

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS KLLB AIV LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE D.F. MCCARTY SURVEY, ABSTRACT No. 1079, 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 1-INCH IRON ROD FOUND FOR THE WEST COMMON CORNER OF SAID KLLB AIV LLC TRACT AND A TRACT OF LAND DESCRIBED TO WILLIAM M. & CYNDI SEGER BY DEED RECORDED IN VOLUME 12218, PAGE 206 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°51'24" EAST, WITH THE NORTH LINE OF SAID KLLB AIV TRACT, A DISTANCE OF 1,661.10 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET") FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO CHAPEL HILL WEST LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D218219520 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°57'46" EAST, CONTINUING WITH THE NORTH LINE OF SAID KLLB AIV TRACT, A DISTANCE OF 961.68 FEET TO A 5/8-INCH CAPPED IRON STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") FOR THE NORTHWEST CORNER OF NORTHPOINTE WEST, PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D225165788, PLAT RECORDS OF TARRANT COUNTY, TEXAS:

THENCE SOUTH 12°54'14" WEST, WITH THE WESTERLY LINE OF SAID NORTHPOINTE WEST, PHASE 2 ADDITION, A DISTANCE OF 1,759.87 FEET TO A CAPPED IRON ROD FOUND ON THE NORTHERLY LINE OF NORTHPOINTE WEST, PHASE 3, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D225190217 OF SAID PLAT

THENCE WITH SAID NORTHERLY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 77°05'46" WEST, A DISTANCE OF 246.09 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS NORTH 71°59'14" WEST, 48.98 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°13'03", AN ARC-DISTANCE OF 49.04 FEET TO A CAPPED IRON ROD FOUND;

NORTH 66°52'43" WEST, A DISTANCE OF 79.74 FEET TO A CAPPED IRON ROD FOUND; NORTH 23°07'17" EAST, A DISTANCE OF 125.00 FEET TO A CAPPED IRON ROD FOUND; NORTH 66°52'43" WEST, A DISTANCE OF 255.00 FEET TO A CAPPED IRON ROD FOUND; NORTH 23°07'17" EAST, A DISTANCE OF 10.00 FEET TO A CAPPED IRON ROD FOUND; NORTH 66°52'43" WEST, A DISTANCE OF 300.00 FEET TO A CAPPED IRON ROD FOUND; SOUTH 23°07'17" WEST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 66°52'43" WEST, A DISTANCE OF 300.00 FEET TO A CAPPED IRON ROD FOUND; SOUTH 23°07'17" WEST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD FOUND; NORTH 66°52'43" WEST, A DISTANCE OF 576.02 FEET TO A CAPPED IRON ROD FOUND; NORTH 00°25'36" EAST, A DISTANCE OF 333.36 FEET TO A CAPPED IRON ROD FOUND; NORTH 89°34'24" WEST, A DISTANCE OF 300.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°25'36" WEST, A DISTANCE OF 125.00 FEET TO A CAPPED IRON ROD FOUND; NORTH 89°34'24" WEST, A DISTANCE OF 310.00 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID NORTHPOINTE WEST, PHASE 3 ADDITION ON THE WESTERLY LINE OF SAID KLLB AIV LLC TRACT;

THENCE NORTH 00°25'36" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 729.03 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 65.838 ACRES (2,867,896 SQ. FEET)



12/15/2025

TO BE KNOWN AS:

LOTS 1-24 & 1X-2X, BLOCK 3; LOTS 1-27 & 1X, 4X-5X, BLOCK 4 LOTS 1-16, BLOCK 5; LOTS 3-18, BLOCK 6; LOTS 1-15, BLOCK 7 LOTS 1-19, BLOCK 8; LOTS 1-19, BLOCK 9 LOTS 1-23, BLOCK 10; LOTS 3-16, BLOCK 11 LOTS 3-15, BLOCK 12; LOTS 12-20, BLOCK 13; LOT 1X, BLOCK 32

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.

A DELAWARE LIMITED LIABILITY COMPANY NAME: EDWARD "ED" HADLEY TITLE: AUTHORIZED SIGNATORY

STATE OF ARIZONA COUNTY OF MOREOVE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED EA FACILY, 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 THE DAY OF TEMBER, A.D. 2025.

MY COMMISSION EXPIRES: 03/15/2020

Notary Public - Arizona Maricopa County Commission # 663626 My Comm. Expires Mar 15, 20

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: DECEMBER 04, 2025



- 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
- 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 FASEMENTS 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
- 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.

- 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 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.
- 15. RETAINING WALLS CANNOT REDUCE FLOODPLAIN EASEMENTS IN RESIDENTIAL PROJECTS.
- 16. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT 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.
- 17. 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 CLEAN 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.



LOTS 1-24 & 1X-2X, BLOCK 3 LOTS 1-27 & 1X, 4X-5X, BLOCK 4 LOTS 1-16, BLOCK 5; LOTS 3-18, BLOCK 6 LOTS 1-15, BLOCK 7; LOTS 1-19, BLOCK 8 LOTS 1-19, BLOCK 9; LOTS 1-23, BLOCK 10 LOTS 3-16, BLOCK 11; LOTS 3-15, BLOCK 12 LOTS 12-20, BLOCK 13; LOT 1X, BLOCK 32

65.838 ACRES

SITUATED IN THE D F MCCARTY SURVEY, ABSTRACT NO. 1079 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

195 RESIDENTIAL LOTS 6 (HOA)PRIVATE OPEN SPACE LOTS

OWNER:

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

ENGINEER/SURVEYOR:

REFERENCE CASE NUMBERS

PP-22-052

FP-24-152

LJA Surveying, Inc. 3017 W 7th Street

Suite 300

Phone 817.288.1900

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

NOVEMBER 2025

PHASE 4 SHEET 2 OF 2