



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-044

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) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: 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.

PROPERTY INFORMATION [PLEASE PRINT]

Address NW/ FM 552 /John King

Subdivision Saddle Star North - 44.56

Lot

Block

General Location NW/ FM 552 /John King

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Plan Development 102015-08A-80 Current Use Ag

Proposed Zoning Plan Development 80 Proposed Use Single Family

Acreage	<u>44.56</u>	Lots [Current]	<u>1</u>	Lots [Proposed]	<u>92</u>
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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]

Owner CDGT / Rockwall / 2016 LLC

Contact Person Pat Atkins

Address 3076 Hays Ln.

City, State & Zip Rockwall, TX 75087

Phone 972-388-6383

E-Mail kpatatkins@gmail.com

Applicant KPA Consulting

Contact Person Pat Atkins

Address 3076 Hays Ln.

City, State & Zip Rockwall, TX 75087

Phone 972-388-6383

E-Mail kpatatkins@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared PAT ATKINS [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of October, 2020. 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."

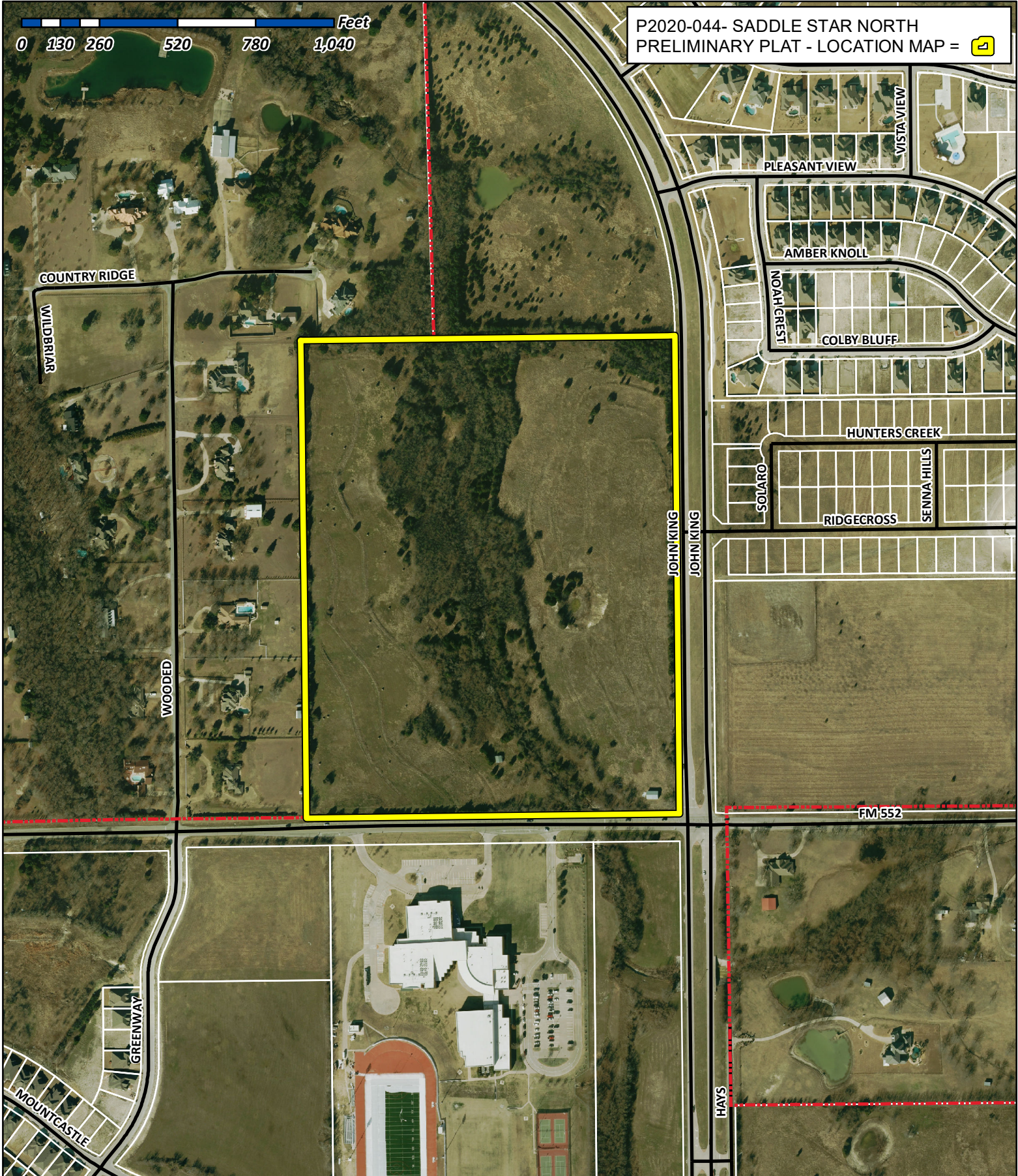
Given under my hand and seal of office on this the 14 day of October, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



P2020-044- SADDLE STAR NORTH
 PRELIMINARY PLAT - LOCATION MAP = [icon]

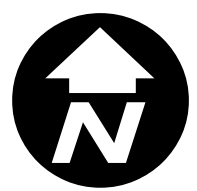
0 130 260 520 780 1,040 Feet



City of Rockwall

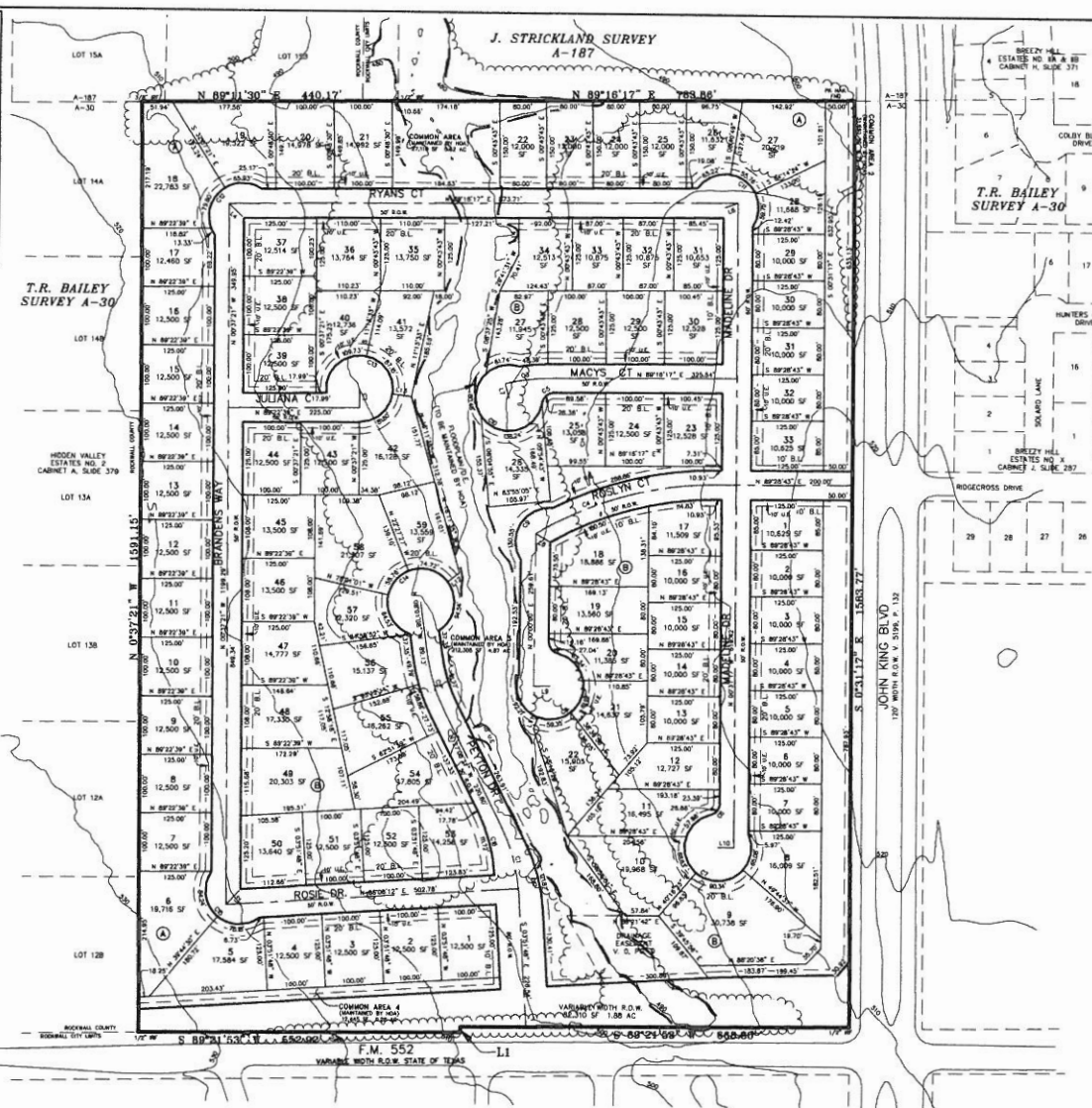
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SCALE IN FEET
1" = 100'



LINE TABLE			CURVE TABLE						
NO.	DIRECTION	DISTANCE	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
L1	S 09°28'07" E	10.00	C1	23°18'33"	300.00	61.79	121.87	N 15°30'04" W	121.04
L2	S 48°45'25" W	30.76	C2	19°07'11"	300.00	50.53	100.11	S 17°34'44" E	99.65
L3	S 09°27'21" E	32.50	C3	13°53'57"	300.00	36.66	72.95	S 87°18'19" W	72.77
L4	N 45°42'32" E	31.79	C4	30°49'04"	800.00	165.37	322.72	S 74°04'11" W	318.83
L5	N 79°51'26" E	23.74	C5	81°18'18"	20.00	17.16	28.38	S 48°30'38" W	28.05
L6	N 14°39'59" W	25.33	C6	76°54'59"	20.00	15.89	26.85	N 37°57'12" E	24.89
L7	N 62°14'40" W	25.89	C7	28°19'13"	57.50	47.36	282.02	S 64°04'35" E	73.13
L8	N 90°00'00" W	28.88	C8	179°48'15"	57.50	48.40	280.02	N 82°24'49" E	74.08
L9	N 89°28'43" E	87.50	C9	130°50'58"	57.50	123.55	130.55	S 30°44'29" W	104.28
L10	S 20°28'42" W	20.00	C10	279°27'47"	57.50	48.91	280.46	S 32°15'08" E	74.33
L11	S 50°30'06" E	25.00	C11	180°28'28"	57.50	72.47	180.73	N 58°19'58" E	115.00
L12	N 81°56'00" W	36.64	C12	156°24'44"	57.50	30.81	158.04	S 44°19'28" W	112.98
L13	S 09°43'43" E	62.50	C13	277°28'41"	57.50	50.43	278.48	N 49°21'11" W	73.83
L14	S 09°43'43" E	62.50	C14	308°22'25"	57.50	27.76	309.56	S 81°54'52" W	50.00
L15	S 09°43'43" E	62.50	C15	161°30'50"	57.50	356.85	182.42	S 47°14'35" E	113.56
L16	S 09°43'43" E	62.50	C16	237°14'33"	275.00	56.64	111.72	N 10°30'04" W	116.85
L17	S 09°43'43" E	62.50	C17	237°14'33"	300.00	61.79	121.87	N 15°30'04" W	121.04

SURVEYOR'S CERTIFICATE

NON 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 therein were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF OCTOBER, 2020

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. 3063

- Notes:
1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (ODS 2011).
 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3063" will be set at lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retained walls or other obstructions (per) on the actual lot corner.
 3. By graphical plotting, no part of the parcel described herein lies within a Special Flood Hazard Area (SFHA) as indicated on the Floodway Study, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 433700020, dated September 28, 2006. The Surveyor utilized the above referenced floodplain information for this determination and does not certify that revised floodplain information has or has not been published by FEMA or some other source. In addition, greater flood zone 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.
 4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat that is approved, authorized or permitted, therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and suitability for water for personal use and the protection within such plat, as required under Ordinance 93-54.
 6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

ZONING DISTRICT: PD-80
OPEN SPACE = 6.508 AC.
92 DWELLING UNITS
2.08 UNITS PER ACRE

PRELIMINARY PLAT
Case No. PP2020-000

SADDLE STAR ESTATES NORTH

92 SINGLE FAMILY LOTS
4 COMMON AREA TRACTS
44.56 ACRES

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

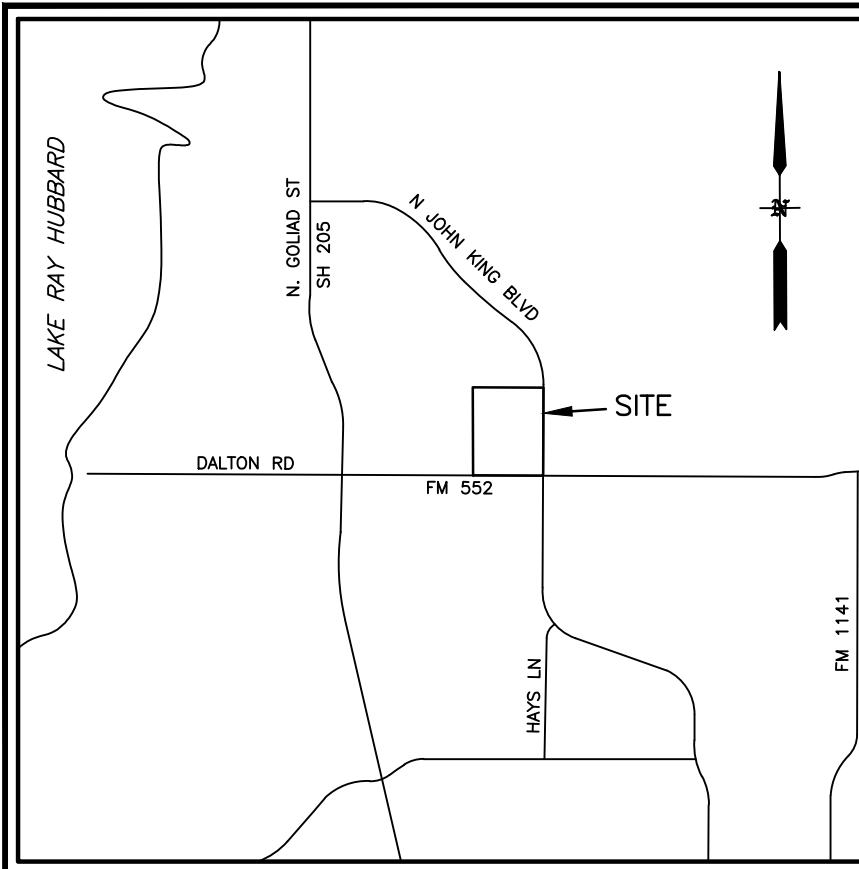
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TRUCK STOP BLDG. #6 00144
881 WINDO CIRCLE, SUITE 100, WYLE TEXAS 75086
PHONE (972) 941-8400 FAX (972) 941-8405
EMAIL: info@ecdesign.com

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

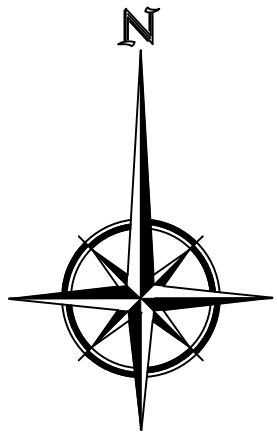
DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3078 HAYS LAKE
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 531-9538
FAX (972) 412-4875
EMAIL: rcm@rcmyersurveying.com
FIRM NO. 10192300 JOB NO. 510

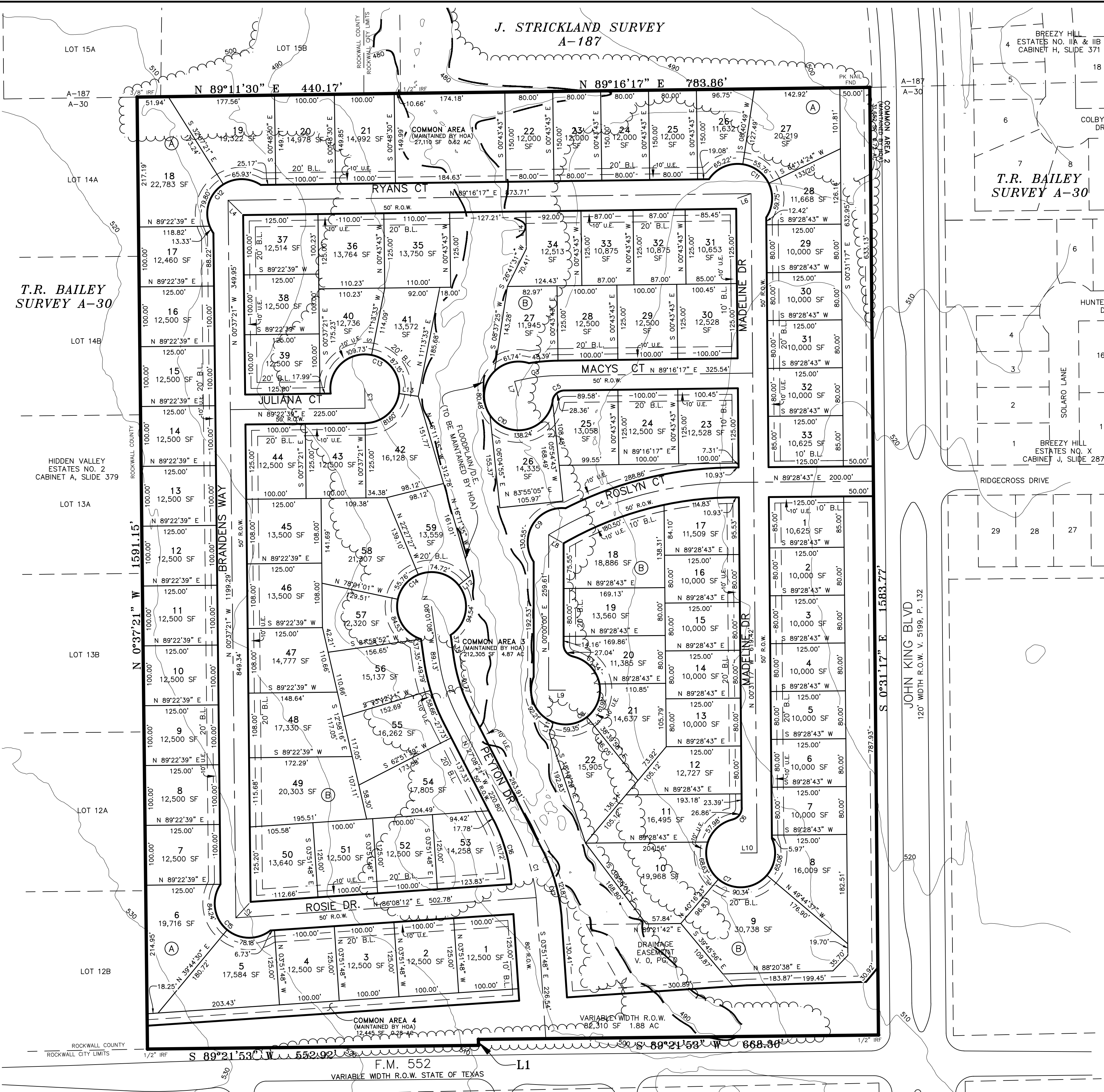
DATE: OCTOBER 18, 2024 CASE NO. PP2020-000 SHEET 1 OF 1



VICINITY MAP
N.T.S.



SCALE IN FEET
1" = 100'

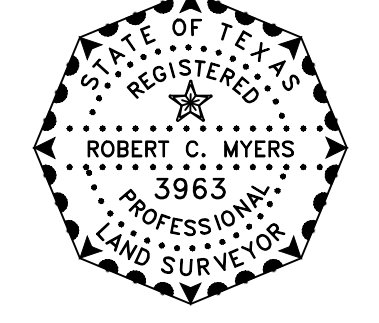


NO.	DIRECTION	DISTANCE
L1	S 00°38'07" E	10.00'
L2	S 42°45'25" W	32.76'
L3	S 00°37'21" E	32.50'
L4	N 45°40'32" W	31.79'
L6	N 70°51'26" E	23.74'
L7	N 14°39'39" W	25.13'
L8	N 60°21'40" W	25.89'
L9	N 90°00'00" W	28.18'
L10	N 89°28'43" E	27.50'
L11	S 20°28'40" W	20.00'
L12	N 52°00'06" E	25.00'
L13	N 81°56'00" W	32.64'
L14	S 00°43'43" E	62.50'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	23°16'33"	300.00'	61.79'	121.87'	N 15°30'04" W	121.04'
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C6	76°56'59"	20.00'	15.89'	26.86'	N 37°57'12" E	24.89'
C7	28°10'13"	57.50'	47.38'	282.02'	S 64°04'55" E	73.13'
C8	279°49'15"	57.50'	48.40'	280.82'	N 62°26'49" E	74.06'
C9	130°05'06"	57.50'	123.55'	130.55'	S 30°44'29" W	104.26'
C10	279°27'47"	57.50'	48.71'	280.46'	S 32°15'08" E	74.33'
C11	180°05'28"	57.50'	72417.67'	180.73'	N 56°15'57" W	115.00'
C12	158°29'46"	57.50'	302.81'	159.06'	S 44°19'28" W	112.98'
C13	277°29'41"	57.50'	50.43'	278.48'	N 49°22'11" W	75.83'
C14	308°27'25"	57.50'	27.76'	309.56'	S 81°58'52" W	50.00'
C15	161°50'35"	57.50'	359.85'	162.42'	S 47°14'35" E	113.56'
C16	23°16'33"	275.00'	56.64'	111.72'	N 15°30'04" W	110.95'
C17	23°16'33"	300.00'	61.79'	121.87'	N 15°30'04" W	121.04'

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 OCTOBER, 2020.
 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 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



- Notes:
- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
 - A 5/8" iron rod with a yellow cap stamped RPLS 3963 shall be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
 - 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.
 - All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 - The Open Space Lots to be maintained by the Homeowners Association (HOA).

REVIEWED FOR PRELIMINARY APPROVAL _____ Date _____
 Planning and Zoning Commission

APPROVED FOR PREPARATION OF FINAL PLAT _____
 Mayor, City of Rockwall City Secretary City Engineer

ZONING DISTRICT: PD-80
 OPEN SPACE = 6.508 AC.
 92 DWELLING UNITS
 2.06 UNITS PER ACRE

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

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
 3078 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: rcmysurveying@gmail.com
 FIRM NO. 10192300 JOB NO. 510

PRELIMINARY PLAT
 Case No. PP2020-000

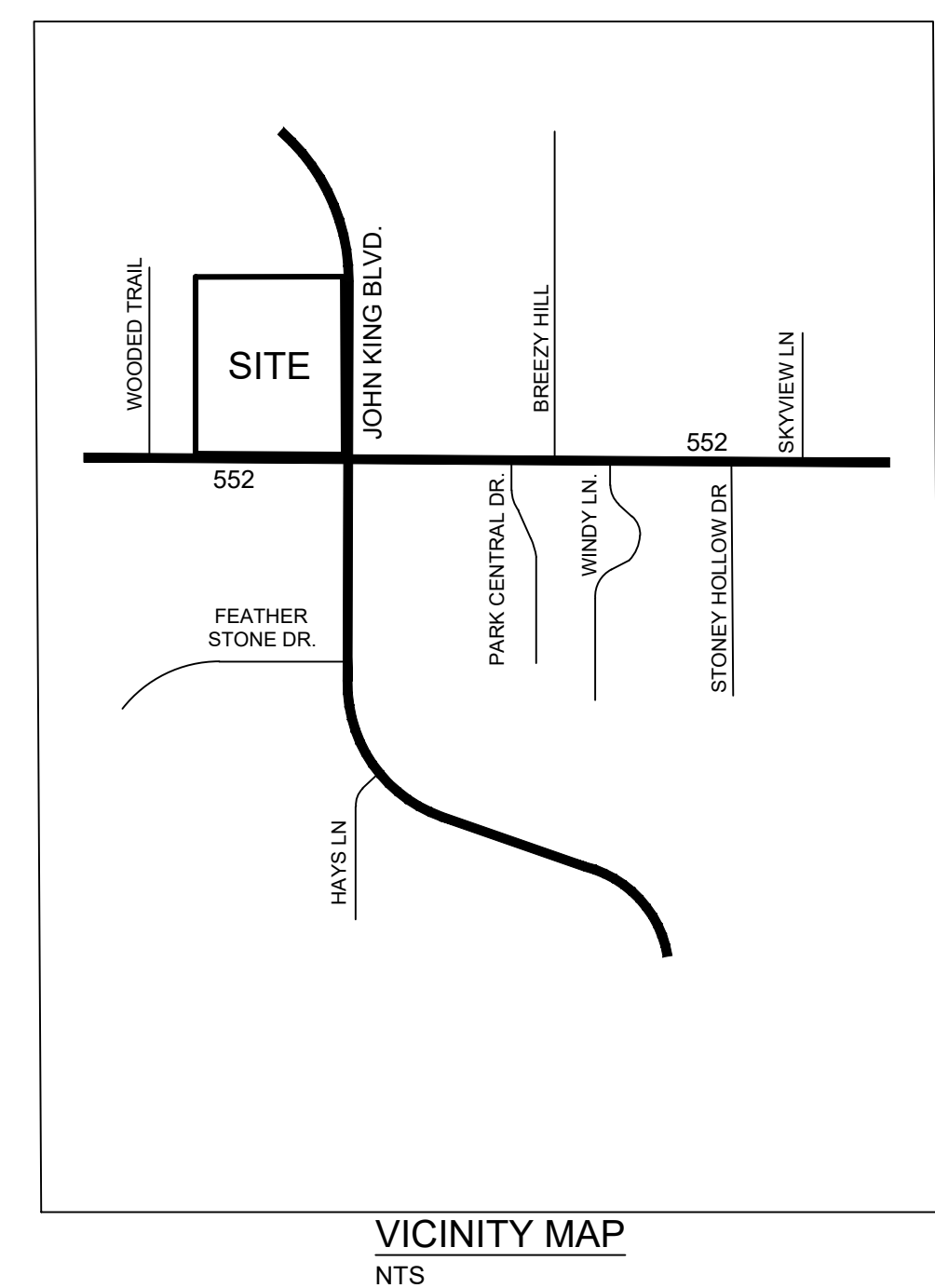
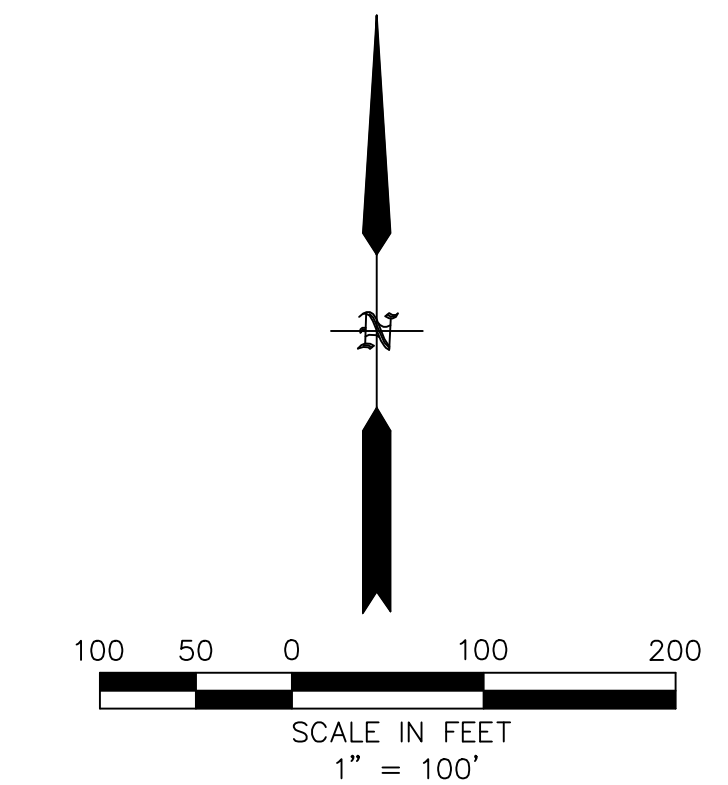
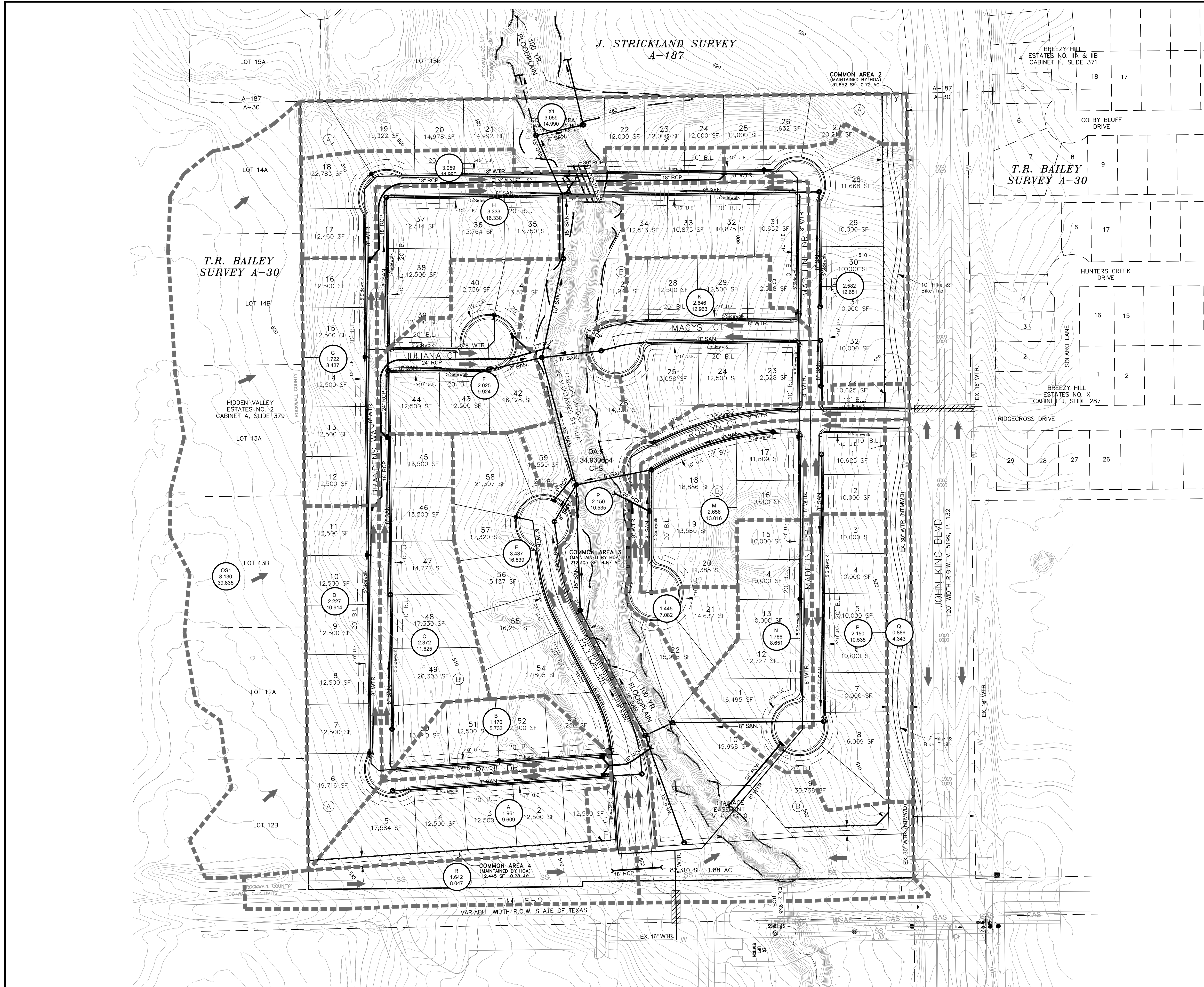
SADDLE STAR ESTATES NORTH

92 SINGLE FAMILY LOTS
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 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. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 16, 2016 CASE NO. PP2020-000 SHEET 1 OF 1



----- DRAINAGE AREA BOUNDARY

○ 0.886
○ 4.343

Q = CIA
C = 0.50
I = 9.80

NOTE:
STORM SEWER MAINS ARE TO BE LOCATED ON THE CL OF ROADS. IN PLACES WHERE STORM SEWER MAINS AND DRAINAGE AREA BOUNDARIES COINCIDE, THE STORM SEWER IS GRAPHICALLY SHOWN NEXT TO THE CL FOR CLARITY.

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TISS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#108)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: RH	DATE:
CHECKED: RCK	DATE: 10/16/2020
PROJECT NO.: 6812	
DWG FILE NAME: 2020-10-16 6812 PRELIMENGR.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RYAN C. KING, P.E. (123635) ON 10/16/2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

PRELIMINARY DRAINAGE PLAN

SADDLE STAR NORTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
1
OF
2