



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-060

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 & Hays Lane

SUBDIVISION Saddle Star Phase 3

LOT

BLOCK

GENERAL LOCATION Along John King Blvd, City of Rockwall, Rockwall County, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-79

CURRENT USE Agricultural

PROPOSED ZONING PD-79

PROPOSED USE Single Family

ACREAGE 14.995

LOTS [CURRENT] 1

LOTS [PROPOSED] 33 SF/3 Open

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 CDT ROCKWALL/2017, LLC

CONTACT PERSON Pat Atkins

CONTACT PERSON Pat Atkins

ADDRESS 6925 FM 2515

ADDRESS 6925 FM 2515

CITY, STATE & ZIP Kaufman, Tx 75142

CITY, STATE & ZIP Kaufman, TX 75142

PHONE 972-388-6383

PHONE 972-388-6383

E-MAIL kpatatkins@yahoo.com

E-MAIL kpatatkins@yahoo.com

NOTARY VERIFICATION [REQUIRED]

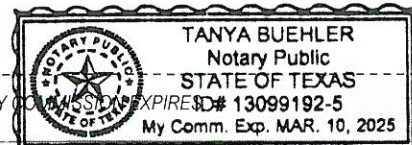
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

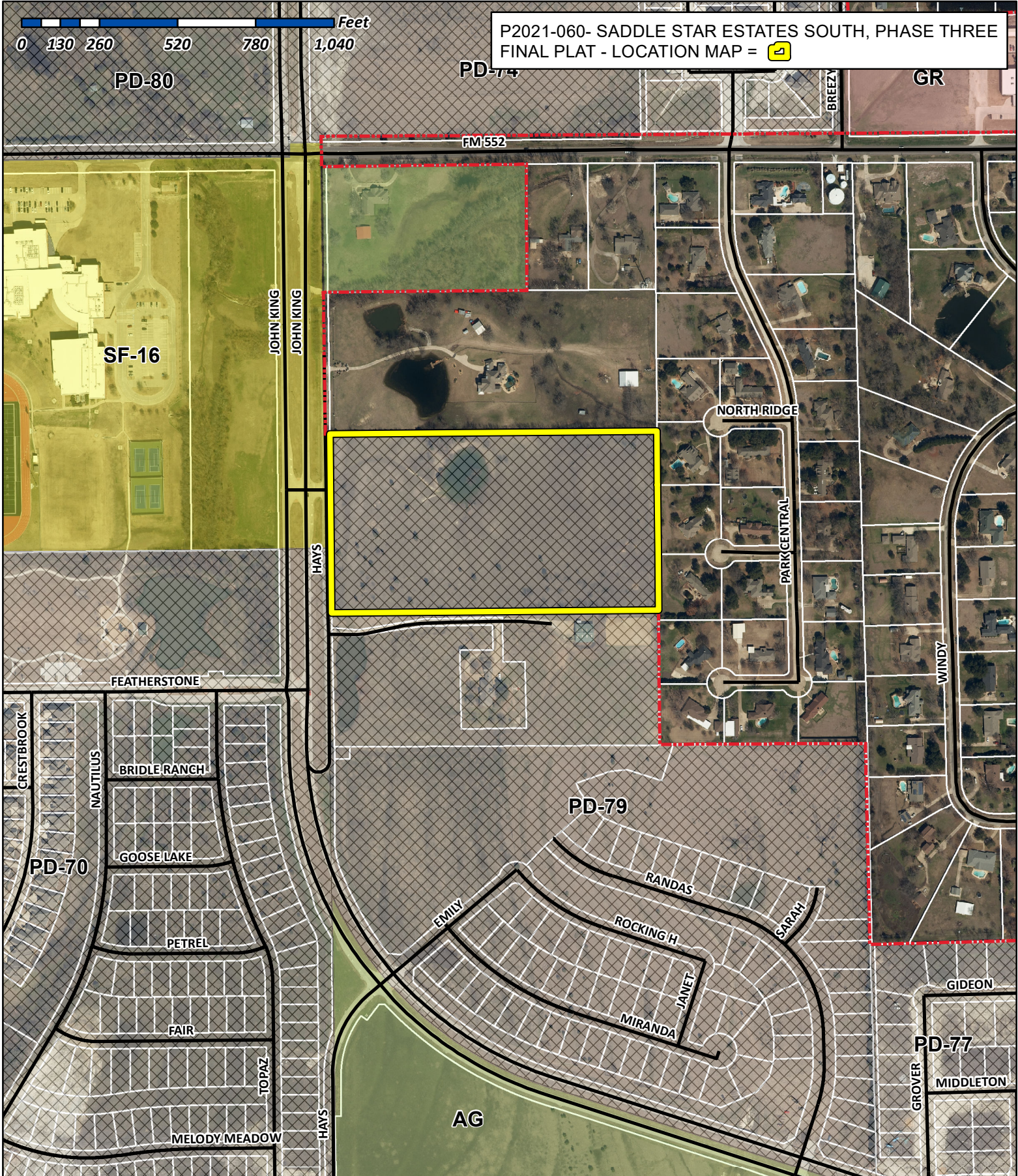
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 599.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 2021. BY SIGNING THIS APPLICATION, 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 16th DAY OF November, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



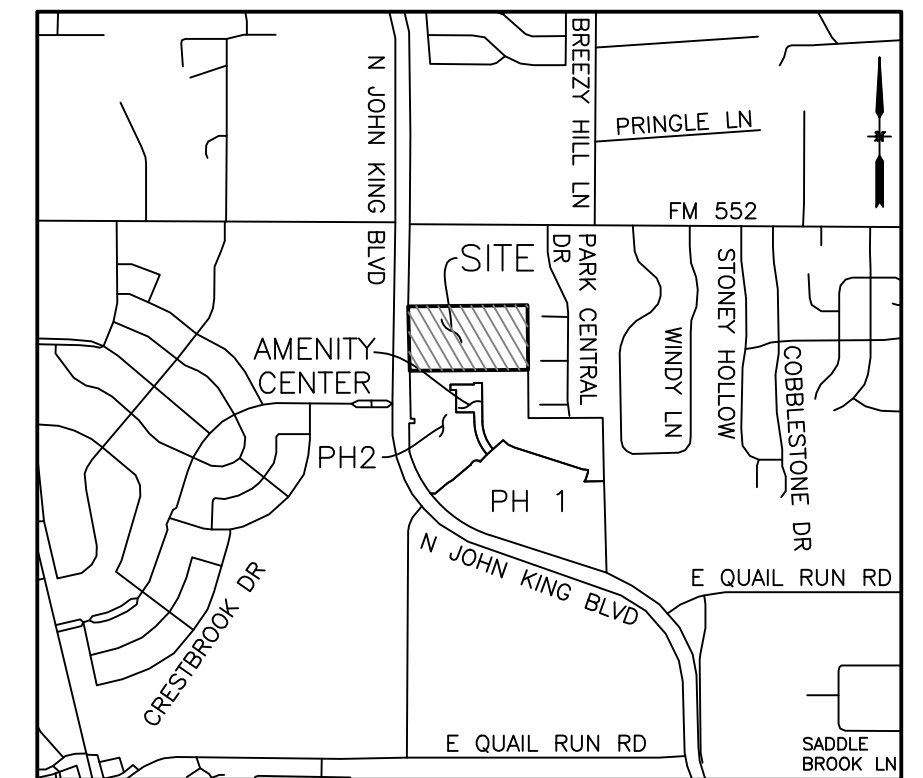
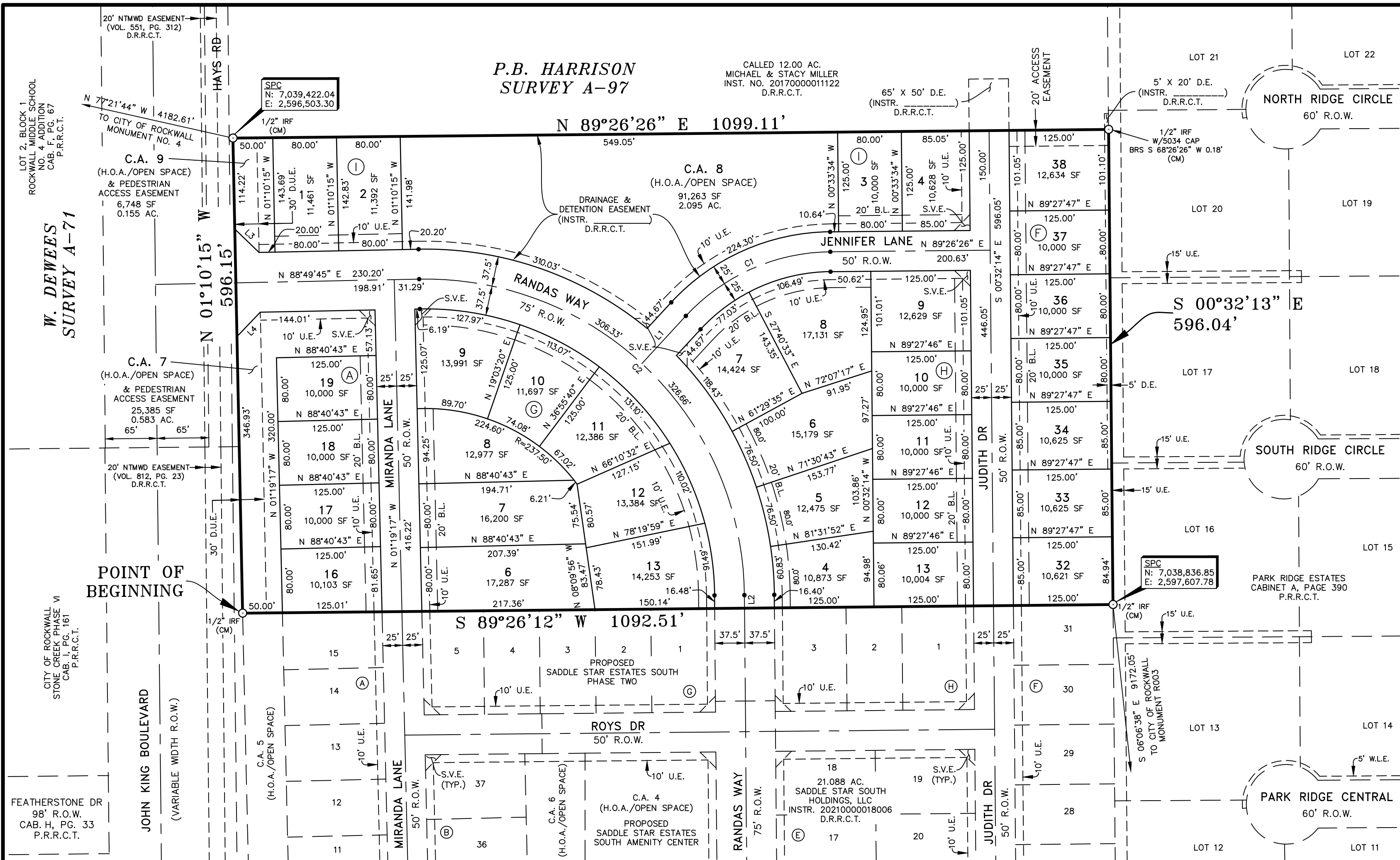


City of Rockwall

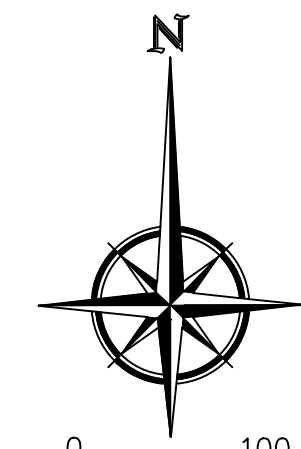
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





VICINITY MAP
N.T.S.



SCALE IN FEET
1" = 100'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 42°42'28" W	81.46'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'

- 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 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 Access Easement in Lot 38, Block F and the Open Space Lots will be maintained by the Homeowners Association (HOA).
 - On-site and off-site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	46°43'58"	250.00'	108.01'	203.91'	S 66°04'27" W	198.30'
C2	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'

Note:
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.

LEGEND	
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
D.U.E.	DRAINAGE & UTILITY 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

ZONING DISTRICT: PD-79
OPEN SPACE = 2.853 AC.
33 DWELLING UNITS
2.20 UNITS PER ACRE

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

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

FINAL PLAT

**SADDLE STAR ESTATES
SOUTH, PHASE THREE**

33 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
14.995 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

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

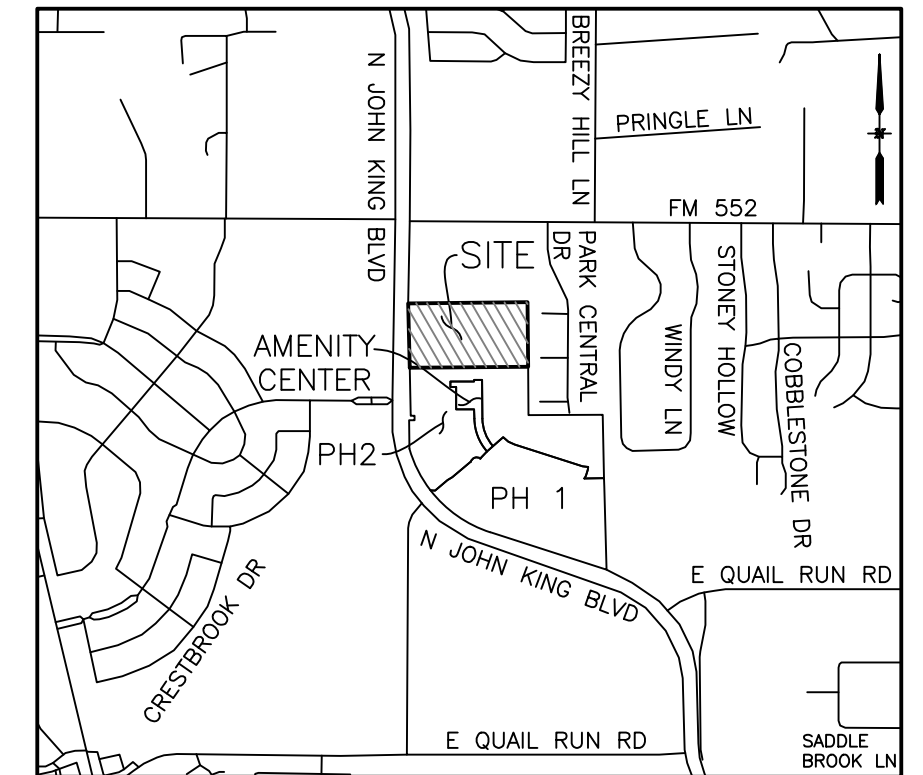
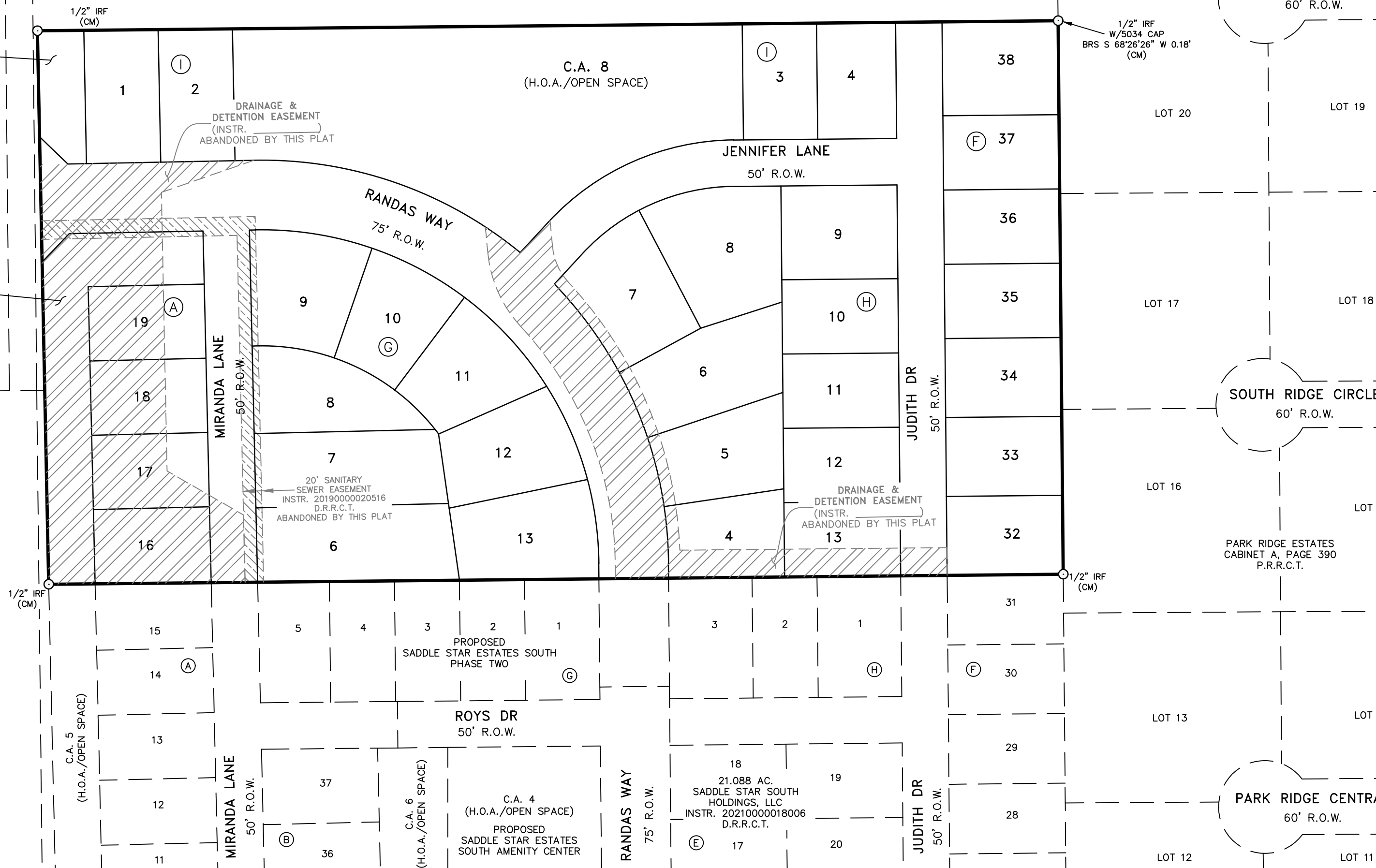
CALLED 12.00 AC.
MICHAEL & STACY MILLER
INST. NO. 2017000011122
D.R.R.C.T.

LOT 2, BLOCK 1
ROCKWALL JUDICIAL
NO. 4 ADDITION
CAB. F, PG. 67
P.R.R.C.T.

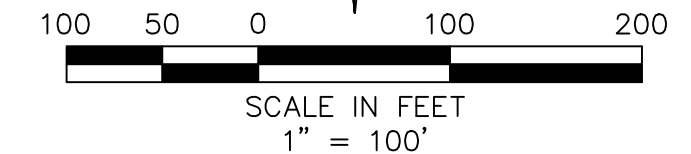
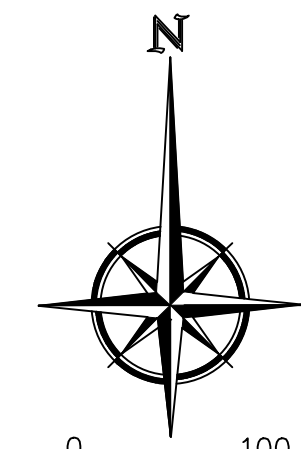
**W. DEWEES
SURVEY A-71**

CITY OF ROCKWALL
STONE CREEK PHASE VI
CAB. I, PG. 161
P.R.R.C.T.

FEATHERSTONE DR
98' R.O.W.
CAB. H, PG. 33
P.R.R.C.T.



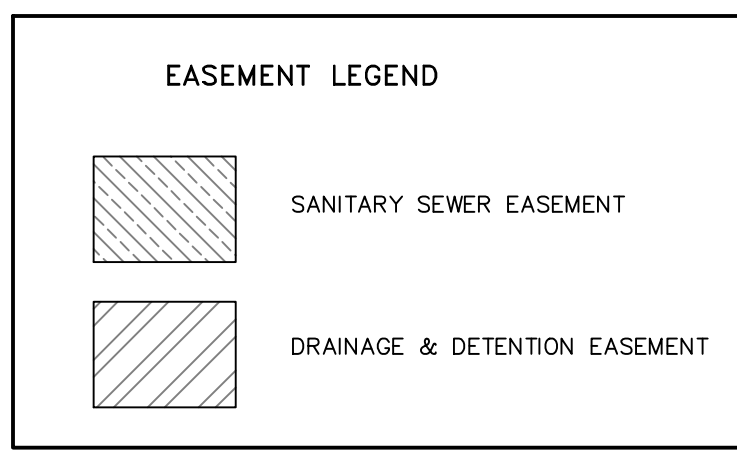
VICINITY MAP
N.T.S.



LEGEND

- 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
- D.U.E. DRAINAGE & UTILITY 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

EASEMENT LEGEND



FINAL PLAT

**SADDLE STAR ESTATES
SOUTH, PHASE THREE**

ZONING DISTRICT: PD-79
OPEN SPACE = 2.853 AC.
33 DWELLING UNITS
2.20 UNITS PER ACRE

OWNERS
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KAUFMAN, TX 75142

LAND SURVEYOR
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SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

DATE: 11/5/2021

33 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
14.995 ACRES

SITUATED IN THE
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(972) 941-8400 FAX (972) 941-8401

CASE #: P-_____

SHEET 2 OF 3

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CDT ROCKWALL/2017, LLC, BEING THE OWNER OF a 14.995 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 2018000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00 acre tract and a called 9.127 acre tract of land described in deed to Gwendolyn Reed, recorded in Instrument 2016000002283, DRRCT;

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and with the west line of said 15.00 acre tract, a distance of 596.15 feet, to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 12.00 acre tract of land described in deed to Michael and Stacy Miller, recorded in Instrument 2017000001122;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also 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, Plat Records, Rockwall County, Texas, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00 acre tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said 9.127 acre tract;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

CDT ROCKWALL/2017, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. CDT ROCKWALL/2017, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. CDT ROCKWALL/2017, LLC understands and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. CDT ROCKWALL/2017, LLC also understands the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

CDT ROCKWALL/2017, LLC further acknowledges that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; CDT ROCKWALL/2017, LLC, its successors and assigns hereby waive any claim, damage, or cause of action that CDT ROCKWALL/2017, LLC may have as a result of the dedication of exactions made herein.

FOR: CDT ROCKWALL/2017, LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

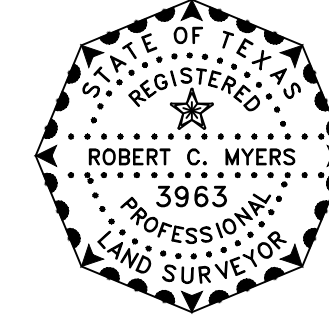
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 final plat is released on May 25, 2021 for review by the City and other parties for comments and progression to an approved Final Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2021.

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

FINAL PLAT

SADDLE STAR ESTATES SOUTH, PHASE THREE

ZONING DISTRICT: PD-79
OPEN SPACE = 2.853 AC.
33 DWELLING UNITS
2.20 UNITS PER ACRE

33 SINGLE FAMILY LOTS
3 COMMON AREA TRACT
14.995 ACRES

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KAUFMAN, TX 75142

SITUATED IN THE
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EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

DATE: 11/5/2021

CASE #: P_____

SHEET 3 OF 3

Parcel Map Check Report

Prepared by:

Survey Department

Engineering Concepts & Design, LP

201 Windco Circle, Suite 200

Date: 11/15/2021 12:32:44 PM

Parcel Name: Overall - Phase 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,038,840.287' East:2,596,520.517'

Segment# 1: Line

Course: N 1°10'15" W Length: 596.15'

North: 7,039,436.313' East: 2,596,508.336'

Segment# 2: Line

Course: N 89°26'26" E Length: 1,099.11'

North: 7,039,447.045' East: 2,597,607.393'

Segment# 3: Line

Course: S 0°32'13" E Length: 596.04'

North: 7,038,851.031' East: 2,597,612.979'

Segment# 4: Line

Course: S 89°26'12" W Length: 1,092.51'

North: 7,038,840.289' East: 2,596,520.522'

Perimeter: 3,383.82' Area: 653,191Sq.Ft.

Error Closure: 0.005 Course: N 66°50'23" E

Error North : 0.0020 East: 0.0047

Precision 1: 676,762.00