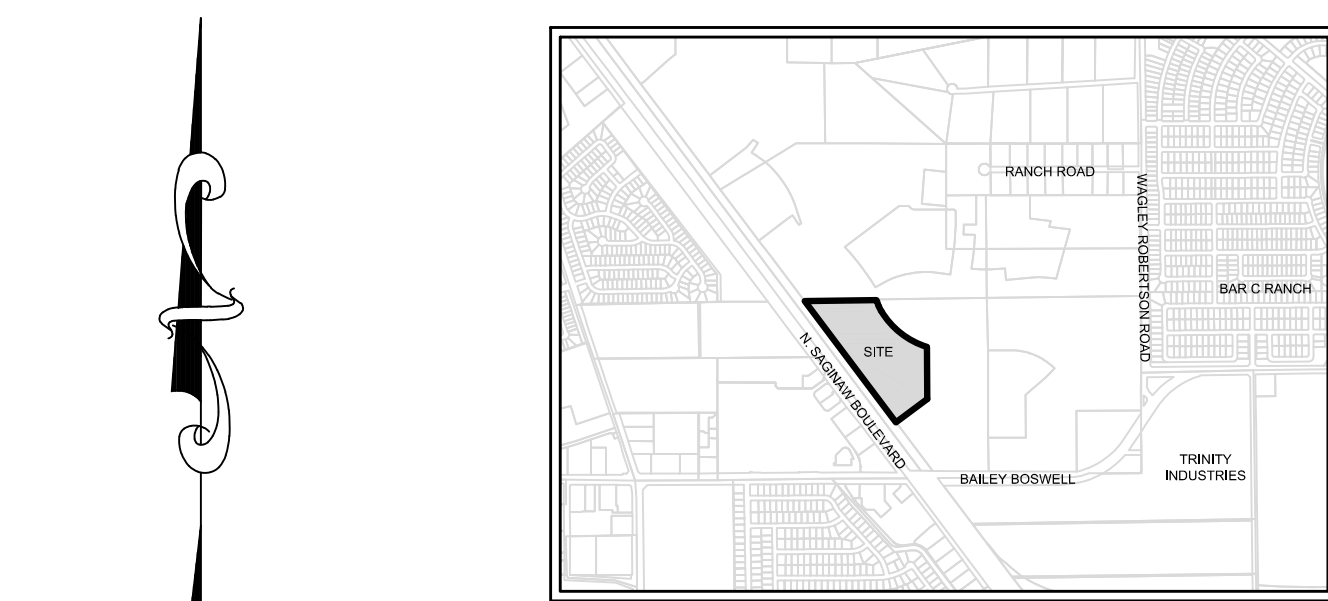
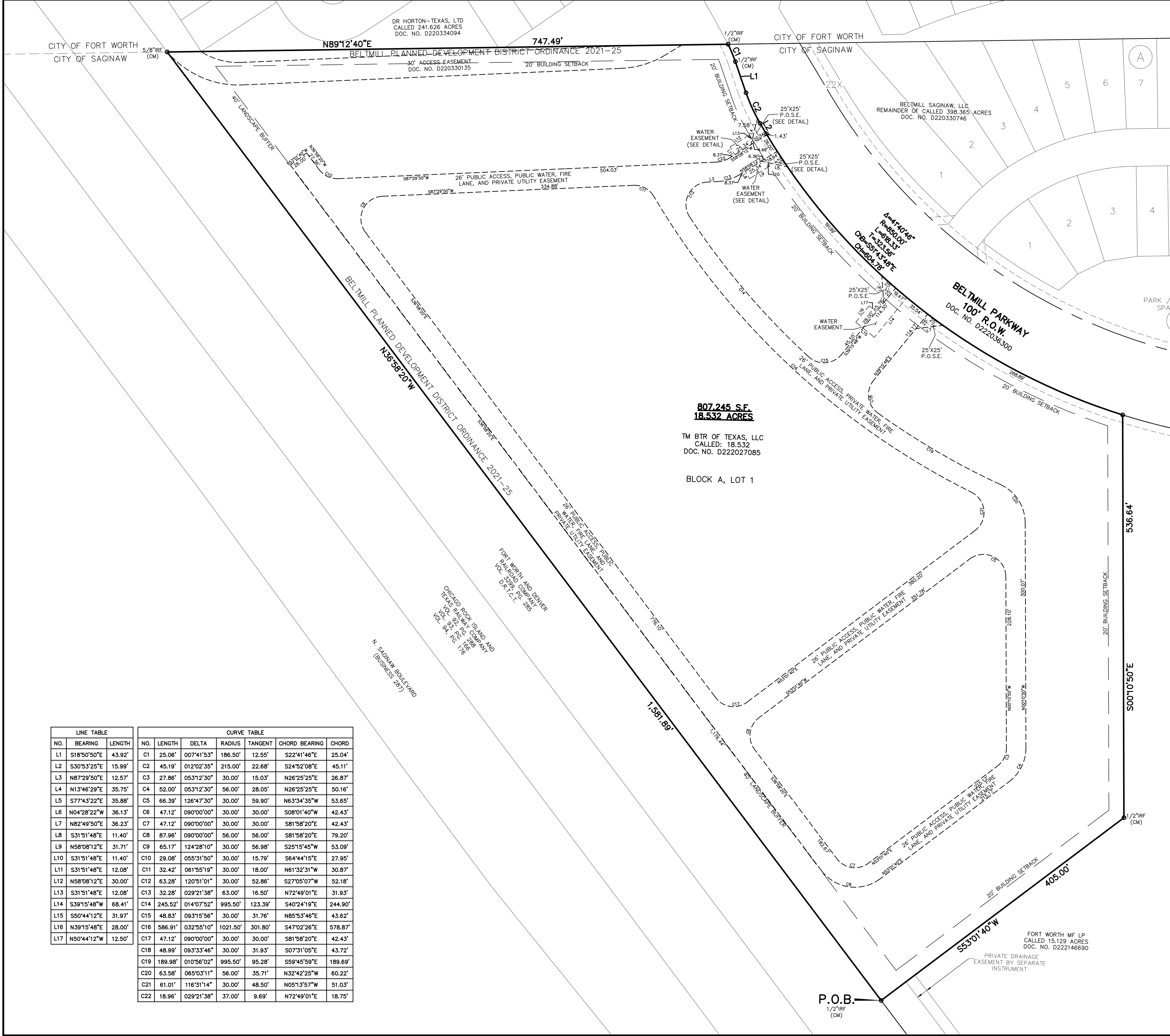


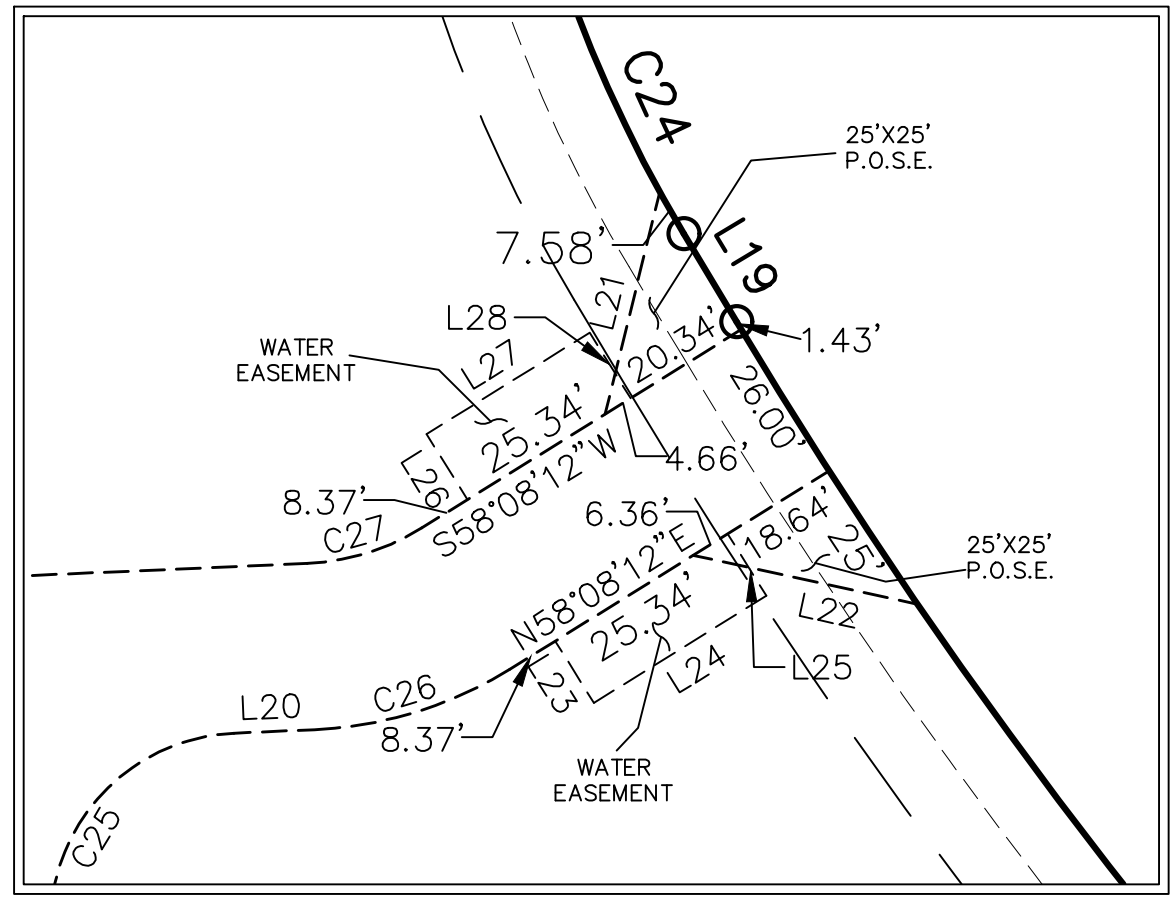


VICINITY MAP
1"=2000'

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROLLING MONUMENT
HW	HEADWALL
MHSS	MANHOLE (SANITARY SEWER)
PP	POWER POLE
R.O.W.	RIGHT-OF-WAY
MHST	STORM SANITARY MANHOLE
UGL	UNDERGROUND CABLE MARKER
WV	WATER VALVE
RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE
SF	SILT FENCE
WE	WATER EASEMENT
POSE	PUBLIC OPEN SPACE EASEMENT

- NOTES:
1. THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD 83). DISTANCES SHOWN HEREON ARE SURFACE VALUES WITH A SCALE FACTOR OF 1.00018047 FROM GRID TO SURFACE.
 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF CITY UTILITIES AND BUILDING PERMITS.
 3. ALL CORNERS NOT LABELED ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
 4. THE WATER SYSTEM LOCATED WITHIN THE FIRE LANE IS PRIVATE. THE PUBLIC WATER SYSTEM EXTENDS TO THE WATER METER AND DOUBLE DETECTOR CHECK ASSEMBLY LOCATIONS. ALL OTHER UTILITIES LOCATED IN THE FIRE LANE ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED.



DETAIL
(1"=30')

FINAL PLAT
BELTMILL VILLAS

BLOCK A, LOT 1

18.532 ACRES OUT OF THE
B. THOMAS SURVEY, ABSTRACT NO. 1497;
CITY OF SAGINAW, TARRANT COUNTY, TEXAS

TM BTR OF TEXAS, LLC	OWNER/DEVELOPER
6735 Salt Cedar Way Building 1, Suite 200 Frisco, Texas 75034 Contact: Jack Rowe	(469) 252-2194
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 TBPE No. F-438 TBPLS No. 10076000	(972) 248-7676

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S CERTIFICATE

WHEREAS, TM BTR of Texas, LLC is the owner of a parcel of land located in the City of Saginaw, Tarrant County, Texas, being a part of the Heirs Benjamin Thomas Survey, Abstract Number 1497, and being all of that called 18.532 acres of land as described in deed to TM BTR of Texas, LLC as recorded in document number D222027085, Official Public Records of Tarrant County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the south corner of said 18.532 acre tract, said point being at the west corner of that called 15.129 acre tract of land described in deed to FORT WORTH MF LP, as recorded in Document Number D222146690, Official Public Records of Tarrant County, Texas, said point also being in the east line of the Fort Worth and Denver Railroad as recorded in Volume 3299, Page 285, Official Public Records of Tarrant County, Texas;

THENCE North 36 degrees 58 minutes 20 seconds West, 1,581.89 feet along the east line of said Fort Worth and Denver Railroad to a five-eighths inch iron rod found at the northwest corner of said 18.532 acre tract, said point being at the southwest corner of that called 241.626 acre tract of land described in deed to DR HORTON-TEXAS, LTD, as recorded in Document Number D220334094, Official Public Records of Tarrant County, Texas;

THENCE North 89 degrees 12 minutes 40 seconds East, 747.49 feet along the south line of said 241.626 acre tract to a one-half inch iron rod found at the northeast corner of said 18.532 acre tract, said point also being the northwest corner of Beltnmill Parkway (a 100 foot wide right-of-way) dedicated by plat recorded in Document Number D222036300, Official Public Records of Tarrant County, Texas;

THENCE along the east line of said 18.532 acre tract and southwest line of said Beltnmill Parkway as follows:

Southeasterly, 25.06 feet along a curve to the right, having a central angle of 07 degrees 41 minutes 53 seconds, a radius of 186.50 feet, a tangent of 12.55 feet, and whose chord bears South 22 degrees 41 minutes 46 seconds East, 25.04 feet to a one-half inch iron rod found for corner;

South 18 degrees 50 minutes 50 seconds East, 43.92 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southeasterly, 45.19 feet along a curve to the left, having a central angle of 12 degrees 02 minutes 35 seconds, a radius of 215.00 feet, a tangent of 22.68 feet, and whose chord bears South 24 degrees 52 minutes 08 seconds East, 45.11 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 30 degrees 53 minutes 25 seconds East, 15.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southeasterly, 618.33 feet along a curve to the left, having a central angle of 41 degrees 40 minutes 46 seconds, a radius of 850.00 feet, a tangent of 323.56 feet, and whose chord bears South 51 degrees 43 minutes 48 seconds East, 604.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the most easterly northeast corner of said 18.532 acre tract, said point also being the northwest corner of said 15.129 acre tract;

THENCE along the common lines of said 18.532 acre tract and said 15.129 acre tract as follows:
South 00 degrees 10 minutes 50 seconds East, 536.64 feet to a one-half inch iron rod found for corner;

South 53 degrees 01 minutes 40 seconds West, 405.00 feet to the POINT OF BEGINNING and containing 807,245 square feet or 18.532 acres of land.

BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD 83), DISTANCES SHOWN HEREON ARE SURFACE VALUES WITH A SCALE FACTOR OF 1.00018047 FROM GRID TO SURFACE.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **TM BTR OF TEXAS, LLC**, does hereby adopt this plat designating the hereon above described property as **BELTMILL VILLAS**, an addition to the City of Saginaw, Texas, and does hereby dedicate to the City of Saginaw in fee simple forever the streets, alleys, and all storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements which may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Saginaw, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2023.

TM BTR OF TEXAS, LLC
a Texas limited liability company

Jack Rowe
BTR Land Entitlement & Development Director

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Jack Rowe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, RPLS, 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 hereon were properly placed under my personal supervision in accordance with the City of Saginaw Subdivision Rules and Regulations.

Dated this the ____ day of _____, 2023.

Mark W. Harp, R.P.L.S. No. 6425



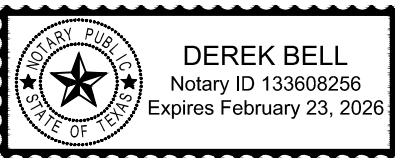
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public, State of Texas



ON THE _____ DAY OF _____, 2023, 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 THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

FINAL PLAT

BELTMILL VILLAS

BLOCK A, LOT 1

18.532 ACRES OUT OF THE
B. THOMAS SURVEY, ABSTRACT NO. 1497;

CITY OF SAGINAW, TARRANT COUNTY, TEXAS

TM BTR OF TEXAS, LLC OWNER/DEVELOPER

6735 Salt Cedar Way (469) 252-2194
Building 1, Suite 200
Frisco, Texas 75034
Contact: Jack Rowe

JB PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

Date: March 03, 2023

Sheet 2 of 2