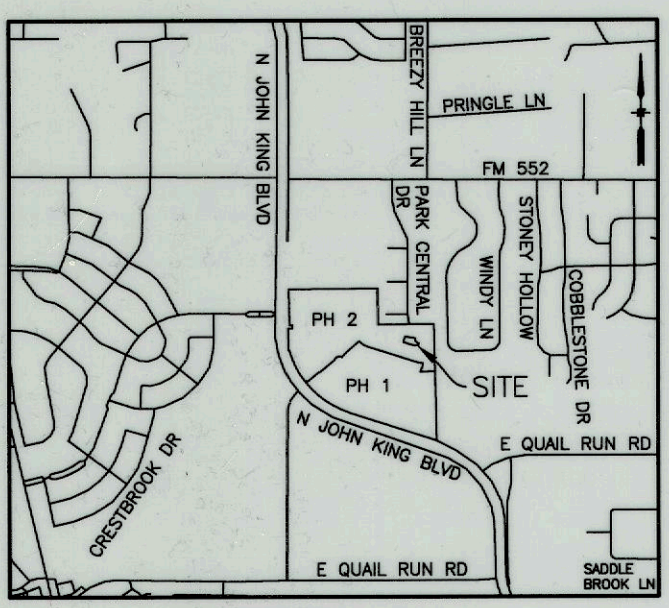
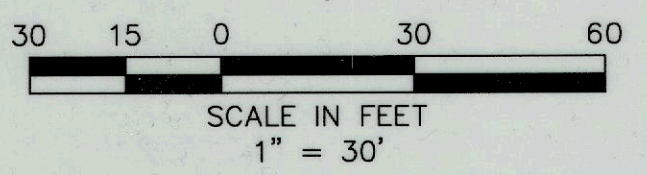


- NOTES:
1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
 2. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall 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.
 3. Subdivider's statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
 4. Public improvement statement: It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
 5. Drainage and detention easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 6. Fire lanes: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

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
D.E.	DRAINAGE EASEMENT
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



VICINITY MAP
N.T.S.

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 Replat 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.

FINAL PLAT
LOT 32, BLOCK F
SADDLE STAR ESTATES SOUTH
PHASE TWO ADDITION
 BEING A REPLAT OF
LOT 20, BLOCK F
SADDLE STAR ESTATES SOUTH, PHASE TWO ADDITION
 INSTR. 20230000003031, P.R.R.C.T.
 AND BEING
 1 RESIDENTIAL LOT AND
 0.289 ACRES OR 12,570 SQ. FT.
 SITUATED IN THE
 P.B. HARRISON SURVEY, A-97
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
 2700 COMMERCE STREET, SUITE 1600
 DALLAS, TX 75226

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

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE OF DEDICATION

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 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 2023000003031, 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) Southeastery 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:

STATE OF TEXAS
COUNTY OF ROCKWALL

I SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the LOT 32, BLOCK F, SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate 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. I further certify that all other parties who have a mortgage or lien interest in the LOT 32, BLOCK F, SADDLE STAR ESTATES SOUTH, PHASE TWO subdivision have been notified and signed this plat. I understand and do 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. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 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, or

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.

I further acknowledge 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I 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

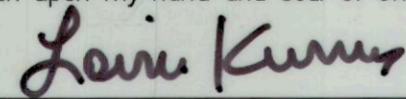
FOR: SIMMONS BANK, AN ARKANSAS CHARTERED BANK
(LIEN HOLDER)

BY: NAME:

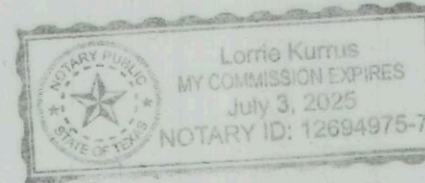
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared 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., 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 on behalf of said Entities.

Given upon my hand and seal of office this 7th day of June, 2024.



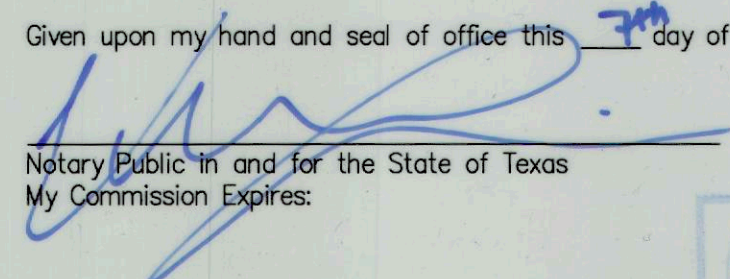
Notary Public in and for the State of Texas
My Commission Expires:

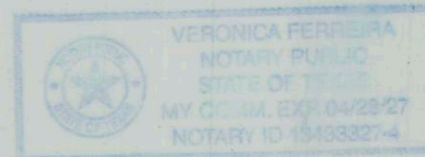


STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned authority, on this day personally appeared David Hassell, 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 7th day of June, 2024.


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

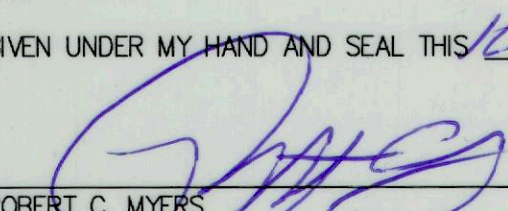


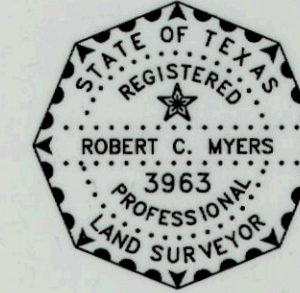
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that I prepared this plat 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 10 DAY OF JUNE, 2024.



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

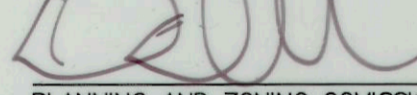


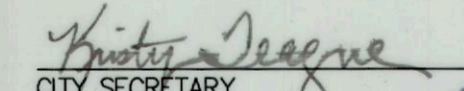
APPROVAL CERTIFICATE

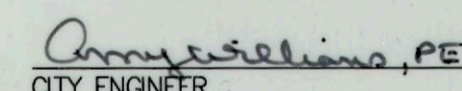
APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall on the 7th day of January, 2024.


MAYOR OF THE CITY OF ROCKWALL


PLANNING AND ZONING COMMISSION CHAIRMAN

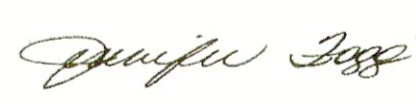

CITY SECRETARY


CITY ENGINEER



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/02/2024 03:36:20 PM
\$98.00
2024000011655

COPY



FINAL PLAT
LOT 32, BLOCK F
SADDLE STAR ESTATES SOUTH
PHASE TWO ADDITION

BEING A REPLAT OF
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SADDLE STAR ESTATES SOUTH, PHASE TWO ADDITION
INSTR. 2023000003031, P.R.R.C.T.

AND BEING
1 RESIDENTIAL LOT AND
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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

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2700 COMMERCE STREET, SUITE 1600
DALLAS, TX 75226

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