





OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DENTON

TO BE KNOWN AS:
LOTS 24-42, BLOCK 40; LOTS 1-42, BLOCK 44
LOTS 1-26, BLOCK 45; LOTS 1-26, BLOCK 46
LOTS 1-26, BLOCK 47; LOTS 1-26, BLOCK 48
LOTS 1-15, BLOCK 49; LOTS 1-3, BLOCK 54
AND LOTS 11-16, BLOCK 56

- NOTES
1. HORIZONTAL DATUM... THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM...
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED 'LJA SURVEYING' UNLESS OTHERWISE NOTED.
...
14. PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE...

WHEREAS LNR AIV LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE MATTHEW ASHTON SURVEY, ABSTRACT NO. 1, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO LNR AIV LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. 2023-9140, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEYING' FOUND (HEREINAFTER REFERRED TO AS 'IRON ROD FOUND') FOR THE SOUTHWEST CORNER OF BLAZIN BRONCO TRAIL (A VARIABLE WIDTH RIGHT-OF-WAY) ON THE WESTERLY LINE OF MADERO PHASE 4, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-311, PLAT RECORDS, DENTON COUNTY, TEXAS ON THE EASTERLY LINE OF SAID LNR AIV LLC TRACT FROM WHICH FROM WHICH AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY BEARS NORTH 17°20'25" WEST, A DISTANCE OF 80.00 FEET;

THENCE OVER AND ACROSS SAID LNR AIV LLC TRACT THE FOLLOWING COURSES AND DISTANCES:
SOUTH 72°39'35" WEST, A DISTANCE OF 111.50 FEET TO A 5/8-INCH IRON WITH CAP STAMPED 'LJA SURVEYING' SET (HEREINAFTER REFERRED TO AS 'IRON ROD SET');
SOUTH 27°39'35" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 72°39'35" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
NORTH 17°20'25" WEST, A DISTANCE OF 10.00 FEET TO AN IRON ROD SET;
NORTH 62°20'25" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 72°39'35" WEST, A DISTANCE OF 220.00 FEET TO AN IRON ROD SET;
SOUTH 27°39'35" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 17°20'25" EAST, A DISTANCE OF 8.50 FEET TO AN IRON ROD SET;
SOUTH 72°39'35" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
NORTH 17°20'25" WEST, A DISTANCE OF 8.50 FEET TO AN IRON ROD SET;
NORTH 62°20'25" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 72°39'35" WEST, A DISTANCE OF 215.00 FEET TO AN IRON ROD SET;
SOUTH 27°39'35" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 17°20'25" EAST, A DISTANCE OF 110.14 FEET TO AN IRON ROD SET;
SOUTH 72°39'35" WEST, A DISTANCE OF 153.40 FEET TO AN IRON ROD SET;
SOUTH 89°36'10" WEST, A DISTANCE OF 871.74 FEET TO AN IRON ROD SET;
NORTH 32°50'18" WEST, A DISTANCE OF 112.67 FEET TO AN IRON ROD SET;
NORTH 00°23'50" WEST, A DISTANCE OF 20.00 FEET TO AN IRON ROD SET;
SOUTH 89°36'10" WEST, A DISTANCE OF 40.21 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CHORD THAT BEARS SOUTH 82°47'59" WEST, 88.85 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°36'24" AN ARC-DISTANCE OF 89.05 FEET TO AN IRON ROD SET;
SOUTH 28°26'05" WEST, A DISTANCE OF 13.17 FEET TO AN IRON ROD SET;
SOUTH 66°52'23" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
NORTH 22°54'19" WEST, A DISTANCE OF 3.29 FEET TO AN IRON ROD SET;
NORTH 67°58'39" WEST, A DISTANCE OF 13.90 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CHORD THAT BEARS SOUTH 61°13'33" WEST, 63.16 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°07'43", AN ARC-DISTANCE OF 53.20 FEET TO AN IRON ROD SET;
SOUTH 57°09'42" WEST, A DISTANCE OF 117.40 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET AND A CHORD THAT BEARS SOUTH 71°04'16" WEST, 211.54 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 27°49'08", AN ARC-DISTANCE OF 213.63 FEET TO AN IRON ROD SET;
SOUTH 42°35'09" WEST, A DISTANCE OF 14.62 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 430.19 FEET AND A CHORD THAT BEARS SOUTH 87°54'41" WEST, 25.01 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°19'53", AN ARC-DISTANCE OF 25.01 FEET TO AN IRON ROD SET;
SOUTH 89°32'24" WEST, A DISTANCE OF 25.00 FEET TO AN IRON ROD SET;
NORTH 45°27'36" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 89°32'24" WEST, A DISTANCE OF 410.00 FEET TO AN IRON ROD SET;
SOUTH 44°32'24" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 89°32'24" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
NORTH 00°27'36" WEST, A DISTANCE OF 188.38 FEET TO AN IRON ROD SET;
NORTH 45°27'36" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
SOUTH 89°32'24" WEST, A DISTANCE OF 145.00 FEET TO AN IRON ROD SET;
NORTH 00°27'36" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
NORTH 89°32'24" EAST, A DISTANCE OF 145.00 FEET TO AN IRON ROD SET;
NORTH 44°32'24" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
NORTH 89°32'24" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;
SOUTH 00°27'36" EAST, A DISTANCE OF 188.38 FEET TO AN IRON ROD SET;
SOUTH 45°27'36" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;
NORTH 89°32'24" EAST, A DISTANCE OF 445.00 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET AND A CHORD THAT BEARS NORTH 73°21'03" EAST, 217.47 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE 32°22'42", AN ARC-DISTANCE OF 220.39 FEET;
NORTH 57°09'42" EAST, A DISTANCE OF 117.40 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET AND A CHORD THAT BEARS NORTH 61°37'27" EAST, 66.14 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 08°55'30", AN ARC-DISTANCE OF 66.20 FEET TO AN IRON ROD SET;
NORTH 26°28'05" EAST, A DISTANCE OF 15.25 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET AND A CHORD THAT BEARS NORTH 06°46'27" WEST, 95.39 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 12°53'13", AN ARC-DISTANCE OF 95.59 FEET;
NORTH 00°19'50" WEST, A DISTANCE OF 704.20 FEET TO AN IRON ROD SET;
SOUTH 89°40'10" WEST, A DISTANCE OF 120.00 FEET TO AN IRON ROD SET;
NORTH 00°19'50" WEST, A DISTANCE OF 165.00 FEET TO AN IRON ROD SET;
NORTH 89°40'10" EAST, A DISTANCE OF 86.05 FEET TO AN IRON ROD SET;
NORTH 00°19'50" WEST, A DISTANCE OF 166.23 FEET TO AN IRON ROD SET;
NORTH 89°38'00" EAST, A DISTANCE OF 1168.95 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO NORTHWEST INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERK FILE NO. 2023-51106 OF SAID REAL PROPERTY RECORDS;

THENCE WITH THE BOUNDS OF SAID NORTHWEST INDEPENDENT SCHOOL DISTRICT TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°19'50" EAST, A DISTANCE OF 694.88 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS SOUTH 08°50'08" EAST, 36.97 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE 17°00'35", AN ARC-DISTANCE OF 37.11 FEET TO AN IRON ROD FOUND;
SOUTH 17°20'25" EAST, A DISTANCE OF 329.87 FEET TO AN IRON ROD FOUND;
SOUTH 62°20'25" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;
NORTH 72°39'35" EAST, A DISTANCE OF 505.00 FEET TO AN IRON ROD FOUND;
NORTH 64°31'46" EAST, A DISTANCE OF 70.71 FEET TO AN IRON ROD FOUND;
NORTH 72°39'35" EAST, A DISTANCE OF 111.50 FEET TO AN IRON ROD FOUND ON THE WEST LINE OF SAID MADERO PHASE 4 ADDITION.

THENCE SOUTH 17°20'25" EAST, WITH SAID WEST LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 36.764 ACRES (1,601,444 SQ. FEET) OF LAND.

MADERO
AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 14th DAY OF August, A.D. 2024.

LNR AIV LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Nathan Holt
NAME: NATHAN HOLT
TITLE: 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 AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF August, A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 7/14/26



SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

Aaron C. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: 8/14/24



Table with columns: LINE, BEARING, DISTANCE. Contains lines L1 through L32 with bearings and distances.

Table with columns: LINE, BEARING, DISTANCE. Contains lines L33 through L72 with bearings and distances.

Table with columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains curves C1 through C13.

Cause #A24-041

A
FINAL PLAT
OF
MADERO

OF
LOTS 24-42, BLOCK 40; LOTS 1-42, BLOCK 44
LOTS 1-25, BLOCK 45; LOTS 1-26, BLOCK 46
LOTS 1-26, BLOCK 47; LOTS 1-26, BLOCK 48
LOTS 1-15, BLOCK 49; LOTS 1-3, BLOCK 54
AND LOTS 11-16, BLOCK 56

36.764 ACRES

SITUATED IN THE
MATTHEW ASHTON SURVEY, ABSTRACT NO. 1
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

188 RESIDENTIAL LOTS

OWNER/DEVELOPER:
LNR AIV LLC, A DELAWARE LLC
6900 E. CAMELBACK ROAD
SUITE 1090
SCOTTSDALE, ARIZONA 85251

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN

Filed for Record
in the Official Records Of
Denton County
On: 12/10/2024 12:54:34 PM
In the PLAT Records
MADERO
Doc Number: 2024-403
Number of Pages: 2
Amount: 100.00
Order#: 20241210000292
By: DS

