



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-607

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

<sup>1</sup>: 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 Intersection of SH552 and John King Blvd

SUBDIVISION Saddle Star Notrth

LOT

BLOCK

GENERAL LOCATION Intersection of SH552 and John King Blvd

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-80

CURRENT USE Agriculture

PROPOSED ZONING PD-80

PROPOSED USE Single Family

ACREAGE 42.667

LOTS [CURRENT] 1

LOTS [PROPOSED] 92

**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 Engineering Concepts and Design

CONTACT PERSON Jose Campos

CONTACT PERSON Ryan King, P.E.

ADDRESS 609 Main Street, Suite 2400

ADDRESS 1600 N. Collins Blvd, Ste 3300

CITY, STATE & ZIP Houston, TX 77051

CITY, STATE & ZIP Richardson, TX 75080

PHONE 214-716-2900

PHONE 972-941-8400

E-MAIL jose.campos@hines.com

E-MAIL Ryan@ECDLP.com

### NOTARY VERIFICATION [REQUIRED]

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

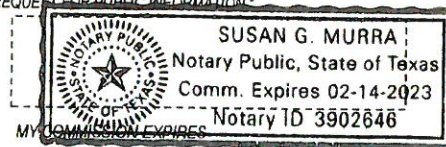
<sup>1</sup> I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 840.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF December, 2021 BY SIGNING 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.\*

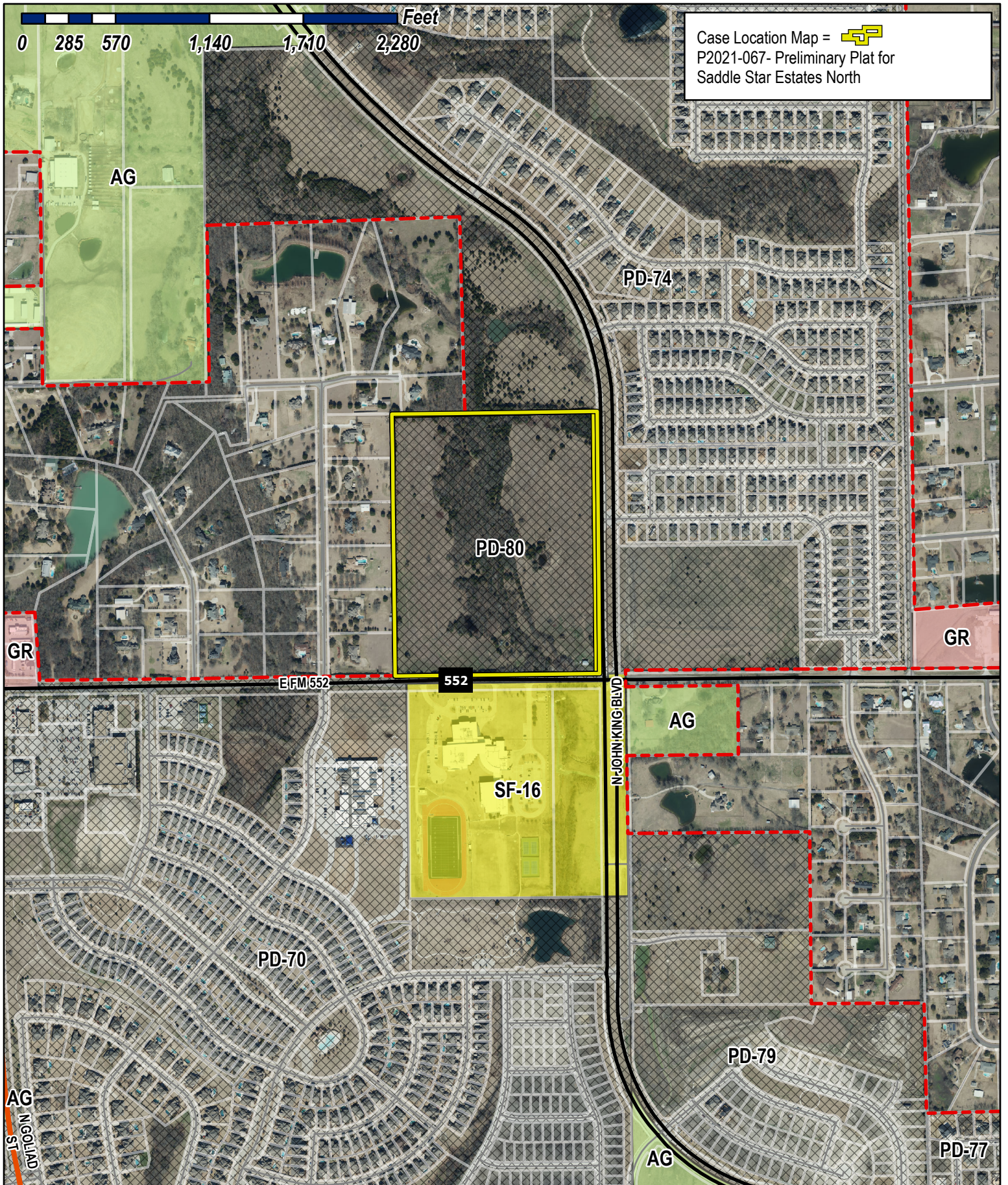
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF December, 2021.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*





Case Location Map =   
 P2021-067- Preliminary Plat for  
 Saddle Star Estates North



# City of Rockwall

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





# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

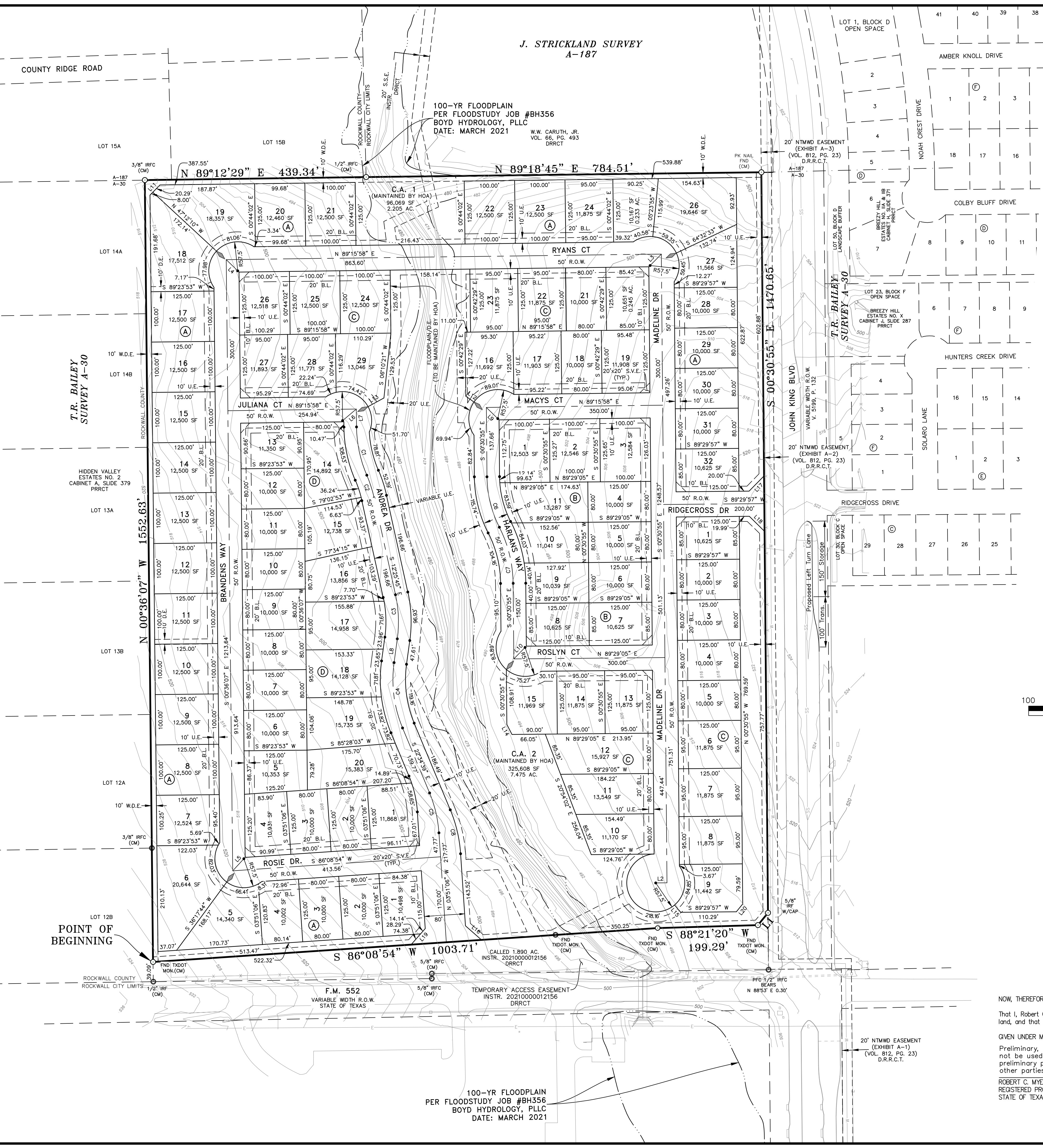
**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

J. STRICKLAND SURVEY  
A-187

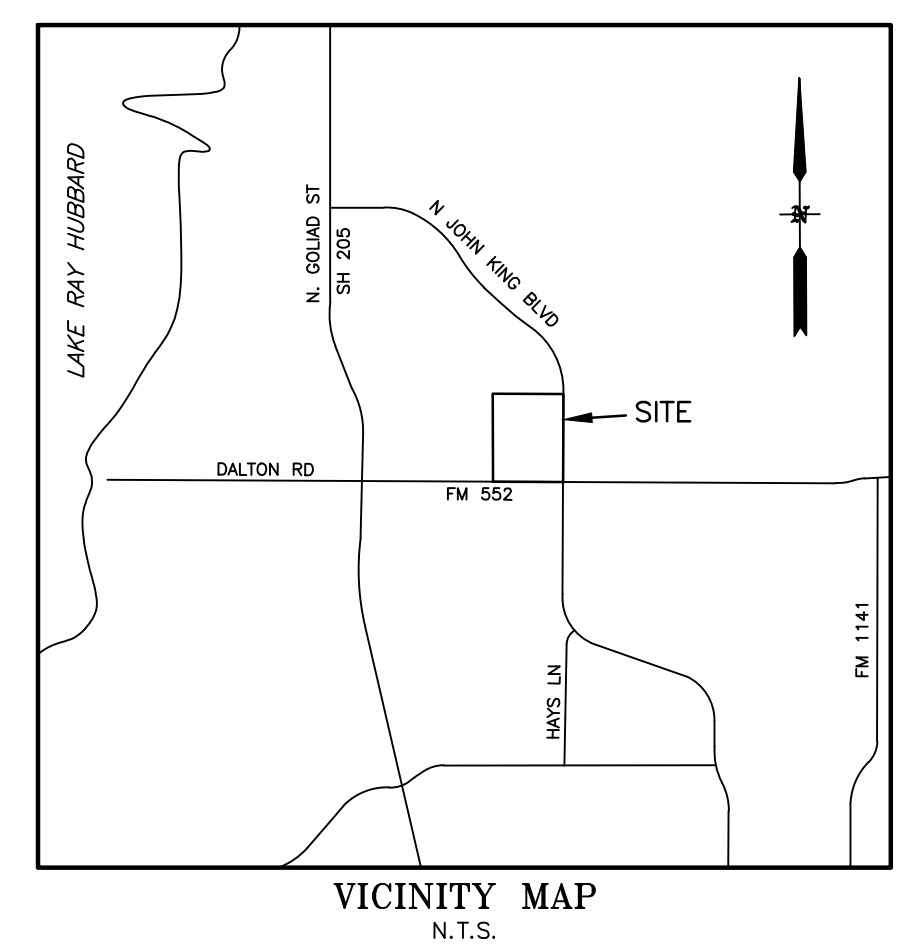


CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°36'41"	250.00'	49.98'	98.66'	S 12°02'23" E	98.02'
C2	10°54'58"	250.00'	23.89'	47.63'	N 17°53'14" W	47.56'
C3	20°11'40"	250.00'	44.52'	88.12'	N 02°19'55" W	87.66'
C4	30°20'34"	250.00'	67.79'	132.40'	S 07°24'22" E	130.85'
C5	18°43'34"	250.00'	41.22'	81.71'	N 13°12'52" W	81.34'
C6	26°31'31"	225.00'	53.03'	104.16'	S 13°46'41" E	103.24'
C7	26°31'31"	250.00'	58.93'	115.74'	N 13°46'41" W	114.71'
C8	18°43'34"	275.00'	45.34'	89.88'	S 13°12'52" E	89.48'

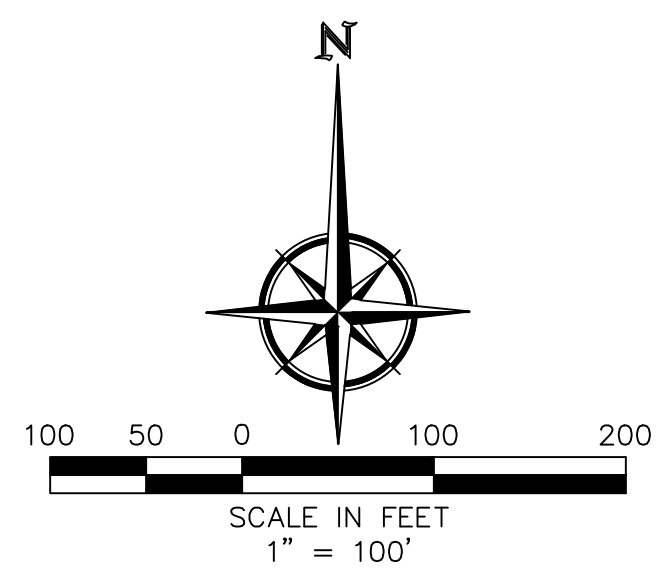
LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 39°28'06" W	31.48'
L2	N 89°29'05" E	22.34'
L3	N 44°22'31" E	31.88'
L4	S 45°40'04" E	31.78'
L5	S 42°46'24" W	32.76'
L6	N 49°58'36" E	35.53'
L7	N 00°44'02" W	35.47'
L8	N 07°45'55" E	47.61'
L9	N 45°37'29" W	31.76'
L10	S 44°29'05" W	31.82'
L11	N 44°18'11" E	28.29'
L12	S 54°34'41" E	20.00'
L13	N 61°16'41" E	36.06'
L14	S 27°04'49" E	22.36'
L15	S 40°08'33" E	19.04'
L16	S 48°50'50" E	42.42'
L17	S 44°29'31" W	42.42'
L18	S 45°30'29" E	42.44'
L19	N 41°09'10" E	42.43'
L20	N 39°28'06" E	20.11'



- LEGEND
- 5/8" CIRS W/CAP: 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
  - CIRF: IRON ROD FOUND WITH CAP
  - IRF: IRON ROD FOUND
  - B.L.: BUILDING SETBACK LINE
  - CM: CONTROL MONUMENT
  - D.E.: DRAINAGE EASEMENT
  - W.D.E.: WALL MAINTENANCE & DRAINAGE EASEMENT
  - HOA: HOMEOWNERS ASSOCIATION
  - S.V.E.: SIDEWALK AND VISIBILITY EASEMENT
  - W.M.E.: WALL MAINTENANCE 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

- 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 herein lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 483970003CL, 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. In 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).
  - Drainage/Retention and floodplain on site to be maintained by the HOA.



SURVEYOR'S CERTIFICATE

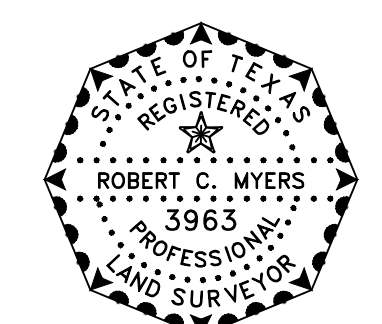
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 DECEMBER, 2021.

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 December 2021 for review by the City and other parties for comments and progression to an approved preliminary plat.

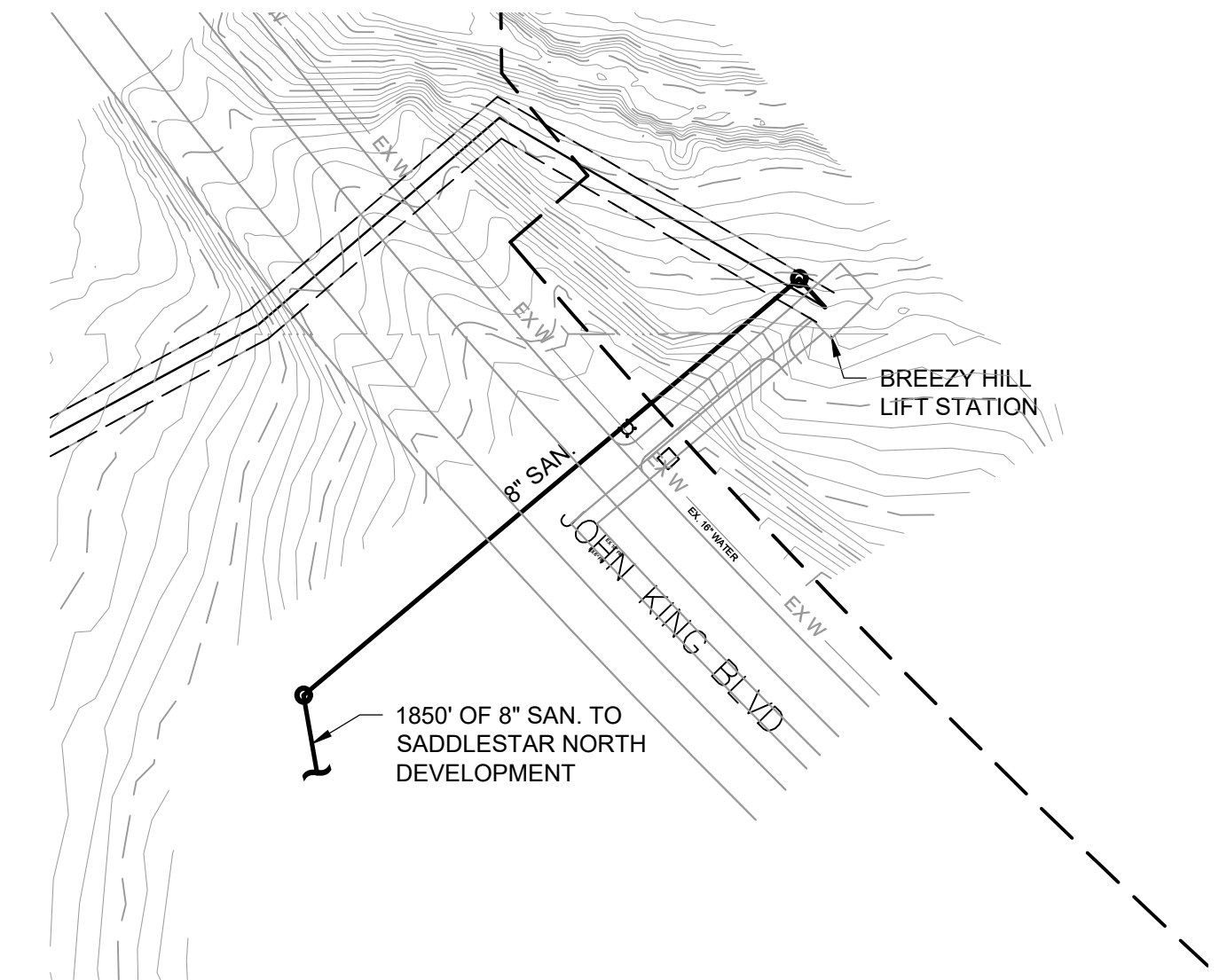
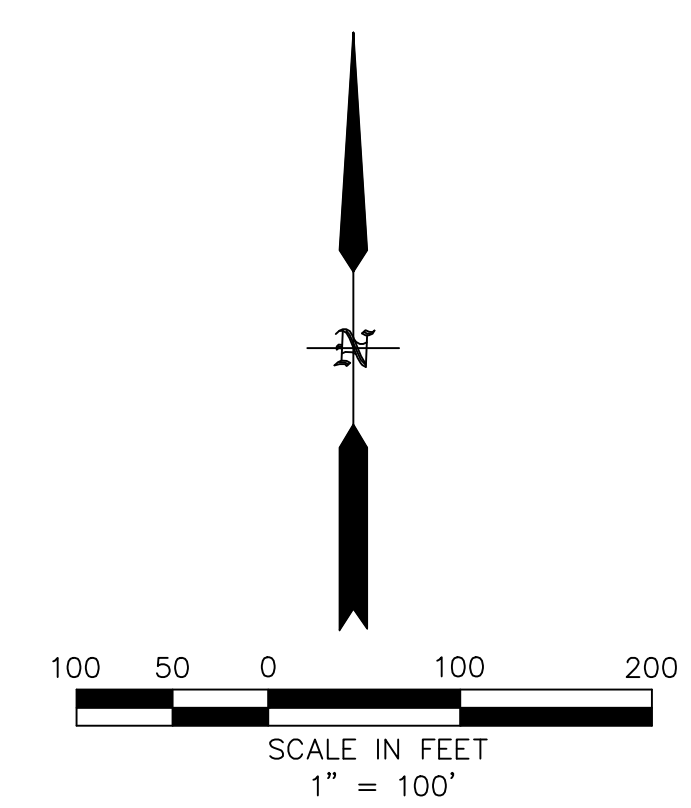
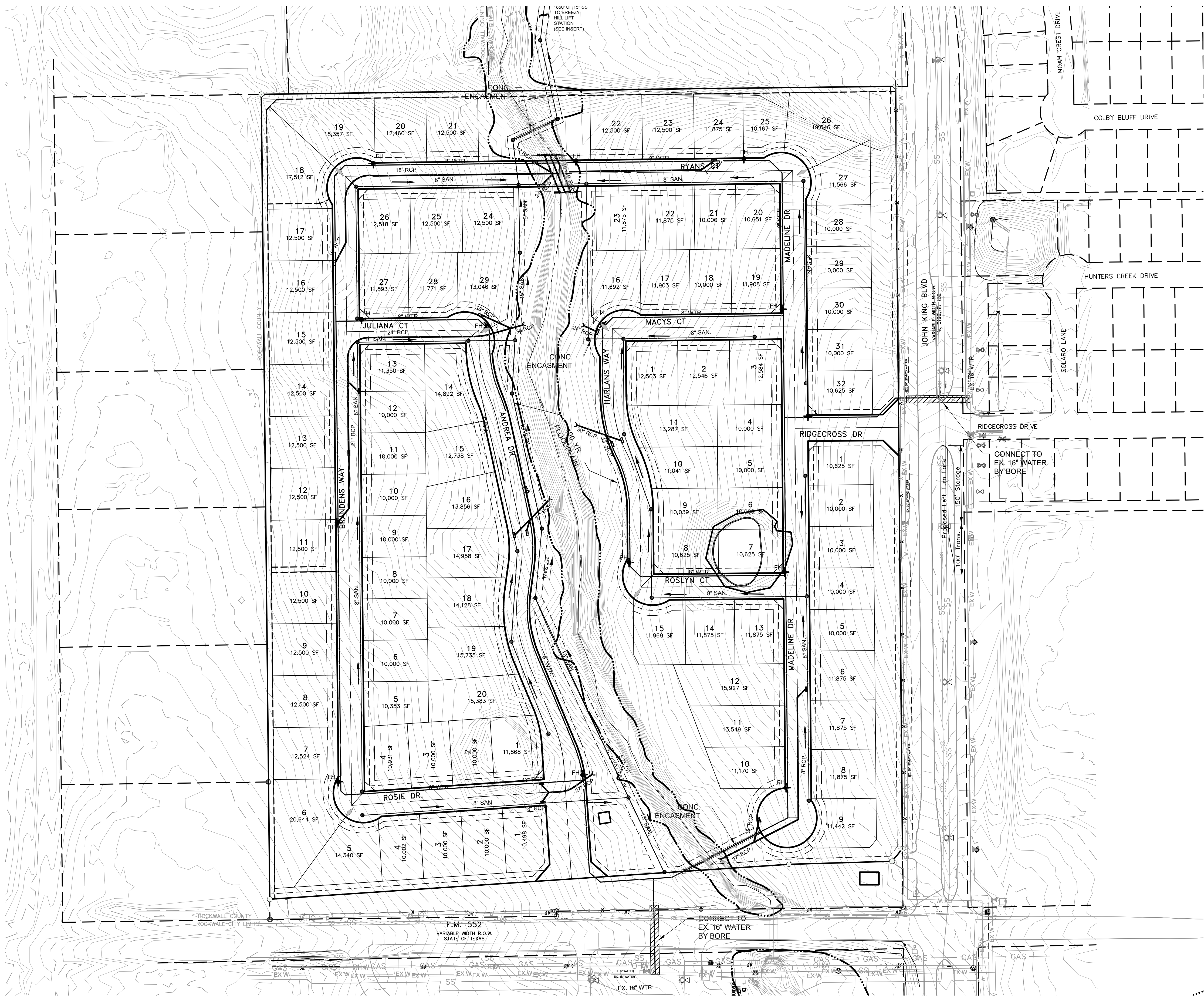
ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963



PRELIMINARY PLAT  
SADDLE STAR ESTATES  
NORTH

ZONING DISTRICT: PD-80  
92 SINGLE FAMILY LOTS  
2 COMMON AREA TRACTS  
42.667 ACRES

SITUATED IN THE  
T.R. BAILEY SURVEY, A-30  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEKAS FIRM REG. NO. 001146  
201 WINDO CIRCLE, SUITE 200, WYLER, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401



BREEZY HILL LIFT STATION SITE

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

PRELIM UTILITIES  
 Case No. PP2020-044  
**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  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401

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

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
 3076 HAYS LANE  
 ROCKWALL, TX 75087

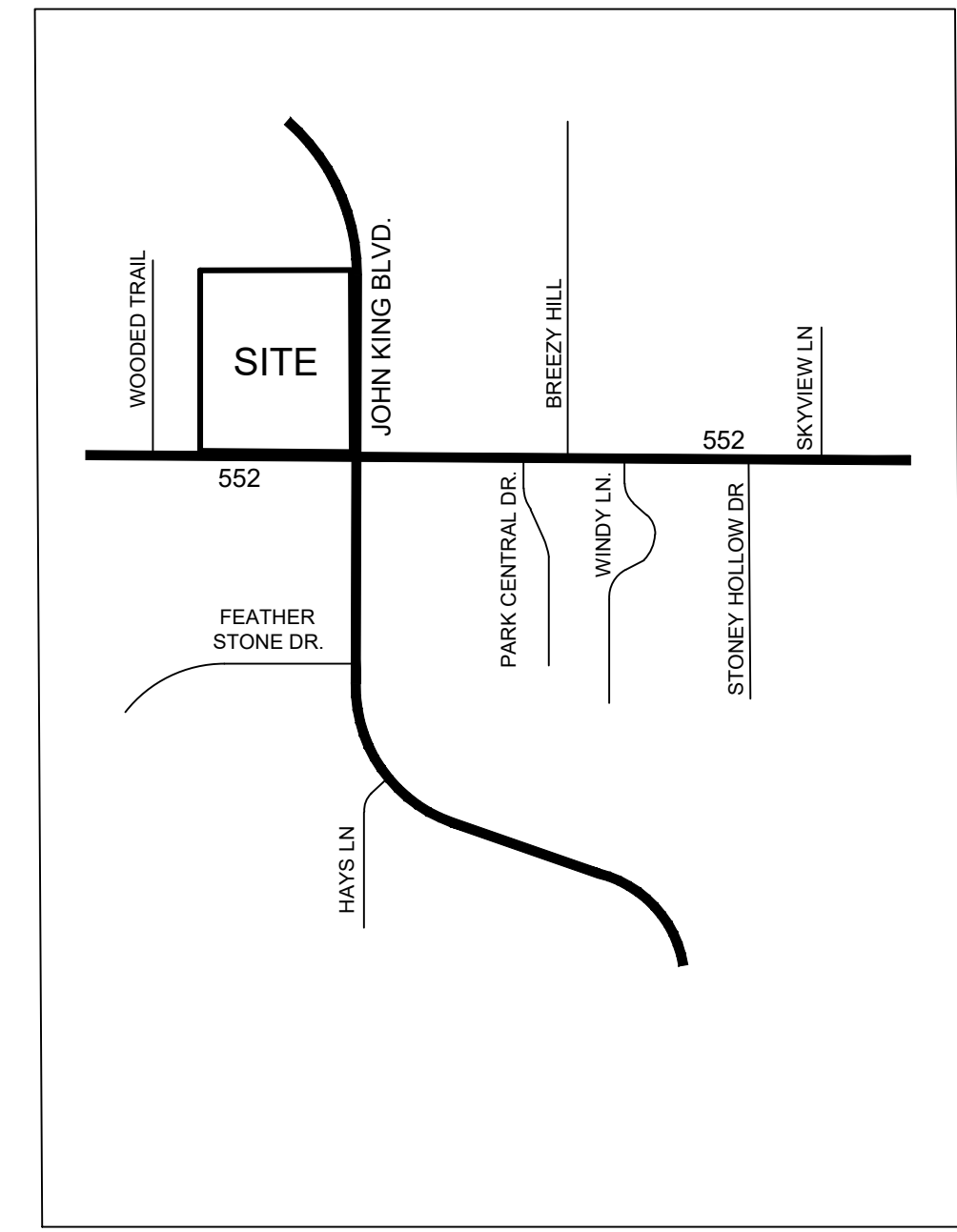
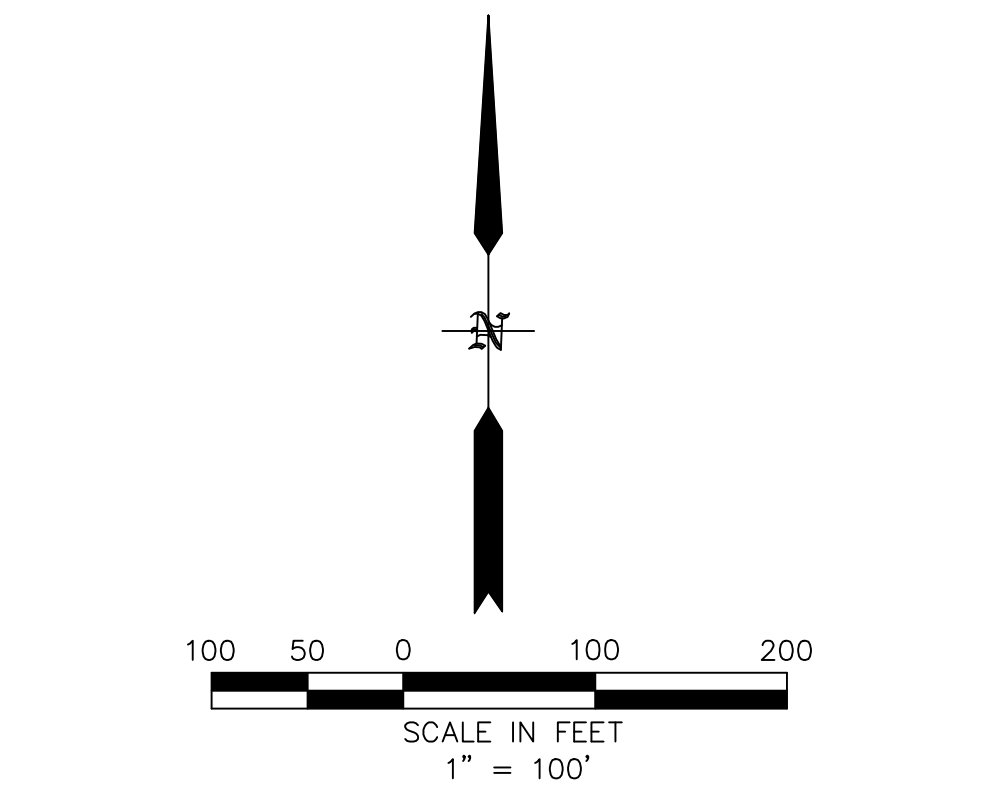
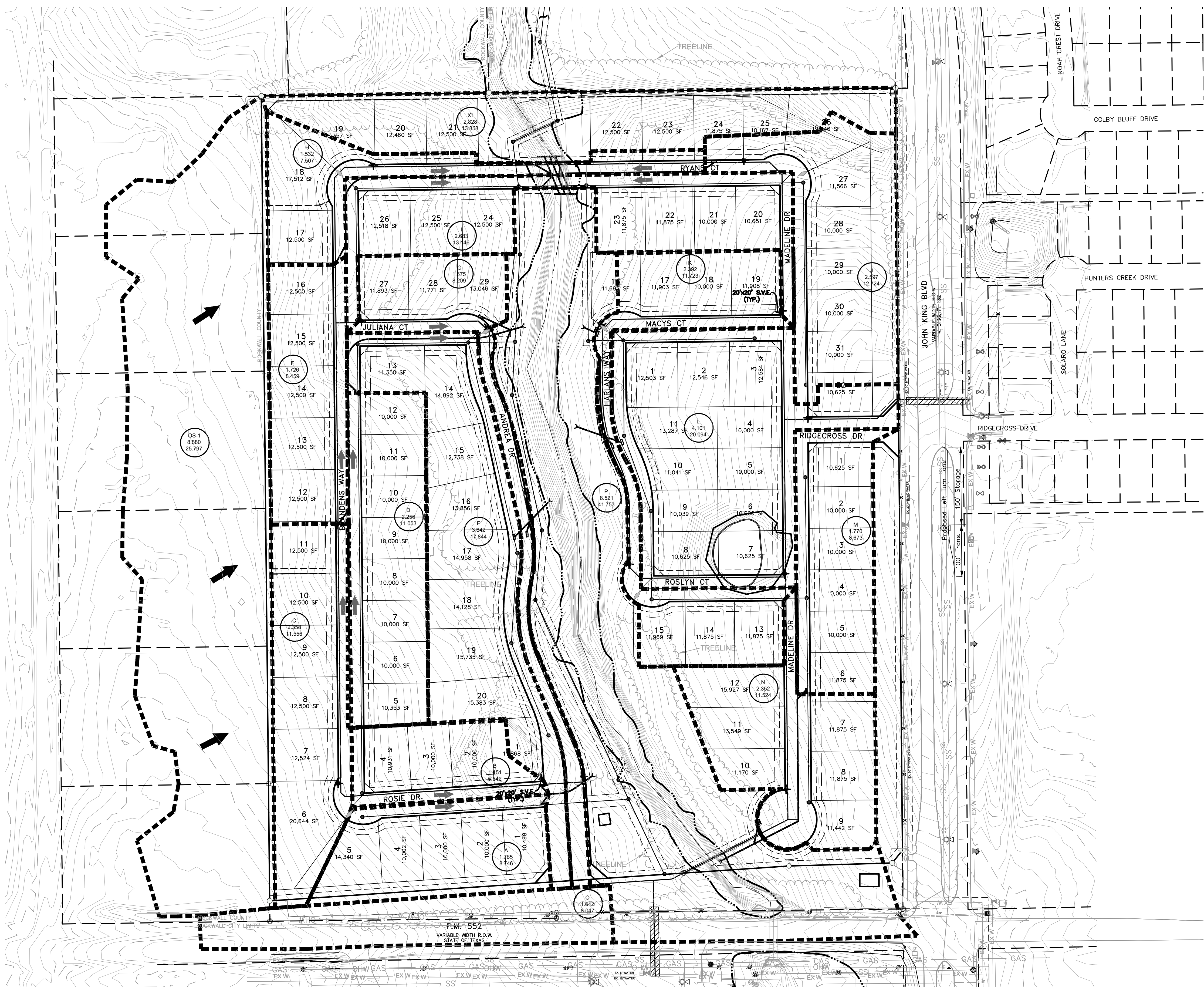
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
 488 ARROYO COURT  
 SUNNYVALE, TX 75182  
 (214) 532-0636  
 FAX (972) 412-4875  
 EMAIL: rcmsurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 510

REVIEWED FOR PRELIMINARY APPROVAL

\_\_\_\_\_  
 Planning and Zoning Commission Date \_\_\_\_\_

APPROVED FOR PREPARATION OF FINAL PLAT

\_\_\_\_\_  
 Mayor, City of Rockwall City Secretary City Engineer



VICINITY MAP  
NTS

----- DRAINAGE AREA BOUNDARY

Q  
0.888  
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 COINCIDED, THE STORM SEWER IS GRAPHICALLY SHOWN NEXT TO THE CL FOR CLARITY.

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

PRELIM DRAINAGE  
Case No. PP2020-044  
**SADDLE STAR ESTATES NORTH**

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

DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
3076 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

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  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

REVIEWED FOR PRELIMINARY APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission Date \_\_\_\_\_

APPROVED FOR PREPARATION OF FINAL PLAT

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer