

P2020-006 - SADDLE STAR SOUTH
 MASTER PLAT - LOCATION MAP = 2



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
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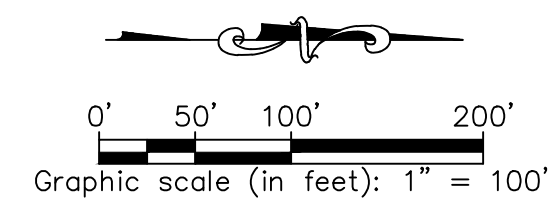
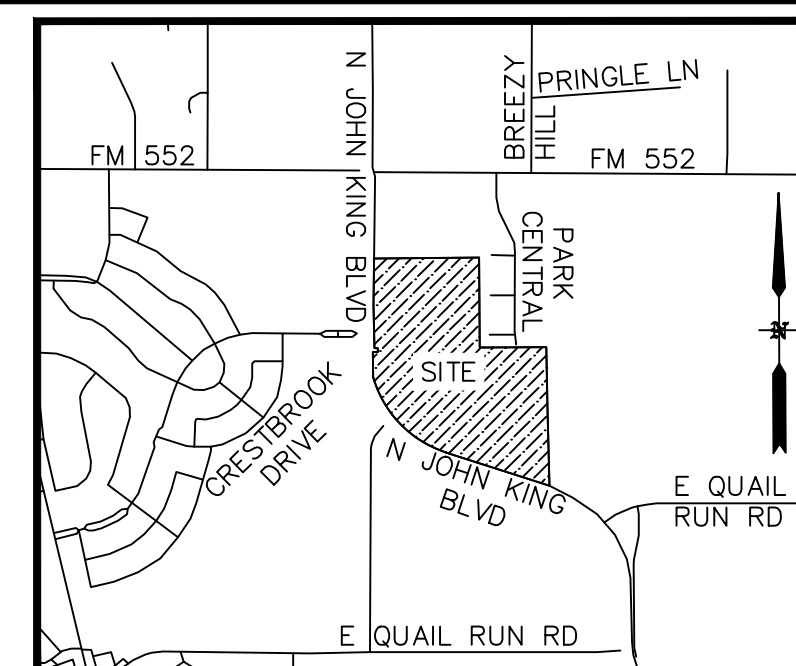


NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

CITY OF ROCKWALL
STONE CREEK PHASE VI
CABINET 1, PAGE 161

JOHN KING BOULEVARD
(APPARENT 120' RIGHT-OF-WAY)



NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL
DRAINAGE SPECIFICATIONS AND STANDARDS

PHASING DATA

- PHASE ONE ~ 66 LOTS
- PHASE TWO ~ 77 LOTS
- PHASE THREE ~ 33 LOTS
- COMMON AREA/H.O.A. ~ 7 LOTS

**SADDLE STAR SOUTH STATEMENT OF SERVICE
MASTER PLAT
11/14/2019**

-A 16 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING JOHN KING BOULEVARD. AN 20 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE WEST PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING JOHN KING BOULEVARD. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND ENGINEERING PLANS FOR THESE CONNECTIONS HAVE BEEN APPROVED.

-THE STONEY HOLLOW LIFT STATION IS APPROXIMATELY 2,000 FEET FROM THE PROPOSED DEVELOPMENT. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND WILL BE PROVIDING UPGRADED LIFT STATION AND THE OFFSITE SANITARY SEWER. THESE IMPROVEMENTS HAVE BEEN APPROVED.

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION AND/OR RETENTION WILL BE UTILIZED TO CONTROL THE FLOW.

-THE STREET SYSTEM OF THE PROPOSED DEVELOPMENT WILL HAVE THREE CONNECTIONS TO JOHN KING BOULEVARD TO THE SOUTH AND WEST. TWO OF THESE CONNECTIONS HAVE BEEN APPROVED AND ARE CURRENTLY UNDER CONSTRUCTION.

LAND USE DATA

TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 14,220 ACRE / 619,436 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 176
DENSITY ~ 2.49 DWELLING UNITS / ACRE

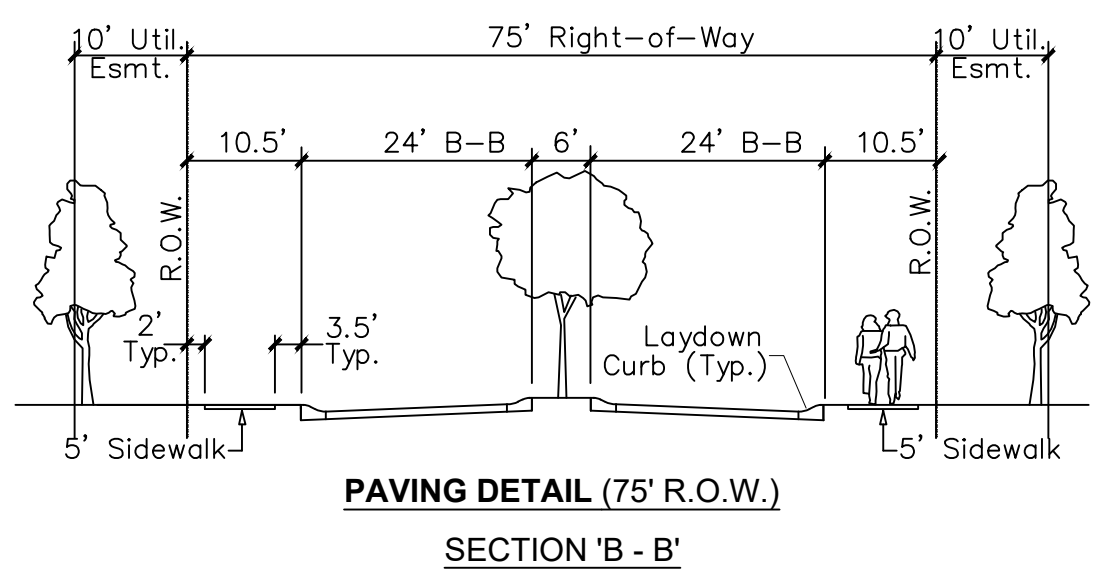
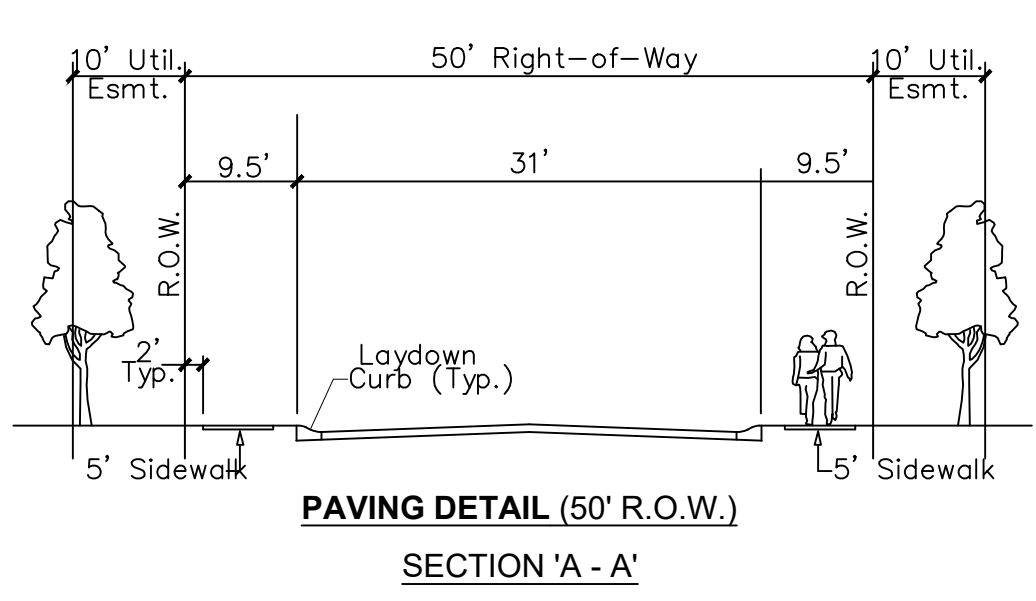
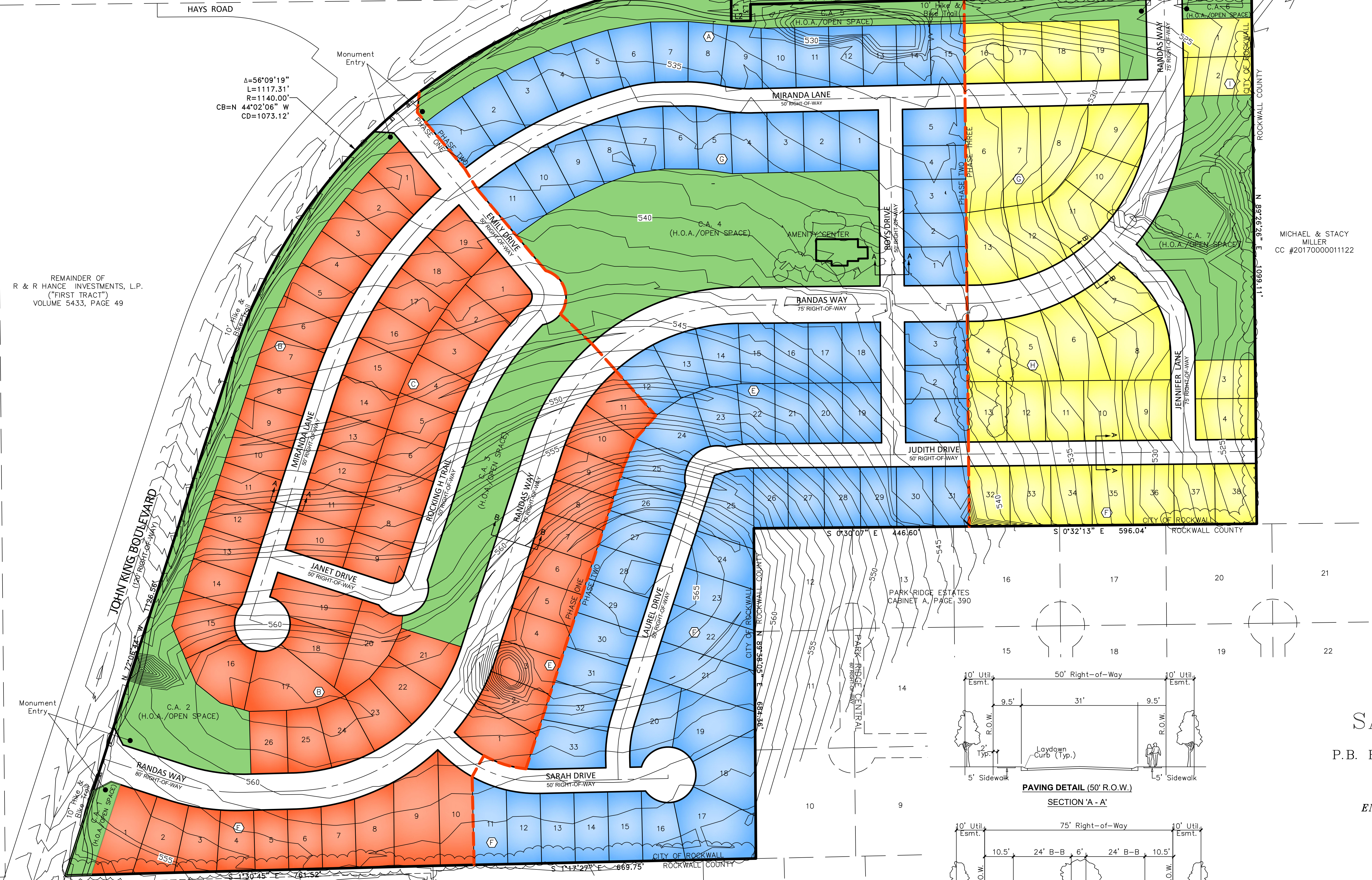
MASTER PLAT/OPEN SPACE PLAN
SADDLE STAR SOUTH
70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201	CDT ROCKWALL/2017 LLC 6925 F.M. 2515 KAUFMAN, TEXAS 75142	GWENDOLYN REED 3076 HAYS LANE ROCKWALL, TEXAS 75087
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Δ=56°09'19"
L=1117.31'
R=1140.00'
CB=N 44°02'06" W
CD=1073.12'

REMAINDER OF
R & R HANCE INVESTMENTS, L.P.
("FIRST TRACT")
VOLUME 5433, PAGE 49

MICHAEL & STACY
MILLER
CC #20170000011122

GIDEON GROVE LTD
CC #20150000014609
Proposed GIDEON GROVE NORTH

BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157

PARK RIDGE ESTATES
CABINET A, PAGE 390