

Absent: Member Allen

(5) PZ 0922-01

Consideration and Action Regarding a Request to Consider a Preliminary Plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

Management Analyst, Salvador Gonzalez, reviewed the information in the members' packets and introduced Matt Baacke to speak the Commission about additional details regarding the preliminary plat.

During Matt Baacke's address to the Commission, he answered questions from the Commission regarding their concerns traffic, signage and parking.

A motion was made by Member Larson with a second by Vice-Chairman LaBruyere to recommend that the City Council approve a request to consider a Preliminary Plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Larson and Alternate Member Krause

Against: Member Wooten

Absent: Member Allen

(6) PZ 0922-02

Consideration and Action Regarding a Request to Consider a Final Plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

Management Analyst, Salvador Gonzalez, reviewed the information in the members' packets and informed the Commission that the previous item and the current item applied to the same property; both plats independently need action. Gonzalez introduced Matt Baacke to speak the Commission about additional details regarding the final plat and answered questions pertaining to the final plat.

A motion was made by Vice-Chairman LaBruyere with a second by Member Larson to recommend that the City Council approve a request to consider a Final Plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

For: Chairman Barngrover, Vice-Chairman LaBruyere,
Members Larson and Alternate Member Krause

Against: Member Wooten

Absent: Member Allen

(7) PZ 0922-03

PUBLIC HEARING

Consideration and Action Regarding a Request to Consider a Request for a Specific Use Permit to Allow the Operation of an Auto Impound Lot/Wrecker Business on Property located on Abstract 345, Tracts 2X and 2N, David Cook Survey located at 200 S. Blue Mound Road

Chairman Barngrover opened the Public Hearing at 6:11 p.m.



Falcon Distribution Center Preliminary Plat

Date: September 13, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Public Hearing - Consideration and Action Regarding a Request to Consider a Preliminary Plat for property located on Abstract 119, Tract 1, and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

Background/Discussion:

The applicant has submitted a request to consider a request for a preliminary plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

Staff review of the applicant's preliminary plat has been completed.

If you have any questions regarding this preliminary plat request, please let me know.

Staff Recommendation:

The preliminary plat has been through a review from our Development Review Committee (DRC) and they have concluded that the preliminary plat is in accordance with the City Code of Ordinances. Staff recommends that the request to consider a request for a preliminary plat be forwarded to the City Council with a recommendation for approval.

Attachments:

Preliminary Plat for Falcon Distribution Center

**CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT**

CASE NUMBER: PZ 0972-01

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, 1 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 (X) FINAL PLAT () REPLAT () AMENDED PLAT ()

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

LOT: _____ BLOCK: _____ ADDITION: _____

TRACT: _____ ABSTRACT _____ SURVEY: _____

No. 1408
No. 58
No. 119

D. Stickland
J. Armendaris
James H. Biles

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

ADDRESS and/ or LOCATION OF PROPERTY: 361 E McLeroy Blvd., 451 E McLeroy Blvd

NAME OF PROPOSED DEVELOPMENT: Falcon Saginaw Distribution Center

TOTAL ACREAGE OF PROPERTY: 38.544

(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: [Signature] PHONE #: 713-855-0091

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Falcon Saginaw Owner, LLC

OWNER'S ADDRESS: 5440 Harvest Hill Road, Suite 250, Dallas, TX 75230

APPLICANT'S SIGNATURE: [Signature] PHONE #: 713-855-0091

APPLICANT'S NAME: Falcon Commercial Development

APPLICANT'S ADDRESS: 5440 Harvest Hill Road, Suite 250, Dallas, TX 75230

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: SVT DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: PRC

PLANNING AND ZONING COMMISSION MEETING DATE: 09/13/22

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 09/20/22

ACTION TAKEN: _____

STATE OF TEXAS:

OWNERS ACKNOWLEDGMENT AND DECLARATION

COUNTY OF TARRANT:

I, we, the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

SE/4 of a tract of land situated in the J. Armendaris Survey, Abstract No. 56, the J. Biles Survey, Abstract No. 115, and the D. Strickland Survey, Abstract No. 1408, City of Saginaw, Tarrant County, Texas, being that tract of land as described in deed to Falcon Saginaw Owner, LLC, recorded in 022314731, Official Public Records, Tarrant County, Texas [OFFREC], and being more particularly described as follows:

BEGINNING at a 5/8" minor capped Corner & Burgess found at a 8.0, 0.1, c/cp corner of the intersection of the north line of McLure Boulevard East and the west line of Spring Hollow Drive (said intersection per plat recorded in Cabinet A, State 137A, Plat Records, Tarrant County, Texas), being the most southerly southeast corner of said Falcon Saginaw Owner tract;

THENCE South 65 degrees 28 minutes 43 seconds West, along the north line of said McLure Boulevard East and the south line of said Falcon Saginaw Owner tract, a distance of 27.70 feet (plat 27.81 feet) to a 5/8" minor capped Corner & Burgess found at the most southerly southeast corner of said Falcon Saginaw Owner tract, said plat lying in the northern line of a tract of land as described in deed to Star Manufacturing, LLC, recorded in 0214279742, OFFREC, from which a cut is found at the most westerly corner of said Star Manufacturing tract (been South 35 degrees 31 minutes 17 seconds East, 45.10 feet);

THENCE departing the north line of said McLure Boulevard East, along the southerly line of said Falcon Saginaw Owner tract and the northerly line of said Star Manufacturing tract, as follows:

North 55 degrees 31 minutes 17 seconds West, a distance of 183.63 feet to a 3/4" rebar found at the beginning of a non-tangent curve to the left, having a radius of 413.02 feet;

Hereinafter, along said curve, having a central angle of 23 degrees 09 minutes 33 seconds, an arc distance of 162.38 feet, and a chord that bears North 48 degrees 23 minutes 34 seconds West, 180.83 feet to a 1/2" rebar capped Goodwin & Marshall plat at the end of said curve;

North 80 degrees 32 minutes 18 seconds West, non-tangent to said curve, a distance of 48.71 feet a 1/2" rebar capped Goodwin & Marshall plat;

North 40 degrees 30 minutes 10 seconds West, a distance of 332.95 feet to a 1/2" rebar capped Goodwin & Marshall plat in the west line of the S.A.S.J. Railroad (100' R.O.W.), being the most westerly southeast corner of said Falcon Saginaw Owner tract and the northern corner of said Star Manufacturing tract;

THENCE North 64 degrees 49 minutes 38 seconds West, along the west line of said S.A.S.J. Railroad R.O.W., and the west line of said Falcon Saginaw Owner tract, a distance of 230.27 feet passing a 5/8" rebar capped Corner & Burgess found, measuring a total distance of 2,532.29 feet to a 1/2" rebar capped Goodwin & Marshall plat at the northwest corner of said Falcon Saginaw Owner tract and the southeast corner of the first plat of Heather Ridge Estates, Phase 38, on addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, State 843B, Plat Records, Tarrant County, Texas [PRTC];

THENCE along the southerly line of said Heather Ridge Estates, Phase 38 and the northerly line of said Falcon Saginaw Owner tract, as follows:

South 77 degrees 23 minutes 37 seconds East, a distance of 179.82 feet (plat 180.00 feet) to a 5/8" rebar capped Corner & Burgess found;

South 45 degrees 42 minutes 57 seconds East, a distance of 265.10 feet (plat 265.00 feet) to a 5/8" rebar capped Corner & Burgess found;

South 44 degrees 13 minutes 37 seconds East, a distance of 494.81 feet (plat 495.00 feet) to a 5/8" rebar capped Corner & Burgess found at the most southerly corner of said Heather Ridge Estates, Phase 38 and the most westerly corner of the first plat of Heather Ridge Estates, Phase 4, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, State 1109Z, PRTC;

THENCE South 48 degrees 32 minutes 30 seconds East, along the southerly line of said Heather Ridge Estates, Phase 4 and the northerly line of said Falcon Saginaw Owner tract, a distance of 277.73 feet to a 5/8" rebar capped Corner & Burgess found at the most southerly southeast corner of said Falcon Saginaw Owner tract and the most northerly corner of Lot 1X, Block 1 of Spring Creek, on addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, State 1157A, PRTC;

THENCE South 45 degrees 29 minutes 13 seconds West, along the northerly line of said Lot 1X, Block 1, a distance of 344.42 feet to a 5/8" rebar capped Corner & Burgess found at the most northerly end corner of said Lot 1X, Block 7 of said Spring Creek addition;

THENCE North 43 degrees 37 minutes 08 seconds West, departing the northerly line of said Lot 1X, Block 1, along the northerly line of said Lot 1X, Block 7, a distance of 84.03 feet to a 5/8" rebar capped Corner & Burgess found;

THENCE South 48 degrees 28 minutes 30 seconds West, along the northerly line of said Lot 1X, Block 7, a distance of 212.32 feet (plat 212.44 feet) to a 5/8" rebar capped Corner & Burgess found at an angle point in the west line of said Lot 1X, Block 7;

THENCE South 04 degrees 49 minutes 02 seconds East, along the west line said Lot 1X, Block 7, a distance of 1,573.36 feet to a 5/8" rebar capped Corner & Burgess found at the southwest corner of said Lot 1X, Block 7;

THENCE North 83 degrees 10 minutes 56 seconds East, along the south line of said Lot 1X, Block 7 and Lot 1, Block 7 of said Spring Creek addition, a distance of 201.90 feet to a 1/2" rebar capped Goodwin & Marshall plat in the west line of aforementioned Spring Hollow Drive (portable width 8.0, 0.1, c/cp) at the southeast corner of said Lot 1, Block 7;

THENCE along the west line of said Spring Hollow Drive, as follows:

Southeasterly, along a non-tangent curve to the left, having a radius of 330.00 feet, a central angle of 13 degrees 07 minutes 16 seconds, an arc distance of 121.38 feet, and a chord that bears South 32 degrees 03 minutes 24 seconds East, 121.11 feet to a 5/8" rebar capped Corner & Burgess found at the beginning of a curve to the right, having a radius of 475.00 feet;

Southeasterly, along said curve, having a central angle of 37 degrees 01 minute 48 seconds, an arc distance of 303.75 feet (plat 303.62 feet), and a chord that bears South 20 degrees 03 minutes 41 seconds East, 298.50 feet to a 5/8" rebar capped Corner & Burgess found at the end of said curve;

South 01 degrees 24 minutes 05 seconds East, non-tangent to said curve, a distance of 112.45 feet (plat 112.40 feet) to a 5/8" rebar capped Corner & Burgess found at a 8.0, 0.1, c/cp corner;

South 43 degrees 22 minutes 34 seconds West, along a 8.0, 0.1, c/cp line, a distance of 35.38 feet to the POINT OF BEGINNING and containing 1,678,707 square feet or 38.44 acres of land.

Designated herein as the FALCON SAGINAW DISTRIBUTION CENTER addition to the City of Saginaw, Texas, and whose name is substituted herein, hereby declare to the use of the public these all streets, alleys, paths, water courses, ditches, easements, right-of-way and public places shown herein for the purpose and consideration therein expressed.

FALCON SAGINAW OWNER, LLC, a Delaware limited liability company

By: _____

Date: _____

STATE OF TEXAS:

COUNTY OF _____

BEFORE ME, the undersigned authority, 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 for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS:

CERTIFICATE OF SURVEY

COUNTY OF TARRANT:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

James E. Barton
Registered Professional Land Surveyor No. 4914
DMSM
5501 SW Grapevine Pkwy
Grapevine, Texas
(817) 329-4373

UTILITY EASEMENTS:

PLAT NOTES:

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth 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 this plat and any public utility, including the city, shall have the right to all lines of ingress and egress to and upon said easements for the purpose of construction, reconstruction, inspection, painting, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of securing the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:

No filling or construction, without the written approval of the city, 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 (1) foot above the 100-year flood elevation based on land use.

FLOODPLAIN RESTRICTION:

No construction, without the written approval of the city, 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 (1) foot above the 100-year fully developed flood elevation based on land use.

NOTES:

1. Readings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 4840C0186I, map revised March 31, 2019, the property plotted herein appears to be in FLOODPLAIN UNSHADED (areas determined to be outside the 0.2% annual chance floodplain). FLOODPLAIN UNSHADED (areas of 0.2% annual chance flood areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood). FLOODPLAIN UNSHADED (areas of 0.2% annual chance flood - base flood elevations determined) and the FLOODPLAIN.

ON THE _____ DAY OF _____, 2022, THE 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 _____, 2022, VOTED AFFIRMATIVELY TO ADOPT THE PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

PRELIMINARY: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Based for review 6/23/2022 3:54 PM

PRELIMINARY PLAT
FALCON SAGINAW DISTRIBUTION CENTER
BEING 38.44 ACRES
SITUATED IN THE

J. ARMENDARIS SURVEY, ABSTRACT No. 58
J. BILES SURVEY, ABSTRACT No. 119
D. STRICKLAND SURVEY, ABSTRACT No. 1408
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

FEBRUARY 2022

SHEET 2 of 2

OWNED/DEVELOPED BY:

FALCON COMMERCIAL
DEVELOPMENT

5440 Harvest Hill Road, Suite 250
Dallas, Texas 75239
Contact Ben Howell
713-855-0091

PREPARED BY:



Engineering & Surveying
200 W. Oakview Ave., Suite 100
Arlington, TX 76010
817-452-4577
info@gmcivil.com | www.gmcivil.com



Falcon Distribution Center Final Plat

Date: September 13, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Susy Victor-Trevino, Planning Manager

Subject: Public Hearing - Consideration and Action Regarding a Request to Consider a Final Plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

Background/Discussion:

The applicant has submitted a request to consider a request for a final plat for property located on Abstract 119, Tract 1 and 1F03, James H. Biles Survey, and Lot 16A out of Edgar Kerr's Subdivision located at 361 and 451 E. McLeroy Boulevard.

Staff review of the applicant's final plat has been completed.

If you have any questions regarding this final plat request, please let me know.

Staff Recommendation:

The final plat has been through a review from our Development Review Committee (DRC) and they have concluded that the final plat is in accordance with the City Code of Ordinances. Staff recommends that the request to consider a request for a final plat be forwarded to the City Council with a recommendation for approval.

Attachments:

Final Plat for Falcon Distribution Center

**CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT**

CASE NUMBER: 17 0922-2

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, 1 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 (X) REPLAT () AMENDED PLAT ()

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

LOT: _____	BLOCK: _____	ADDITION: _____
	No. 1408	D. Strickland
	No. 58	J. Armendaris
TRACT: _____	ABSTRACT	No. 119
		SURVEY: James H. Biles

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

ADDRESS and/ or LOCATION OF PROPERTY: 361 E McLeroy Blvd., 451 E McLeroy Blvd

NAME OF PROPOSED DEVELOPMENT: Falcon Saginaw Distribution Center

TOTAL ACREAGE OF PROPERTY: 38.544
(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: [Signature] PHONE #: 713-855-0091

and/or OPTION HOLDER: _____ PHONE #: _____

OWNER'S NAME:(Please Print) Falcon Saginaw Owner, LLC

OWNER'S ADDRESS: 5440 Harvest Hill Road, Suite 250, Dallas, TX 75230

APPLICANT'S SIGNATURE: [Signature] PHONE #: 713-855-0091

APPLICANT'S NAME: Falcon Commercial Development

APPLICANT'S ADDRESS: 5440 Harvest Hill Road, Suite 250, Dallas, TX 75230

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: NT DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: DRC

PLANNING AND ZONING COMMISSION MEETING DATE: 09/13/22

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: 09/20/22

ACTION TAKEN: _____

STATE OF TEXAS:

OWNER'S ACKNOWLEDGMENT AND DEDICATION

COUNTY OF TARRANT:

I [we], the undersigned, owner[s] of the land shown on this plat with the area described by metes and bound as follows:

BEING a tract of land situated in the J. Armendaris Survey, Abstract No. 58, the J. Biles Survey, Abstract No. 119, and the D. Strickland Survey, Abstract No. 1408, City of Saginaw, Tarrant County, Texas, being that tract of land as described in deed to Falcon Saginaw Owner, LLC, recorded in 0221314731, Official Public Records, Tarrant County, Texas (OPRCT), and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Corner & Burgess found at a R.O.W., clip corner at the intersection of the north line of McLeroy Boulevard East and the west line of Spring Hollow Drive (old intersection per plat recorded in Cabinet A, Side 1137A, Plat Records, Tarrant County, Texas), being the most southerly southeast corner of said Falcon Saginaw Owner tract;

THENCE South 88 degrees 56 minutes 43 seconds West, along the north line of said McLeroy Boulevard East and the south line of said Falcon Saginaw Owner tract, a distance of 27.76 feet (plat 27.29 feet) to a 5/8" rebar capped Corner & Burgess found at the most southerly southwest corner of said Falcon Saginaw Owner tract, said point being in the northerly line of a tract of land as described in deed to Star Manufacturing, LLC, recorded in 0221427742, OFFICIAL, from which a cut is found at the most easterly corner of said Star Manufacturing tract (from South 55 degrees 31 minutes 17 seconds East, 43.19 feet);

THENCE departing the north line of said McLeroy Boulevard East, along the southerly line of said Falcon Saginaw Owner tract and the northerly line of said Star Manufacturing tract, as follows:

North 53 degrees 21 minutes 17 seconds West, a distance of 183.63 feet to a 3/4" rebar found at the beginning of a non-tangent curve to the left, having a radius of 415.02 feet;

Northwesterly, along said curve, having a central angle of 55 degrees 09 minutes 28 seconds, on an arc distance of 162.38 feet, and a chord that bears North 48 degrees 50 minutes 33 seconds West, 150.53 feet to a 1/2" rebar capped Goodwin & Marshall set at the end of said curve;

North 80 degrees 22 minutes 10 seconds West, non-tangent to said curve, a distance of 48.77 feet to a 1/2" rebar capped Goodwin & Marshall set;

North 49 degrees 23 minutes 10 seconds West, a distance of 533.90 feet to a 1/2" rebar capped Goodwin & Marshall set in the east line of the I-3427, Railroad (100' R.O.W.), being the most easterly southwest corner of said Falcon Saginaw Owner tract and the northwest corner of said Star Manufacturing tract;

THENCE North 54 degrees 49 minutes 36 seconds West, along the east line of said I-3427, Railroad R.O.W., and the west line of said Falcon Saginaw Owner tract, a distance of 230.29 feet passing a 5/8" rebar capped Corner & Burgess found, continuing a final distance of 2,033.39 feet to a 1/2" rebar capped Goodwin & Marshall set at the northeast corner of said Falcon Saginaw Owner tract and the southwest corner of the first plat of Heather Ridge Estates, Phase 3B, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Side 983G, Plat Records, Tarrant County, Texas (PTC3);

THENCE along the southerly line of said Heather Ridge Estates, Phase 3B and the northerly line of said Falcon Saginaw Owner tract, as follows:

South 77 degrees 23 minutes 37 seconds East, a distance of 179.82 feet (plat 180.00 feet) to a 5/8" rebar capped Corner & Burgess found;

South 43 degrees 45 minutes 57 seconds East, a distance of 365.19 feet (plat 365.00 feet) to a 5/8" rebar capped Corner & Burgess found;

South 44 degrees 13 minutes 37 seconds East, a distance of 494.81 feet (plat 493.00 feet) to a 5/8" rebar capped Corner & Burgess found at the most southerly corner of said Heather Ridge Estates, Phase 3B and the most westerly corner of the first plat of Heather Ridge Estates, Phase 4, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Side 1197Z, PTC3;

THENCE South 42 degrees 32 minutes 03 seconds East, along the southerly line of said Heather Ridge Estates, Phase 4 and the northerly line of said Falcon Saginaw Owner tract, a distance of 277.93 feet to a 5/8" rebar capped Corner & Burgess found at the most easterly northeast corner of said Falcon Saginaw Owner tract and the most easterly corner of Lot 15, Block 1 of Spring Creek, an addition to the City of Saginaw, Tarrant County, Texas as recorded in Cabinet A, Side 1119A, PTC3;

THENCE South 45 degrees 27 minutes 13 seconds West, along the northerly line of said Lot 15, Block 1, a distance of 344.42 feet to a 5/8" rebar capped Corner & Burgess found at the most northerly east corner of Lot 15, Block 7 of said Spring Creek addition;

THENCE North 43 degrees 57 minutes 08 seconds West, departing the northerly line of said Lot 15, Block 1, along the a northerly line of said Lot 15, Block 7, a distance of 64.90 feet to a 5/8" rebar capped Corner & Burgess found;

THENCE South 48 degrees 18 minutes 50 seconds West, along the northerly line of said Lot 15, Block 7, a distance of 512.22 feet (plat 513.44 feet) to a 5/8" rebar capped Corner & Burgess found at an angle point in the west line of said Lot 15, Block 7;

THENCE South 04 degrees 49 minutes 02 seconds East, along the west line of said Lot 15, Block 7, a distance of 1,073.36 feet to a 5/8" rebar capped Corner & Burgess found at the southwest corner of said Lot 15, Block 7;

THENCE North 53 degrees 18 minutes 56 seconds East, along the south line of said Lot 15, Block 7 and Lot 1, Block 7 of said Spring Creek addition, a distance of 201.90 feet to a 1/2" rebar capped Goodwin & Marshall set in the west line of the aforementioned Spring Hollow Drive (variable width R.O.W.) at the southeast corner of said Lot 1, Block 7;

THENCE along the west line of said Spring Hollow Drive, as follows:

Southwesterly, along a non-tangent curve to the left, having a radius of 330.00 feet, a central angle of 13 degrees 07 minutes 18 seconds, on an arc distance of 121.26 feet, and a chord that bears South 22 degrees 03 minutes 24 seconds East, 121.11 feet to a 5/8" rebar capped Corner & Burgess found at the beginning of a curve to the right, having a radius of 476.00 feet;

Southwesterly, along said curve, having a central angle of 37 degrees 38 minutes 48 seconds, on an arc distance of 300.7 feet (plat 303.62 feet), and a chord that bears South 29 degrees 03 minutes 03 seconds East, 276.50 feet to a 5/8" rebar capped Corner & Burgess found at the end of said curve;

South 01 degrees 34 minutes 05 seconds East, non-tangent to said curve, a distance of 112.65 feet (plat 112.60 feet) to a 3/4" rebar capped Corner & Burgess found at a R.O.W., clip corner;

South 42 degrees 22 minutes 54 seconds West, along a R.O.W., clip line, a distance of 33.38 feet to the POINT OF BEGINNING and containing 1,476,757 square feet or 33.344 acres of land.

Designated herein as the FALCON SAGINAW DISTRIBUTION CENTER addition to the City of Saginaw, Texas, and whose name is associated herein, together with the use of the public for all other uses, such as water, gas, electric, drainage, right-of-way and public places between shown for the purpose and consideration, therein expressed.

FALCON SAGINAW OWNER, LLC, a Delaware limited liability company

By _____

Date: _____

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, 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 for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS:

CERTIFICATE OF SURVEY

COUNTY OF TARRANT:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Joel L. Jordan
Registered Professional Land Surveyor No. 4914
GMA
2508 East Corporate Pkwy
Grapevine, Texas
(817)328-4573

PLAT NOTES:

UTILITY EASEMENTS:

Any public utility, including the city, shall have the right to move and keep moved all or part of any buildings, 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 this plat and any public utility, including the city, shall have the right of all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, painting, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of securing the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:

No filling or construction, without the written approval of the city, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no distribution 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 (1) foot above the 100-year flood elevation based on land use.

FLOODPLAIN RESTRICTION:

No construction, without the written approval of the city, shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no distribution 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 (1) foot above the 100-year fully developed flood elevation based on land use.

NOTES:

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 4806CE0306, also revised January 21, 2019 - The property depicted herein appears to be in FLOOD HAZARDOUS (Areas determined to be outside the 0.2% annual chance floodplain), FLOOD HAZARDOUS (Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with discharge areas less than 1 square mile and areas protected by levees from 1% annual chance flood), FLOOD HAZARDOUS (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood - base flood elevations determined) and the FLOODPLAIN.

ON THIS _____ DAY OF _____, 2022, 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 THE PLAT AND APPROVE IT FOR FLOOD RECORD.
BY: _____
MAYOR
ATTEST: _____
CITY SECRETARY

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, issued for review 8/22/2022 3:51 PM

FINAL PLAT
FALCON SAGINAW DISTRIBUTION CENTER
BEING 38.544 ACRES
SITUATED IN THE
J. ARMENDARIS SURVEY, ABSTRACT No. 58
J. BILES SURVEY, ABSTRACT No. 119
D. STRICKLAND SURVEY, ABSTRACT No. 1408
CITY OF SAGINAW, TARRANT COUNTY, TEXAS
FEBRUARY 2022

SHEET 2 of 2

OWNED/DEVELOPED BY:

FALCON COMMERCIAL DEVELOPMENT
3400 Harvest Hill Road, Suite 250
Dallas, Texas 75239
Contact: Ben Newell
713-825-0021

PREPARED BY:

GMcivil
Engineering & Surveying
3811 W. Greenway Drive, Suite 100
Ft. Worth, Texas 76107
Tel: (817) 328-4573 Fax: (817) 328-4573