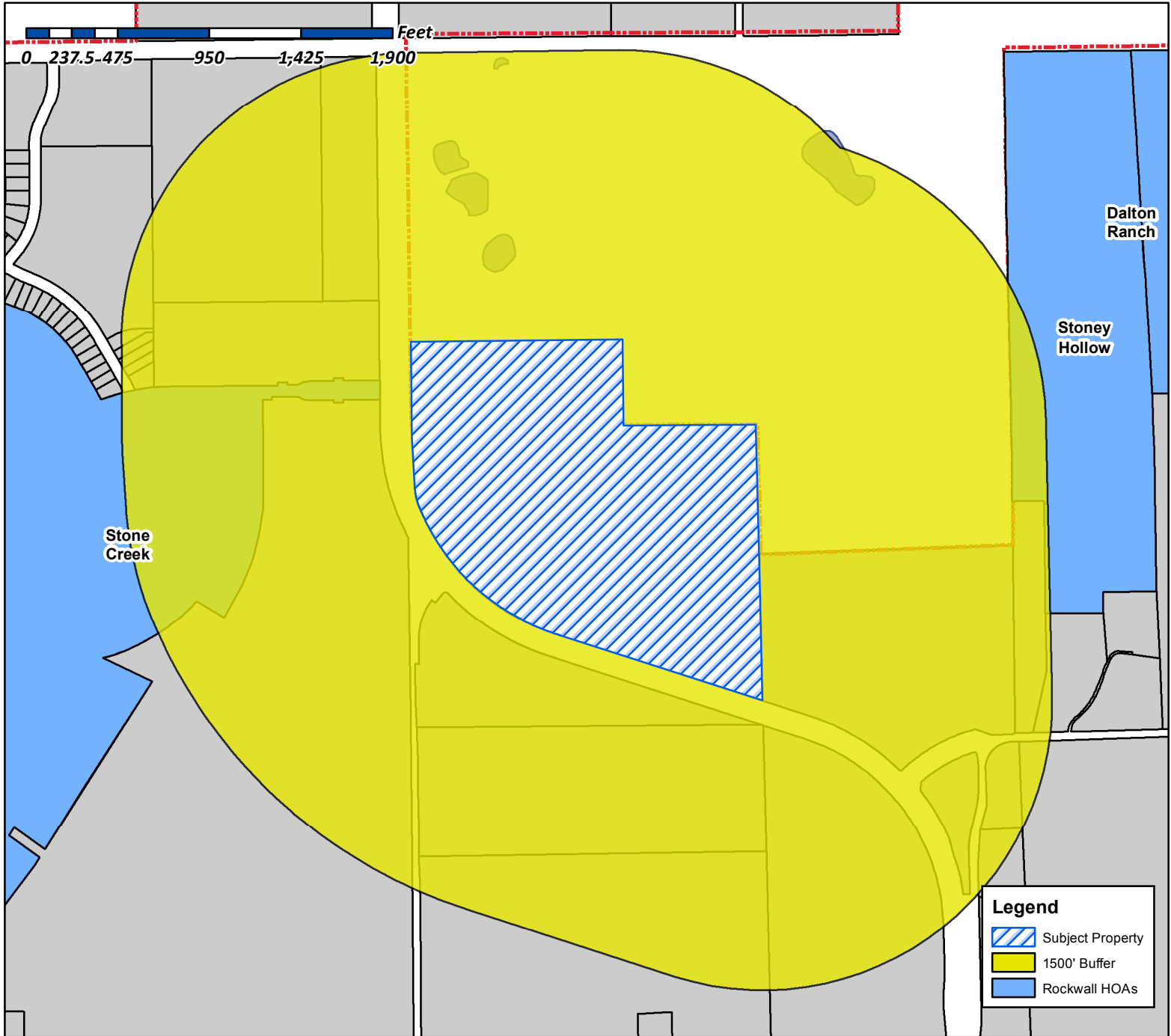
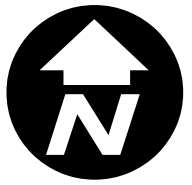
STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225



# City of Rockwall

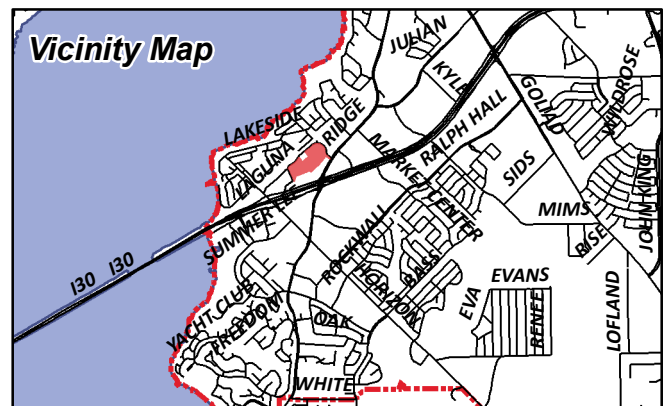
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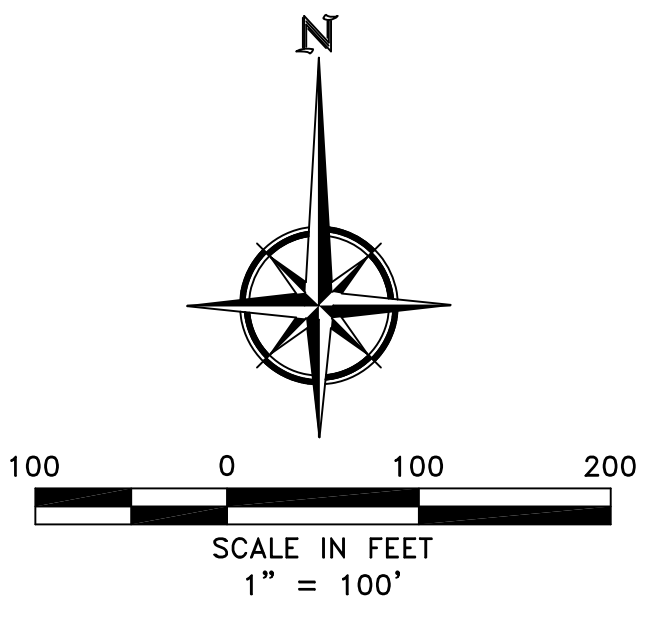
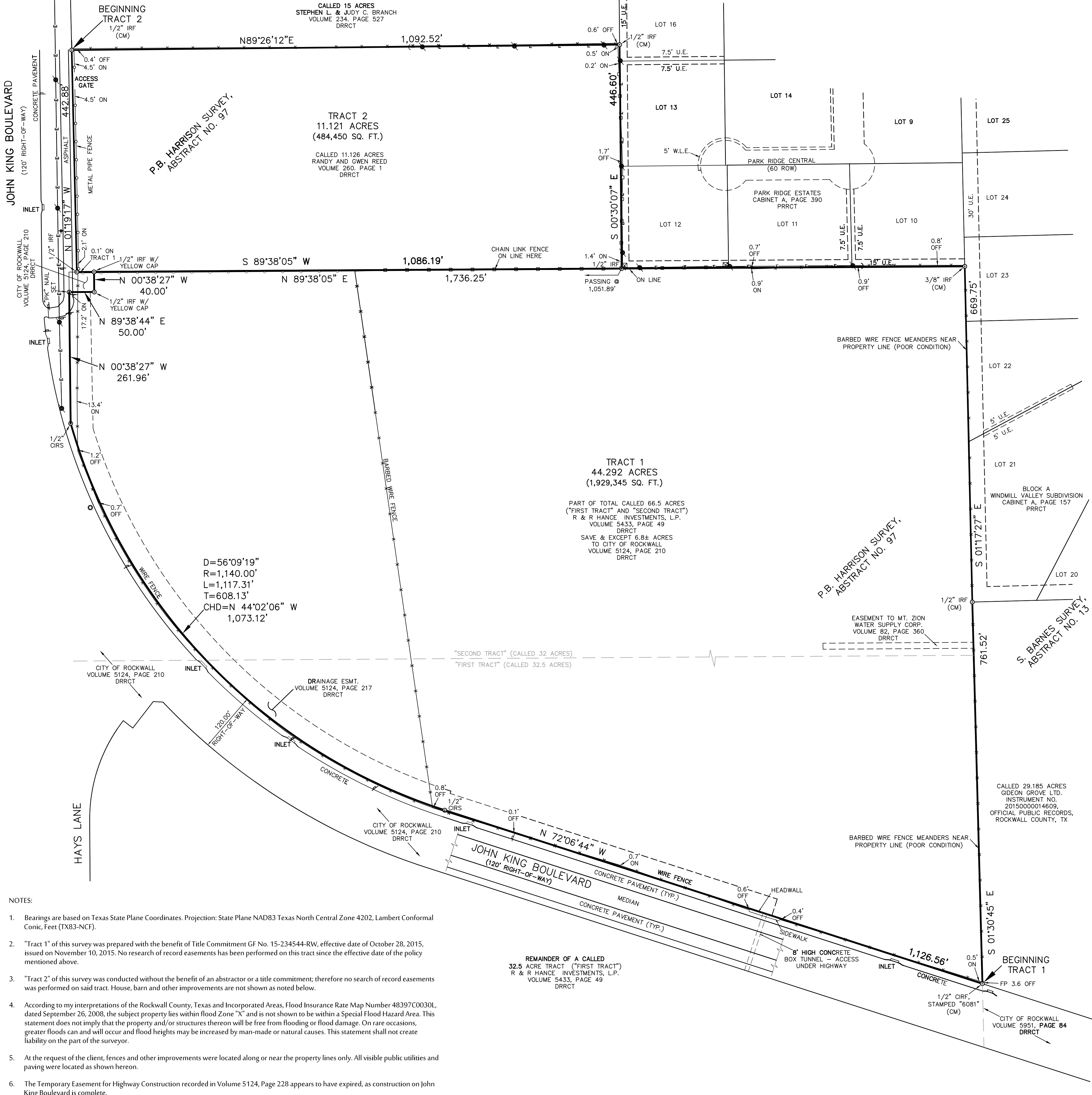


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**PROPERTY DESCRIPTION**

**TRACT 1:**  
 BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081", found for corner in the northeasterly right-of-way line of John Kind Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06" West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

**TRACT 2:**  
 BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John Kind Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

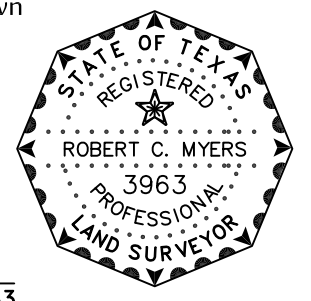
THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said John King Boulevard, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
—	FIRE HYDRANT
—	GUY WIRE
—	POWER POLE
—	SIGN
—	TELEPHONE BOX
—	STORM SEWER MANHOLE
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—	OVERHEAD ELECTRIC LINE
—	WIRE OR BARBED WIRE FENCE
—	CHAIN LINK FENCE
—	METAL PIPE FENCE

- NOTES:**
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
  - "Tract 1" of this survey was prepared with the benefit of Title Commitment GF No. 15-234544-RW, effective date of October 28, 2015, issued on November 10, 2015. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
  - "Tract 2" of this survey was conducted without the benefit of an abstractor or a title commitment; therefore no search of record easements was performed on said tract. House, barn and other improvements are not shown as noted below.
  - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - At the request of the client, fences and other improvements were located along or near the property lines only. All visible public utilities and paving were located as shown hereon.
  - The Temporary Easement for Highway Construction recorded in Volume 5124, Page 228 appears to have expired, as construction on John King Boulevard is complete.

I, Robert C. Myers, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a "Standard Land Survey" and that the plat hereon is a true, correct, and accurate, representation of the subject property as determined by an on the ground survey under my supervision. The lines and dimensions of said property being indicated by the plat, and there are no known encroachments, conflicts, or protrusions, except as shown on this survey.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 1/28/2016 for Client's review.  
 ROBERT C. MYERS R.P.L.S. NO. 3963



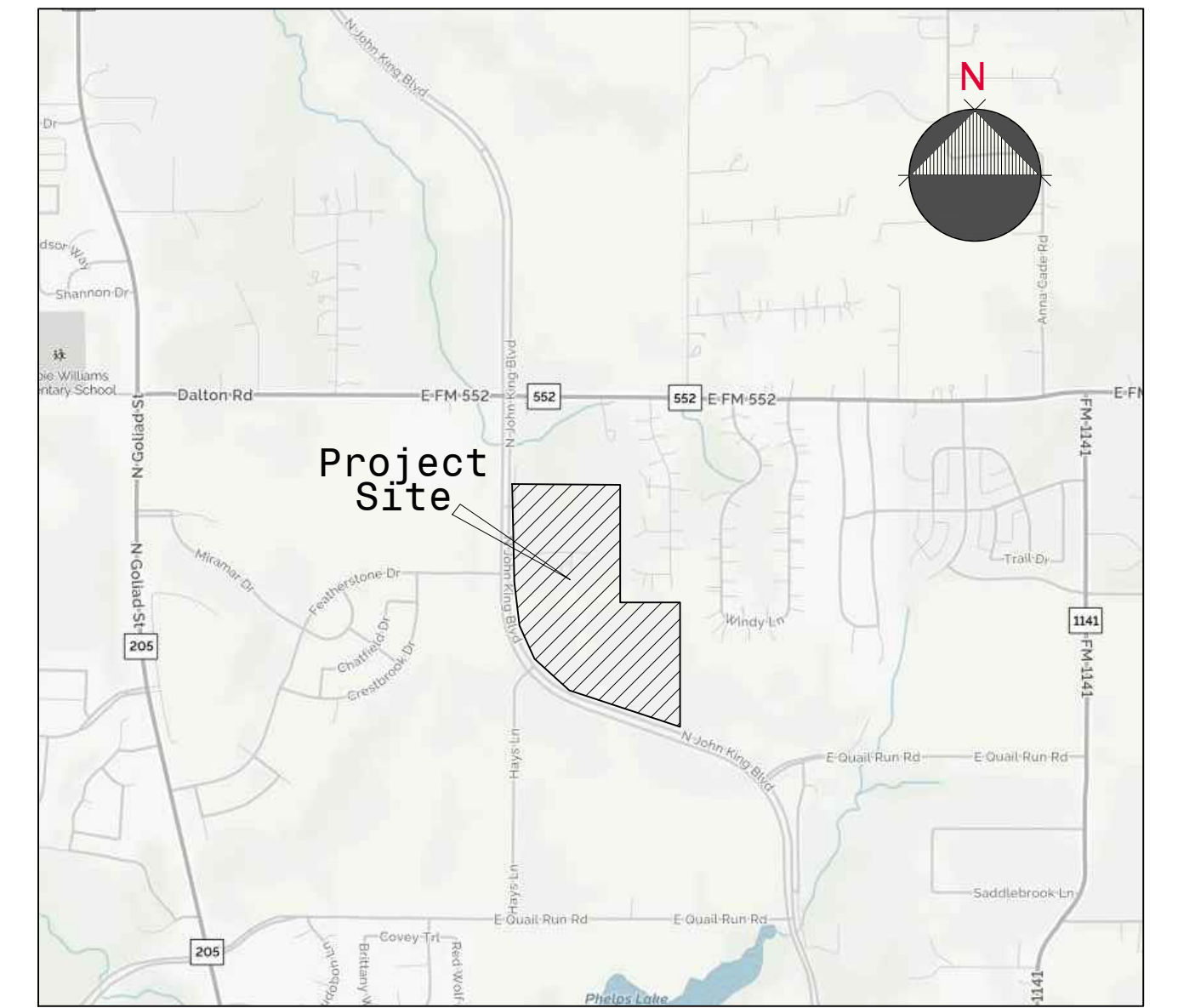
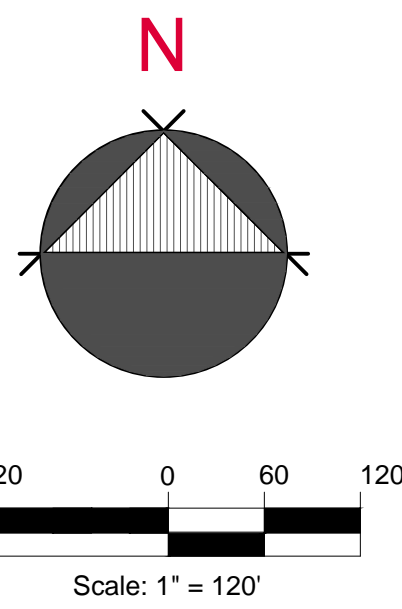
**R.C. MYERS SURVEYING, LLC**

"Registered Professional Land Surveyors"  
 488 ARROYO COURT (214) 532-0636 Voice  
 SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax  
 Robert "Calvin" Myers, RPLS 3963  
 rcmysurveying@gmail.com Firm No. 10192300

Client: Saddle Star Land Development, LLC & First National Title Inc. Co.  
 Job No.: 355 Drawn by: TAM Date: 01/25/2016 Revised:

**STANDARD LAND SURVEY**  
 OF  
**44.292 AND 11.121 ACRES**  
 SITUATED IN THE  
**P.B. HARRISON SURVEY, ABST. NO. 97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TX**





Vicinity Map  
n. t. s.

Note:  
Detention to be provided as per City of Rockwall  
Drainage Specifications and Standards.

Phasing Data

- PHASE ONE - 90 Lots
- PHASE TWO - 53 Lots

Land Use Data

- Total Area - 56.427 Ac.
- Total Open Space - 11.33 Ac.
- Typ. Lot Size - 70'x125'
- Total Lots - 143
- Density - 2.53 D.U. / Ac.

MASTER PLAT  
OPEN SPACE PLAN



SOUTH

City of Rockwall, Rockwall County, Texas

Owner:  
**RANDY HANCE**  
14241 North Dallas Pkwy., S 1050  
Dallas, Texas 75234  
972.991.1600

Engineer:  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
Civil, Mechanical & Electrical Engineering  
1801 Woodloch Drive, Suite 200, Wylie, TX 75098  
972.991.1600

Feb. 19, 2016

Scale: 1" = 120'

Case No. Z-2015-034

