

## OWNER'S DEDICATION

STATE OF TEXAS )(

## COUNTY OF TARRANT )(

BEING A 34.603 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 INSTRUMENT NO. D222052099, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID KLLB AIV TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO CHAPEL HILL WEST, LLC BY DEED RECORDED IN COUNTY CLERKS FILE NO. D218219520, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS:

THENCE SOUTH 00°13'48" WEST, A DISTANCE OF 4,841.63 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS AN IRON ROD SET) ON THE NORTH RIGHT-OF-WAY LINE OF PARK AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89°52'04" WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 65.08 FEET TO AN IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1220 (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,195.92 FEET AND A CHORD THAT BEARS NORTH 21°24'49" WEST, 315.29 FEET;

THENCE WITH THE EAST LINE OF SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°08'58", AN ARC-DISTANCE OF 316.21 FEET TO A TXDOT MONUMENT FOUND;

NORTH 29°03'00" WEST, A DISTANCE OF 935.26 FEET TO AN IRON ROD SET ON THE SOUTH LINE OF SAID 34.603 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO POLO CLUB BUILDERS, INC BY DEED RECORDED IN COUNTY CLERKS FILE NO. D217239713, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE DEPARTING SAID RIGHT-OF-WAY, AND CONTINUING WITH THE EAST LINE OF SAID POLO CLUB BUILDERS TRACT NORTH 00°44'56" WEST, A DISTANCE OF 688.00 FEET TO AN IRON ROD SET ON THE SOUTH LINE OF SAID KLLB AIV TRACT, SAME BEING THE NORTH LINE OF SAID POLO CLUB BUILDERS

THENCE SOUTH 89°51'45" WEST, WITH SAID NORTH LINE, A DISTANCE OF 761.59 FEET TO AN IRON ROD SET ON THE EAST LINE OF SAID FARM TO MARKET ROAD 1220 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,195.92 FEET AND A CHORD THAT BEARS NORTH 79°05'03" WEST, 237.61 FEET;

THENCE WITH THE EAST LINE OF SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°24'10", AN ARC-DISTANCE OF

NORTH 84°47'08" WEST, A DISTANCE OF 439.65 FEET TO AN IRON ROD SET;

238.01 FEET TO AN IRON ROD SET;

THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING OVER AND ACROSS SAID KLLB AIV TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 28°30'08" WEST, A DISTANCE OF 18.02 FEET TO AN IRON ROD SET;

SOUTH 84°45'04" EAST, A DISTANCE OF 354.60 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 935.00 FEET AND A CHORD THAT BEARS SOUTH 87°26'30" FAST 87 87 FEET.

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°23'11", AN ARC-DISTANCE OF 87.90 FEET TO AN IRON ROD SET;

NORTH 89°51'45" EAST, A DISTANCE OF 746.48 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 958.87 FEET AND A CHORD THAT BEARS NORTH 86°34'07" EAST, 108.66 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°29'46", AN ARC-DISTANCE OF 108.72 FEET TO AN IRON ROD SET;

NORTH 00°13'48" EAST, A DISTANCE OF 254.28 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 572.23 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET AND A CHORD THAT BEARS NORTH 14°47'29" EAST, 95.13 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°39'32", AN ARC-DISTANCE OF 95.25 FEET TO AN IRON ROD SET;

NORTH 19°37'15" EAST, A DISTANCE OF 75.19 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CHORD THAT BEARS NORTH 07°54'22" EAST, 151.21 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°23'39", AN ARC-DISTANCE OF 151.79 FEET TO AN IRON ROD SET;

NORTH  $00^{\circ}13'48"$  EAST, A DISTANCE OF 167.14 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 15.00 FEET TO AN IRON ROD SET;

NORTH 00°13'48" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;

NORTH 89°46'12" WEST, A DISTANCE OF 15.00 FEET TO AN IRON ROD SET; NORTH 00°13'48" EAST, A DISTANCE OF 115.00 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 25.00 FEET TO AN IRON ROD SET; NORTH 00°13'48" EAST, A DISTANCE OF 405.00 FEET TO AN IRON ROD SET.

NORTH 44°46'12" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

NORTH 89°46'12" WEST, A DISTANCE OF 9.50 FEET TO AN IRON ROD SET; NORTH 00°13'48" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 9.50 FEET TO AN IRON ROD SET;

NORTH 45°13'48" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; NORTH 00°13'48" EAST, A DISTANCE OF 826.71 FEET TO AN IRON ROD SET;

NORTH 44°46'12" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

NORTH 89°46'12" WEST, A DISTANCE OF 9.50 FEET TO AN IRON ROD SET; NORTH 00°13'48" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;

SOUTH 89°46'12" EAST, A DISTANCE OF 9.50 FEET TO AN IRON ROD SET;

NORTH 45°13'48" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; NORTH 00°13'48" EAST, A DISTANCE OF 510.00 FEET TO AN IRON ROD SET;

NORTH 44°46'12" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET; NORTH 89°46'12" WEST, A DISTANCE OF 9.50 FEET TO AN IRON ROD SET;

NORTH 00°13'48" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET; SOUTH 89°46'12" EAST, A DISTANCE OF 9.50 FEET TO AN IRON ROD SET;

NORTH 45°13'48" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD SET;

NORTH 00°13'48" EAST, A DISTANCE OF 123.57 FEET TO AN IRON ROD SET;

SOUTH 89°57'46" EAST, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 34.602 ACRES (1,507,252 SQ. FEET), OF LAND.

TO BE KNOWN AS:

LOTS 1-2 & 1X-3X, BLOCK 33

## 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 **26** DAY OF **July**, A.D. 2025.

KLLB AIV, LLC
A DELAWARE LIMITED HABILITY COMPANY

BY:
NAME: ED HADLEY

TITLE: AUTHORIZED SIGNATORY

STATE OF ARIZONA
COUNTY OF MARICON

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 28 DAY OF \_\_\_\_\_, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 08/05/2024



## 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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: July 22, 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 COMBINED SCALE 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 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 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
- 5. 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.
- 6. 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.
- 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.
- 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.

14. PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL

- 15. DIRECT ACCESS TO BOAT CLUB ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN APPROVED BY TXDOT.
- 16. RETAINING WALLS CANNOT REDUCE FLOODPLAIN EASEMENTS IN RESIDENTIAL PROJECTS.
- 17. FLOODPLAIN RESTRICTION. 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.



LOTS 1-2 & 1X-3X, BLOCK 33 34.602 ACRES

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

2 COMMERCIAL LOTS 3 NON-COMMERCIAL LOTS

OWNER:

KLLB AIV LLC 6900 E. CAMELBACK 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

76107 T.B.P.E.L.S. Firm No. 10194382

REFERENCE CASE NUMBERS
PP-22-052
FP-24-148

JULY 2025 P

PHASE 1A

SHEET 3 OF 3