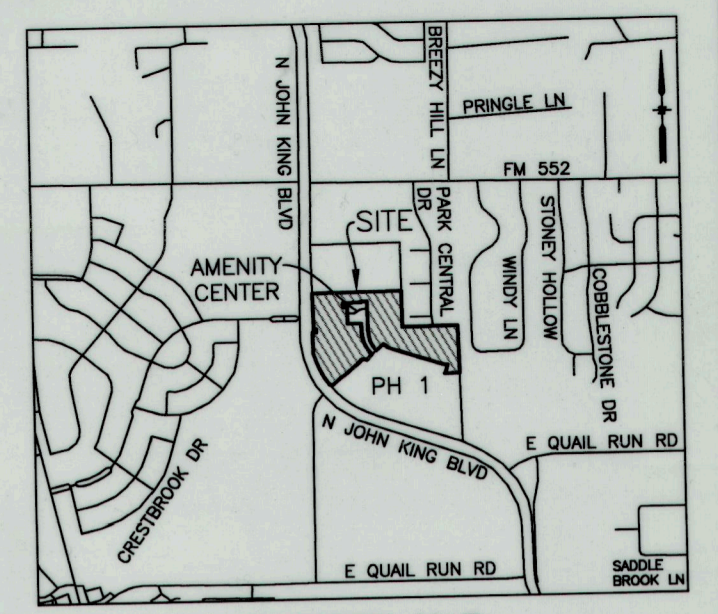


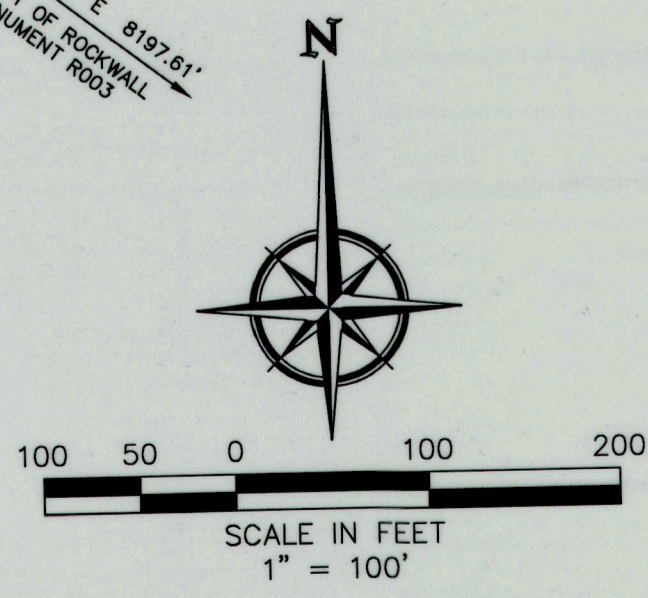
**LEGEND**

- CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
- CIRF 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
- IRF IRON ROD FOUND
- B.L. BUILDING SETBACK LINE
- CM CONTROL MONUMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- S.V.E. 20'x20' 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



**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	N 26°51'02" W	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	425.00'	159.35'	304.91'	S 21°03'17" E	298.41'



**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	200.00'
L9	S 35°18'55" E	77.70'
L10	S 24°54'11" E	67.35'
L11	S 07°26'26" E	62.23'
L12	S 07°43'23" W	71.06'
L13	S 05°14'20" W	150.90'
L14	N 00°38'27" W	41.12'

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L15	N 00°30'07" W	70.00'
L16	N 06°36'49" W	65.09'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	N 20°40'27" W	63.78'
L23	N 34°37'47" W	63.78'
L24	N 42°38'44" E	35.79'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 01°16'32" W	321.91'

**OWNERS**  
**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

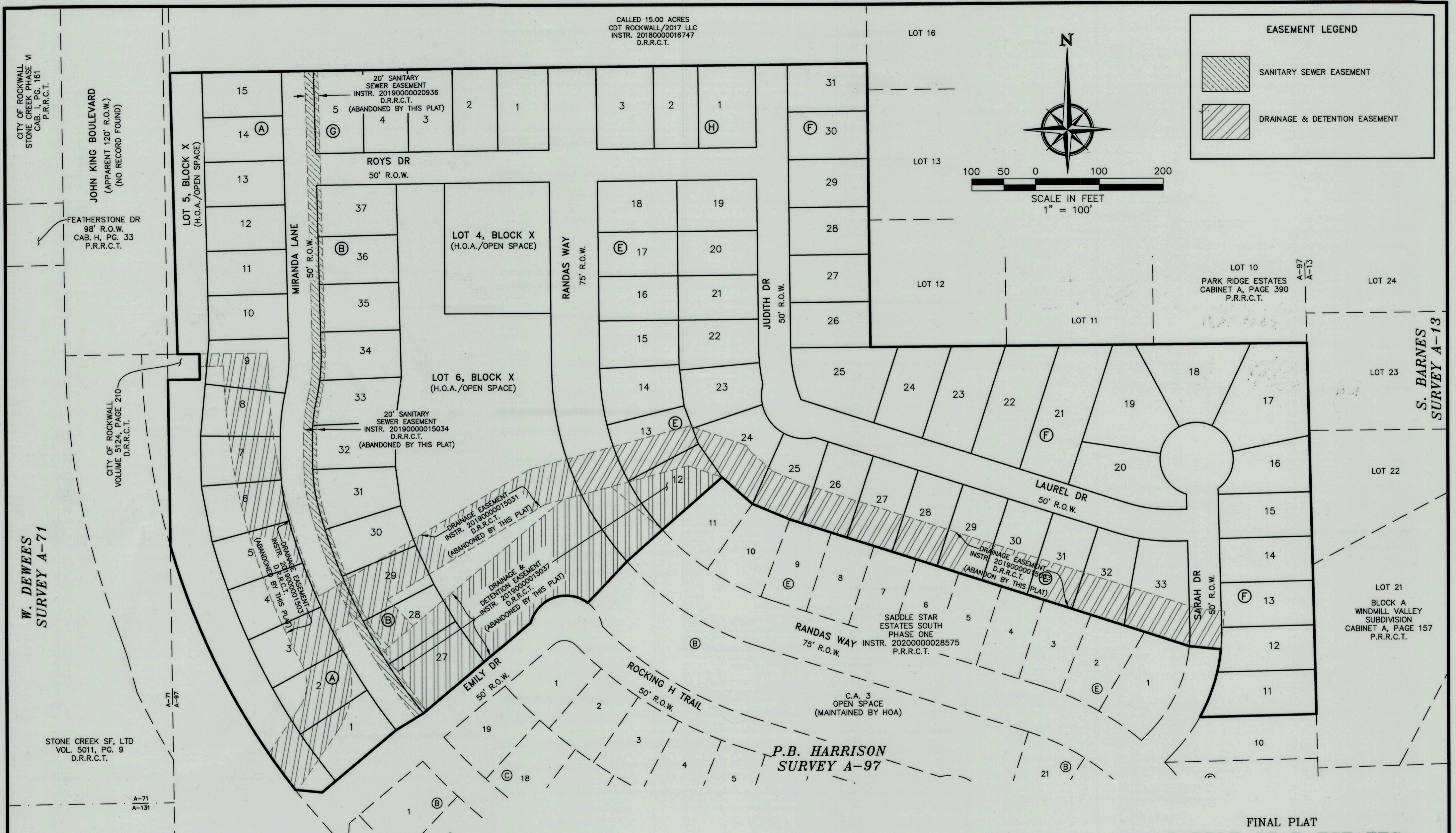
**LAND SURVEYOR**  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rmysersurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

**FINAL PLAT**  
**SADDLE STAR ESTATES SOUTH, PHASE TWO**

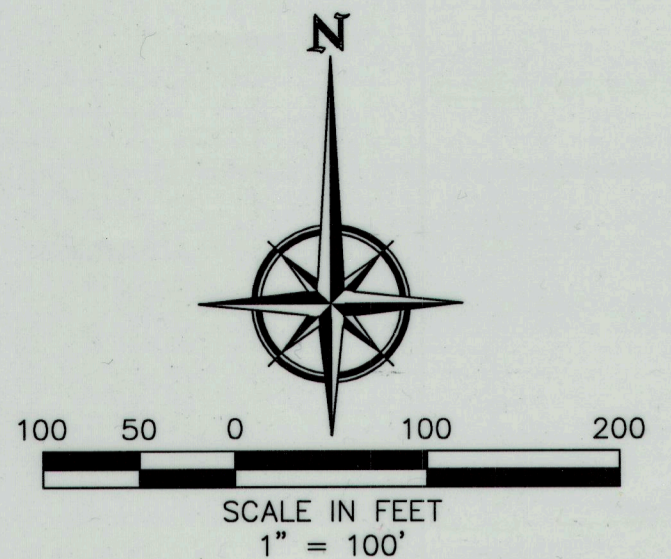
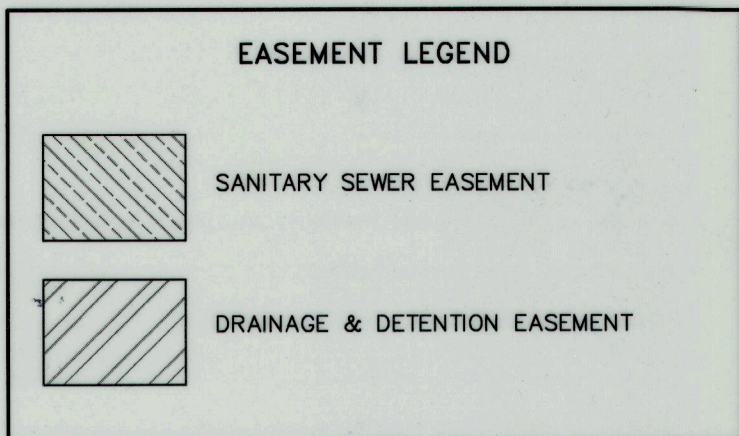
77 SINGLE FAMILY LOTS  
3 COMMON AREA TRACT  
29.002 ACRES

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



CALLED 15.00 ACRES  
 CDT ROCKWALL/2017 LLC  
 INSTR. 2018000016747  
 D.R.R.C.T.



- 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 (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.
  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).

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 has no maintenance or other responsibility related to these 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 and delegation of that authority of the Association.

OWNERS  
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 DALLAS, TX 75201

DEVELOPER  
**HINES**  
 2200 ROSS AVE, SUITE 4200W  
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FINAL PLAT  
**SADDLE STAR ESTATES SOUTH, PHASE TWO**

77 SINGLE FAMILY LOTS  
 3 COMMON AREA TRACT  
 29.002 ACRES  
 SITUATED IN THE  
**P.B. HARRISON SURVEY, A-97**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
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 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401

REV: 4/22/2022  
 DATE: 10/15/2021  
 CASE #: P2021-055  
 SHEET 2 OF 3

OWNER'S CERTIFICATE & DEDICATION

SURVEYOR'S CERTIFICATE

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF A 29.002 acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of a 21.088 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument 20210000018006, Deed Records, Rockwall County, Texas (DRRCT), and part of a 34.325 acre tract of land described in deed to Saddle Star South Holdings, LLC, recorded in Instrument No. 20180000013211, DRRCT, said 29.002 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the northeast corner of Saddle Star Estates South, Phase One, an addition to the City of Rockwall, recorded in Instrument 20200000028575, Plat Records, Rockwall County, Texas (PRRCT), same being in the west line of Windmill Valley Subdivision, an addition to Rockwall County, recorded in Cabinet A, Page 157, PRRCT;

THENCE along the north line of said Saddle Star South, the following courses:  
• South 88 degrees 42 minutes 33 seconds West, a distance of 182.77 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the left having a radius of 275.00 feet, whose chord bears North 17 degrees 22 minutes 23 seconds East, a distance of 111.72 feet;  
• Northeasterly, with said curve to the left, through a central angle of 23 degrees 26 minutes 23 seconds, an arc distance of 112.50 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;  
• North 84 degrees 20 minutes 49 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;  
• North 72 degrees 06 minutes 44 seconds West, a distance of 657.61 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;  
• North 66 degrees 47 minutes 40 seconds West, a distance of 63.38 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;  
• North 48 degrees 35 minutes 07 seconds West, a distance of 63.78 feet to an "X" found for corner;  
• South 48 degrees 23 minutes 33 seconds West, a distance of 200 feet an "X" found for corner;  
• South 43 degrees 25 minutes 25 seconds West, a distance of 89.23 feet to an "X" found for corner at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 71 degrees 13 minutes 07 seconds West, a distance of 94.87 feet;  
• Southwesterly, with said curve to the left, through a central angle of 111 degrees 10 minutes 32 seconds, an arc distance of 111.57 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the end of said curve;  
• South 49 degrees 55 minutes 55 seconds West, a distance of 220.14 feet to an "X" found for corner;  
• South 58 degrees 29 minutes 53 seconds West, a distance of 50.35 feet to an "X" found for corner;  
• South 49 degrees 55 minutes 55 seconds West, a distance of 152.40 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found for corner;  
• North 84 degrees 16 minutes 58 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at the beginning of a non-tangent curve to the right having a radius of 1140.00 feet, whose chord bears North 26 degrees 51 minutes 02 seconds West, a distance of 430.87 feet, same being in the northeast right-of-way line of John King Boulevard (a variable width right-of-way) common to the westerly line of said 21.088 acre tract;

THENCE along said common line, the following courses:  
• Northwesterly, with said curve to the right, through a central angle of 21 degrees 47 minutes 11 seconds, an arc distance of 433.48 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at end of said curve;  
• North 00 degrees 38 minutes 27 seconds West, a distance of 261.96 feet to a PK Nail, found at the southwest corner of a tract of land conveyed to the City of Rockwall, recorded in Volume 5124, Page 210, DRRCT;

THENCE along the common line of said 21.088 acre tract and said City of Rockwall tract, the following courses:  
• North 89 degrees 38 minutes 44 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap, found for corner;  
• North 00 degrees 38 minutes 27 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with cap, found for a common corner of said City of Rockwall tract and said 21.088 acre tract;

THENCE South 89 degrees 38 minutes 05 seconds West, along a common line of said City of Rockwall tract and 21.088 acre tract, a distance of 34.30 feet to a 1/2-inch iron rod with cap, found for a common corner thereof;

THENCE North 01 degrees 19 minutes 17 seconds West, along the west line of said 21.088 acre tract, a distance of 442.88 feet to a 1/2-inch iron rod with cap, found for the northwest corner thereof common to the southwest corner of a called 15.00 acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, DRRCT;

THENCE North 89 degrees 26 minutes 12 seconds East, along the common line of said 21.088 acre tract and said 15.00 acre tract, a distance of 1092.52 feet to a 1/2-inch iron rod found at the common east corner thereof, said being in the west line of Park Ridge Estates, an addition to the City of Rockwall, recorded in Cabinet A, Page 390, PRRCT;

THENCE South 00 degrees 30 minutes 07 seconds East, along the common line of said Park Ridge Estates and said 21.088 acre tract, a distance of 446.60 feet to a 1/2-inch iron rod found at a common corner thereof;

THENCE North 89 degrees 38 minutes 05 seconds East, along the along the south line of said Park Ridge Estates and the north line of said 21.088 acre tract, at 43.33 feet passing a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, found at a common corner of said 21.088 acre tract and said 34.325 acre tract and continuing along the north line of said 34.325, a total distance of 684.36 feet to 3/8-inch iron rod found at the northeast corner thereof, said corner being in the east line of the aforementioned Windmill Valley Subdivision;

THENCE South 01 degrees 17 minutes 27 seconds East, along the common line of said 34.325 acre tract and said Windmill Valley Subdivision, a distance of 584.36 feet to the POINT OF BEGINNING AND CONTAINING 1,263,315 square feet or 29.002 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 TWO, 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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
- 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.

SADDLE STAR SOUTH HOLDINGS LLC FOR: ACERICAN UNITED BANK OF TEXAS (LIEN HOLDER)

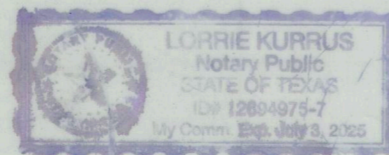
BY: HINES SADDLE STAR SOUTH ASSOCIATES LP. ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP ITS GENERAL PARTNER BY: NAME: \_\_\_\_\_

BY: [Signature]  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on April 23, 2022, 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



STATE OF TEXAS  
COUNTY OF ROCKWALL

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 \_\_\_\_\_, 2022.

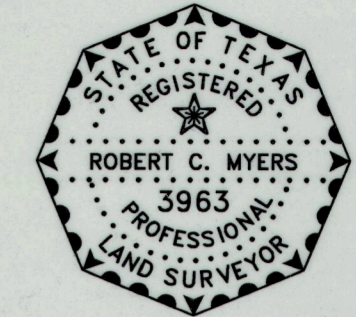
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

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 22 DAY OF APRIL, 2022.

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



APPROVAL CERTIFICATE

[Signature]  
Planning & Zoning Commission, Chairman

12-13-2022  
Date

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 15<sup>th</sup> day of November, 2022.

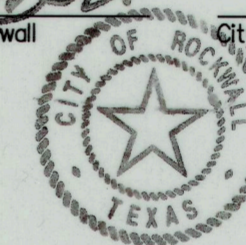
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 17<sup>th</sup> day of December, 2022.

[Signature]  
Mayor, City of Rockwall

[Signature]  
City Secretary

[Signature]  
City Engineer



Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
02/28/2023 12:40:09 PM  
\$150.00  
20230000003031  
[Signature]

FINAL PLAT  
**SADDLE STAR ESTATES  
SOUTH, PHASE TWO**  
77 SINGLE FAMILY LOTS  
3 COMMON AREA TRACT  
29.002 ACRES  
SITUATED IN THE  
P.B. HARRISON SURVEY, A-97  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
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OWNERS  
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HOLDINGS, LLC**  
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