DATE: February 9, 2021

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

SUBJECT: Consideration and Action regarding Approval of a Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas

Owner: IDEA Public Schools
Applicant: Matthew Martinez
Existing Zoning: Community Commercial (CC)

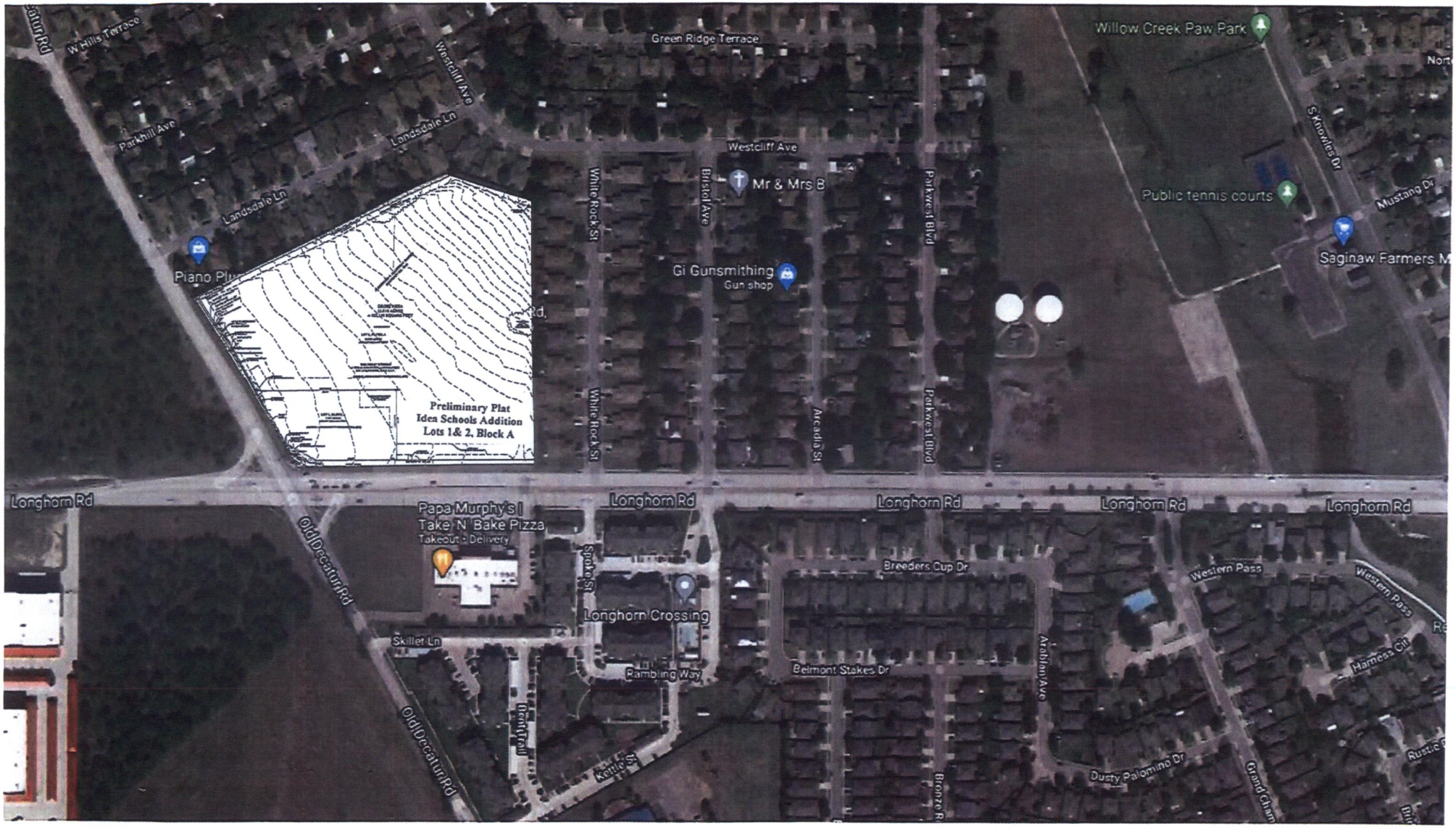
The applicant is requesting approval of a Preliminary Plat for Idea Schools Addition, Lots 1 and 2, Block A being a 12.010 Acre Tract Situated in the Alexander Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas.

The Preliminary Plat proposes the creation of 2 lots on the property. Lot 1 is proposed to be developed as a 7-11 convenience store. The development plans for the remainder, Lot 2, is currently unknown.

The lot sizes are summarized below:

Lot 1	1.447 Ac.
Lot 2	10.545 Ac.

If you have any questions, please let me know.


Preliminary Plat
Iden Schools Addition
Lots 1& 2, Block A
Green Ridge Terrace
Westcliff Ave
Parkhill Ave
Landsdale Ln
White Rock St
Bristol Ave
Parkwest Blvd
Arcadia St
Mr & Mrs B
Gi Gunsmithing
Gun shop
Willow Creek Paw Park
Public tennis courts
Saginaw Farmers M
Mustang Dr
S Knowles Dr
Longhorn Rd
Old Decatur Rd
Papa Murphy's | Take 'N' Bake Pizza
Takeout · Delivery
Spoke St
Longhorn Crossing
Skillet Ln
Rambling Way
Breeders Cup Dr
Belmont Stakes Dr
Arabian Ave
Western Pass
Harness Cir
Dusty Palomino Dr
Bronze R
Grand Cham
Rustic

DocuSign Envelope ID: 4086972E-622A-4BD3-9B2D-0CB2E632B89C

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: _____

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance #2006-10 of the City of Saginaw must be received in the Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (x) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT:_____ BLOCK:_____ ADDITION:_____

TRACT:_____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: _____
1000 North Old Decatur Road, Saginaw, Tarrant Co. (Per Appraisal District)

NAME OF PROPOSED DEVELOPMENT: IDEA Schools Addition

TOTAL ACREAGE OF PROPERTY: 12.01 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

DocuSign Envelope ID: 4086972E-622A-4BD3-9B2D-0CB2E632B89C

OWNER'S SIGNATURE: DocuSigned by: Wyatt Truscheit C0D8906A16624C6... PHONE #: 818-825-1536

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) IDEA Public Schools

OWNER'S ADDRESS: 2115 W. Pike, Welasco, Texas 78596

APPLICANT'S SIGNATURE: _____ PHONE # : 817-431-4971

APPLICANT'S NAME: Matthew Martinez

APPLICANT'S ADDRESS: 785 Lonesome Dove Trail, Hurst, Texas 76054

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: 1-22-2021 TIME: _____

FEE FOR APPLICATION: $560 RECEIPT #: 179418

SUBMITTED INFORMATION REVIEWED BY: _____

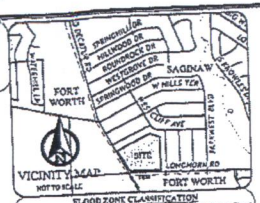
PLANNING AND ZONING COMMISSION MEETING DATE: 2-9-2021

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 2-16-2021

ACTION TAKEN: _____

Drafter: SGT
Revision:
Revision:
Revision:



FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0160K, dated 2008/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTATION / DATUMS / BEARING BASIS

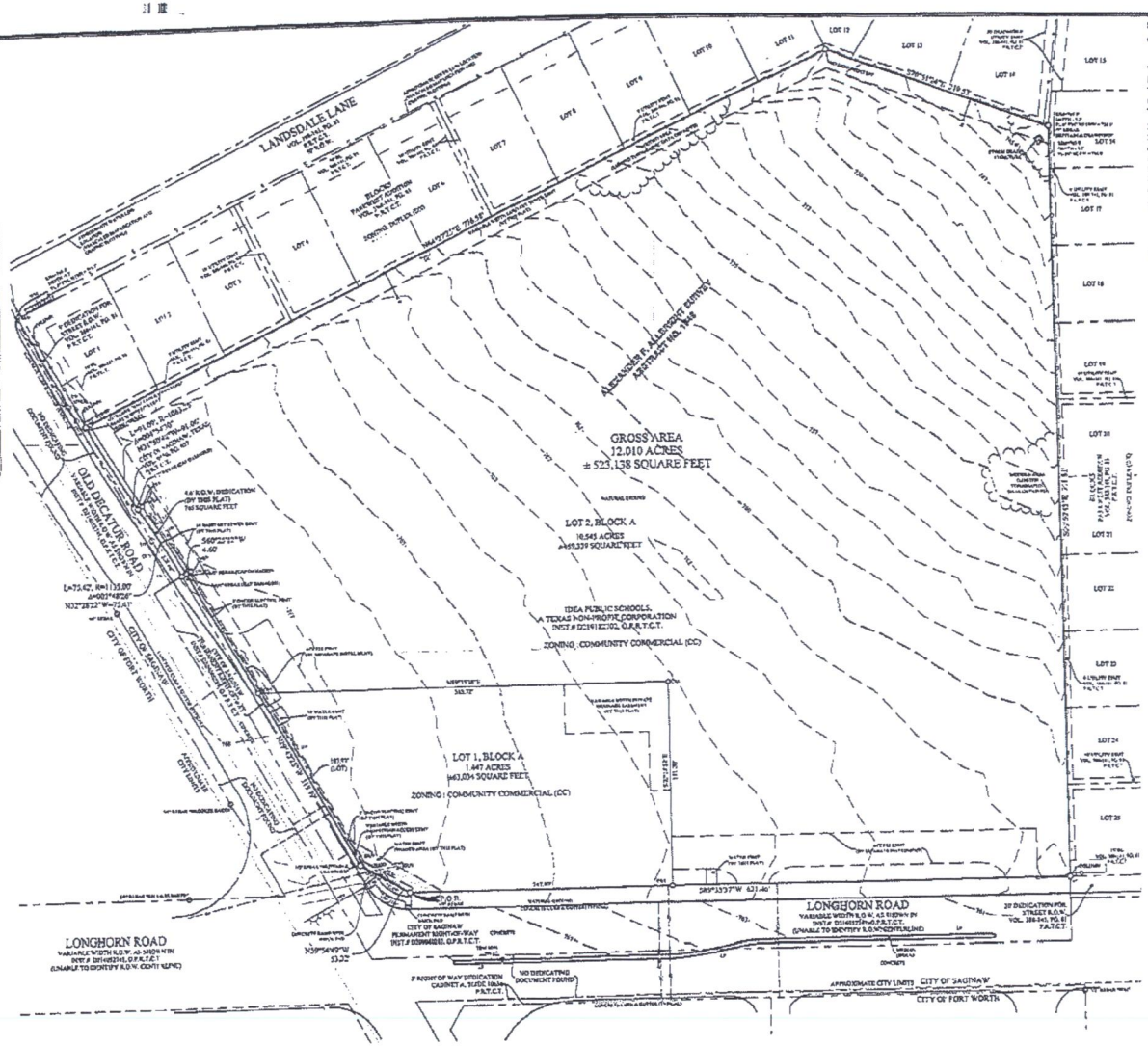
Monumentation are found if not marked. MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- "+" ⊕ "+" cut in concrete
- TBM ⊕ Site benchmark (see vicinity map for general location)
- ○ Vertex or construct point (not a monument)

Coordinate values, if shown, are US Sq Ft/TXCS,'83/NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TXCS,'83/NCZ)

LEGEND OF ABBREVIATIONS

US.Sq.Ft.	United States Survey Feet
TxCS,'83/NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/PG/INSTN	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/ESL	Easement/Building Line
R.O.W.	Right of Way



PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Saginaw, Texas on this _____ day of _____, 2021 voted affirmatively to recommend conditional approval of this Preliminary Plat, subject to conditions enumerated in minutes of this date.

By: _____
Chairman

Attest: _____
City Secretary

The City Council of Saginaw, Texas on this _____ day of _____, 2021 voted affirmatively to conditionally approve preparation of a Final Plat subject to conditions enumerated in minutes of this date.

By: _____
Mayor

Attest: _____
City Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

We, Idea Public Schools, a Texas non-profit corporation, undersigned owner of that certain tract of land located in the Alexander T. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being the same tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182702, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract, is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the most southerly southwest property corner of the said Idea Public School tract, same being the south end of a right-of-way corner clip of the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209040287, O.P.R.T.C.T., with the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on and dedicated under said Instrument Number D209040287, O.P.R.T.C.T. and a portion of which is described as Parcel No. 1 in the deed to the City of Saginaw, recorded in Volume 9550, Page 837, Deed Records, Tarrant County, Texas;

THENCE NORTH 39° 54' 49" WEST, with the said southwest property line and with the said corner clip, a distance of 53.22 feet to a 1/2 inch capped rebar stamped "Brittain & Crawford" found at the most northerly southwest property corner of the said Idea Public School tract, same being the north end of the said corner clip;

THENCE with the west property lines of the said Idea Public School tract and with the said east right-of-way line of Old Decatur Road, the following courses and distances:

1. NORTH 28° 48' 29" WEST, a distance of 319.79 feet to a found 5/8 inch rebar with damaged cap;
2. SOUTH 60° 23' 12" WEST, a distance of 4.60 feet to a 1/2 inch rebar with damaged cap found at a point on the curve to the left having a radius of 1135.00 feet;
3. With the said curve to the left (concave southwest), an arc length of 72.42 feet, across a chord which bears NORTH 32° 28' 22" WEST, a chord length of 72.41 feet to a found 1/2 inch rebar with damaged cap found at the beginning of a curve to the right having a radius of 1063.28 feet;
4. With the said curve to the left (concave northeast), an arc length of 91.89 feet, across a chord which bears NORTH 31° 30' 48" WEST, a chord length of 91.86 feet to a 1/2 inch rebar found at the northwest corner of the Idea Public School tract, same being the most westerly southwest corner of Block 5, *Parkwest Addition*, an addition in the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 81, Plat Records, Tarrant County, Texas, from which a 1/2 inch capped rebar stamped "Brittain & Crawford" bears NORTH 79° 35' 47" EAST, a distance of 0.93 feet;

THENCE with the common line of the Idea Public School tract and the said Block 5, the following courses and distances:

1. NORTH 64° 27' 25" EAST, a distance 776.58 feet;
2. SOUTH 70° 51' 24" EAST, a distance 219.53 feet to a found 1/2 inch capped rebar stamped "Brittain & Crawford";
3. SOUTH 00° 59' 45" EAST, a distance 701.82 feet to an "X" cut in concrete found at the southeast corner of the Idea Public School tract, same being a point on the aforementioned north right-of-way line of Longhorn Road;

THENCE SOUTH 89° 35' 38" WEST, with the said property line and the said right-of-way line, a distance of 621.46 feet returning to the POINT OF BEGINNING and enclosing 12.010 acres (±523,138 square feet).

and designated herein as Lots 1 & 2, Block A, *IDEA SCHOOLS ADDITION*, an addition in the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed. Paving, grading, parking or landscaping shall not be considered an encumbrance or interference to any of the easements shown herein or the utility systems within said easements, and the City of Saginaw and public utility entities shall repair or replace the same for any damage it causes thereto.

Witness my hand this _____ day of _____, 2021.

_____ _____
Authorized agent of Name
IDEA Public Schools
a Texas non-profit corporation

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, authorized agent of IDEA Public Schools, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Jose D. Najera III, the undersigned, a registered public land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Jose D. Najera III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
TBD

SURVEYOR'S NOTES:

1. The site benchmark is Mag nail & washer stamped "JPH Benchmark" set in the north side of a concrete curb 16 ± median located on Longhorn Road, located approximately 107 feet southeasterly from a 1/2" rebar found at the southwest corner of the surveyed property. Benchmark Elevation = 766.37' (NAVD'88). See vicinity map for general location.
2. Subject tract's record description error of closure, 0.005'.
3. This survey was performed with the benefit of a title commitment provided by Stewart Title Guaranty Company, GF# 20101926-ALTC, effective April 7, 2020, and issued April 22, 2020.
4. The fieldwork was completed on June 2, 2020.

JPH Land Surveying, Inc.

0 50' 100'
Scale: 1" = 50'

JPH Job/Drawing No. (see below)
2020.022.B04 1000 North Old Decatur Road, Saginaw, Tarrant Co., Tx- Preliminary Plat.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
783 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 421-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Central Texas | West Texas

OWNER:
Idea Public Schools,
a Texas non-profit corporation
2115 W. Pike
Weslaco, Texas 78596

DEVELOPER:
Vaquero Ventures Management, LLC,
a Texas limited liability company
2900 Wingate Street Suite 350
Fort Worth, Texas 76107
Phone: (512) 963-1793

SURVEYOR:
Jose D. Najera III
JPH Land Surveying, Inc.
783 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 421-4971

PRELIMINARY PLAT
IDEA SCHOOLS ADDITION
LOTS 1 & 2, BLOCK A

BEING A 12.010 ACRE TRACT SITUATED IN THE ALEXANDER T. ALLBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

PREPARED IN JULY 2020 - JANUARY 2021

WHEREAS IDEA Public Schools, a Texas non-profit corporation is the owner of that certain tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being the same tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182702, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract is more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the southeast property corner of the said Idea Public School tract, same being the most westerly southwest corner of Block 5, *Parkwest Addition,* an addition in the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 81, Plat Records, Tarrant County, Texas, and being a point on the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209040287, O.P.R.T.C.T.;

THENCE SOUTH 89° 35' 38" WEST, with the said property line and the said right-of-way line, a distance of 373.56 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE departing the said property line and the said right-of-way line, through the interior of the Idea Public School tract, the following bearings and distances:

1. NORTH 00° 24' 22" WEST, a distance of 191.00 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. SOUTH 89° 35' 38" WEST, a distance of 385.75 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the west property line of the Idea Public School tract and being the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on

and dedicated under said Instrument Number D209040287, O.P.R.T.C.T. and a portion of which is described as Parcel No. 1 in the deed to the City of Saginaw, recorded in Volume 9550, Page 837, Deed Records, Tarrant County, Texas;

THENCE NORTH 29° 40' 25" WEST, with the said property line and with the said right-of-way line, a distance of 131.86 feet to a 1/2 inch rebar with damaged cap found on the southeast right-of-way corner of a proposed 4.6 foot right-of-way dedication of said Old Decatur Road, said point being the beginning of a curve to the left, having a radius of 1,138.98 feet

THENCE through the interior of the Idea Public School tract and with the said east line of the proposed 4.6 foot right-of-way dedication, the following bearings and distances:

1. With the said curve to the left (concave southwest), an arc length of 75.80 feet, across a chord which bears NORTH 32° 28' 12" WEST, a chord length of 75.79 feet 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve to the right, having a radius of 1,058.68 feet;
2. With the said curve to the right (concave northeast), an arc length of 90.38 feet, across a chord which bears NORTH 31° 51' 18" WEST, a chord length of 90.36 feet 1/2 inch capped rebar stamped "JPH Land Surveying" set on the northwest property line of the Idea Public School tract same being the most westerly southwest line of the aforementioned Block 5, *Parkwest Addition*;

THENCE with the common lines of the Idea Public School tract and the said Block 5, the following courses and distances:

1. NORTH 64° 27' 25" EAST, a distance 771.97 feet;

2. SOUTH 70° 51' 24" EAST, a distance 219.53 feet to a found 1/2 inch capped rebar stamped "Brittain & Crawford";
3. SOUTH 00° 50' 45" EAST, a distance 701.82 feet returning to the **POINT OF BEGINNING** and enclosing 10.545 acres (±459,339 square feet).

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
February 5, 2021
Job No. 2020.022.016

JPH Land Surveying, Inc.

Dallas-Fort Worth ★ Austin ★ Abilene

SURVEYED DESCRIPTION

Written to describe a portion of a tract.

FIELD NOTES of those certain tracts of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being a portion of that tract of land described in the deed to Idea Public Schools, a Texas non-profit corporation, recorded under Instrument Number D219182702, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

BEGINNING at a 1/2 inch rebar found at the most southerly southwest property corner of the said Idea Public School tract, same being the south end of a right-of-way corner clip of the north right-of-way line of Longhorn Road, being a variable width right-of-way, a portion of which is shown on and dedicated under Instrument Number D209040287, O.P.R.T.C.T., with the east right-of-way line of Old Decatur Road, being a variable width right-of-way, a portion of which is shown on and dedicated under said Instrument Number D209040287, O.P.R.T.C.T.;

THENCE NORTH 59° 54' 49" WEST, with the said southwest property line and with the said corner clip, a distance of 53.32 feet to a 1/2 inch capped rebar stamped "Brittain & Crawford" found at the most northerly southwest property line of said Idea Public School tract, same being the north end of said corner clip;

THENCE NORTH 29° 40' 25" WEST, with the west property line of the said Idea Public School tract and with the said east right-of-way line of Old Decatur Road, a distance of 187.93 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";

THENCE departing the said property line and the said right-of-way line, over and across the said Idea Public School tract, the following courses and distances:

1. NORTH 89° 35' 38" EAST, a distance of 385.72 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
2. SOUTH 00° 24' 22" EAST, a distance of 191.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south property line of the said Idea Public School tract, same being the said north right-of-way line of Longhorn Road;

THENCE SOUTH 89° 35' 38" WEST, with the said property line and the said right-of-way line, a distance of 247.90 feet returning to the **POINT OF BEGINNING** and enclosing 1.447 acres (±63,034 square feet).

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphls.com
February 5, 2021
Job No. 2020.022.008