

FP-24-113

226 Total Addresses
14 Block Ranges

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 0.99988.

NORTHPOINTE PHASE 1B
INST. NO. D22180251
O.P.R.T.C.T.

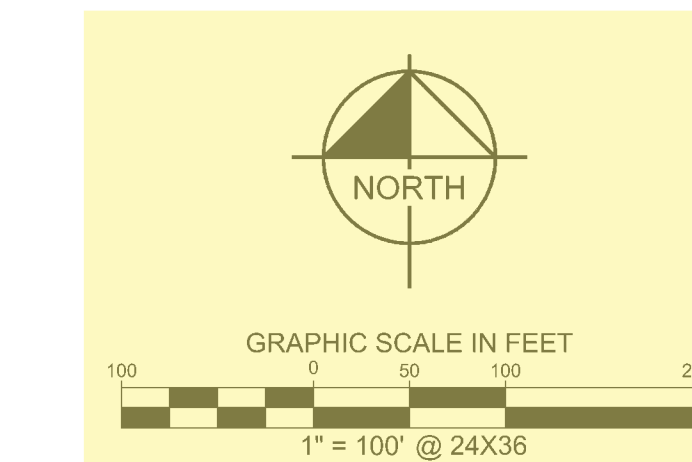
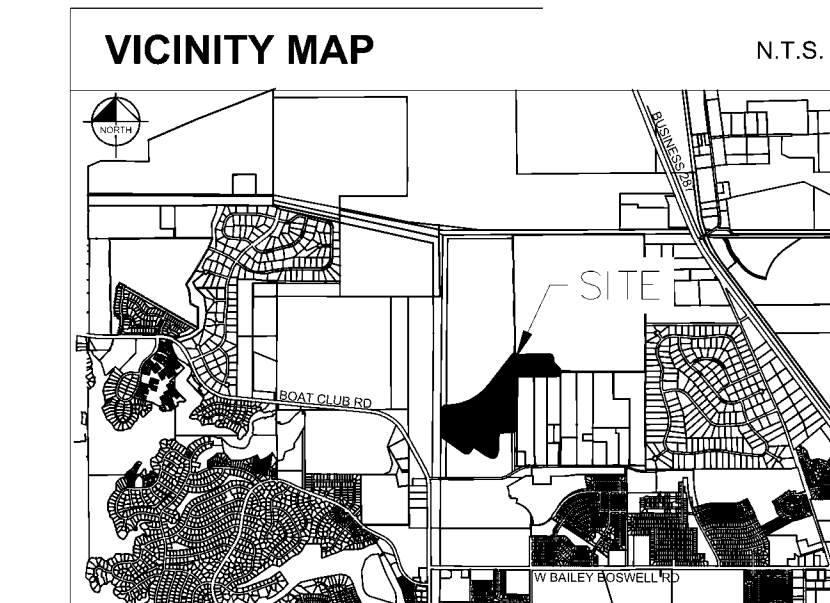
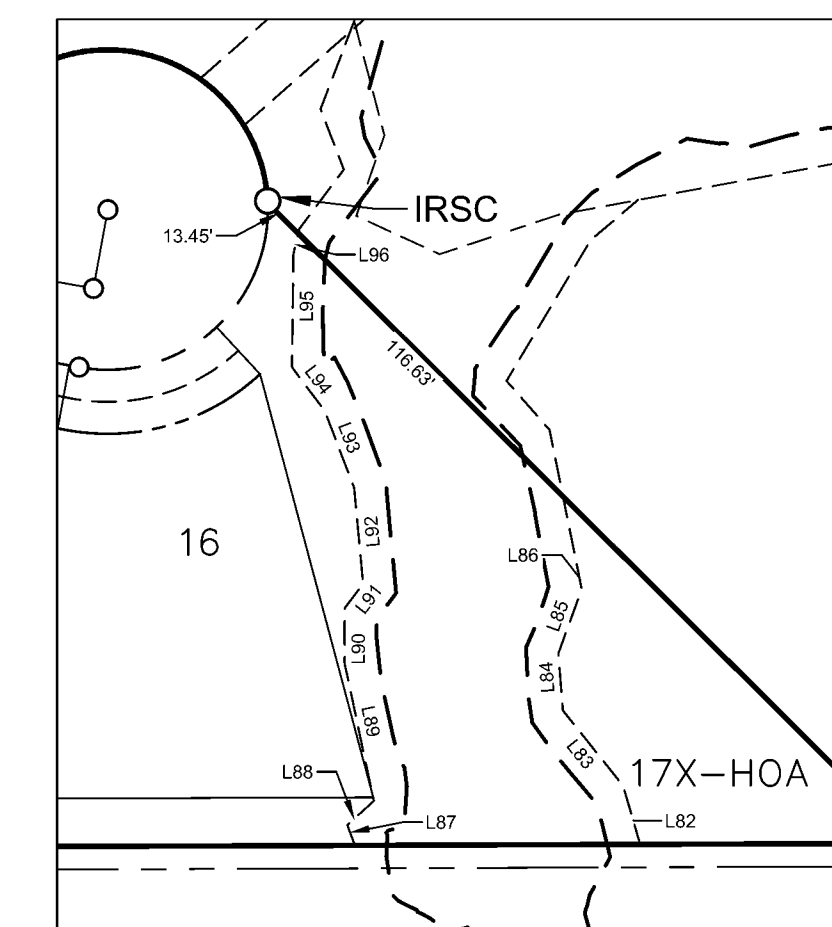
APPROXIMATE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER FSR-20-059

FLOODPLAIN EASEMENT INST. NO. D222032030 O.P.R.T.C.T.

APPROXIMATE FULLY DEVELOPED 100 YEAR FLOODPLAIN PER FSR-20-059

NORTHPOINTE PHASE 3
INST. NO. D222032030
O.P.R.T.C.T.

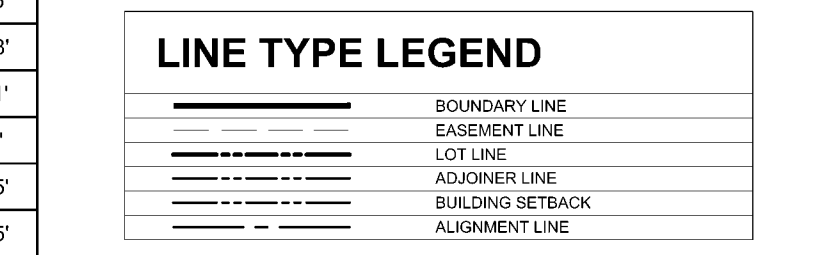
DETAIL A



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = CAPPED IRON ROD FOUND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
U.E. = UTILITY EASEMENT
VOL. = VOLUME
PG. = PAGE
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

☐ = EASEMENT TO BE ABANDONED



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

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°34'35"W	62.90'	L26	S19°25'52"W	107.34'	L51	S42°26'38"E	14.82'	L76	S69°41'11"E	20.00'
L2	N72°53'35"W	84.30'	L27	S35°30'15"W	14.07'	L52	N44°38'53"E	14.14'	L77	S45°21'07"E	22.02'
L3	S26°07'09"W	132.64'	L28	S80°30'15"W	14.14'	L53	S45°21'07"E	14.14'	L78	N45°57'50"W	20.11'
L4	N35°30'15"E	110.00'	L29	S35°30'15"W	50.00'	L54	N44°38'53"E	14.14'	L79	S45°21'07"E	41.62'
L5	N80°30'15"E	14.14'	L30	S09°29'45"E	14.14'	L55	S45°21'07"E	14.14'	L80	S45°21'07"E	20.25'
L6	N35°30'15"E	50.00'	L31	S80°30'15"W	14.14'	L56	N43°51'34"E	14.34'	L81	N16°08'47"W	18.97'
L7	N09°29'45"W	14.14'	L32	S35°30'15"W	50.00'	L57	N22°50'20"W	13.64'	L82	N38°40'08"W	30.21'
L8	N80°30'15"E	14.14'	L33	S09°29'45"E	14.14'	L58	S64°47'47"W	14.05'	L83	N04°30'03"W	17.86'
L9	N35°30'15"E	50.00'	L34	S80°30'15"W	14.14'	L59	S37°32'54"E	14.78'	L84	N19°52'58"E	21.42'
L10	N09°29'45"W	14.14'	L35	S35°30'15"W	50.00'	L60	S46°38'19"W	13.71'	L85	N11°24'39"W	29.46'
L11	N35°30'15"E	14.07'	L36	S09°29'45"E	14.14'	L61	S43°44'06"E	14.47'	L86	S19°52'58"E	6.80'
L12	N51°38'35"E	72.17'	L37	N10°23'35"E	25.00'	L62	S56°12'28"E	28.58'	L87	S47°49'23"W	11.15'
L13	N38°21'25"W	55.00'	L38	S89°38'53"W	25.00'	L63	S32°30'38"W	28.62'	L88	S11°57'58"E	43.98'
L14	S51°38'35"W	10.00'	L39	N89°55'58"E	17.75'	L64	N35°38'11"E	14.14'	L89	S00°00'00"E	17.21'
L15	N83°21'25"W	28.28'	L40	N04°48'14"E	72.98'	L65	N54°23'42"W	14.13'	L90	S37°06'25"W	9.54'
L16	N06°38'35"E	14.14'	L41	S89°55'58"W	19.56'	L66	S81°15'57"E	17.86'	L91	S05°18'16"E	30.05'
L17	N38°21'25"W	50.00'	L42	N11°48'52"W	39.43'	L67	N40°24'50"E	15.27'	L92	S20°53'03"E	25.85'
L18	N83°21'25"W	14.14'	L43	N09°21'49"W	126.46'	L68	N42°48'09"W	20.00'	L93	S36°57'29"E	16.96'
L19	N38°21'25"W	115.00'	L44	S69°50'21"E	26.59'	L69	S07°39'37"W	20.00'	L94	S00°42'17"W	35.31'
L20	N05°32'20"E	28.82'	L45	N46°08'26"W	27.90'	L70	S37°55'15"W	16.47'	L95	S12°59'15"W	8.07'
L21	S82°59'48"E	28.46'	L46	S49°32'48"E	26.05'	L71	S62°26'19"W	27.01'			
L22	S05°00'49"W	29.08'	L47	N07°04'45"W	28.28'	L72	S67°18'12"E	25.42'			
L23	S66°54'59"W	14.57'	L48	N82°55'15"E	28.28'	L73	S07°55'15"E	15.13'			
L24	S20°34'23"W	50.00'	L49	S58°08'45"W	14.87'	L74	N09°41'02"W	15.20'			
L25	S25°12'13"E	14.23'	L50	S00°24'09"E	15.00'	L75	S66°42'39"E	23.26'			

DETAIL A
CALLED 11.14 ACRES
DMA ENTERPRISES, LLC
INST. NO. D204327284
O.P.R.T.C.T.

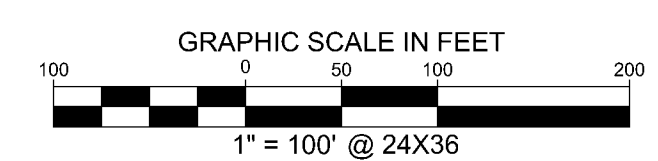
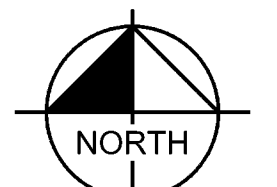
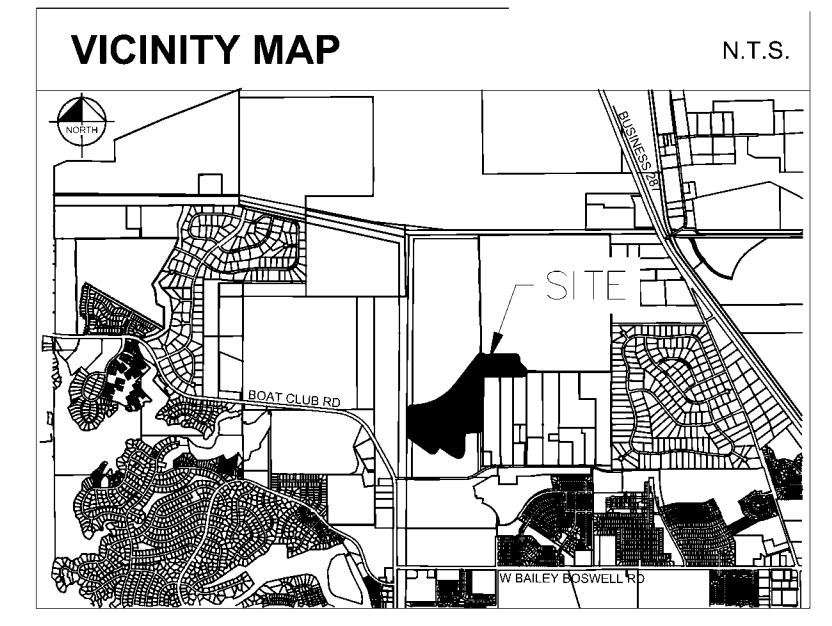
OPEN SPACE SUMMARY - PHASE 9

AREA TYPE	CUMULATIVE IN PREVIOUSLY PLATTED PHASES	PER CURRENT PHASE PLAT	TOTAL	MIN REQUIRED ACREAGE
OPEN SPACE	60.68	8.49	69.17	100.00
ROW	88.47	9.30	92.65	N/A
LOT AREA 6,000 (SF)	758	111	869	N/A
LOT AREA >7,500 (SF)	257	102	359	N/A
LOT TOTAL	1015	213	1228	N/A
LOT PERCENTAGE	25.3%	47.9%	29.2%	30.0%

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°11'11"	275.00'	125.69'	S76°58'26"E	124.59'
C2	16°04'23"	490.00'	137.46'	N27°28'03"E	137.01'
C3	32°12'43"	430.00'	241.75'	N35°32'13"E	238.58'
C4	22°57'49"	490.00'	196.39'	S35°44'13"W	195.07'
C5	16°04'23"	430.00'	120.83'	S27°28'03"W	120.23'
C6	53°32'29"	300.00'	280.34'	S78°51'00"E	270.25'
C7	15°24'15"	600.00'	161.31'	S82°04'53"W	160.83'
C8	10°36'34"	600.00'	111.10'	N84°54'42"W	110.94'
C9	38°00'16"	275.00'	182.41'	S70°38'44"W	179.09'
C10	38°00'18"	150.00'	99.50'	S70°38'44"W	97.68'
C11	22°05'25"	200.00'	77.11'	S80°53'01"E	76.63'
C12	35°34'17"	300.00'	186.25'	S72°16'54"E	183.27'
C13	4°52'16"	300.00'	25.51'	S02°22'06"W	25.50'
C14	35°34'17"	200.00'	124.17'	S72°16'54"E	122.18'
C15	28°42'50"	250.00'	125.29'	N14°17'23"E	123.98'
C16	2°27'02"	600.00'	25.66'	N10°35'21"W	25.66'
C17	8°40'20"	625.00'	94.60'	N76°18'00"E	94.51'
C18	53°32'25"	50.00'	46.72'	N81°15'57"W	45.04'
C19	15°20'34"	150.00'	40.17'	S62°10'02"E	40.05'
C20	54°41'15"	300.00'	286.34'	S27°09'08"E	275.60'
C21	126°27'35"	50.00'	110.36'	S08°44'03"W	89.28'
C22	53°32'25"	50.00'	46.72'	N81°15'57"W	45.04'

LOT AREA AND PURPOSE TABLE (R: Residential, OS: Open Space)																											
Lot	Block	Acre	SQ. FT.	Lot	Block	Acre	SQ. FT.	Lot	Block	Acre	SQ. FT.	Lot	Block	Acre	SQ. FT.	Lot	Block	Acre	SQ. FT.	Lot	Block	Acre	SQ. FT.				
1	A	0.150	6550	8	B	0.225	9804	19	C	0.143	6236	10	F	0.146	6348	31	G	0.230	10000	3	J	0.330	14381				
2	A	0.138	6000	9	B	0.347	15132	20	C	0.149	6509	53	C	0.170	7386	11	F	0.160	6970	32	G	0.230	10003	4	J	0.326	14214
3	A	0.138	6000	10	B	0.213	9268	21	C	0.143	6213	1	D	0.150	6550	12	F	0.320	13933	33	G	0.230	10004	5	J	0.285	12427
4	A	0.138	6000	11	B	0.186	8090	22	C	0.138	6000	2	D	0.138	6000	1	G	0.161	7007	34	G	0.247	10739	6X-HOA	J	0.107	4680
5	A	0.138	6000	12	B	0.176	7669	23	C	0.138	6000	3	D	0.138	6000	2	G	0.138	6000	35	G	0.200	8691	7	J	0.260	11324
6	A	0.138	6000	13	B	0.166	7249	24	C	0.138	6000	4	D	0.138	6000	3	G	0.138	6000	36	G	0.195	8490	8	J	0.274	11950
7	A	0.138	6000	14	B	0.157	6828	25	C	0.138	6000	5	D	0.138	6000	4	G	0.138	6000	37	G	0.192	8373	9	J	0.284	12373
8	A	0.138	6000	15	B	0.180	7834	26X-HOA	C	0.175	7625	6	D	0.138	6000	5	G	0.151	6596	38	G	0.187	8147	10	J	0.279	12168
9	A	0.139	6035	16	B	0.193	8408	27	C	0.275	11961	7X-HOA	D	0.202	8787	6	G	0.181	7872	39	G	0.172	7500	11	J	0.277	12065
10	A	0.156	6805	17	B	0.177	7730	28	C	0.138	6000	8	D	0.219	9534	7	G	0.138	6000	40	G	0.172	7500	12	J	0.276	12008
11	A	0.171	7465	18	B	0.187	8146	29	C	0.138	6000	9	D	0.138	6000	8	G	0.207	9028	13	J	0.276	12009				
12	A	0.204	8876	19	B	0.197	8562	30	C	0.138	6000	10	D	0.138	6000	9	G	0.170	7420	1	H	0.181	7883	14	J	0.254	11053
13	A	0.224	9758	20	B	0.206	8978	31	C	0.138	6011	11	D	0.138	6000	10	G	0.143	6250	2	H	0.138	6000	15	J	0.236	10273
14	A	0.185	8053	21	B	0.216	9394	32	C	0.232	10119	12	D	0.150	6550	11	G	0.143	6234	3	H	0.159	6935	16	J	0.281	12223
15	A	0.162	7047	22X-HOA	B	0.928	40418	33	C	0.185	8072	1X-HOA	E	0.139	6054	12	G	0.326	14184	4	H	0.161	7031	17X-HOA	J	0.772	33633
16	A	0.147	6390	1	C	0.170	7386	34	C	0.138	6000	2	E	0.181	7899	13	G	0.328	14288	5	H	0.233	10148	18	J	0.231	10084
17	A	0.138	6000	2	C	0.143	6236	35	C	0.138	6000	3	E	0.161	7033	14	G	0.229	9978	6	H	0.168	7308	19	J	0.235	10238
18	A	0.138	6000	3	C	0.143	6236	36	C	0.138	6000	4	E	0.142	6194	15	G	0.230	10003	7X-HOA	H</						



LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
 IRFC = CAPPED IRON ROD FOUND
 B.L. = BUILDING LINE
 D.E. = DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 PG. = PAGE
 D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

= STREET NAME CHANGE

[Pattern] = EASEMENT TO BE ABANDONED BY PLAT

LINE TYPE LEGEND

[Solid line]	BOUNDARY LINE
[Dashed line]	EASEMENT LINE
[Dotted line]	LOT LINE
[Dash-dot line]	ADJOINER LINE
[Thin solid line]	BUILDING SETBACK
[Thin dashed line]	ALIGNMENT LINE

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

SEE SHEET 1 FOR LOT TABLE

FINAL PLAT NORTHPOINTE

TRACT 1 - 23.608 ACRES
 TRACT 2 - 33.990 ACRES
 AND A PARTIAL RE-PLAT OF LOT 1X-HOA, BLOCK AX
 NORTHPOINTE PHASE 3, RECORDED IN INST. NO.
 D222032030

BLOCK A LOTS 1-21, 22X-HOA, 23-26;
 BLOCK B LOTS 1-5, 6X-HOA, 7-21, 22X-HOA;
 BLOCK C LOT 1-25, 26X-HOA, 27-53; BLOCK D LOT 1-6,
 7X-HOA, 8-12; BLOCK E LOT 1X-HOA, 2-10;
 BLOCK F LOT 1-12; BLOCK G LOT 1-3, 4X-HOA, 5-41;
 BLOCK H LOT 1-6, 7X-HOA; BLOCK I LOT 1-13;
 BLOCK J LOT 1X-HOA, 2-5, 6X-HOA, 7-16, 17X-HOA,
 18-26, 27X-HOA, 28-29, 30X-HOA

213 RESIDENTIAL LOTS
13 HOA LOTS

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

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
 Celina, Texas 75009
 Tel. No. (469) 501-2200
 FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	10/30/2024	063451051	2 OF 3

OWNER:
 KLB AIV LLC
 6900 E. Camelback Road,
 Suite 800
 Scottsdale, AZ 85251
 Contact: Nathan Holt
 Email: nathan.holt@kservices.com

THIS PLAT RECORDED IN
 DOCUMENT NUMBER

 DATE

ENGINEER:
 KIMLEY-HORN AND ASSOC. INC.
 13455 Noel Road, Suite 700
 Dallas, Texas 75240
 Tel. No. (972) 770-1300
 Contact: Bryce Eckerberger, P.E.
 Email: bryce.eckerberger@kimley-horn.com

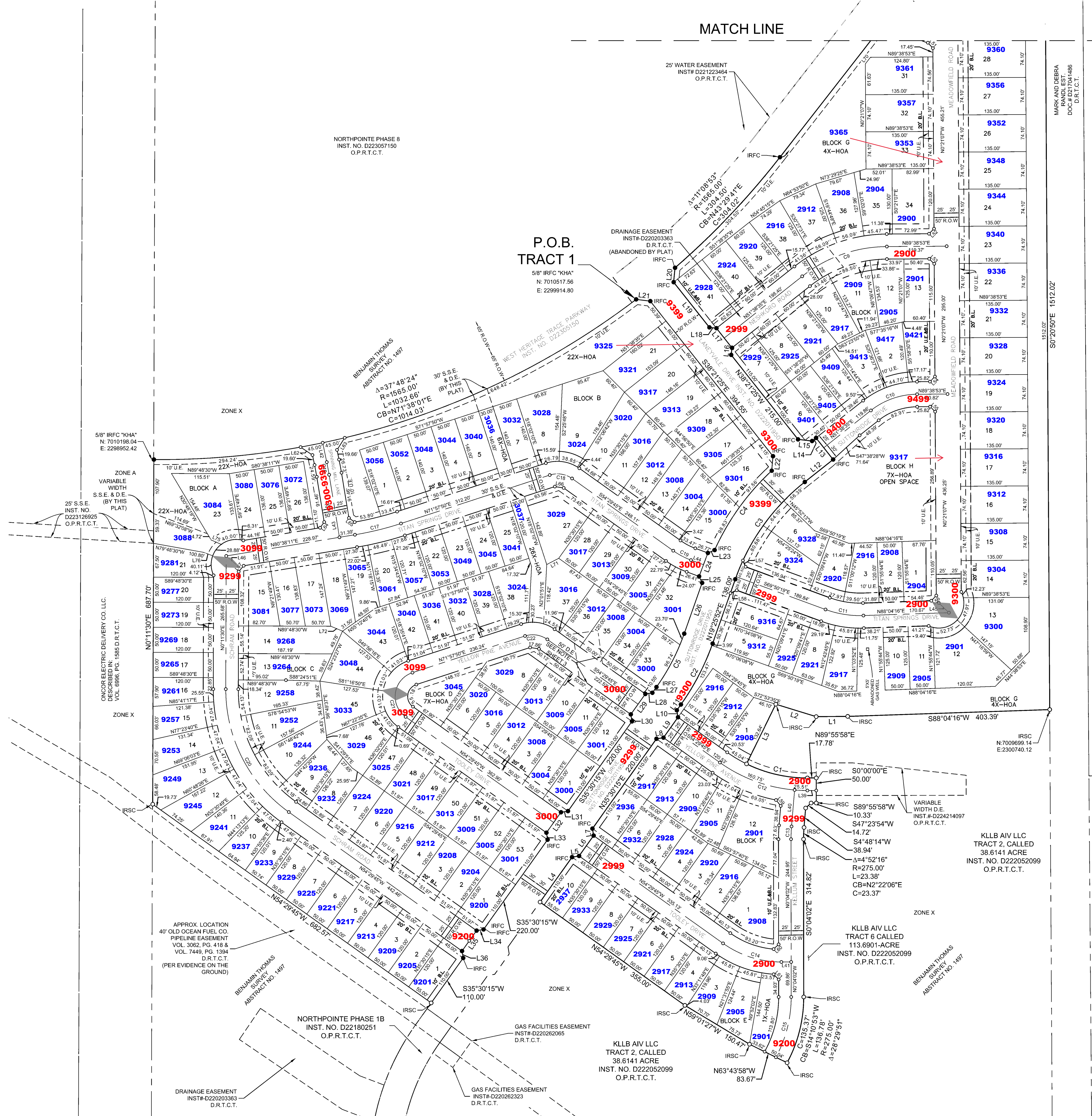
SURVEYOR:
 KIMLEY-HORN AND ASSOC. INC.
 400 North Oklahoma Drive, Suite 105
 Celina, Texas 75009
 Tel. No. (469) 501-2200
 Contact: Daniel Arthur, R.P.L.S.
 Email: daniel.arthur@kimley-horn.com



L.L. D. YORK #333
 Lic. No. 13313 (Exp. 12-31-2025)
 Dec 17, 2024

PHASE 9

REF. CASE # PP-19-003
 FINAL PLAT CASE # FP-24-133



COUNTY OF TARRANT §

TRACT 1
23.608 ACRES

WHEREAS KLLB AIV LLC is the rightful owner of a tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas and being a portion of a called "113.6901-acre tract of land conveyed to KLLB AIV LLC, according to the document filed of record in instrument No. D222032099 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with cap stamped "KHA" in the southern intersection of West Heritage Trace Parkway and Laneyave Drive, for an interior "oil" corner Northpointe Phase 1B, an addition to the city of Fort Worth, according to the document filed of record in instrument No. D22180251 (O.P.R.T.C.T.), same being an exterior "oil" corner of said Lenmar tract recorded in D220319529, for corner;

THENCE with the west line of said Phase 1B, same being common with an east line of said Lenmar tract recorded in D220319529 the following bearings and distances:

- South 82°59'46" East, a distance of 28.46 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 38°21'25" East, a distance of 394.55 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 00°00'49" West, a distance of 29.08 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 490.00 feet, a central angle of 22°57'49", and a chord bearing and distance of South 35°44'13" West, 195.07 feet;
- With said curve to the left, an arc distance of 196.39 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 66°54'59" West, a distance of 14.57 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 20°34'23" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 25°12'13" East, a distance of 14.23 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 19°25'52" West, a distance of 107.34 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a tangent curve to the right with a radius of 430.00 feet, a central angle of 16°04'23", and a chord bearing and distance of South 27°29'03" West, 120.23 feet;
- With said curve to the right, an arc distance of 120.63 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 14.07 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 80°30'15" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 09°29'45" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 220.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 80°30'15" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 09°29'45" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 220.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 09°29'45" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 09°29'45" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 35°30'15" West, a distance of 110.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE North 54°29'45" West, over and across the above-mentioned Lenmar tract recorded in D220319529, a distance of 682.57 feet to a 5/8-inch iron rod set with cap stamped "KHA" in the west line of said Lenmar tract recorded in D220319529, same being common with the east line of that tract of land conveyed to Onco Electric Delivery Co. LLC, according to the document filed of record in Volume 8996, Page 1585 Deed Records, Tarrant County, Texas, for corner;

THENCE North 00°11'30" East, with said common line, a distance of 687.70 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,565.00 feet, a central angle of 37°48'24", and a chord bearing and distance of North 71°38'01" East, 1,014.03 feet;

THENCE with said curve to the left, over and across the above-mentioned Lenmar tract recorded in D220319529, an arc distance of 1,032.66 feet to the POINT OF BEGINNING and containing 1,028.383 square feet or 23.608 acres of land.

TRACT 2
33.990 ACRES

WHEREAS KLLB AIV LLC is the rightful owner of a tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas and being a portion of a called "113.6901-acre tract of land conveyed to KLLB AIV LLC, according to the document filed of record in instrument No. D222032099 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and a portion of Lot 1X, Block AX, Northpointe Phase 3, an addition to the City of Fort Worth, conveyed to Lenmar Homes of Texas Land and Construction, LTD, according to the document filed of record in instrument No. D222032030 (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with cap stamped "KHA" in the east line of West Heritage Trace Parkway, in said 113.6901-acre tract, for the southwest corner of said Lot 1X;

THENCE South 63°29'48" East, with the south line of said Lot 1X, a distance of 117.35 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 89°58'44" East, continuing with said south line, a distance of 107.79 feet to a 5/8-inch iron rod found with cap stamped "KHA" in said south line;

THENCE over and across said Lot 1X the following bearings and distances:

- North 74°29'58" East, a distance of 57.83 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- North 77°59'13" East, a distance of 20.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- North 83°02'38" East, a distance of 90.94 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- North 89°47'01" East, a distance of 330.05 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 79°36'25" East, a distance of 153.25 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE South 10°23'35" West, crossing the south line of said Lot 1X at a distance of 63.30 feet and continuing for a total distance of 114.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 139°25'39", and a chord bearing and distance of South 72°08'02" East, 50.80 feet;

THENCE with said curve to the right, passing through the south line of said Lot 1X, an arc distance of 121.67 feet to a 5/8-inch iron rod found with cap stamped "KHA" in said south line for corner;

THENCE South 45°10'30" East, with said south line, a distance of 283.74 feet to a 5/8-inch iron rod found with cap stamped "KHA" in the north line of that tract of land conveyed to Ray D. and Linda Snieker, according to the document filed of record in instrument No. D213080820 (O.P.R.T.C.T.), same being common with most eastern corner of said 113.6901-acre tract for corner;

THENCE South 80°47'01" West, with a south line of said 113.6901-acre tract, a distance of 480.65 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 88°39'01" West, with said south line, a distance of 345.70 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 89°35'51" West, continuing with said south line, a distance of 406.86 feet to a 5/8-inch iron rod found with cap stamped "KHA" for in interior "oil" corner of said 113.6901-acre tract, same being common for the northwest corner of that tract of land conveyed to Mark and Debra Randl Est., according to the document filed of record in Document No. D217041486 (D.R.T.C.T.), for corner;

THENCE South 00°20'50" East, with the west line of said Randl tract, same being common with an east line of said 113.6901 tract, a distance of 1,512.02 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

THENCE over and across said 113.6901-acre tract the following bearings and distances:

- South 88°04'16" West, a distance of 403.39 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 89°34'35" West, a distance of 82.90 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- North 72°53'35" West, a distance of 84.30 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 26°07'09" West, a distance of 132.64 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 26°11'11", and a chord bearing and distance of South 76°58'26" East, 124.59 feet;
- With said curve to the left, an arc distance of 125.69 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- North 89°55'58" East, a distance of 17.78 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 00°00'00" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 89°55'58" West, a distance of 10.33 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 47°23'54" West, a distance of 14.72 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;
- South 04°48'14" West, a distance of 38.94 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner of this tract at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 04°52'16", and a chord bearing and distance of South 02°22'06" West, 23.37 feet;

With said curve to the left, an arc distance of 23.38 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 00°04'02" East, a distance of 314.82 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner of this tract at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 28°29'51", and a chord bearing and distance of South 14°10'53" West, 135.37 feet;

With said curve to the right, an arc distance of 136.78 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 63°43'58" West, a distance of 83.67 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 59°01'27" West, a distance of 150.47 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 54°29'45" West, a distance of 355.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" in an east line of Northpointe Phase 1B, an addition to the city of Fort Worth, according to the document filed of record in instrument No. D22180251 (O.P.R.T.C.T.), for corner;

THENCE with the east line of the above-mentioned Phase 1B, the following bearings and distances:

- North 35°30'15" East, a distance of 110.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 80°30'15" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 35°30'15" East, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 09°29'45" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 35°30'15" West, a distance of 220.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 80°30'15" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 35°30'15" East, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 09°29'45" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 35°30'15" East, a distance of 14.07 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract at the beginning of a tangent curve to the left with a radius of 490.00 feet, a central angle of 16°04'23", and a chord bearing and distance of North 27°28'03" East, 137.01 feet;
- With said curve to the left, an arc distance of 137.46 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 19°25'52" East, a distance of 136.09 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract at the beginning of a tangent curve to the right with a radius of 430.00 feet, a central angle of 32°14'23", and a chord bearing and distance of North 35°32'13" East, 238.58 feet;
- With said curve to the right, an arc distance of 241.75 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 51°38'35" East, a distance of 62.17 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 51°38'35" East, a distance of 10.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 38°21'25" West, a distance of 55.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- South 51°38'35" West, a distance of 10.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 83°21'25" West, a distance of 28.28 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 38°21'25" West, a distance of 215.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 06°38'35" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 38°21'25" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 83°21'25" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 38°21'25" West, a distance of 115.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;
- North 05°32'29" East, a distance of 28.82 feet to a 5/8-inch iron rod found with cap stamped "KHA" in the west intersection of West Heritage Trace Parkway and Laneyave Drive, for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,565.00 feet, a central angle of 11°08'53", and a chord bearing and distance of North 43°29'41" East, 304.02 feet;

THENCE with the east line of said West Heritage Trace Parkway, and said curve to the left, an arc distance of 304.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE North 37°55'15" East, with said east line, a distance of 915.08 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE North 37°55'15" East, continuing with said east line, a distance of 115.68 feet to the POINT OF BEGINNING and containing 1,480.595 square feet or 33.990 acres of land.

SURVEYOR CERTIFICATE

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, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

[Signature of Daniel Arthur]

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) 501-2200
daniel.arthur@kimley-horn.com



STATE OF TEXAS §

COUNTY OF COLLIN §

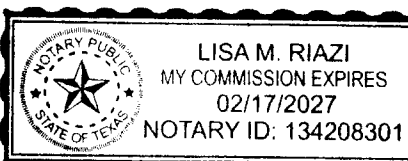
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of

November, 2024.

[Signature of LISA M. RIAZI]

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 9, BLOCK A LOTS 1-21, 22X-HOA, 23-26; BLOCK B LOTS 1-5, 6X-HOA, 7-21, 22X-HOA; BLOCK C LOT 1-25, 26X-HOA, 27-53; BLOCK D LOT 1-6, 7X-HOA, 8-12; BLOCK E LOT 1X-HOA, 2-19; BLOCK F LOT 1-12, BLOCK G LOT 1-3, 4X-HOA, 5-41; BLOCK H LOT 1-6, 7X-HOA; BLOCK I LOT 1-13; BLOCK J LOT 1X-HOA, 2-5, 6X-HOA, 7-16, 17X-HOA, 18-26, 27X-HOA, 28-29, 30X-HOA, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown herein to the public's use unless otherwise noted and do hereby adopt this Final Plat.

EXECUTED THIS 4th day of November, 2024.

KLLB AIV LLC, a Delaware limited liability company

By: [Signature of Nathan Holt]
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 KLLB AIV LLC, 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 considerations therein expressed.

Given under my hand and seal of office, this 4th day of November, 2024.

[Signature of Julie Gillett]
Notary Public in and for the State of Arizona
My Board Expires On:



GENERAL NOTES:

Flood Statement: According to Map No. 48439C0045L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) which is not within a special flood hazard area, as well as Zone A which is located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Floodplain Restriction Note: No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and or bank erosion that cannot be defined. The City of Fort Worth shall be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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 recodation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 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.

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; and approval is first obtained from the City of Fort Worth.

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) if the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.

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".

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, 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.

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. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation Club house exercise buildings and facilities. The land owners 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.

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. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Basis for bearing are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

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

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.

Sidewalks and Street Lights:

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

Drainage Easement Abandonment

50-foot Drainage Easement recorded in instrument No. D222033363 will be abandoned when Phase 9 proceeds to construction.

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

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:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

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 0.99988



Let's Do Work Better

Dec 17, 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: Dec 17, 2024. Chairman: Derek Hill, Secretary: [Signature]

FINAL PLAT NORTHPOINTE

TRACT 1 - 23.608 ACRES
TRACT 2 - 33.990 ACRES
AND A PARTIAL RE-PLAT OF LOT 1X-HOA, BLOCK AX NORTHPOINTE PHASE 3, RECORDED IN INST. NO. D222032030

- BLOCK A LOTS 1-21, 22X-HOA, 23-26;
- BLOCK B LOTS 1-5, 6X-HOA, 7-21, 22X-HOA;
- BLOCK C LOT 1-25, 26X-HOA, 27-53; BLOCK D LOT 1-6, 7X-HOA, 8-12; BLOCK E LOT 1X-HOA, 2-10;
- BLOCK F LOT 1-12; BLOCK G LOT 1-3, 4X-HOA, 5-41;
- BLOCK H LOT 1-6, 7X-HOA; BLOCK I LOT 1-13;
- BLOCK J LOT 1X-HOA, 2-5, 6X-HOA, 7-16, 17X-HOA, 18-26, 27X-HOA, 28-29, 30X-HOA

213 RESIDENTIAL LOTS
13 HOA LOTS

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

Kimley Horn</