205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

MEETING DATE: September 14, 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 Replat for Lot 1R and Lot 2, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey

Owner: Bright Living Saginaw, LLC
Applicant: Traverse Land Surveying, LLC (Surveyor)
Property Acreage: 6.120
Zoning: Multi-Family (MF2)

The request is for approval of a Replat on property located on E. McLeroy Blvd. approximately 800 feet west of Amber Drive. The property is planned to be an Independent Senior Living Facility.

The Final Plat (Lot 1, Block A, Senior Living at Saginaw Addition) on the property was previously approved by City Council on January 5, 2021.

The Replat is being requested for the second phase of the Assisted Living Facility to be constructed on Lot 2.

If you have any questions, please let me know.

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 for 1st 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 ( ) FINAL PLAT ( ) REPLAT (X) AMENDED PLAT ( )

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

LOT: 1 BLOCK: A ADDITION: Senior Living at Saginaw

TRACT: _____ ABSTRACT 1849 SURVEY: Alexander F. Allbright

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

ADDRESS and/ or LOCATION OF PROPERTY: 824 West McLeroy Blvd

NAME OF PROPOSED DEVELOPMENT: Bright Living Saginaw II

TOTAL ACREAGE OF PROPERTY: 6.120 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.

OWNER'S SIGNATURE: Anand Patel PHONE #: 469-995-0911

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Anand (Andy) Patel

OWNER'S ADDRESS: 5001 Spring Valley Drive, Suite 680E, Dallas ,TX 75244

APPLICANT'S SIGNATURE: _____ PHONE # : 469-213-1707

APPLICANT'S NAME: Kartavya (Kevin) Patel, P.E.

APPLICANT'S ADDRESS: 1784 West McDermott Drive, Suite 110, Allen, TX 75013

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

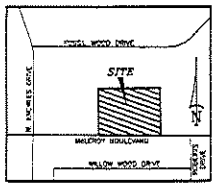
SUBMITTED INFORMATION REVIEWED BY: _____

PLANNING AND ZONING COMMISSION MEETING DATE: _____

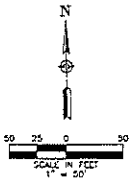
ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

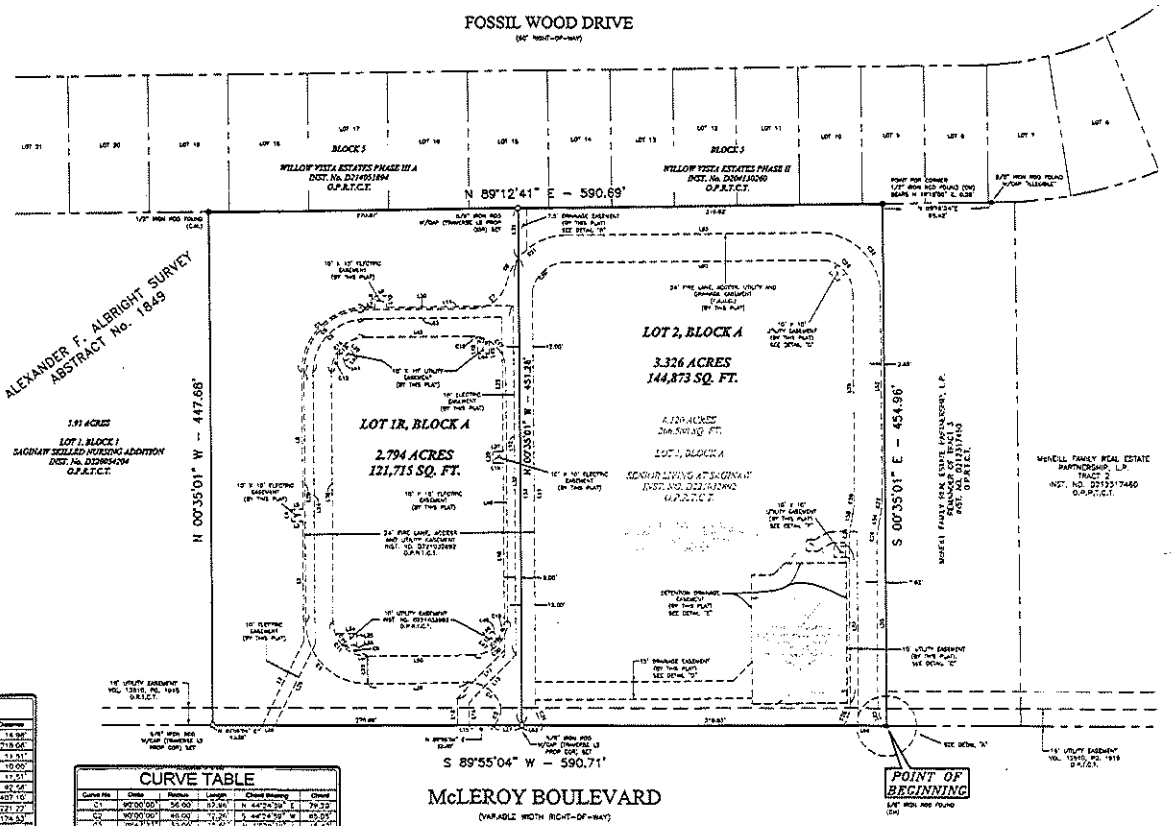
ACTION TAKEN: _____

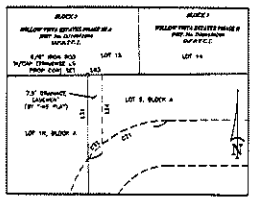


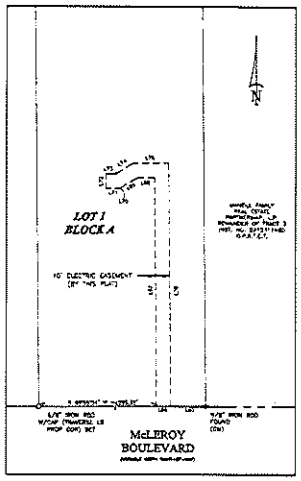
VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.







LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
○	SET IRON ROD W/ CAP (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
	1/2" IRON ROD
	CAP (AS NOTED)
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
D.R.T.C.T.	DEED RECORD TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROL MONUMENT

LINE TABLE

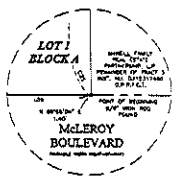
No.	Bearing	Distance	No.	Bearing	Distance
L1	N 74°17'02" E	81.97	L45	N 00°35'01" W	14.98'
L2	N 00°35'01" W	105.32	L46	S 00°25'01" E	218.06'
L3	N 89°24'59" E	10.00'	L47	N 45°25'59" W	11.31'
L4	N 00°35'01" W	10.00'	L48	N 44°24'59" E	10.00'
L5	N 89°24'59" E	11.33'	L49	S 45°25'59" E	11.31'
L6	N 00°35'01" W	119.94'	L50	S 89°24'59" W	92.58'
L7	N 89°24'59" E	8.58'	L51	N 00°35'01" W	407.10'
L8	N 00°35'01" W	10.00'	L52	N 89°24'59" E	221.22'
L9	N 89°24'59" E	10.00'	L53	S 00°35'01" E	174.52'
L10	S 00°35'01" E	10.00'	L54	S 19°01'37" W	8.58'
L11	N 89°24'59" E	119.78'	L55	S 00°34'59" E	137.44'
L12	S 00°35'01" E	304.28'	L56	S 89°55'04" W	34.70'
L13	S 44°24'59" W	58.48'	L57	N 00°34'59" W	137.19'
L14	S 00°33'22" E	19.40'	L58	N 19°01'37" E	8.58'
L15	S 89°55'04" W	10.00'	L59	N 00°35'01" W	175.02'
L16	N 00°33'22" W	23.46'	L60	S 89°24'59" W	224.02'
L17	N 44°24'59" E	18.48'	L61	N 00°35'01" W	350.17'
L18	N 00°35'01" W	163.49'	L62	S 89°30'04" W	10.06'
L19	N 90°00'00" W	6.00'	L63	N 89°12'17" E	7.00'
L20	N 00°35'01" W	10.00'	L64	S 00°34'41" E	36.34'
L21	S 90°00'00" E	8.00'	L65	S 89°55'04" W	24.81'
L22	N 00°35'01" W	116.43'	L66	S 89°55'04" W	10.00'
L23	S 89°24'59" W	119.76'	L67	N 00°34'59" W	159.76'
L24	S 00°35'01" E	238.93'	L68	S 89°25'01" E	12.36'
L25	S 39°17'02" W	79.10'	L69	S 39°24'31" W	12.80'
L26	S 89°55'04" W	11.18'	L70	SOUTH	5.17'
L27	S 89°55'04" W	24.85'	L71	WEST	10.00'
L28	S 89°24'59" W	67.43'	L72	NORTH	10.00'
L29	N 00°35'01" W	218.06'	L73	EAST	8.58'
L30	N 89°24'59" E	99.03'	L74	N 19°24'31" E	14.11'
L31	N 00°35'01" W	43.91'	L75	N 89°25'01" E	24.98'
L32	S 00°35'01" E	407.10'	L76	S 00°34'59" E	59.86'
L33	N 00°35'01" W	24.00'	L77	N 89°25'01" E	18.37'
L34	N 89°24'59" E	18.73'	L78	N 00°35'01" W	4.06'
L35	S 00°35'01" E	10.00'	L79	N 00°35'01" W	10.00'
L36	S 89°24'59" W	12.73'	L80	N 00°34'59" W	126.33'
L37	N 00°35'01" W	218.06'	L81	S 89°23'01" E	13.44'
L38	S 44°03'59" E	10.92'	L82	N 00°34'59" W	10.00'
L39	S 89°24'59" E	52.50'	L83	N 89°23'01" E	13.44'
L40	S 44°24'31" W	10.00'	L84	N 00°23'01" E	10.00'
L41	N 45°03'59" W	10.96'	L85	S 00°34'59" E	8.93'
L42	N 89°24'59" E	52.50'	L86	S 44°24'31" W	10.14'
L43	S 00°35'01" E	11.13'	L87	N 45°35'45" W	10.00'
L44	S 89°24'59" W	10.00'	L88	N 44°24'59" E	8.95'

CURVE TABLE

Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	90°00'00"	56.00'	87.96'	N 44°24'59" E	79.20'
C2	90°00'00"	48.00'	75.40'	S 44°24'59" W	67.88'
C3	29°47'33"	53.00'	27.56'	N 27°28'38" E	15.47'
C4	76°31'54"	30.00'	29.68'	N 82°24'04" W	27.09'
C5	90°00'00"	54.00'	84.82'	N 45°35'01" W	76.37'
C6	90°00'00"	54.00'	84.82'	N 44°24'59" E	76.37'
C7	76°00'04"	30.00'	39.80'	N 51°24'57" E	36.94'
C8	27°07'04"	54.00'	25.56'	N 29°55'27" E	25.31'
C9	47°44'54"	30.00'	25.00'	N 66°40'46" W	24.31'
C10	27°07'04"	30.00'	11.76'	N 31°23'45" W	11.68'
C11	90°00'00"	30.00'	47.12'	N 45°35'01" W	42.43'
C12	90°44'56"	30.00'	19.21'	N 89°46'31" E	17.92'
C13	13°16'18"	30.03'	10.02'	N 43°46'58" E	10.00'
C14	90°00'00"	30.00'	47.12'	N 44°24'59" E	42.43'
C15	16°44'47"	30.00'	8.84'	S 83°11'36" E	8.84'
C16	90°24'58"	30.00'	10.77'	S 89°30'04" W	10.72'
C17	90°00'00"	30.00'	47.12'	S 45°35'01" E	42.43'
C18	22°24'19"	30.00'	18.24'	N 17°07'08" W	18.24'
C19	19°11'13"	30.00'	10.05'	S 44°24'59" W	10.00'
C20	90°00'00"	30.00'	47.12'	N 44°24'59" E	42.43'
C21	90°58'29"	54.00'	48.84'	N 43°55'46" E	46.47'
C22	89°39'18"	54.00'	84.81'	S 46°35'35" E	76.36'
C23	16°36'38"	100.00'	17.80'	N 84°43'19" W	17.78'
C24	16°36'38"	100.00'	17.80'	S 84°43'19" E	17.78'
C25	37°54'05"	79.71'	19.66'	S 19°20'45" E	19.60'
C26	34°24'13"	30.00'	18.01'	N 18°37'08" E	19.73'
C27	10°39'38"	124.00'	23.06'	N 04°43'19" E	23.03'
C28	10°27'27"	78.00'	14.24'	N 04°49'14" E	14.22'
C29	76°45'19"	29.97'	40.15'	N 38°46'00" W	37.21'
C30	80°33'38"	29.97'	42.09'	S 49°11'04" W	38.71'
C31	37°05'04"	30.00'	19.41'	S 19°07'33" E	19.08'
C32	111°19'53"	54.00'	104.94'	S 44°06'27" E	89.48'
C33	37°05'04"	70.00'	18.41'	N 19°07'33" W	19.08'
C34	90°29'44"	124.00'	1.07'	S 00°20'08" E	1.07'
C35	80°33'38"	29.97'	9.11'	N 18°43'08" E	18.79'
C36	76°45'19"	29.97'	40.15'	N 38°46'00" W	37.21'
C37	20°09.53"	29.97'	10.55'	N 68°40'10" W	10.49'

GENERAL NOTES

1. The purpose of this Replat is to create two (2) lots out of the existing one (1) lot.
2. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholdings of utilities and building certificates.
3. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00016271.
4. No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0160K, dated September 25, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



OWNER/DEVELOPER
Name: Bright Living Saginaw II
Address: 14200 Midway Valley Road, Suite 680E
Dallas, Texas 75244
Contact Name: Anand "Andy" Patel
Phone: 469-866-0911

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Mark Nace
Phone: 469-784-9321

REPLAT

SENIOR LIVING AT SAGINAW

LOT 1R AND LOT 2, BLOCK A,
6.120 ACRES

BEING A REPLAT OF LOT 1, BLOCK A
SENIOR LIVING AT SAGINAW
AS RECORDED IN INSTRUMENT NO. D221032882
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849
AN ADDITION TO THE
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194021

Surveying | Construction Staking | Platting

Date: August 31, 2021 Project No.: TR-44-21

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Tarrant §

Being a 6.120 acre tract of land situated in the Alexander F. Albright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being all of Lot 1, Block "A", Senior Living at Saginaw, an addition to the City of Saginaw, Tarrant county, Texas, according to the plat thereof recorded in Instrument No. D221032892, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), as conveyed to Bright Living Saginaw, LLC and recorded in Instrument No. D220313489, Official Public Records, Tarrant County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found (controlling monument) on the north right-of-way line of McLeroy Boulevard (a variable width right-of-way) at the southeast corner of said Lot 1, Block "A", said 5/8 inch iron rod being the southwest corner of the remainder of a 7.344 acre tract of land conveyed to The McNeill Family Real Estate Partnership, LP, as recorded in Instrument No. D212317460, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 35 minutes 04 seconds West, along the north right-of-way line of said McLeroy Boulevard and the south line of said Lot 1, a distance of 500.71 feet to a 5/8 inch iron rod with a yellow cap stamped "Traverse LS Prop Cor" set for corner and being the southwest corner Lot 1, Block 1, Bagnaver Skilled Nursing Addition, an addition to the City of Saginaw, according to the plat thereof recorded in Instrument No. D220064204, O.P.R.T.C.T.;

THENCE North 00 degrees 33 minutes 01 seconds West, departing said right-of-way line, along common west line of said Lot 1 and east line of said Saginaw Skilled Nursing addition, a distance of 447.65 feet to a 1/2 inch iron rod found and being on the south line of Lot 19, Block 5 of Willow Vista Estates, Phase III A, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D214061894, O.P.R.T.C.T. and being the northeast corner of said Saginaw Skilled Nursing addition;

THENCE North 89 degrees 12 minutes 41 seconds E, along the common north line of said Lot 1 and the south line of said Block 5, a distance of 500.09 feet to a point for the northeast corner of said Lot 1, the northwest corner of said McNeill Family tract and in the south line of Lot 9, Block "B", Willow Vista Estates Phase II, an addition to the City of Saginaw, Tarrant county, Texas, according to the plat thereof recorded in Instrument No. D204130295, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found for reference bears North 16 degree 18 minutes 00 seconds East, a distance of 0.28 feet, also from which a 5/8 inch iron rod with an illegible cap found (controlling monument) bears North 89 degrees 16 minutes 24 seconds East, a distance of 99.42 feet;

THENCE South 00 degree 35 minutes 01 seconds East, along the east line of said Lot 1 and the west line of said McNeil Family tract, a distance of 454.96 feet to the POINT OF BEGINNING and containing 6.120 acres of land (266,658 square feet), more or less.

and designated herein as the LOT 1R & LOT 2, BLOCK A, SENIOR LIVING AT SAGINAW subdivision to the City of Saginaw, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-entry and public places thereon shown for the purpose and consideration therein expressed.

BY: BRIGHT LIVING SAGINAW, LLC

BY: _____
Narayan Patel, Principal

State of Texas §
County of Tarrant §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

On the _____ day of _____, 2021 this plat was duly approved by the planning and zoning commission of the City of Saginaw, Texas.

By: _____
Chairman

Attest: _____
City Secretary

The City Council of Saginaw, Texas on _____, voted affirmatively to adopt this plat and approve it for filing of recorded.

Attest: _____
Mayor

Attest: _____
City Secretary

Private Drainage Easement Maintenance

The existing private drainageway, detention or retention pond located in this addition within a private drainage easement will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the private drainage easement. The City of Saginaw will not be responsible for the maintenance, erosion control and/or operation of said private drainage easement. Property owners shall keep the private drainage easements traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners and to assess whether the functionality of the drainageway, detention or retention pond has been maintained as designed. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Saginaw shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the private drainage easement.

SURVEYOR'S CERTIFICATION

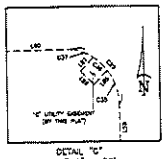
KNOW ALL MEN BY THESE PRESENTS:

That I, Mark Allan Nace, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Saginaw, Texas.

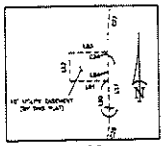
PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Mark Allan Nace
Registered Professional Land Surveyor
Texas Registration No. 5639

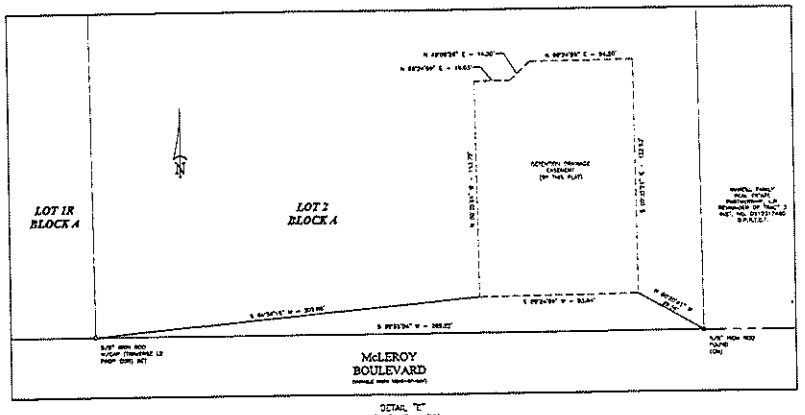
Date: _____



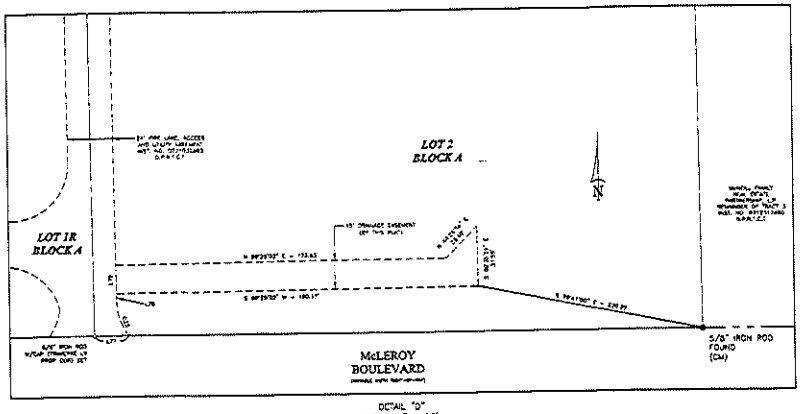
DETAIL "C"
SCALE 1" = 30'



DETAIL "B"
SCALE 1" = 20'



DETAIL "E"
SCALE 1" = 30'



DETAIL "D"
SCALE 1" = 30'

REPLAT

SENIOR LIVING AT SAGINAW

LOT 1R AND LOT 2, BLOCK A,
6.120 ACRES

BEING A REPLAT OF LOT 1, BLOCK A
SENIOR LIVING AT SAGINAW
AS RECORDED IN INSTRUMENT NO. D221032892
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SITUATED IN THE
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849
AN ADDITION TO THE
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
Name: Bright Living Saginaw II
Address: 8001 Spring Valley Road, Suite 980E
Dallas, Texas 75244
Contact Name: Anand "Andy" Patel
Phone: 469-995-0911

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Consact Name: Mark Nace
Phone: 469-784-9321

TRAVERSE
LAND SURVEYOR LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194431

Surveying | Construction Staking | Platting

Date: August 31, 2021 Project No.: TR-44-21