

ORDINANCE NO. 2021-10

AN ORDINANCE OF THE CITY OF SAGINAW TEXAS, AMENDING ORDINANCE NO. 2002-04, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AND AMENDING ORDINANCE NO. 2020-24 ESTABLISHING THE BELTMILL PLANNED DEVELOPMENT DISTRICT BY APPROVING LAND USE AND DEVELOPMENT STANDARDS FOR THE PROPERTY AND ADOPTING THE DEVELOPMENT PLAN FOR THE DISTRICT FOR LAND DESCRIBED AS 116 ACRES OF LAND OUT OF ABSTRACT 1497, TRACTS 3A, 3D AND 3G3, BENJAMIN THOMAS SURVEY, LOCATED NORTH OF BAILEY-BOSWELL ROAD, EAST OF BUSINESS 287 AND WEST OF WAGLEY ROBERTSON ROAD; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Saginaw heretofore adopted Ordinance No. 2002-04, as amended, the Zoning Ordinance of the City of Saginaw, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the owner of property consisting of approximately 116 acres of land out of Abstract 1497, Tracts 3A, 3D AND 3G3, Benjamin Thomas Survey, located north of Bailey-Boswell Road, east of Business 287 and west of Wagley Robertson Road (the "Property") and further described in Exhibit "A" hereto, has filed an application to amend the Beltmill Planned Development District with Community Commercial, Single Family and Multifamily Uses to adopt Land Use and Development Standards for the Property and adopt a Development Plan for the District; and

WHEREAS, pursuant to Section 7-1 of the Zoning Ordinance of the City, development of the Property may occur once a Development Plan is submitted and approved in accordance with such section; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on April 13, 2021 and the City Council of the City of Saginaw, Texas, held a public hearing on April 20, 2021, with respect to the proposed Planned Development District as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the Property; and

WHEREAS, the City Council finds that the requested Planned Development District and Development Plan, as outlined herein, is in the best interest of the City of Saginaw and will promote the health, safety and general welfare of the citizens of the City of Saginaw and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1.

Ordinance No. 2002-04, as amended, is hereby amended by amending Ordinance No.2020-24, which ordinance established the Beltmill Planned Development District, and adopting the Land Use and Development Standards for the Property, attached hereto and incorporated herein as Exhibit B” and adopting a Development Plan for the District, which is attached hereto and incorporated herein as Exhibit “C.” Development is hereby permitted in accordance with the foregoing development standards and Plan.

SECTION 2.

The use of the property described above shall be further subject to the development restrictions, terms and conditions set forth in Ordinance No. 2020-24, as amended hereby and all other pertinent ordinances of the City of Saginaw.

SECTION 3.

The zoning districts as herein established have been made in accordance with a Comprehensive Master Plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

The official zoning map of the City of Saginaw is hereby amended and the City Secretary is hereafter directed to revise the zoning map to reflect zoning classification as set forth above.

SECTION 5.

The use of property above shall be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Saginaw.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Saginaw, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City of Saginaw are expressly saved as to any and all violations of the provisions of Ordinance No. 2002-04 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 11.

This ordinance shall be in full force and effect from and after its passage and publication

as required by law and it is so ordained.

PASSED AND APPROVED ON THIS 20th DAY OF APRIL, 2021.

Todd Flippo, Mayor

ATTEST:

Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, City Attorney

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "A"
ZONING DESCRIPTION TRACT 1

LEGAL DESCRIPTION

40.508 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas, and being the **POINT OF BEGINNING**;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 336.90 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams);

THENCE N 53°55'00" W, 299.67 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 650.00 feet, a central angle of 34°40'35" and an arc length of 393.39 feet whose chord bears N 36°34'43" W, 387.42 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 19°14'25" W, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 730.00 feet, a central angle of 70°56'45" and an arc length of 903.91 feet whose chord bears N 54°42'48" W, 847.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 89°48'50" W, 638.72 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 750.00 feet, a central angle of 59°17'45" and an arc length of 776.18 feet whose chord bears N 60°32'18" W, 742.00 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 30°53'25" W, 80.74 feet to a 1/2" capped rebar set (MCADAMS) on the south line of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 2,674.54 feet with the south line of said 241.626 acre tract to the **POINT OF BEGINNING** and containing approximately 40.508 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 2

LEGAL DESCRIPTION

7.046 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;
THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423

acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" E, 1,473.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 743.00 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract;

THENCE N 89°12'40" E, 747.49 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the right having a radius of 186.50 feet, a central angle of 07°41'53" and an arc length of 25.06 feet whose chord bears S 22°41'46" E, 25.04 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 18°50'50" E, 43.92 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 215.00 feet, a central angle of 12°02'35" and an arc length of 45.09 feet whose chord bears S 24°52'08" E, 45.11 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S 30°53'25" E, 15.99 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 850.00 feet, a central angle of 11°51'50" and an arc length of 176.01 feet whose chord bears S 36°49'20" E, 175.69 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 571.88 feet to the POINT OF BEGINNING and containing approximately 7.046 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 3

LEGAL DESCRIPTION

38.023 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 56°44'15" and an arc length of 787.25 feet whose chord bears S 61°27'02" W, 755.48 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of 05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "+" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" E, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE N 36°58'20" E, 1,182.89 feet continuing with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°01'40" E, 571.88 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of a curve to the left having a radius of 850.00 feet, a central angle of 47°25'55" and an arc length of 703.67 feet whose chord bears S 66°28'13" E, 683.74 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 639.72 feet to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 630.00 feet, a central angle of 45°31'15" and an arc length of 500.53 feet whose chord bears S 67°25'33" E, 487.47 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 43°47'05" W, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 48°43'50" W, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 89°48'50" W, 1,065.98 feet to 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the POINT OF BEGINNING and containing approximately 38.023 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

ZONING DESCRIPTION TRACT 4

LEGAL DESCRIPTION

22.579 ACRES

Being all that certain lot, tract or parcel of land situated in the Heirs of Benjamin Thomas Survey, Abstract Number 1497, City of Saginaw, Tarrant County, Texas, and being part of that certain called 398.635 acre tract of land described in Exhibit A in deed in favor of Beltmill Saginaw, LLC., recorded in Instrument Number D220330746 of the Official Public Records of Tarrant County, Texas, and being ore particularly described as follows:

COMMENCING at a car axle found at the northerly re-entrant corner in the east line of said 398.635 acre tract at the southwest corner of that certain called 10.00 acre tract of land described in deed in favor of Lino Ochoa and Maria Ochoa recorded in Instrument Number D206196889 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°55'00" E, with the easterly line of said 398.635 acre tract and the south line of said 10.00 acre tract, passing at a called distance of 465.01 feet the southeast corner of said 10.00 acre tract and the southwest corner of that certain called 10.223 acre tract of land described in deed in favor of Michael Burch and wife, Karen Burch recorded in Instrument Number D206408188 of the Official Public Records of Tarrant County, Texas, continuing with the south line of said 10.223 acre tract a total distance of 712.44 feet to a 3/8" rebar found at the most southerly southeast corner of said 10.223 acre tract, being the northwest corner of Lot 7-R, Block A of the B. Thomas Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5610 (Document Number D200017631) of the Plat Records of Tarrant County, Texas;

THENCE S 48°40'00" E, continuing with the easterly line of said 398.635 acre tract and the west line of said Lot 7-R, passing at a called distance of 233.86 feet the southwest corner of said Lot 7R and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line of said Lot 6R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R of said B. Thomas Addition, and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of William V. Sloan and June Perner Sloan, recorded in Volume 4338, Page 81 of the Deed Records of Tarrant County, Texas;

THENCE S 00°48'00" E, 537.46 feet continuing with the easterly line of said 398.635 acre tract and the west line of said 25 acre tract to a 3/4" steel rod found at the southwest corner of said 25 acre tract, being the southerly re-entrant corner in the easterly line of said 398.635 acre tract and being the northwest corner of that certain called 25 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083861 of the Real Property Records of Denton County, Texas;

THENCE N 89°50'10" E, continuing with the easterly line of said 398.635 acre tract, the south line of said 25 acre Sloan tract and the north line of said 25 acre CFI tract, passing at 1995.4 feet a 1" rebar found for witness on the west line of Wagley Robertson Road, A.K.A. County Road 4108, continuing a total distance of 2027.79 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract, and being the most easterly northeast corner of said 398.635 acre tract;

THENCE S 00°37'30" E, continuing with the east line of said 398.635 acre tract and the east line of said 25 acre CFI tract, in said Wagley Robertson Road, passing at a called distance of 535.0 feet the southeast corner of said 25 acre CFI tract, continuing a distance of 1056.04 feet to a magnetic nail found in asphalt paving at southeast corner of that certain called 241.626 acre tract of land described in deed in favor of D. R. Horton – Texas, Ltd., recorded in Instrument Number D220334094 of the Official Public Records of Denton County, Texas;

THENCE S 00°37'30" E, 1,197.00 feet continuing with the east line of said 398.635 acre tract, in said Wagley Robertson Road, to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 398.635 acre tract, being on the north line of East Bailey Boswell Road as evidenced by that certain called 3.318 acre tract of land described in right-of-way deed in favor of the City of Saginaw, Texas, recorded in Instrument Number D198013681 of the Official Public Records of Tarrant County, Texas;

THENCE S 33°04'55" W, 345.29 feet with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the right;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 06°36'26" and an arc length of 91.68 feet whose chord bears S 36°23'08" W, 91.63 feet to a 1/2" capped rebar set (MCADAMS) at the **POINT OF BEGINNING**;

THENCE continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract, continuing with the arc of said curve to the right having a radius of 795.00 feet, a central angle of 50°07'49" and an arc length of 695.58 feet whose chord bears S 50°07'49" W, 673.60 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with the south line of said 398.635 acre tract, the north line of said East Bailey Boswell Road and the north line of said 3.318 acre tract to a 1/2" capped rebar set (McAdams) at the southeast corner of that certain called 0.423 acre tract of land described in Easement and Right-of-Way Agreement in favor of the City of Saginaw, recorded in Instrument Number D217022485 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°10'50" W, 12.00 feet continuing with the north line of said East Bailey Boswell Road and the east line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the northeast corner thereof;

THENCE S 89°49'10" W, 65.00 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at an angle point;

THENCE N 84°42'10" W, 175.17 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a 1/2" capped rebar set (McAdams) at the beginning of a curve to the left;

THENCE continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract with the arc of said curve to the left having a radius of 1038.00 feet, a central angle of

05°43'25" and an arc length of 103.69 feet, whose chord bears N 87°33'52" W, 103.65 feet to a 1/2" capped rebar set (McAdams) at a point of tangency;

THENCE S 89°34'25" W, 341.35 feet continuing with the north line of said East Bailey Boswell Road and the north line of said 0.423 acre tract to a "4" set in concrete at the northwest corner of said 0.423 acre tract, being on the east of the Fort Worth and Denver Railroad as evidenced in Volume 3299, Page 285 of the Deed Records of Tarrant County, Texas, and being on the west line of said 398.635 acre tract;

THENCE N 36°58'20" E, 291.00 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 398.635 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 53°01'40" E, 125.20 feet to 1/2" capped rebar set (MCADAMS);

THENCE N 89°48'50" E, 1,065.98 feet to 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 476.61 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 48°43'50" E, 281.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 43°47'05" E, 125.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE with the arc of said curve to the left having a radius of 630.00 feet, a central angle of 25°25'30" and an arc length of 279.56 feet whose chord bears S 31°57'10" E, 277.27 feet to a 1/2" capped rebar set at a point of tangency;

THENCE S 19°14'25" E, 35.17 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE with the arc of said curve to the left having a radius of 750.00 feet, a central angle of 34°40'35" and an arc length of 453.91 feet whose chord bears S 36°34'43" E, 447.02 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE S53°55'00" E, 299.62 feet to the **POINT OF BEGINNING** and containing approximately 22.579 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '82.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR

RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 03/18/2021

Exhibit “B”
LAND USE AND DEVELOPMENT STANDARDS

EXHIBIT "B" ZONING EXHIBIT
TRACT 1 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 1
SINGLE FAMILY DETACHED (SF4)

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family 4 (SF-4) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 1-1.

Table 1-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Single Family Detached	20 ft	6 ft	10 ft	20 ft

2. *Single Family Detached Lots.* The minimum size of lots shall be 4,400 sf with a minimum width of 40 ft and minimum depth of 100 ft.

TRACT 2 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 2

TOWNHOMES – (SFA)

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Single Family Attached (SFA) zoning district in the City of Saginaw Zoning Ordinance except as indicated below:

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 2-1.

Table 2-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Townhomes	10 ft rear entry 20 ft front entry	0 ⁽¹⁾	10 ft	10 ft building 20 ft garage

Notes:

1. Minimum 5' adjacent to an alley.
2. *Single Family Attached Lots.* The minimum size of lots shall be 1,900 sf with a minimum width of 24 ft and minimum depth of 80 ft.

TRACT 3 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3

MULTI-FAMILY (MF-2)

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in this District are consistent with the Multi-Family 2 (MF2) zoning district in the City of Saginaw Zoning Ordinance except as indicated below. One third of the Urban Residential units shall be age restricted.

B. SITE STANDARDS

1. *Zoning District Designation.* The proposed land uses shall conform to the property development regulations in Table 3-1.

Table 3-1. Size of Yards

Land Use	Front	Side	Corner	Rear
Urban Residential	10 ft	20 ft	10 ft	25 ft

2. *Unit Size.* The minimum size of studio units is 575 square feet and one bed room units is 620 square feet in size.
3. *"Studio Unit or Apartment"* - a living unit comprised of a single large room with attached kitchen or kitchenette, and a separate bathroom.

TRACT 3 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3

COMMUNITY COMMERCIAL CC

This Planned Development Ordinance is approved subject to the following development and land use Standards:

A. GENERAL REQUIREMENTS

The development standards included in Tract 3 are consistent with the Community Commercial zoning district in the City of Saginaw Zoning Ordinance.

GENERAL STANDARDS

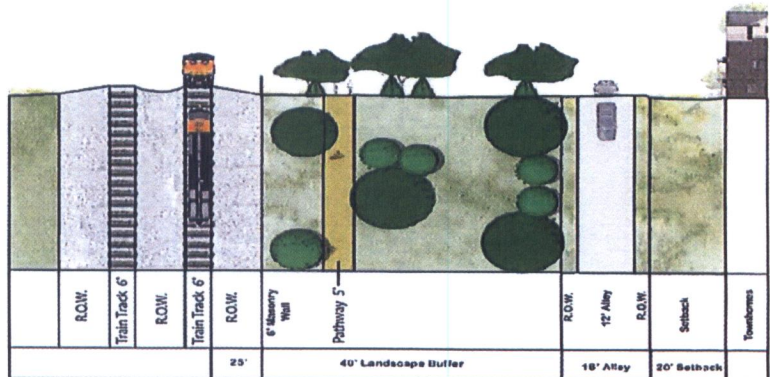
A. LANDSCAPING AND BUFFER STANDARDS

1. *General.* All required landscape areas shall comply with the specific standards contained in the City of Saginaw Zoning Ordinance except as noted herein.
2. *Street Buffer Standards.* The standards below shall be applied for parcels adjacent to thoroughfare and collector streets excepting those streets internal to the urban core of the development. The buffer will be within a designated easement outside of the right-of-way. Maintenance of the buffer area will be by private entity.
 - a. The area be planted with street trees is located a minimum distance of four feet from the back of curb, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.

Table 4-1. Required Street Buffers

Roadways	Minimum Width
Bailey Boswell Road	20'
Wagley Robertson Road	20'
Beltmill Parkway	20'

3. *Railroad Buffer Standards.* The standards below shall be applied adjacent to the railroad tracks as shown in the detail below.
 - a. A minimum 40 foot wide buffer yard shall be established adjacent to the railroad tracks. The area be planted with street trees is located a minimum distance of four feet from the property line, with an average tree spacing no greater than 60 feet on center. All trees shall be a minimum of three caliper inches when planted. Tree plantings may be clustered and berming and planting of smaller shrubs and trees should be designed to provide interest.
 - b. A minimum 5 foot multi-purpose trail will run along the length of the development.
 - c. A minimum 6 foot high masonry or specialized sound-attenuating wall will run along the length of the development.



A minimum of 103 feet shall be provided between the nearest railroad track and the back of any residential structure.

B. OPEN SPACES

Amenities including open space areas and trails will be provided in Beltmill. Dedicated open spaces within the development include the following areas:

Table 5-1. Open Space

Location	Area
East Pond	2.741 acres
West Pond	4.728 acres
Village Green	0.584 acres
RR buffer	0.821 acres
RR Pond	1.497 acres
Tract 1 Pocket Park	1.283 acres
Tract 1 x-lots	1.749 acres
Tract 2 Pocket Park	0.5 acres
Bailey Boswell buffer	0.717 acres
Wagley Robertson Buffer	0.861 acres

Note: all areas approximate.

C. SIGN STANDARDS

1. *Permitted Signs.* All signs and outdoor advertising displays permitted under Section 8-10 of the Code of Ordinances, shall be permitted in development. The following types of signs shall also be permitted.
 - a. Window signs,
 - b. Banner signs,
 - c. Blade signs,
 - d. Sandwich board signs,
 - e. Awning or Canopy signs, and
 - f. Umbrella signs.
2. *Window signs.* Window signs shall be subject to the following.
 - a. Window signs shall be limited to a maximum of 20 percent of window area.
 - b. No blinking, flashing, or moving signs shall be allowed as window signs
 - c. In lieu of window signs a tenant may have permanently mounted, framed, posters within three feet of the window. Such signs must not have any lighting associated with such poster sign.
3. *Residential Subdivision Signs.*
 - a. Residential entrance signs are allowed as either wall or monument signs.
 - b. Such signs shall be approved by the City in conjunction with approval of the record plat for the subdivision.
4. *Sign Definitions.*
 - a. Window Sign means a sign installed inside a window for the purpose of viewing from outside the premises. This term does not include merchandise located in a window.

- b. Banner Sign means and includes a temporary sign composed of lightweight, flexible, non- rigid material attached to light standards.
- c. Blade Sign means a rigid projecting or suspended sign that is perpendicular to the building facade, that is mounted below the awning, canopy, or other first floor overhangs and/or over the building or store entryway and for which the primary audience is pedestrians.
- d. Sandwich Board Sign means small type signs, either single- or double- faced, portable, upon which is generally placed advertising copy denoting products or services being offered upon the premises on which such signs are placed.
- e. Awning Sign means a sign with copy painted flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.
- f. Umbrella Sign means a sign with copy painted flat to the surface of an umbrella which does not extend vertically or horizontally beyond the limits of such umbrella.

**EXHIBIT “C”
DEVELOPMENT PLAN**

EXHIBIT "C" – DEVELOPMENT PLAN

