



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-012

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 John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King Blvd. and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- 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 CDT ROCKWALL/2017 LLC

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 6925 FM 2515

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP KAUFMAN, TX. 75142

CITY, STATE & ZIP Dallas, Tx 75201

PHONE

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.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 \$ MARCH 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF MARCH 2021. 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 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-002

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
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- 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 John King Blvd at Hays Road

SUBDIVISION Saddle Star South Phase 2

LOT

BLOCK

GENERAL LOCATION East of John King and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

CURRENT USE Agriculture

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family Residential

ACREAGE 26.827

LOTS [CURRENT] 1

LOTS [PROPOSED] 77

- 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 GWENDOLYN REED

APPLICANT Hines

CONTACT PERSON

CONTACT PERSON Jose Campos

ADDRESS 3076 HAYS RD

ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP Dallas, Tx 75201

PHONE 972-388-6383

PHONE 214-716-2900

E-MAIL

E-MAIL jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GWEN REED [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 \$ MARCH TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF MARCH, 2021. 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 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE

Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-00012

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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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NOTES:

† 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 **John King Blvd at Hays Road**

SUBDIVISION **Saddle Star South Phase 2**

LOT

BLOCK

GENERAL LOCATION **East of John King and South of FM 552**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development District**

CURRENT USE **Agriculture**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family Residential**

ACREAGE **26.827**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **77**

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 **SADDLE STAR SOUTH HOLDINGS LLC**

APPLICANT **Hines**

CONTACT PERSON

CONTACT PERSON **Jose Campos**

ADDRESS **2200 ROSS AVENUE**

ADDRESS **2200 Ross Ave. Ste. 4200W**

SUITE 4200 W

CITY, STATE & ZIP **DALLAS, TX. 75201**

CITY, STATE & ZIP **Dallas, Tx 75201**

PHONE

PHONE **214-716-2900**

E-MAIL

E-MAIL **jose.campos@hines.com**

NOTARY VERIFICATION [REQUIRED]

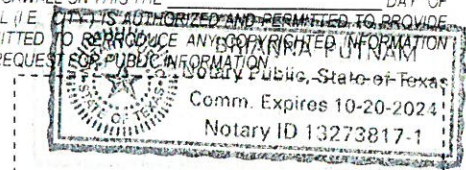
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE 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 18th DAY OF March, 2021

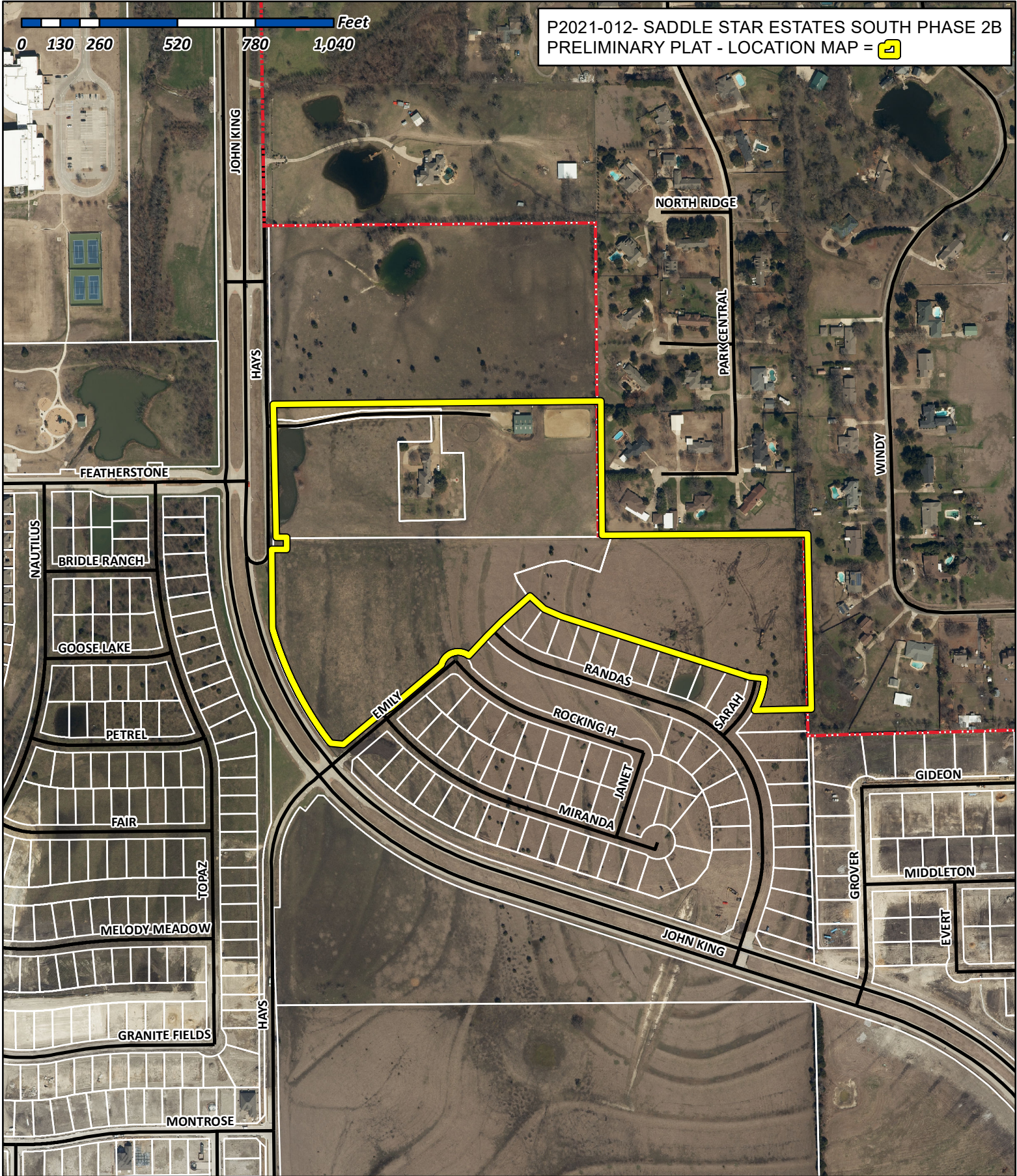
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/20/24



City of Rockwall

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

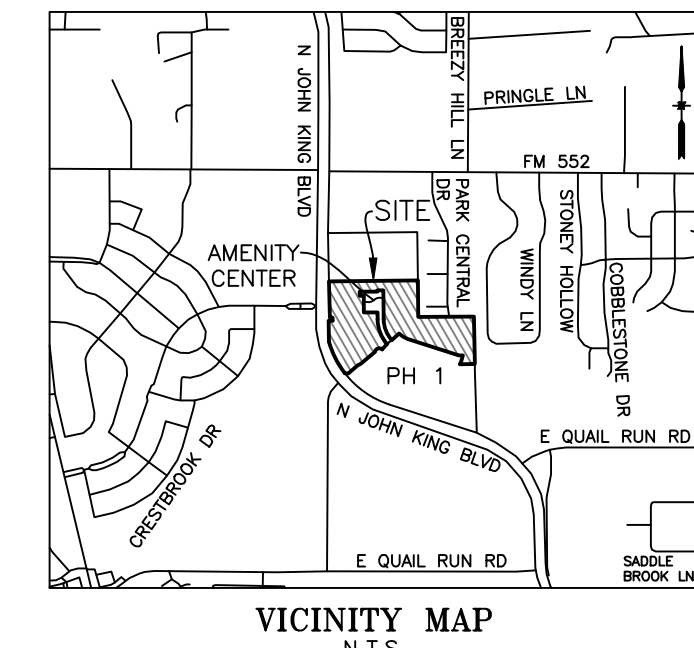
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

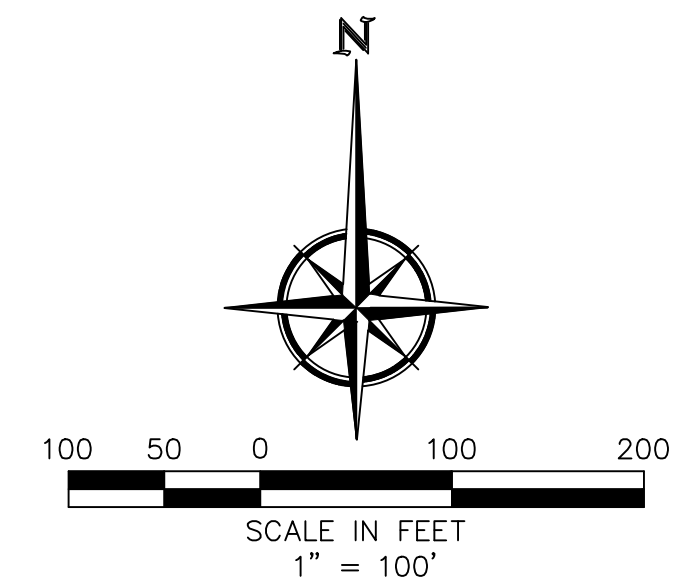


CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	214°7'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	41°06'27"	387.50'	145.29'	278.02'	S 21°03'14" E	272.09'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	462.50'	173.41'	331.81'	S 21°03'17" E	324.74'
C12	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'	L19	S 58°29'53" W	50.35'
L2	N 00°38'27" W	40.00'	L20	S 49°55'55" W	152.40'
L3	S 89°38'05" W	34.30'	L21	N 84°16'58" W	41.84'
L4	S 88°42'33" W	182.77'	L22	S 35°18'55" E	77.70'
L5	N 84°20'49" W	50.00'	L23	S 24°54'11" E	67.35'
L6	N 66°47'40" W	63.38'	L24	S 07°26'26" E	62.23'
L7	N 48°35'07" W	63.78'	L25	N 88°42'33" E	7.50'
L8	S 48°23'33" W	125.00'	L26	N 88°42'33" E	45.00'
L9	S 89°23'28" W	75.00'	L27	N 42°38'44" E	35.79'
L10	S 00°30'07" E	13.47'	L28	N 00°30'07" W	116.50'
L11	S 89°26'12" W	218.05'	L29	N 00°38'27" W	41.12'
L12	S 00°33'48" E	50.00'	L30	N 05°14'20" E	150.90'
L13	N 89°26'12" E	53.74'	L31	N 34°37'47" W	63.78'
L14	S 00°00'00" E	205.52'	L32	N 20°40'27" W	63.78'
L15	N 90°00'00" E	166.07'	L33	N 06°36'49" W	65.09'
L16	S 00°30'07" E	87.56'	L34	N 00°30'07" W	70.00'
L17	S 43°25'25" W	89.23'	L35	S 07°43'23" W	71.06'
L18	S 49°55'55" W	220.14'			



- 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" will 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 483970030L, 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).
 - The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

SURVEYOR'S CERTIFICATE

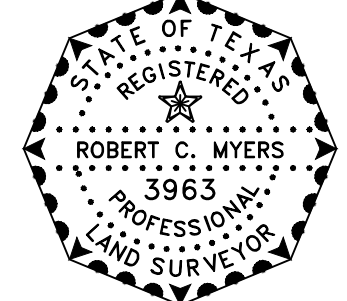
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 _____, 2021.

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 March 18, 2021 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



REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR PREPARATION OF FINAL PLAT

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

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

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

GWENDOLYN REED
3076 HAYS RD
ROCKWALL, TX 75087

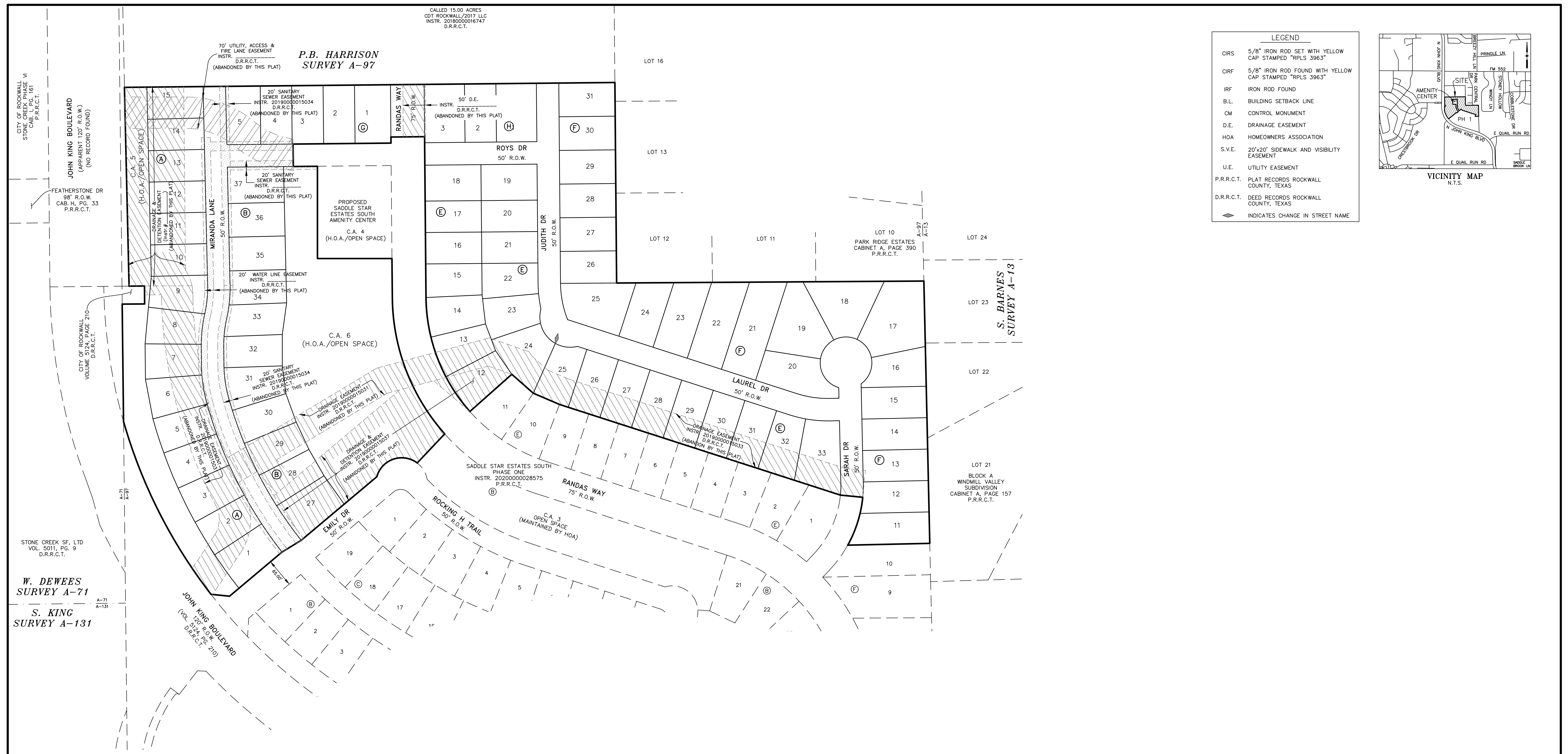
DEVELOPER
HINES
2200 ROSS AVE., SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

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

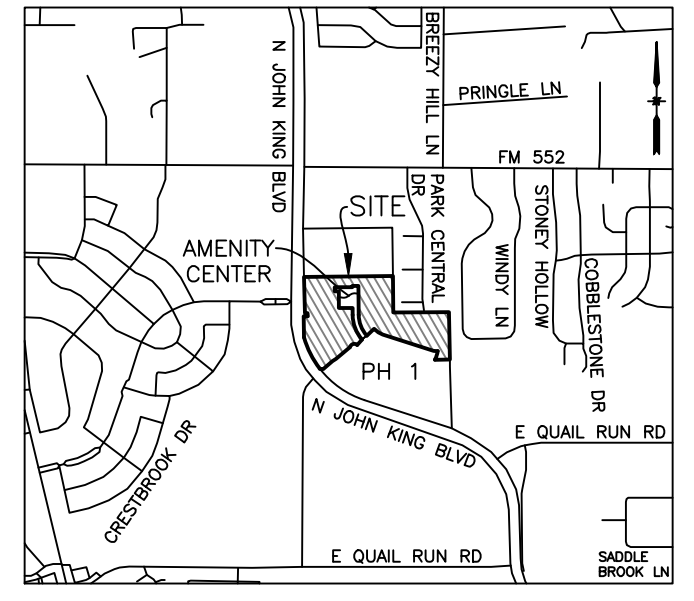
PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH PHASE 2B
77 SINGLE FAMILY LOTS
2 COMMON AREA TRACT
26.827 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

CALLED 15.00 ACRES
CDT ROCKWALL/2017 LLC
INSTR. 2018000016747
D.R.R.C.T.

**P.B. HARRISON
SURVEY A-97**



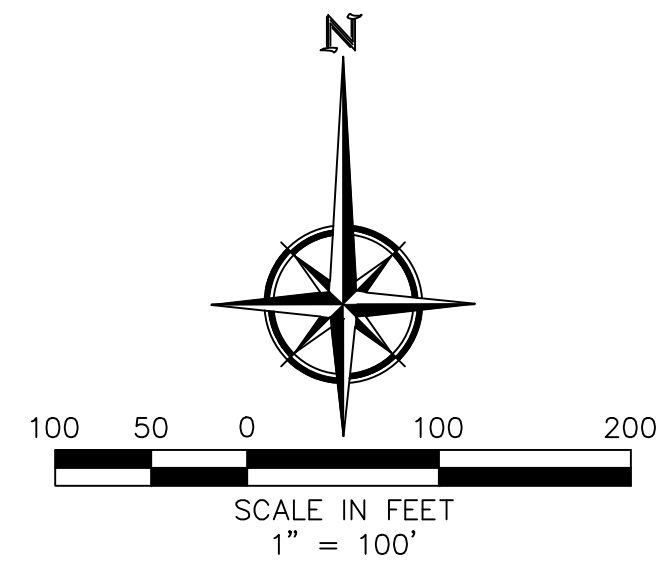
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◆	INDICATES CHANGE IN STREET NAME



STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

**W. DEWEES
SURVEY A-71**

**S. KING
SURVEY A-131**



OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

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

CWENDOLYN REED
3076 HAYS RD
ROCKWALL, TX 75087

DEVELOPER
HINES
2200 ROSS AVE., SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

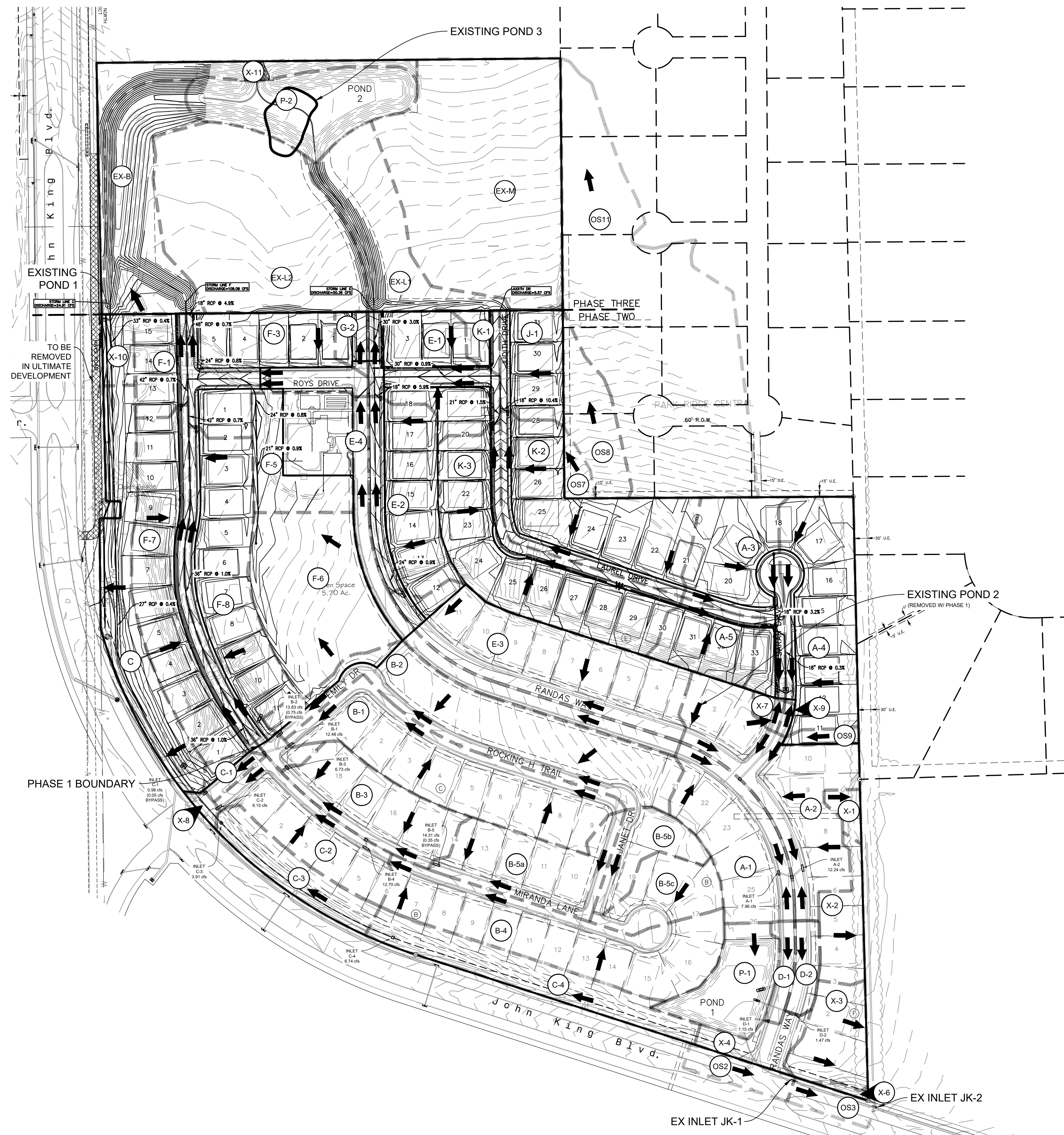
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0836
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT
**SADDLE STAR ESTATES SOUTH
PHASE 2B**

77 SINGLE FAMILY LOTS
2 COMMON AREA TRACT
26.827 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, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401



SCALE IN FEET
1" = 140'

LEGEND

- DRAINAGE AREA BOUNDARY
- 560- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

COMPARISON - GIDEON GROVE-NORTH (6/5/2018)
 GG-OS2/OS3=2.85 AC (8.3 CFS) SS-X1/X2/X3=1.61 AC (7.90 CFS)

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION! EXISTING UTILITIES
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BENCHMARK: BM#1 (#102)
 CIRCS "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 (#106)
 CIRCS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST 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-001145
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 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06812	
DWG FILE NAME: 06824-2 PRELIM DA.DWG	

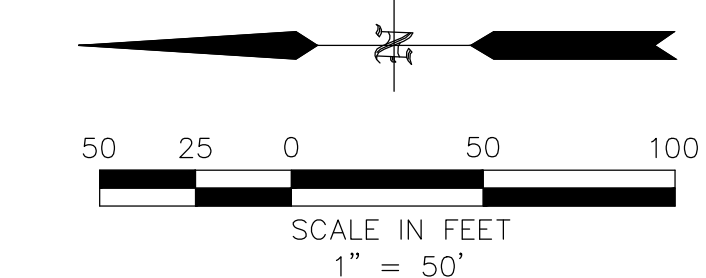
PRELIMINARY DRAINAGE EXHIBIT

SADDLE STAR SOUTH PHASE 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

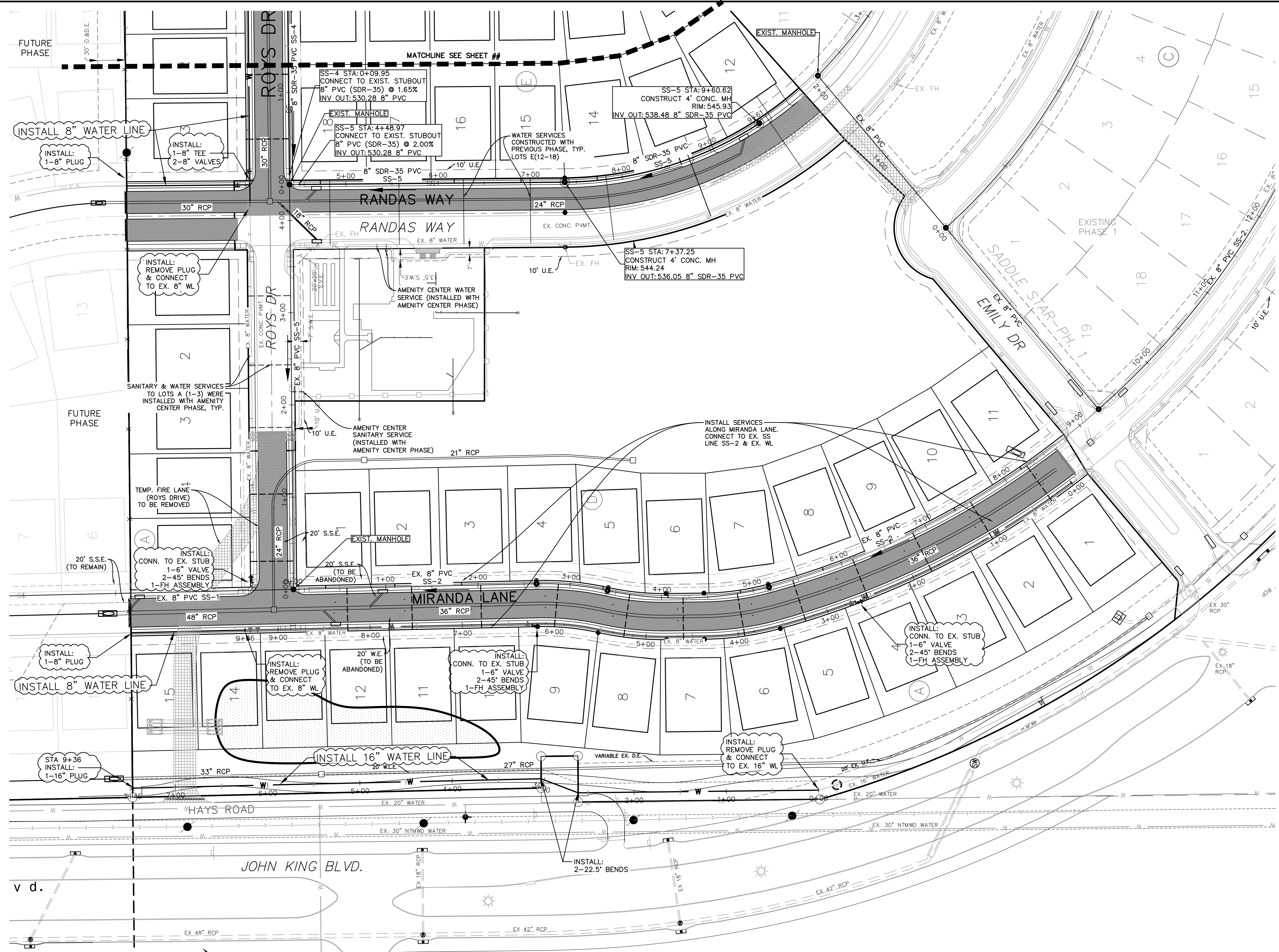
SHEET 1 OF 1

LEGEND

- MATCHLINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS EXISTING SANITARY LINE
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- - - R.O.W. CENTER LINE
- - - R.O.W. LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY
- - - PROPOSED SANITARY SERVICE
- - - PROPOSED WATER SERVICE



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BENCHMARK:
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 ELEVATION = 531.58

BM#3 (#106)
 CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'x8' BOX CULVERT.
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REVISIONS:	
DRAWN: MJH	DATE: 03/19/2021
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

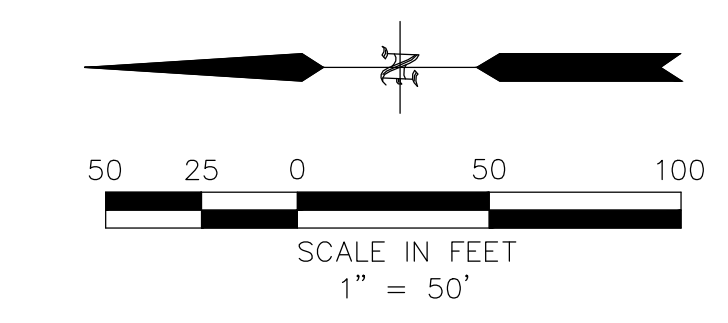
PRELIMINARY UTILITY EXHIBIT 1

SADDLE STAR SOUTH PHASE 2
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

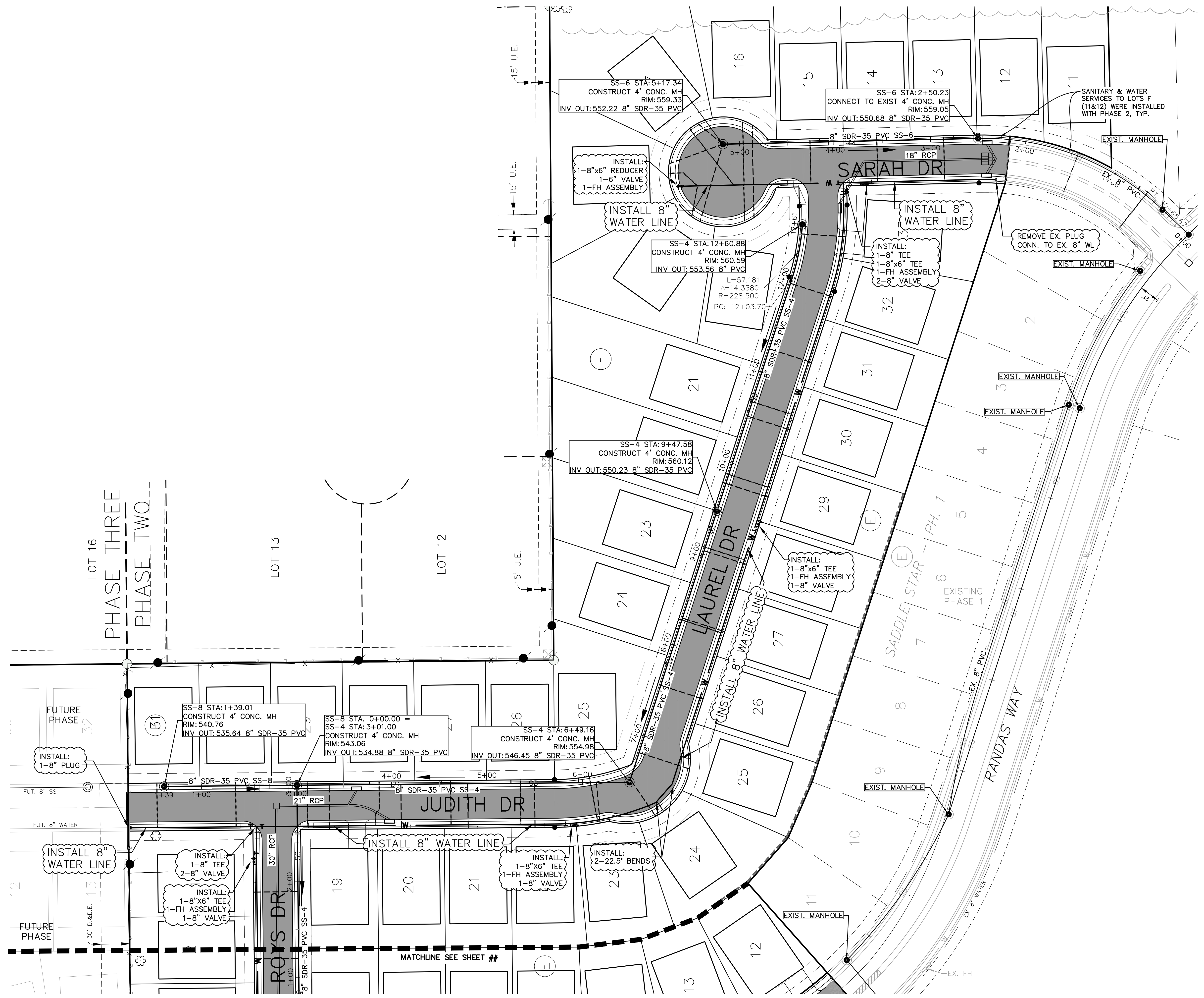
SHEET
1
 OF
2

LEGEND

- MATCHLINE
- W --- PROPOSED WATER LINE
- W --- EXISTING WATER LINE
- SS --- PROPOSED SANITARY LINE
- SS --- EXISTING SANITARY LINE
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PRELIMINARY UTILITY EXHIBIT 2

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 2
 OF
 2