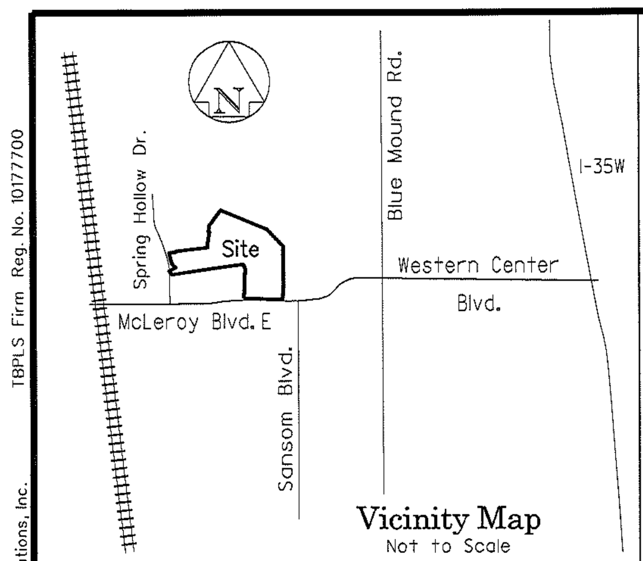


Vicinity Map
Not to Scale

ON THE 10th DAY OF April 2017
THIS AMENDING PLAT WAS APPROVED BY:

NAN STANFORD
(CITY MANAGER)

MARK M. WHITE
DIRECTOR OF PLANNING AND
COMMUNITY DEVELOPMENT

JANICE ENGLAND
(CITY SECRETARY)

CITY OF SAGINAW TEXAS
CORPORATE
SEAL

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.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER, OR UTILITY EASEMENT.

PUBLIC OPEN SPACE RESTRICTION:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF (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 PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF SAGINAW AND THE PROPERTY REPLATTED.

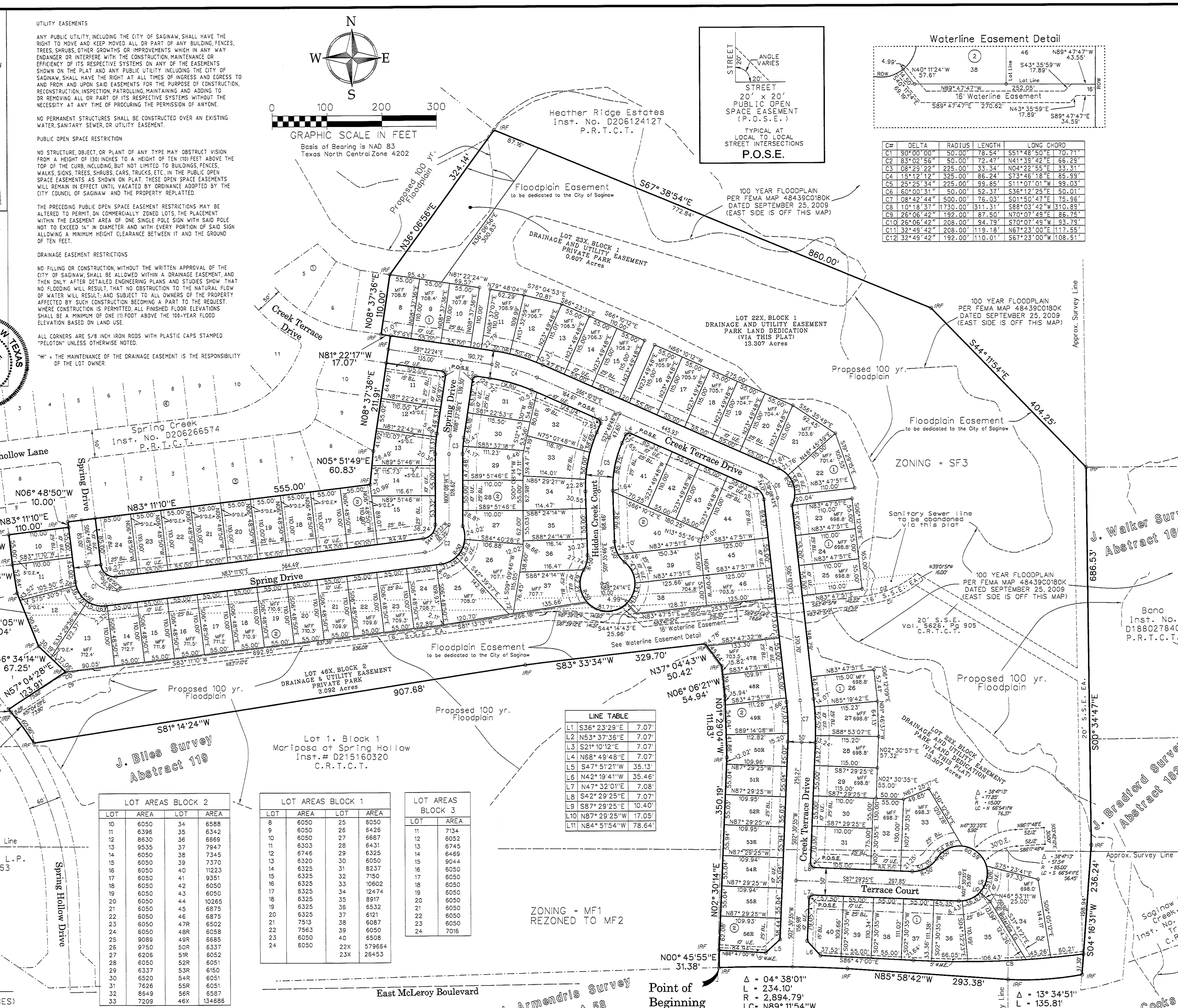
THE PRECEDING PUBLIC OPEN SPACE EASEMENT RESTRICTIONS MAY BE ALTERED TO PERMIT, ON COMMERCIALLY ZONED LOTS, THE PLACEMENT WITHIN THE EASEMENT AREA OF: ONE SINGLE POLE SIGN WITH SAID POLE NOT TO EXCEED 14" IN DIAMETER AND WITH EVERY PORTION OF SAID SIGN ALLOWING A MINIMUM HEIGHT CLEARANCE BETWEEN IT AND THE GROUND OF TEN FEET.

DRAINAGE EASEMENT RESTRICTIONS

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 PART 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.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

"*" = THE MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE LOT OWNER.



C#	DELTA	RADIUS	LENGTH	LONG CHORD	
C1	90°00'00"	50.00'	78.54'	S51°48'50"E	70.71'
C2	83°02'56"	50.00'	72.47'	N41°39'42"E	66.29'
C3	08°29'22"	225.00'	33.34'	N04°22'55"E	33.31'
C4	15°12'12"	325.00'	86.24'	S73°46'18"E	85.99'
C5	25°25'34"	225.00'	99.85'	S11°07'01"W	99.03'
C6	60°00'31"	50.00'	52.37'	S36°12'25"E	50.01'
C7	08°42'44"	500.00'	76.03'	S01°50'47"E	75.96'
C8	10°18'37"	1730.00'	311.31'	S88°03'42"W	310.89'
C9	26°06'42"	192.00'	87.50'	N70°07'49"E	86.75'
C10	26°06'42"	208.00'	94.79'	S70°07'49"W	93.79'
C11	32°49'42"	208.00'	119.18'	N67°23'00"E	117.55'
C12	32°49'42"	192.00'	110.01'	S67°23'00"W	108.51'

LINE TABLE

L1	S36° 23'29"E	7.07'
L2	N53° 37'36"E	7.07'
L3	S21° 10'12"E	7.07'
L4	N68° 49'48"E	7.07'
L5	S47° 51'21"W	35.13'
L6	N42° 19'41"W	35.46'
L7	N47° 32'01"E	7.08'
L8	S42° 29'25"E	7.07'
L9	S87° 29'25"E	10.40'
L10	N87° 29'25"W	17.05'
L11	N84° 51'54"W	78.64'

LOT AREAS BLOCK 2

LOT	AREA	LOT	AREA
10	6050	34	6588
11	6396	35	6342
12	8630	36	6669
13	9535	37	7947
14	6050	38	7345
15	6050	39	7370
16	6050	40	11223
17	6050	41	9351
18	6050	42	6050
19	6050	43	6050
20	6050	44	10265
21	6050	45	6875
22	6050	46	6875
23	6050	47R	6502
24	6050	48R	6058
25	9089	49R	6685
26	9750	50R	6337
27	6206	51R	6052
28	6050	52R	6051
29	6337	53R	6150
30	6520	54R	6051
31	7626	55R	6051
32	8649	56R	6587
33	7209	46X	134686

LOT AREAS BLOCK 1

LOT	AREA	LOT	AREA
8	6050	25	6050
9	6050	26	6426
10	6050	27	6687
11	6303	28	6431
12	6746	29	6325
13	6320	30	6050
14	6325	31	8237
15	6325	32	7150
16	6325	33	10602
17	6325	34	12474
18	6325	35	8917
19	6325	36	6532
20	6325	37	6121
21	7513	38	6087
22	7563	39	6050
23	6050	40	6508
24	6050	22X	579664
		23X	26453

LOT AREAS BLOCK 3

LOT	AREA
11	7134
12	6052
13	6745
14	6469
15	9044
16	6050
17	6050
18	6050
19	6050
20	6050
21	6050
22	6050
23	6050
24	7016

LOT TABULATION

BLOCK 1	35 LOTS	(2 OPEN SPACES)
BLOCK 2	48 LOTS	(1 OPEN SPACE)
BLOCK 3	14 LOTS	
RESIDENTIAL	94 LOTS	
OPEN SPACE	3 LOTS	
TOTAL	97 LOTS	

LEGEND

B.L.	BUILDING LINE
IRF	IRON ROD FOUND
U.E.	UTILITY EASEMENT
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT
C.R.T.C.T.	COUNTY RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T..T.	PLAT RECORDS TARRANT COUNTY, TEXAS
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
MFF	MINIMUM FINISH FLOOR

LAND USE TABLE

RESIDENTIAL LOTS	14.759 AC.
OPEN SPACE	17.006 AC.
RIGHT-OF-WAY	4.469 AC.
TOTAL	36.234 AC.

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2013 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 3-2-17
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

THIS DOCUMENT RECORDED IN INSTRUMENT NUMBER ________________, DATE __________

AMENDING PLAT OF

LOTS 8-40, 22X & 23X, BLOCK 1; LOTS 10-46, 47R-56R, 46X, BLOCK 2; LOTS 11-24, BLOCK 3

SPRING CREEK ADDITION PHASE II A

36.234 ACRES

BEING AN AMENDING PLAT OF SPRING CREEK ADDITION, PHASE IIA, AN ADDITION TO THE CITY OF SAGINAW RECORDED IN INSTRUMENT NUMBER D215049001, COUNTY RECORDS, TARRANT COUNTY, TEXAS AS AMENDED IN SPRING CREEK ADDITION IIA, AN ADDITION TO THE CITY OF SAGINAW RECORDED IN INSTRUMENT NUMBER D216269698, SAID COUNTY RECORDS, SITUATED IN THE J. BILES SURVEY, ABSTRACT NUMBER 119, THE J. ARMENDRIS SURVEY, ABSTRACT NUMBER 58, AND THE D. COOKS SURVEY, ABSTRACT NUMBER 345, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: FEBRUARY, 2017

The purpose of this amending plat is to correct Minimum Finish Floor Grades, and to dedicate Lots 22X, Block 1, to the City of Saginaw.

OWNER / DEVELOPER

D.R. HORTON-TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131

STATE OF TEXAS))
COUNTY OF TARRANT))

OWNER'S ACKNOWLEDGMENT AND DEDICATION))

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE J. BILES SURVEY, ABSTRACT NUMBER 119, THE D. COOKS SURVEY, ABSTRACT NUMBER 345, AND THE J. ARMENDRIS SURVEY, ABSTRACT NUMBER 58, TARRANT COUNTY, TEXAS, BEING ALL OF SPRING CREEK ADDITION, PHASE IIA, AN ADDITION TO THE CITY OF SAGINAW RECORDED IN INSTRUMENT NUMBER D215049001, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AS AMENDED IN SPRING CREEK ADDITION, PHASE IIA, AN ADDITION TO THE CITY OF SAGINAW RECORDED IN INSTRUMENT NUMBER D216269698, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PHASE IIA (D215049001), BEING THE SOUTHEAST CORNER OF LO1 1, BLOCK 1, MARIPOSA AT SPRING HOLLOW, AN ADDITION TO THE CITY OF SAGINAW RECORDED IN INSTRUMENT NUMBER D215160320, SAID COUNTY RECORDS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF MCLEROY BOULEVARD (A VARIABLE WIDTH RIGH-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD BEARS S 52°13'18" W, 0.57 FEET;

THENCE WITH THE WEST LINE OF SAID PHASE IIA AND THE EAST AND NORTH LINES OF SAID LOT 1, BLOCK 1, THE FOLLOWING BEARINGS AND DISTANCES;

N 00°45'55"E, 31.38 FEET, LEAVING SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD FOUND;

N 02°30'14"E, 350.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 01°29'04"W, 111.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 06°06'21"W, 54.94 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 37°04'43"W, 50.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

S 83°33'34"W, 329.70 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

S 81°14'24"W, 907.68 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING IN THE EAST RIGHT-OF-WAY LINE OF SPRING HOLLOW DRIVE, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND, BEARS N 83°04'30"E, 0.14 FEET;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 69.40 FEET, THROUGH A CENTRAL ANGLE OF 07°30'08", HAVING A RADIUS OF 530.00 FEET, THE LONG CHORD WHICH BEARS N 36°00'24"W, 69.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE AND REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 7.81 FEET, THROUGH A CENTRAL ANGLE OF 00°57'09", HAVING A RADIUS OF 470.00 FEET, THE LONG CHORD WHICH BEARS N 39°11'48"W, 7.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SPRING CREEK, AN ADDITION TO THE CITY OF SAGINAW, RECORDED IN INSTRUMENT NUMBER D206266574, SAID COUNTY RECORDS;

THENCE WITH THE SOUTH AND EAST LINES OF SAID SPRING CREEK, THE FOLLOWING BEARINGS AND DISTANCES;

N 57°04'28"E, 123.91 FEET, DEPARTING SAID RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND, BEARS N 79°00'51"E, 0.14 FEET;

N 46°34'14"W, 67.25 FEET, FROM WHICH, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND BEARS S 16°32'34"W, 0.20 FEET;

N 21°46'05"W, 104.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 09°26'18"W, 52.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 06°48'50"W, 55.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 83°11'10"E, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 06°48'50"W, 10.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 83°11'10"E, 555.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 05°51'49"E, 60.83 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" BEARS S 60°09'02"E, 0.31 FEET;

N 08°37'36"E, 211.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 81°22'17"W, 17.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 08°37'36"E, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND;

N 36°06'56"E, 324.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND AT THE EAST CORNER OF SAID SPRING CREEK, IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO HEATHER RIDGE ESTATES, RECORDED IN INSTRUMENT NUMBER D206124127, SAID COUNTY RECORDS;

THENCE S 67°38'54"E, 860.00 FEET, WITH SAID WEST LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS" FOUND;

THENCE S 44°11'54"E, 404.25 FEET, CONTINUING WITH SAID WEST LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "CARTER AND BURGESS" FOUND AT THE NORTHEAST CORNER OF SAID SPRING CREEK ADDITION (215049001);

THENCE S 00°34'47"E, 686.53 FEET, WITH THE EAST LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 04°16'31"W, 236.24 FEET, CONTINUING WITH SAID EAST LINE, TO A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED EAST MCLEROY BOULEVARD, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 135.81 FEET, THROUGH A CENTRAL ANGLE OF 13°34'51", HAVING A RADIUS OF 572.96 FEET, THE LONG CHORD WHICH BEARS S 86°19'39"W, 135.49 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP FOUND BEARS, N 88°19'17" W, 0.22 FEET;

THENCE N 85°58'42"W, 293.38 FEET, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, TO THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP BEARS, N 81°16'43"W, 0.26 FEET;

THENCE CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 234.10 FEET, THROUGH A CENTRAL ANGLE OF 04°38'01", HAVING A RADIUS OF 2894.79 FEET, THE LONG CHORD WHICH BEARS N 89°11'54"W, 234.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,578,353 SQUARE FEET OR 36.234 ACRES OF LAND MORE OR LESS. DESIGNATED HEREIN AS:

SPRING CREEK ADDITION
PHASE IIA

LOTS 8-40, 22X & 23X, BLOCK 1, LOTS 10-46, 47R-56R, 46X BLOCK 2, AND LOTS 11-24, BLOCK 3, AN ADDITION TO THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS THE 6th DAY OF March, A.D., 2017

BY: D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC.
A DELAWARE CORPORATION
ITS AUTHORIZED AGENT

BY: Randy Horton

Randy Horton
Assistant Secretary

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ~~MARK ALLEN~~ Randy Horton, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF March, 2017

Katie Sabin
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES 11-12-18

KATIE SABIN
ID # 130023623
My Comm. Exp. Nov. 12, 2018

Revisions:

Job #:	DRH15008
Drawn By:	D. F. / W. B.
Checked By:	T. Bridges
Date:	02-14-17

AMENDING PLAT OF
LOTS 8-40, 22X & 23X, BLOCK 1; LOTS 10-46, 47R-56R, 46X, BLOCK 2; LOTS 11-24, BLOCK 3
SPRING CREEK ADDITION, PHASE II A
36.234 ACRES

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH# 817-562-3350

SHEET ___ OF ___ SHEETS

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