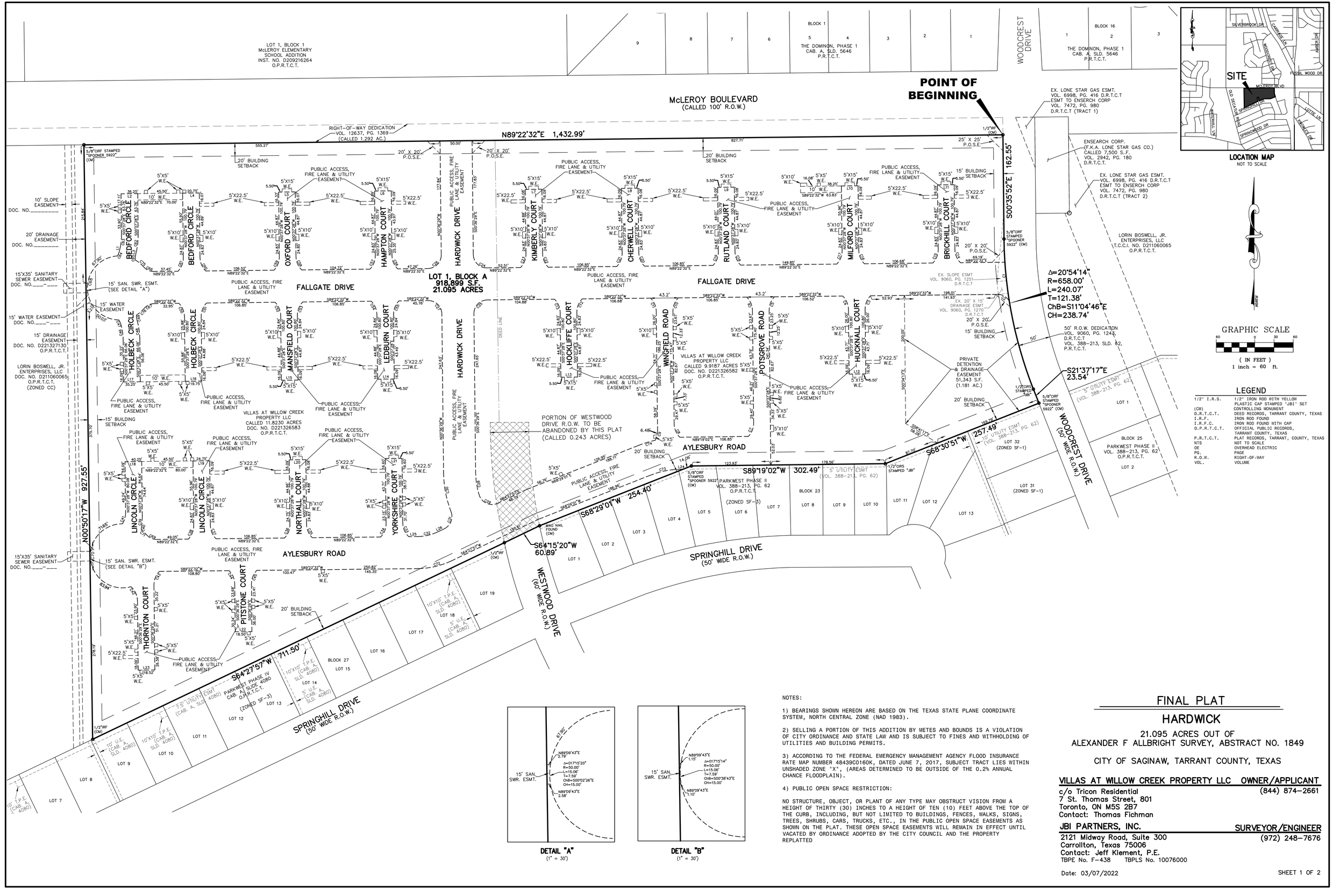


NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 1983).

2) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0160K, DATED JUNE 7, 2017, SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4) PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY (30) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS AS SHOWN ON THE PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED

## LEGEND

| | |
|---|---|
| 1/2" I.R.S. | 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" SET |
| (CM) | CONTROLLING MONUMENT |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| I.R.F. | IRON ROD FOUND |
| I.R.F.C. | IRON ROD FOUND WITH CAP |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS, TARRANT, COUNTY, TEXAS |
| NTS | NOT TO SCALE |
| OE | OVERHEAD ELECTRIC |
| PG. | PAGE |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |

# FINAL PLAT

# HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS


**VILLAS AT WILLOW CREEK PROPERTY LLC** — **OWNER/APPLICANT**
c/o Tricon Residential — (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000


Date: 03/07/2022



Drawing: H:\Projects\HR005-McLeroy Saginaw\Phase 1\Surveying\dwg\XHR005PT.dwg Saved By: cfranco Save Time: 2/28/2022 4:14 PM

## OWNER'S ACKNOWLEDGMENT AND DEDICATION

**STATE OF TEXAS ~**

**COUNTY OF TARRANT ~**

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

**WHEREAS**, VILLAS AT WILLOW CREEK PROPERTY LLC. is the owner of a 21.095 acre tract of land located in the Alexander F. Allbright Survey, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, being part of that certain tract or tracts of land conveyed to **LORIN BOSWELL, JR. ENTERPRISES, LLC**, by deed thereof filed for record in Tarrant County Clerk minutes s Instrument No. D211060065, Official Public Records, Tarrant County, Texas, being all of that called 11.8230 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____, all of that called 9.9187 acre tract of land described in deed to Villas at Willow Creek Property LLC recorded as Instrument No. _____ and all of that 0.243 acre Right-of-Way Abandonment tract of land as described in Instrument No. _____, Official Public Records, Tarrant County, Texas said 21.095 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a one-half inch iron rod found for the northeast corner of said 9.9187 acre tract, being the southeast property corner of a called 1.292 acre tract of land described in Right-of-Way Deed to the City of Saginaw 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 degrees 35 minutes 52 seconds East, a distance of 162.55 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5922" found, being the beginning of a curve to the left;

Along said curve to the left, having a radius of 658.00 feet, a central angle of 20 degrees 54 minutes 14 seconds, an arc length of 240.07 feet, a tangent length of 121.38 feet, a chord bearing of South 11 degrees 04 minutes 46 seconds East, a chord length of 238.74 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 21 degrees 31 minutes 33 seconds East, a distance of 23.54 feet to a five-eighths inch iron rod with a cap stamped "Spooner 5922" found, being the north lot corner of Lot 32, Block 23, Parkwest Phase II, an addition to the City of Saginaw, Tarrant County, Texas according to the plat thereof filed for record in Volume 388-213, Page 62, Plat Records, Tarrant County, Texas;

**THENCE** departing the said right-of-way line, and along the northwest block line of said Parkwest Phase II as follows:
South 68 degrees 30 minutes 51 seconds West, a distance of 257.49 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 89 degrees 19 minutes 02 seconds West, a distance of 302.49 feet to a five-eighths inch iron rod with cap stamped "Spooner 5922" found;

South 68 degrees 29 minutes 01 seconds West, a distance of 254.40 feet to a "Mag-Nail" found, being the northwest lot corner of Lot 1, Block 23, said Parkwest Phase II addition, being the southeast corner of said 0.243 acre Right-of-Way Abandonment tract;

**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 degrees 59 minutes 49 seconds West, a chord length of 162.13 feet to an iron rod set;

**THENCE** South 89 degrees 49 minutes 07 seconds 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 south line of said 0.243 acre tract, South 64 degrees 15 minutes 20 seconds East, a distance of 60.89 feet to a five-eighths 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, Plat Records, Tarrant County, Texas;

**THENCE** South 64 degrees 27 minutes 57 seconds West, along the northwest block line of said Block 23, Parkwest Phase IV, a distance of 710.50 feet to a one-half inch iron rod found for the southwest corner of said 11.8230 acre tract;

**THENCE** along the west line of said 11.8230 acre tract, North 00 degrees 50 minutes 17 seconds West, a distance of 927.55 feet to an iron rod set on the south property line of the aforementioned 1.292 acre tract, being the south right-of-way line of said McLeroy Boulevard;

**THENCE** North 89 degrees 22 minutes 32 seconds East, along the south line of said 1.292 acre tract and south right-of-way line of McLeroy Boulevard, a distance of 1,432.99 feet to the **POINT OF BEGINNING** and containing 918,899 square feet or 21.095 acres of land.

We, the undersigned, do hereby desnignate the above described property as **HARDWICK**, an addition to the City of Saginaw, Tarrant County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpos and consideration therein expressed.

Witness my hand this _____ day of _____, 2022;

_____
VILLAS AT WILLOW CREEK PROPERTY LLC
(printed name and title)

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority 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 forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

_____
Notary Public, State of Texas

## SURVEYORS CERTIFICATE

I, WILLIAM J. Johnson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments Shown thereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Saginaw, Texas.

PRELIMINARY-FOR REVIEW PURPOSES ONLY

William J. Johnson, R.P.L.S. No. 5426

Date: _____, 2022

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared William J. Johnson, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2022.

_____
Notary Public, State of Texas

NOTES:

1) All building lines shall comply with the Zoning Ordinance.

2) Utility Easements: Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Saginaw, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3) Public Open Space Restriction: No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These Open space easements will remain in effect until vacated by ordinance adopted by the City Council of Saginaw and the property replatted.

4) Drainage easement restriction: No filling or construction, without the written approval of the City of Saginaw, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation based on land use.

5) Floodplain easement restriction: No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year fully developed flood elevation based on land use.

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C1 | 61.18' | 005°19'40" | 658.00' | 30.61' | S06°27'08"E | 61.16' |
| C2 | 22.39' | 061°05'07" | 21.00' | 12.39' | N60°04'55"W | 21.34' |
| C3 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C4 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C5 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C6 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C7 | 23.23' | 044°22'07" | 30.00' | 12.23' | N21°33'36"E | 22.66' |
| C8 | 23.29' | 044°29'12" | 30.00' | 12.27' | S22°52'04"E | 22.71' |
| C9 | 15.08' | 028°47'35" | 30.00' | 7.70' | S13°46'19"W | 14.92' |
| C10 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C11 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C12 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C13 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C14 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C15 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C16 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C17 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C18 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C19 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C20 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C21 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C22 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C23 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C24 | 32.99' | 090°00'59" | 21.00' | 21.01' | S45°36'59"E | 29.70' |
| C25 | 32.98' | 089°59'01" | 21.00' | 20.99' | S44°23'01"W | 29.69' |
| C26 | 32.98' | 089°59'01" | 21.00' | 20.99' | N44°23'03"E | 29.69' |
| C27 | 32.99' | 090°00'59" | 21.00' | 21.01' | N45°36'59"W | 29.70' |
| C28 | 36.07' | 016°31'55" | 125.00' | 18.16' | S08°52'27"E | 35.94' |
| C29 | 36.06' | 098°23'39" | 21.00' | 24.33' | S66°20'14"E | 31.79' |
| C30 | 62.56' | 020°29'00" | 175.00' | 31.62' | S10°51'00"E | 62.23' |
| C31 | 31.36' | 085°33'27" | 21.00' | 19.43' | N21°41'14"E | 28.53' |
| C32 | 33.48' | 024°54'35" | 77.00' | 17.01' | N76°55'14"E | 33.21' |
| C33 | 24.00' | 045°49'43" | 30.00' | 12.68' | S23°32'19"E | 23.36' |
| C34 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C35 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C36 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C37 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C38 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C39 | 18.86' | 009°33'49" | 113.00' | 9.45' | N04°09'27"E | 18.84' |
| C40 | 3.23' | 006°10'32" | 30.00' | 1.62' | S05°51'05"W | 3.23' |
| C41 | 17.74' | 033°52'19" | 30.00' | 9.14' | N16°18'41"E | 17.48' |
| C42 | 25.14' | 048°01'08" | 30.00' | 13.36' | N24°37'03"W | 24.41' |
| C43 | 23.25' | 044°24'44" | 30.00' | 12.25' | S21°35'53"W | 22.68' |
| C44 | 23.24' | 044°23'38" | 30.00' | 12.24' | N22°50'16"W | 22.67' |
| C45 | 23.25' | 044°24'49" | 30.00' | 12.25' | S21°35'55"W | 22.68' |
| C46 | 23.37' | 015°23'17" | 87.00' | 11.75' | N08°19'06"W | 23.30' |
| C47 | 8.39' | 016°01'36" | 30.00' | 4.22' | N24°01'33"W | 8.36' |
| C48 | 29.67' | 015°02'33" | 113.00' | 14.92' | N08°08'45"W | 29.58' |
| C49 | 8.81' | 016°49'48" | 30.00' | 4.44' | S07°15'08"E | 8.78' |
| C50 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C51 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C52 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C53 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C54 | 23.26' | 044°25'37" | 30.00' | 12.25' | N22°50'17"W | 22.68' |
| C55 | 23.26' | 044°25'37" | 30.00' | 12.25' | S21°35'20"W | 22.68' |
| C56 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C57 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C58 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C59 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C60 | 23.26' | 044°25'37" | 30.00' | 12.25' | S22°50'17"E | 22.68' |
| C61 | 23.26' | 044°25'37" | 30.00' | 12.25' | N21°35'20"E | 22.68' |
| C62 | 25.48' | 012°55'15" | 113.00' | 12.80' | N05°50'09"E | 25.43' |
| C63 | 19.62' | 012°55'15" | 87.01' | 9.85' | N05°50'09"E | 19.58' |
| C64 | 9.03' | 017°15'18" | 30.00' | 4.55' | N20°55'26"E | 9.00' |
| C65 | 8.35' | 015°57'12" | 30.00' | 4.20' | S04°19'11"W | 8.33' |
| C66 | 18.19' | 049°37'03" | 21.00' | 9.71' | S65°48'57"E | 17.62' |
| C67 | 18.19' | 049°37'03" | 21.00' | 9.71' | S64°34'00"W | 17.62' |
| C68 | 152.95' | 175°16'03" | 50.00' | 1210.02' | S01°14'38"E | 99.91' |
| C69 | 18.19' | 049°37'03" | 21.00' | 9.71' | S65°48'57"E | 17.62' |
| C70 | 170.65' | 195°33'05" | 50.00' | 366.16' | S07°41'23"E | 99.08' |
| C71 | 11.40' | 013°04'05" | 50.00' | 5.73' | N47°32'27"W | 11.38' |
| C72 | 55.21' | 024°54'35" | 127.00' | 28.05' | N76°55'14"E | 54.78' |
| C73 | 48.00' | 020°50'00" | 132.00' | 24.27' | S78°54'02"W | 47.73' |
| C74 | 27.13' | 008°32'23" | 182.00' | 13.59' | S72°45'13"W | 27.10' |
| C75 | 17.01' | 019°29'19" | 50.00' | 8.59' | N50°45'05"W | 16.93' |
| C76 | 15.92' | 018°14'36" | 50.00' | 8.03' | N48°52'47"E | 15.85' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | N12°17'47"E | 5.41' |
| L2 | N89°22'32"E | 26.00' |
| L3 | N12°17'47"E | 6.39' |
| L4 | N89°22'32"E | 26.00' |
| L5 | N89°22'32"E | 26.00' |
| L6 | N89°22'32"E | 26.00' |
| L7 | N89°22'32"E | 26.00' |
| L8 | N89°22'32"E | 26.00' |
| L9 | N89°22'32"E | 26.00' |
| L10 | N89°22'32"E | 26.00' |
| L11 | N89°22'32"E | 26.00' |
| L12 | N89°22'32"E | 26.00' |
| L13 | N89°22'32"E | 26.00' |
| L14 | N89°22'32"E | 26.00' |
| L15 | N89°22'32"E | 26.00' |
| L16 | N89°22'32"E | 26.00' |
| L17 | N89°22'32"E | 26.00' |
| L18 | N89°22'32"E | 26.00' |
| L19 | N89°22'32"E | 26.00' |
| L20 | N89°22'32"E | 26.00' |
| L21 | N89°22'32"E | 26.00' |
| L22 | N89°22'32"E | 26.00' |
| L23 | N89°23'31"E | 26.00' |
| L24 | S89°19'02"W | 3.85' |
| L25 | N89°22'32"E | 13.31' |
| L26 | N64°27'57"E | 10.85' |
| L27 | N44°17'10"E | 12.89' |

## PLANNING AND ZONING CERTIFICATE

The Planning and Zoning Commission of Saginaw, Texas on _____, 200_. Voted affirmatively to recommend conditional approval of this Final Plat, subject to conditions enumerated in minutes of this date.

By:_____
CHAIRMAN

Attest:_____
CITY SECRETARY

## CITY COUNCIL CERTIFICATE

The City Council of Saginaw, Texas on _____, 200_, voted affirmatively to adopt this plat and approve it for filing of record.

By:_____
Mayor

Attest:_____
City Secretary

# FINAL PLAT

# HARDWICK

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

CITY OF SAGINAW, TARRANT COUNTY, TEXAS


**VILLAS AT WILLOW CREEK PROPERTY LLC** **OWNER/APPLICANT**
c/o Tricon Residential (844) 874-2661
7 St. Thomas Street, 801
Toronto, ON M5S 2B7
Contact: Thomas Fichman

**JBI PARTNERS, INC.** **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000


Date: 03/07/2022



Drawing: H:\Projects\HHR005-McLeroy Saginaw\Phase 1\Surveying\dwg\XHHR005PT.dwg Saved By: cfranco Save Time: 2/28/2022 4:14 PM
Plotted by: mharp Plot Date: 3/7/2022 4:21 PM