DATE: November 10, 2020

TO: Chairman and Members of the Planning and Zoning Commission

FROM: Rick Trice, P.E., Director of Public Works

SUBJECT: Consideration and Action Regarding Approval of a Preliminary Plat for Lot 1, Block A, Senior Living at Saginaw Addition, Abstract 1849, A.F. Albright Survey

Owner: Linda M. Stegall
Applicant: Deep Sapkota
Property Acreage: 6.120
Zoning: Multi-Family (MF2)

The request is for a Preliminary Plat approval on property located on E. McLeroy Blvd. approximately 800 feet west of Amber Drive. The property is planned to be an Assisted Living Facility.

If there are any questions, please let me know.

CITY OF SAGINAW
PLANNING AND ZONING COMMISSION
APPLICATION FOR CONSIDERATION OF A PLAT

CASE NUMBER: _____

All information required in the Zoning Ordinance #2002-04 and/or the Subdivision Ordinance #2006-10 of the City of Saginaw must be received in the Community Development Office by 12:00 noon on the 28th day (always a Tuesday) prior to the Planning and Zoning Commission meeting.

All applications must be accompanied by 6 prints, 1 submittal, 30 prints after staff approval, 22" X 34". These must be folded to 8½" x 11" so that the title block or other identifying information is shown on the front. Plats shall be drawn at a scale of 1" = 100' or larger. The original mylar shall also accompany copies of any final plat.

The office personnel will strictly adhere to the submittal deadline date and time. THERE WILL BE NO EXCEPTIONS. Failure to submit the appropriate signed applications, required information, engineering details, or payment of the required fees will result in refusal of the application. The application is not considered complete until all requirements are met.

Acceptance of an application IS NOT A GUARANTEE that an applicant's case will be scheduled for a SPECIFIC AGENDA DATE. After reviewing the application the office personnel will contact the applicant for any required corrections. The agenda date will be set after compliance by the applicant of all the requirements contained in the City of Saginaw's Zoning Ordinance and Sub Division Ordinance.

REQUEST FOR CONSIDERATION OF

PRELIMINARY PLAT (✓) FINAL PLAT ( ) REPLAT ( ) AMENDED PLAT ( )

LEGAL DESCRIPTION: *(fill in the one that applies)*

LOT: 1 BLOCK: A ADDITION: Senior Living at Saginaw

TRACT: N/A ABSTRACT 1849 SURVEY: A.F. Albright Survey

(IF LEGAL DESCRIPTION IS TOO LONG ATTACH A COMPLETE COPY)

ADDRESS and/ or LOCATION OF PROPERTY: Along W McLeroy Boulevard (approx. 800' west of Amber Drive), (Physical Address yet to be assigned) Saginaw, TX 76179

NAME OF PROPOSED DEVELOPMENT: Independent Living Facility

TOTAL ACREAGE OF PROPERTY: 6.120 acres

(use additional sheets and attach if necessary)

I hereby certify that I will follow all Ordinances as set forth by the city of Saginaw with respect to my Development and understand that copies of the Zoning Ordinance and Subdivision Ordinance are available for my purchase. I further understand that the payment of the required fees does not in any way guarantee approval of my request or obligate the city in any way to refund said fees.

*OWNER'S SIGNATURE: Linda M. Stegall PHONE #: 281-460-8115

and/or OPTION HOLDER: _____ PHONE #: _____

*OWNER'S NAME:(Please Print) LINDA M. STEGALL

*OWNER'S ADDRESS: 12213 GROSBEAK DR., DENTON, TX 76207

APPLICANT'S SIGNATURE: _____ PHONE # : 469-331-8566-Ext-106

APPLICANT'S NAME: Deep Sapkota

APPLICANT'S ADDRESS: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE

RECEIVED BY: _____ DATE: _____ TIME: _____

FEE FOR APPLICATION: _____ RECEIPT #: _____

SUBMITTED INFORMATION REVIEWED BY: _____

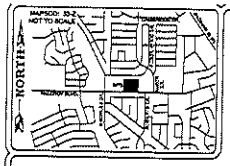
PLANNING AND ZONING COMMISSION MEETING DATE: _____

ACTION TAKEN: _____

CITY COUNCIL MEETING DATE: _____

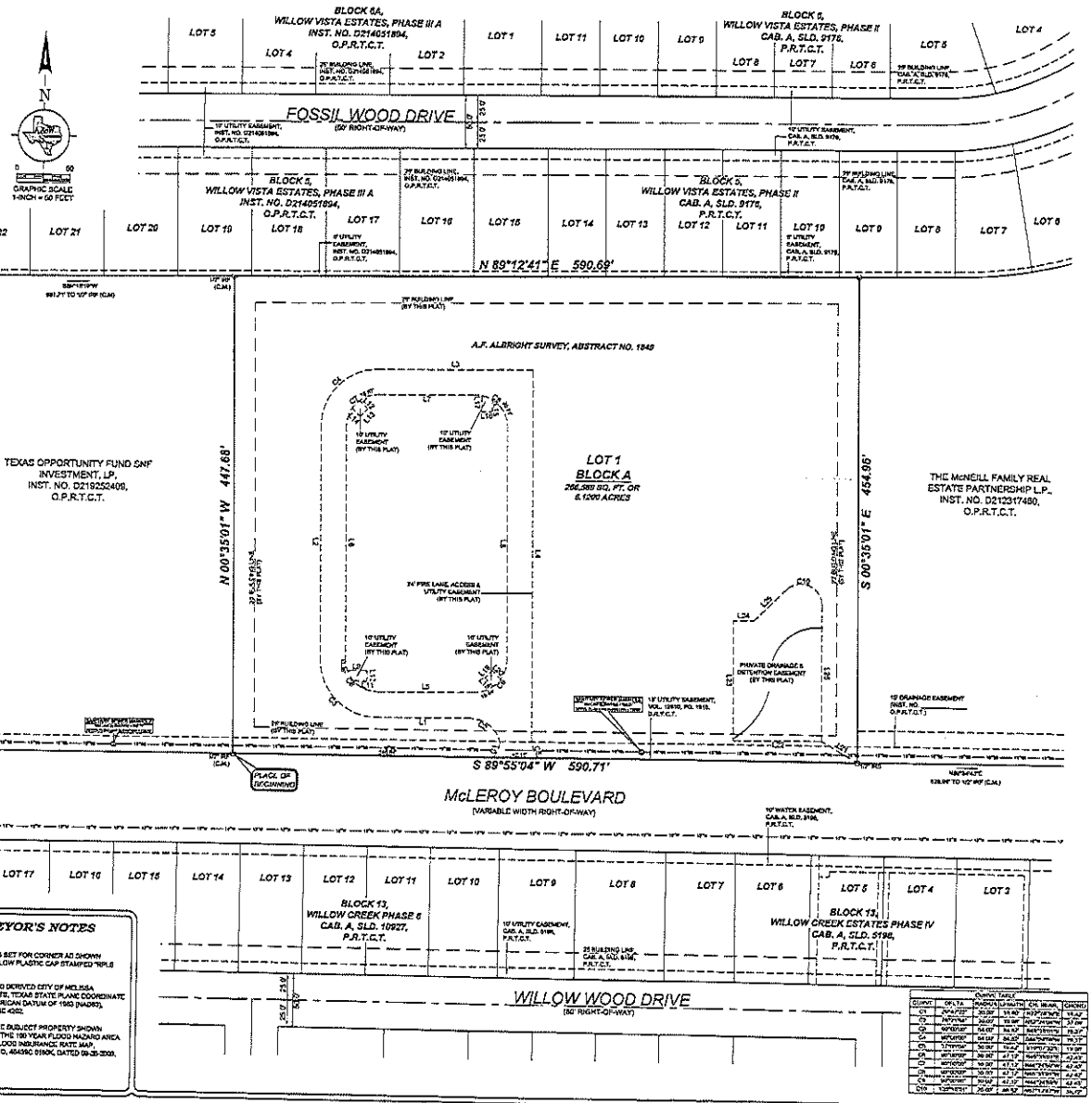
ACTION TAKEN: _____

Fee waived by city



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
SLD.	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



GRAPHIC SCALE
1-INCH = 60 FEET

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	2°14'27"	550.00'	21.50'	N87°27'48"W	21.50'
C2	90°00'00"	20.00'	31.42'	N44°24'59"W	28.28'
C3	90°00'00"	50.00'	78.54'	N44°24'59"W	70.71'
C4	90°00'00"	50.00'	78.54'	S45°35'01"W	70.71'
C5	1°27'05"	50.00'	1.27'	S1°08'31"E	1.27'
C6	90°00'00"	50.00'	47.12'	S44°35'01"W	42.43'
C7	90°00'00"	50.00'	47.12'	N44°35'01"W	42.43'
C8	90°00'00"	50.00'	47.12'	N44°35'01"W	42.43'
C9	90°00'00"	50.00'	47.12'	N44°35'01"W	42.43'
C10	1°27'05"	50.00'	1.27'	N1°08'31"W	1.27'

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.42'	S89°55'04"W
L2	218.00'	N00°35'01"W
L3	34.64'	N45°35'01"W
L4	34.64'	N45°35'01"W
L5	30.00'	N44°24'59"E
L6	21.42'	S89°55'04"W
L7	30.58'	N44°24'59"E
L8	218.00'	S00°35'01"E
L9	34.64'	S45°35'01"E
L10	10.00'	S00°35'01"E
L11	4.71'	S44°24'59"E
L12	19.77'	N44°24'59"E
L13	14.92'	S45°35'01"E
L14	14.92'	S45°35'01"E
L15	13.13'	S00°35'01"E
L16	10.00'	N89°55'04"E
L17	14.92'	N45°35'01"W
L18	14.92'	N45°35'01"W
L19	39.27'	N00°35'01"W
L20	63.64'	N89°55'04"E
L21	14.92'	N45°35'01"W
L22	19.00'	N89°55'04"E
L23	43.64'	N89°55'04"E
L24	127.34'	N89°55'04"E

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 0190K, 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. D212317480, 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 6 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 6 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 seat 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 seat of office,
This _____ day of _____, 202_.

PRELIMINARY NOT FOR RECORDING PURPOSES

Notary Public in and for the State of Texas

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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 670679, 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.
~ 5460 Bent Oak Road, Fort Worth, TX 76179 ~

Job No.: 4Acres | Drawn by: SLT | Date: 06/17/2020 | Scale:

"A professional company operating in your best interest"

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