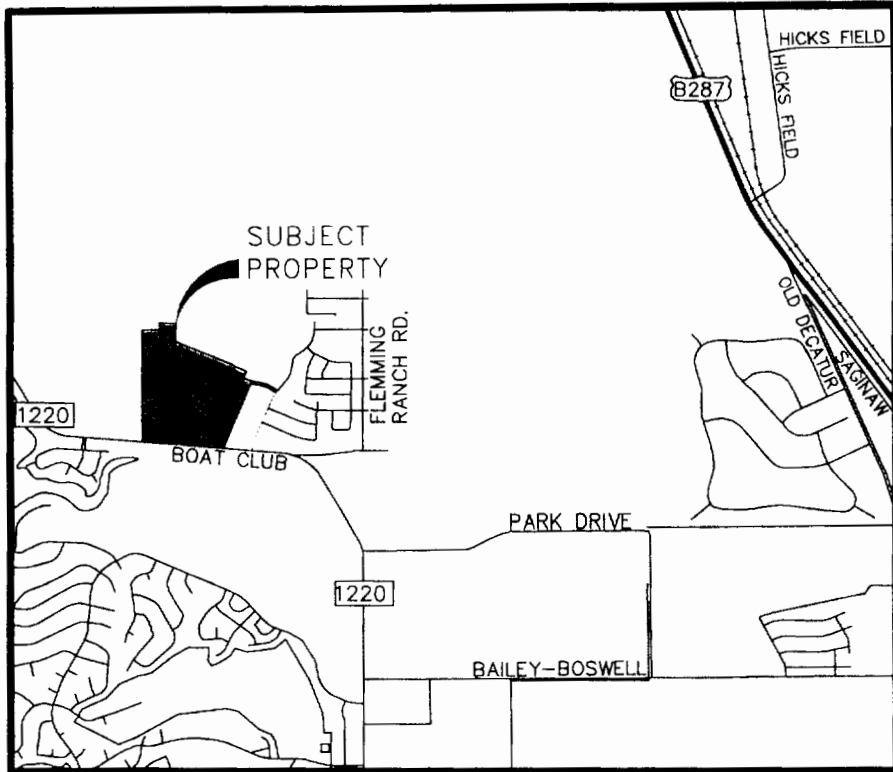
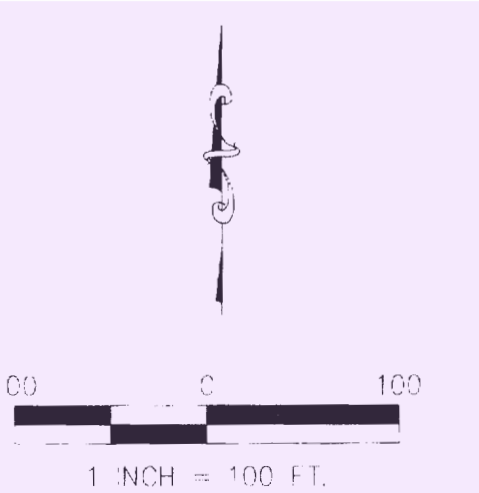


FP-24-151



Eng D Hood 10/8/2025



LOT TABULATION

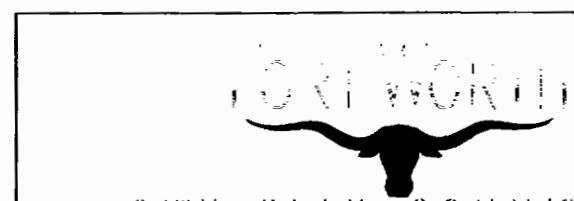
BLOCK 1	10 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 2	6 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 4	4 LOTS	
BLOCK 5	2 LOTS	
BLOCK 6	2 LOTS	
BLOCK 11	4 LOTS	
BLOCK 12	4 LOTS	
BLOCK 13	11 LOTS	
BLOCK 14	34 LOTS	
BLOCK 15	23 LOTS	
BLOCK 16	62 LOTS	4 PRIVATE OPEN SPACE LOT
BLOCK 17	8 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 18	16 LOTS	1 PRIVATE OPEN SPACE LOT

186 RESIDENTIAL LOTS 8 PRIVATE OPEN SPACE LOTS

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	186		37.958
OPEN SPACE		8	24.983
RIGHT-OF-WAY			13.202
TOTAL	186	8	76.143

LEGEND

BL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
MFFE	MINIMUM FINISH FLOOR ELEVATION
DE	DRAINAGE EASEMENT
FPE	FLOODPLAIN EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
C.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
●	5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING"
◆	FOUND UNLESS OTHERWISE NOTED
	STREET NAME CHANGE



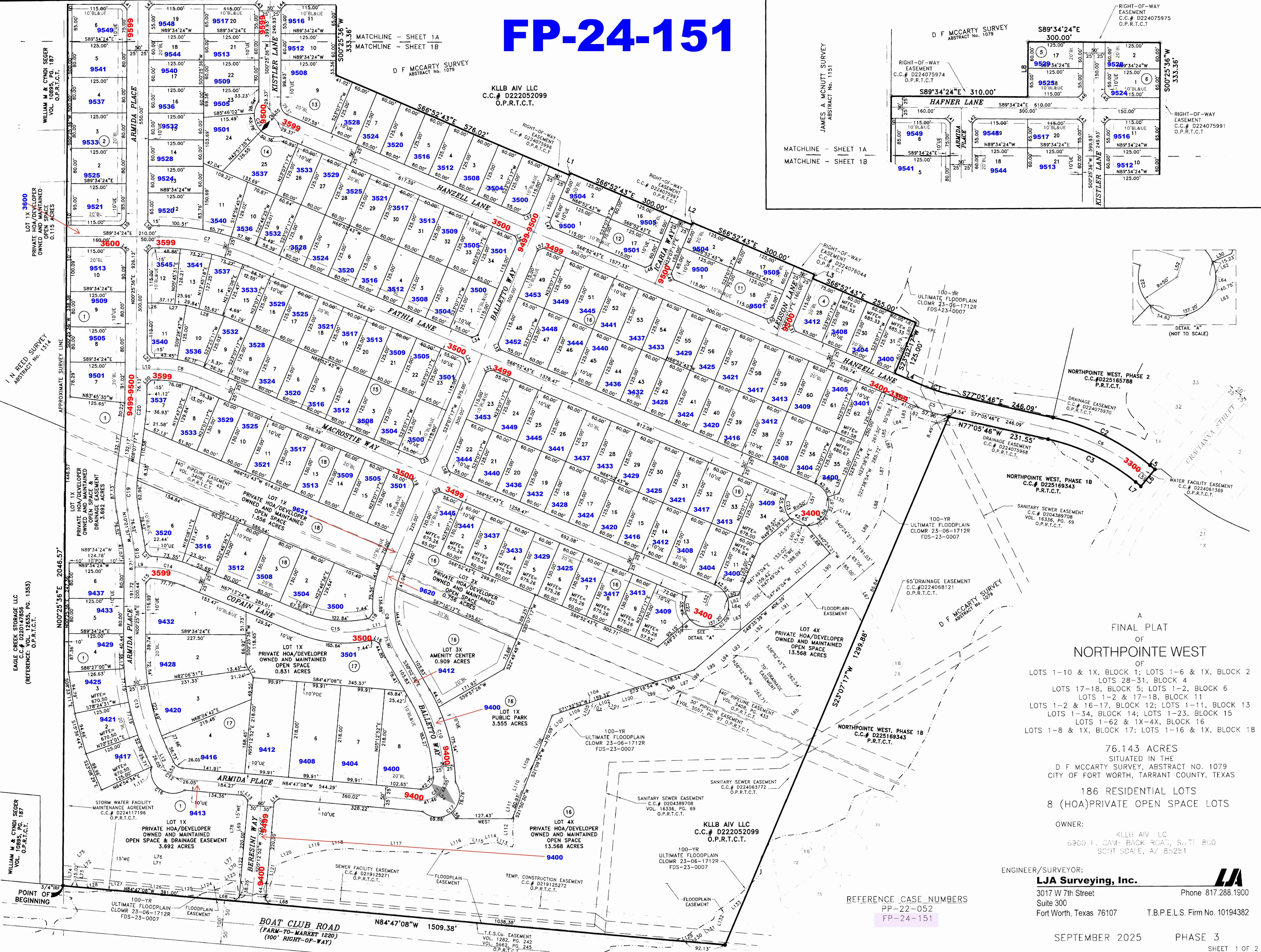
CITY OF FORT WORTH, TEXAS.

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

Plat Approval Date: 10/08/2025

Jim Tidwell
Jim.Tidwell@Duke.edu (Oct 1, 2009 17:10:19 CDT)

By: SFM



ENGINEER/SURVEYOR:

LJA Surveying, Inc.

3017 W 7th Street Phone 817.288.1900

Suite 300

Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

SEPTEMBER 2025 PHASE 3

SHEET 1 OF

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF TARRANT)

TO BE KNOWN AS:

LOTS 1-10 & 1X, BLOCK 1; LOTS 1-6 & 1X, BLOCK 2
LOTS 28-31, BLOCK 4; LOTS 17-18, BLOCK 5; LOTS 1-2, BLOCK 6
LOTS 1-2 & 17-18, BLOCK 11; LOTS 1-2 & 16-17, BLOCK 12
LOTS 1-11, BLOCK 13; LOTS 1-34, BLOCK 14
LOTS 1-23, BLOCK 15; LOTS 1-62 & 1X-4X, BLOCK 16
LOTS 1-8 & 1X, BLOCK 17; LOTS 1-16 & 1X, BLOCK 18

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 30th DAY OF September A.D. 2025.

KLIB AIV LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: *Edward D. Hadley*
NAME: EDWARD D. HADLEY
TITLE: AUTHORIZED SIGNATORY

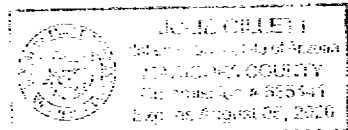
STATE OF ARIZONA)
COUNTY OF Maricopa)

BEFORE ME, THE UNDERSIGNED, 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 30th DAY OF September A.D. 2025.

Ed Hadley
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 08/05/2026



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.

Aaron C. Brown
AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: SEPTEMBER 29, 2025



NOTES

- 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 SURFACE ADJUSTMENT FACTOR OF 1.00012.
- ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
- 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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1, 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 THE SAME.
- 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.
- 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.
- SUBJECT TRACT IS AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0045L, DATED MARCH 21, 2019.
- 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.
- DIRECT ACCESS FROM SINGLE/DOUPLE RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
- 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.
- 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.
- 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 WALL OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
- RETAINING WALLS CANNOT REDUCE FLOODPLAIN EASEMENTS IN RESIDENTIAL PROJECTS.
- 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 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.
- DIRECT ACCESS TO BOAT CLUB ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.
- ALL EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE TO BE CONSIDERED "BY THIS PLAT".
- ALL ONSITE WATER, SEWER AND DRAINAGE EASEMENTS, EXCEPT THOSE LABELED "PDE", SHOULD BE CONSIDERED PUBLIC EASEMENTS.

A
FINAL PLAT
OF
NORTHPOINTE WEST
OF

LOTS 1-10 & 1X, BLOCK 1; LOTS 1-6 & 1X, BLOCK 2
LOTS 28-31, BLOCK 4
LOTS 17-18, BLOCK 5; LOTS 1-2, BLOCK 6
LOTS 1-2 & 17-18, BLOCK 11
LOTS 1-2 & 16-17, BLOCK 12; LOTS 1-11, BLOCK 13
LOTS 1-34, BLOCK 14; LOTS 1-23, BLOCK 15
LOTS 1-62 & 1X-4X, BLOCK 16
LOTS 1-8 & 1X, BLOCK 17; LOTS 1-16 & 1X, BLOCK 18

76.143 ACRES
SITUATED IN THE
D F MCCARTY SURVEY, ABSTRACT NO. 1079
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
186 RESIDENTIAL LOTS
8 (HOA)PRIVATE OPEN SPACE LOTS

OWNER:

KLIB AIV LLC
6900 E. CAMERBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

3017 W 7th Street Phone 817.288.1900
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382



REFERENCE CASE NUMBERS

PP-22-052
FP-24-151

SEPTEMBER 2025

PHASE 3

SHEET 2 OF 2

LINE	BEARING	DISTANCE
L1	N23°07'17"E	5.00'
L2	N23°07'17"E	5.00'
L3	S23°07'17"W	14.14'
L4	S66°52'43"E	79.74'
L5	S50°06'54"E	15.00'
L6	S39°53'06"W	50.00'
L7	N50°06'54"W	15.00'
L8	N00°25'36"E	126.00'
L9	N89°34'24"E	25.00'
L10	S89°34'24"E	50.00'
L11	S78°15'58"W	41.18'
L12	N25°05'26"W	36.73'
L13	N39°47'08"W	14.14'
L14	N50°12'52"E	14.14'
L15	N46°03'48"E	13.98'
L16	S60°10'35"E	14.97'
L17	N29°17'16"W	34.66'
L18	N36°42'31"E	14.97'
L19	N21°52'43"W	14.14'
L20	S45°25'36"W	14.14'
L21	S44°03'09"E	16.27'
L22	S44°34'24"E	14.14'
L23	N68°07'17"E	14.14'
L24	N21°52'43"W	14.14'
L25	S45°25'36"W	14.14'
L26	S89°34'24"E	25.00'
L27	S85°02'48"E	63.14'
L28	S74°04'09"E	90.15'
L29	N68°07'17"E	14.14'
L30	S72°19'04"W	26.51'
L31	N21°52'43"W	14.14'
L32	N68°07'17"E	14.14'
L33	S21°52'43"E	14.14'
L34	S68°07'17"W	14.14'
L35	S72°19'04"W	26.51'
L36	N21°52'43"W	14.14'
L37	S68°07'17"W	14.14'
L38	N44°34'24"W	14.14'
L39	N45°25'36"E	14.14'
L40	S44°34'24"E	14.14'
L41	N44°34'24"W	14.14'
L42	N45°25'36"E	14.14'
L43	S44°34'24"E	14.14'
L44	S45°25'36"W	14.14'
L45	N44°34'24"W	14.14'
L46	N45°25'36"E	14.14'

LINE	BEARING	DISTANCE
L47	N21°52'43"W	14.14'
L48	N68°07'17"E	14.14'
L49	N21°52'43"W	14.14'
L50	N68°07'17"E	14.14'
L51	S23°07'17"W	25.00'
L52	S23°07'17"W	25.00'
L53	N35°03'43"E	9.85'
L54	S42°17'51"E	1.81'
L55	N56°46'27"E	7.95'
L56	N37°59'30"W	17.49'
L57	N68°07'17"E	14.14'
L58	S21°52'43"E	14.14'
L59	S50°06'54"E	15.00'
L60	N24°07'17"E	61.07'
L61	S24°07'17"W	67.74'
L62	S72°19'04"W	32.07'
L63	S72°19'04"W	64.49'
L64	S84°12'59"E	17.74'
L65	S93°07'17"W	70.00'
L66	S50°12'52"W	14.14'
L67	N24°43'38"W	47.11'
L68	S39°47'08"E	14.14'
L69	S05°12'58"W	159.74'
L70	S50°14'48"W	20.23'
L71	N84°47'13"W	322.95'
L72	S50°14'02"W	28.65'
L73	S05°12'52"W	45.70'
L74	N05°14'03"E	51.91'
L75	N50°14'02"E	41.08'
L76	S84°47'13"E	322.98'
L77	N50°14'48"E	7.81'
L78	N05°12'58"E	153.52'
L79	N07°12'56"E	10.98'
L80	N23°19'30"E	30.67'
L81	N52°45'43"W	15.23'
L82	N74°28'51"W	94.15'
L83	S15°40'54"W	32.18'
L84	S74°09'15"W	38.67'
L85	S09°39'56"W	33.04'
L86	S18°57'29"E	14.95'
L87	S08°17'52"W	103.07'
L88	S14°49'21"W	56.59'
L89	S33°19'16"W	64.05'
L90	S46°26'35"W	188.85'
L91	S53°51'10"W	67.22'
L92	S47°50'59"W	91.74'

LINE	BEARING	DISTANCE
L93	S53°07'06"W	43.14'
L94	S42°04'32"W	23.75'
L95	S64°15'35"W	53.27'
L96	S44°32'37"W	30.52'
L97	S74°56'49"W	32.23'
L98	S62°46'42"W	35.59'
L99	S81°35'47"W	55.80'
L100	S76°05'08"W	62.33'
L101	N76°44'42"W	9.68'
L102	S74°52'20"W	24.11'
L103	N61°27'12"W	15.58'
L104	S73°13'07"W	17.01'
L105	S22°10'29"W	14.70'
L106	S69°34'56"W	33.47'
L107	S52°16'04"W	62.89'
L108	S35°34'53"W	58.33'
L109	S27°29'39"W	50.36'
L110	S23°06'54"W	59.23'
L111	S13°35'06"W	42.91'
L112	S02°16'06"W	56.46'
L113	N66°32'52"W	23.56'
L114	S80°54'08"W	32.77'
L115	N78°06'15"W	23.44'
L116	S68°11'29"W	71.90'
L117	N86°44'06"W	218.31'
L118	S86°59'50"W	50.12'
L119	S79°11'53"W	52.60'
L120	S68°56'14"W	77.62'
L121	S12°37'29"W	42.66'
L122	N23°57'04"W	13.70'
L123	S66°27'47"W	48.92'
L124	S73°02'18"W	54.26'
L125	S87°16'39"W	35.55'
L126	N64°04'51"W	110.43'
L127	S89°54'43"W	73.62'
L128	S83°48'41"W	29.64'
L129	N71°03'39"E	18.20'
L130	N52°29'12"E	18.29'
L131	N60°39'33"E	48.24'
L132	N20°56'07"E	19.56'
L133	N52°21'51"E	74.79'
L134	N66°54'01"W	20.61'
L135	S66°54'01"E	40.84'



Eng D Hadley 10/3/2025