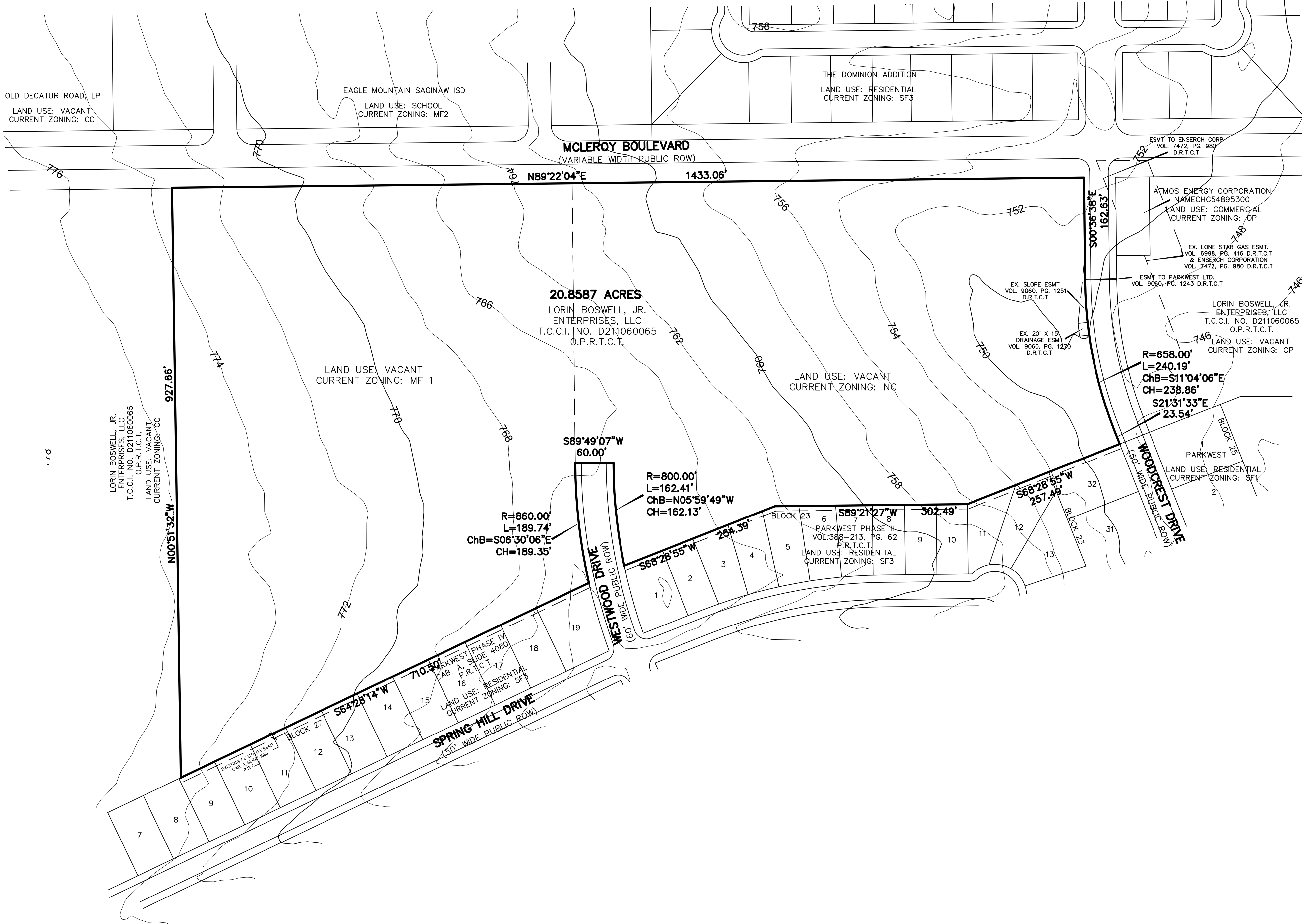




LEGAL DESCRIPTION

BEING a 20.8587 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, said 20.8587 acre tract of land being all of that certain tract of land conveyed to **LORIN BOSWELL, JR. ENTERPRISES, LLC**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D211060065, Official Public Records, Tarrant County, Texas, said 20.8587 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of a called 1.292 acre tract of land conveyed to the City of Saginaw, by deed thereof filed for record in Volume 12637, Page 1369, Deed Records, Tarrant County, Texas, same being at the intersection of the south right-of-way line of McLeroy Boulevard (being a variable width public right-of-way) with the west right-of-way line of Woodcrest Drive (being a 50 feet wide public right-of-way at this point)

THENCE along the said west right-of-way line of Woodcrest Drive the following courses and distances:

South 00°36'38" East, a distance of 162.63 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a curve to the left having a radius of 658.00 feet;

Along said curve to the left, an arc length of 240.19 feet, and across a chord which bears South 11°04'06" East, a chord length of 238.86 feet to an iron rod set;

South 21°31'33" East, a distance of 23.54 feet to a point for corner at the north lot corner of Lot 32, Block 23, Parkwest Phase II, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas (P.R.T.C.T.), from which a 1/2 inch iron rod found bears North 68°51'27" East, a distance of 0.81 feet;

THENCE departing the said right-of-way line, and along the northwest block line of said Block 23 the following courses and distances:

South 68°28'55" West, a distance of 257.49 feet to an iron rod set; South 89°21'27"

West, a distance of 302.49 feet to an iron rod set;

South 68°28'55" West, a distance of 254.39 feet to an iron rod set at the northwest lot corner of Lot 1, of said Block 23, same being on the east right-of-way line of Westwood Drive (being a 60 feet wide public right-of-way, as dedicated by the said plat of Parkwest Phase II), and being at the beginning of a curve to the right having a radius of 800.00 feet;

THENCE along the said east right-of-way line, with said curve to the right, an arc length of 162.41 feet, and across a chord which bears North 05°59'49" West, a chord length of 162.13 feet to an iron rod set;

THENCE South 89°49'07" West, along the north right-of-way line of said Westwood Drive, a distance of 60.00 feet to an iron rod set at the beginning of a curve to the left having a radius of 860.00 feet;

THENCE along the west right-of-way line of said Westwood Drive, with said curve to the left, an arc length of 189.74 feet, and across a chord which bears South 06°30'06" East, a chord length of 189.35 feet to a 5/8 inch iron rod found at the north lot corner of Lot 19, Block 23, Parkwest Phase IV, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 4080, P.R.T.C.T.;

THENCE South 64°28'14" West, along the northwest block line of said Block 23, Parkwest Phase IV, at a distance of 215.85 feet passing a 1/2 inch iron rod found, and continuing in all a total distance of 710.50 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) at the west lot corner of Lot 7, of said Block 23 (Parkwest Phase IV) bears South 64°28'14" West, a distance of 127.35 feet;

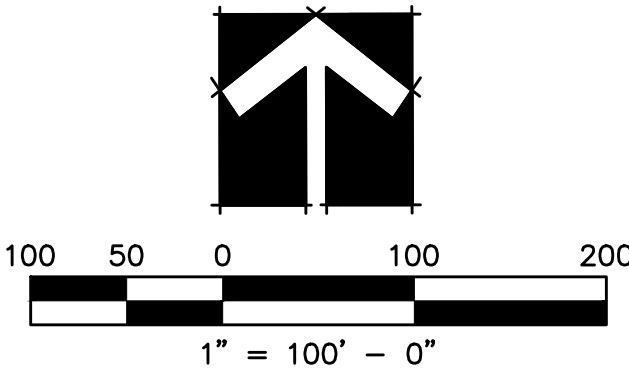
THENCE North 00°51'32" West, departing the said block line, over and across the said Boswell tract, a distance of 927.66 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract;

THENCE North 89°22'04" East, along the south property line of the said 1.292 acre tract, said south property line being the said existing south right-of-way line of McLeroy Boulevard, a distance of 1,433.06 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **20.8587 acres (908,606 square feet)** of land, more or less.

CURRENT ZONING: MF-1 AND NC

PROPOSED ZONING: PD SINGLE FAMILY DETACHED,
MEDIUM DENSITY



ZONING EXHIBIT
EXHIBIT A

VILLAS AT WILLOW CREEK

20.8587 ACRES OUT OF
ALEXANDER F ALLBRIGHT SURVEY, ABSTRACT NO. 1849

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

LORIN BOSWELL, JR ENTP LLC ETAL **OWNER**
3121 Amherst Avenue (817) 832-0031
Dallas, Texas 75225
Contact: Robert Karpman

HHS RESIDENTIAL, LLC **APPLICANT**
5601 Democracy Drive, Suite 300 (832) 326-7085
Plano, Texas 75024
Contact: Matt McGhee

JBI PARTNERS, INC. **PLANNER/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

Submitted: May 4, 2021
Submitted: February 9, 2021

EXHIBIT “B”

LAND USE AND DEVELOPMENT STANDARDS

VILLAS AT WILLOW CREEK

PURPOSE

The purpose of this planned development is to create the Villas at Willow Creek neighborhood. Villas at Willow Creek will be a neighborhood of single-family homes developed in a cluster concept. Typically, each cluster contains 8 individual, detached homes. The homes wrap around a common auto court which provides direct access to the attached, 2-car garages.

The homes will be 2 stories in height and will either have 3 or 4 bedrooms, which is plan dependent. The homes will range in size from 1,467 square feet to 2,038 square feet. The average size home in Villas at Willow Creek will be 1,740 square feet. Each of the homes will have a fenced yard.

What sets Villas at Willow Creek apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will be owned and maintained by the same entity which will also own and maintain the property. This provides for a consistent appearance and upkeep throughout the neighborhood.

GENERAL STANDARDS

- A. The design and development of the Villas at Willow Creek neighborhood shall take place in accordance with the attached Development Plan (Exhibit C).
- B. Unless otherwise specified in this planned development, development within the Villas at Willow Creek neighborhood is governed by the Saginaw Zoning Ordinance. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
- C. In the event of a conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
- D. The maximum number of homes in the Villas at Willow Creek neighborhood shall be 173.
- E. Exterior construction. Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.

DEVELOPMENT STANDARDS

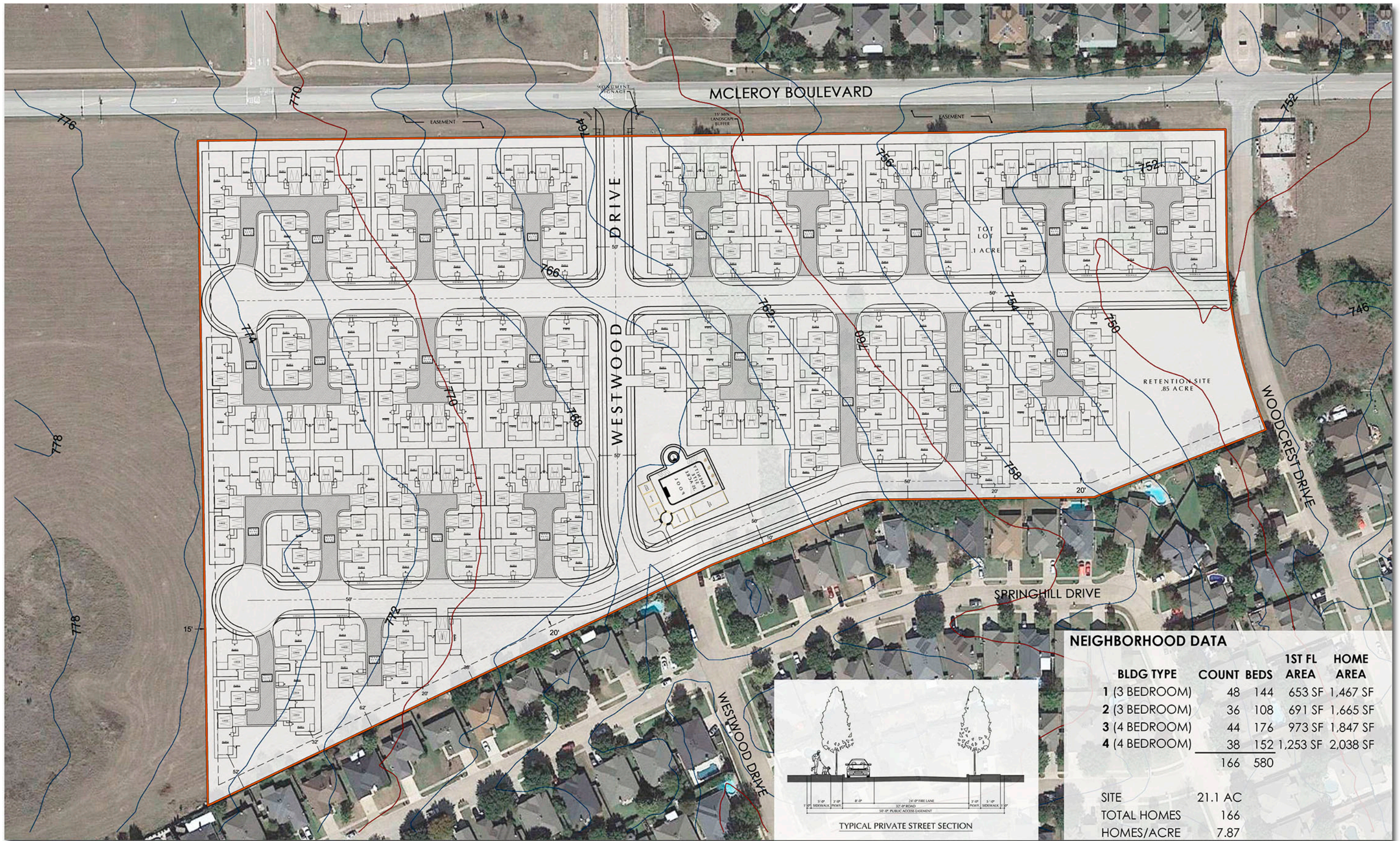
- A. Uses
 - 1. Permitted uses allowed shall be all principal and accessory uses which are allowed by right in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.
 - 2. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-3) Single Family District, in accordance with Section 5-1 – Permitted Use Table of the Saginaw Zoning Ordinance, as it exists or may be amended.

- B. Area Requirements: The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), maximum lot coverage, and minimum floor area, and other requirements as it pertains to this district shall be as outlined in the table below.

The requirements regulating the development of individual clusters within the Villas at Willow Creek neighborhood shall be governed by the diagrams shown on the Cluster Diagram Sheets (Exhibits D and D-1).

DEVELOPMENT STANDARD

DEVELOPMENT STANDARD	
Minimum Lot Area	3,000 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Front Yard	20', Measured from public ROW
Minimum Side Yard	15', Measured from public ROW
Minimum Rear Yard	15', 20' if abutting a SF District
Maximum Lot Coverage (Bldg)	50%
Maximum Building Height	36'
Minimum Floor Area	1,400 Sq Ft (Exclusive of garage)

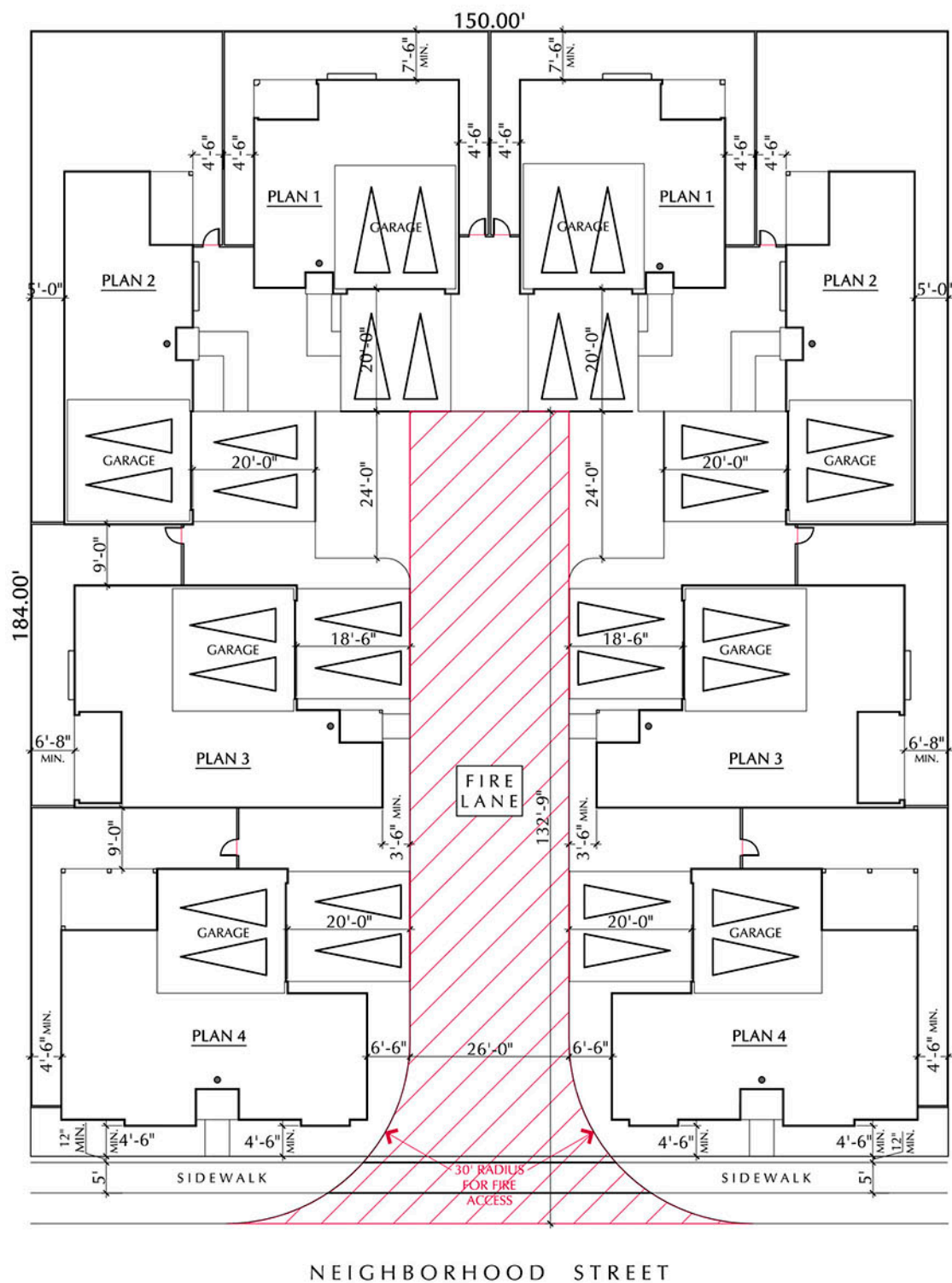


NEIGHBORHOOD DATA

BLDG TYPE	COUNT	BEDS	1ST FL AREA	HOME AREA
1 (3 BEDROOM)	48	144	653 SF	1,467 SF
2 (3 BEDROOM)	36	108	691 SF	1,665 SF
3 (4 BEDROOM)	44	176	973 SF	1,847 SF
4 (4 BEDROOM)	38	152	1,253 SF	2,038 SF
	166	580		

SITE	21.1 AC
TOTAL HOMES	166
HOMES/ACRE	7.87

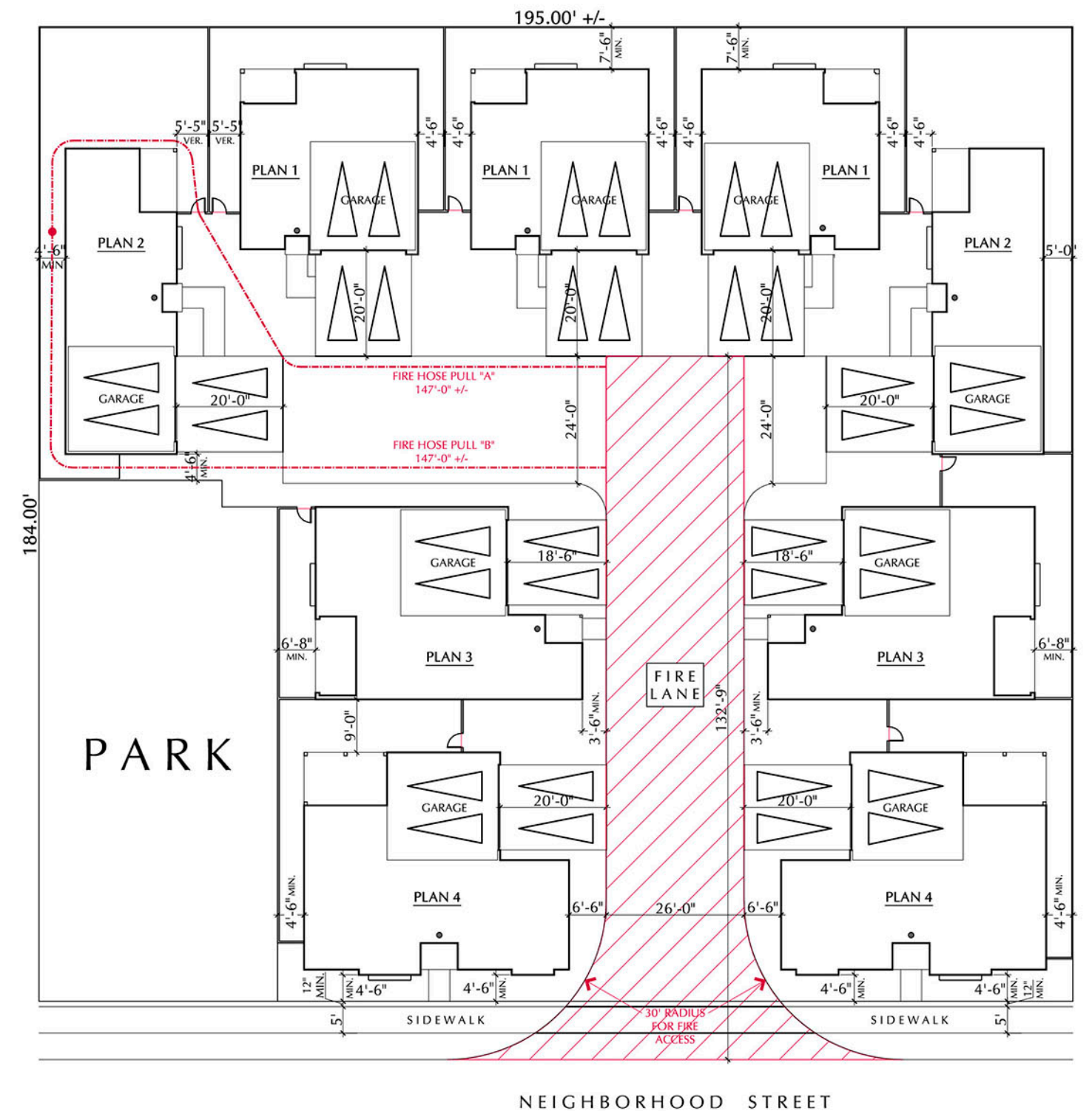
VILLAS AT WILLOW CREEK



TYPICAL CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 8-PACK CLUSTER

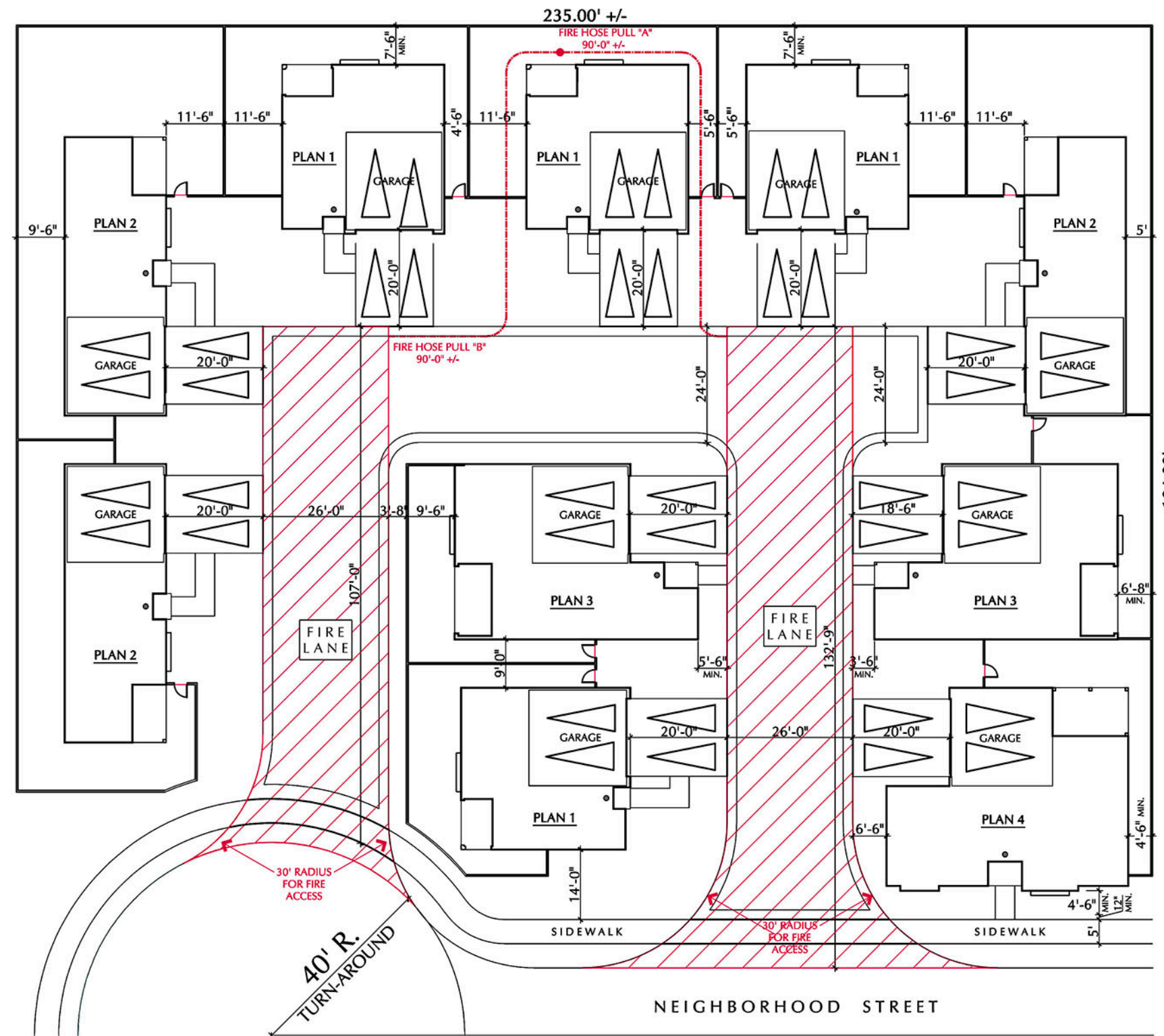
NOTE: ALL UNITS TO BE FIRE SPRINKLERED.



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 9-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.



MODIFIED CLUSTER DIAGRAM

MEDIUM DENSITY S F D - 10-PACK CLUSTER

NOTE: ALL UNITS TO BE FIRE SPRINKLERED.

VILLAS AT WILLOW CREEK