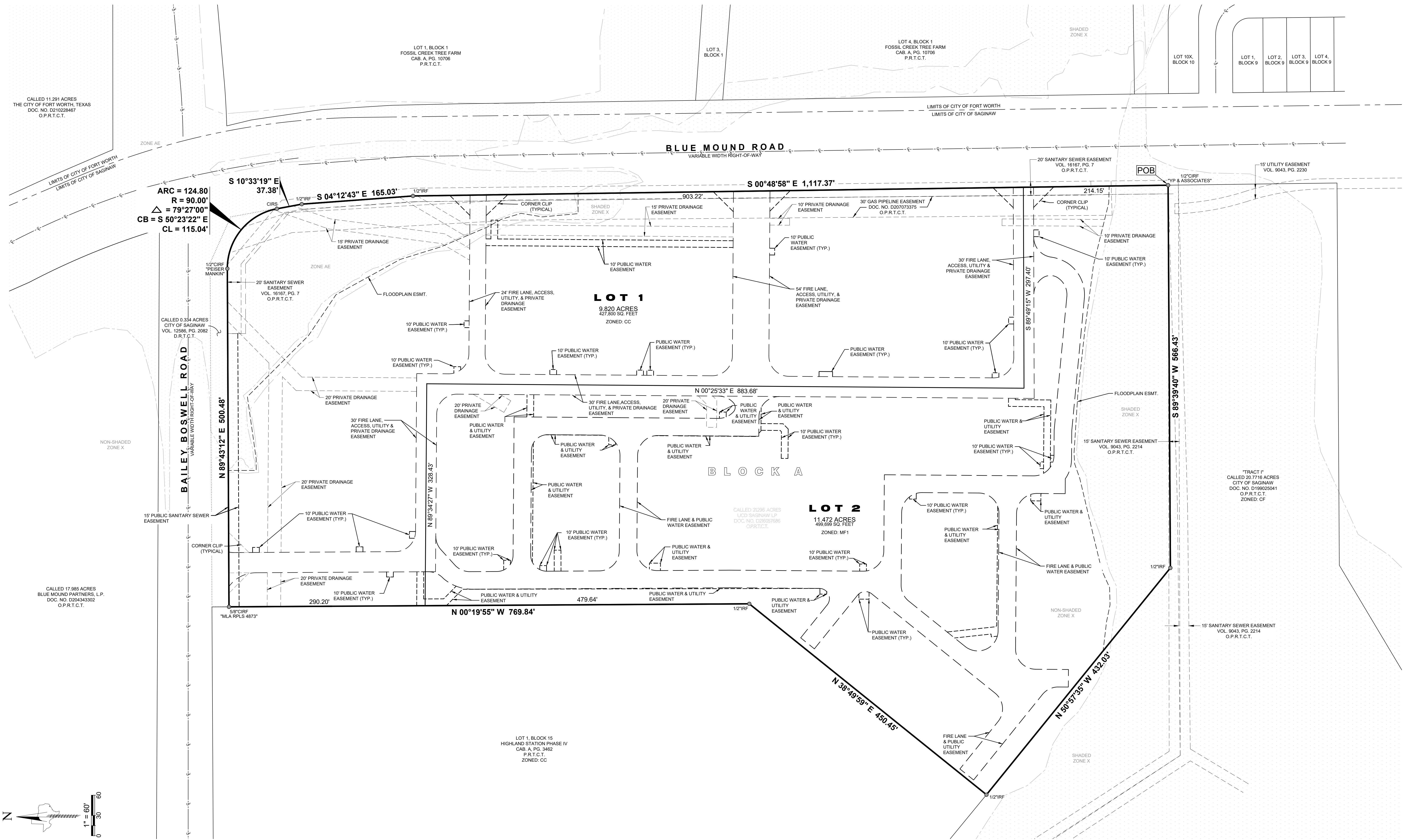




Project	2001.016-04
Date	12/29/2020
Drafter	TAR/TMR

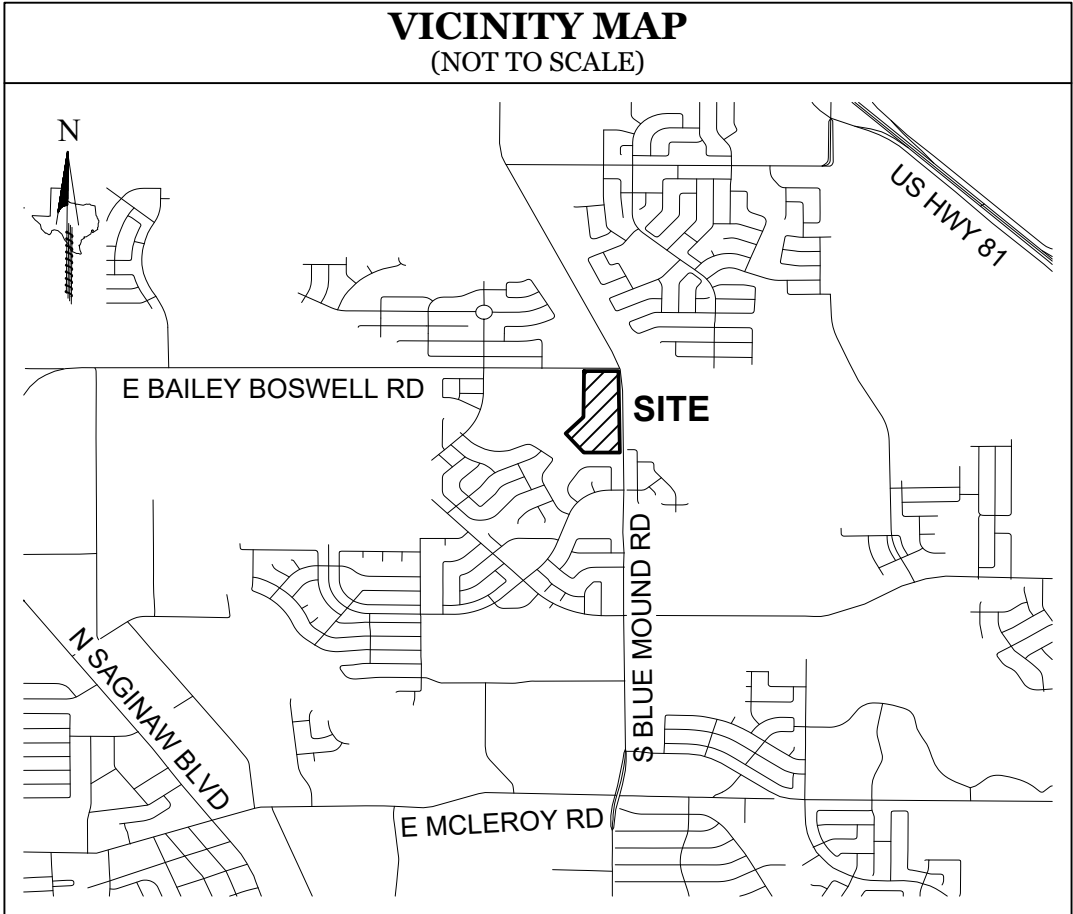


EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR Eagle Surveying, LLC Contact: Tyler Rank 210 S. Elm Street, Suite: 104 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
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FINAL PLAT
UCD SAGINAW ADDITION
LOTS 1 - 2, BLOCK A

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



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

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 500.46 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.

and designated herein as the **UCD SAGINAW ADDITION** subdivision 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, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Owner _____
Date: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, 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 stated.
Given under my hand and seal of office this _____ day of _____, _____.

NOTARY PUBLIC
_____ County, Texas

Owner _____
Date: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, 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 stated.
Given under my hand and seal of office this _____ day of _____, _____.

NOTARY PUBLIC
_____ County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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 DENTON §

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.

Notary Public in and for the State of Texas

SIGNATURE BLOCK

ON THE _____ DAY OF _____, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAGINAW, TEXAS

BY: _____
CHAIRMAN

ATTEST: _____
CITY SECRETARY

THE CITY COUNCIL OF SAGINAW, TEXAS ON _____, _____, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

UTILITY EASEMENT NOTE

Any public utility, including the City of Saginaw, shall have the right to move and keep moved all or part of any buildings, 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.

DRAINAGE EASEMENT RESTRICTION

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 party 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.

FLOODPLAIN EASEMENT RESTRICTION

No construction, without the written approval of the City of Saginaw, shall be allowed within a floodplain 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 party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year fully developed flood elevation based on land use.

- GENERAL NOTES
- The purpose of this plat is to create two (2) lots of record from a tract of land and to dedicate easements for site development.
 - 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.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 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.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011)

- 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

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Drafter	TAR/TMR	

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
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
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FINAL PLAT
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