OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF DENTON)(

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 CLERKS FILE NO. 2023-91440, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON 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"

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 112.57 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

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 26°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, 53.16

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°07'43", AN ARC-DISTANCE OF 53.20 FEET 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

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 27°49'08", AN ARC-DISTANCE OF 213.63 FEET

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

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°19'53", AN ARC-DISTANCE OF 25.01

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

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

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°26'05" 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

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°36'09" 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,

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE 17°00'35", AN ARC-DISTANCE OF 37.11 FEET

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.

Cause #FP24-041

TO BE KNOWN AS:

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

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 HE DAY OF August , A.D. 2024.

A DELAWARE LIMITED LIABILITY COMPANY

NATHAN HOLT **AUTHORIZED SIGNATORY**

STATE OF ARIZONA COUNTY OF MARICOPA)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED NOW 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 HAND AND SEAL OF OFFICE THIS THE HAND AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 7 14 24



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.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6702



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S27°39'35"W	14.14'	L33	N72°39'35"E	50.00'
L2	S72*39'35"W	50.00'	L34	S45°19'50"E	14.14'
L3	N17°20'25"W	10.00'	L35	N44°40'10"E	14.14'
L4	N62°20'25"W	14.14'	L36	S44°40'10"W	14.14'
L5	S27°39'35"W	14.14'	L37	N45°19'50"W	14.14'
L6	S17°20'25"E	8.50'	L38	S45*19'50"E	14.14'
L7	S72°39'35"W	50.00'	L39	N44°40'10"E	14.14'
L8	N17*20'25"W	8.50'	L40	S45°19'50"E	14.14
L9	N62°20'25"W	14.14'	L41	N44°40'10"E	14.14'
L10	S27*39'35"W	14.14'	L42	S45°19'50"E	14.14'
L11	N00°23'50"W	20.00'	L43	N44°40'10"E	14.14
L12	S89*36'10"W	40.21	L44	S44°40'10"W	14.14'
L13	S26°26'05"W	13.17'	L45	S00°27'36"E	35.00'
L14	S66°52'23"W	50.00'	L46	S17°20'25"E	48.50'
L15	N22°54'19"W	3.29'	L47	S45°19'50"E	14.14
L16	N67°58'39"W	13.90'	L54	N45*19'50"W	14.14
L17	S57°09'42"W	117.40'	L55	N44°40'10"E	14.14'
L18	S42°35'09"W	14.62'	L56	S44°40'10"W	14.14'
L19	S89°32'24"W	25.00'	L57	S45*19'50"E	14.14'
L20	N45°27'36"W	14.14'	L58	N44°40'10"E	14.14'
L21	S44°32'24"W	14.14'	L59	S45°19'50"E	14.14'
L22	S89°32'24"W	50.00'	L60	S44°40'10"W	14.14
L23	N45°27'36"W	14.14'	L61	N45'19'50"W	14.14'
L24	N00°27'36"W	50.00'	L62	S27°39'35"W	14.14'
L25	N44°32'24"E	14.14'	L63	S62"20'25"E	14.14'
L26	N89°32'24"E	50.00'	L64	N59°09'11"W	13.90'
L27	S45°27'36"E	14.14'	L65	S27*39'35"W	14.14'
L28	N57°09'42"E	117.40'	L66	S62°20'25"E	14.14'
L29	N26°26'05"E	15.25'	L69	S27'39'35"W	14.14'
L30	S62°20'25"E	14.14'	L71	S62°20'25"E	14.14'
L31	N64°31'46"E	70.71	L72	S17°20'25"E	50.00'
L32	S17°20'25"E	80.00'			

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13°36'24"	375.00'	S82°47'59"W	88.85'	89.05
C2	8°07'43"	375.00'	S61°13'33"W	53.16'	53.20'
C3	27°49'08"	440.00'	S71°04'16"W	211.54'	213.63'
C4	3'19'53"	430.19'	S87°54'41"W	25.01'	25.01'
C5	32°22'42"	390.00'	N73°21'03"E	217.47'	220.39'
C6	8*55'30"	425.00'	N61°37'27"E	66.14'	66.20'
C7	12°53'13"	425.00'	N06°46'27"W	95.39'	95.59'
C8	17°00'35"	125.00'	S08°50'08"E	36.97'	37.11'
C9	16°56'36"	485.00'	N81°07'53"E	142.90'	143.42'
C10	17*00'35"	150.00'	N81°09'52"E	44.37'	44.53'
C11	17°00'35"	150.00'	S08°50'08"E	44.37'	44.53'
C12	32°26'28"	400.00'	N73°22'56"E	223.47'	226.48'
C13	22*47'47"	400.00'	N11°43'44"W	158.10'	159.15'

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- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00015063
- 2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS
- 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, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR
- ANY PUBLIC FRANCHISED 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 ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS 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.
- A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- 6. 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; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
- 8. 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.
- 9. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48121C0490 G, DATED APRIL 18, 2011.
- 10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS
- AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT. 11. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
- 12. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF RANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- 13. 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. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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 ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

> 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 _____

JULY 2024

SHEET 2 OF 2