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L16 SOPT START W SOLO 177 NSPST SOFE 107.40 L146 SST1317TW 31.78 L215 NOTSP2*OFE \$1.44 NSP3.51 W 45.95 L215 NOTSP2*OFE \$1.44 NSP3.51 W 45.95 L216 NSP3.51 W 45.95 W 45	-											
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L13 S001'3'48" S00.00" L12 S000'1'52" 77,79" L151 S37'28'16" S5.52" L220 N09'50'0" S5.56' L14 S98'46'12" S00'1'3'48" A.0.00" L153 S09'1258" S6.69" L120 S00'13'48" A.0.00" L153 S09'1258" S6.69" L122 S00'12" S6.69" L152 S00'13'28" S6.69" L122 S00'13'48" A.0.00" L153 S09'1258" S6.69" L122 S00'12" S00'13'48" A.0.00" L153 S09'1258" S6.69" L122 S00'12" S00'13'48" A.0.00" L153 S09'1258" S6.69" L122 S00'12" A.0.00" A.0.0												
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L17												
LIS S10713758*W Z61.5 LB7 S4513748*W L155 S32746379*W B4.89 L225 N45733707*W Z4.40 L155 S3575722*W L14.14* L155 S3575722*W L155 S357572*W L155 L25757572*W L155 L257572*W L155 L257572*W L257 L25757572*W L257 L257575745*W L257 L257575745*W L257 L257575745*W L257 L2575745*W L257												
LOO NS0'06'54'W 15.00' L89 NS9'48'28'E 55.95' L158 S35'52'1'W 71.10' L227 S23'37'52'W 14.44' L121 NS0'06'54'W 51.00' L91 N89'46'12'W 20.00' L91 N89'46'12'W 12.03' L92 N89'26'14'W 19.85' L91 L91 N89'46'12'W 19.85' L91 L9	L18			L87						L225		
L12 NS5'06'54'W 14.14' L20 SO(13'48'W 317.86' L159 S1272'043'W 119.91' L228 S46'59'19'W 30.81' L129 S46'59'19'W 119.91' L129 S46'59'19'W L129 S46'59'W L129 S46'59'S'W L129 S46'59'S'W L129 S46'59'S'W L129 S46'59'S'W L129 S46'59'S'W L129 S4				· -								
L22 N50'06'S4'W 50.00' 191 N89'46'12'W 20.00' 193 N50'13'49'E 31.89' 116 S16'42'17'W 93.06' 1230 N57'21'43'W 19.35' 1224 N50'06'S4'W 15.00' 193 N50'13'49'E 40.00' 1.162 S26'22'66'W 175.47' 1231 S42'09'08'W 71.57' 126 S44'46'12'E 12.00' 1.162 S12'23'S2'E6'W 175.47' 1231 S42'09'08'W 71.57' 126 S44'46'12'E 12.00' 1.162 S12'23'S2'E6'W 175.47' 1.231 S42'09'08'W 71.57' 1.26 S44'46'12'E 1.14.14' 1.95 S00'13'46'W 40.00 1.164 S13'23'S2'E1'W 20.318' 1.232 S52'15'S'W 52.11' 1.98 S88'95'52'E 39.24' 1.167 N50'48'58'E 25.85' 1.238 N52'10'06'E 40.35' 1.232 S42'09'08'W 59.76' 1.29 N58'03'05'W 10.144' 1.168 N63'2'00'E' 110.88' 110.88' 1.29 N58'03'05'W 10.144' 1.168 N63'2'00'E' 110.88' 1.235 N55'15'FE 36.65' 1.133 S28'48'06'W 84.04' 1.101 S88'14'06'E 93.38' 1.107 N28'57'48'E 1.168 N63'2'00'E' 1.108 N59'2'00'E' 1.108 N58'2'00'E' 1.108 N59'2'0'E' 1.108 N59'2'E' 1.109 N59'2'E' 1.108 N59'2'E' 1.108 N59'2'E' 1.108 N59'2'E' 1.				-								
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L27	L25	S00°09'57"W	14.63'		S89°46'12"E	127.00'	L163		22.21'	L232	S69°18'13"W	19.79'
L29 S44-46 12"E 14.14" 197 N7513'48"E 56.50" 198 S89'052"E 39.24" 167 N0743'58"E 25.55" 23.66" 11158'58"E 25.55" 23.68" 11158'58"E 25.58" 23.68" 1237 N06700'49"E 34.68" 23.78" 23.68" 23.78" 23												
L99 S5979/155" S2,11" L98 S895'052" S9,24" L167 N08'48'58" Z5,65" L236 N11'58'28" S6,65' L35 S51'45'09" S9,70" L100 N18'31'07" 97,61' L168 N58'71'75" N1.88' L237 N06'00'49" S4,86' L328 N21'39'00" S6,71' L101 S86'14'08" 97,51' L102 N50'01'4" N1.00' L101 N58'14'08" N9.38' L100 N58'17'15" N1.168 L239 N89'31'09" N9.75' S6,71' L101 S86'14'08" N9.38' L102 N50'01'4" N9.38' N1.70'45" L101 N58'01'40" N9.38' N1.70'45" N9.75' N9.				·								
L30 S521/240"W 62.56' L99 N66'03'05"W 101.44' L168 N65'20'00"E 110.88' L237 N06'00'45"E 34.86' L31 S15'45'05"W 84.04' L101 S86'14'08"E 93.38' L170 N28'57'.49"E 181.64' L238 N21'93'00"E 35.67' L32 S42'01'25"W 84.04' L102 N50'06'54"W 107.00' L171 S50'19'07"E 80.68' L240 S18'33'05"E 29.66' L34 S15'24'57"W 86.57' L103 N65'06'54"W 64.27' L172 S80'37'55'E 23.96' L241 S25'34'59"W 62.27' L172 S80'37'55'E 23.96' L241 S25'34'59"W 62.27' L35 S07'35'00"W S5.64' L105 S65'06'54"E 66.25' L174 N27'10'54"E 21.28' L243 N74'23'50"W 62.27' L36 S07'50'01"W S5.64' L106 S65'06'54"E 66.25' L174 N27'10'54"E 21.28' L244 N38'43'5"E N74'23'57"W 112.15' L35 S28'35'52"W S5.48' L106 S00'06'54"E 66.25' L174 N27'10'54"E 21.28' L244 N38'43'52"E 73.92' L38 S28'35'52"W S5.48' L106 S00'06'54"E 121.25' L175 N66'03'44"E 93.47' L244 N38'43'52"E 73.92' L38 S28'35'52"W S5.48' L106 S60'06'54"E L175 N66'23'04"E 93.47' L245 N24'32'55'W 24.10' N68'22'03"E L175 N66'23'4"E 93.47' L245 N38'33'W S5.43' L44 S25'21'3"W S5.59' L110 N46'22'03"E L193 S18'22'07"E 69.98' L247 S00'59'18"W S2.61' L144 S25'21'3"W S5.59' L111 S01'49'14"W 65.42' L168 S42'17'42"W 55.65' L249 N68'20'51'E 72.43' L44 S25'30'17"W 45.90' L111 S01'49'14"W 65.42' L185 S36'13'E S3.91' L145 S18'34'B'W S5.03' L116 S01'13'30'W S5.29' L184 S65'23'50'W S5.59' L111 N01'49'14"W 65.42' L186 S45'23'50'W S5.50' L248 S58'43'39'W 19.36' L145 S18'34'5'W S5.65' L25 N85'33'8'E S9.13' L145 S56'42'5'E S5.65' L186 S45'23'5'W S5.65' L25 S												
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L18												
L120 S56*46*06**W 23.62* L120 S56*46*06**W 23.62* L121 S00*35*26**E 18.77* L121 S00*35*26**E 18.77* L122 S84*52*35*E 35.88* L123 S35*49*03*E 23.13* L124 S03*46*35*E 23.91* L125 S44*46*12*E 14.14* L126 N62*22*45*E 31.10* L127 S65*46*57*E 31.10* L128 S86*51*25*E 31.10* L129 S78*44*6*12*E 14.14* L121 S00*35*26*E 31.94* L122 S84*52*5E 31.94* L123 S35*49*03*E 23.91* L124 S03*46*35*E 23.91* L125 S65*46*25*E 31.10* L126 N62*22*45*E 31.10* L127 S65*46*25*E 31.10* L128 S65*51*25*E 32.91* L129 S01*11*27*E 82.37* L120 S78*44*39*W 50.51* L261 S63*19*38*W 31.53* L262 N20*28*3*W 29.71* L263 N57*51*14*W 80.81* L264 N44*36*12*E 14.14* L127 S46*15*16*E 153.34* L128 S86*51*25*E 92.07* L129 N77*06*53*E 64.93* L120 S78*44*39*W 14.14* L121 S00*35*26*E 31.10* L122 S84*51*34*B*W 14.14* L123 S65*59*32*W 69.95* L61 S45*13*48*W 14.14* L130 S21*53*41*E 38.70* L62 S44*46*12*E 14.14* L131 S65*59*32*W 69.95* L63 S45*13*48*W 14.14* L131 S65*59*32*W 69.95* L63 S45*13*48*W 14.14* L133 S49*00*10*W 26.77* L65 N42*21*38*E 24.16* L66 S45*14*05*W 14.14* L67 S85*47*17*E 14.63* L66 S45*14*05*W 14.14* L67 S85*47*17*E 14.63* L68 N70*35*14*E 14.35* L67 S85*47*17*E 14.63* L68 N70*35*14*E 14.35* L68 N70*35*14*E 14.35* L68 N70*35*14*E 14.35* L67 N65*07*24*E 28.51* L68 N70*35*14*E 34.10* L69 S45*13*48*W 34.14* L131 S65*59*32*W 69.95* L200 S49*24*56*E 42.79* L201 S78*05*07*E 42.77* L202 S56*08*57*E 42.77* L203 S79*05*50*E 71.28* L204 N50*31*51*E 67.61* L273 S44*46*12*E 34.14* L275 S45*13*48*W 34.14* L275 S45*13*51*B*W 31.53* L204 N50*31*51*E 67.61* L272		S15°29'43"E	14.88'	L118	S01°11'08"E	41.78'	L187	S87°25'06"W	77.88'	L256	S73°47'58"E	22.86'
L121 S00°35'26"E 18.77' L122 S84'52'35"E 35.88' L123 S53'49'03"E 23.13' L124 S03'46'35"E 23.91' L125 S44'46'12"E 14.14' L126 S65'46'25"E 31.94' L127 S46'15'16"E 14.14' L128 S86'51'25"E 92.07' L129 N77'06'53"E 64.93' L60 S44'46'12"E 14.14' L61 S45'13'48"W 14.14' L62 S44'46'12"E 14.14' L63 S45'13'48"W 14.14' L64 N44'46'12"E 14.14' L65 S45'13'48"W 14.14' L66 S45'13'48"W 14.14' L67 S85'47'17"E 14.63' L68 N70'35'14"E 14.35' L68 N70'35'14"E 14.35' L68 N70'35'14"E 14.35' L68 N70'35'14"E 14.35' L69 S65'31'58E 21.39' L200 S65'03'58E 24.56' L201 S75'05'50"E 71.28' L202 S56'08'57"E 42.77' L203 S79'05'50"E 71.28' L204 N50'31'51"E 67.61' L205 N55'13'48"W 34.14' L27 S46'15'16"												
L122 S84*52'35"E 35.88' L191 S23*45'47"W 70.09' L260 S18*48'03"E 36.90' L34.14' L125 S53*49'03"E 23.13' L124 S03*46'35"E 23.91' L125 S45*13'48"W 14.14' L125 S65*46'25"E 31.94' L125 S65*46'25"E 31.94' L126 N62*22'45"E 31.10' L127 S46*15'16"E 153.34' L128 S86*51'25"E 92.07' L60 S44*46'12"E 14.14' L128 S86*51'25"E 92.07' L61 S45*13'48"W 14.14' L129 N77*06'53"E 64.93' L129 S73*08'58"E 142.43' L124.43' L124 S03*46'27"W 93.93' L63 S45*13'48"W 14.14' L131 S65*59'32"W 69.95' L200 S49*24'56"E 42.79' L268 N43*41'10"W 55.67' L269 N43*43'10"W 49.23' L269 N43*43'												
L154							 					
L55 S44*46*12"E 14.14" L124 S03*46*35"E 23.91" L193 N89*50*12"W 89.01" L262 N20*28*43"W 29.71" L56 S45*13*48"W 14.14" L125 S65*46*25"E 31.94" L126 N62*22*45"E 31.10" L127 S46*15*16"E 153.34" L128 S65*125"E 92.07" L128 S65*125"E 92.07" L128 S65*125"E 92.07" L129 N77*06*53"E 64.93" L196 S67*36*36"E 19.51" L266 N24*07*57"W 37.34" L267 N75*08*29"W 37.34" L268 N43*41*10"W 55.67" L269 N44*36*12"E 14.14" L130 S21*53*41"E 38.70" L199 S73*08*58"E 142.43" L268 N43*41*10"W 55.67" L200 S49*24*56"E 42.79" L269 N84*35*20"W 49.23" L269 N85*13*48"W 34.14" L270 S65*59*49"W 128.75" L269 N85*13*48"W 34.14" L270 S65*59*34"W S60.00" L200 N55*13*44"E S67*13*44"E S67												
L156			14.14'									
L58 S44*46'12"E 14.14' L127 S46*15'16"E 153.34' L196 S67*36'36"E 19.51' L265 N73*08'29"W 33.66' L59 S45*13'48"W 14.14' L128 S86*51'25"E 92.07' L197 N65*07'24"E 28.51' L266 N24*01'57"W 37.34' L61 S45*13'48"W 14.14' L130 S21*53'41"E 38.70' L199 S73*08'58"E 142.43' L268 N43*41'10"W 55.67' L62 S44*46'12"E 14.14' L131 S65*59'32"W 69.95' L200 S49*24'56"E 42.79' L268 N43*41'10"W 55.67' L63 S45*13'48"W 14.14' L132 S89*27'07"W 58.24' L201 S07*01'17"E 39.38' L270 S65*59'49"W 128.75' L64 N44*46'12"W 14.14' L133 S49*00'10"W 26.77' L202 S56*08'57"E 42.77' L271 N82*40'32"W 35.00' L65 N42*21'38"E 24.16' L134 S70*46'27"W	L56	S45°13'48"W	14.14'	L125	S65°46'25"E	31.94'	L194	N81°19'59"E	49.71'	L263	N57°51'14"W	80.81'
L59 S45*13'48"W 14.14' L128 S86*51'25"E 92.07' L197 N65*07'24"E 28.51' L266 N24*01'57"W 37.34' L60 S44*46'12"E 14.14' L129 N77*06'53"E 64.93' L198 S62*38'09"E 54.12' L267 N59*45'27"W 98.46' L61 S45*13'48"W 14.14' L130 S21*53'41"E 38.70' L199 S73*08'58"E 142.43' L268 N43*41'10"W 55.67' L63 S45*13'48"W 14.14' L132 S89*27'07"W 58.24' L201 S07*01'17"E 39.38' L270 S65*59'49"W 128.75' L64 N44*46'12"W 14.14' L133 S49*00'10"W 26.77' L202 S56*08'57"E 42.77' L271 N82*40'32"W 35.00' L65 N42*21'38"E 24.16' L134 S70*46'27"W 93.93' L204 N50*31'51"E 67.61' L272 S45*13'48"W 34.14' L67 S85*47'17"E 14.63' L136 S56*31'58"E							+					
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L64 N44°46′12″W 14.14′ L133 S49°00′10″W 26.77′ L65 N42°21′38″E 24.16′ L134 S70°46′27″W 93.93′ L66 S45°14′05″W 14.14′ L135 S41°35′15″W 25.73′ L67 S85°47′17″E 14.63′ L136 S56°31′58″E 21.39′ L68 N70°35′14″E 14.35′ L137 N68°49′56″E 50.09′		S44°46'12"E	14.14'		S65°59'32"W			S49°24'56"E			N84°35'20"W	49.23'
L65 N42°21'38"E 24.16' L134 S70°46'27"W 93.93' L203 S79°05'50"E 71.28' L272 S45°13'48"W 34.14' L66 S45°14'05"W 14.14' L135 S41°35'15"W 25.73' L204 N50°31'51"E 67.61' L273 S44°46'12"E 34.14' L68 N70°35'14"E 14.35' L137 N68°49'56"E 50.09' L206 N55°13'44"E 95.45'												
L66 S45°14'05"W 14.14' L135 S41°35'15"W 25.73' L204 N50°31'51"E 67.61' L273 S44°46'12"E 34.14' L67 S85°47'17"E 14.63' L136 S56°31'58"E 21.39' L205 N81°13'37"E 43.01' L273 S44°46'12"E 34.14' L68 N70°35'14"E 14.35' L137 N68°49'56"E 50.09' L206 N55°13'44"E 95.45'												
L67 S85°47'17"E 14.63' L136 S56°31'58"E 21.39' L205 N81°13'37"E 43.01' L68 N70°35'14"E 14.35' L137 N68°49'56"E 50.09' L206 N55°13'44"E 95.45'												
L68 N70°35'14"E 14.35' L137 N68°49'56"E 50.09' L206 N55°13'44"E 95.45'	-									LZ/3	344 40 14 E	J4.14

_LT. Thornton.

09/03/2025

STATE OF TEXAS)(COUNTY OF TARRANT

WHEREAS KLLB AIV LLC IS THE OWNER OF A 74.971 ACRE TRACT OF LAND SITUATED IN THE D F MCCARTY SURVEY, ABSTRACT No. 1079, 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 COUNTY CLERK FILE 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 "LIA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND") FOR THE NORTHWEST CORNER OF NORTHPOINTE WEST PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY

PLAT RECORDED IN COUNTY CLERK FILE NO. D225179715, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE WITH THE WESTERLY LINE OF SAID NORTHPOINTE WEST ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°13'48" WEST, A DISTANCE OF 123.57 FEET TO A CAPPED IRON ROD FOUND; SOUTH 45°13'48" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°46'12" WEST. A DISTANCE OF 9.50 FEET TO A CAPPED IRON ROD FOUND: SOUTH 00°13'48" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND; SOUTH 89°46'12" FAST, A DISTANCE OF 9.50 FFFT TO A CAPPED IRON ROD FOUND:

SOUTH 44°46'12" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND; SOUTH 00°13'48" WEST, A DISTANCE OF 510.00 FEET TO A CAPPED IRON ROD FOUND; SOUTH 45°13'48" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND; NORTH 89°46'12" WEST, A DISTANCE OF 9.50 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°13'48" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND; SOUTH 89°46'12" EAST, A DISTANCE OF 9.50 FEET TO A CAPPED IRON ROD FOUND; SOUTH 44°46'12" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°13'48" WEST, A DISTANCE OF 826.71 FEET TO A CAPPED IRON ROD FOUND; SOUTH 45°13'48" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND; NORTH 89°46'12" WEST, A DISTANCE OF 9.50 FEET TO A CAPPED IRON ROD FOUND; SOLITH 00°13'48" WEST, A DISTANCE OF 50 00 FFFT TO A CAPPED IRON ROD FOLIND: SOUTH 89°46'12" EAST, A DISTANCE OF 9.50 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 44°46'12" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND; SOUTH 00°13'48" WEST, A DISTANCE OF 405.00 FEET TO A CAPPED IRON ROD FOUND; THENCE OVER AND ACROSS SAID KLLB AIV LLC TRACT. THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°46'12" WEST, A DISTANCE OF 195.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED

TO AS A "CAPPED IRON ROD SET"); NORTH 00°13'48" EAST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD SET;

NORTH 89°46'12" WEST. A DISTANCE OF 610.00 FEET TO A CAPPED IRON ROD SET:

SOUTH 00°13'48" WEST, A DISTANCE OF 13.62 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CHORD THAT BEARS SOUTH 05°13'53" WEST, 65.38 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'10", AN ARC-DISTANCE OF 65.47 FEET TO A CAPPED IRON ROD SET;

SOUTH 10°13'58" WEST, A DISTANCE OF 26.15 FEET TO A CAPPED IRON ROD SET; SOUTH 54°57'22" WEST, A DISTANCE OF 14.21 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CHORD THAT BEARS NORTH 73°17'53" WEST, 106.22 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°50'20", AN ARC-DISTANCE OF 106.44 FEET TO A CAPPED IRON ROD SET; NORTH 66°52'43" WEST. A DISTANCE OF 249.13 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4.50 FEET AND A CHORD THAT BEARS NORTH 24°14'47" WEST, 6.10 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°15'47", AN ARC-DISTANCE OF 6.70 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 69°14'48" WEST, 99.91 FEET; WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 175°15'50", AN ARC-DISTANCE OF 152.95 FEET TO A CAPPED IRON ROD SET; NORTH 66°52'43" WEST, A DISTANCE OF 128.44 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT

HAVING A RADIUS OF 475.00 FEET AND A CHORD THAT BEARS NORTH 58°29'48" WEST, 138.48 FEET, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°45'49", AN ARC-DISTANCE OF 138.98 FEET TO A CAPPED IRON ROD SET;

NORTH 50°06'54" WEST, A DISTANCE OF 15.00 FEET TO A CAPPED IRON ROD SET; NORTH 05°06'54" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;

NORTH 50°06'54" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;

SOUTH 84°53'06" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;

NORTH 50°06'54" WEST, A DISTANCE OF 15.00 FEET TO A CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CHORD THAT BEARS NORTH 63°36'20" WEST, 244.95 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°58'52", AN ARC-DISTANCE OF 247.23 FEET TO A CAPPED IRON ROD SET;

NORTH 12°54'14" EAST, A DISTANCE OF 1,759.87 FEET TO THE NORTHERLY LINE OF SAID KLLB AIV LLC TRACT; THENCE SOUTH 89°57'46" EAST, WITH SAID NORTHERLY LINE, A DISTANCE OF 1,401.71 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 74.971 ACRES (3.265.734 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 32-73 & 1X-2X, BLOCK 4 LOTS 12-22, BLOCK 23; LOTS 3-10 & 1X, BLOCK 24 LOTS 1-30, BLOCK 25; LOTS 1-15, BLOCK 26 LOTS 1-6 & 1X-4X, BLOCK 27; LOTS 1-13, BLOCK 28 LOTS 1-24 & 1X, BLOCK 29; LOTS 1-45 & 1X, BLOCK 30

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.

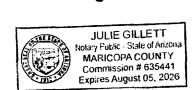
EXECUTED THIS 25DAY OF BUGUST. A.D. 2025.

KLLB AIV, LLC A DELAWARE LIMITED A IABILITY CONFANY NAME: EDWARD "ED" HADLEY 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 EX LOCAL 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 75 DAY OF August, A.D. 2025.

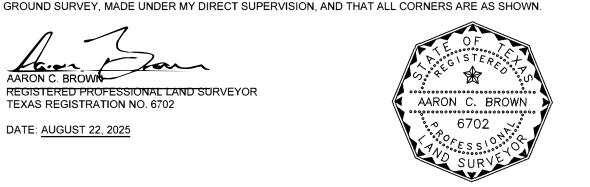


SURVEYOR'S CERTIFICATE

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

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6702

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



ENGINEER/SURVEYOR:

LJA Surveying, Inc.

3017 W 7th Street Suite 300 Fort Worth, Texas 76107

Phone 817.288.1900

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

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

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.

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

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

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

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 48439C0045L, DATED MARCH 21, 2019.

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 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.

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

18. 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.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEI 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.

20. PRIVATE P.R.V'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I

FINAL PLAT NORTHPOINTE WEST

LOTS 32-73 & 1X-2X, BLOCK 4 LOTS 12-22, BLOCK 23; LOTS 3-10 & 1X, BLOCK 24 LOTS 1-30, BLOCK 25; LOTS 1-15, BLOCK 26 LOTS 1-6 & 1X-4X, BLOCK 27; LOTS 1-13, BLOCK 28 LOTS 1-24 & 1X, BLOCK 29; LOTS 1-45 & 1X, BLOCK 30

74.971 ACRES

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

194 RESIDENTIAL LOTS 9 (HOA)PRIVATE OPEN SPACE LOTS

PHASE 2 AUGUST 2025

OWNER:

REFERENCE CASE NUMBERS PP-22-052 FP-24-150

KLLB AIV LLC 6900 E. CAMELBACK ROAD, SUITE 800 SCOTTSDALE, AZ 85251

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

SHEET 2 OF 2