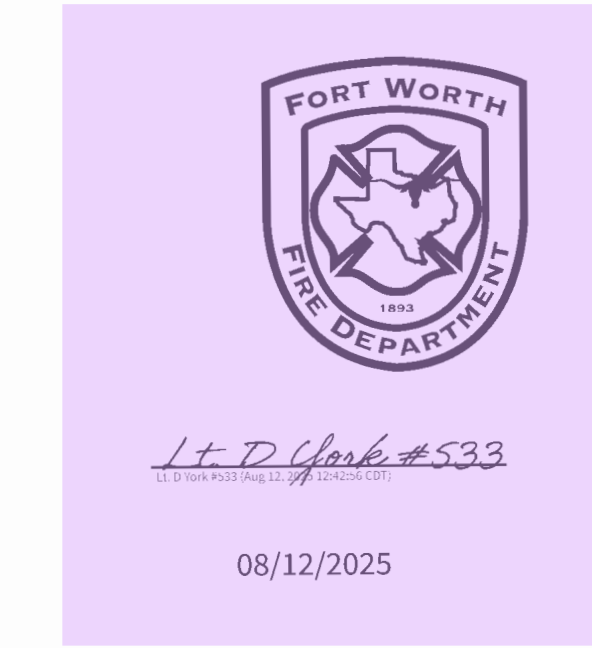


LAND USE SUMMARY			
USE	COMMERCIAL LOTS	NONCOMMERCIAL LOTS	ACREAGE
LOTS	2		21.923
OPEN SPACE		3	3.992
RIGHT-OF-WAY			8.686
TOTAL			34.602



**LEGEND**

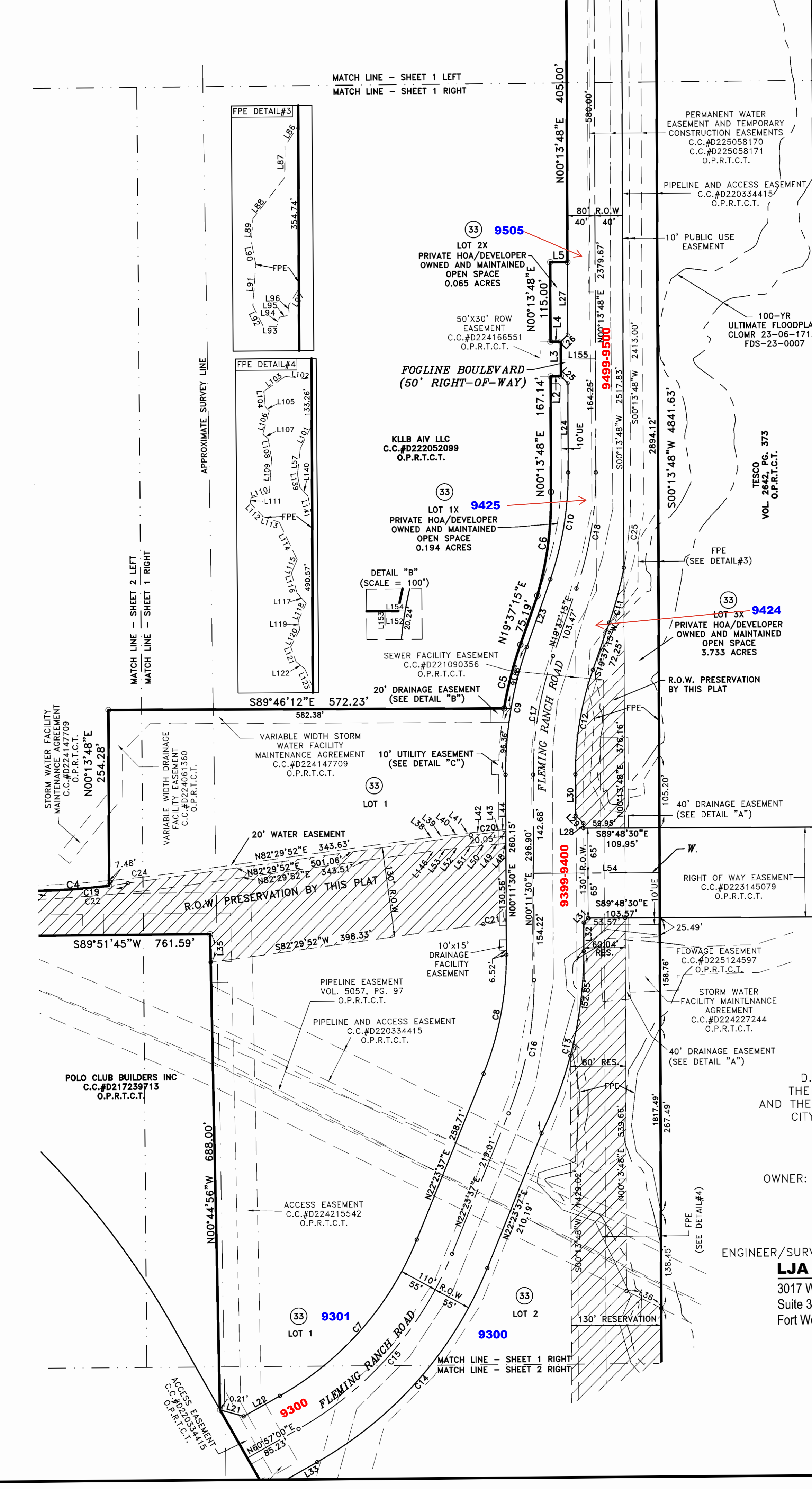
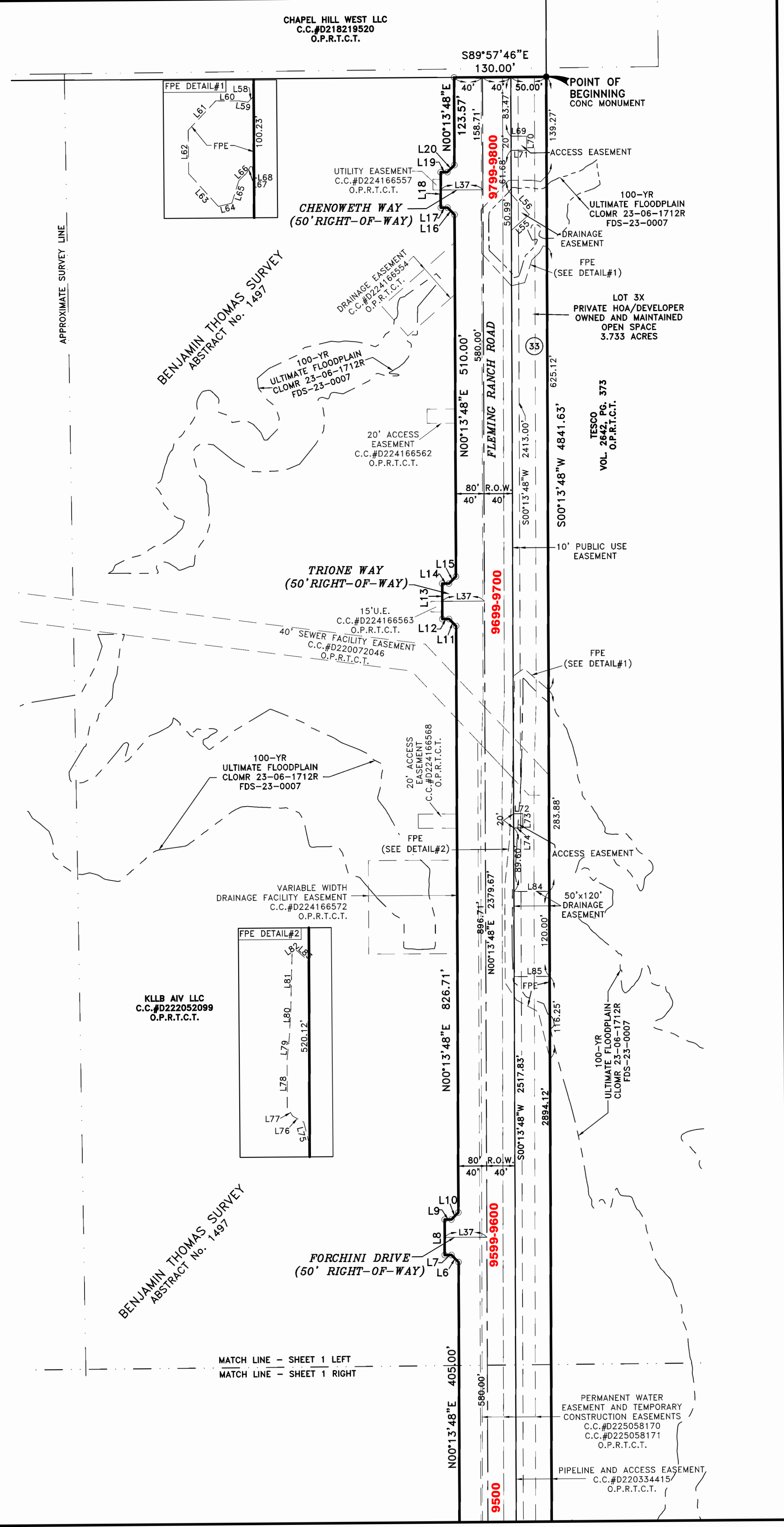
BL BUILDING SETBACK LINE  
FPE 10' MINIMUM FLOODPLAIN EASEMENT (BY THIS PLAT)  
UE UTILITY EASEMENT  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
ROW RIGHT-OF-WAY

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 08/13/2025

By: Donald Boren Chairman  
By: [Signature] Secretary



**FINAL PLAT OF NORTHPOINTE WEST**

OF 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

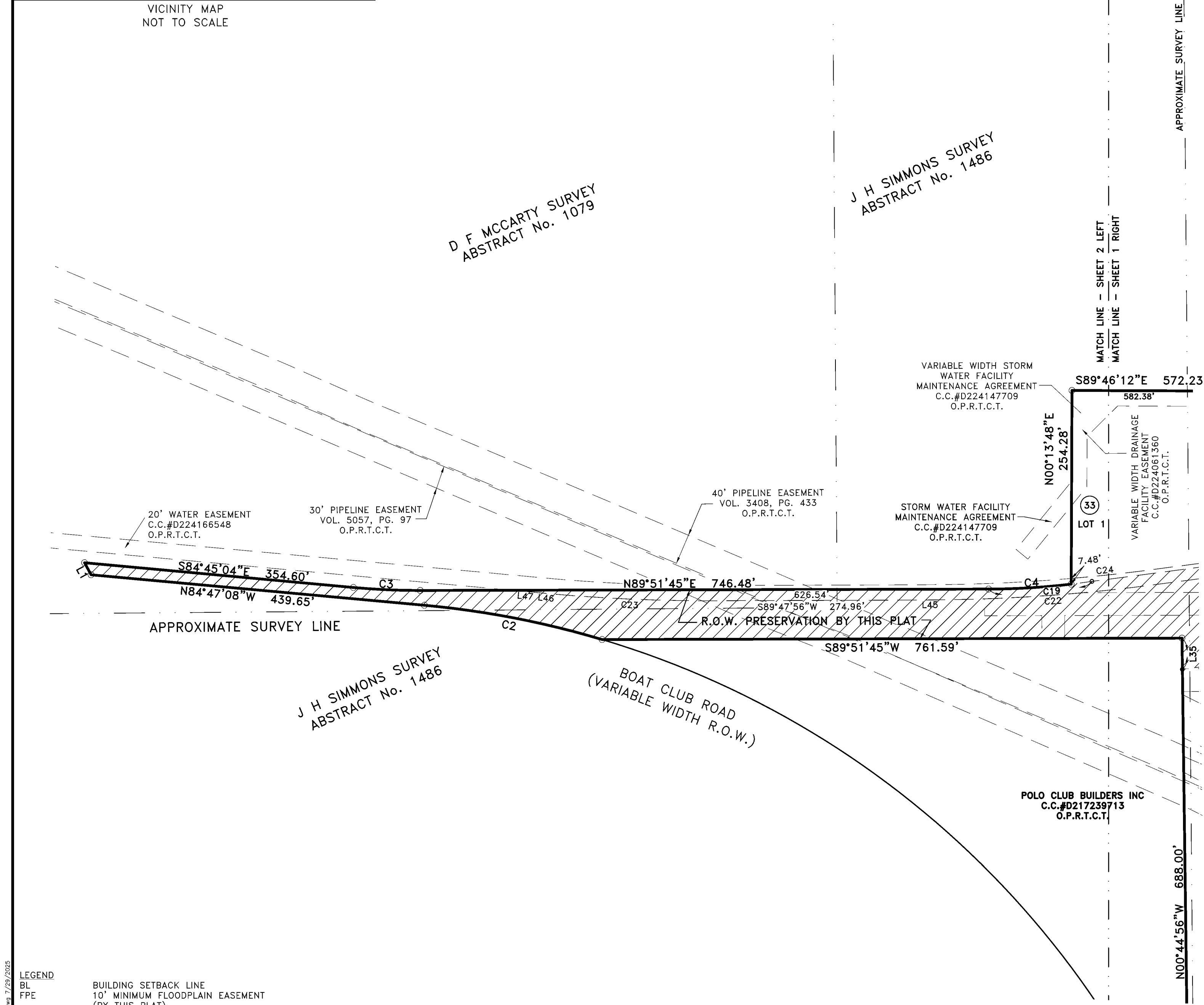
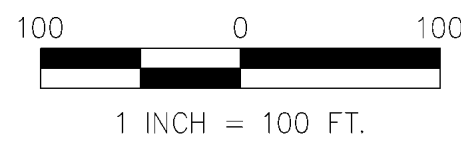
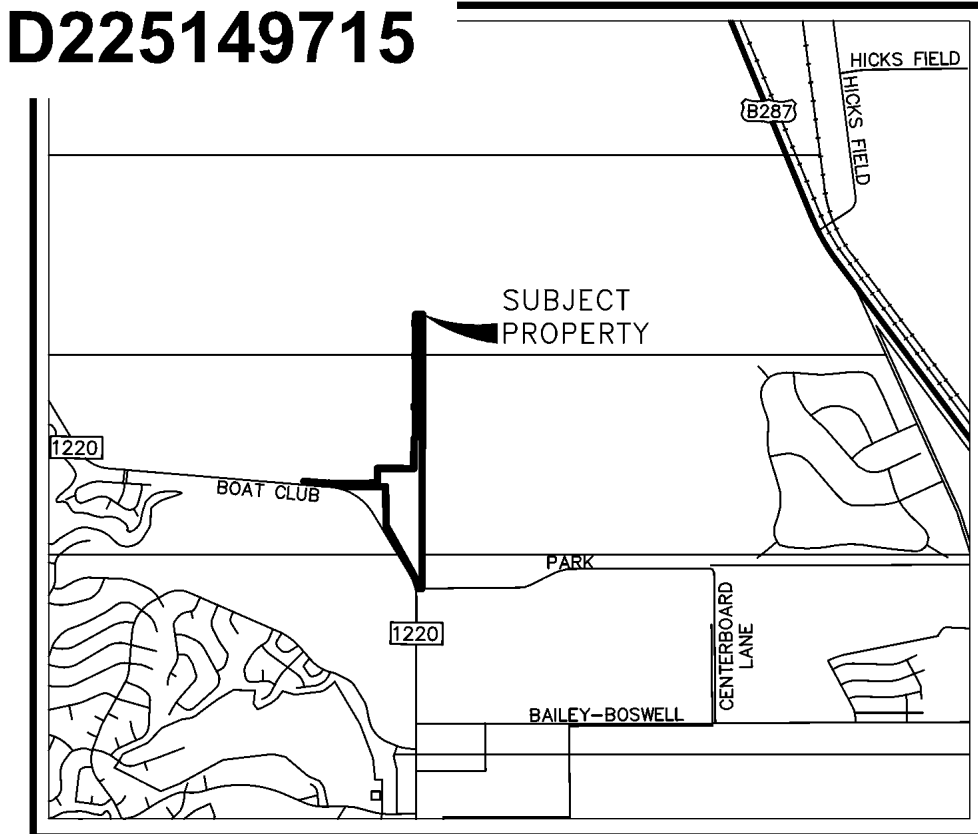
ENGINEER/SURVEYOR: **LJA Surveying, Inc.**  
3017 W 7th Street Suite 300 Fort Worth, Texas 76107 Phone 817.288.1900 T.B.P.E.L.S. Firm No. 10194382

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

JULY 2025 PHASE 1A

Page 4 of 6

**NORTHPOINTE WEST PHASE 1A**



LEGEND

BL BUILDING SETBACK LINE

FPE 10' MINIMUM FLOODPLAIN EASEMENT (BY THIS PLAT)

UE UTILITY EASEMENT

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

ROW RIGHT-OF-WAY

**FORT WORTH**

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

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Plat Approval Date: 08/13/2025

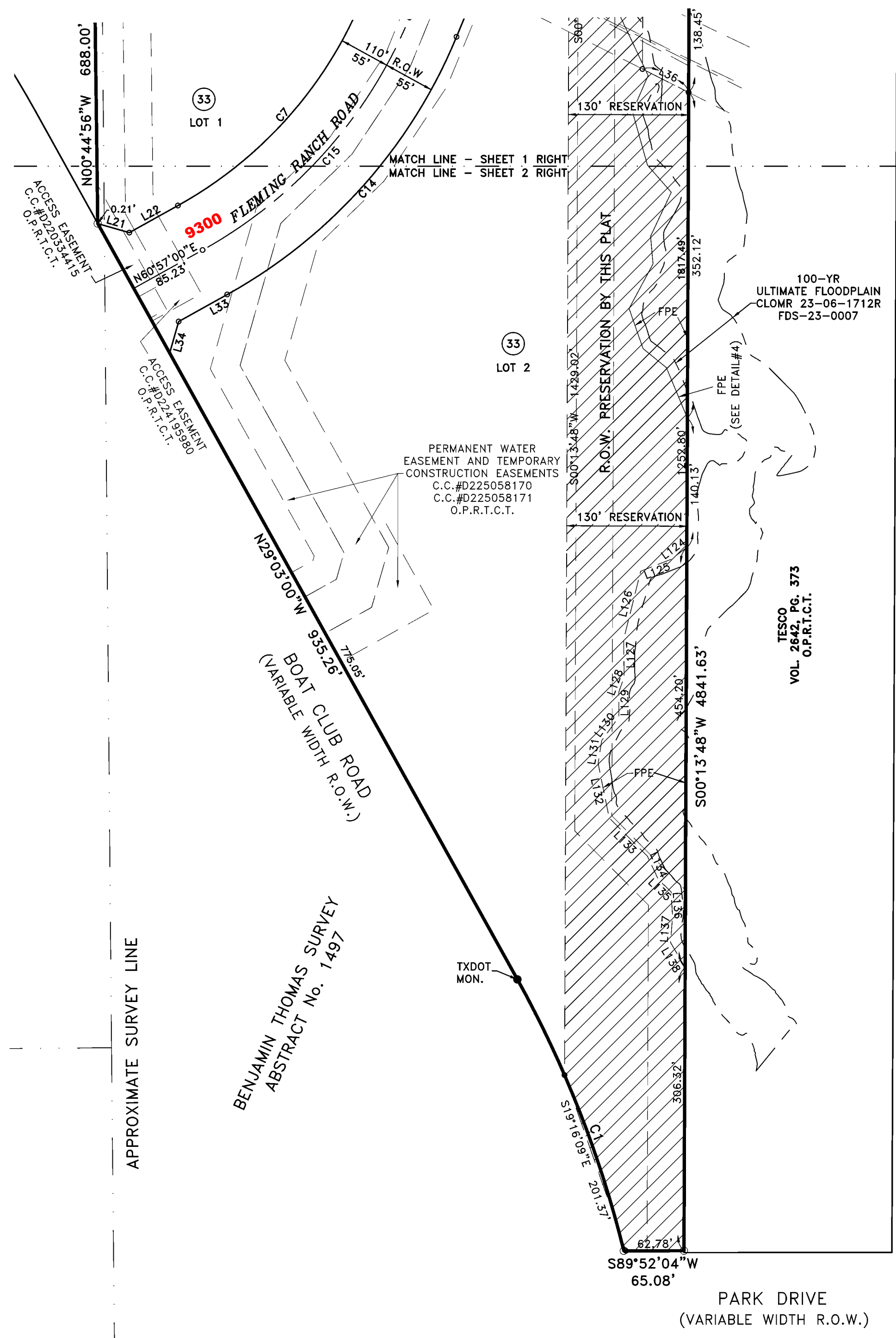
By: Donald Eoren Chairman

By: SPM Secretary



Lt. D. York #533

08/12/2025



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15°08'58"	1195.92'	N21°24'49"W	315.29'	316.21'
C2	11°24'10"	1195.92'	N79°05'03"E	237.61'	238.01'
C3	5°23'11"	935.00'	S87°26'39"E	87.87'	87.90'
C4	8°29'46"	958.87'	N86°34'07"E	108.66'	108.72'
C5	9°39'32"	565.00'	N14°47'29"E	95.13'	95.25'
C6	17°23'39"	500.00'	N07°54'22"E	151.21'	151.79'
C7	38°33'23"	455.00'	N41°40'18"E	300.44'	306.19'
C8	22°12'07"	455.00'	N11°17'33"E	175.21'	176.31'
C9	19°25'45"	555.00'	N09°54'22"E	187.30'	188.20'
C10	19°23'27"	465.00'	N09°55'31"E	156.62'	157.37'
C11	8°29'47"	554.84'	S15°22'21"W	82.20'	82.28'
C12	19°25'45"	454.00'	S09°54'22"W	153.22'	153.95'
C13	26°09'38"	597.14'	S13°30'04"W	270.28'	272.65'
C14	38°33'23"	565.00'	S41°40'18"W	373.08'	380.21'
C15	38°33'23"	510.00'	N41°40'18"E	336.76'	343.20'
C16	22°12'07"	510.00'	N11°17'33"E	196.39'	197.62'
C17	19°25'45"	515.00'	N09°54'22"E	175.80'	174.64'
C18	19°23'27"	505.00'	N09°55'31"E	170.09'	170.91'
C19	8°08'17"	958.57'	N85°44'54"E	136.04'	136.15'
C20	2°43'55"	1065.00'	N83°51'49"E	50.78'	50.78'
C21	2°02'24"	935.00'	S83°51'04"W	33.29'	33.29'
C22	6°53'54"	2306.11'	S85°47'25"W	277.48'	277.65'
C23	5°00'05"	2321.10'	N87°29'35"W	202.55'	202.62'
C24	2°47'47"	2286.11'	N83°44'19"E	111.56'	111.58'
C25	10°53'40"	554.84'	S05°40'38"W	105.34'	105.50'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N28°30'08"W	18.02'	L79	N06°10'21"E	65.09'
L2	S89°46'12"E	15.00'	L80	N03°28'58"E	77.24'
L3	N00°13'48"E	50.00'	L81	N01°43'05"E	156.67'
L4	S89°46'12"W	15.00'	L82	N54°42'14"E	15.92'
L5	S89°46'12"E	25.00'	L83	S48°27'47"E	46.25'
L6	N44°46'12"W	14.14'	L84	S89°46'12"E	50.00'
L7	N89°46'12"W	9.50'	L85	N89°46'12"W	50.00'
L8	N00°13'48"E	50.00'	L86	S33°04'05"W	53.79'
L9	S89°46'12"E	9.50'	L87	S00°45'58"W	67.41'
L10	N45°13'48"E	14.14'	L88	S38°05'24"W	113.44'
L11	N44°46'12"W	14.14'	L89	S04°06'45"W	50.31'
L12	N89°46'12"W	9.50'	L90	S10°39'24"E	50.11'
L13	N00°13'48"E	50.00'	L91	S04°32'41"W	89.51'
L14	S89°46'12"E	9.50'	L92	S28°04'20"E	49.56'
L15	N45°13'48"E	14.14'	L93	S87°44'12"E	29.56'
L16	N44°46'12"W	14.14'	L94	N17°00'05"E	21.06'
L17	N89°46'12"W	9.50'	L95	N78°52'51"E	21.99'
L18	N00°13'48"E	50.00'	L96	N04°24'04"W	21.46'
L19	S89°46'12"E	9.50'	L97	N32°40'02"E	42.28'
L20	N45°13'48"E	14.14'	L98	N00°13'48"E	130.33'
L21	S74°03'00"E	35.36'	L99	N89°43'26"W	40.00'
L22	N60°57'00"E	60.23'	L100	S00°18'34"W	130.39'
L23	N19°37'15"E	103.47'	L101	N27°02'03"E	74.17'
L24	N00°13'48"E	129.25'	L102	N83°07'59"W	76.82'
L25	N44°46'12"W	14.14'	L103	S55°32'54"W	75.38'
L26	N45°13'48"E	14.14'	L104	S04°40'31"E	44.80'
L27	N00°13'48"E	105.00'	L105	S43°01'16"E	16.64'
L28	N00°04'46"E	7.15'	L106	S15°56'14"W	70.07'
L29	N45°13'20"W	15.72'	L107	S48°14'11"E	20.48'
L30	N00°11'30"E	59.49'	L108	S09°09'41"E	58.68'
L31	S45°11'30"W	9.19'	L109	S04°11'36"W	97.74'
L32	S00°11'30"W	41.37'	L110	S73°34'02"W	55.32'
L33	S60°57'00"W	60.23'	L111	S09°47'16"W	14.67'
L34	S15°57'00"W	35.36'	L112	S42°40'58"E	53.47'
L35	N00°04'46"E	41.00'	L113	S70°22'09"E	49.95'
L36	N63°12'04"W	55.90'	L114	S25°12'55"E	119.93'
L37	S89°46'12"E	59.50'	L115	S23°26'29"W	42.62'
L38	N82°59'52"E	20.09'	L116	S15°40'14"E	60.12'
L39	N83°29'52"E	20.09'	L117	S41°21'17"E	39.09'
L40	N83°59'52"E	20.09'	L118	S25°19'50"W	52.56'
L41	N84°29'52"E	20.09'	L119	S05°08'13"E	29.98'
L42	N84°59'52"E	20.09'	L120	S28°12'23"W	54.80'
L43	N85°29'52"E	20.09'	L121	S19°10'52"E	45.89'
L44	N85°59'52"E	2.95'	L122	S50°48'31"E	32.67'
L45	S89°29'52"W	40.03'	L123	S22°37'13"E	58.86'
L46	N84°45'56"W	18.32'	L124	S53°16'07"W	21.43'
L47	N84°45'56"W	36.39'	L125	S68°36'05"W	35.13'
L48	S85°59'52"W	1.40'	L126	S14°02'52"W	75.71'
L49	S85°29'52"W	19.91'	L127	S00°36'17"E	41.31'
L50	S84°59'52"W	19.91'	L128	S20°05'59"W	16.69'
L51	S84°29'52"W	19.91'	L129	SOUTH	27.33'
L52	S83°59'52"W	19.91'	L130	S36°12'49"W	31.34'
L53	S83°29'52"W	19.91'	L131	S08°53'37"W	25.16'
L54	S89°48'30"E	182.12'	L132	S11°29'52"E	60.24'
L55	N49°01'25"E	33.59'	L133	S45°00'58"E	58.38'
L56	N40°58'33"W	38.37'	L134	S23°07'58"E	28.01'
L57	S06°42'12"W	76.05'	L135	S46°13'04"E	19.07'
L58	S44°28'23"W	11.93'	L136	S03°26'05"E	26.63'
L59	N80°55'49"W	12.74'	L137	S04°32'52"W	28.29'
L60	N89°33'02"W	32.63'	L138	S30°18'46"E	31.35'
L61	S43°38'13"W	56.78'	L139	S09°58'18"E	38.25'
L62	S00°14'55"E	61.37'	L140	S43°21'48"E	33.46'
L63	S41°45'58"E	62.12'	L141	S10°33'58"E	64.99'
L64	N77°09'15"E	19.47'	L142	N88°46'34"W	10.09'
L65	N17°54'06"E	33.45'	L143	S01°13'26"W	20.00'
L66	N46°18'18"E	15.11'	L144	S88°46'34"E	10.09'
L67	N29°42'33"E	10.71'	L145	S89°48'30"E	10.00'
L68	S78°10'44"E	5.33'	L146	S82°59'52"W	19.91'
L69	S89°46'12"E	22.00'	L147	S40°12'58"W	91.98'
L70	S00°13'48"W	20.00'	L148	S04°38'37"E	25.57'
L71	N89°46'12"W	22.00'	L149	S85°20'09"W	40.11'
L72	S89°46'12"E	13.00'	L150	N04°35'51"W	27.27'
L73	S00°13'48"W	20.00'	L151	N00°16'01"E	93.66'
L74	N89°46'12"W	13.00'	L152	N89°46'12"W	26.12'
L75	N13°33'00"W	68.52'	L153	N00°13'48"E	20.00'
L76	N61°17'50"W	34.85'	L154	S89°46'12"E	29.24'
L77	N32°50'35"W	28.97'	L155	N89°46'12"W	50.00'
L78	N00°10'38"E	135.49'			

A  
FINAL PLAT  
OF  
NORTHPOINTE WEST  
OF  
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 Suite 300  
Fort Worth, Texas 76107  
Phone 817.288.1900  
T.B.P.E.L.S. Firm No. 10194382

REFERENCE CASE NUMBERS  
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JULY 2025 PHASE 1A

SHEET 3 OF 3