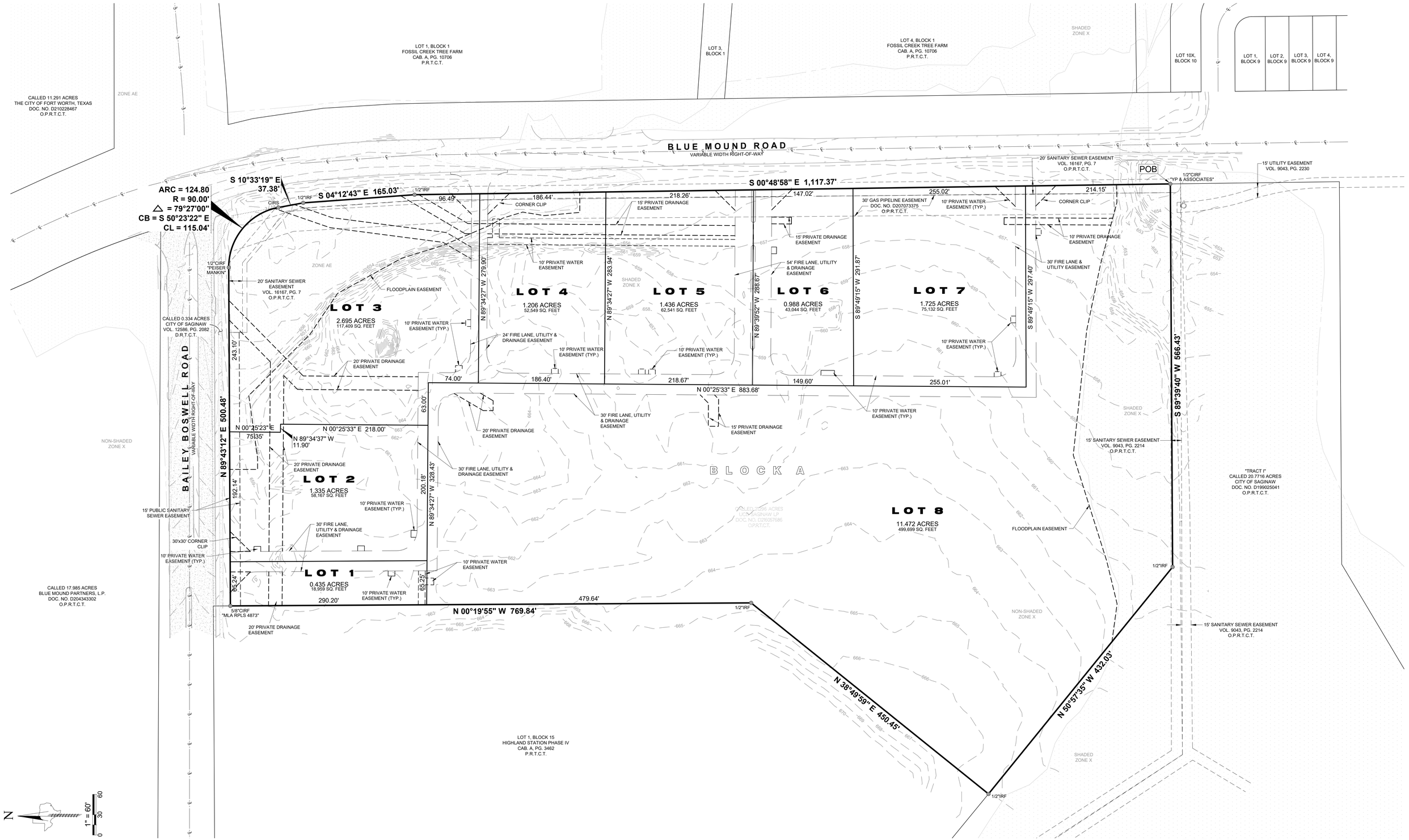


Project	2001.016-03
Date	07/08/2020
Drafter	JDC

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
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Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Clay Cristy
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
UCD Saginaw, L.P.
Contact: Robert V. Dorazil
7001 Preston Road, Suite: 410
Dallas, TX 75205
(214) 224-4600

PRELIMINARY PLAT

UCD SAGINAW ADDITION

LOTS 1 - 8, BLOCK A

BEING 21.292 ACRES OF LAND SITUATED IN THE HENRY ROBERTSON SURVEY, ABSTRACT No. 1798, CITY OF SAGINAW, TARRANT COUNTY, TEXAS

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) The purpose of this plat is to create eight (8) lots of record from a tract of land and to dedicate easements for site development.

2.) This property is located in "Zone X" & "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48439C0065L.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **UCD SAGINAW, L.P.**, is the owner of a 21.292 acre tract of land situated in the HENRY ROBERTSON SURVEY, ABSTRACT NUMBER 1798, City of Saginaw, Tarrant County, Texas, being all of that called 21.296 acre tract of land conveyed by Special Warranty Deed to UCD Saginaw, L.P., recorded in Document Number D216057686, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a1/2-inch iron rod with yellow plastic cap stamped "YP & Associates" found at the Southeast corner of said UCD Saginaw tract, being at the Northeast corner of "Tract I" a called 20.7716 acre tract of land described in deed to City of Saginaw, recorded in Document Number D199025041, Official Public Records of Tarrant County, Texas, and being in the West right-of-way line of Blue Mound Road;

THENCE South 89°39'40" West, departing the West right-of-way line of said Blue Mound Road, with the South line of said UCD Saginaw tract and the common line of said 20.7716 acre tract, a distance of 566.43 feet to a 1/2-inch iron rod found;

THENCE North 50°57'35" West, continuing along said course with the South line of UCD Saginaw tract and the common line of said 20.7716 acre tract, a distance of 432.03 feet to a 1/2-inch iron rod found at the Southwest corner of said UCD Saginaw tract and being at the Southeast corner of Lot 1, Block 15 of Highland Station, Phase IV, an addition to the City of Saginaw, recorded in Cabinet A, Page 3462, Plat Records of Tarrant County, Texas;

THENCE North 38°49'59" East, departing the North line of said 20.7716 acre tract, with the West line of said UCD Saginaw tract and with the East line of said Lot 1, Block 15, a distance of 450.45 feet to a 1/2-inch iron rod found;

THENCE North 00°19'55" West, continuing along said course with the West line of said UCD Saginaw tract and the common line of said Lot 1, Block 15, a distance of 769.84 feet to a 5/8-inch iron rod with yellow plastic cap stamped "MLA RPLS 4873" found at the Northwest corner of said UCD Saginaw tract and being in the South right-of-way line of Bailey Boswell Road;

THENCE North 89°43'12" East, departing the East line of said Lot 1, Block 15, with the North line of said UCD Saginaw tract and the South right-of-way line of said Bailey Boswell Road, a distance of 500.48 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PEISER MANKIN" found at the beginning of a curve to the right, with a radius of 90.00 feet, delta angle of 79°27'00", chord bearing and distance of South 50°23'22" East, 115.04 feet;

THENCE, continuing along said course, an arc distance of 124.80 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, in the West right-of-way line of said Blue Mound Road;

THENCE along the East line of UCD Saginaw tract and with the West right-of-way line of said Blue Mound Road the following three (3) calls:

South 10°33'19" East, a distance of 37.38 feet to a 1/2-inch iron rod found;

South 04°12'43" East, a distance of 165.03 feet to a 1/2-inch iron rod found;

South 00°48'58" East, a distance of 1,117.37 feet to the **POINT OF BEGINNING** and containing 21.292 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **UCD SAGINAW, L.P.,** does hereby adopt this plat, designating herein described property as **UCD SAGINAW ADDITION**, an addition to the City of Saginaw, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility 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.

OWNER: **UCD SAGINAW, L.P.**, a Texas limited partnership

BY: UCD SAGINAW GP, LLC, a Texas limited liability company (its general partner)

BY: _____ _____
Robert V. Dorazil — Date
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **ROBERT V. DORAZIL**, as Manager of UCD SAGINAW GP, LLC, on behalf of UCD SAGINAW, L.P., its general partner, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

BY: _____ _____
Clifford C. Henderson — Date
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **CLIFFORD C. HENDERSON**, as Manager of UCD SAGINAW GP, LLC, on behalf of UCD SAGINAW, L.P., its general partner, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Saginaw, Tarrant County, Texas.

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

_____ _____
Matthew Raabe, R.P.L.S. # 6402 — Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the City of Saginaw Planning and Zoning Commission on this _____ day of _____, 2020.

_____
Planning and Zoning Chairman

ATTEST:

_____
City Secretary

Project	2001.016-03
Date	07/08/2020
Drafter	JDC

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LOTS 1 - 8, BLOCK A

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