

EXHIBIT “A”

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 3A

LEGAL DESCRIPTION

11.486 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 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A 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 Official Public Records of Tarrant 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 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and 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 1055.85 feet to a magnetic nail found in asphalt paving at the 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 Tarrant 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" W, 635.00 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" W, 838.89 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), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 743.0 feet;

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 29°28'55" and an arc length of 442.32 feet whose chord bears S 57°39'43" E, 437.35 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°10'50" E, 536.63 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 405.00 feet to the **POINT OF BEGINNING** and containing approximately 11.486 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 06/16/2021

ZONING DESCRIPTION TRACT 3B

LEGAL DESCRIPTION

26.537 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 7-R and the northwest corner of Lot 6-R, Block A of said B. Thomas Addition, continuing with the west line of said Lot 6-R a distance of 1257.47 feet to the southeast corner of said Lot 6R, being the southwest corner of Lot 5-R, Block A 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 Official Public Records of Tarrant 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 2027.83 feet to the southeast corner of said 25 acre Sloan tract, the northeast corner of said 25 acre CFI tract and 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 1055.85 feet to a magnetic nail found in asphalt paving at the 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 Tarrant 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" W, 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" W, 344.00 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 set (MCADAMS), from which a 1/2" capped rebar found (PELTON) at the southwest corner of the aforementioned 241.626 acre tract bears N 36°58'20" W, 1,581.89 feet;

THENCE N 53°01'40" E, 405.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 00°10'50" W, 536.63 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 17°36'59" and an arc length of 261.35 feet whose chord bears S 81°22'41" E, 260.32 feet to a 1/2" capped rebar set (MCADAMS) at a point of tangency;

THENCE N 89°48'50" E, 639.72 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 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 a 1/2" capped rebar set (MCADAMS);

THENCE S 53°01'40" W, 125.20 feet to the **POINT OF BEGINNING** and containing approximately 26.537 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 06/16/2021

EXHIBIT “B”

TRACT 2 – LAND USE AND DEVELOPMENT STANDARDS

TRACT 2

TOWNHOMES – (SFA)

Tract 2 may be developed according to Option 1 or Option 2, at the developer’s discretion. Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.

Option 1

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.

Option 2

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), etc. which pertain to a lot of record shall be as outlined in Table 2-2.

Table 2.2 – Development Standards

Minimum Lot Area	1,800 Sq Ft of lot area per home
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Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Front Yard	20'
Minimum Lot Side Yard	10', 15' if adjacent to a street
Minimum Lot Rear Yard	10', 20' if abutting a SF District
Maximum Lot Coverage (Buildings/Structures)	65%
Maximum Building Height	25' - 1 Story
Maximum Density	11 Dwelling Units per Acre

A. Site Requirements:

1. The requirements regulating the development of individual homes within the neighborhood shall be governed by the standards established in Table 2.3 below and Exhibit __ (Villa Detail Plan).

Table 2.3 Site Standards

Minimum Distance Btwn Buildings	10 ft ¹
Minimum Masonry Content	Per Development Agreement
Minimum Roof Pitch	4:12
Minimum Parking	
1 Bedroom Home	1.5 Spaces/Home
2 Bedroom Home	2.0 Spaces/Home
Minimum Floor Area per Home	
1 Bedroom Home	650 Sq Ft
2 Bedroom Home	1,000 Sq Ft

Notes:

1. If the adjacent homes are fire sprinklered in accordance with NFPA 13D standards (or most recent), the minimum distance between buildings may be 8'.

- B. Fenced Rear Yards:** Each home shall provide a private, fenced rear yard. Artificial turf may be permitted to be used in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. All rear yard fencing shall be a minimum 6' tall with no openings.

C. Neighborhood Standards

1. Site Features

- (a) Open Space: A minimum fifteen (15) percent of site, excluding any area being dedicated for public right-of-way, shall be used as open space, as depicted on the Development Plan.
- (b) Amenity Center: An amenity center shall be provided for residents of the Beltmill Villas neighborhood (Tract 2 and 3A Option 2). The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.
- (c) Neighborhood Walking Trail: A minimum 5' wide, concrete walking trail shall be built in general accordance with the configuration shown on the Development Plan.
- (d) Sidewalks: Each home shall have access to the parking areas via a minimum 4' wide, concrete sidewalk. The specific location of said sidewalks shall be determined at the time of construction.
- (e) Perimeter Screening and Buffers: A minimum 6' tall, masonry screening wall shall generally be provided along the perimeter of the neighborhood.
- (f) Dumpster Screening: Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened per the city's standards. Screening enclosures shall be visually and aesthetically compatible with the overall project
- (g) Utilities and Equipment Screening: Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be of a color matching the building or an accent color.

2. Garages and Carports

- (a) Detached garages are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table B above as long as a standard sized parking space remains unobstructed within the garage.
- (b) The architecture of the garages shall be compatible with the home architecture.
- (c) No garage door shall face a public street.
- (d) Carports are permitted within the neighborhood.

TRACT 3A – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3A

MULTI-FAMILY (MF-2)

Tract 3A may be developed according to Option 1 or Option 2, at the developer's discretion. Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.

Option 1

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.

Option 2

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), etc. which pertain to a lot of record shall be as outlined in Table 3-2.

Table 3.2 – Development Standards

Minimum Lot Area	1,800 Sq Ft of lot area per home
Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Front Yard	20'
Minimum Lot Side Yard	10', 15' if adjacent to a street
Minimum Lot Rear Yard	10', 20' if abutting a SF District
Maximum Lot Coverage (Buildings/Structures)	65%
Maximum Building Height	25' - 1 Story
Maximum Density	11 Dwelling Units per Acre

A. Site Requirements:

2. The requirements regulating the development of individual homes within the neighborhood shall be governed by the standards established in Table 3.3 below and Exhibit __ (Villa Detail Plan).

Table 3.3 Site Standards

Minimum Distance Btwn Buildings	10 ft ¹
Minimum Masonry Content	Per Development Agreement
Minimum Roof Pitch	4:12
Minimum Parking	
1 Bedroom Home	1.5 Spaces/Home
2 Bedroom Home	2.0 Spaces/Home
Minimum Floor Area per Home	
1 Bedroom Home	650 Sq Ft
2 Bedroom Home	1,000 Sq Ft

Notes:

2. If the adjacent homes are fire sprinklered in accordance with NFPA 13D standards (or most recent), the minimum distance between buildings may be 8'.

- B. Fenced Rear Yards:** Each home shall provide a private, fenced rear yard. Artificial turf may be permitted to be used in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. All rear yard fencing shall be a minimum 6' tall with no openings.

C. Neighborhood Standards

1. Site Features
 - (a) Open Space: A minimum fifteen (15) percent of site, excluding any area being dedicated for public right-of-way, shall be used as open space, as depicted on the Development Plan.
 - (b) Amenity Center: An amenity center shall be provided for residents of the Beltnill Villas neighborhood. The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.
 - (c) Neighborhood Walking Trail: A minimum 5' wide, concrete walking trail shall be built in general accordance with the configuration shown on the Development Plan.
 - (d) Sidewalks: Each home shall have access to the parking areas via a minimum 4' wide, concrete sidewalk. The specific location of said sidewalks shall be determined at the time of construction.
 - (e) Perimeter Screening and Buffers: A minimum 6' tall, masonry screening wall shall generally be provided along the perimeter of the neighborhood.
 - (f) Dumpster Screening: Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened per the city's standards. Screening enclosures shall be visually and aesthetically compatible with the overall project

- (g) Utilities and Equipment Screening: Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be of a color matching the building or an accent color.
- 2. Garages and Carports
 - (a) Detached garages are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table B above as long as a standard sized parking space remains unobstructed within the garage.
 - (b) The architecture of the garages shall be compatible with the home architecture.
 - (c) No garage door shall face a public street.
 - (d) Carports are permitted within the neighborhood.

TRACT 3B – LAND USE AND DEVELOPMENT STANDARDS

TRACT 3B

MULTI-FAMILY (MF-2)

Tract 3B will be developed according to the Development Standards approved in Ordinance 2021-10 Tract 3 Multi-Family (MF3). Site plan approval will be required to demonstrate compliance with the District in addition to the requirements set forth in Section 8-1 Site Plan Requirements of the Zoning Ordinance.