

VICINITY MAP
N.T.S.

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

CALLED 11.981 AC.
VIOLET HORTON
INST. NO. 2024000008783
D.R.R.C.T.

LOT 21
**SADDLE STAR SOUTH PHASE 3
PLANT LEGEND**

- 9 - 4" LIVE OAK
- 12 - 4" SHUMARD OAK
- 11 - 4" BUR OAK
- 8 - 4" CEDAR ELM
- 11 - 2" TEXAS REDBUD
- 7 - 2" CHASTE TREE
- 5 - 2" NATCHEZ CRAPE MYRTLE
- 54 - 3" CANOPY TREE (BY BUILDER)

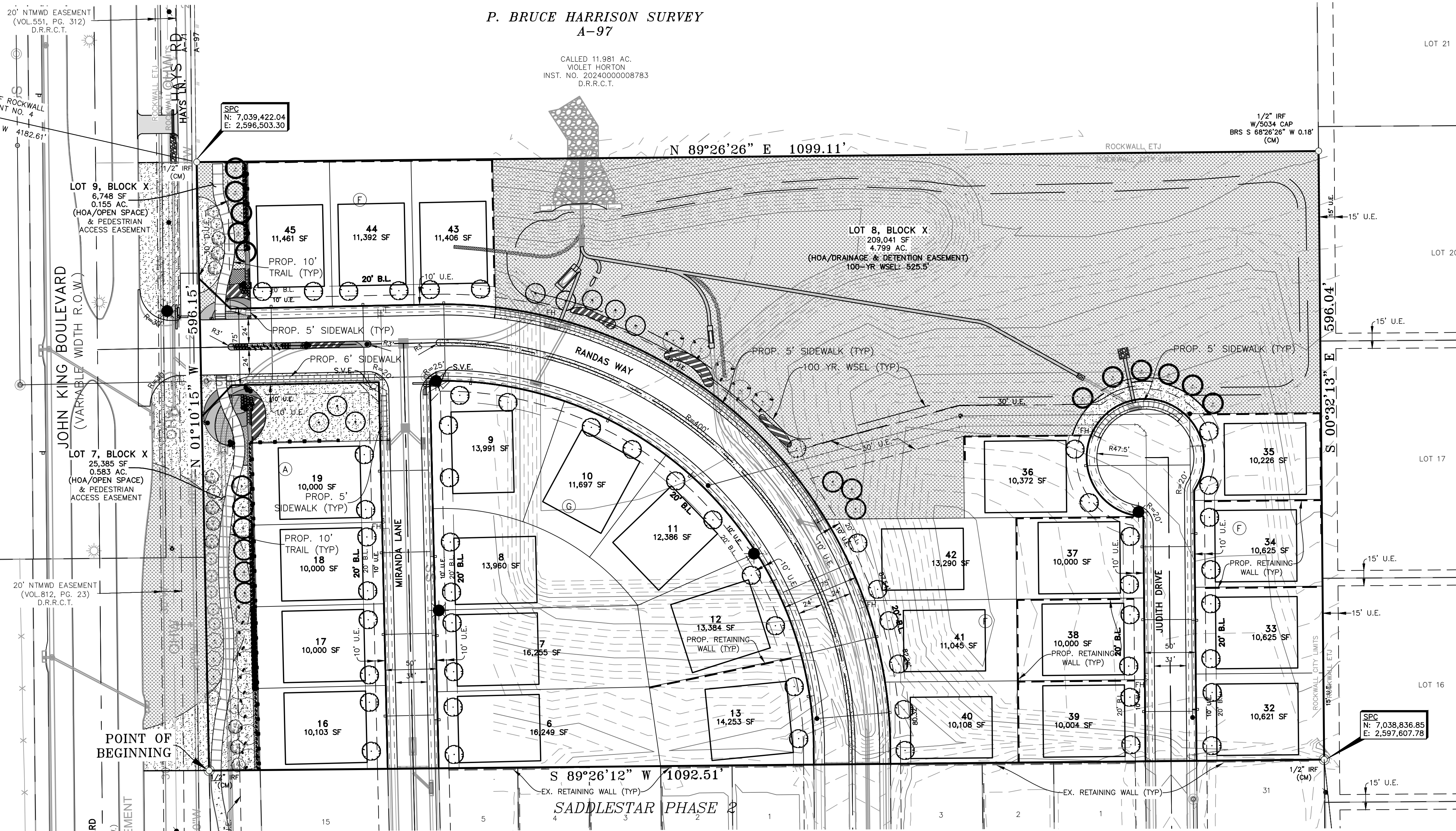
LEGEND

- EXISTING TREE**
- EXISTING TREE
 - PROPOSED 4" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
 - PROPOSED 3" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
 - PROPOSED 3" EASTERN RED CEDAR
 - PROPOSED 2" ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS-38,465 SF
- BLACK STAR CRUSHED GRANITE-710 SF
- BEE HAPPY MIX-222,335 SF
- WEEPING LOVE GRASS-350 GAL
- TEXAS RIVER ROCK MIX-545 SF
- LIRIOPAPE GRASS-140 GAL
- GULF MUHLY GRASS-540 GAL
- OKLAHOMA MOSS BOULDERS-4 TON

DEWEES SURVEY
A-71

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



- 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

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2026.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SADDLE STAR PHASE 3 SITE PLAN DATA

- a. 14.995 Acres
- b. PD-79 Zoning
- c. 26 Dwelling Units
- d. 5.537 Acres Open Space
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. Denotes Street Lights 20' Maximum Height
- g. Denotes Stop Sign & Street Names

NOTE:
IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
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. 355

**SITE PLAN
SADDLE STAR ESTATES SOUTH
PHASE THREE**

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. 201 WINDCO CIR.
STE. 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

DATE: 3-25-2026

CASE #: SP20-____ SP2021-034