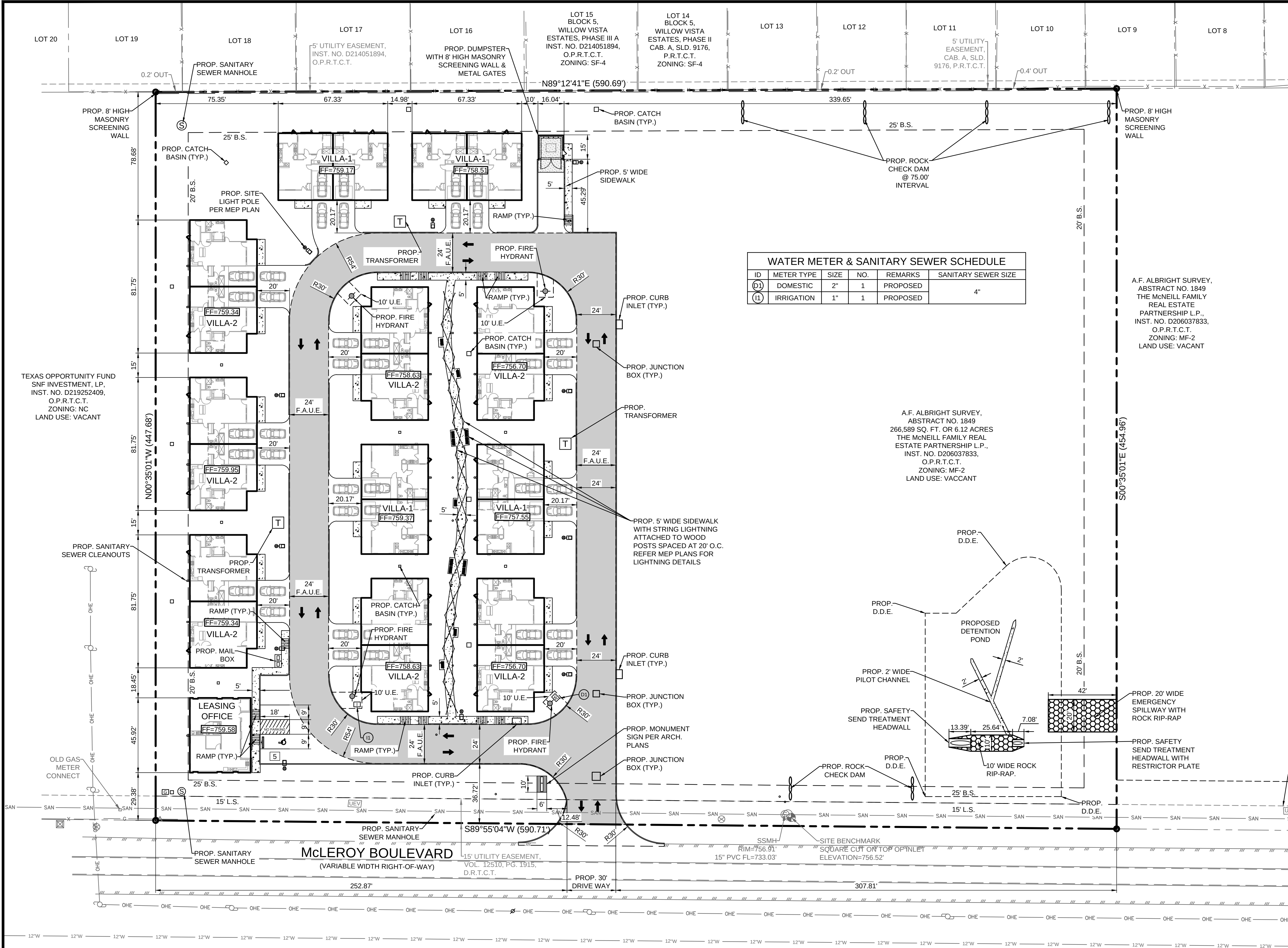


Z:\2020\0221-20 SENIOR LIVING @ SAGINAW_TX\AS\CVIL\CURRENT\021-20 Base.dwg, 12/2/2020 9:35:26 AM, DWG To PDF: pc3



SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

OWNER/DEVELOPER		ARCHITECT	
BRIGHT LIVING SAGINAW LLC 5080 SPECTRUM DRIVE, SUITE 123 ADDISON, TX 75001 CONTACT: ANAND "ANDY" PATEL TEL: 469-995-0911 EMAIL: ANAND@JOURNEYCAPH.COM		DFD ARCHITECTS INC. 305 WEST WILLS STREET, SUITE 101 LEANDER, TX 78841 CONTACT: WILLIAM A DAVIES, AIA TEL: 512-259-4175 EMAIL: WDAVIES@DFDARCH.COM	
CIVIL ENGINEER		SURVEYOR	
TRIANGLE ENGINEERING LLC 1784 W. MCDEMOTT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: KEVIN PATEL TEL: (469)-213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM		A & W SURVEYORS, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN S. TURNER TEL: 872-681-4975 EMAIL: JOHN@AWSURVEY.COM	

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
SANITARY SEWER EASEMENT	S.S.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.

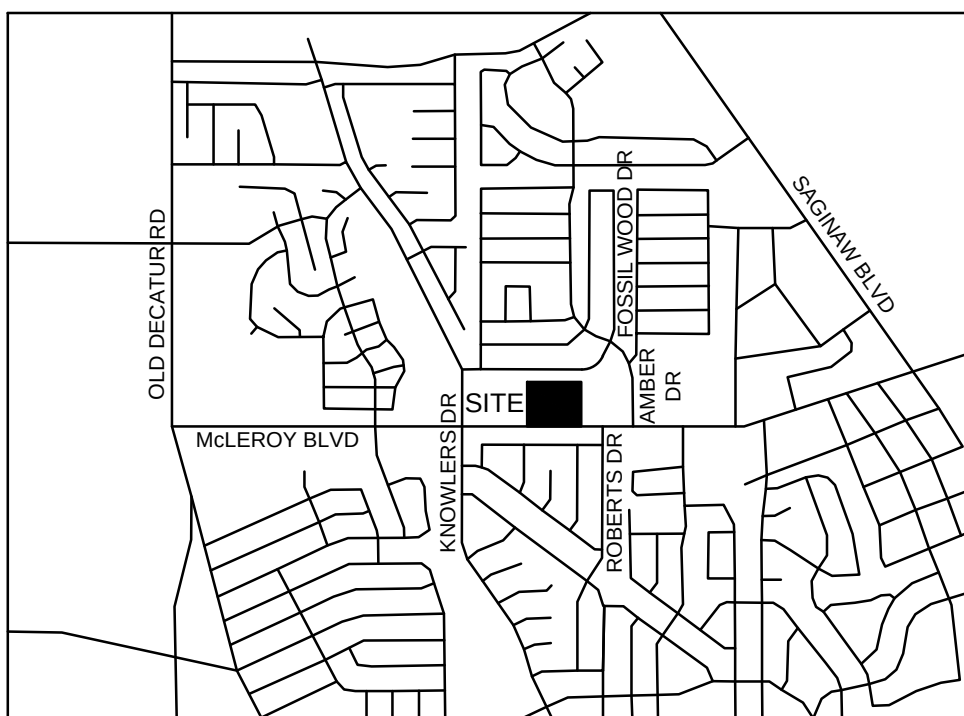
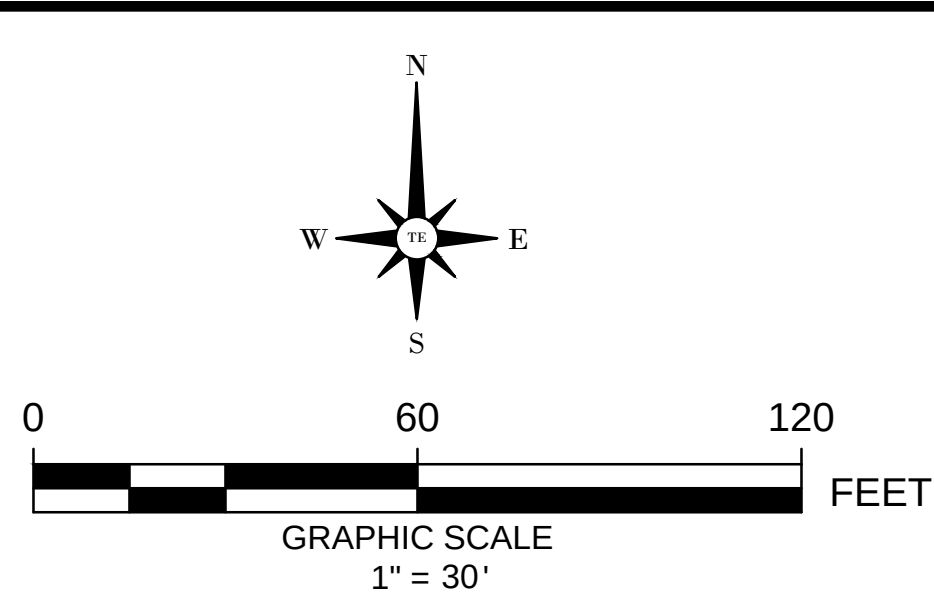
SITE PLAN
SHEET 1 OF 8

"ALL THE INFORMATION PRESENTED IN THE PLANS, AND SUPPORTING DOCUMENTS REFLECT A REASONABLY ACCURATE PORTRAYAL OF THE GENERAL NATURE AND CHARACTER OF THE APPLICANT'S PROPOSAL"

SIGNATURE

CIVIL ENGINEER, P.E. 12/01/2020
TITLE DATE

APPLICANT
KEVIN PATEL, P.E.
TRIANGLE ENGINEERING LLC



GENERAL DATA

ZONING (FROM ZONING MAP)	MF-2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SENIOR INDEPENDENT LIVING
LOT AREA (S.F.)	266,589
LOT AREA (ACRES)	6.120
BUILDING HEIGHT-COTTAGES	21.0 FEET

BUILDING DATA

BUILDING	TOTAL UNITS	UNIT AREA (S.F.)
CLUBHOUSE	1	1,720
VILLA-2 (DOUBLE BED UNITS)	14	1,614
VILLA-1 (SINGLE BED UNIT)	8	1,385
TOTAL	23	35,396

PARKING DATA

VILLA PARKING REQUIRED (2 SPACES PER UNIT)	46
GARAGE PARKING PROVIDED	44
TOTAL PARKING PROVIDED	49
ADA PARKING REQUIRED	1
ADA PARKING PROVIDED	1

PERVIOUS / IMPERVIOUS DATA

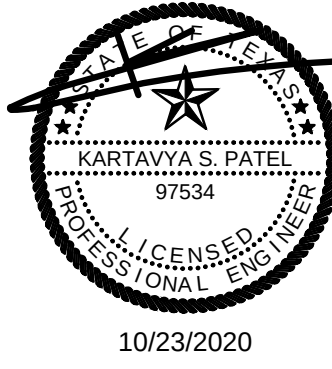
TOTAL PERVIOUS (OPEN SPACE/LANDSCAPE) AREA (S.F.)	193,122.45
PERCENTAGE OF PERVIOUS COVER	72.44%
TOTAL IMPERVIOUS AREA (S.F.)	73,466.55
PERCENTAGE OF PERVIOUS COVER	27.56%

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PLYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	



NO.	DATE	DESCRIPTION	BY
1	09/25/2020	1ST CITY SUBMITTAL	KP
2	10/23/2020	2ND CITY SUBMITTAL	KP
-	-	-	-
-	-	-	-
-	-	-	-

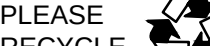


SITE PLAN
INDEPENDENT LIVING FACILITY-PHASE I
WEST McLEROY BLVD
CITY OF SAGINAW
TARRANT COUNTY, TEXAS 76179

DATE	PROJECT
DATE	021-20
DESIGN	DRAWN
KP	DS

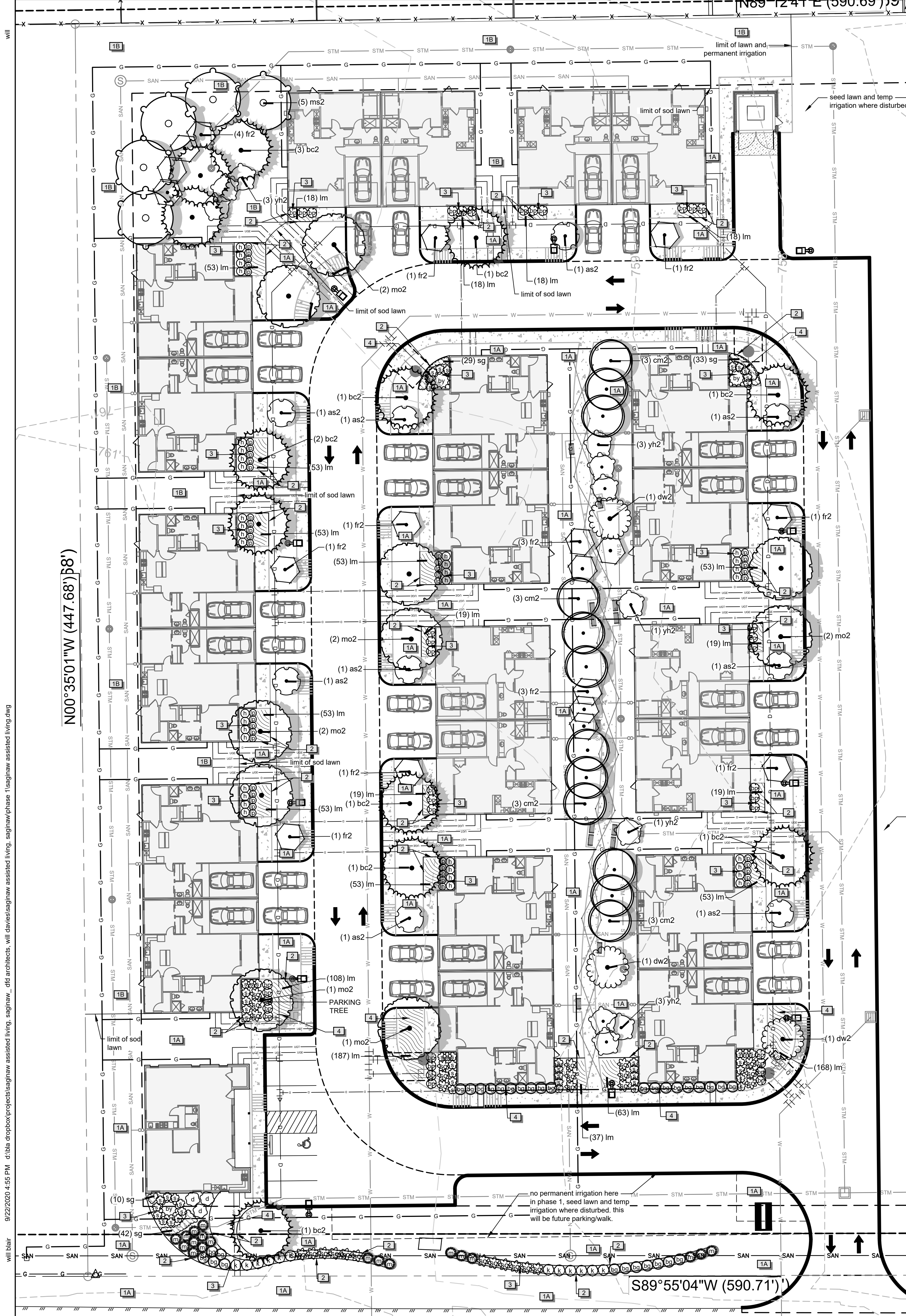
SHEET #

C-3.0



9/22/2020 4:55 PM d:\ba dropbox\projects\saginaw assisted living, saginaw, dld architects, will davestagaw assisted living, saginaw, phase 1\saginaw assisted living.dwg

will blair



N00°35'01"W (447.68')±8'

S89°55'04"W (590.71')

LANDSCAPE CALCULATIONS

PARKING LOT	REQUIRED	PROVIDED
Landscape Area (10sf per stall, 6 stalls)	60 sf	120 sf
Canopy Trees (1 per 32 stalls)	1	1
Understory Trees (1 per 16 stalls)	1	1
Shrubs (1 per 4 stalls)	2	7

INTERIOR LANDSCAPE AREA

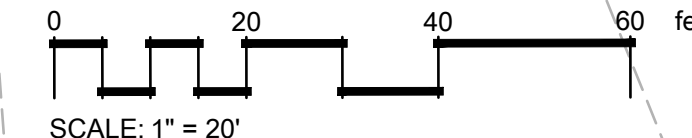
First floor	35,186sf total buildings
Effective floor area	35,186sf times 50 percent
Required landscape area	17,593sf
-Landscape 10% credit for R.O.W. lawn	17,593 - 1,759 = 15,834sf
Required canopy trees at 1 / 600 square feet	27
Required understory trees at 1 / 300 square feet	53
Required shrubs at 1 / 60 square feet	264
Required ground cover area at ten percent	1,584sf

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
bc2	Bald Cypress	Taxodium distichum	-	2"Cal	6' H min	12
mo2	Monterey Oak	Quercus polymorpha 'Monterey'	-	2"Cal	6' H min	10
ms2	Mexican Sycamore	Platanus mexicana	-	2"Cal	6' H min	5
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
as2	American Smoke Tree	Cotinus obovatus	-	2"Cal	6' H min	9
cm2	Crape Myrtle, Muskogee	Lagerstroemia indica 'Muskogee'	-	2"Cal	6' H min	12
dw2	Desert Willow	Chilopsis linearis	-	2" Cal	6' H min	3
fr2	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	-	2"Cal	6' H min	18
yh2	Yaupon Holly	Ilex vomitoria	-	2"Cal	6' H min	11
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE		QTY
bg	Bush Germander	Teucrium fruticans 'Compacta'	5 gal			31
bp	Blue Plumbago	Plumbago auriculata	5 gal			37
by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
d	Dwarf Palmetto	Sabal minor	5 gal			3
h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			36
k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			12
lp	Loropetalum, Pixie	Loropetalum chinense rubrum 'Pixie'	1 gal			45
m	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal			19
s	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal			51
so	Sotol	Dasyliiron texanum	5 gal			27
SHRUB AREAS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	QTY
sg	Society Garlic	Tulbaghia violacea	1 gal		12" o.c.	114
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT		SPACING	QTY
lm	Lilyturf	Liriope muscari	4"		12" o.c.	1,188

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1A	Lawn, Sod
1B	Lawn, Hydromulch
2	Steel Edge
3	Mulch
4	River Cobble



SITE PLAN
SHEET 2 OF 8



Date	
Description	
Rev	
Consultant Seal	
Company Name and Address	
William S. Blair (512) 522-8979 will@blairLA.com www.BlairLA.com 100 Congress Ave. Ste 2000 Austin, TX 78701	
BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.	
Project Name and Address	
Saginaw Senior Campus Phase 1 McLeroy Blvd. Saginaw, Texas	
Sheet Title	
Landscape Plan	
Design By: Will Blair Checked By: xxx Issue Date: 09/22/2020 Project Number: 20066-LP	
L1 OF 2	

(1

$$1'' = 1'-0''$$

- ## REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

- ## STEEL EDGE

- MULCHES / GRAVELS / RIVER ROCK / BOULDERS

- (2)

SHRUB PLANTING

$$1'' = 1'-0$$

TREE PROTECTION FENCE LOCATIONS

NO SCALE

LINEAR CONSTRUCTION THROUGH TREES



- ## LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:

- ## IRRIGATION SPECIFICATIONS

TREE PROTECTION FENCE - CHAIN LINK

NO SCALE

NOTE:

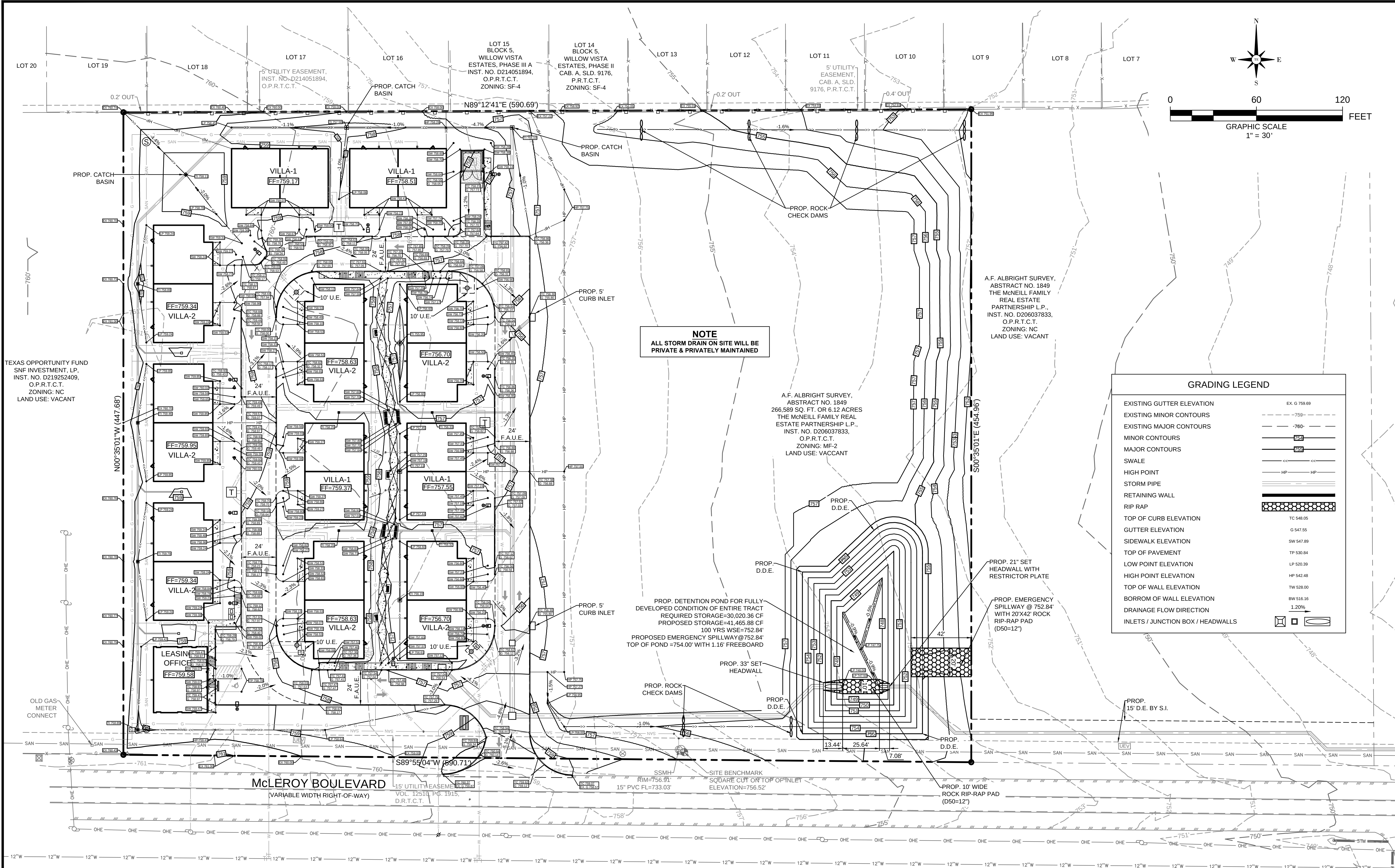
LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

*AS NEEDED TO PROVIDE NECESSARY WORK SPACE.
IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

NOTE:

LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/
PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL
OF THE FORESTRY MANAGER.

Z:\2020\0221-20 SENIOR LIVING @ SAGINAW_TX\AS\DWG\CURRENT\021-20 Base.dwg, 12/1/2020 1:03:05 PM, DWG To PDF, PLOT



GRADING GENERAL NOTES

- ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. IF ANY OF THE HAULED EXCAVATION MATERIAL IS TAKEN TO ANOTHER LOCATION WITHIN THE CITY LIMITS, THE OWNER OF THE PROPERTY IS REQUIRED TO OBTAIN A LOT GRADING PERMIT BEFORE MATERIAL IS DELIVERED.
- THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
- THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
- NO SLOPES TO EXCEED 4H:1V WITHOUT SLOPE STABILIZATION.

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
SANITARY SEWER EASEMENT	S.S.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.

SITE BENCHMARKS

- SQUARE CUT ON TOP OF PAVEMENT AROUND SANITARY SEWER MANHOLE.
ELEVATION=756.52'

FLOOD PLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48439C0160K, DATED 09/25/2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES IN ZONE "X".

**SITE PLAN
SHEET 4 OF 8**

TX PE FIRM #11525

TRIANGLE
ENGINEERING LLC

T: 469.333.8866 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

811

Know what's below.
Call before you dig.

BY	DATE	DESCRIPTION
KP	09/25/2020	1ST CITY SUBMITTAL
KP	10/23/2020	2ND CITY SUBMITTAL

10/23/2020

KARTAVYA S. PATEL
PROFESSIONAL ENGINEER
97534

GRADING PLAN

INDEPENDENT LIVING FACILITY-PHASE I
WEST MCCLEROY BLVD
CITY OF SAGINAW
TARRANT COUNTY, TEXAS 76179

DATE	PROJECT
021-20	

DESIGN	DRAWN
KP	DS

SHEET #
C-5.0

PLEASE RECYCLE

VICINITY MAP - NOT TO SCALE

The vicinity map shows a network of streets. Old Bedford Rd. runs vertically on the left. Cambridge Dr. runs horizontally at the top. Macleay Blvd. runs horizontally across the middle. Knowles Dr. runs vertically on the right. College Dr. runs diagonally from the bottom left towards the center. A black square representing the 'SITE' is located at the intersection of Macleay Blvd. and Knowles Dr. Other labeled streets include Rosewood Dr. and Asher Dr. A north arrow is located in the bottom left corner of the map area.

VICINITY MAP - NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the A.F. ALBRIGHT SURVEY, Abstract No. 1849, City of Saginaw, Tarrant County, Texas, and being part of the same tract of land described in deed to The McNeill Family Real Estate Partners L.P., recorded in Instrument No. D206037833, 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 6.1200 acres of land.

SURVEYOR'S CERTIFICATION

To: Acend Partners, LLC, a Texas limited liability company, Stewart Title Guaranty Company, Triangle Engineering, LLC, Security National Bank, and The McNeill Family Real Estate Partnership L.P., all in connection with G.F. No. C01-20-1001:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 02-20-2020.

Date of Plat or Map: 02-21-2020

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance Issued January 17, 2020, by Stewart Title Guaranty Company bearing an effective date of January 2, 2020, G. F. No. C01-20-1001.

10f) Agreement, Vol. 1117, Pg. 439, R.P.R.T.C.T. (Subject to - Not plottable)

10g) Utility Easement, Vol. 12510, Pg. 1915, R.P.R.T.C.T. (Subject to - On survey)

The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

TABLE "A" NOTES

1) Shown on survey
2) Shown on survey
3) Shown on survey
4) Shown on survey
5) Vertical relief source derived from National Geodetic Survey Data, Benchmark Designation 2 944, elevation = 704.87'
6) Shown on survey
7(a) Shown on survey
8) Shown on survey
9) No parking spaces located on subject property.
11) All visible utilities shown, underground water and sewer are approximate location. The following utility companies have performed a Digtest on the subject property:
AT&T Distribution - CLEAR, Energy Transfer - CLEAR, Atmos Energy - MARKED.
13) Shown on survey

FLOOD

This is to certify that 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. The property is located in Zone "X".

DETAIL - NOT TO SCALE

NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

LEGEND

1/2" IR FOUND, 3/4" IR FOUND, 1" IR FOUND, 1 1/2" IR FOUND, 2" IR FOUND, 3" IR FOUND, 4" IR FOUND, 6" IR FOUND, 8" IR FOUND, 12" IR FOUND, 18" IR FOUND, 24" IR FOUND, 36" IR FOUND, 48" IR FOUND, 60" IR FOUND, 72" IR FOUND, 84" IR FOUND, 96" IR FOUND, 108" IR FOUND, 120" IR FOUND, 132" IR FOUND, 144" IR FOUND, 156" IR FOUND, 168" IR FOUND, 180" IR FOUND, 192" IR FOUND, 204" IR FOUND, 216" IR FOUND, 228" IR FOUND, 240" IR FOUND, 252" IR FOUND, 264" IR FOUND, 276" IR FOUND, 288" IR FOUND, 300" IR FOUND, 312" IR FOUND, 324" IR FOUND, 336" IR FOUND, 348" IR FOUND, 360" IR FOUND, 372" IR FOUND, 384" IR FOUND, 396" IR FOUND, 408" IR FOUND, 420" IR FOUND, 432" IR FOUND, 444" IR FOUND, 456" IR FOUND, 468" IR FOUND, 480" IR FOUND, 492" IR FOUND, 504" IR FOUND, 516" IR FOUND, 528" IR FOUND, 540" IR FOUND, 552" IR FOUND, 564" IR FOUND, 576" IR FOUND, 588" IR FOUND, 600" IR FOUND, 612" IR FOUND, 624" IR FOUND, 636" IR FOUND, 648" IR FOUND, 660" IR FOUND, 672" IR FOUND, 684" IR FOUND, 696" IR FOUND, 708" IR FOUND, 720" IR FOUND, 732" IR FOUND, 744" IR FOUND, 756" IR FOUND, 768" IR FOUND, 780" IR FOUND, 792" IR FOUND, 804" IR FOUND, 816" IR FOUND, 828" IR FOUND, 840" IR FOUND, 852" IR FOUND, 864" IR FOUND, 876" IR FOUND, 888" IR FOUND, 900" IR FOUND, 912" IR FOUND, 924" IR FOUND, 936" IR FOUND, 948" IR FOUND, 960" IR FOUND, 972" IR FOUND, 984" IR FOUND, 996" IR FOUND, 1008" IR FOUND, 1020" IR FOUND, 1032" IR FOUND, 1044" IR FOUND, 1056" IR FOUND, 1068" IR FOUND, 1080" IR FOUND, 1092" IR FOUND, 1104" IR FOUND, 1116" IR FOUND, 1128" IR FOUND, 1140" IR FOUND, 1152" IR FOUND, 1164" IR FOUND, 1176" IR FOUND, 1188" IR FOUND, 1200" IR FOUND, 1212" IR FOUND, 1224" IR FOUND, 1236" IR FOUND, 1248" IR FOUND, 1260" IR FOUND, 1272" IR FOUND, 1284" IR FOUND, 1296" IR FOUND, 1308" IR FOUND, 1320" IR FOUND, 1332" IR FOUND, 1344" IR FOUND, 1356" IR FOUND, 1368" IR FOUND, 1380" IR FOUND, 1392" IR FOUND, 1404" IR FOUND, 1416" IR FOUND, 1428" IR FOUND, 1440" IR FOUND, 1452" IR FOUND, 1464" IR FOUND, 1476" IR FOUND, 1488" IR FOUND, 1500" IR FOUND, 1512" IR FOUND, 1524" IR FOUND, 1536" IR FOUND, 1548" IR FOUND, 1560" IR FOUND, 1572" IR FOUND, 1584" IR FOUND, 1596" IR FOUND, 1608" IR FOUND, 1620" IR FOUND, 1632" IR FOUND, 1644" IR FOUND, 1656" IR FOUND, 1668" IR FOUND, 1680" IR FOUND, 1692" IR FOUND, 1704" IR FOUND, 1716" IR FOUND, 1728" IR FOUND, 1740" IR FOUND, 1752" IR FOUND, 1764" IR FOUND, 1776" IR FOUND, 1788" IR FOUND, 1800" IR FOUND, 1812" IR FOUND, 1824" IR FOUND, 1836" IR FOUND, 1848" IR FOUND, 1860" IR FOUND, 1872" IR FOUND, 1884" IR FOUND, 1896" IR FOUND, 1908" IR FOUND, 1920" IR FOUND, 1932" IR FOUND, 1944" IR FOUND, 1956" IR FOUND, 1968" IR FOUND, 1980" IR FOUND, 1992" IR FOUND, 2004" IR FOUND, 2016" IR FOUND, 2028" IR FOUND, 2040" IR FOUND, 2052" IR FOUND, 2064" IR FOUND, 2076" IR FOUND, 2088" IR FOUND, 2100" IR FOUND, 2112" IR FOUND, 2124" IR FOUND, 2136" IR FOUND, 2148" IR FOUND, 2160" IR FOUND, 2172" IR FOUND, 2184" IR FOUND, 2196" IR FOUND, 2208" IR FOUND, 2220" IR FOUND, 2232" IR FOUND, 2244" IR FOUND, 2256" IR FOUND, 2268" IR FOUND, 2280" IR FOUND, 2292" IR FOUND, 2304" IR FOUND, 2316" IR FOUND, 2328" IR FOUND, 2340" IR FOUND, 2352" IR FOUND, 2364" IR FOUND, 2376" IR FOUND, 2388" IR FOUND, 2400" IR FOUND, 2412" IR FOUND, 2424" IR FOUND, 2436" IR FOUND, 2448" IR FOUND, 2460" IR FOUND, 2472" IR FOUND, 2484" IR FOUND, 2496" IR FOUND, 2508" IR FOUND, 2520" IR FOUND, 2532" IR FOUND, 2544" IR FOUND, 2556" IR FOUND, 2568" IR FOUND, 2580" IR FOUND, 2592" IR FOUND, 2604" IR FOUND, 2616" IR FOUND, 2628" IR FOUND, 2640" IR FOUND, 2652" IR FOUND, 2664" IR FOUND, 2676" IR FOUND, 2688" IR FOUND, 2700" IR FOUND, 2712" IR FOUND, 2724" IR FOUND, 2736" IR FOUND, 2748" IR FOUND, 2760" IR FOUND, 2772" IR FOUND, 2784" IR FOUND, 2796" IR FOUND, 2808" IR FOUND, 2820" IR FOUND, 2832" IR FOUND, 2844" IR FOUND, 2856" IR FOUND, 2868" IR FOUND, 2880" IR FOUND, 2892" IR FOUND, 2904" IR FOUND, 2916" IR FOUND, 2928" IR FOUND, 2940" IR FOUND, 2952" IR FOUND, 2964" IR FOUND, 2976" IR FOUND, 2988" IR FOUND, 3000" IR FOUND, 3012" IR FOUND, 3024" IR FOUND, 3036" IR FOUND, 3048" IR FOUND, 3060" IR FOUND, 3072" IR FOUND, 3084" IR FOUND, 3096" IR FOUND, 3108" IR FOUND, 3120" IR FOUND, 3132" IR FOUND, 3144" IR FOUND, 3156" IR FOUND, 3168" IR FOUND, 3180" IR FOUND, 3192" IR FOUND, 3204" IR FOUND, 3216" IR FOUND, 3228" IR FOUND, 3240" IR FOUND, 3252" IR FOUND, 3264" IR FOUND, 3276" IR FOUND, 3288" IR FOUND, 3300" IR FOUND, 3312" IR FOUND, 3324" IR FOUND, 3336" IR FOUND, 3348" IR FOUND, 3360" IR FOUND, 3372" IR FOUND, 3384" IR

800 McLERoy BOULEVARD SAGINAW, TEXAS	A&W SURVEYORS, INC. <i>Professional Land Surveyors</i> TEXAS REGISTRATION NO. 100174-00 P.O. BOX 970029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 30%;">ORDER#</td> <td>20-0266</td> </tr> <tr> <td>DATE</td> <td>02/26/2010</td> </tr> <tr> <td>DRAWN BY</td> <td>BJT</td> </tr> </table> "A professional company operating in your best interest!"	ORDER#	20-0266	DATE	02/26/2010	DRAWN BY	BJT
ORDER#	20-0266						
DATE	02/26/2010						
DRAWN BY	BJT						

All but that certain lot, tract, or parcel of land located in the A.F. ALBRIGHT SURVEY, Abstract No. 1849, of City of Saginaw, Tarrant County, Texas, and being part of the same tract of land described in deed to The McCalli Family Real Estate Partners L.P., recorded in Instrument No. D219252409, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning 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, L.P., 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 IIIA, an addition to the City of Saginaw, Tarrant County, Texas, according to Instrument No. D214651854, Official Public Records, Tarrant County, Texas, and being at the Northeast corner of said Texas Opportunity Fund SNF Investment, L.P. 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 Instrument No. D214651854, Official Public 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 265,589 square feet or 6.120 acres of land,

To: Acend Partners, LLC, a Texas limited liability company,
Stewart Title Guaranty Company, Triangle Engineering,
LLC, Security National Bank, and The McNell Family Real
Estate Partnership L.P., all in connection with G.F. No.
C01-20-1001.

This is to certify that this map or plat and the survey on
which it is based were made in accordance with the 2016
Minimum Standard Detail Requirements for ALTA/NSPS
Land Title Surveys, jointly established and adopted by
ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9,
11, and 13 of Table A thereof. The fieldwork was completed
on 02-20-2020.

Date of Plat or Map: 02-21-2020

PRELIMINARY SURVEY

NOT FOR RECORDING PURPOSES

JOHN S. TURNER RLS 5310

This survey was performed exclusively for the parties in
connection with the G. F. number shown herein and is licensed
for a single use. This survey remains the property of the
Surveyor. Unauthorized reuse is not permitted without the
Surveyor's written permission. This Surveyor, this survey is an
original work protected by United States Copyright Law and
international treaties. All rights reserved. Do not make illegal
copies.

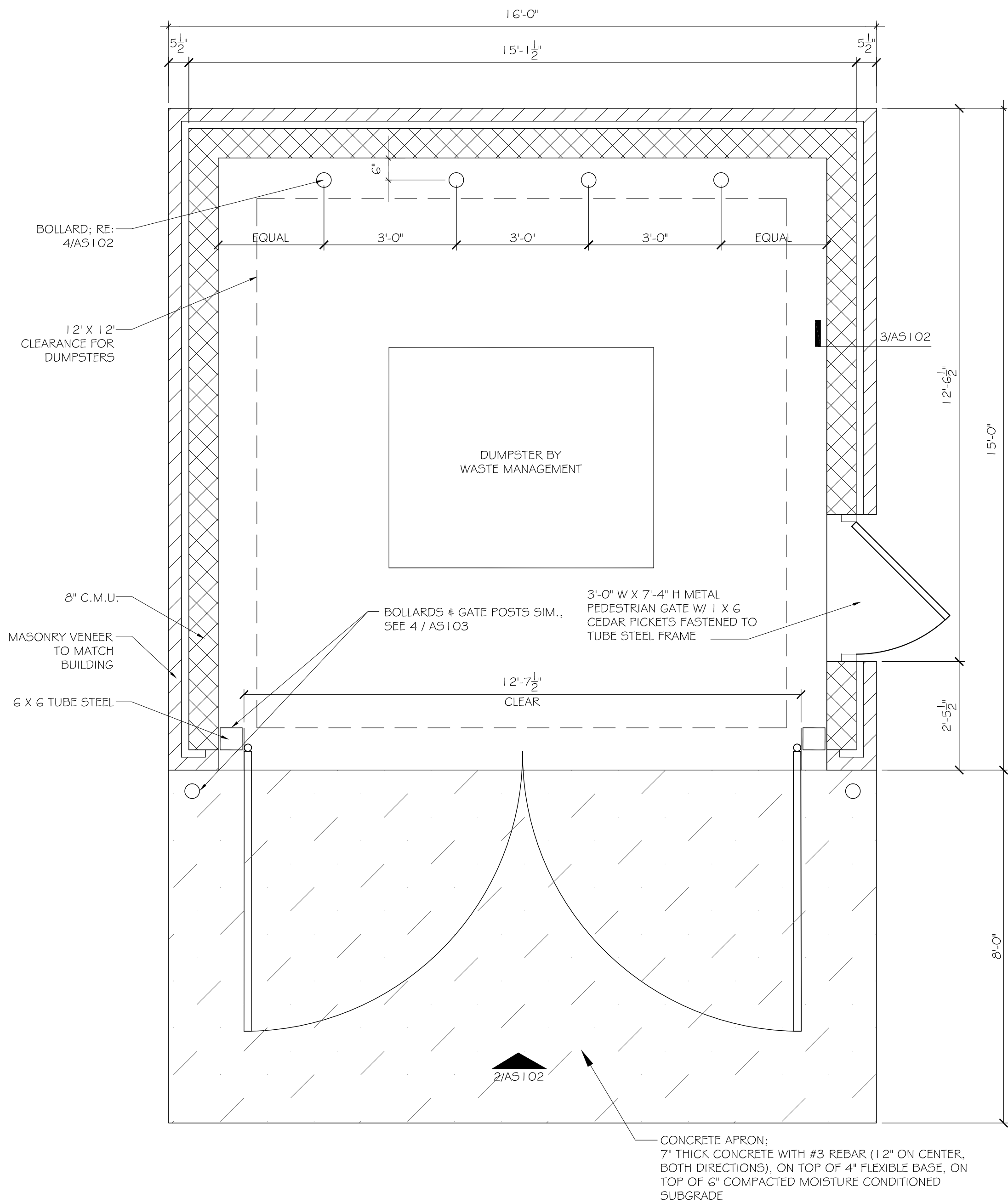
Please note that the use of the word "CERTIFY" or
"CERTIFICATE" that issued herein constitutes an expression of
professional opinion regarding those facts or findings which are
the subject of the certification, and does not constitute a warranty
or guarantee, either expressed or implied.

Items corresponding to the Commitment for Title Insurance Issued January 17, 2020, by Stewart Title Guaranty Company, bearing an effective date of January 2, 2020, G. F. No. C01-20-1001.

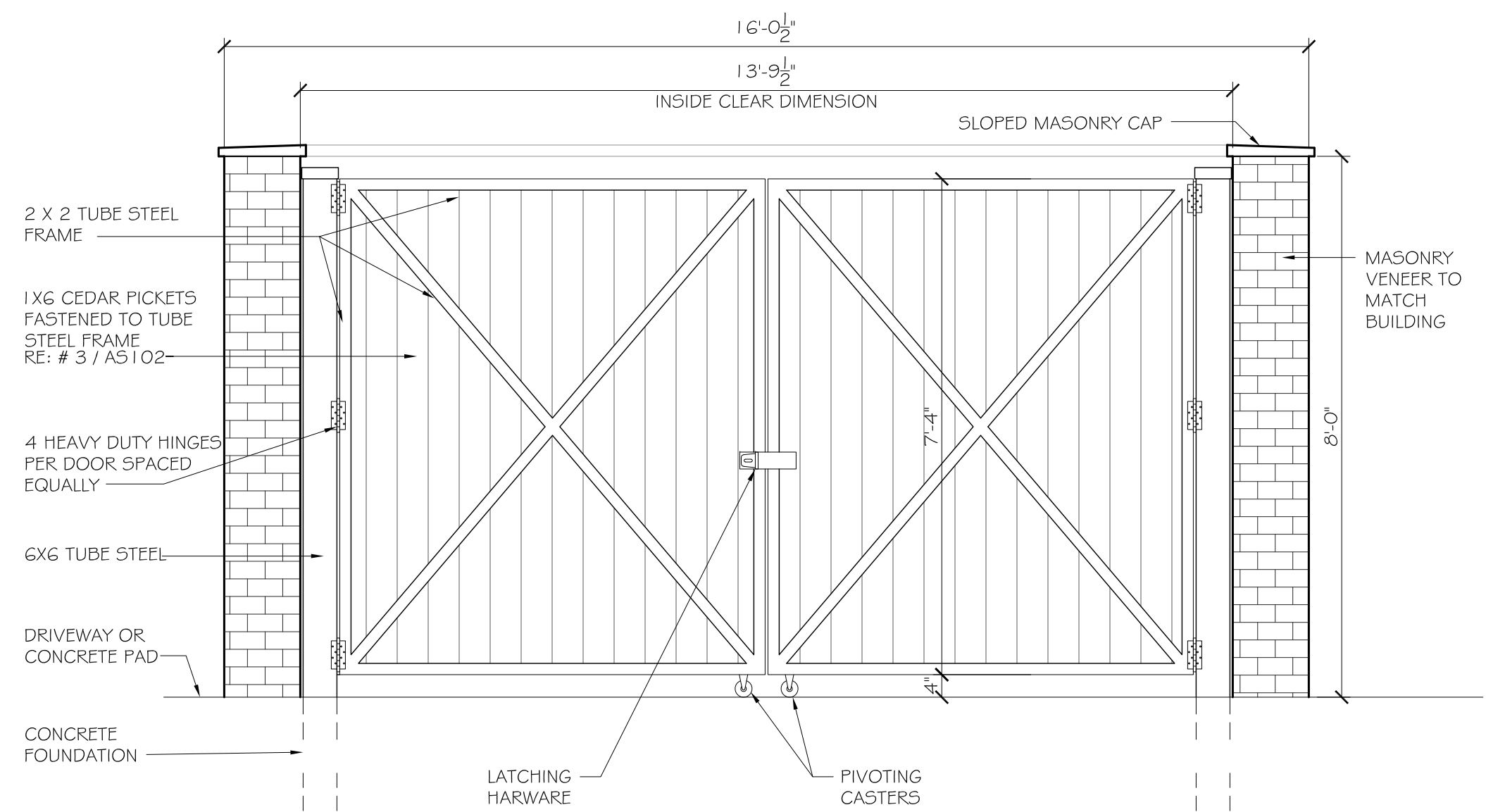
10f) Agreement, Vol. 1117, Pg. 439, R.P.R.T.C.T. (Subject to - Not plottable)

10g) Utility Easement, Vol. 12510, Pg. 1915, R.P.R.T.C.T. (Subject to - On survey)

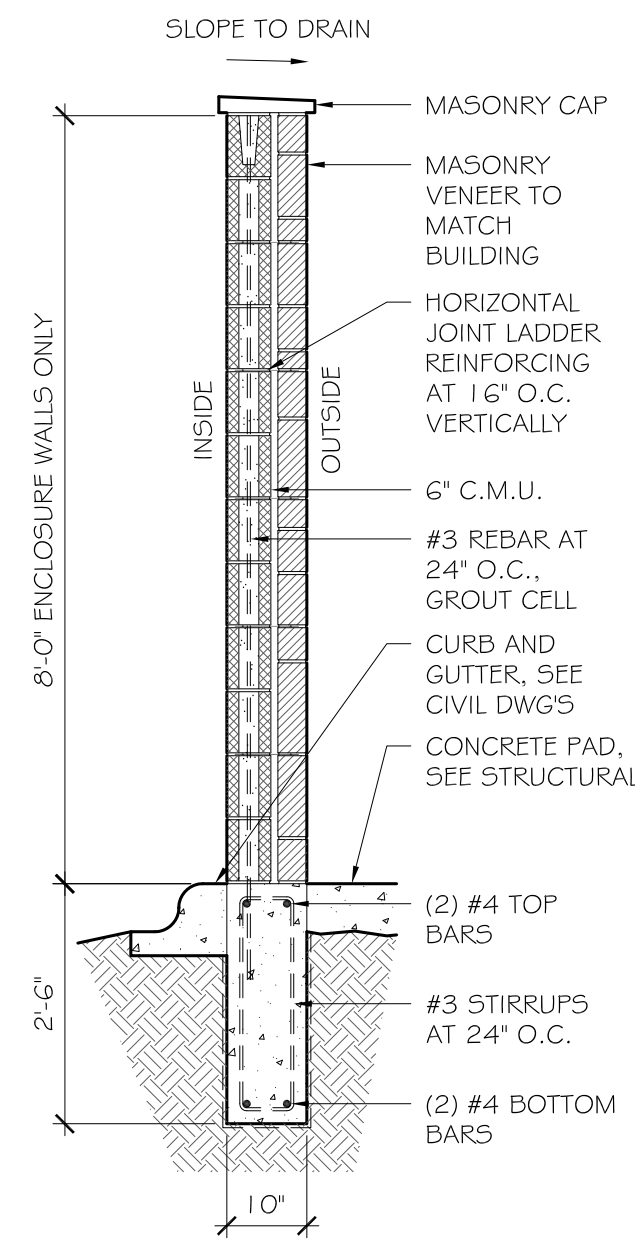
The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.



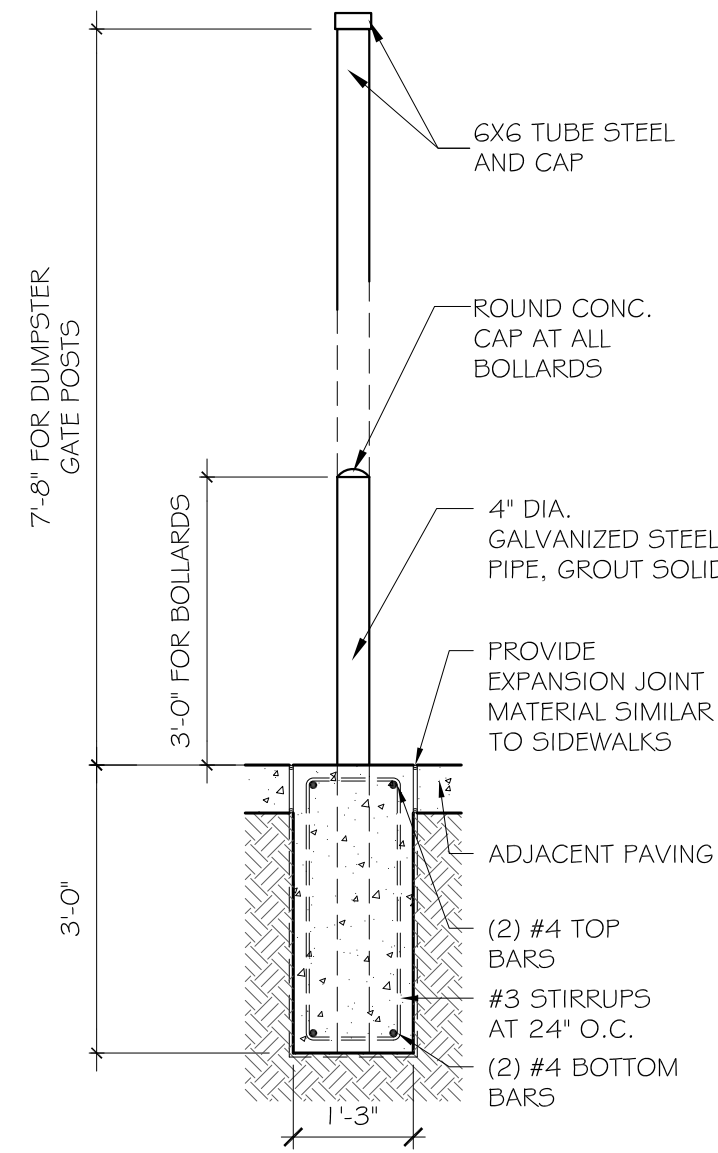
1 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



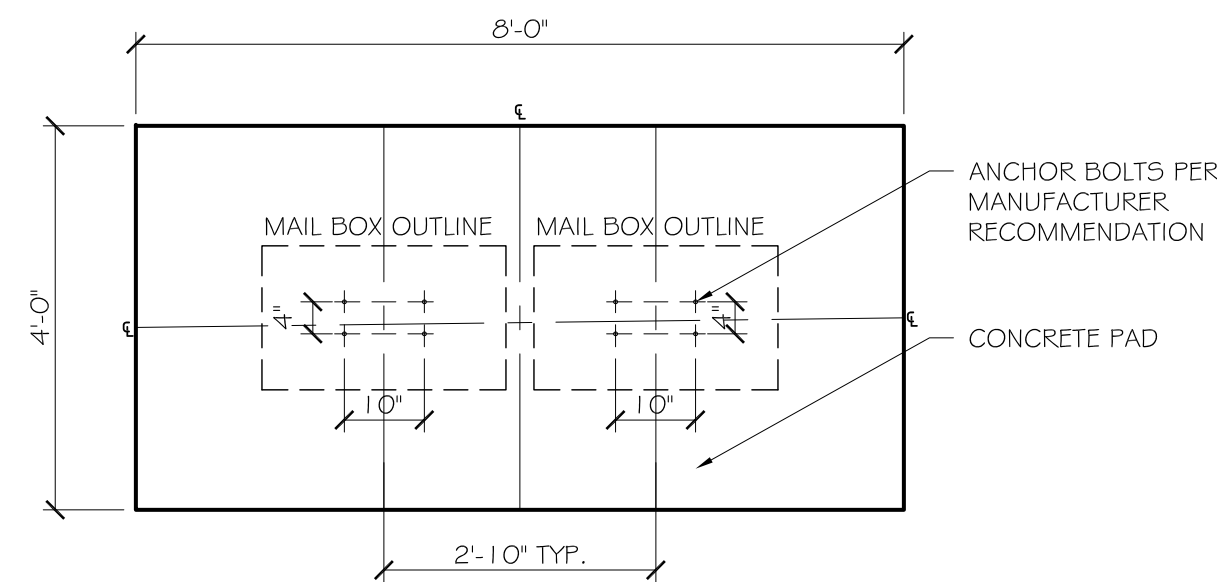
2 DUMPSTER GATE
SCALE: 1/2" = 1'-0"



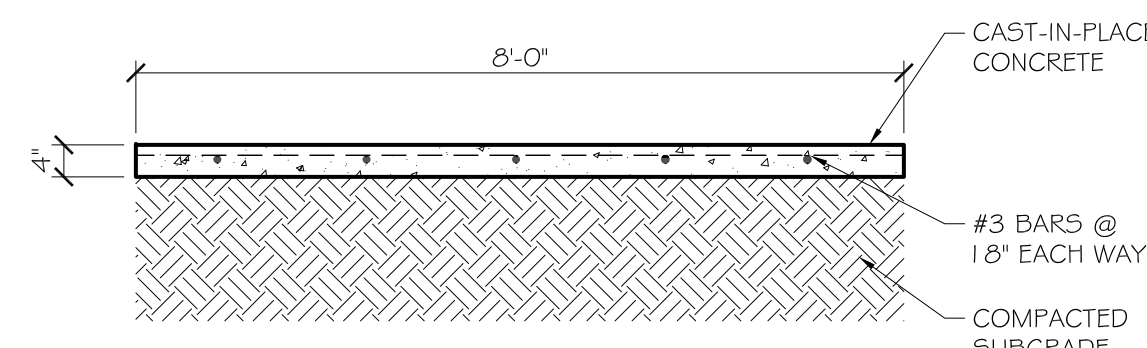
3 WALL SECTION
SCALE: 1/2" = 1'-0"



4 BOLLARD AND POST DETAIL
SCALE: 1/2" = 1'-0"



5 MAIL BOX UNIT
SCALE: 1/2" = 1'-0"



6 MAIL BOX CLUSTER UNIT PAD DETAIL
SCALE: 1/2" = 1'-0"

**SAGINAW
INDEPENDENT
LIVING
PHASE -I**

PROJECT LOCATION:
W McLEROY BLVD
CITY OF SAGINAW
TARRANT COUNTY
TX 76179

OWNER:
BRIGHT LIVING
SAGINAW, LLC.
5080 SPECTRUM DR.
SUITE 123W
ADDISON, TX 75001

SITE
PLAN
DETAILS



OWNER:
BRIGHT LIVING
SAGINAW, LLC.
5080 SPECTRUM DRIVE
SUITE 123W
ADDISON, TX 75001

ASI03





Addendum

Project: Saginaw Independent Living
City of Saginaw, Texas

Addendum No. 3

To Owner: Bright Living Saginaw, LLC
25080 Spectrum Drive, Suite 123W
Addison, Tx 75001

Date: 12/01/2020

The Permit Set dated September 29th, 2020 is hereby revised with the following changes (These include the plan review comments issued as Addendum No. 3 dated December 01, 2020:

1. Enclosed please find landscape plans L1 and L2 for your reference.
2. Per Article 8. – Supplemental District Regulations EC. 8-1. – Site plan requirements Section E. Site Plan content – Item 9. - the landscape plan includes the type, location and quantity of all plant materials used for landscaping and the type, location and height of fences or screening and the plantings around them.

Please note that the attached drawings comply with all the items listed in item 2. Additionally, refer to sheet C-3.0 for the revised sidewalk layout.

I trust that the enclosed information is beneficial and satisfactory. We are hopeful that the detailed revisions and description indicated herein will allow for the issuance of a building permit. If you have any questions or comments, please feel free to contact me.

Sincerely,

William A. Davies, AIA
President, DFD Architects, Inc.

**SITE PLAN
SHEET 8 OF 8**