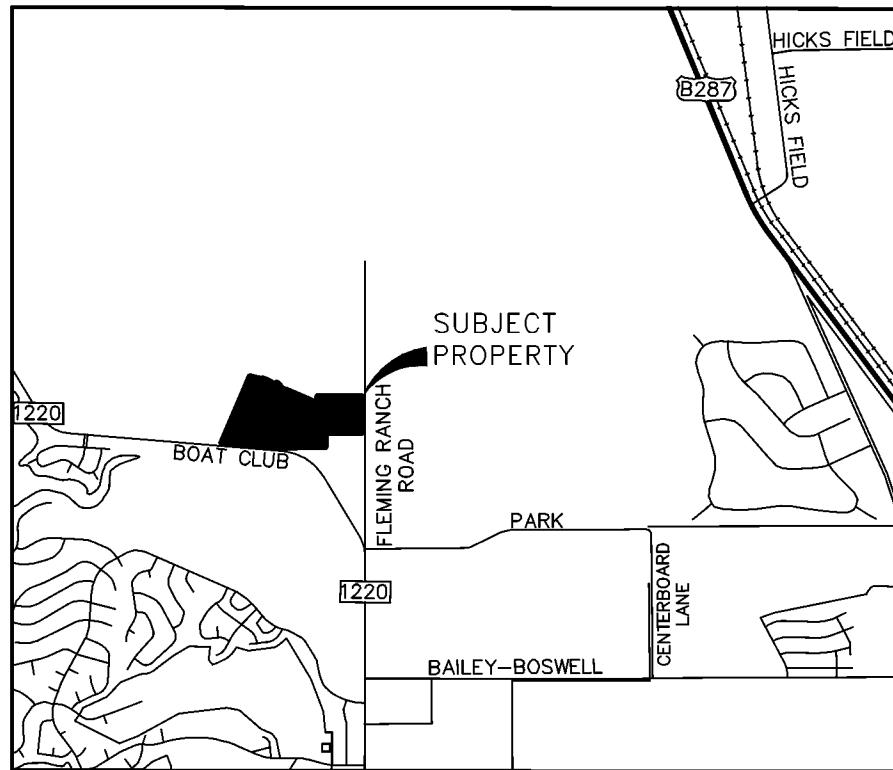
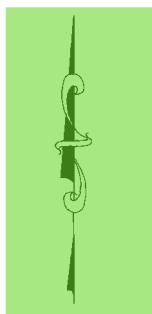


FP-24-149

8 BLOCK RANGES
158 ADDRESSES



VICINITY MAP
NOT TO SCALE



100 0 100
1 INCH = 100 FT.

USE	LAND USE SUMMARY		
	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	158		25.246
OPEN SPACE		3	15.537
RIGHT-OF-WAY			7.812
TOTAL			48.595

EAGLE CREEK STORAGE, LLC
C.C.#D220147856
(REFERENCE: O.P.R.T.C.T.)

3/4" I.R.F. (CM)

POINT OF BEGINNING

30' T.E.S.C.O. EASEMENT
VOL. 1282, PG. 242
VOL. 5662, PG. 245
O.P.R.T.C.T.

30' T.E.S.C.O. EASEMENT
VOL. 1282, PG. 242
VOL. 5662, PG. 245
O.P.R.T.C.T.

LOT TABULATION

BLOCK 16	15 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 19	58 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 20	35 LOTS	
BLOCK 21	25 LOTS	
BLOCK 22	12 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 23	11 LOTS	
BLOCK 24	2 LOTS	

158 RESIDENTIAL LOTS 3 PRIVATE OPEN SPACE LOTS

LEGEND

BL	STREET NAME CHANGE SYMBOL
MFE	BUILDING SETBACK LINE
DFE	MINIMUM FINISH FLOOR ELEVATION
SSE	UTILITY EASEMENT
O.P.R.T.C.T.	DRAINAGE FACILITY EASEMENT
P.R.T.C.T.	SANITARY SEWER EASEMENT
C.C.#	OFFICIAL PUBLIC RECORDS
	TARRANT COUNTY, TEXAS
	COUNTY CLERK FILE NO.
	5/8" CAPED IRON ROD FOUND STAMPED
	"LJA SURVEYING" UNLESS OTHERWISE NOTED



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: 09/10/2025

By: Donald Brown Chairman
By: [Signature] Secretary

LINE	BEARING	DISTANCE
L1	S50°06'54"E	15.00'
L2	N39°53'06"E	50.00'
L3	N84°53'06"E	14.14'
L4	S50°06'54"E	50.00'
L5	S05°06'54"E	14.14'
L6	S05°06'54"E	15.00'
L7	N54°57'22"E	14.21'
L8	N10°13'58"E	26.15'
L9	N00°13'48"E	13.62'
L10	S00°13'48"W	5.00'
L11	S89°46'12"W	15.00'
L12	S00°13'48"W	50.00'
L13	N89°46'12"W	15.00'
L14	S28°30'08"E	18.02'
L15	S05°12'52"W	14.14'
L16	N69°19'57"W	42.33'
L17	N05°12'52"E	45.06'
L18	N39°53'06"E	78.25'
L19	S50°06'54"E	35.00'
L20	S10°13'58"W	110.26'
L21	N41°06'27"W	8.62'
L22	N45°13'48"E	7.78'
L23	S00°13'48"W	13.62'
L24	N65°25'50"E	63.50'
L25	N89°46'12"W	77.81'
L26	N81°11'07"W	63.17'
L27	N77°00'01"W	63.17'
L28	N72°48'56"W	63.17'
L29	N68°39'53"W	62.45'
L30	S13°41'53"W	49.69'
L31	S16°07'52"W	55.50'
L32	S20°58'53"W	59.78'
L33	N68°07'17"E	14.14'
L34	N21°52'43"E	14.14'
L35	N68°07'17"E	14.14'
L36	S43°48'31"E	14.38'
L37	S46°15'38"W	13.89'
L38	N21°52'43"E	14.14'
L39	N23°07'04"E	25.00'
L40	S35°01'03"E	14.08'
L41	S51°42'05"W	14.99'

LINE	BEARING	DISTANCE
L42	S40°18'01"E	12.71'
L43	S44°46'12"E	14.14'
L44	N45°13'48"E	14.14'
L45	S44°46'12"E	14.14'
L46	N45°13'48"E	14.14'
L47	N44°46'12"W	14.14'
L48	S45°13'48"W	14.14'
L49	N78°23'44"W	58.41'
L50	N73°37'12"W	47.91'
L51	S05°06'54"E	14.14'
L52	N25°57'17"W	14.54'
L53	N66°58'02"E	14.46'
L54	S86°53'00"W	84.97'
L55	S42°18'50"E	5.32'
L56	S44°46'12"E	14.14'
L57	N48°53'32"E	15.00'
L58	S74°15'47"E	63.47'
L59	N23°07'17"E	87.27'
L60	S81°14'37"E	42.20'
L61	N59°35'44"E	36.85'
L62	N05°12'52"E	25.00'
L63	S12°54'14"W	58.67'
L64	N12°54'14"E	58.03'
L65	S31°06'41"E	151.31'
L66	N31°06'41"W	148.26'
L67	N23°07'17"E	18.49'
L68	N46°20'33"W	87.68'
L69	N43°39'37"E	15.00'
L70	S46°20'23"E	81.65'
L71	S12°18'56"W	86.36'
L72	N67°59'30"W	96.70'
L73	S67°59'30"E	62.95'
L74	S66°52'43"E	125.37'
L75	S64°00'58"E	100.12'
L76	S66°52'43"E	84.63'
L77	N23°07'17"E	129.47'
L78	S66°40'34"E	22.06'
L79	S66°40'34"E	20.90'
L80	N84°17'44"W	76.09'
L81	N26°11'74"W	33.09'
L82	S59°35'44"W	243.22'

LINE	BEARING	DISTANCE
L83	S30°24'16"E	65.00'
L84	N59°35'44"E	216.83'
L85	S84°17'44"E	64.09'
L86	N67°59'30"W	60.37'
L87	N21°59'34"E	30.00'
L88	S67°59'30"E	65.59'
L89	S46°28'16"E	35.25'
L90	S60°32'16"E	61.65'
L91	S47°14'35"E	81.63'
L92	S18°09'43"E	27.93'
L93	S23°22'57"W	76.19'
L94	S69°09'23"W	19.80'
L95	S28°57'13"W	41.73'
L96	S42°18'50"E	72.03'
L97	S28°11'45"W	31.66'
L98	S40°26'00"W	69.84'
L99	N72°26'17"W	23.66'
L100	N85°43'54"W	30.04'
L101	S89°21'11"W	33.27'
L102	S71°08'42"W	22.05'
L103	S44°04'36"W	32.42'
L104	S39°21'57"W	21.95'
L105	S21°20'08"W	37.74'
L106	S60°28'09"W	23.98'
L107	S00°20'37"E	22.74'
L108	S30°05'53"W	19.71'
L109	S10°24'52"W	11.77'
L110	S28°12'50"W	73.49'
L111	S22°18'26"W	11.84'
L112	S32°36'36"W	72.58'
L113	S43°47'50"W	25.03'
L114	S34°55'55"W	35.79'
L115	N76°33'58"W	38.55'
L116	S71°09'03"W	39.79'
L117	S22°18'26"W	50.58'
L118	S62°02'39"W	75.20'
L119	S82°28'43"W	87.44'
L120	S68°27'49"W	22.22'
L121	S30°16'13"W	34.38'
L122	S01°11'05"W	40.97'
L123	S46°19'42"W	60.99'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6°58'52"	475.00'	S63°36'20"E	138.48'	223.88'
C2	16°45'49"	475.00'	S58°29'48"E	138.48'	138.98'
C3	12°50'20"	475.00'	S73°17'53"E	106.22'	106.44'
C4	10°00'10"	375.00'	N05°13'53"E	65.38'	65.47'
C5	6°29'48"	958.87'	S86°54'07"W	108.66'	108.72'
C6	9°00'21"	87.87'	N87°26'59"W	87.87'	87.90'
C7	16°45'49"	400.00'	S31°30'12"W	116.62'	117.03'
C8	17°54'25"	500.00'	N14°10'05"E	155.63'	156.27'
C9	27°00'00"	50.00'	N50°12'52"E	70.71'	235.62'
C10	15°27'11"	500.00'	N77°03'33"W	134.44'	134.85'
C11	175°13'50"	50.00'	S69°14'48"E	98.91'	152.95'
C12	22°53'29"	500.00'	S78°19'27"E	198.44'	198.77'
C13	23°17'22"	720.00'	S78°31'24"E	290.65'	292.66'
C14	10°00'10"	400.00'	S05°13'53"W	69.74'	69.83'
C15	10°00'10"	400.00'	S05°13'53"W	69.74'	69.83'
C16	91°26'21"	25.50'	N45°56'58"E	42.24'	47.08'
C17	21°27'08"	1005.00'	S77°36'17"E	374.09'	376.29'
C18	82°40'29"	29.50'	N48°53'33"E	38.97'	42.57'
C19	16°03'56"	50.00'	N48°53'33"E	98.91'	142.30'
C20	90°00'00"	29.50'	N44°46'12"W	41.72'	46.34'
C21	166°57'25"	50.00'	N44°46'12"W	99.35'	145.70'
C22	174°03'43"	50.00'	S45°51'03"W	99.87'	151.90'
C23	85°15'48"	4.50'	S24°14'47"E	6.10'	6.70'
C24	7°19'41"	500.00'	N03°53'26"E	63.91'	63.95'
C25	17°23'39"	500.00'	S07°54'22"W	151.21'	151.79'
C26	9°39'32"	585.00'	S14°47'29"W	95.13'	95.25'
C27	92°42'03"	25.00'	N46°34'40"E	36.18'	40.45'
C28	26°15'50"	50.00'	N69°45'12"E	75.57'	231.49'

REFERENCE CASE NUMBERS

PP-22-052
FP-24-149

OWNER:

KLLB AIV LLC
6900 E. CAMELBACK ROAD, SUITE 800
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

09/09/2025

A FINAL PLAT OF NORTHPOINTE WEST OF

LOTS 63-77 & 2X, BLOCK 16; LOTS 1-58 & 1X, BLOCK 19;
LOTS 1-35, BLOCK 20; LOTS 1-25 & 1X, BLOCK 21;
LOTS 1-12, BLOCK 22; LOTS 1-11, BLOCK 23 AND
LOTS 1-2, BLOCK 24

48.595 ACRES

SITUATED IN THE
D F MCCARTY SURVEY, ABSTRACT NO. 1079,
THE J H SIMMONS SURVEY, ABSTRACT NO. 1486, AND
THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

158 RESIDENTIAL LOTS
3 (HOA)PRIVATE OPEN SPACE LOTS

AUGUST 2025 PHASE 1B

SHEET 1 OF 2

