



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N. John King Blvd, South of FM 552

SUBDIVISION Saddle Star South Ph.2 LOT 20A BLOCK F

GENERAL LOCATION Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD CURRENT USE Residential

PROPOSED ZONING PD PROPOSED USE Residential

ACREAGE 0.289 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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 Petitt-ECD, L.P.

CONTACT PERSON CONTACT PERSON Ryan King

ADDRESS 2700 Commerce Street, STE 1600 ADDRESS 201 Windco Cir., STE 200

CITY, STATE & ZIP Dallas, TX 75226 CITY, STATE & ZIP Wylie, TX 75098

PHONE 972-716-2900 PHONE 972-941-8400

E-MAIL Matt.Ledlie@hines.com E-MAIL Ryan@petitt-eed.com

NOTARY VERIFICATION [REQUIRED]

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

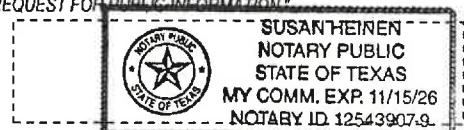
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE With Submittal DAY OF 20 BY SIGNING THIS APPLICATION, 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 14th DAY OF November, 2023.

OWNER'S SIGNATURE See attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

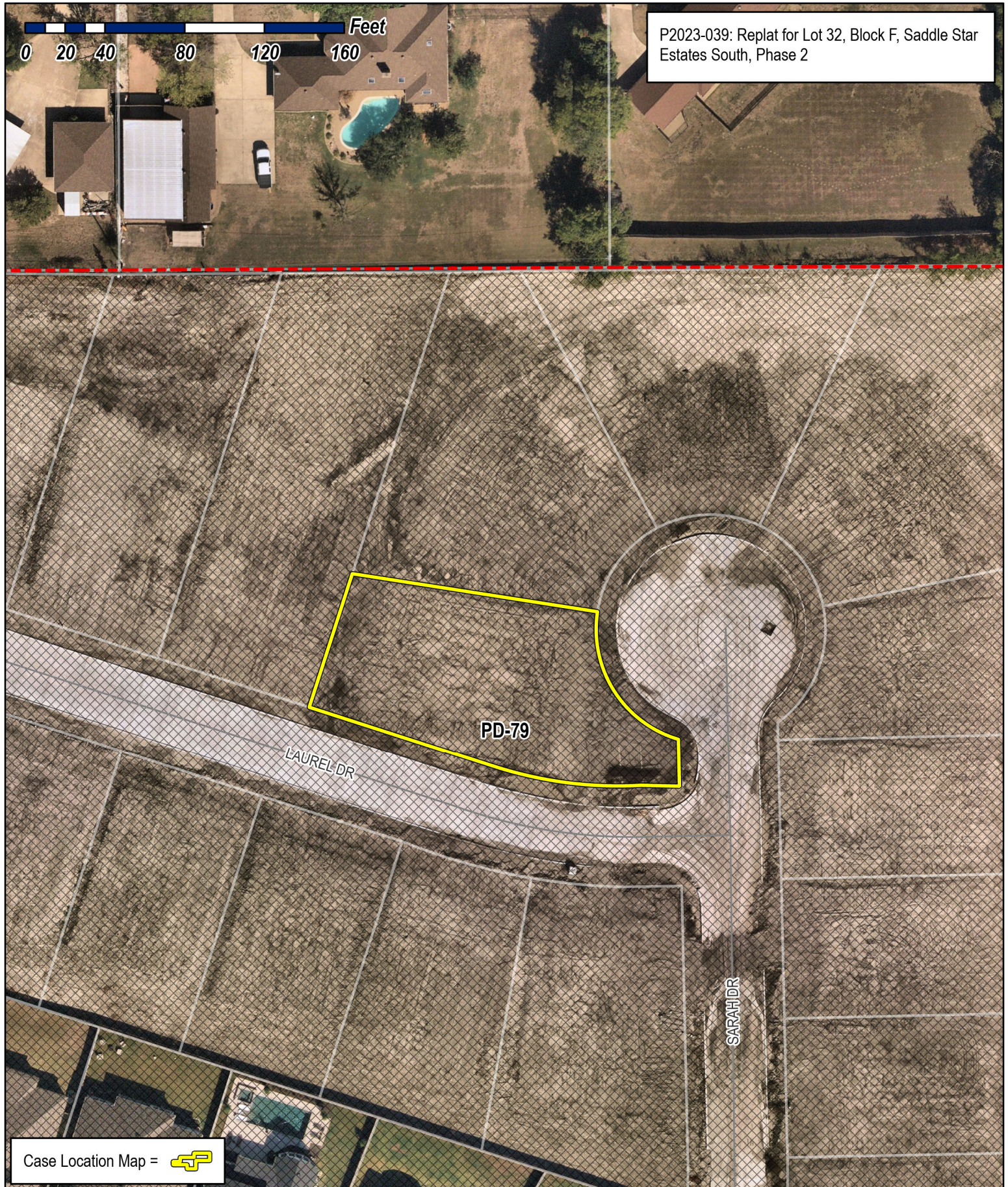
Susan Heinen




MY COMMISSION EXPIRES 11/15/26



P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2



Case Location Map = 

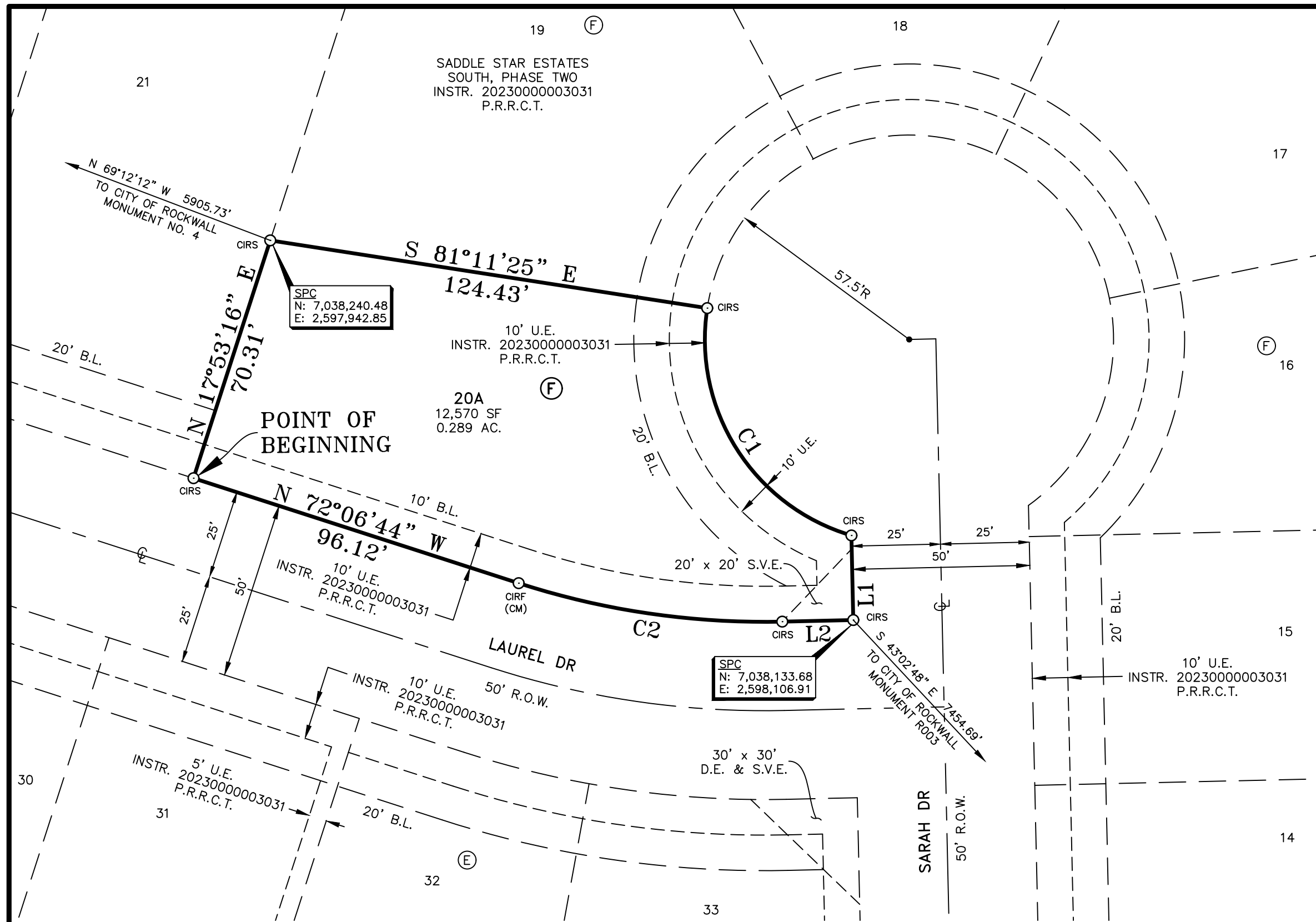


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

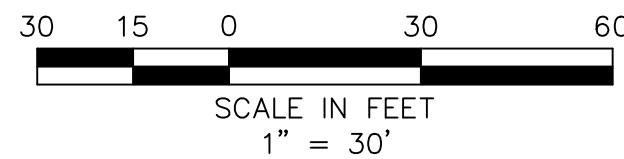
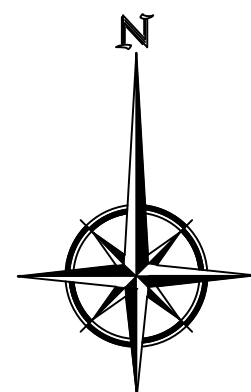




Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. 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.

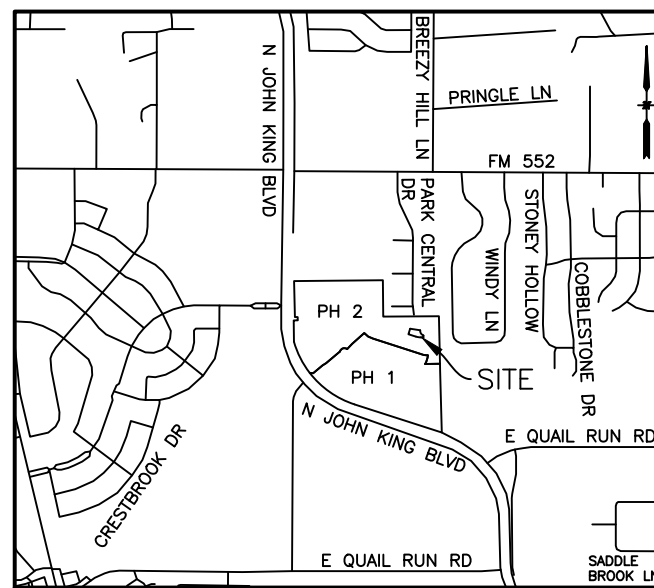
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°17'27" E	23.79'
L2	S 88°42'33" W	20.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	82°22'54"	57.50'	50.32'	82.68'	S 32°22'52" E	75.74'
C2	19°10'43"	225.00'	38.01'	75.31'	N 81°42'06" W	74.96'

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.



VICINITY MAP
N.T.S.

AMENDED PLAT
**SADDLE STAR ESTATES SOUTH
 PHASE TWO
 LOT 20A, BLOCK F**
 BEING AN AMENDMENT OF

LOT 20, BLOCK F
 SADDLE STAR ESTATES SOUTH, PHASE TWO
 INSTR. 20230000003031, P.R.R.C.T.

AND BEING
 0.289 ACRES

SITUATED IN THE
 P.B. HARRISON SURVEY, A-97
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

DATE: 11/02/2023 CASE #: _____ SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, 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. SADDLE STAR SOUTH HOLDINGS, LLC also understand 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 in easements.

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.

SADDLE STAR SOUTH HOLDINGS, 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; SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP
ITS GENERAL PARTNER

BY: _____
ROBERT W. WITTE
SENIOR MANAGING DIRECTOR

FOR: ACERICAN UNITED BANK OF TEXAS
(LIEN HOLDER)

BY: NAME: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

Signature of Notary Public

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 _____, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

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 _____, 2023.

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.

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

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the ____ day of _____, 2023.

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 _____, 2023

Director of Planning & Zoning

City Engineer

AMENDED PLAT

*SADDLE STAR ESTATES SOUTH
PHASE TWO
LOT 20A, BLOCK F*

BEING AN AMENDMENT OF

*LOT 20, BLOCK F
SADDLE STAR ESTATES SOUTH, PHASE TWO
INSTR. 20230000003031, P.R.R.C.T.*

AND BEING

0.289 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

DATE: 11/02/2023

CASE #: _____

SHEET 1 OF 2

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

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