STATE OF TEXAS)(

COUNTY OF TARRANT)(

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BEING A 48.595-ACRE TRACT OF LAND 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, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO KLLB AIV LLC BY DEED RECORDED IN INSTRUMENT NO. D222052099, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET") ON THE SOUTH LINE OF SAID KLLB AIV LLC TRACT AND ON THE NORTH RIGHT-OF-WAY LINE OF BOAT CLUB ROAD (A 100-FOOT-WIDE RIGHT-OF-WAY), FROM WHICH A 3/4-INCH IRON ROD FOUND FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS EAGLE CREEK STORAGE LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D220147856 OF

SAID OFFICIAL PUBLIC RECORDS BEARS NORTH 84°47'08" WEST, A DISTANCE OF 1,509.38 FEET; THENCE OVER AND ACROSS SAID KLLB AIV LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 23°07'17" EAST, A DISTANCE OF 1,299.88 FEET TO AN IRON ROD SET;

SOUTH 77°05'46" EAST. A DISTANCE OF 231.55 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CHORD THAT BEARS SOUTH 63°36'20" EAST, 221.62 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°58'52", AN ARC-DISTANCE OF 223.68 FEET TO AN IRON ROD SET;

SOUTH 50°06'54" EAST, A DISTANCE OF 15.00 FEET TO AN IRON ROD SET;

NORTH 39°53'06" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;

NORTH 84°53'06" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

SOUTH 50°06'54" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET; SOUTH 05°06'54" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

SOUTH 50°06'54" EAST, A DISTANCE OF 15.00 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, AND A CHORD THAT BEARS SOUTH 58°29'48" EAST, 138.48 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°45'49", AN ARC-DISTANCE OF 138.98 FEET TO AN

SOUTH 66°52'43" EAST, A DISTANCE OF 128.44 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 69°14'48" EAST, 99.91 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 175°15'50", AN ARC-DISTANCE OF 152.95 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4.50 FEET AND A CHORD THAT BEARS SOUTH 24°15'04" EAST, 6.10 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°16'21", AN ARC-DISTANCE OF 6.70 FEET TO AN IRON

SOUTH 66°52'43" EAST, A DISTANCE OF 249.12 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A CHORD THAT BEARS SOUTH 73°17'53" EAST, 106.22 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°50'20", AN ARC-DISTANCE OF 106.44 FEET TO AN IRON ROD SET;

NORTH 54°57'22" EAST, A DISTANCE OF 14.21 FEET TO AN IRON ROD SET;

NORTH 10°13'58" EAST, A DISTANCE OF 26.15 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 NORTH 05°13'53" EAST, 65.38 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°00'10", AN ARC-DISTANCE OF 65.47 FEET TO AN IRON

NORTH 00°13'48" EAST, A DISTANCE OF 13.62 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 610.00 FEET TO AN IRON ROD SET;

SOUTH 00°13'48" WEST, A DISTANCE OF 5.00 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "IRON ROD FOUND") FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 33, NORTHPOINTE WEST PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK'S FILE NO. D225149715, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE WESTERLY LINE OF SAID ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°13'48" WEST, A DISTANCE OF 115.00 FEET TO AN IRON ROD FOUND;

SOUTH 89°46'12" EAST, A DISTANCE OF 15.00 FEET TO AN IRON ROD FOUND;

SOUTH 00°13'48" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;

NORTH 89°46'12" WEST, A DISTANCE OF 15.00 FEET TO AN IRON ROD FOUND:

SOUTH 00°13'48" WEST, A DISTANCE OF 167.14 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CHORD THAT BEARS SOUTH 07°54'22" WEST, 151.21 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°23'39", AN ARC-DISTANCE OF 151.79 FEET TO AN

SOUTH 19°37'15" WEST, A DISTANCE OF 75.19 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET AND A CHORD THAT BEARS SOUTH 14°47'29" WEST, 95.13 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°39'32", AN ARC-DISTANCE OF 95.25 FEET TO AN IRON ROD FOUND:

NORTH 89°46'12" WEST, A DISTANCE OF 572.23 FEET TO AN IRON ROD FOUND;

SOUTH 00°13'48" WEST, A DISTANCE OF 254.28 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 958.87 FEET, AND A CHORD THAT BEARS SOUTH 86°34'07" WEST, 108.66 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°29'46", AN ARC-DISTANCE OF 108.72 FEET TO AN

SOUTH 89°51'45" WEST, A DISTANCE OF 746.48 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 935.00 FEET AND A CHORD THAT BEARS NORTH 87°26'39" WEST, 87.87 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°23'11", AN ARC-DISTANCE OF 87.90 FEET TO AN

NORTH 84°45'04" WEST, A DISTANCE OF 354.60 FEET TO AN IRON ROD FOUND;

SOUTH 28°30'08" EAST, A DISTANCE OF 18.02 FEET TO AN IRON ROD FOUND; THENCE NORTH 84°47'08" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 578.93 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 48.595 ACRES (2,116,781 SQ. FEET) OF LAND.

TO BE KNOWN AS:

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

NORTHPOINTE WEST

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

EXECUTED THIS 25 DAY OF August, A.D. 2025.

A DELAWARE LIMITED LIABILITY COMPANY

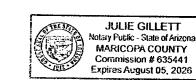
TITLE: AUTHORIZED SIGNATORY

STATE OF ARIZONA COUNTY OF MARTCOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ZS DAY OF AUGUST, A.D. 2025.

MY COMMISSION EXPIRES: 68/05/2000



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

DATE: <u>AUGUST 22, 2025</u>

1. 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 1.00012.

2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

3. 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 WASTEWATER SYSTEM.

4. 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.

5. 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.

7. 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 AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0045 L,

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 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.

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

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

OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

15. RETAINING WALLS CANNOT REDUCE FLOODPLAIN EASEMENTS IN RESIDENTIAL PROJECTS.

16. DIRECT ACCESS TO BOAT CLUB ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY

17. FLOODPLAIN RESTRICTION: 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 FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

18. FLOODPLAIN/DRAINAGEWAY 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 CLAN 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 STORMWATER 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.



Lt. D York #533

09/09/2025



NORTHPOINTE WEST

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

REFERENCE CASE NUMBERS PP-22-052 FP-24-149

LJA Surveying, Inc. 3017 W 7th Street

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SCOTTSDALE, ARIZONA 85251

Fort Worth, Texas 76107

OWNER:

ENGINEER/SURVEYOR:

Suite 300

T.B.P.E.L.S. Firm No. 10194382

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