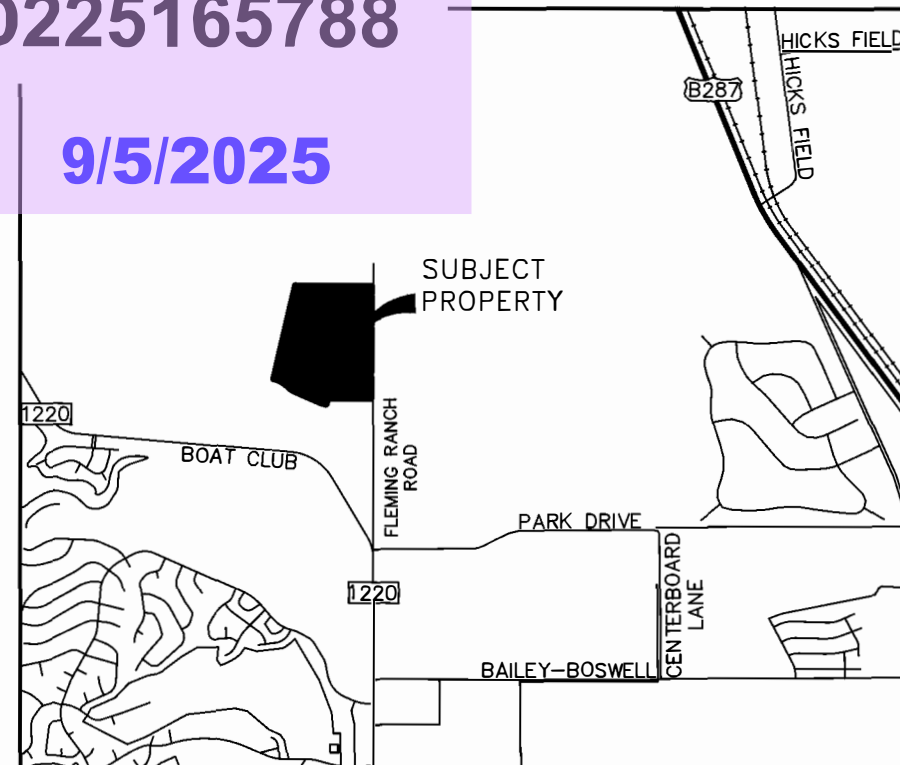
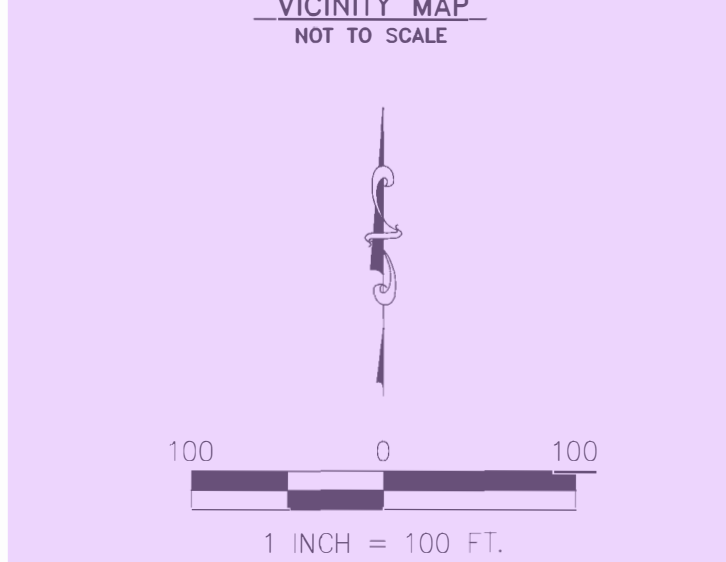


**9/5/2025**



# FP-24-150

**12 BLOCK RANGES**  
**203 ADDRESSES**



KLLB AIV LLC  
C.C.# D222052099  
O.P.R.T.C.T.

	LAND USE SUMMARY		
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	194		30.066
OPEN SPACE		9	34.600
RIGHT-OF-WAY			10.305
TOTAL			74.971

LOT TABULATION				
BLOCK 4	42	LOTS	2	PRIVATE OPEN SPACE LOTS
BLOCK 23	11	LOTS		
BLOCK 24	8	LOTS	1	PRIVATE OPEN SPACE LOT
BLOCK 25	30	LOTS		
BLOCK 26	15	LOTS		
BLOCK 27	6	LOTS	4	PRIVATE OPEN SPACE LOTS
BLOCK 28	13	LOTS		
BLOCK 29	24	LOTS	1	PRIVATE OPEN SPACE LOT
BLOCK 30	45	LOTS	1	PRIVATE OPEN SPACE LOT
194 RESIDENTIAL LOTS			9	PRIVATE OPEN SPACE LOTS

### LEGEND

- 5/8" CAPPED IRON ROD STAMPED "LUA  
SURVEYING FOUND UNLESS OTHERWISE NOTED
- BL BUILDING SETBACK LINE
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- DFE DRAINAGE FACILITY EASEMENT
- PUE PUBLIC USE EASEMENT
- MFFE= MINIMUM FINISH FLOOR ELEVATION
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,  
TARRANT COUNTY, TEXAS
- C.C.# COUNTY CLERK'S FILE NO.



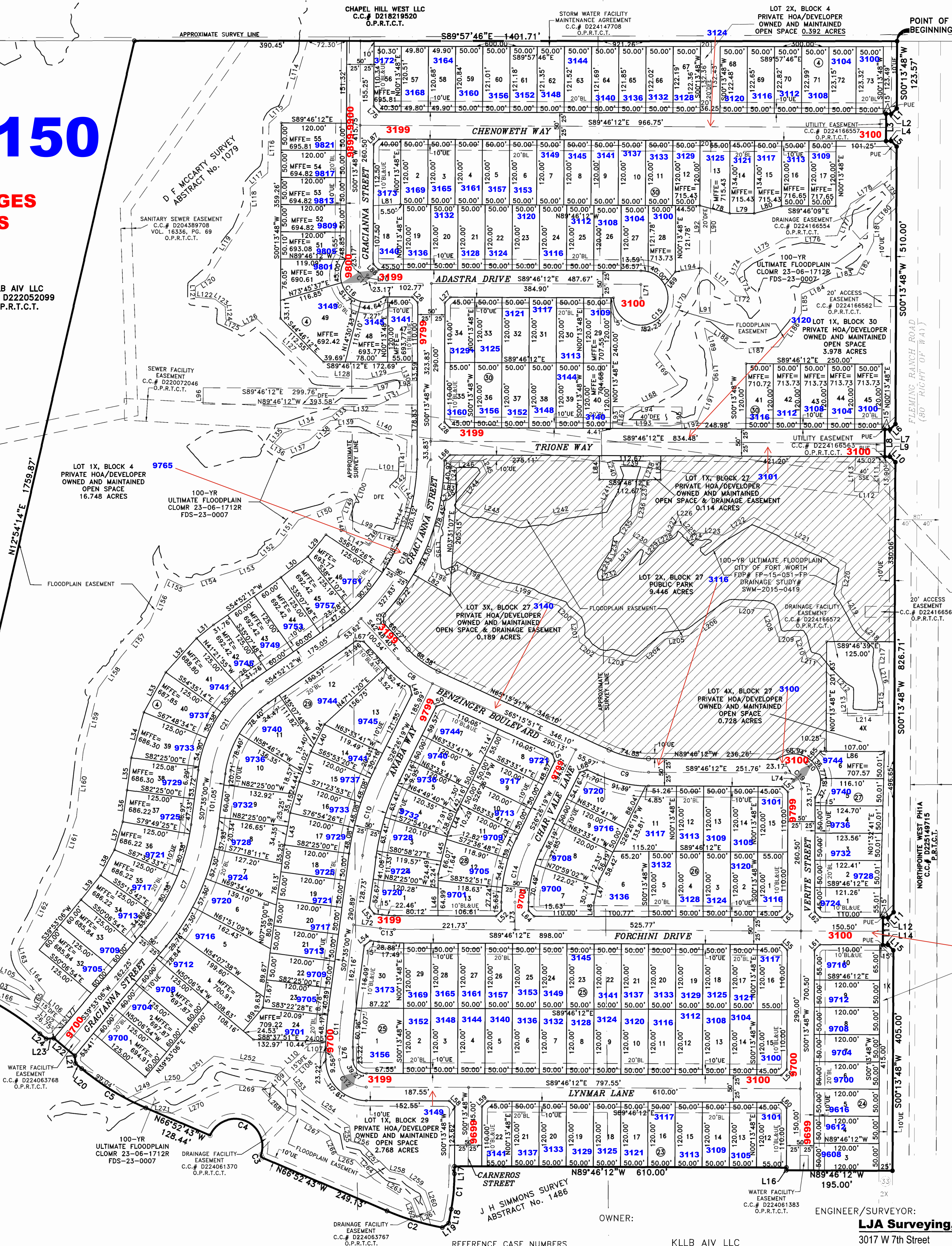
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS FLET IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL

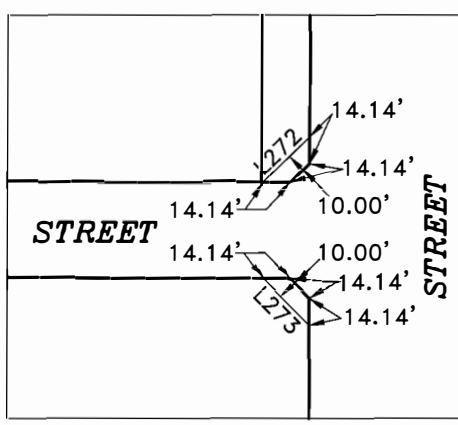
Plat Approval Date: 09/05/2025

By: Donald Baron  
Donald Baron, Sep 5, 2023 01:40:40 CDT

By: [Signature]



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°00'10"	375.00'	S05°13'53" W	65.38'	65.47'
C2	12°50'20"	475.00'	N67°17'53" W	166.22'	106.44'
C3	85°15'47"	4.50'	N24°14'47" W	10.10'	8.70'
C4	17°05'50"	565.00'	N85°11'51" W	99.91'	118.13'
C5	16°45'49"	475.00'	N58°29'48" W	138.48'	138.98'
C6	26°58'52"	525.00'	N83°36'20" W	244.95'	247.23'
C7	32°18'06"	400.00'	S23°44'03" W	222.53'	225.51'
C8	22°27'11"	200.00'	S54°02'15" E	77.88'	78.38'
C9	24°30'00"	230.00'	S77°51'31" E	84.19'	85.54'
C10	18°51'19"	475.00'	S17°00'40" W	155.61'	156.32'
C11	7°21'12"	500.00'	S03°54'24" W	64.13'	64.17'
C12	9°00'00"	50.00'	S44°46'12" E	70.71'	78.54'
C13	7°21'12"	200.00'	S86°05'36" E	25.65'	25.67'
C14	26°31'51"	20.00'	S13°04'04" W	108.83'	108.78'
C15	27°01'34.6"	50.00'	S45°06'12" E	70.77'	73.85.82'
C16	16°54'23.5"	50.00'	N44°46'12" W	98.99'	142.89'
C17	9°00'00"	29.50'	S44°46'12" E	41.72'	46.34'
C18	54°38'24"	400.00'	S27°33'00" W	367.17'	381.46'
C19	9°00'00"	29.50'	S44°46'12" E	41.72'	46.34'
C20	16°16'33.3"	40.00'	S44°46'12" E	98.99'	142.89'
C21	47°17'12"	215.00'	S31°13'36" W	172.45'	177.44'



LT. Thornton

09/03/2025

FINAL PLAT  
OF  
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 ACRE

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

AUGUST 2025

## PHASE 2

SHEET 1 OF 2

**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



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S45°13'48"W	14.14'	L70	S45°13'48"W	8.99'	L139	N89°27'20"E	52.13'	L208	S17°03'33"E	52.51'
L2	N89°46'12"W	9.50'	L71	SOUTH	25.00'	L140	S65°50'35"E	97.09'	L209	N89°32'00"E	40.74'
L3	S00°13'48"W	50.00'	L72	S82°25'00"E	50.00'	L141	S02°15'20"W	73.83'	L210	S17°51'49"E	40.46'
L4	S89°46'12"E	9.50'	L73	S00°13'48"W	50.63'	L142	S42°23'17"W	18.55'	L211	S74°43'59"E	17.31'
L5	S44°46'12"E	14.14'	L74	S45°13'48"W	8.99'	L143	S37°38'22"E	32.80'	L212	S42°23'34"E	83.42'
L6	S45°13'48"W	14.14'	L75	S44°46'12"E	14.14'	L144	S19°36'20"W	68.26'	L213	S02°52'21"E	41.01'
L7	N89°46'12"W	9.50'	L76	S00°13'48"W	23.22'	L145	N74°40'45"W	33.08'	L214	N89°10'27"E	64.79'
L8	S00°13'48"W	50.00'	L77	N39°53'06"E	107.40'	L146	S37°13'17"W	31.78'	L215	N01°52'47"E	51.64'
L9	S89°46'12"E	9.50'	L78	S75°29'16"E	56.75'	L147	N61°23'51"W	46.90'	L216	N14°33'41"W	37.29'
L10	S44°46'12"E	14.14'	L79	S89°46'18"E	45.00'	L148	N12°47'10"W	41.11'	L217	N02°18'23"E	42.02'
L11	S45°13'48"W	14.14'	L80	N7°43'51"E	51.92'	L149	N24°25'09"E	26.03'	L218	N48°35'47"W	42.51'
L12	N89°46'12"W	9.50'	L81	N87°21'58"E	50.06'	L150	S66°41'51"W	98.19'	L219	N30°11'28"W	77.95'
L13	S00°13'48"W	50.00'	L82	S60°01'52"E	77.79'	L151	S37°25'16"W	55.33'	L220	N09°50'04"E	55.62'
L14	S89°46'12"E	9.50'	L83	N84°05'20"W	25.55'	L152	S50°13'28"W	51.32'	L221	N63°46'06"W	189.18'
L15	S44°46'12"E	14.14'	L84	S00°13'48"W	44.00'	L153	S69°52'58"W	56.65'	L222	S60°01'22"W	65.11'
L16	N00°13'48"E	5.00'	L85	N00°13'48"E	44.00'	L154	S72°32'01"W	88.47'	L223	N84°35'57"W	45.01'
L17	S00°13'48"W	13.62'	L86	N89°46'12"W	117.25'	L155	N64°18'51"W	32.83'	L224	S79°15'00"W	14.76'
L18	S10°13'58"W	26.15'	L87	S45°13'48"W	14.14'	L156	S22°46'37"W	84.99'	L225	N43°33'20"W	24.40'
L19	S54°57'22"W	14.21'	L88	S44°46'12"E	14.14'	L157	S39°34'04"W	83.93'	L226	N89°20'31"W	13.92'
L20	N50°06'54"W	15.00'	L89	N39°48'28"E	55.95'	L158	S35°53'21"W	71.10'	L227	S23°37'52"W	14.44'
L21	N05°06'54"W	14.14'	L90	S00°13'48"W	317.88'	L159	S13°20'43"W	119.91'	L228	S64°59'19"W	30.81'
L22	N50°06'54"W	50.00'	L91	N89°46'12"W	20.00'	L160	S05°58'19"W	120.35'	L229	S41°29'22"W	19.35'
L23	S84°53'06"W	14.14'	L92	N00°13'48"E	317.88'	L161	S18°42'17"W	93.06'	L230	N57°21'43"W	19.26'
L24	N50°06'54"W	15.00'	L93	N00°13'48"E	40.00'	L162	S26°22'56"W	175.47'	L231	S42°09'08"W	71.57'
L25	S00°09'57"W	14.63'	L94	S89°46'12"E	127.00'	L163	S13°28'32"E	22.21'	L232	S69°18'13"W	19.79'
L26	S44°46'12"E	14.14'	L95	S00°13'48"W	40.00'	L164	S39°18'11"E	71.40'	L233	N32°10'06"E	40.54'
L27	S45°13'48"W	14.14'	L96	N00°13'48"E	30.00'	L165	S27°03'17"W	36.21'	L234	N13°57'50"E	22.95'
L28	S44°46'12"E	14.14'	L97	N75°13'48"E	56.50'	L166	N72°58'51"W	203.86'	L235	N35°15'16"E	57.76'
L29	S39°39'55"W	52.11'	L98	S89°50'52"E	39.24'	L167	N08°48'58"E	25.85'	L236	N11°58'28"E	36.65'
L30	S52°12'40"W	62.56'	L99	N66°03'05"W	101.44'	L168	N63°20'00"E	110.88'	L237	N06°00'45"E	34.86'
L31	S51°45'09"W	39.70'	L100	N18°31'07"E	97.61'	L169	N38°17'13"W	71.48'	L238	N21°39'00"E	36.71'
L32	S42°01'26"W	84.04'	L101	S66°14'08"E	93.38'	L170	N28°57'49"E	181.64'	L239	N89°31'09"W	69.75'
L33	S28°48'06"W	84.04'	L102	N50°06'54"W	107.00'	L171	S50°19'07"E	80.68'	L240	S18°33'30"E	29.66'
L34	S15°24'57"W	86.57'	L103	N65°06'54"W	64.27'	L172	S85°37'55"E	23.96'	L241	S25°34'59"W	62.27'
L35	S07°35'00"W	60.00'	L104	N24°53'06"E	15.00'	L173	N29°48'42"W	48.56'	L242	S79°48'30"W	153.75'
L36	S07°50'01"W	58.64'	L105	S65°06'54"E	66.25'	L174	N27°10'54"E	21.28'	L243	N74°23'57"W	112.15'
L37	S16°19'01"W	53.48'	L106	S50°06'54"E	108.98'	L175	N60°31'34"E	95.76'	L244	N39°14'32"E	73.92'
L38	S28°35'52"W	53.48'	L107	N89°37'51"W	16.06'	L176	N87°19'12"E	93.47'	L245	N24°32'35"W	24.10'
L39	S36°52'57"W	57.29'	L108	N46°22'09"E	121.25'	L177	N22°56'24"E	63.63'	L246	S89°19'33"W	56.43'
L40	S26°26'19"W	55.34'	L109	N43°37'51"W	20.00'	L178	N58°22'07"E	69.98'	L247	S00°59'18"W	52.61'
L41	S21°21'23"W	59.59'	L110	N46°22'09"E	129.53'	L179	S39°18'43"E	32.32'	L248	S58°41'39"W	19.36'
L42	S19°50'50"W	59.59'	L111	S01°49'14"W	65.42'	L180	S42°17'54"W	55.65'	L249	N65°20'51"E	72.43'
L43	S19°50'50"W	59.59'	L112	N89°10'46"W	45.00'	L181	S00°31'54"W	39.79'	L250	N86°33'58"E	79.13'
L44	S23°01'17"W	45.90'	L113	N01°49'14"E	64.17'	L182	S26°27'23"W	68.30'	L251	N50°55'35"E	72.26'
L45	S13°43'24"W	46.49'	L114	S16°07'15"W	122.11'	L183	S81°03'22"W	44.85'	L252	S80°40'14"E	124.22'
L46	S00°13'48"W	51.39'	L115	S47°16'18"W	50.29'	L184	S63°23'03"W	65.50'	L253	S40°15'08"E	65.98'
L47	S13°20'04"W	43.08'	L116	S01°33'01"W	91.11'	L185	S00°37'12"E	35.04'	L254	S55°26'13"E	102.16'
L48	S00°13'48"W	25.63'	L117	S49°17'02"W	42.27'	L186	S34°28'40"W	74.30'	L255	S06°22'25"E	28.31'
L49	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'
L50	N70°35'14"E	14.35'	L119	S32°40'30"W	151.59'	L188	N56°58'21"W	69.37'	L257	S44°58'05"E	69.52'
L51	S19°24'46"E	13.93'	L120	S56°46'06"W	23.62'	L189	S13°30'27"E	61.84'	L258	S76°28'30"E	25.43'
L52	S45°13'48"W	14.14'	L121	S00°35'26"E	18.77'	L190	S01°31'31"E	45.59'	L259	S53°53'44"E	50.30'
L53	N37°25'00"W	14.14'	L122	S84°52'35"E	35.88'	L191	S23°45'47"W	70.09'	L260	S18°48'03"E	36.90'
L54	N52°35'00"E	14.14'	L123	S53°48'01"E	23.13'	L192	S78°44'59"W	50.51'	L261	S63°19'38"W	31.53'
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'	L194	N81°19'59"E	49.71'	L263	N57°51'14"W	80.81'
L57	S44°46'12"E	14.14'	L126	N62°22'45"E	31.10'	L195	S01°11'27"E	82.37'	L264	N44°34'07"W	49.38'
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	S65°12'25"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	64.83'	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'
L62	S44°46'12"E	14.14'	L131	S65°59'32"W	69.95'	L200	S49°24'56"W	42.79'	L269	N64°35'20"W	49.23'
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°21'58"E	24.16'	L134	S70°45'27"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'
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'			
L69	S39°04'47"W	30.96'	L138	N47°15'23"E	52.52'	L207	S84°46'03"E	71.32'			

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" 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 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;  
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 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 "LIA 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, 244.35 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 1-15, 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 25 DAY OF August, A.D. 2025.

KLLB AIV LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
  
BY: [Signature]  
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 Ed Hadley, 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 25 DAY OF August, A.D. 2025.