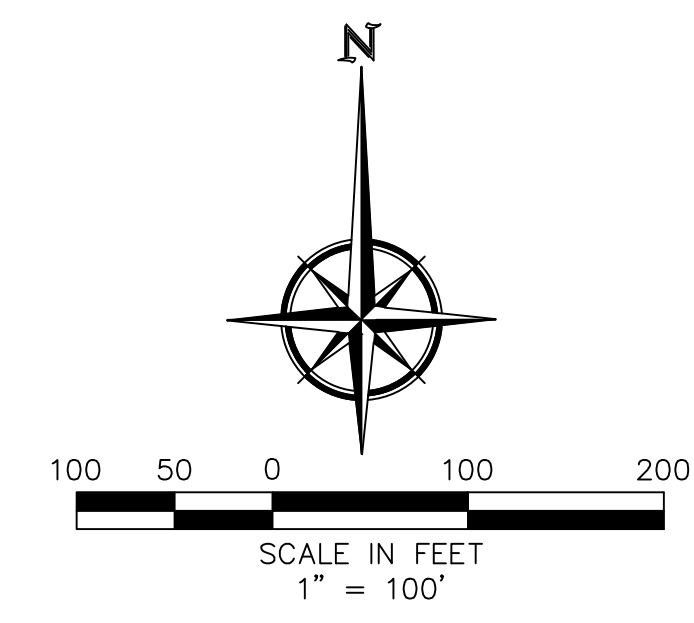


VICINITY MAP  
N.T.S.

**SADDLE STAR SOUTH PLANT LEGEND**

- 123 - 4" SHADE TREE  
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- 6 - 3" EASTERN RED CEDAR
- 126 - 2" ORNAMENTAL TREE  
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)
- BERMUDA GRASS
- SHRUB BED  
(Shrubbery Minimum Height 30"-Maximum Height 48")
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX



**SADDLE STAR SOUTH SITE PLAN DATA**

- a. 55.413 Acres
- b. PD-79 Zoning
- c. 138 Dwelling Units
- d. 11.090 Acres Open Space(20%)
- e. Amenities within Subdivision:  
Club House  
Pool  
Playground Equipment  
Concrete Walking Trails
- f. All Common Areas/Open Space to be maintained by the H.O.A.
- g. ● Denotes Street Lights

**SADDLE STAR SOUTH TREES to be REMOVED**

- 1 - 8" PIN OAK
- 2 - 12" PIN OAK
- 1 - 15" LIVE OAK
- 1 - 15" CAROLINA ASH
- 1 - 8" WEEPING WILLOW
- 1 - 36" WEEPING WILLOW
- 1 - 10" BALDCYPRESS
- 2 - 12" BALDCYPRESS

140 CALIPER INCHES

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

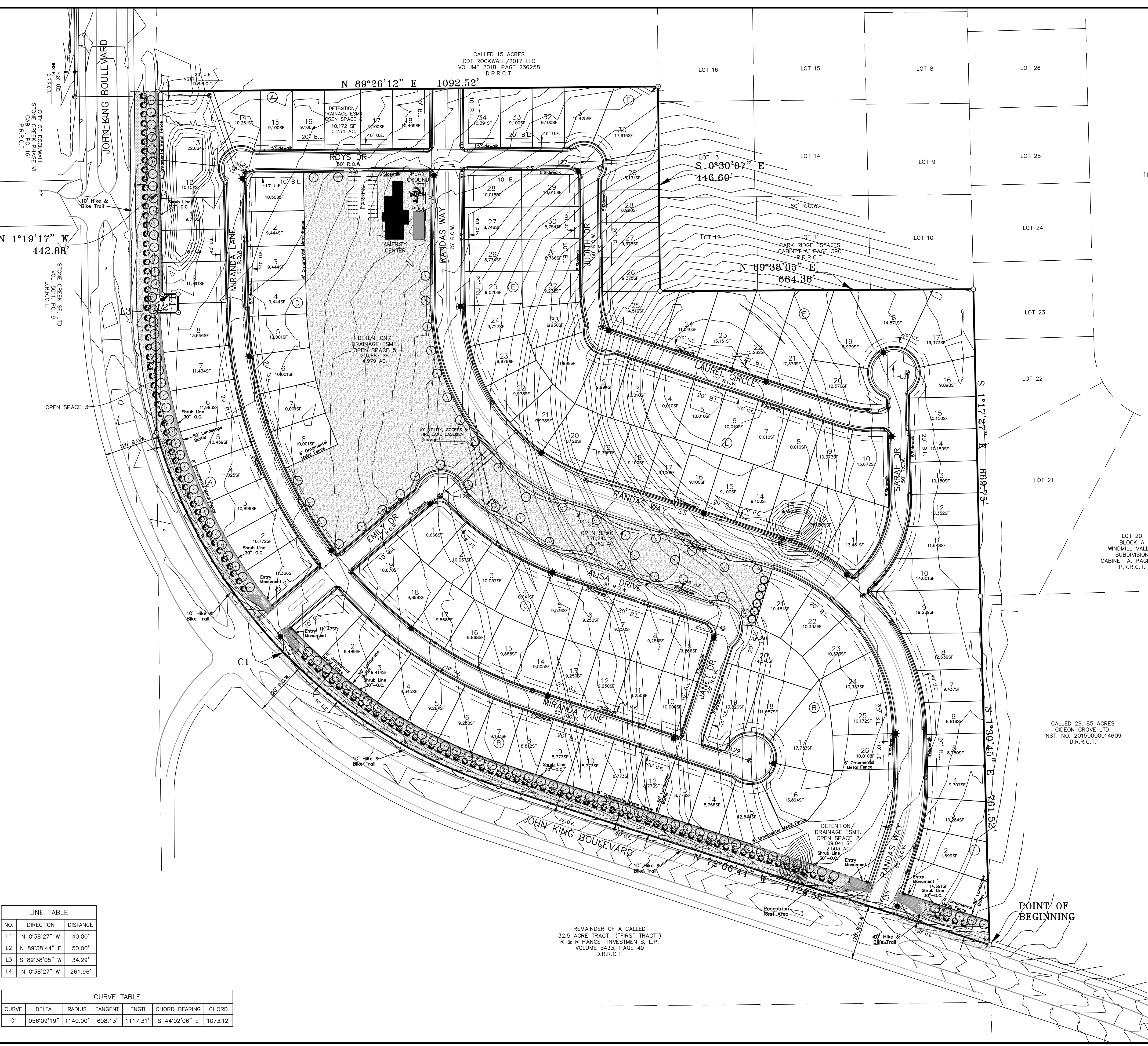
DEVELOPER  
**SADDLE STAR DEVELOPMENT, LLC**  
3076 HAYS LANE  
ROCKWALL, TX 75087

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. 355

PD SITE PLAN  
Case No. SP2019-005  
**SADDLE STAR ESTATES SOUTH**

138 SINGLE FAMILY LOTS  
6 COMMON AREA TRACTS  
55.413 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 WINDOO CIRCLE, SUITE 200, WYLLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 7, 2019



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	40.00'
L2	N 89°38'44" E	50.00'
L3	S 89°38'05" W	34.29'
L4	N 0°38'27" W	261.96'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

REMAINDER OF A CALLED  
32.5 ACRE TRACT ("FIRST TRACT")  
R & R HANCE INVESTMENTS, L.P.  
VOLUME 5433, PAGE 49  
D.R.R.C.T.

CALLED 28.185 ACRES  
GIDEON GROVE LTD.  
INST. NO. 20150000014609  
D.R.R.C.T.

POINT OF BEGINNING