FP-25-045

LEGEND

●	IRON ROD FND.
X	"X" IN CONC.
○	CAPPED I.R. SET
⌀	POWER POLE
⌀	LIGHT POLE
⋈	WATER VALVE
W	WATER METER
E	ELEC MANHOLE
S	SAN. SEW. M.H.
G	GAS RISER
T	TEL. PED
□	FENCE CORNER
U	UNDERG. CABLE
○	FIRE HYDRANT

N W E S

0 50 100

SCALE 1"=50'

BONDS RANCH LAND LP
INST.# D221038882
D.R.T.C.T.

ALEXANDER, CRANE, HARRIS, & BROOK SURVEY A-55

JAMES A MCNUTT A-1151

20' PRIVATE DRAINAGE ESMT. INST.#D225064700 D.R.T.C.T.

N 89°38'37" W 457.09' 20' GAS ESMT INST. #D213086018 D.R.T.C.T.

SEE DETAIL "A"

APPROX. LOC. SURVEY LINE

PRIVATE DRAINAGE FACILITY MAINTENANCE AGREEMENT INST.# D225064700 D.R.T.C.T.

LOT 5 X S 89°38'37" E 457.09' HOA LOT 5X

20' PRIVATE DRAINAGE EASEMENT

PROP. VARIABLE WIDTH FLOODPLAIN EASEMENT

DRAINAGE ESMT. ABANDONED BY INST.#D226066023 D.R.T.C.T.

PRIMO COLINA DRIVE

LA FRONTERA DRIVE 50' ROW

LANDING WAY 50' ROW

PRIMO COLINA DRIVE 50' ROW

15'x 25' WATER AND SEWER ESMT. INST.#D226181833 D.R.T.C.T.

LIMITS OF FEMA 100-YR FLOODPLAIN FIRM NO. 48439C0040K, DATED SEPTEMBER 25, 2009

POST-PROJECT 100-YR ULTIMATE FLOODPLAIN LIMITS (DS-23-0097)

30' SAN. SEW. ESMT VOL. 15768, PG 239 D.R.T.C.T.

LA FRONTERA PH. 3 D222268712 P.R.T.C.T.

LOT 18

VILLA VERDE DRIVE 50' ROW

CASA FRONTERA DRIVE 50' ROW

LA MILAGRO DRIVE 50' ROW

MI TIERRA DRIVE 50' ROW

CAMINO VISTA DRIVE 50' ROW

LOT 1 — 0.207 ACRES, 9009.09 sq ft — 10128
LOT 2 — 0.186 ACRES, 8115.37 sq ft — 10124
LOT 3 — 0.182 ACRES, 7938.51 sq ft — 10120
LOT 4 — 0.180 ACRES, 7836.43 sq ft — 10116
LOT 5 — 0.184 ACRES, 8008.02 sq ft — 10112
LOT 6 — MIN. FFE 700.24, 0.186 ACRES, 8121.09 sq ft — 10108
LOT 7 — 0.306 ACRES, 13339.87 sq ft — MIN. FFE 700.24 — 10104
LOT 8 — 0.295 ACRES, 12864.62 sq ft — MIN. FFE 700.22 — 10100
BLOCK 16
10199
LOT 16 — 0.249 ACRES, 10849 sq ft — 10125
LOT 15 — 0.208 ACRES, 9052 sq ft — 10121
LOT 14 — 0.212 ACRES, 9222 sq ft — 10117
LOT 13 — 0.243 ACRES, 10580 sq ft — 10113
LOT 12 — 0.243 ACRES, 10582 sq ft — 10101
LOT 11 — 0.204 ACRES, 8880 sq ft — 10041
LOT 10 — 0.210 ACRES, 9138 sq ft — 10037
BLOCK 15 LOT 33 — 0.352 ACRES, 15344 sq ft — 10029
LOT 32 — 0.251 ACRES, 10932 sq ft — 10025
LOT 31 — 0.208 ACRES, 9039 sq ft — 10021
LOT 30 — 0.216 ACRES, 9426 sq ft — 10017
LOT 29 — 0.213 ACRES, 9284 sq ft — 10013
LOT 28 — 0.213 ACRES, 9294 sq ft — 10009
LOT 27 — 0.213 ACRES, 9289 sq ft — 10005
LOT 26 — 0.249 ACRES, 10826 sq ft — 10001
BLOCK 15 LOT 9 — 0.203 ACRES, 8830 sq ft — 10033
LOT 8 — 0.211 ACRES, 9190 sq ft — 10029
LOT 34 — 0.324 ACRES, 14109 sq ft — 10099
LOT 7 — 0.218 ACRES, 9490 sq ft — 10025
LOT 35 — 0.239 ACRES, 10413 sq ft — 10016
LOT 6 — 0.237 ACRES, 10333 sq ft — 10021
BLOCK 15 LOT 36 — 0.253 ACRES, 11032 sq ft — 10012
LOT 37 — 0.241 ACRES, 10520 sq ft — 10008
LOT 4 — 0.222 ACRES, 9653 sq ft — 10013
LOT 38 — 0.222 ACRES, 9664 sq ft — 10004
LOT 3 — 0.224 ACRES, 9754 sq ft — 10009
BLOCK 15 LOT 39 — 0.253 ACRES, 11004 sq ft — 10000
LOT 2 — 0.198 ACRES, 8629 sq ft — 10005
LOT 1 — 0.258 ACRES, 11217 sq ft — 10001

REMAINDER LA FRONTERA CAPITAL PROPERTIES, LLC. INST. NO. D207415540 D.R.T.C.T.

14.890 TOTAL ACRES
648,619 total sq. ft.

LOT 6 — 0.290 ACRES, 12625 sq ft — MIN. FFE 699.97 — 10040
LOT 5 — 0.207 ACRES, 9025 sq ft — MIN. FFE 695.86 — 10036
LOT 4 — 0.215 ACRES, 9385 sq ft — MIN. FFE 695.77 — 10032
BLOCK 18 LOT 3 — 0.215 ACRES, 9354 sq ft — MIN. FFE 693.60 — 10028
LOT 2 — 0.215 ACRES, 9383 sq ft — MIN. FFE 691.37 — 10024
LOT 1 — 0.267 ACRES, 11619 sq ft — MIN. FFE 689.83 — 10020
LOT 5 — 0.208 ACRES, 9068 sq ft — 10017
LOT 50 — 0.327 ACRES, 14246.86 sq ft — MIN. FFE 687.41 — 10012
LOT 51 — 0.310 ACRES, 13521.51 sq ft — MIN. FFE 687.41 — 4073
LOT 49 — 0.315 ACRES, 13704.58 sq ft — MIN. FFE 686.39 — 10008
BLOCK 1 LOT 48 — 0.288 ACRES, 12532.31 sq ft — MIN. FFE 686.39 — 10004
LOT 47 — 0.273 ACRES, 11894.57 sq ft — MIN. FFE 685.08 — 10000
LOT 4X — 4077

APPROXIMATE AREA WITHIN THE 100 YEAR FLOOD PLAIN PER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C0040K, EFFECTIVE DATE SEPTEMBER 25, 2009.

LOT 22-P, BLOCK 3 HARBOUR VIEW ESTATES INST. # D198210946 P.R.T.C.T.

LOT 21-P, BLOCK 3 HARBOUR VIEW ESTATES INST. # D198210946 P.R.T.C.T.

POINT OF BEGINNING

LA FRONTERA INST. #D219215343 P.R.T.C.T.

4099 4100 4199

S 45°52'06" E 83.27'

S 32°47'30" W 217.87'

S 37°20'57" W 142.47'

N 82°49'13" W 122.37'

N 82°49'14" W 50.02'

N 82°49'13" W 248.90'

N 79°24'05" W 60.00'

N 79°37'45" W 129.34'

S 42°00'44" E 115.05'

S 32°53'05" E 191.10'

S 36°25'25" E 213.66'

S 35°14'55" E 128.15'

S 35°14'55" E 68.47'

S 46°35'07" E 61.94'

N 00°21'23" E 149.68'

N 00°42'02" W 50.00'

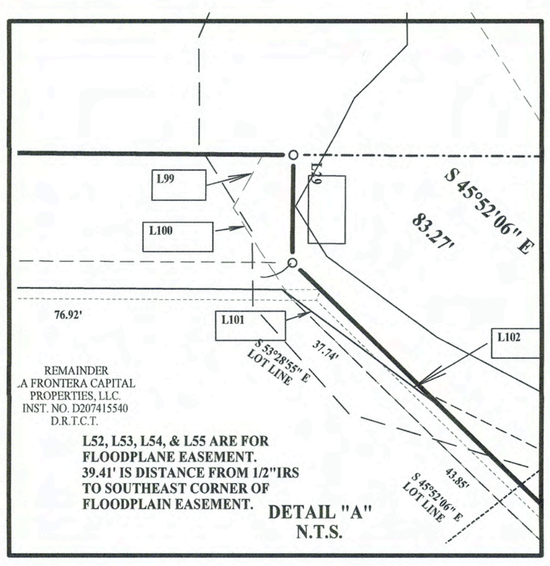
N 00°21'23" E 130.48'

S 87°32'38" W 141.96'

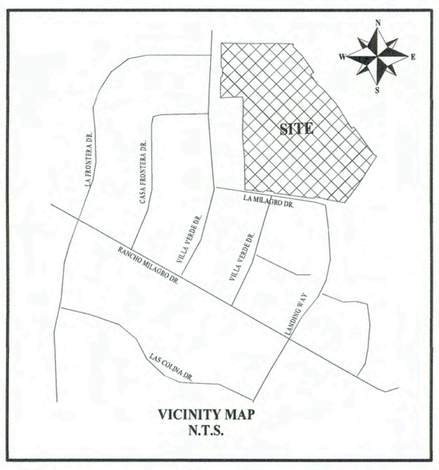
N 00°21'23" E 243.94'

N 05°51'40" W 144.59'

N 00°24'29" W 200.98'



DETAIL "A"
N.T.S.



VICINITY MAP
N.T.S.

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NUMBER D207415540, DEED RECORDS, TARRANT COUNTY, TEXAS.

2. A PORTION OF THE PROPERTY DEPICTED IN THIS SURVEY DOES LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C0040 K, MAP REVISED SEPTEMBER 25, 2009.

3. LINE AND CURVE TABLES ARE LOCATED ON PAGE 2.

4. FLOODPLAIN DEVELOPMENT PERMIT NO. FP-14-041-FP.

5. ALL OPEN SPACE LOTS, NONRESIDENTIAL LOTS, AND COMMON AREAS WILL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE.

6. ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 1/2" IRON RODS WITH A CAP STAMPED "RPLS 4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

7. DRAINAGE EASEMENT TO EXTEND AT LEAST 25 FEET BEYOND HEADWALL AND ENCOMPASSES ALL IMPROVEMENTS.

8. ZONED A-7.5 ONE-FAMILY.

FORT WORTH FIRE DEPARTMENT
Eng. D. Hood
11/12/2026

SHOWING

FINAL PLAT

LOTS 47-51, 4X, BLOCK 1
LOTS 1-16 AND 26-39, BLOCK 15
LOTS 1-8, BLOCK 16
LOTS 1-6, BLOCK 18

LA FRONTERA PHASE 4

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING SITUATED IN THE S. E. MERRELL SURVEY, ABSTRACT NO. 1009.

14.890 ACRES
648,619 sq ft

DATE: NOVEMBER 5, 2026

Case No. FP 25-045

PRELIMINARY PLAT CASE NO. PP-013-016

OWNER:
LA FRONTERA CAPITAL PROPERTIES, LLC.
1000 TEXAS TRAIL SUITE. 200
GRAPEVINE, TEXAS 76051-3777
CONTACT: 817-366-4196

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560-2916
Texas REGISTRATION NO. 4818
TBPLS FIRM REG. No. 10138500

ENGINEER:
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TEXAS 76034
(817) 488-4960

PLAT RECORDED IN DOCUMENT NUMBER_____DATE_____,2026

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560-2916

TBPELS FIRM REG. NO. 10138500 JOB NO. 17-075 TTW

PCS 2017\17-075 La Frontera Phase Two\phase 4\17-075 PH 4A PLAT 05-08-25 NOT S.P. USE .PCS

WHEREAS La Frontera Capital Properties, LLC. is the sole owner of a 14.890 Acre tract of land out of the S. E. Merrell Survey, Abstract Number 1009, situated in the City of Fort Worth, Tarrant County, Texas, and being a portion of that certain tract of land described in a deed to La Frontera Capital Properties, LLC., recorded in Instrument Number D207415540, Deed Records, Tarrant County, Texas. The bearings for this plat are based on the bearings as they appear in Instrument Number D219215343, Plat Records, Tarrant County, Texas. Said 14.890 Acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of Lot 46, Block 1, La Frontera, and addition to the City of Fort Worth, Tarrant County, Texas, recorded in Instrument Number D219215343, Plat Records, Tarrant County, Texas;

THENCE along the north lines of said La Frontera Addition, the following courses and distances:

North 79°37'45" West, a distance of 129.34 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the point of curvature of a non-tangent curve, concave to the east, having a radius of 445.00 Feet, a central angle of 00°13'40", and a chord of 1.77 Feet bearing North 10°29'05" East;

Northerly along said curve, a distance of 1.77 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 79°24'05" West, a distance of 60.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 53°37'34" West, a distance of 14.50 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 82°49'13" West, a distance of 248.90 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 38°25'25" West, a distance of 14.29 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 82°49'14" West, a distance of 50.02 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 51°33'16" West, a distance of 13.99 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 82°49'13" West, a distance of 122.37 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE departing said north lines and continuing over and across said La Frontera Capital Properties, LLC tract, the following courses and distances:

North 00°24'29" West, a distance of 200.98 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 05°51'40" West, a distance of 144.59 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 00°21'23" East, a distance of 243.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 87°32'38" West, a distance of 141.96 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 00°21'23" East, a distance of 130.48 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 44°31'04" East, a distance of 14.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the point of curvature of a non-tangent curve, concave to the north, having a radius of 1025.00 Feet a central angle of 00°06'01", and a chord of 1.80 Feet bearing North 88°20'59" East;

Easterly along said curve, a distance of 1.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 01°42'02" West, a distance of 50.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 45°31'31" West, a distance of 13.92 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" s found;

THENCE North 00°21'23" East, a distance of 149.68 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in a north line of said La Frontera Capital Properties tract;

THENCE South 89°38'37" East, along said north line, a distance of 457.09 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said north line and continuing over and across said La Frontera Capital Properties, LLC tract, the following courses and distances:

South 00°21'23" West, a distance of 20.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 45°52'06" East, a distance of 83.27 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 35°14'55" East, a distance of 128.15 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 54°45'05" West, a distance of 26.07 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 35°14'55" East, a distance of 68.47 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 46°35'07" East, a distance of 61.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 42°00'44" East, a distance of 115.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 32°53'05" East, a distance of 191.10 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 475.00 Feet, a central angle of 02°03'26", and a chord of 17.05 Feet bearing North 54°36'18" East;

Northeasterly along said curve, a distance of 17.05 Feet;

South 36°25'25" East, a distance of 213.66 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 57°14'43" East, a distance of 22.22 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 32°47'30" West, a distance of 217.87 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 37°20'57" West, a distance of 142.47 Feet to the POINT OF BEGINNING and containing a computed area of 14.890 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, La Frontera Development, LLC., does hereby adopt this plat as LOTS 3X AND 24-46, BLOCK 1, LOTS 3X, 4X, 5X AND 16-30, BLOCK 4, LOT 6X, BLOCK 5, LOT 4X, BLOCK 9, LOT 1X, BLOCK 10, LOTS 1X AND 1-6, BLOCK 11, LOTS 1X AND 1-13, BLOCK 12, LOTS 1X AND 1-17, BLOCK 13, AND LOTS 1-11, BLOCK 14, La Frontera, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS the 10th day of November, 2026.

Governing Person - Gary Hazlewood

STATE OF TEXAS)(
COUNTY OF Tarrant)(

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Gary Hazlewood, 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 purposes and consideration therein expressed.

Notary Public in Tarrant County, Texas

My commission expires: 3-29-30

CLINT BAKER
My Notary ID # 131510006
Expires March 29, 2030

BOUNDARY LINE TABLE

Id	Bearing	Distance
L24	S 53°37'34" W	14.50'
L25	N 38°25'25" W	14.29'
L26	S 51°33'16" W	13.99'
L27	N 44°31'04" E	14.35'
L28	S 45°31'31" E	13.92'
L29	S 00°21'23" W	20.00'
L30	S 54°45'05" W	26.07'
L31	S 57°14'43" E	22.22'
L76	N 30°01'27" E	14.62'
L78	S 43°19'13" W	4.70'
L79	S 00°31'57" W	16.85'

CL CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C62	00°45'20"	1000.00'	13.19'	13.19'	N 87°55'18" E
C63	35°11'44"	250.00'	153.57'	151.17'	S 74°51'30" E
C64	22°00'43"	250.00'	96.04'	95.46'	S 46°15'16" E
C65	16°52'40"	460.00'	135.50'	135.02'	S 41°15'57" E
C66	35°46'54"	425.00'	265.42'	261.12'	S 31°48'50" E
C67	23°53'34"	500.00'	208.50'	207.00'	N 65°31'22" E
C68	35°22'01"	425.00'	262.34'	258.19'	S 03°45'38" W
C69	10°50'44"	475.00'	89.91'	89.78'	S 16°01'16" W
C70	59°37'45"	250.00'	260.18'	248.60'	N 62°38'29" W
C71	71°08'56"	425.00'	527.76'	494.50'	N 14°07'50" W
C72	06°55'14"	1000.00'	120.79'	120.71'	S 03°06'14" E
C73	12°18'41"	1400.00'	300.82'	300.24'	N 00°24'31" W
C74	02°25'18"	250.00'	10.57'	10.57'	S 34°02'16" E

BOUNDARY CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C90	00°13'40"	445.00'	1.77'	1.77'	S 10°29'05" W
C91	00°06'01"	1025.00'	1.80'	1.80'	N 88°20'59" E
C92	02°03'26"	475.00'	17.05'	17.05'	N 54°36'18" E

FLOODPLAIN ESM'T LINE TABLE

Id	Bearing	Distance
L80	S 14°18'28" W	7.64'
L81	S 06°58'54" W	15.80'
L82	S 14°02'10" W	4.98'
L83	S 15°31'27" W	18.95'
L84	S 16°30'05" W	40.01'
L85	S 62°20'03" W	18.61'
L86	S 64°47'56" W	19.91'
L87	S 12°47'30" W	23.66'
L88	S 17°28'30" W	25.30'
L89	S 05°58'39" W	16.43'
L90	S 25°47'28" W	35.42'
L91	S 05°42'38" W	11.26'
L92	S 38°39'35" W	8.58'
L93	S 29°40'25" W	15.41'
L94	S 33°41'24" W	17.04'
L95	S 49°04'03" W	63.51'
L96	S 24°00'39" W	27.62'
L97	S 27°55'55" W	17.91'
L98	N 79°37'45" W	4.42'
L99	N 29°08'03" E	11.18'
L100	N 31°45'40" W	18.78'
L101	N 53°30'57" W	28.08'
L102	N 62°22'40" W	3.98'

ROW LINE TABLE

Id	Bearing	Distance
L1	N 87°32'38" E	42.71'
L2	N 87°32'38" E	60.07'
L3	N 87°32'38" E	60.07'
L4	N 87°32'38" E	10.26'
L5	S 83°22'39" E	14.89'
L6	N 09°45'05" E	14.14'
L7	N 49°42'17" W	41.48'
L8	N 61°52'08" W	14.36'
L9	N 31°44'54" E	14.88'
L10	S 08°46'47" E	46.27'
L11	S 08°46'47" E	16.77'
L12	S 49°42'17" E	14.37'
L13	S 49°42'17" E	27.11'
L14	N 87°32'38" E	59.39'
L15	N 87°32'38" E	64.66'
L16	N 87°32'38" E	49.07'
L22	N 87°32'38" E	173.12'
L23	N 87°32'38" E	173.12'

CL LINE TABLE

Id	Bearing	Distance
L17	N 87°32'38" E	173.12'
L18	S 32°44'23" W	25.00'
L19	N 54°45'05" E	202.65'
L20	S 49°42'17" E	41.48'
L21	S 00°21'23" W	14.95'

ROW CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	00°45'20"	975.00'	12.86'	12.86'	N 87°55'18" E
C2	10°23'20"	275.00'	49.86'	49.79'	S 87°15'42" E
C3	10°05'40"	275.00'	48.45'	48.39'	S 77°01'12" E
C4	24°42'30"	30.00'	12.94'	12.84'	S 84°19'37" E
C5	36°06'07"	30.00'	18.90'	18.59'	N 65°16'05" E
C6	50°29'22"	50.00'	44.06'	42.65'	S 72°27'43" W
C7	47°01'18"	50.00'	41.03'	39.89'	N 58°46'57" W
C8	53°32'02"	50.00'	46.72'	45.04'	N 08°30'17" W
C9	60°48'37"	30.00'	31.84'	30.37'	S 12°08'35" E
C10	11°59'27"	435.00'	91.04'	90.87'	S 41°54'09" E
C11	01°48'25"	435.00'	13.72'	13.72'	S 48°48'05" E
C12	01°05'14"	450.00'	8.54'	8.54'	S 49°09'40" E
C13	07°25'43"	450.00'	58.34'	58.30'	S 44°54'12" E
C14	07°25'43"	450.00'	58.34'	58.30'	S 37°28'29" E
C15	07°25'43"	450.00'	58.34'	58.30'	S 30°02'46" E
C16	07°56'59"	450.00'	62.44'	62.39'	S 22°21'25" E
C17	17°46'15"	475.00'	147.32'	146.73'	N 64°31'08" E
C18	08°23'58"	525.00'	76.97'	76.90'	N 57°46'34" E
C19	11°08'07"	525.00'	102.03'	101.87'	N 67°32'37" E
C20	09°32'16"	445.00'	74.08'	73.99'	N 04°52'01" W
C21	09°14'06"	445.00'	71.73'	71.65'	N 04°18'46" E
C25	10°50'44"	445.00'	84.23'	84.11'	S 16°01'16" W
C26	06°57'26"	505.00'	61.32'	61.28'	S 14°04'38" W
C27	03°53'18"	505.00'	34.27'	34.26'	S 19°29'59" W
C28	03°50'16"	395.00'	26.46'	26.45'	N 19°31'30" E
C29	11°47'31"	395.00'	81.30'	81.15'	N 11°42'37" E
C30	11°47'31"	395.00'	81.30'	81.15'	N 00°04'54" W
C31	02°48'07"	395.00'	19.32'	19.32'	N 07°22'44" W
C32	11°24'25"	400.00'	79.64'	79.50'	N 23°33'08" W
C33	11°35'44"	400.00'	80.95'	80.81'	N 35°03'12" W
C34	08°51'13"	400.00'	61.81'	61.75'	N 45°16'41" W
C35	03°48'24"	485.00'	32.22'	32.22'	S 47°48'05" E
C36	06°52'53"	485.00'	58.25'	58.22'	S 42°27'27" E
C37	06°11'23"	485.00'	52.40'	52.37'	S 35°55'18" E
C38	27°45'39"	225.00'	109.02'	107.95'	N 48°25'07" W
C39	27°45'39"	225.00'	109.02'	107.95'	N 76°10'46" W
C40	02°23'46"	225.00'	9.41'	9.41'	S 88°44'31" W
C41	00°45'20"	1025.00'	13.52'	13.52'	N 87°55'18" E
C42	01°42'41"	225.00'	6.72'	6.72'	N 33°40'57" W
C43	02°36'11"	1425.00'	64.74'	64.74'	N 04°28'15" E
C44	02°28'12"	1425.00'	61.43'	61.43'	N 01°56'03" E
C45	02°28'12"	1425.00'	61.43'	61.43'	N 00°32'09" W
C46	02°28'12"	1425.00'	61.43'	61.43'	N 03°00'21" W
C47	02°19'24"	1425.00'	57.78'	57.78'	N 05°24'09" W
C48	00°16'48"	975.00'	4.77'	4.77'	N 06°25'27" W
C49	04°04'43"	975.00'	69.41'	69.39'	N 04°14'41" W
C50	48°11'26"	30.00'	25.23'	24.50'	S 21°53'23" W
C51	89°34'47"	50.00'	78.17'	70.45'	N 01°11'43" E
C52	101°53'22"	50.00'	88.92'	77.65'	S 85°27'38" W
C53	59°34'45"	50.00'	51.99'	49.68'	S 04°43'34" W
C54	22°02'48"	50.00'	19.24'	19.12'	S 36°05'12" E
C55	45°04'33"	30.00'	23.60'	23.00'	N 24°34'19" W
C56	01°27'06"	1025.00'	25.97'	25.97'	S 02°45'36" E
C57	03°04'42"	1025.00'	55.07'	55.06'	S 05°01'30" E
C58	02°55'16"	1375.00'	70.10'	70.09'	N 04°43'47" W
C59	02°55'16"	1375.00'	70.10'	70.09'	N 01°48'31" W
C60	02°55'16"	1375.00'	70.10'	70.09'	N 01°06'45" E
C61	03°08'53"	1375.00'	75.55'	75.54'	N 04°08'50" E
C75	151°02'42"	50.00'	131.81'	96.82'	S 57°15'37" E
C76	00°22'26"	1375.00'	8.98'	8.98'	N 06°22'38" W
C77	30°13'26"	395.00'	208.36'	205.96'	N 06°19'55" E
C78	10°50'44"	505.00'	95.59'	95.45'	N 16°01'16" E
C79	31°41'20"	445.00'	246.12'	242.99'	S 05°57'24" W
C80	31°51'22"	400.00'	222.40'	219.54'	N 33°46'36" W
C81	31°19'22"	450.00'	246.01'	242.96'	N 34°02'36" W
C82	16°52'40"	485.00'	142.87'	142.35'	N 41°15'57" W
C83	13°47'52"	435.00'	104.75'	104.50'	S 42°48'22" E
C84	59°37'45"	225.00'	234.16'	223.74'	N 62°38'29" W
C85	20°29'00"	275.00'	98.31'	97.79'	N 82°12'52" W
C86	12°17'07"	1375.00'	294.82'	294.26'	S 00°25'17" E
C87	12°20'11"	1425.00'	306.82'	306.23'	S 00°23'45" E
C88	273°05'42"	50.00'	238.32'	68.78'	N 89°26'15" E
C89	19°32'06"	525.00'	179.00'	178.13'	N 63°20'38" E
C93	10°05'17"	445.00'	78.35'	78.25'	S 13°45'35" W
C94	02°48'42"	445.00'	21.84'	21.83'	N 20°04'31" E

UTILITY EASEMENTS
Any public 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.

BUILDING PERMITS
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.

SITE DRAINAGE STUDY
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.

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 (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN/DRAINAGE WAY - 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 drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways 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 drainageways are occasionally subject to storm water 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.

PRIVATE COMMON AREAS AND FACILITIES
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 areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances, recreation areas, landscaped areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreation/clubhouse/exercise/ buildings and facilities. The land owners 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.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

WATER/WASTEWATER IMPACT FEES
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.

TRANSPORTATION IMPACT FEES
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. This location subject to Transportation Impact Service Area E.

PARKWAY PERMIT
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.

URBAN FORESTRY
Compliance with Tree Ordinance # 18615-05-2009 will be required.

P.R.V's. required
Private P.R.V.'s will be required. Water pressure exceeds 80 P.S.I.

PROPERTY ZONING: "A-7.5" One-Family

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/13/2026 10:12 AM
D226219487
PLAT
Pages: 5
Fees: $81.00
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL
Plat Approval Date: 11/12/2026
Chairman
Secretary

FORT WORTH FIRE DEPARTMENT
Eng D. Hood 11/12/2026

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NUMBER D207415540, DEED RECORDS, TARRANT COUNTY, TEXAS.

2.A PORTION OF THE PROPERTY DEPICTED IN THIS SURVEY DOES LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C0040 K, MAP REVISED SEPTEMBER 25, 2009.

3. LINE AND CURVE TABLES ARE LOCATED ON PAGE 2.

4. FLOODPLAIN DEVELOPMENT PERMIT NO. FP-14-041-FP.

5. ALL OPEN SPACE LOTS, NONRESIDENTIAL LOTS, AND COMMON AREAS WILL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE.

6. ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 1/2" IRON RODS WITH A CAP STAMPED "RPLS 4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

7. DRAINAGE EASEMENT TO EXTEND AT LEAST 25 FEET BEYOND HEADWALL AND ENCOMPASSES ALL IMPROVEMENTS.

8. ZONED A-7.5 ONE-FAMILY.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF TARRANT:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Professional Land Surveyor
Texas Registration No. 4818
TBPELS FIRM REG. No. 10138500
Date: NOVEMBER 5, 2026

STATE OF TEXAS
REGISTERED
JOHNNY D L WILLIAMS
4818
PROFESSIONAL
LAND SURVEYOR

SHOWING

FINAL PLAT

LOTS 47-51, BLOCK 1
LOTS 1-16 AND 26-39, BLOCK 15
LOTS 1-8, BLOCK 16
LOTS 1-6, BLOCK 18

LA FRONTERA PHASE 4

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING SITUATED IN THE S. E. MERRELL SURVEY, ABSTRACT NO. 1009.

14.890 ACRES
648,619 sq ft

DATE: NOVEMBER 5, 2026

Case No. FP 25-045
PRELIMINARY PLAT CASE NO. PP-013-016

OWNER:
LA FRONTERA CAPITAL PROPERTIES, LLC.
1000 TEXAS TRAIL SUITE. 200
GRAPEVINE, TEXAS 76051-3777
CONTACT: 817-366-4196

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560-2916
TBLS FIRM REG. No. 10138500

ENGINEER:
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TEXAS 76034
(817) 488-4960

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH , TEXAS 76116
(817) 560-2916

PLAT RECORDED IN DOCUMENT NUMBER_____DATE_____, 2026.

TBPELS FIRM REG. NO. 10138500 JOB NO. 17-075 TTW

PCS 2017\17-075 La Frontera Phase Two\phase 4\ 17-075 PH 4A PLAT 05-08-25 NOT S.P. USE .PCS