FINAL PLAT

SHOWING

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 BEING SITUATED
IN THE S. E. MERRELL SURVEY, ABSTRACT NO. 1009.

FP-17-075

31.290 ACRES
1,362,989.87 sq ft

Case No. FP 17-075

DATE: AUGUST 26, 2019

PRELIMINARY PLAT CASE NO. PP-013-016

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. 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.

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.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818

Date: AUGUST 26, 2019

STATE OF TEXAS
JOHNNY D.L. WILLIAMS
4818
SURVEYOR

PAGE 1 OF 2

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: Sept. 20, 2019

Donald A. Boren
Chairman

Mary Elliott
Secretary

OWNER:
LA FRONTERA CAPITAL PROPERTIES, LLC.
100 TEXAS PARK WITH 300
GRAPEVINE, TEXAS 76051

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
2500 W. BEACH AVENUE, SUITE 101
FORT WORTH, TEXAS 76110
817-926-2916
FIELD PARTY NO. 4, 817-926-2916

ENGINEER:
WELCH ENGINEERING
1000 NORTH MAIN STREET, SUITE 200
BEDFORD, TEXAS 76022
817-267-2900

FORT WORTH
PRE-DEVELOPMENT
04-19-2019

D219215315 04/20/2019

JOB NO. 17-075

FCS 2017\17-075 La Frontera Phase Two\17-075 Ph 2 plat 04-19-2019 .JCS