



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.

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

PRELIMINARY PLAT CASE NO. PP-013-016

DATE: AUGUST 14, 2025 Case No. FP 25-045

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

KIRKMAN ENGINEERING 5200 STATE HIGHWAY 121 COLLEYVILLE, TEXAS 76034

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

(817) 488-4960 **Texas REGISTRATION NO. 4818** WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYORS

TBPLS FIRM REG. No. 10138500 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH , TEXAS 76116 (817) 560-2916 PLAT RECORDED IN DOCUMENT NUMBER DATE

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 _____ day of ___

Governing Person - Gary Hazlewood

STATE OF TEXAS

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 County, Texas

My commission expires: ___

COUNTY OF _

JUNDARY LINE T	TABLE	
Bearing	Distance	
S 53°37'34" W	14.50'	(
N 38°25'25'' W	14.29'	(
S 51°33'16" W	13.99'	(
N 44°31'04" E	14.35'	
S 45°31'31" E	13.92'	(
S 00°21'23" W	20.00'	(
S 54°45'05" W	26.07'	(
S 57°14'43" E	22.22'	(
N 30°01'27'' E	14.62'	(
S 43°19'13" W	4.70'	(
S 00°31'57" W	16.85'	(
	Bearing \$ 53°37'34" W N 38°25'25" W \$ 51°33'16" W N 44°31'04" E \$ 45°31'31" E \$ 00°21'23" W \$ 54°45'05" W \$ 57°14'43" E N 30°01'27" E \$ 43°19'13" W	S 53°37'34" W 14.50' N 38°25'25" W 14.29' S 51°33'16" W 13.99' N 44°31'04" E 14.35' S 45°31'31" E 13.92' S 00°21'23" W 20.00' S 54°45'05" W 26.07' S 57°14'43" E 22.22' N 30°01'27" E 14.62' S 43°19'13" W 4.70'

DOLLARD A DAY I INIC (CADI C

		CLO	JUKVE TABLE	4	
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

CI CUDVE TARLE

ROW CURVE TABLE

Arc Length

12.86'

49.86'

48.45'

12.94'

18.90'

44.06'

41.03'

46.72'

31.84'

91.04'

13.72'

8.54'

58.34'

58.34'

58.34'

62.44'

147.32'

76.97

102.03'

74.08'

71.73'

84.23'

61.32'

34.27'

26.46'

81.30'

81.30'

19.32'

79.64'

80.95'

61.81'

32.22'

58.25'

52.40'

109.02'

109.02'

9.41

13.52'

6.72'

64.74'

61.43'

61.43'

61.43'

57.78'

4.77'

69.41'

25.23'

78.17'

88.92'

51.99'

19.24'

23.60'

25.97'

55.07'

70.10'

70.10'

70.10'

75.55'

131.81'

8.98'

208.36'

95.59'

246.12'

222.40'

142.87'

104.75'

234.16'

98.31'

294.82'

306.82'

238.32'

179.00'

78.35'

21.84'

Chord Ch Bear

12.86'

49.79'

48.39'

12.84'

18.59'

42.65'

39.89'

45.04'

30.37'

90.87'

13.72'

8.54'

58.30'

58.30'

58.30'

62.39'

146.73'

76.90'

101.87'

73.99'

71.65'

84.11'

61.28'

34.26'

26.45'

81.15'

81.15'

19.32'

79.50'

80.81'

61.75'

32.22'

58.22'

52.37'

107.95'

107.95'

9.41'

13.52'

6.72'

64.74'

61.43'

61.43'

61.43'

57.78'

4.77'

69.39'

24.50'

70.45'

77.65'

49.68'

19.12'

23.00'

25.97'

55.06'

70.09'

70.09'

70.09'

75.54'

96.82'

8.98'

205.96'

95.45'

242,99'

219.54'

242.96'

142.35'

104.50'

223.74'

97.79'

294.26'

68.78'

N 87°55'18" E

S 87°15'42" E

S 77°01'12" E

S 84°19'37'' E

N 65°16'05" E

S 72°27'43" W

N 58°46'57'' W

N 08°30'17" W

S 12°08'35" E

S 41°54'09" E

S 48°48'05" E

S 49°09'40" E

S 44°54'12" E

S 37°28'29" E

S 30°02'46" E

S 22°21'25" E

N 64°31'08" E

N 57°46'34" E

N 67°32'37" E

N 04°52'01" W

N 04°18'46" E

S 16°01'16" W

S 14°04'38" W

S 19°29'59" W

N 19°31'30" E

N 11°42'37'' E

N 00°04'54" W

N 07°22'44" W

N 23°33'08" W

N 35°03'12" W

N 45°16'41" W

S 47°48'05" E

S 42°27'27" E

S 35°55'18" E

N 48°25'07" W

N 76°10'46" W

S 88°44'31" W

N 87°55'18" E

N 33°40'57" W

N 04°28'15" E

N 01°56'03" E

N 00°32'09" W

N 03°00'21" W

N 05°24'09" W

N 06°25'27" W

N 04°14'41" W

S 21°53'23" W

N 01°11'43" E

S 85°27'38" W

S 04°43'34" W

S 36°05'12" E

N 24°34'19" W

S 02°45'36" E

S 05°01'30" E

N 04°43'47" W

N 01°48'31" W

N 01°06'45" E

N 04°08'50" E

S 57°15'37" E

N 06°22'38'' W

N 06°19'55" E

N 16°01'16" E

S 05°57'24" W

N 33°46'36'' W

N 41°15'57" W

S 42°48'22" E

N 62°38'29" W

N 82°12'52" W

S 00°25'17" E

N 89°26'15" E

306.23' S 00°23'45" E

178.13' N 63°20'38" E

78.25' S 13°45'35" W

21.83' N 20°04'31" E

Radius

275.00'

275.00'

30.00'

30.00'

50.00'

50.00'

50.00'

30.00'

435.00'

435.00'

450.00'

450.00'

450.00'

450.00'

450.00'

475.00'

525.00'

525.00

445.00'

445.00'

445.00'

505.00'

505.00'

395.00'

395.00'

395.00

395.00'

400.00'

400.00'

400.00'

485.00'

485.00'

485.00'

225.00

225.00

225.00'

1025.00'

225.00'

1425.00'

1425.00'

1425.00'

1425.00'

1425.00'

975.00'

975.00'

30.00'

50.00'

50.00'

50.00'

50.00'

30.00'

1025.00'

1025.00'

1375.00'

1375.00'

1375.00'

1375.00'

50.00'

1375.00'

395.00'

505.00'

445.00'

400.00'

450.00'

485.00'

435.00'

225.00'

275.00'

1375.00'

1425.00'

50.00'

525.00'

445.00'

445.00'

Delta

00°45'20'

10°23'20'

10°05'40"

24°42'30''

36°06'07''

50°29'22''

47°01'18''

53°32'02"

60°48'37''

11°59'27'

01°48'25''

01°05'14''

07°25'43''

07°25'43''

07°25'43''

07°56'59''

17°46'15''

08°23'58"

11°08'07'

09°32'16''

09°14'06''

10°50'44''

06°57'26"

03°53'18''

03°50'16''

11°47'31''

11°47'31'

02°48'07'

11°24'25''

11°35'44''

08°51'13''

03°48'24''

06°52'53''

06°11'23''

27°45'39'

27°45'39'

02°23'46''

00°45'20''

01°42'41''

02°36'11''

02°28'12''

02°28'12''

02°28'12''

02°19'24'

00°16'48''

04°04'43''

48°11'26''

89°34'47''

101°53'22"

59°34'45"

22°02'48''

45°04'33'

01°27'06'

03°04'42''

02°55'16''

02°55'16"

02°55'16''

03°08'53''

151°02'42'

00°22'26''

30°13'26''

10°50'44"

31°41'20''

31°51'22''

31°19'22"

16°52'40''

13°47'52''

59°37'45''

20°29'00''

12°17'07''

12°20'11''

273°05'42''

19°32'06"

10°05'17''

C94 02°48'42''

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

C39

C40

C41

C42

C43

C44

C45

C46

C47

C48

C49

C50

C51

C52

C53

C54

C55

C56

C57

C58

C59

C60

C61

C75

C76

C77

C78

C79

C80

C81

C82

C83

C84

C85

C86

C87

C88

C89

C93

		BOUNDA	RY CURVE TA	BLE	
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

FLOOD	PLAIN ESM'T LI	NE TABLE		ROW LINE TAB	LE
Id	Bearing	Distance	Id	Bearing	Distance
L80	S 14°18'28" W	7.64'	L1	N 87°32'38" E	42.71'
L81	S 06°58'54" W	15.80'	L2	N 87°32'38'' E	60.07'
L82	S 14°02'10" W	4.98'	L3	N 87°32'38'' E	60.07'
L83	S 15°31'27'' W	18.95'	L4	N 87°32'38'' E	10.26'
L84	S 16°30'05" W	40.01'	L5	S 83°22'39" E	14.89'
L85	S 62°20'03" W	18.61'	L6	N 09°45'05'' E	14.14'
L86	S 64°47'56'' W	19.91'	L7	N 49°42'17'' W	41.48'
L87	S 12°47'30" W	23.66'	L8	N 61°52'08'' W	14.36'
L88	S 17°28'30" W	25.30'	L9	N 31°44'54'' E	14.88'
L89	S 05°58'39'' W	16.43'	L10	S 08°46'47'' E	46.27'
L90	S 25°47'28'' W	35.42'	L11	S 08°46'47'' E	16.77'
L91	S 05°42'38'' W	11.26'	L12	S 49°42'17'' E	14.37'
L92	S 38°39'35" W	8.58'	L13	S 49°42'17'' E	27.11'
L93	S 29°40'25" W	15.41'	L14	N 87°32'38'' E	59.39'
L94	S 33°41'24" W	17.04'	L15	N 87°32'38'' E	64.66'
L95	S 49°04'03" W	63.51'	L16	N 87°32'38'' E	49.07'
L96	S 24°00'39" W	27.62'	L22	N 87°32'38'' E	173.12'
L97	S 27°55'55'' W	17.91'	L23	N 87°32'38'' E	173.12'
L98	N 79°37'45'' W	4.42'			

11.18'

18.78'

28.08'

3.98'

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'		

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.

N 29°08'03" E

N 31°45'40'' W

N 53°30'57'' W

N 62°22'40" W

L99

L100

L101

L102

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

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

PRIVATE COMMON AREAS AND FACILITIES

easement line as shown on the plat.

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

P.R.V's. required

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

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

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: Chairman Secretary

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: AUGUST 14, 2025**



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

SHOWING

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: AUGUST 14, 2025**

Case No. FP 25-045

SURVEYOR: WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYORS 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH, TEXAS 76116

PRELIMINARY PLAT CASE NO. PP-013-016 **ENGINEER:**

, 2025.

5200 STATE HIGHWAY 121 (817) 488-4960 **TBLS FIRM REG. No. 10138500**

3559 WILLIAMS ROAD, SUITE 107 FORT WORTH , TEXAS 76116 (817) 560-2916

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

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

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN

INSTRUMENT NUMBER D207415540, DEED RECORDS, TARRANT COUNTY, TEXAS.

TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO.

2.A PORTION OF THE PROPERTY DEPICTED IN THIS SURVEY DOES LIE WITHIN AN

5. ALL OPEN SPACE LOTS, NONRESIDENTIAL LOTS, AND COMMON AREAS WILL BE

EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR

8. ZONED A-7.5 ONE-FAMILY.

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.

PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE.

4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED

NOTES:

PAGE 2 OF 2

PLAT RECORDED IN DOCUMENT NUMBER

OWNER:

1000 TEXAS TRAIL SUITE. 200 GRAPEVINE, TEXAS 76051-3777

CONTACT: 817-366-4196

LA FRONTERA CAPITAL PROPERTIES, LLC.

DATE

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

KIRKMAN ENGINEERING **COLLEYVILLE, TEXAS 76034**

WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYOR