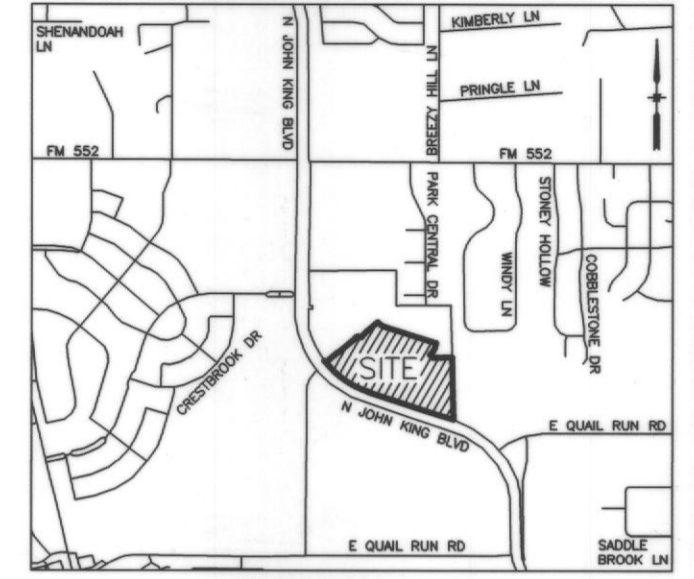


Note: The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute a delegation of that authority of the Association.



VICINITY MAP  
N.T.S.  
LOT 20  
BLOCK A  
WINDMILL VALLEY  
SUBDIVISION  
CABINET A, PAGE 157  
P.R.R.C.T.

**S. BARNES SURVEY, ABSTRACT NO. 13**

CALLED 29.185 ACRES  
GIDEON GROVE LTD.  
INST. NO. 2015000014609  
D.R.R.C.T.

**LEGEND**

- 5/8" CIRCS 5/8" IRON ROD SET WITH YELLOW W/CAP
- W/CAP 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
- 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
- ◆ INDICATES CHANGE IN STREET NAME

**P. B. HARRISON SURVEY, ABSTRACT NO. 97**

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.

**LINE TABLE**

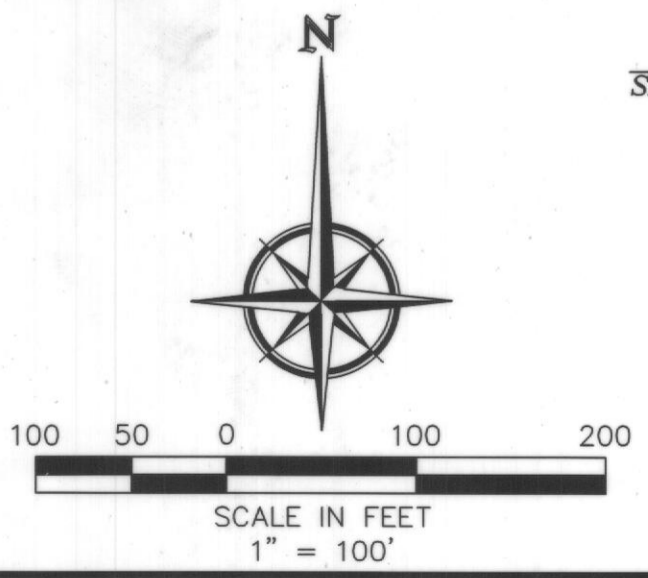
NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	N 38°44'57" E	28.23'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 03°19'46" W	41.22'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'58" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
C13	019°24'01"	465.00'	79.48'	157.45'	N 08°11'15" E	156.70'



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

DEVELOPER  
**HINES**  
2200 ROSS AVE, SUITE 4200W  
DALLAS, TX 75201  
(214) 716-2900

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. 355

**FINAL PLAT SADDLE STAR ESTATES SOUTH PHASE ONE**  
66 SINGLE FAMILY LOTS  
3 COMMON AREA TRACTS  
26.411 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

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & 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 26.411 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 34.325 acre tract of land described in a Special Warranty Deed to Saddle Star Holdings, LLC, recorded in Instrument 2018000013211, Official Public Records, Rockwall County, Texas (OPRRCT), said 26.294 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (variable width right-of-way) at the southeast corner of said 34.325 acre tract common to the southwest corner of a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument 2015000014609, DRRCT;

THENCE North 72 degrees 06 minutes 44 seconds West, along the common northeasterly line of said John Kind Boulevard, said 34.325 acre tract and said Part 1, a distance of 1,126.56 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a tangent curve to the right having a radius of 1,140.00 feet whose chord bears North 54 degrees 55 minutes 41 seconds West, a distance of 673.62 feet;

THENCE in the northwesterly direction, along said curve to the right, and last mentioned common line, through a central angle of 34 degrees 22 minutes 08 seconds, an arc distance of 683.83 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE South 84 degrees 16 minutes 58 seconds East, a distance of 41.84 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 152.40 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 58 degrees 29 minutes 53 seconds East, a distance of 50.35 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 49 degrees 55 minutes 55 seconds East, a distance of 220.14 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 57.50 feet, whose chord bears North 71 degrees 13 minutes 07 seconds East, a distance of 94.87 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 43 degrees 25 minutes 25 seconds East, a distance of 89.23 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE North 48 degrees 23 minutes 33 seconds East, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 48 degrees 35 minutes 07 seconds East, a distance of 63.78 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 66 degrees 47 minutes 40 seconds East, a distance of 63.38 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 72 degrees 06 minutes 44 seconds East, a distance of 657.61 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner;

THENCE South 84 degrees 20 minutes 49 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the beginning of a non-tangent curve to the right having a radius of 275.00 feet, whose chord bears South 17 degrees 22 minutes 23 seconds West, a distance of 111.72 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve;

THENCE North 88 degrees 42 minutes 33 seconds East, a distance of 182.77 feet to a 1/2-inch iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the east line of said 34.325 acre tract common to the west line of Block A, Windmill Valley Subdivision, an addition to the City of Rockwall, recorded in Cabinet A, Page 157, PRRCT;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Block A, a distance of 85.38 feet to a 1/2-inch iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01 degrees 30 minutes 45 seconds East, along the common line of said 29.185 acre tract and 34.325 acre tract, a distance of 761.52 feet to the PLACE OF BEGINNING AND CONTAINING 1,150,480 square feet or 26.411 acres 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 ONE, 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 ONE 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.

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, a Delaware limited liability company (Property Owner)

By: Hines Saddle Star South Associates LP, a Texas limited partnership, its Sole Member

By: Hines Interest Limited Partnership, a Delaware limited partnership, its General Partner

By: Hines Holdings, Inc., a Texas Corporation, its General Partner

By: NAME: ROBERT W. WITTE TITLE: SENIOR MANAGING DIRECTOR

FOR: TEXAS CAPITAL BANK NATIONAL ASSOCIATION (Lien Holder)

By: NAME: DEBI ENGLAND TITLE: SR. VICE PRESIDENT

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Robert W. Witte, 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 14th day of September, 2020.

Notary Public in and for the State of Texas My Commission Expires: 7/19/21

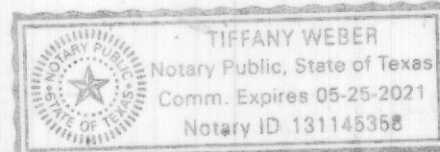
STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared DEBI ENGLAND, 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 16th day of SEPTEMBER, 2020.

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

Filed and Recorded Official Public Records Shell: Miller, County Clerk Rockwall County, Texas 11/23/2020 02:36:05 PM \$100.00 2020000028575



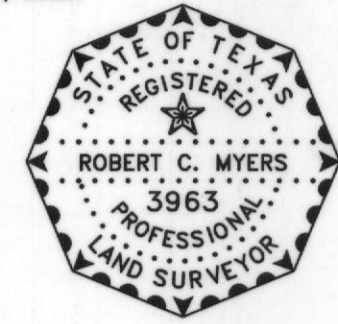
SURVEYOR'S CERTIFICATE

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 15th DAY OF SEPTEMBER, 2020.

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



APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman

Date 10/27/20

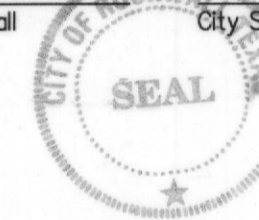
APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of November, 2020.

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 16th day of November, 2020.

Mayor, City of Rockwall; Kristy Cole, City Secretary; Amy Williams, P.E., City Engineer



Notes:

- 1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. 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.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) 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.
4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. 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.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).

FINAL PLAT SADDLE STAR ESTATES SOUTH PHASE ONE

66 SINGLE FAMILY LOTS 3 COMMON AREA TRACTS 26.411 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

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

DEVELOPER HINES 2200 ROSS AVE, SUITE 4200W DALLAS, TX 75201 (214) 716-2900

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

REV: 9/08/2020 DATE: 8/26/2019

CASE #: P2019-031

SHEET 2 OF 2