



**TARRANT COUNTY TAX OFFICE**  
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.com  
In God We Trust

MARY LOUISE NICHOLSON  
COUNTY CLERK

WENDY BURGESS  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042726423  
AD NUMBER: A1009 1A 91  
CERTIFICATE NO : 90715817

**COLLECTING AGENCY**

WENDY BURGESS  
PO BOX 961018  
FORT WORTH TX 76161-0018

**REQUESTED BY**

LAFRONTERA DEVELOPMENT LLC

1000 TEXAN TR STE 200  
GRAPEVINE TX 760513777

DATE : 11/9/2022  
FEE : \$10.00

PAGE 1 OF 1

**PROPERTY DESCRIPTION**

MERRELL, SARAH E SURVEY ABST  
RACT 1009 TRACT 1A AG BOUNDAR  
Y SPLIT

0000000 BOAT CLUB RD  
1.4 ACRES

**PROPERTY OWNER**

LAFRONTERA DEVELOPMENT LLC

1000 TEXAN TR STE 200  
GRAPEVINE TX 760513777

| YEAR  | TAX UNIT                   | AMOUNT DUE |
|-------|----------------------------|------------|
| 2022  | CITY OF FORT WORTH         | \$0.00     |
| 2022  | Tarrant County             | \$0.00     |
| 2022  | JPS HEALTH NETWORK         | \$0.00     |
| 2022  | TARRANT COUNTY COLLEGE     | \$0.00     |
| 2022  | EAGLE MOUNTAIN/SAGINAW ISD | \$0.00     |
| TOTAL |                            | \$0.00     |

ISSUED TO : LAFRONTERA DEVELOPMENT LLC  
ACCOUNT NUMBER: 00042726423  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Deputy



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In God We Trust

WENDY BURGESS  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042726407  
AD NUMBER: A1009 1A 90  
CERTIFICATE NO : 90715818

**COLLECTING AGENCY**

WENDY BURGESS  
PO BOX 961018  
FORT WORTH TX 76161-0018

**REQUESTED BY**

LAFRONTERA DEVELOPMENT LLC

1000 TEXAN TR STE 200  
GRAPEVINE TX 760513777

DATE : 11/9/2022  
FEE : \$10.00

**PROPERTY DESCRIPTION**

MERRELL, SARAH E SURVEY ABST  
RACT 1009 TRACT 1A AG BOUNDAR  
Y SPLIT

0000000 BOAT CLUB RD  
22.32 ACRES

**PROPERTY OWNER**

LAFRONTERA DEVELOPMENT LLC

1000 TEXAN TR STE 200  
GRAPEVINE TX 760513777

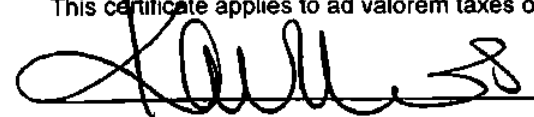
PAGE 1 OF 1

| YEAR  | TAX UNIT                     | AMOUNT DUE |
|-------|------------------------------|------------|
| 2022  | CITY OF FORT WORTH           | \$0.00     |
| 2022  | Tarrant County               | \$0.00     |
| 2022  | TARRANT REGIONAL WATER DIST. | \$0.00     |
| 2022  | JPS HEALTH NETWORK           | \$0.00     |
| 2022  | TARRANT COUNTY COLLEGE       | \$0.00     |
| 2022  | EAGLE MOUNTAIN/SAGINAW ISD   | \$0.00     |
| TOTAL |                              | \$0.00     |

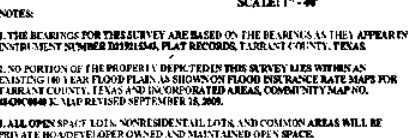
ISSUED TO : LAFRONTERA DEVELOPMENT LLC  
ACCOUNT NUMBER: 00042726407  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy





| LA FRONTERA PHASE 3                           |                               |
|-----------------------------------------------|-------------------------------|
| DEVELOPMENT YIELD                             | GROSS SITE AREA: 23.718 ACRES |
| TOTAL NUMBER OF LOTS: 85                      |                               |
| RESIDENTIAL LOTS: 84                          |                               |
| ACREAGE: SINGLE FAMILY DETACHED: 17.776 ACRES |                               |
| NON-RESIDENTIAL LOTS: 1                       |                               |
| ACREAGE: OPEN SPACE LOTS: 0.376 ACRES         |                               |
| RIGHT OF WAY: 5.564 ACRES                     |                               |



Lt. D York 11/13/2022  
Lt. D York 11/13/2022 (Nov 13, 2022 06:35 CST)

**FINAL PLAT**  
**SHOWING**  
**LOT 1X AND LOTS 1-12, BLOCK 8, LOTS 1-9, BLOCK 9,**  
**LOTS 1-36, BLOCK 10, LOTS 7-24, BLOCK 11**  
**LOTS 17-25, BLOCK 15**

## LA FRONTERA

AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AND BEING SITUATED  
IN THE S. E. MERRELL SURVEY, ABSTRACT NO. 1009.  
AND A REPLAT OF LOT 1X BLOCK 9, LA FRONTERA,  
RECORDED ON INSTRUMENT NUMBER D219215343,  
PLAT RECORDS, TARRANT COUNTY, TEXAS.

**PHASE 3**  
**23.718 ACRES**  
**1,033,146 sq ft**

Case No.: FP-22-028  
PRELIMINARY PLAT CASE NO. PP-013-016

**64 RESIDENTIAL LOTS**  
DATE: NOVEMBER 9, 2021

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

**OWNER:**  
LA FRONTERA DEVELOPMENT, LLC  
1009 TEXAS TRAIL SUITE 200  
GRAPEVINE, TEXAS 76051-7777

**SURVEYOR:**  
WHITFIELD-HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURV  
3559 WILLIAMS ROAD, MTTF 107

**ENGINEER:**  
**WELCH ENGINEERING**  
1005 NORWOOD DRIVE, SUITE 2  
BEDFORD, TEXAS 76022  
(817) 549-2000

PAGE 1 OF 2

PLAT RECORDED IN DOCUMENT NUMBER

DATE \_\_\_\_\_, 2021

TPELS FIRM REG. NO. 10130500 JOB NO. 17-075

WHEREAS La Frontera Development, LLC and La Frontera Homeowners Association are the owners of a combined 23.718 Acres tract of land in 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 deed to La Frontera Development, LLC, recorded in Instrument Number D21830588, Deed Records, Tarrant County, Texas, and being a portion of that certain tract of land known as Lot 1X, Block 9, a developer and Homeowners Association tract in La Frontera, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in D219215343, Plat Records, Tarrant County, Texas. The bearings for this plat of survey are based on the bearings as they appear in Instrument Number D219215343, Plat Records, Tarrant County, Texas. Said 23.718 Acres being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northwest corner of Lot 1X, Block 10, said La Frontera, and being in the east right of way of La Frontera Drive, a 60 Foot right of way, as recorded in Instrument Number D219215343, Plat Records, Tarrant County, Texas;

THENCE North 22°44'33" East, along said east right of way line, a distance of 104.73 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the point of curvature of a tangent curve, concave to the west, having a radius of 548.00 Feet a central angle of 81°28'45", and a chord of 13.94 Feet bearing North 22°00'14" East;

THENCE northeasterly continuing along said east right of way line, and along said curve, a distance of 13.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 68°45'08" West, departing said east right of way line and continuing over and across said La Frontera Drive, a distance of 68.89 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the west right of way line of said La Frontera Drive, same being the point of curvature of a non-tangent curve, concave to the west, having a radius of 480.00 Feet a central angle of 01°28'45", and a chord of 12.39 Feet bearing South 22°00'14" West;

THENCE southerly along said west right of way line and along said curve, a distance of 12.39 Feet;

THENCE South 22°44'33" West, continuing along said west right of way line, a distance of 94.17 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the point of curvature of a tangent curve, concave to the north, having a radius of 29.00 Feet a central angle of 99°43'27", and a chord of 42.31 Feet bearing South 69°35'21" West;

THENCE southeasterly along said west right of way and said curve, at a distance of 16.46 Feet pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 1X, Block 9, continuing along the south line of said Lot 1X, Block 9, a total distance of 47.43 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the north right of way line of Raulito Millage Drive, a variable width right of way;

THENCE North 63°33'54" West, departing said west right of way line and continuing along said south line of Lot 1X, Block 9, and said north right of way line, a distance of 113.86 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said south line and said north right of way line and continuing over and across and said Lot 1X, Block 9 and west lines of said La Frontera Development, LLC tract, the following courses and distances:

North 24°34'35" East, at a distance of 15.81 Feet, pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for a corner in the north line of said Lot 1X, Block 9, departing said Lot 1X, Block 9 and continuing along the said west line of La Frontera Development, LLC tract, a total distance of 135.83 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 13°58'29" East, a distance of 62.45 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 04°17'47" East, a distance of 62.47 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 05°02'19" West, a distance of 355.89 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 10°56'39" West, a distance of 50.08 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a non-tangent curve, concave to the south, having a radius of 325.00 Feet a central angle of 00°12'53", and a chord of 35.11 Feet bearing North 82°07'39" East;

Easterly along said curve, a distance of 35.23 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 04°44'05" West, a distance of 146.57 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 00°34'58" East, a distance of 193.51 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in a north line of said La Frontera Development, LLC tract;

THENCE South 89°38'37" East, along said north line, a distance of 864.84 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said north line and continuing along the east lines of said La Frontera Development, LLC tract the following courses and distances:

South 00°21'23" West, a distance of 149.68 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 45°29'31" East, a distance of 13.92 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 01°42'03" East, a distance of 50.08 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for point of curvature of a non-tangent curve, concave to the north, having a radius of 1025.00 Feet a central angle of 89°00'01", and a chord of 1.34 Feet bearing North 82°10'59" East;

Westerly along said curve, a distance of 1.88 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 44°21'04" West, a distance of 143.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 00°21'23" West, a distance of 120.48 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 87°32'38" East, a distance of 141.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

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

South 85°51'40" East, a distance of 144.59 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 00°42'19" East, a distance of 203.58 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the north right of way line of La Millage Drive, a 50 Foot right of way, as recorded in Instrument Number D219215343, Plat Records, Tarrant County, Texas;

THENCE North 82°49'13" West, along said north right of way line, a distance of 137.49 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the northeast corner of a corner clip for the right of way intersection of said La Millage Drive and Villa Verde Drive, a 50 Foot right of way, recorded in said Instrument Number D219215343;

THENCE North 34°36'19" West, along said corner clip, a distance of 143.33 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said corner clip;

THENCE North 84°39'07" West, departing said corner clip and continuing over and across said Villa Verde Drive, a distance of 50.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the west right of way line of said Villa Verde Drive, said point being the point of curvature of a non-tangent curve, concave to the west, having a radius of 1045.00 Feet a central angle of 01°07'18", and a chord of 20.46 Feet bearing South 85°57'33" West;

THENCE southerly along said west right of way line and said curve, a distance of 20.46 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 83°31'48" West, departing said west right of way line and continuing along the north line of Lot 6, Block 11 of said La Frontera, a distance of 140.08 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE departing said north line and continuing along the west line of said Block 11 the following courses and distances:

South 08°44'38" West, a distance of 71.81 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 13°11'38" West, a distance of 71.81 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 17°50'22" West, a distance of 71.81 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 22°05'02" West, a distance of 62.34 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 26°13'13" West, a distance of 71.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 29°34'51" West, a distance of 74.32 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the north line of Lot 1X of said Block 11;

THENCE North 60°25'09" West, along said north line, at a distance of 140.80 Feet pass the east right of way line of Casa Frontera Drive a 50 Foot right of way, as recorded in said Instrument Number D219215343, same being the northeast corner of said Lot 1X, Block 11, departing said north line and continuing over and across said right of way, at a distance of 190.80 Feet pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 1X, Block 10, and being in the west right of way line of said Casa Frontera Drive, departing said right of way line and continuing along the north line of said Lot 1X, Block 10, a total distance of 206.25 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the point of curvature of a tangent curve, concave to the northeast, having a radius of 639.48 Feet a central angle of 04°18'34", and a chord of 69.25 Feet bearing North 89°18'51" West;

THENCE northwesterly continuing along said north line of Lot 1X, Block 10, and along said curve, a distance of 69.25 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the point of curvature of a reverse curve, concave to the southwest, having a radius of 690.59 Feet a central angle of 04°02'33", and a chord of 48.71 Feet bearing North 56°47'56" West;

THENCE northwesterly, continuing along said north line of Lot 1X, Block 10, and along said curve, a distance of 48.72 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 54°09'06" West, continuing along said north line of Lot 1X, Block 10, a distance of 153.88 Feet to the POINT OF BEGINNING and containing a computed area of 23.718 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, La Frontera Development, LLC, do hereby adopt this plat as LOTS 1-12, BLOCK 8, LOTS 1-9, BLOCK 9, LOTS 1-36, BLOCK 10, LOTS 1-24, BLOCK 11, LOTS 17-25, BLOCK 15, La Frontera, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS 11th day of November, 2022.

Notary Public in Tarrant County, Texas

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 Hadenwood, 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: 3-29-26

CLINT BAKER  
Notary Public, State of Texas  
Comm. Expires 03-29-2026  
Notary ID 131510006

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS  
COUNTY OF TARRANT:

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

Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4918  
TPELS FIRM REG. No. 10138508  
Date: NOVEMBER 9, 2022



**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL  
16 November 13, 2022  
Plat Approval Date: November 13, 2022 (Nov 13, 2022 10:18 CST)  
Donald R. Boren  
Chairman  
D. Stuart Campbell  
Secretary



Lt. D York 11/13/2022  
Lt. D York 11/13/2022 (Nov 13, 2022 06:35 CST)

**UTILITY EASEMENTS**  
Any public utility, including the City of Fort Worth, shall have the right to move and keep not 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 to all those to improve and agree upon said easements for the purpose of construction, reconstruction, improvement, patrolling, maintaining, and adding to or repairing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**BUILDING PERMITS**  
No building permit 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 light, sidewalk, or parking improvements, and approval is first obtained from the City of Fort Worth.

**SITE DRAINAGE STUDY**  
A site drainage study, showing conformance with the approved roadways 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 ensure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted to 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 erosion 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 these 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, handicapped areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreation/cabins/corvies/buildings and facilities. The final owners and subsequent owners of the lots and parcels to 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 planned 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 consecutive 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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule II of said ordinance, and is due on the date a building permit is issued.

**PARKWAY PERMIT**  
Parkway improvements such as curb and gutter, pavement to be, 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 # 18615-05-1009 will be required.

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

**FINAL PLAT**  
SHOWING  
LOTS 1-12, BLOCK 8, LOTS 1-9, BLOCK 9,  
LOTS 1-36, BLOCK 10, LOTS 7-24, BLOCK 11  
LOTS 17-25, BLOCK 15  
**LA FRONTERA**  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AND BEING SITUATED  
IN THE S.E. MERRELL SURVEY, ABSTRACT NO. 1009,  
AND A REPLAT OF LOT 1X BLOCK 9, LA FRONTERA,  
RECORDED ON INSTRUMENT NUMBER D219215343,  
PLAT RECORDS, TARRANT COUNTY, TEXAS.

Case No.: FP-22-028  
PRELIMINARY PLAT CASE NO. PP-013-016

|                                                                                                                |                                                                                                                                                                                                        |                                                                                                                    |                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER:</b><br>LA FRONTERA DEVELOPMENT, LLC.<br>104 TEXAS TRAIL, P.O. BOX 700<br>GRAPEVINE, TEXAS 76049-3777 | <b>SURVEYOR:</b><br>WHITFIELD - HALL SURVEYORS<br>REGISTERED PROFESSIONAL LAND SURVEYORS<br>3559 WILLIAMS ROAD, SUITE 107<br>FORT WORTH, TEXAS 76116<br>(817) 560-2761<br>TPELS FIRM REG. NO. 10138508 | <b>ENGINEER:</b><br>WELCH ENGINEERING<br>1306 HOLLYWOOD DRIVE, SUITE 200<br>BEDFORD, TEXAS 76021<br>(817) 569-2761 | <b>WHITFIELD - HALL SURVEYORS</b><br>REGISTERED PROFESSIONAL LAND SURVEYORS<br>3559 WILLIAMS ROAD, SUITE 107<br>FORT WORTH, TEXAS 76116<br>(817) 560-2761<br>TPELS FIRM REG. NO. 10138508 JOB NO. 17-075 |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NOTES:  
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NUMBER D219215343, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
2. NO PORTION OF THE PROPERTY DEPICTED IN THIS SURVEY LIES WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, CURRENTLY MAP NO. 44048-000-X, MAP REVISED SEPTEMBER 26, 2004.  
3. ALL OPEN SPACE LOTS, NON-RESIDENTIAL LOTS, AND COMMON AREAS WILL BE PRIVATE HOMEOWNER OWNED AND MAINTAINED OPEN SPACE.

PROJECT FILES\CS3\10114251 LA Frontera Phase Two\Bldg 315-071 LA FRONTERA PH 1 PLAT 4121201.DWG