



Conveyance Plat for Lots 3&4, Block 1, The Square

Date: November 8, 2022

To: Chairman and Members of the Planning and Zoning Commission

From: Rick Trice

Subject: Consideration and Action regarding Approval of a Final Plat (Conveyance Plat) Lots 3 & 4, Block 1 The Square, Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas

Background/Discussion:

On April 16, 2019, City Council approved the Planned Development (PD) for The Square development. The Development Plan approved in the PD included Lots 3 and 4 that were approved as PD Multi-Family (MF-2). On May 19, 2020, the City Council approved a Preliminary Plat for The Square.

Lots 3 and 4 are under contract with a multi-family developer. In order to close on the property, the seller of the property has requested that the property be platted. In order to facilitate the closing, the proposed Final Plat has been prepared.

Final development plans have not been prepared for the lots. The development plans will require additional easements that are not shown on the conveyance plat. A condition has been stipulated on the plat that the property will be required to re-plat before building permits may be issued. This will allow easements and other platting requirements to be met. **The final plat, as proposed, is solely for the purposes of conveying the property.**

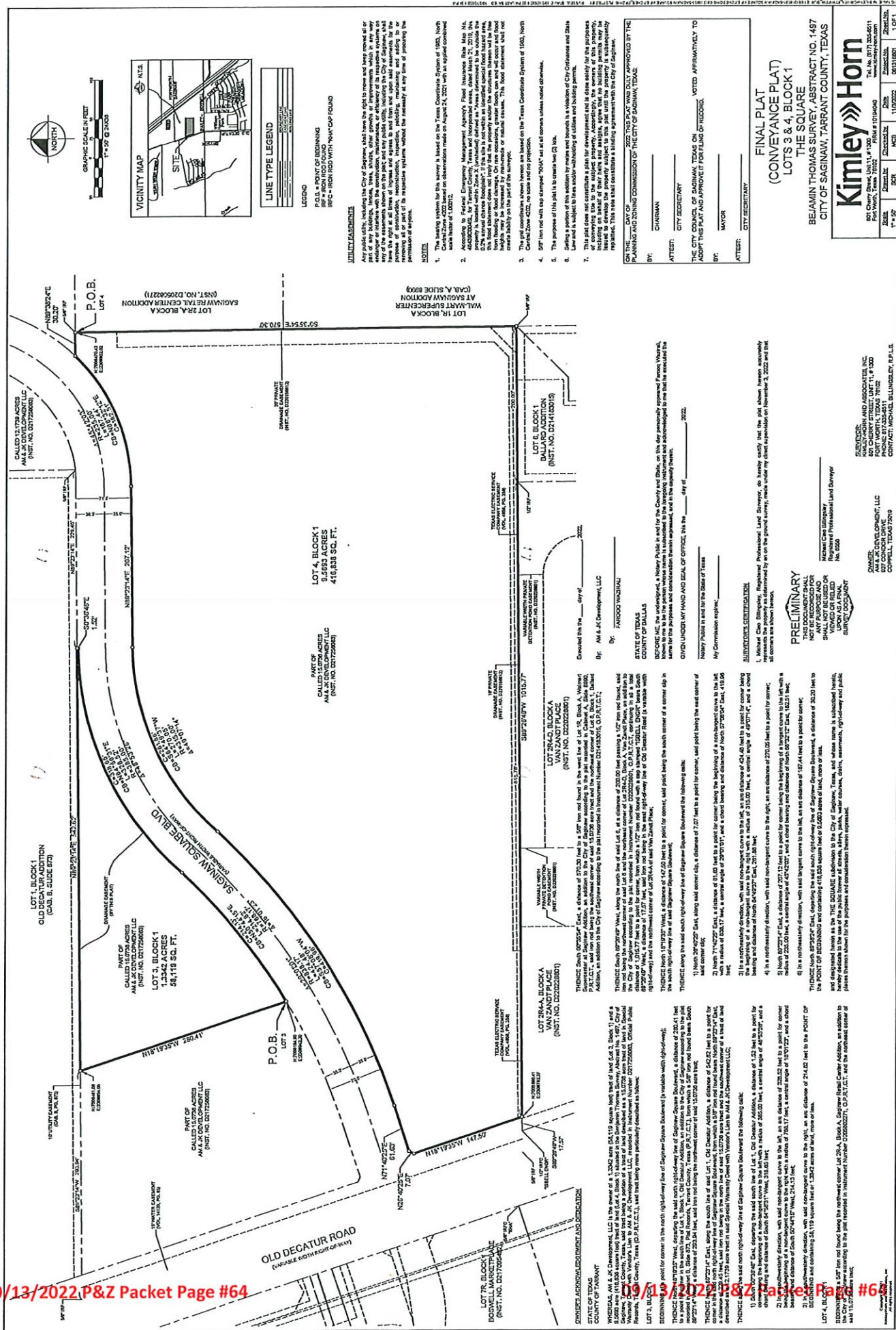
The following statement has been placed as note 7 on the plat: "7. This plat does not constitute a plan for development and is done solely for the purposes of conveying title to the subject property. Accordingly, the owners of this property, including on behalf of their heirs and assigns, agree that no building permits may be issued to develop the property subject to this plat until the property is subsequently replatted. This note shall constitute a binding agreement with the City of Saginaw."

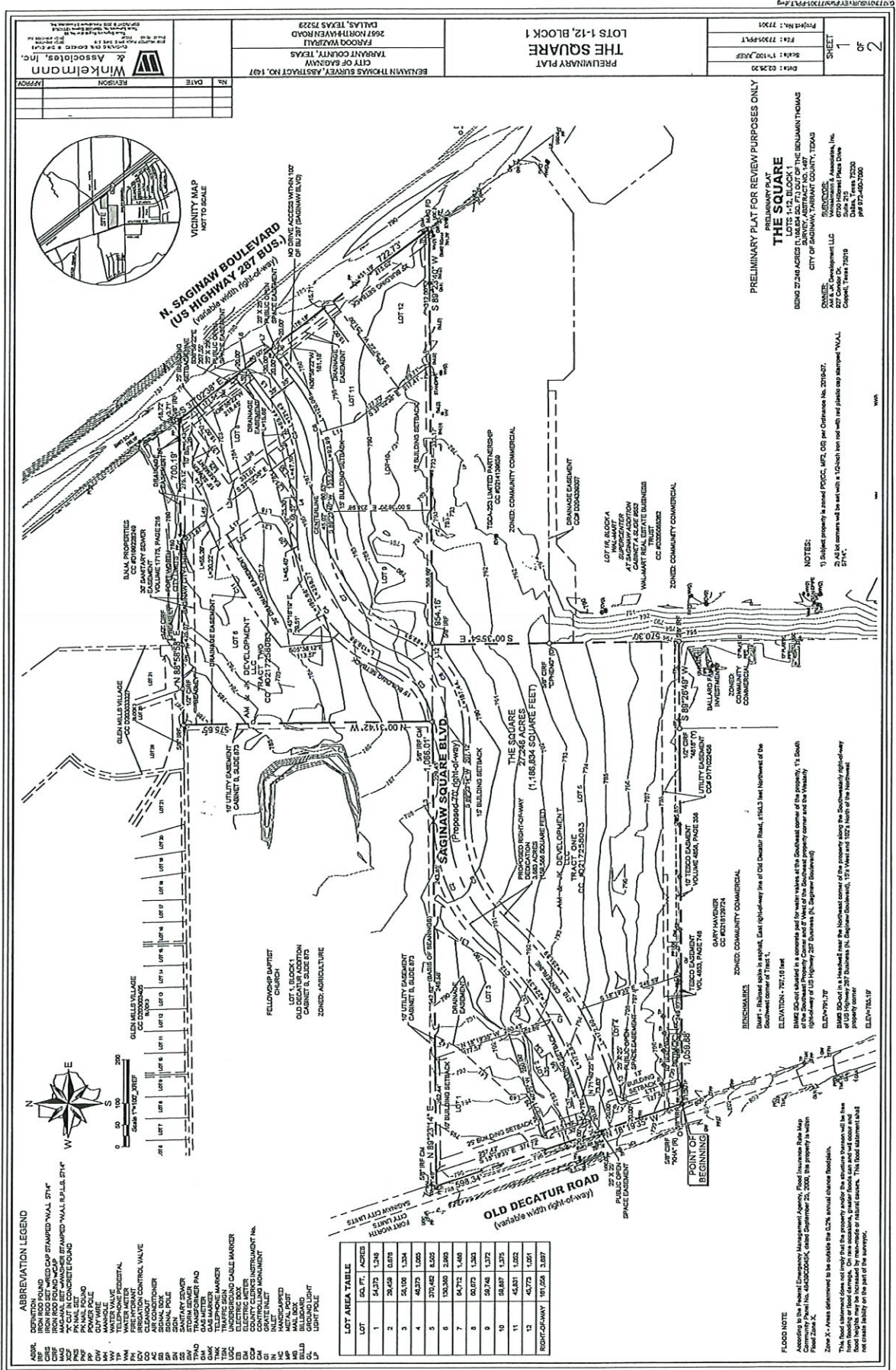
If you have any questions, please let me know.

Staff Recommendation:

Staff recommends that the request for an approval of a Final Plat (Conveyance Plat) for Lots 3 & 4, Block 1 The Square, Benjamin Thomas Survey, Abstract 1497, City of Saginaw, Tarrant County, Texas be forwarded to the City Council with a recommendation for approval.

Attachments:





ABBREVIATION LEGEND

ABBREVIATION	DEFINITION
ABR	IRON ROD SET W/STAMPED "A.A. 214"
EIR	IRON ROD SET W/STAMPED "A.A. 214"
FIR	IRON ROD SET W/STAMPED "A.A. 214"
GIR	IRON ROD SET W/STAMPED "A.A. 214"
HIR	IRON ROD SET W/STAMPED "A.A. 214"
LIR	IRON ROD SET W/STAMPED "A.A. 214"
MIR	IRON ROD SET W/STAMPED "A.A. 214"
NIR	IRON ROD SET W/STAMPED "A.A. 214"
OIR	IRON ROD SET W/STAMPED "A.A. 214"
PIR	IRON ROD SET W/STAMPED "A.A. 214"
QIR	IRON ROD SET W/STAMPED "A.A. 214"
RIR	IRON ROD SET W/STAMPED "A.A. 214"
SIR	IRON ROD SET W/STAMPED "A.A. 214"
TIR	IRON ROD SET W/STAMPED "A.A. 214"
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WIR	IRON ROD SET W/STAMPED "A.A. 214"
XIR	IRON ROD SET W/STAMPED "A.A. 214"
YIR	IRON ROD SET W/STAMPED "A.A. 214"
ZIR	IRON ROD SET W/STAMPED "A.A. 214"

LOT	ACRES
1	54.375
2	26.435
3	54.375
4	43.375
5	370.482
6	130.360
7	64.712
8	62.675
9	59.748
10	58.889
11	43.831
12	43.773
RIGHT-OF-WAY	181.058

FLOOD NOTE

According to the Flood Insurance Management Agency Flood Insurance Rate Map (FIRM) for the City of Saginaw, Texas, the property is located in Flood Zone X-1. This Flood Zone X-1 is a Special Flood Hazard Area (SFHA) and is subject to flooding. The Flood Insurance Rate Map (FIRM) is available at the City of Saginaw, Texas, Planning Department. The Flood Insurance Rate Map (FIRM) is available at the City of Saginaw, Texas, Planning Department. The Flood Insurance Rate Map (FIRM) is available at the City of Saginaw, Texas, Planning Department.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

THE SQUARE
 BEING 27.246 ACRES, MORE OR LESS, IN LOT 12, BLOCK 1, SURVEY, ABSTRACT NO. 1497, CITY OF SAGINAW, TARRANT COUNTY, TEXAS.
 PREPARED BY: Winkelman & Associates, Inc.
 2700 West Loop West, Suite 100
 Dallas, Texas 75220
 Phone: (214) 343-7000
 Fax: (214) 343-7001

NOTES:

- 1) Subject property is zoned PGCC, MFD, C-2, per Ordinance No. 2018-07. 2) All lot corners will be set with a 1/2-inch iron rod with red plastic cap stamped "A.A. 214".

LEGEND

- ABR: IRON ROD SET W/STAMPED "A.A. 214"
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- ZIR: IRON ROD SET W/STAMPED "A.A. 214"

CONFIDENTIAL