

## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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# **SADDLE STAR LAND DEVELOPMENT L.L.C.**

**3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR**

3-2-17

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

**RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.**

**SADDLE STAR NORTH-44.56 ACRES – OWNER – C.D.G.T.-2016 L.L.C.**

**ROCKWAL ,ROCKWALL COUNTY , TEXAS**

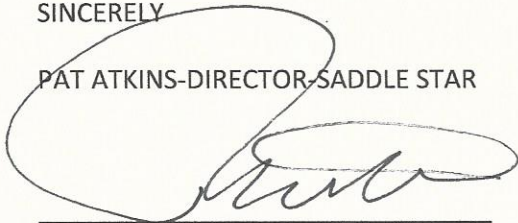
DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT AND 44.56 ACRES TRACT IN ROCKWALL, ROCKWALL COUNTY.

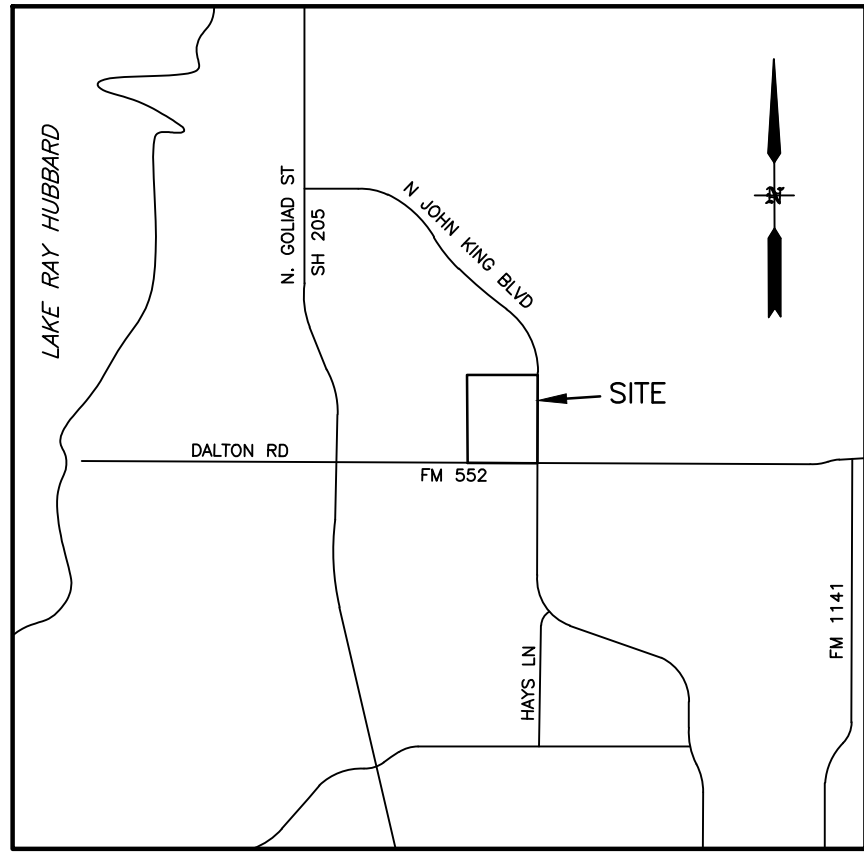
WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE A ONE YEAR EXTENSIONS OF MASTER PLAT AND PRELIMINARY PLAT APPROVALS OF ABOVE REFERENCED PROJECTS.

SINCERELY

PAT ATKINS-DIRECTOR-SADDLE STAR

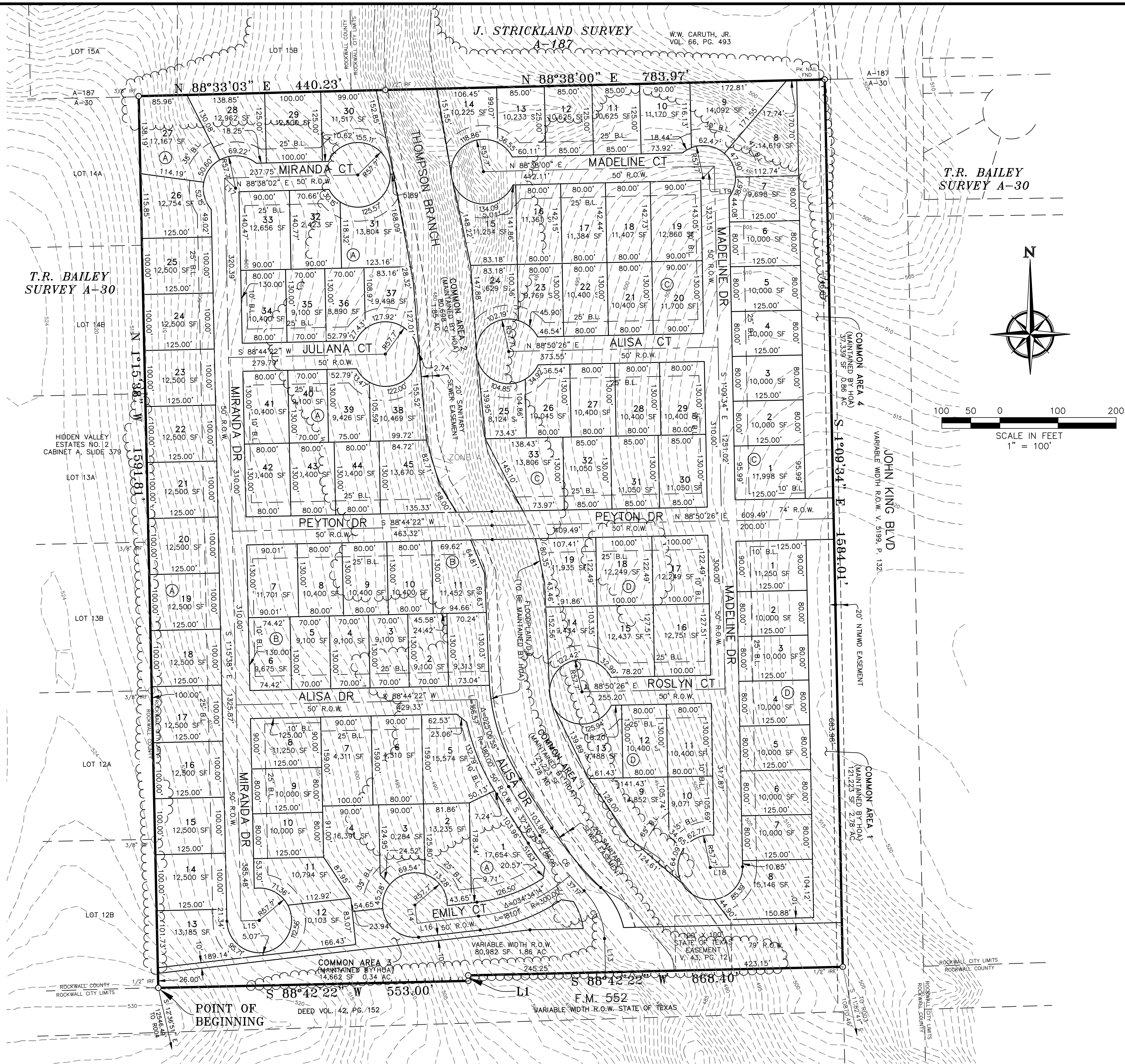
A handwritten signature in black ink, appearing to read 'Pat Atkins', is written over a horizontal line. The signature is stylized with a large, looping initial 'P'.





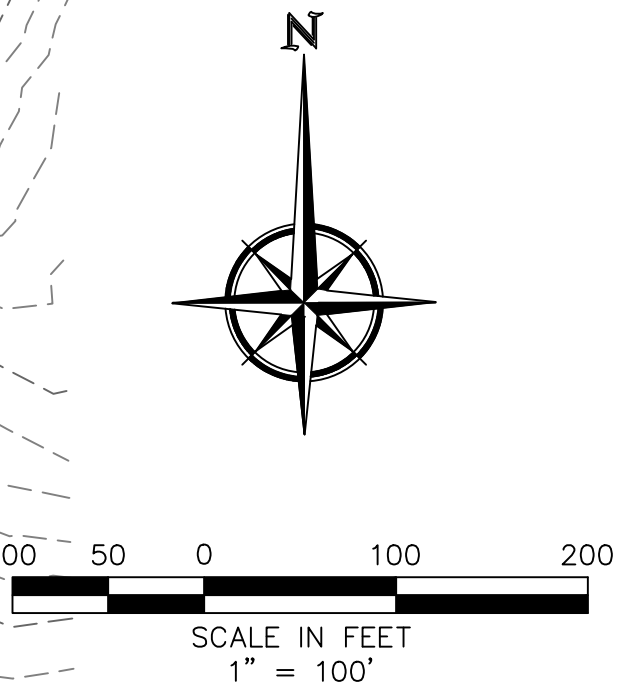
VICINITY MAP  
N.T.S.

T.R. BAILEY  
SURVEY A-30



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'
C2	090°00'00"	50.00'	50.00'	78.54'	N 27°06'44" W	70.71'
C3	019°24'01"	300.00'	51.28'	101.58'	N 8°11'15" E	101.09'
C4	019°24'01"	356.25'	60.90'	120.63'	N 8°11'15" E	120.05'
C5	019°24'01"	200.00'	34.19'	67.72'	N 8°11'15" E	67.40'
C6	012°02'38"	600.00'	63.29'	126.12'	S 38°37'44" E	125.89'
C7	042°54'29"	127.00'	49.91'	95.11'	N 23°11'48" W	92.90'
C8	033°32'32"	142.00'	42.79'	83.13'	N 29°34'31" W	81.95'
C9	025°48'46"	115.00'	26.35'	51.81'	N 20°00'42" W	51.37'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°17'38" E	10.00'
L2	N 0°38'27" W	261.96'
L3	N 89°38'44" E	50.00'
L4	N 0°38'27" W	40.00'
L5	S 89°38'05" W	34.29'
L6	N 45°56'33" W	21.35'
L7	N 44°32'09" E	18.29'
L8	N 3°19'06" E	13.81'
L9	N 72°06'44" W	25.00'
L10	S 17°53'16" W	180.98'
L11	N 44°38'05" E	21.21'
L12	N 45°21'55" W	21.21'
L13	S 1°44'33" E	60.01'
L14	S 6°58'26" E	32.70'
L15	S 88°44'22" W	32.70'
L16	N 83°19'08" E	110.38'
L17	N 47°25'57" W	26.67'
L18	N 88°50'26" E	32.70'
L19	N 43°44'13" E	28.95'
L20	S 81°06'44" E	21.41'



- Notes:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
  - A 1/2" IRS capped with Yellow Plastic Cap stamped "RPLS 5034" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
  - By graphical plotting, 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, as published by the Federal Emergency Management Agency. 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 the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the Surveyor.
  - Detention may be required which will be determined at Final Plat/Engineering Plans phase.
  - All Lots adjacent to floodplain will have MFEE 2' above 100-year flood elevation. All streets will have a minimum elevation 1' above 100-year flood elevation. Floodplain location to be located prior to final plat by flood study.

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission

Date

APPROVED FOR SUBMITTAL OF FINAL PLAT

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S CERTIFICATE

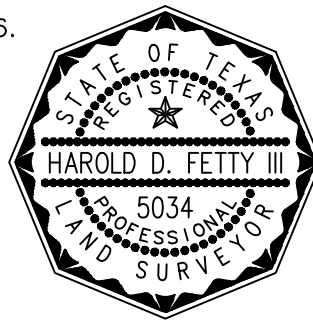
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold D. Fetty, III, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Preliminary, this document shall not be recorded for any purpose.  
For Preliminary Plat review purposes only.

HAROLD D. FETTY, III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5034



OWNER  
**LARRY NANCE**  
6306 GLENHOLLOW CT  
DALLAS, TX 75248

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

LAND SURVEYOR  
**H.D. FETTY LAND SURVEYOR, LLC**  
6770 FM 1565  
ROYSE CITY, TX 75189  
TEXAS FIRM REG. NO. 101509-00  
(972) 635-2255  
FAX (972) 635-9979

PRELIMINARY PLAT

**SADDLE STAR ESTATES  
NORTH**

BEING

**44.56 ACRES**

SITUATED IN THE

T.R. BAILEY SURVEY, A-30  
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, WYLLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

ZONING DISTRICT: PD 80  
OPEN SPACE = 5.83 AC.  
108 DWELLING UNITS  
2.424 UNITS PER ACRE