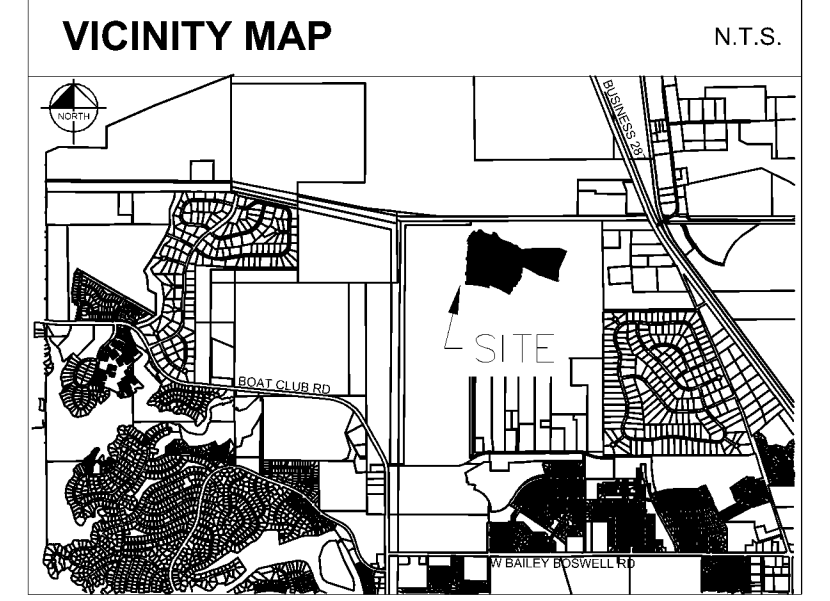
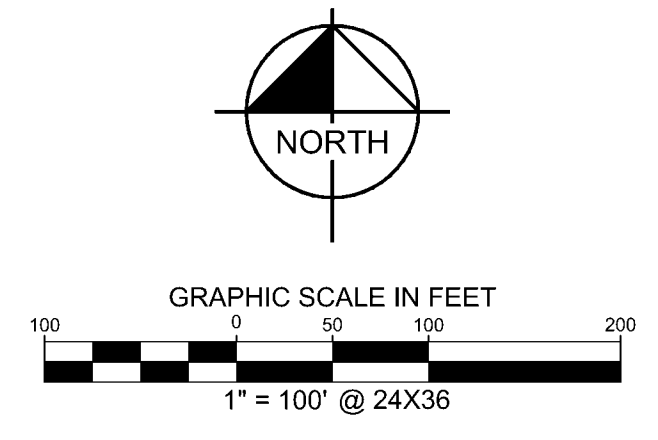


BEARING BASE
 All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99988001439.



AREA TYPE	CUMULATIVE IN PREVIOUSLY PLATTED PHASES	PER CURRENT PHASE PLAT	TOTAL	MIN REQUIRED ACREAGE
OPEN SPACE	69.16	13.54	82.70	100.00
ROW	95.96	6.26	102.22	N/A
LOT ARE 6,000 (SF)	869	112	981	N/A
LOT AREA > 7,500 (SF)		0	359	N/A
LOT TOTAL	1228	112	1340	N/A
LOT PERCENTAGE	29.2%	0.0%	26.8%	30.0%



LEGEND
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRFC = CAPPED IRON ROD FOUND
 R.O.W. = RIGHT OF WAY
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 S.E.E. = SANITARY SEWER EASEMENT
 MFFE = MINIMUM FINISHED FLOOR ELEVATION
 D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

All HOA/Open Space lots to be privately owned and maintained by the HOA.



July 26, 2024

FP-24-012

6 Block Ranges
115 Total Addresses

FINAL PLAT NORTHPOINTE PHASE 10

32.051 ACRES
 BLOCK A, 1X-HOA
 BLOCK F LOTS 1-21, 23-47, 22X-HOA,
 BLOCK G LOTS 1-48,
 BLOCK H LOTS 2-19, 1X-HOA

112 RESIDENTIAL LOTS
 3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

SITUATED IN THE
 BENJAMIN THOMAS SURVEY,
 ABSTRACT NO. 1497
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS

LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L1	N44°54'44"E	14.29'	L18	S46°04'01"W	14.01'	L35	N31°39'31"E	86.77'	L54	N45°48'42"W	119.66'	L72	N50°43'49"W	124.88'
L2	N45°02'11"W	14.01'	L19	S40°53'16"E	14.08'	L36	N07°40'10"E	93.41'	L55	N52°40'09"W	106.54'	L73	N68°19'05"W	93.05'
L3	N45°31'42"E	14.40'	L20	S49°35'24"W	14.08'	L39	N52°40'10"E	54.52'	L56	N80°56'29"W	16.88'	L74	N66°51'04"W	225.50'
L4	S56°15'48"W	13.26'	L21	S43°24'09"E	14.14'	L40	N52°40'10"E	45.26'	L57	N28°22'54"W	17.89'	L75	N79°05'20"W	81.79'
L5	S28°29'55"E	13.62'	L22	S13°38'49"E	14.08'	L41	N07°40'10"E	93.41'	L58	N10°45'32"E	22.68'	L76	S17°28'45"W	18.95'
L6	S35°36'51"W	20.66'	L23	S76°49'51"W	14.08'	L42	S71°55'55"E	106.95'	L59	N49°15'42"W	57.03'	L77	S56°46'17"W	19.83'
L7	S80°02'10"W	14.28'	L24	S46°35'50"W	14.14'	L43	S28°09'01"E	145.05'	L60	N50°14'44"W	102.31'	L78	S86°55'46"W	23.35'
L8	N55°48'31"W	6.15'	L25	S43°24'10"E	14.14'	L44	S25°30'27"E	60.01'	L62	N22°32'17"W	38.23'	L79	N71°13'55"W	38.84'
L9	S34°05'24"W	16.00'	L26	N46°31'48"E	14.16'	L45	S15°40'54"E	97.15'	L63	N07°48'03"W	27.83'	L80	N42°36'21"W	41.81'
L10	S55°48'53"E	5.73'	L27	S43°28'05"E	14.13'	L46	S56°12'42"E	129.03'	L64	N87°40'33"W	57.49'	L81	N04°29'47"W	34.85'
L11	S09°58'09"E	14.00'	L28	N52°40'10"E	14.14'	L47	N78°45'59"E	78.18'	L65	N58°34'05"W	50.28'	L82	S74°11'18"E	104.19'
L12	S79°59'25"W	14.30'	L29	N37°19'50"W	14.14'	L48	N84°56'03"E	48.54'	L66	N54°06'10"W	56.94'	L83	S78°19'35"E	64.82'
L13	N56°01'44"W	12.22'	L30	S51°54'39"W	14.33'	L49	N35°37'22"E	45.71'	L67	S78°23'12"W	44.96'	L84	S76°38'48"E	79.96'
L14	N56°03'07"W	10.59'	L31	N37°16'23"E	21.11'	L50	S46°28'55"E	71.50'	L68	N61°27'14"W	43.08'			
L15	S10°01'48"E	13.98'	L32	S51°56'45"E	16.01'	L51	S62°20'50"E	91.32'	L69	S87°33'28"W	13.56'			
L16	N76°38'48"W	19.96'	L33	N14°35'42"E	27.35'	L52	S73°51'40"E	46.27'	L70	N48°00'44"W	15.22'			
L17	S43°52'53"E	14.29'	L34	S04°21'04"W	86.77'	L53	N53°20'10"W	109.87'	L71	N04°00'03"W	20.77'			

LINE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	LINE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°34'13"	1425.00'	14.18'	N88°49'23"E	14.18'	C16	6°29'26"	199.28'	22.57'	N30°01'31"E	22.56'
C2	0°21'17"	1558.00'	9.65'	S89°03'03"W	9.65'	C19	8°07'54"	285.35'	40.50'	N38°46'12"E	40.46'
C3	0°24'44"	1608.00'	11.57'	N89°04'46"E	11.57'	C20	24°00'26"	95.93'	40.19'	S79°03'14"E	39.90'
C4	6°04'36"	325.00'	34.47'	N04°37'52"E	34.45'	C21	37°12'32"	58.29'	38.01'	S40°53'37"E	37.34'
C5	1°53'03"	275.00'	9.04'	N78°25'42"W	9.04'	C22	7°35'36"	135.40'	17.94'	S25°54'13"E	17.93'
C6	4°40'19"	225.00'	18.35'	N75°09'02"W	18.34'	C23	2°02'20"	674.05'	23.99'	S30°43'11"E	23.98'
C7	21°52'23"	54.26'	20.72'	S04°53'53"E	20.59'	C24	27°07'43"	5.28'	2.50'	S44°03'18"E	2.48'
C8	17°01'09"	74.22'	22.05'	S24°20'39"E	21.97'	C25	0°15'00"	7452.97'	32.52'	S58°51'02"E	32.52'
C9	31°19'57"	22.29'	12.19'	S48°31'12"E	12.04'	C26	0°28'57"	9568.89'	50.16'	S59°13'00"E	50.16'
C10	43°21'05"	10.90'	8.25'	S85°51'44"E	8.05'	C27	1°58'44"	354.10'	12.23'	S60°26'50"E	12.23'
C11	13°11'44"	112.67'	25.95'	N65°51'51"E	25.89'	C28	48°19'48"	12.07'	10.18'	S81°52'58"E	9.88'
C12	56°41'33"	37.91'	37.52'	N30°55'13"E	36.00'	C29	46°20'28"	25.78'	20.85'	S85°19'17"E	20.29'
C13	71°22'30"	25.12'	31.29'	N38°15'42"E	29.30'	C30	11°10'04"	52.44'	10.22'	S56°34'01"E	10.21'
C14	38°34'11"	54.91'	36.97'	S86°45'58"E	36.27'	C31	31°14'14"	35.23'	19.21'	S27°14'01"E	18.97'
C15	20°31'53"	90.39'	32.39'	S43°56'02"E	32.22'	C32	39°58'50"	21.99'	15.29'	S62°46'37"E	14.99'
C16	18°52'21"	103.59'	34.12'	S73°02'24"E	33.97'	C33	63°42'13"	21.26'	23.64'	N65°26'48"E	22.44'
C17	4°39'19"	197.50'	16.05'	S54°51'53"E	16.04'	C34	16°53'21"	69.64'	20.53'	S76°24'37"E	20.45'

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 Email: nathan.holt@kimservices.com

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PHASE 10
 REF. CASE # PP-19-003
 FINAL PLAT CASE # FP-24-012



400 North Oklahoma Dr., Suite 105
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 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	DRA	6/20/2024	063451054	1 OF 2

THIS PLAT RECORDED IN
 DOCUMENT NUMBER

DATE

STATE OF TEXAS

COUNTY OF TARRANT §

WHEREAS KLLB AIV LLC is the rightful owner of a tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, Tarrant County, Texas and being a portion of that tract of land conveyed to KLLB AIV LLC...

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of Northpointe Phase 2, an addition to the City of Fort Worth, according to the document filed of record in Instrument No. D22395551...

THENCE leaving said common line, over and across said KLLB tract the following bearings and distances

North 01°27'44" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 1,425.00 feet...

With said curve to the left, an arc distance of 14.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 44°54'44" East, a distance of 14.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 00°30'55" East, a distance of 113.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 45°02'11" West, a distance of 14.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,558.00 feet...

With said curve to the left, an arc distance of 9.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 01°07'36" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 1,608.00 feet...

With said curve to the right, an arc distance of 11.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 45°31'42" East, a distance of 14.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 01°35'34" East, a distance of 219.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 43°50'02" West, a distance of 14.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 89°16'39" East, a distance of 9.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 00°44'21" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

South 89°16'39" East, a distance of 10.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 46°09'58" East, a distance of 14.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 01°35'34" East, a distance of 62.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 325.00 feet...

With said curve to the right, an arc distance of 34.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 07°43'03" East, a distance of 148.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 36°27'11" West, a distance of 14.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 275.00 feet...

With said curve to the right, an arc distance of 6.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 12°30'49" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 225.00 feet...

With said curve to the right, an arc distance of 18.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 22°18'35" East, a distance of 117.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract.

North 45°40'39" East, a distance of 136.81 feet to a point in the north line of the above-mentioned Lerner tract, same being common with the south line of that tract of land conveyed to Glen and Brinda Youngblood...

THENCE with said common line and creek the following bearings and distances:

With said curve to the left, an arc distance of 20.72 feet to a point at the beginning of a compound curve to the left with a radius of 74.22 feet...

With said curve to the left, an arc distance of 22.05 feet to a point at the beginning of a compound curve to the left with a radius of 22.29 feet...

With said curve to the left, an arc distance of 12.19 feet to a point at the beginning of a compound curve to the left with a radius of 10.59 feet...

With said curve to the left, an arc distance of 8.25 feet to a point at the beginning of a compound curve to the left with a radius of 112.67 feet...

With said curve to the left, an arc distance of 25.95 feet to a point at the beginning of a compound curve to the left with a radius of 37.91 feet...

With said curve to the left, an arc distance of 37.52 feet to a point at the beginning of a reverse curve to the right with a radius of 25.12 feet...

With said curve to the right, an arc distance of 31.29 feet to a point at the beginning of a compound curve to the right with a radius of 54.91 feet...

With said curve to the right, an arc distance of 36.97 feet to a point at the beginning of a non-tangent curve to the right with a radius of 90.39 feet...

With said curve to the right, an arc distance of 20°31'53", a central angle of 16°22'01", and a chord bearing and distance of South 43°56'02" East, 32.22 feet.

With said curve to the right, an arc distance of 52.39 feet to a point at the beginning of a non-tangent curve to the left with a radius of 103.59 feet...

With said curve to the left, an arc distance of 34.12 feet to a point at the beginning of a non-tangent curve to the left with a radius of 197.50 feet...

With said curve to the left, an arc distance of 16.05 feet to a point.

South 72°50'34" East, a distance of 46.37 feet to a point.

South 73°30'21" East, a distance of 109.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 159.28 feet...

With said curve to the right, an arc distance of 22.57 feet to a point at the beginning of a non-tangent curve to the right with a radius of 285.35 feet...

With said curve to the right, an arc distance of 40.50 feet to a point at the beginning of a non-tangent curve to the right with a radius of 95.93 feet...

With said curve to the right, an arc distance of 40.19 feet to a point at the beginning of a non-tangent curve to the right with a radius of 89.29 feet...

With said curve to the right, an arc distance of 38.01 feet to a point.

South 31°47'27" East, a distance of 38.31 feet to a point at the beginning of a non-tangent curve to the left with a radius of 135.40 feet...

With said curve to the left, an arc distance of 17.94 feet to a point at the beginning of a compound curve to the left with a radius of 674.06 feet...

With said curve to the left, an arc distance of 23.99 feet to a point at the beginning of a non-tangent curve to the left with a radius of 5.28 feet...

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With said curve to the left, an arc distance of 2.50 feet to a point at the beginning of a non-tangent curve to the left with a radius of 77,452.97 feet...

With said curve to the left, an arc distance of 32.52 feet to a point at the beginning of a compound curve to the left with a radius of 9,556.89 feet...

With said curve to the left, an arc distance of 50.16 feet to a point at the beginning of a compound curve to the left with a radius of 254.14 feet...

With said curve to the left, an arc distance of 12.23 feet to a point at the beginning of a non-tangent curve to the left with a radius of 12.07 feet...

With said curve to the left, an arc distance of 10.18 feet to a point at the beginning of a non-tangent curve to the right with a radius of 25.78 feet...

With said curve to the right, an arc distance of 20.85 feet to a point at the beginning of a compound curve to the right with a radius of 52.44 feet...

With said curve to the right, an arc distance of 10.22 feet to a point.

South 70°24'04" East, a distance of 36.10 feet to a point.

South 72°48'45" East, a distance of 52.63 feet to a point.

South 57°56'14" East, a distance of 62.13 feet to a point at the beginning of a non-tangent curve to the left with a radius of 65.26 feet...

With said curve to the left, an arc distance of 19.21 feet to a point at the beginning of a compound curve to the left with a radius of 21.19 feet...

With said curve to the left, an arc distance of 15.29 feet to a point at the beginning of a compound curve to the left with a radius of 21.26 feet...

With said curve to the left, an arc distance of 23.64 feet to a point at the beginning of a non-tangent curve to the right with a radius of 69.64 feet...

With said curve to the right, an arc distance of 20.53 feet to a point at the beginning of a compound curve to the right with a radius of 133.39 feet...

With said curve to the right, an arc distance of 21.25 feet to a point at the beginning of a non-tangent curve to the right with a radius of 89.50 feet...

With said curve to the right, an arc distance of 27.92 feet to a point.

South 51°20'03" East, a distance of 88.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the above-mentioned common line of said Youngblood and KLLB tracts...

THENCE departing said creek and continuing with said common line the following bearings and distances:

North 86°02'06" East, a distance of 211.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

North 00°09'17" West, a distance of 15.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

North 89°59'26" East, a distance of 517.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 67°07'07" East, a distance of 159.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the south line of said Youngblood tract...

THENCE South 22°52'53" West, with the east line of said KLLB tract, same being common with the west line of said Phase 6, a distance of 388.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

THENCE South 03°19'13" West, continuing with said common line, a distance of 200.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

THENCE South 10°21'39" West, continuing with said common line, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in a southeast corner of said KLLB tract...

THENCE with the north line of said EMSISD the following bearings and distances:

North 70°38'21" West, a distance of 397.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

North 60°08'35" West, a distance of 287.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of said KLLB tract in the east line of Regal Beni Lane...

THENCE with the common line of said Northpointe 10 Collector, and with said KLLB tract the following bearings and distances:

With said curve to the left, an arc distance of 10.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 78°26'36" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 320.00 feet...

With said curve to the right, an arc distance of 102.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 56°15'48" West, a distance of 15.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 225.00 feet...

With said curve to the right, an arc distance of 11.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 18°49'10" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 275.00 feet...

With said curve to the left, an arc distance of 15.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 28°29'55" East, a distance of 13.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 320.00 feet...

With said curve to the right, an arc distance of 90.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 56°38'51" West, a distance of 20.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 80°10'10" West, a distance of 14.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

North 55°48'31" West, a distance of 6.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 34°06'24" West, a distance of 16.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 55°48'53" East, a distance of 5.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 08°58'09" East, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 55°36'51" West, a distance of 691.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 78°59'25" West, a distance of 14.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

North 58°09'44" West, a distance of 12.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 53°46'12" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 56°10'09" East, a distance of 10.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 10°10'48" East, a distance of 13.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 35°36'51" West, a distance of 108.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

With said curve to the left, an arc distance of 394.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

North 76°38'48" West, a distance of 19.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract.

South 17°49'50" West, a distance of 58.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the south line of the above-mentioned KLLB tract...

THENCE North 70°59'37" West, with said common line, a distance of 80.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,375.00 feet...

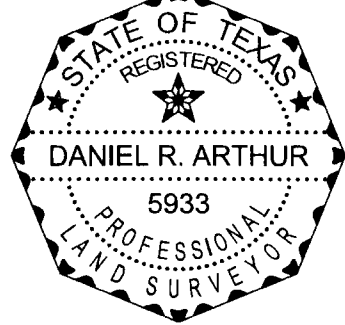
THENCE with said non-tangent curve to the left, continuing with said common line, an arc distance of 372.42 feet to the POINT OF BEGINNING and containing 1,396.127 square feet or 32.051 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

I, Daniel Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land...

Daniel Arthur, Registered Professional Land Surveyor, Texas Registration No. 5933

Kimley-Horn and Associates, INC. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 (469) 501-2172



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument...

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of June 2024



Notary Public, State of Texas

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT KLLB AIV LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as NORTHPOINTE PHASE 10, BLOCK A, 1X-HOA, BLOCK F LOTS 1-21, 23-47, 22X-HOA, BLOCK G LOT 1-48, BLOCK H, LOTS 2-19, 1X-HOA, an addition to the City of Fort Worth, Tarrant County, Texas...

EXECUTED THIS 1st day of July 2024.

KLLB AIV LLC, a Delaware limited liability company

By: Nathan Holt, Authorized Signatory

STATE OF ARIZONA §

COUNTY OF MARICOPA §

Before me, the undersigned authority, a Notary Public in and for the State of Arizona on this day personally appeared Nathan Holt, known to me to be the person whose name is subscribed to the foregoing instrument...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of July 2024.

Notary Public in and for the State of Arizona

Meredith Leyton My Board Expires On 7/11/2026



GENERAL NOTES:

Flood Statement: According to Map No. 48439C0045K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas...

Floodplain Restriction Note: No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works.

Flood Plain/Drainage-Way Maintenance: The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways.

Water/Wastewater Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application...

Utility Easements: Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems...

Building Permits: No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements...

Site Drainage Study: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate).

Sidewalks: Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.

Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets per City of Fort Worth Standards.

Construction Prohibited Over Easements: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

Transportation Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application...

Private Common Areas and Facilities: The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat.

Residential Driveway Access Limitation: Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

P.R.V Required: Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

All HOA/Open Space lots to be privately owned and maintained by the HOA.

All bearings shown are based on grid north of the Texas Coordinate System of 1983. North Central Zone (4202). North American Datum of 1983. All dimensions shown are ground distances.

Property corners are 5/8" capped iron rod set marked "KHA" unless noted otherwise.



City of Fort Worth logo and address information.

Jul 26, 2024

Fort Worth City Plan Commission City of Fort Worth, Texas. This plat is valid only if recorded within ninety (90) days after date of approval. Plat Approval Date: July 25, 2024. Chairman: Lynn Jordan, Secretary: Lynn Jordan.

FINAL PLAT NORTHPOINTE PHASE 10 32.051 ACRES. BLOCK A, 1X-HOA, BLOCK F LOTS 1-21, 23-47, 22X-HOA, BLOCK G LOTS 1-48, BLOCK H LOTS 2-19, 1X-HOA. 112 RESIDENTIAL LOTS 3 HOMEOWNER'S ASSOCIATION (HOA) LOTS. SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

Kimley-Horn logo and contact information: 400 North Oklahoma Dr., Suite 105, Celina, Texas 75009. Tel. No. (469) 501-2200, www.kimley-horn.com.

PHASE 10 REF. CASE # PP-19-003 FINAL PLAT CASE # FP-24-012

Table with 6 columns: Scale (1" = NA'), Drawn by (SPA), Checked by (DRA), Date (6/20/2024), Project No. (083451054), Sheet No. (2 OF 2). Below the table is a section for recording information: THIS PLAT RECORDED IN DOCUMENT NUMBER DATE.

VERTICAL text on the right edge of the page, likely a page number or reference code.