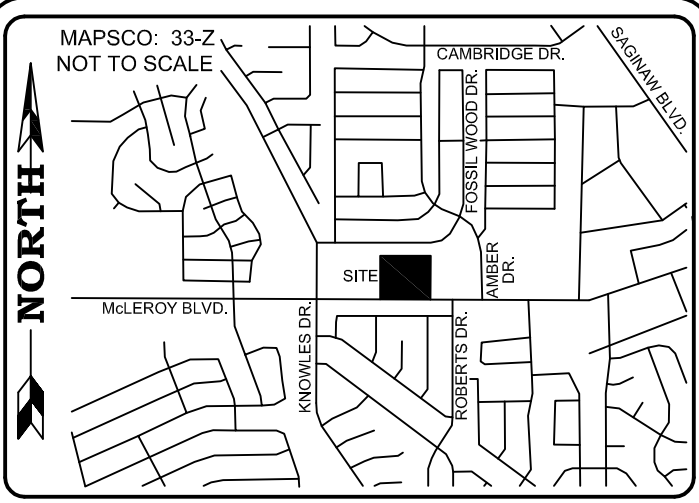
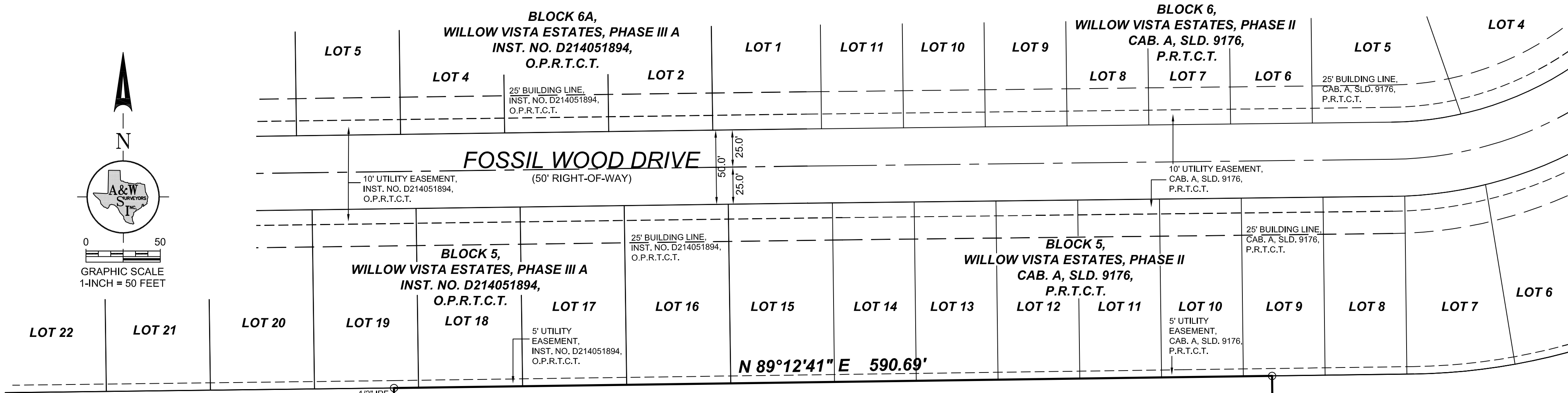
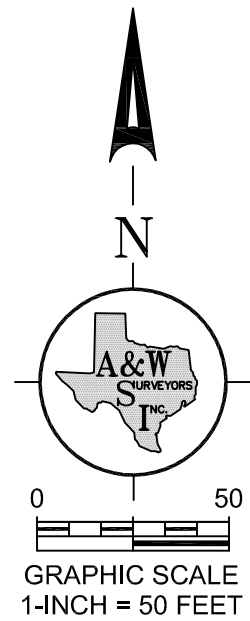
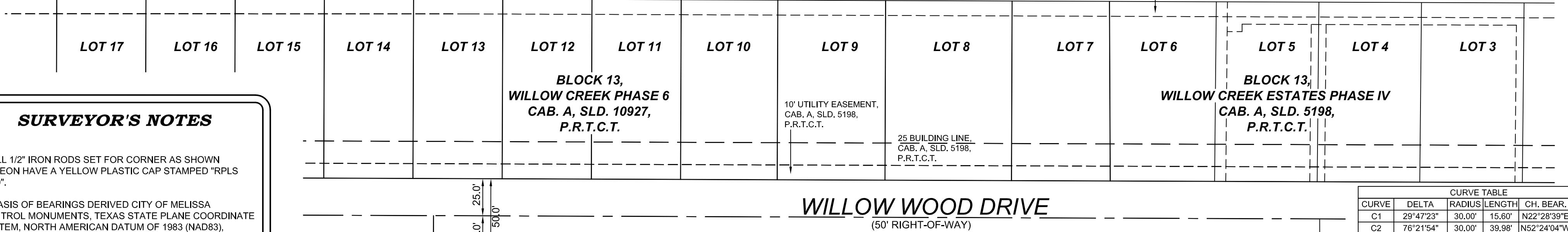
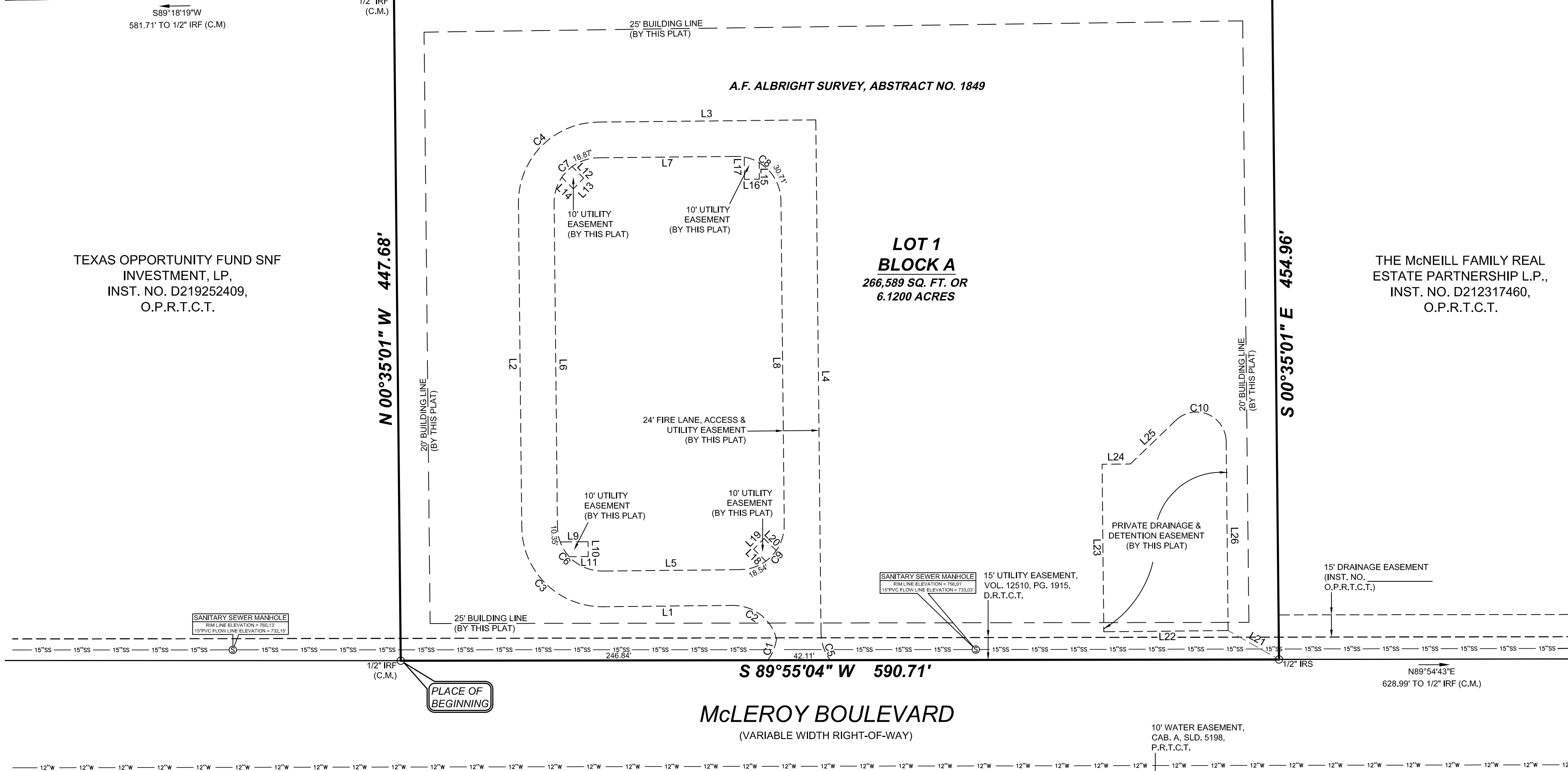




LEGEND	
D.R.T.C.T.	Deed Records, Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records, Tarrant County, Texas
P.R.T.C.T.	Plat Records, Tarrant County, Texas
C.M.	Controlling Monument
VOL.	Volume
CAB.	Cabinet
PG.	Page
S.L.D.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
1/2" IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set unless otherwise noted



TEXAS OPPORTUNITY FUND SNF
INVESTMENT, LP,
INST. NO. D219252409,
O.P.R.T.C.T.



SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- 2) BASIS OF BEARINGS DERIVED CITY OF MELISSA CONTROL MONUMENTS, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202.
- 3) NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C 0160K, DATED 09-25-2009.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS The McNeill Family Real Estate Partners L.P. is the sole owner of a tract of land located in the A.F. ALBRIGHT SURVEY, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, and being the same tract of land described in deed to The McNeill Family Real Estate Partners L.P., recorded in Instrument No. D212317460, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the North line of McLeroy Boulevard, a variable width right-of-way, at the Southeast corner of a tract of land described in deed to Texas Opportunity Fund SNF Investment, LP, recorded in Instrument No. D219252409, Official Public Records, Tarrant County, Texas;

Thence North 00°35'01" West, a distance of 447.68' to a 1/2" iron rod found in the South line of Block 5 of Willow Vista Estates, Phase III A, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D214051894, Official Public Records, Tarrant County, Texas, and being at the Northeast corner of said Texas Opportunity Fund SNF Investment, LP tract;

Thence North 89°12'41" East, along the South line of said Block 5, a distance of 590.69' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of Block 5 of Willow Vista Estates, Phase II, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9176, Plat Records, Tarrant County, Texas;

Thence South 00°35'01" East, a distance of 454.96' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of McLeroy Boulevard;

Thence South 89°55'04" West, along said North line, a distance of 590.71' to the PLACE OF BEGINNING and containing 266,589 square feet or 6.120 acres of land.

and designated herein as **SENIOR LIVING AT SAGINAW**, to the City of Saginaw, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

The McNeill Family Real Estate Partners L.P.

Name:
Title:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State 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 expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 202__.

Notary Public in and for the State of Texas

PRIVATE DRAINAGE EASEMENT MAINTENANCE

The existing private drainageway, detention or retention pond located in this addition within a private drainage easement will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the private drainage easement. The City of Saginaw will not be responsible for the maintenance, erosion control and/or operation of said private drainage easements. Property owners shall keep the private drainage easements traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners and to assess whether the functionality of the drainageway, detention or retention pond has been maintained as designed. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Saginaw shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the private drainage easement.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

This is to certify that I, John S. Turner, a registered professional land surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all the lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 202__.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 office,
This _____ day of _____, 202__.

Notary Public in and for the State of Texas

PRELIMINARY NOT FOR RECORDING PURPOSES

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF SAGINAW, TEXAS ON (_____) VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

CHAIRMAN

ATTEST: CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON (_____) VOTED TO AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPERATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

MAYOR

ATTEST: CITY SECRETARY

PRELIMINARY PLAT

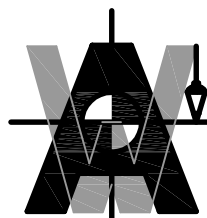
LOT 1, BLOCK A SENIOR LIVING AT SAGINAW

AN ADDITION TO THE CITY OF SAGINAW,
TARRANT COUNTY, TEXAS
A.F. ALBRIGHT SURVEY, ABSTRACT NO. 1849

THIS PLAT FILED IN INSTRUMENT NO. _____, THE _____ DAY OF _____, 2020

LINE TABLE			
LINE	LENGTH	BEARING	
L1	87.43'	S89°24'59"W	
L2	218.08'	N00°35'01"W	
L3	146.58'	N89°24'59"E	
L4	345.48'	S00°35'01"E	
L5	92.58'	S89°24'59"W	
L6	218.08'	N00°35'01"W	
L7	92.58'	N89°24'59"E	
L8	218.08'	S00°35'01"E	
L9	18.73'	N89°24'59"E	
L10	10.00'	S00°35'01"E	
L11	12.73'	S89°24'59"W	
L12	10.92'	S45°03'56"E	
L13	10.00'	S43°24'31"W	
L14	10.98'	N45°03'56"W	
L15	11.13'	S00°35'01"E	
L16	10.00'	S89°24'59"W	
L17	14.98'	N00°35'01"W	
L18	11.51'	N45°35'05"W	
L19	10.00'	N44°24'55"E	
L20	11.51'	S45°35'05"E	
L21	39.39'	N60°20'41"W	
L22	83.64'	S89°24'59"W	
L23	112.72'	N00°35'01"W	
L24	19.03'	N89°24'59"E	
L25	42.44'	N46°09'28"E	
L26	127.24'	S00°35'01"E	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	29°47'23"	30.00'	15.60'	N22°28'39"E	15.42'
C2	78°21'54"	30.00'	38.98'	N52°24'04"W	37.06'
C3	90°00'00"	54.00'	84.82'	S45°35'01"E	76.37'
C4	90°00'00"	54.00'	84.82'	S44°24'59"W	76.37'
C5	37°05'04"	30.00'	19.42'	S19°07'33"E	19.08'
C6	90°00'00"	30.00'	47.12'	S45°35'01"E	42.43'
C7	90°00'00"	30.00'	47.12'	S44°24'59"W	42.43'
C8	90°00'00"	30.00'	47.12'	N45°35'01"W	42.43'
C9	90°00'00"	30.00'	47.12'	N44°24'59"E	42.43'
C10	133°15'31"	20.00'	46.52'	N67°12'47"W	36.72'



A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 800 W. McLeroy Boulevard, Saginaw, TX 76179 ~

Owner: The McNeill Family Real Estate Partners L.P.
~ 8460 Boat Club Road, Fort Worth, TX 76179 ~

Job No.: 20-0289

Drawn by: 517

Date: 09-17-2020

Revised:

"A professional company operating in your best interest"