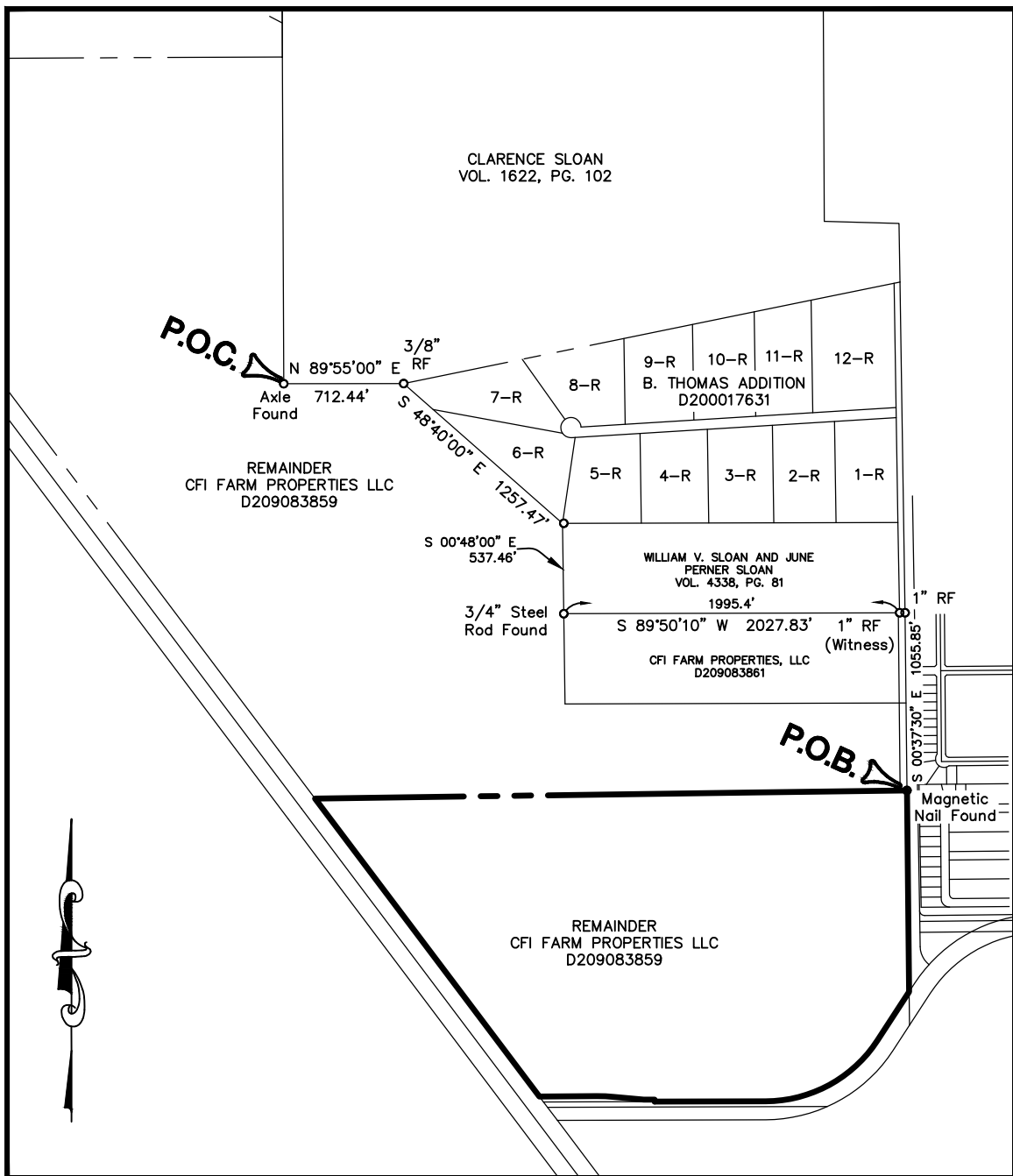
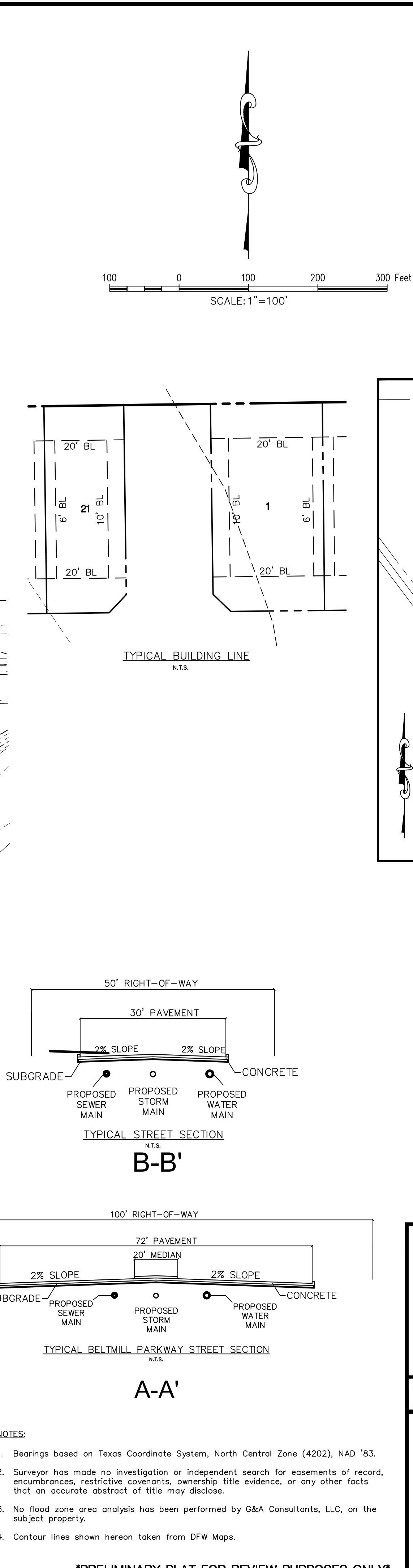




The John R. McAdams
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972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262

940. 240. 1012

McAdams

TBPE: 19762 TBPLs: 10194440
www.garcon.com
www.mcadamsco.com

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NOTES:

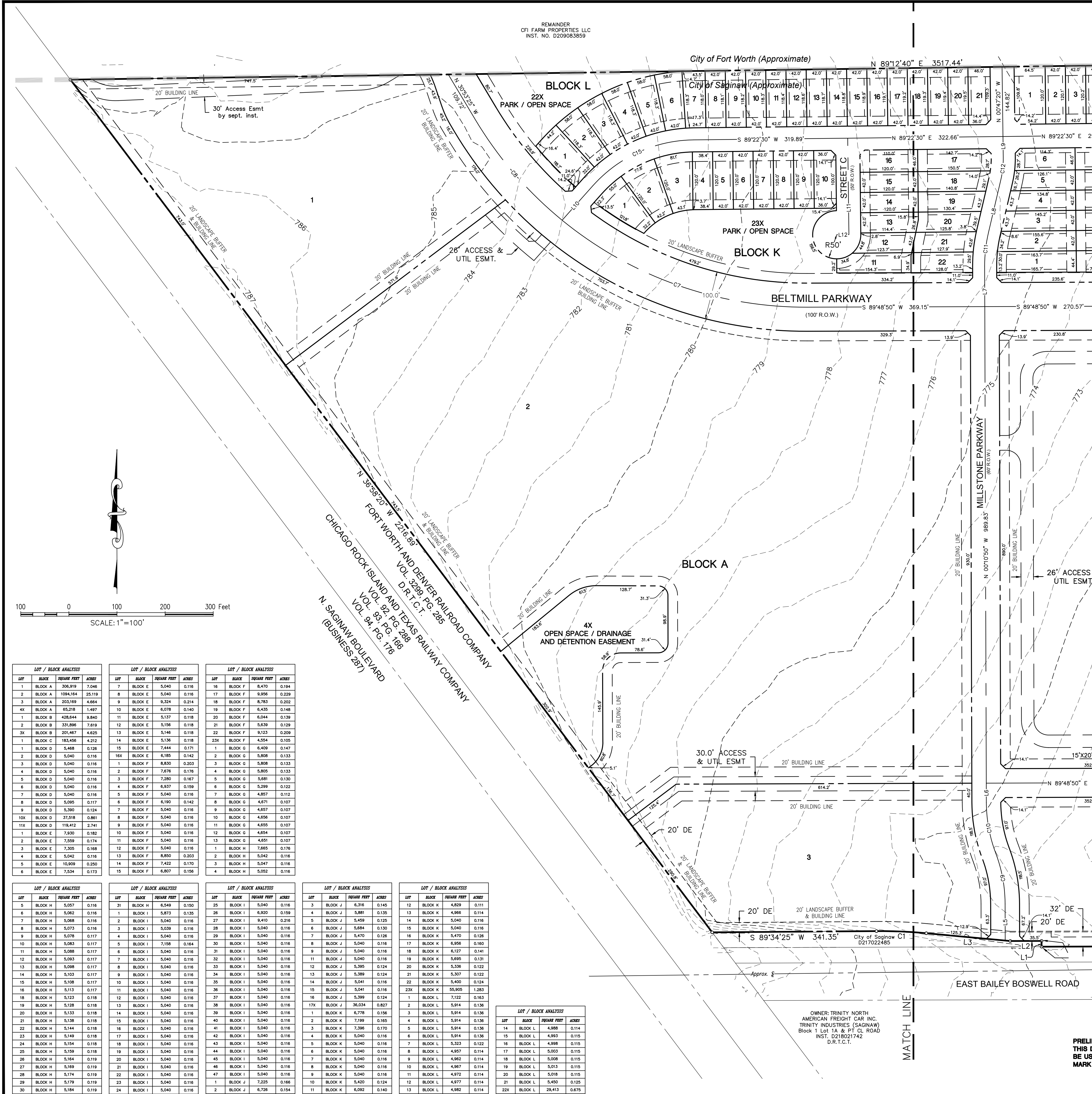
1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
4. Contour lines shown herein taken from DFW Maps.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

File: Z:\Projects\UJH-19000\Drawings\Prelim Plot\UJH-19000 PP
 Plotted: 4/5/2021 3:32 PM, by Carpenter, Cole; Saved: 4/5/2021 11:02 AM, by ccarpenter

REMAINDER
CFI FARM PROPERTIES LLC
INST. NO. D209083859

LEGAL DESCRIPTION
115.432 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°10'50" W	12.00'
L2	S 89°49'10" W	65.00'
L3	N 84°42'10" W	175.17'
L4	N 19°14'25" W	35.17'
L5	N 00°10'50" W	76.15'
L6	N 00°10'50" W	40.00'
L7	N 00°10'50" W	84.21'
L8	N 13°11'20" E	111.83'
L9	N 00°47'20" W	42.48'
L10	N 41°41'10" E	95.74'
L11	N 00°43'55" W	200.32'
L12	N 89°16'05" E	25.37'
L13	N 48°25'35" E	74.57'
L14	S 00°37'30" E	128.88'
L15	N 45°14'50" E	181.56'
L16	S 89°20'50" W	61.86'
L17	S 00°18'05" E	115.73'
L18	S 00°37'30" E	68.28'
L19	S 00°37'30" E	42.18'
L20	N 00°36'00" W	74.89'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1038.00'	5°43'25"	103.69'	N 87°33'52" W, 103.65'
C2	700.00'	7°34'17"	92.50'	N 50°07'52" W, 92.43'
C3	700.00'	27°06'19"	331.15'	N 32°47'34" W, 328.07'
C4	680.00'	0°37'12"	7.36'	S 19°33'01" E, 7.36'
C5	680.00'	20°57'13"	248.68'	S 30°20'14" E, 247.30'
C6	680.00'	49°22'20"	585.96'	S 65°30'00" E, 568.00'
C7	800.00'	39°27'03"	550.84'	N 70°27'39" W, 540.02'
C8	800.00'	19°50'41"	277.09'	N 40°48'46" W, 275.70'
C9	300.00'	20°34'51"	107.76'	S 10°28'16" E, 107.18'
C10	300.00'	20°34'51"	107.76'	N 10°28'16" W, 107.18'
C11	300.00'	13°22'12"	70.01'	S 06°30'16" W, 69.85'
C12	200.00'	13°58'42"	48.79'	S 06°12'01" W, 48.67'
C13	300.00'	24°18'10"	127.25'	N 78°02'05" W, 126.30'
C14	150.00'	65°42'10"	172.01'	N 33°01'55" W, 162.74'
C15	285.00'	47°41'21"	237.22'	S 65°31'52" W, 230.43'
C16	785.00'	7°12'23"	98.73'	N 81°10'41" E, 98.67'
C17	170.00'	49°03'03"	145.54'	N 23°54'04" E, 141.13'
C18	150.00'	23°24'11"	61.27'	N 56°56'54" E, 60.84'
C19	150.00'	44°06'02"	115.45'	S 67°17'50" W, 112.63'
C20	250.00'	45°51'30"	200.09'	N 22°38'29" E, 194.80'
C21	150.00'	6°54'49"	18.10'	S 03°10'04" W, 18.09'
C22	150.00'	9°34'51"	25.08'	S 11°24'54" W, 25.05'
C23	150.00'	16°49'48"	44.06'	N 07°47'26" E, 43.90'
C24	310.00'	17°59'55"	97.38'	S 08°22'30" W, 96.98'
C25	250.00'	17°58'30"	78.43'	N 08°23'13" E, 78.11'

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 380.90 acre tract of land described in deed in favor of CFI Farm Properties, LLC, recorded in Instrument Number D209083859 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an oak found on the easterly line of said 380.90 acre tract at the southwest corner of that certain called 317.63 acre tract of land described in deed in favor of Clarence Sloan, recorded in Volume 1622, Page 102 of the Deed Records of Tarrant County, Texas;

THENCE N 89°55'00" E, 712.44 feet with the easterly line of said 380.90 acre tract and the south line of said 317.63 acre tract to a 3/8" rebar found at the most southerly southeast corner of said 317.63 acre tract and 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 east line of said 380.90 acre tract and the west line of said Lot 7-R, passing the southwest corner thereof and the northwest corner of Lot 6-R of said B. Thomas Addition, continuing with the west line thereof a distance of 1257.47 feet to the southeast corner thereof and 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 380.90 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 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, with 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 and the northeast corner of said 25 acre CFI tract;

THENCE S 00°37'30" E, with the east line of said 25 acre CFI tract in said Wagley Robertson Road, passing the southeast corner thereof and the most easterly northeast corner of said 380.90 acre tract, continuing with the east line thereof a distance of 1036.04 feet to a magnetic nail found at the POINT OF BEGINNING;

THENCE S 00°37'30" E, 1197.00 feet continuing with the east line of said 380.90 acre tract in said Wagley Robertson Road to a 1/2" capped rebar set (McAdams) at the north line of East Bailey Boswell Road, being the northeast corner of 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 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 left;

THENCE continuing with 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 left having a radius of 795.00 feet, a central angle of 56°44'17" and an arc length of 787.26 feet, whose chord bears S 61°27'03" W, 755.49 feet to a 1/2" rebar found at a point of tangency;

THENCE S 89°49'10" W, 660.43 feet continuing with 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, 341.34 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 380.90 acre tract;

THENCE N 36°58'20" E, 2216.89 feet with the east line of said Fort Worth and Denver Railroad and the west line of said 380.90 acre tract to a 1/2" capped rebar found (Peleton);

THENCE N 89°12'40" E, 3517.44 feet to the POINT OF BEGINNING and containing approximately 115.432 acres of land.

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: MATTHEW LEWIS, CHAIRMAN

ATTEST: JANICE ENGLAND, CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: TOM FLUPPO, MAYOR

ATTEST: JANICE ENGLAND, CITY SECRETARY

PRELIMINARY PLAT
BLOCKS A-L
BELTMILL
115.432 Acres
in the
B. THOMAS SURVEY, ABSTRACT NO. 1497
CITY OF SAGINAW
TARRANT COUNTY, TEXAS

2/2



The John R. McAdams
Company, Inc.
111 Hillside Drive
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972.436.9712

201 County View Drive
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TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: CC DATE: 3/30/2021 SCALE: 1"=100' JOB. NO. LLH-19000

OWNER/DEVELOPER
VLMC, INC.
3046 LACKLAND ROAD
FORT WORTH, TEXAS 76116
Ph. 817-731-7595
Contact: DON ALLEN

THIS DOCUMENT SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 4/6/21

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY