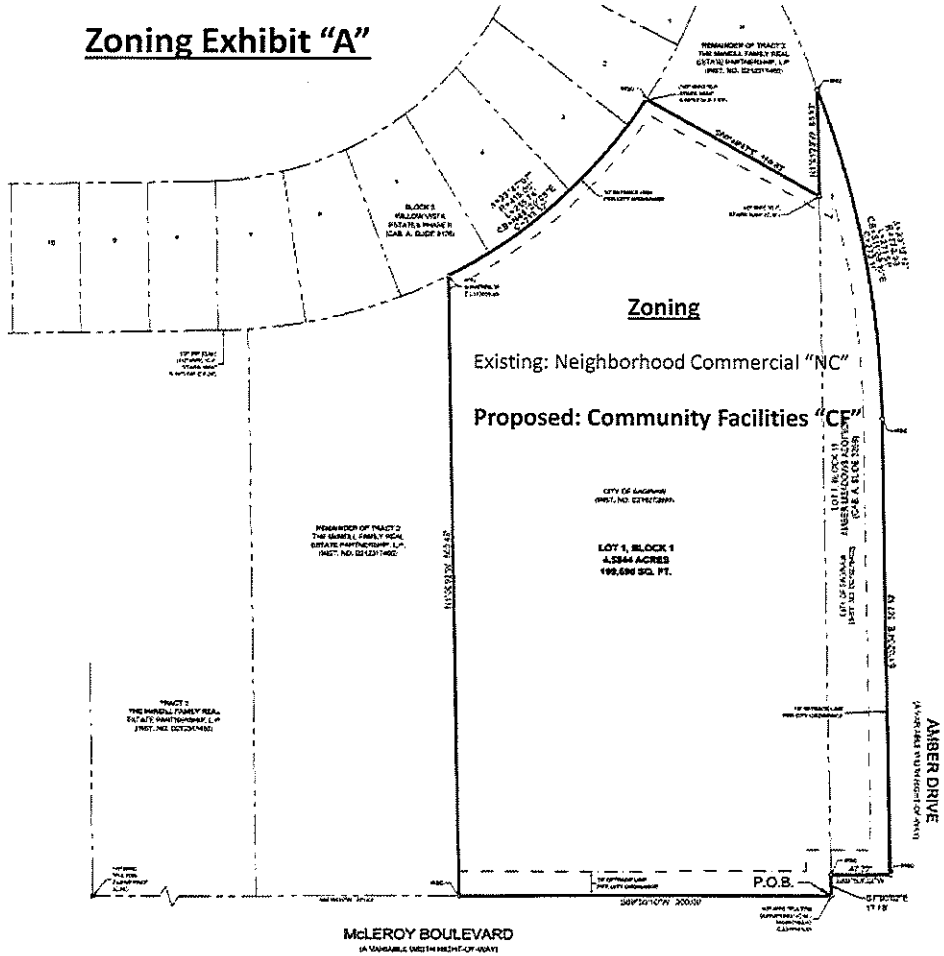
Zoning Exhibit "A"



NOTES:

This bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.000072.

According to Map No. 48439C0190J, dated March 21, 2019 of the "Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency this property is not located within a delineated flood hazard area. If this unit is not within an identified special flood hazard area, it is flood determination does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This flood statement shall not create liability on the part of the surveyor.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

OWNER'S ACKNOWLEDGEMENT & DEDICATION

WHEREAS the CITY OF SAGINAW is the owner of a 4.5844 acre tract of land situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said tract being part of that tract of land described as "TRACT 2" in Deed to Lieu of Foreclosure to The McNeil Family Real Estate Partnership, L.P., recorded in Instrument Number D212317462, of the Official Public Records of Tarrant County, Texas, said tract being all of those tracts of land described in Corrected Warranty Deeds to City of Saginaw recorded in Instrument Nos. D214272844 and D214274800 of said Official Public Records, said tract also being all of Lot 1, Block 11, Amber Meadows Addition, an addition to the City of Saginaw, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9228 of the Plat Records of Tarrant County, Texas, and a 5/8-inch rebar set having been more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "TEAGUE SURVEYING" found in the north right-of-way line of McLeroy Boulevard, a variable width right-of-way, and being the southwest corner of said "TRACT 2";

THENCE South 89°56'16" West, along the said north right-of-way line of McLeroy Boulevard, and along the south line of said "TRACT 2", a distance of 300.00 feet to a 5/8-inch iron rod with "BHH" cap set for corner, from which a 1/2-inch iron rod with cap stamped "TEAGUE SURVEYING" found for the southwest corner of the tract of land described as "TRACT 2" in the said Deed in Lieu of Foreclosure to The McNeil Family Real Estate Partnership, L.P. bears South 89°56'16" West, a distance of 871.62 feet;

THENCE North 01°03'07" West, departing the said north right-of-way line of McLeroy Boulevard, a distance of 100.48 feet to a 5/8-inch iron rod with "BHH" cap set for corner, from which a 1/2-inch iron rod with cap stamped "C.F. STARK 3599" found for the southwest corner of Lot 1, Block 5, Willow Vista Estates Phase II, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9136 of the said Plat Records, said being the beginning of a non-tangent curve to the left having a central angle of 25°47'57", a radius of 415.00 feet, a chord bearing and distance of North 49°24'54" East, 214.38 feet;

THENCE along the said north line, in a northeasterly direction, with said curve to the left, an arc distance of 215.74 feet to a 5/8-inch iron rod with "BHH" cap set for corner, from which a 1/2-inch iron rod with cap stamped "C.F. STARK 3599" found bears South 89°01'24" East, a distance of 1.33 feet;

THENCE South 89°01'24" East, departing the said north line, and along the southwest line of Lot 14, said Block 5, Willow Vista Estates Phase II, a distance of 159.63 feet to a 1/2-inch iron rod with cap stamped "C.F. STARK 3599" found for the southeast corner of said Lot 14, and being in the west line of said Lot 1, Block 11, Amber Meadows Addition;

THENCE North 01°03'07" West, along the said west line, a distance of 85.82 feet to a 5/8-inch iron rod with "BHH" cap set for corner, being at the northernmost corner of said Lot 1, and being on the said right-of-way line of Amber Drive, a variable width right-of-way, and being at the beginning of a non-tangent curve to the right having a central angle of 25°12'57", a radius of 775.00 feet, a chord bearing and distance of South 11°39'10" East, 276.71 feet;

THENCE in a southeasterly direction, with said curve to the right and along the said west right-of-way line, an arc distance of 273.91 feet to a 5/8-inch iron rod with "BHH" cap set for corner;

THENCE South 1°13'04" East, continuing along the said west right-of-way line, a distance of 347.50 feet to a 5/8-inch iron rod with "BHH" cap set for corner, being at the intersection of the said west right-of-way line and the said north right-of-way line of McLeroy Boulevard;

THENCE South 89°56'16" West, along the said north right-of-way line, a distance of 47.72 feet to a 5/8-inch iron rod with "BHH" cap set for corner being an interior line of said "TRACT 2";

THENCE South 1°03'07" East, along the said west line, and continuing along the said north right-of-way line, a distance of 17.19 feet to the POINT OF BEGINNING and containing 4.5844 acres or 199,686 square feet of land, more or less.

and unsubdivided herein as a McNEIL ADDITION subdivision to the City of Saginaw, Texas, and whose name is subscribed hereon, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purposes and consideration therein expressed.

ON THE 17th DAY OF July, 2020 THIS PLAT WAS APPROVED BY:

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

on this 17th day of July, 2020 before me Melanie McMinn's personally appeared Gabe Browne, Ricki Price and Janice England

SURVEYOR'S CERTIFICATION

I, Michael C. Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direct supervision on July 7, 2020, and that all corners are shown hereon.

Registered Professional Land Surveyor No. 5434



LINE TYPE LEGEND

FINAL PLAT
LOT 1, BLOCK 1
McNEIL ADDITION
4.5844 ACRES
ALEXANDER F. ALBRIGHT SURVEY
ABSTRACT NO. 1849
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

SURVEYOR
Michael C. Billingsley, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6466

OWNER
CITY OF SAGINAW
333 WEST McLEROY BOULEVARD
SAGINAW, TEXAS 76179

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 40'	DSG	JDM/MCB	4/30/2020	068427000	1 OF 1

D220131959 7/29/2020