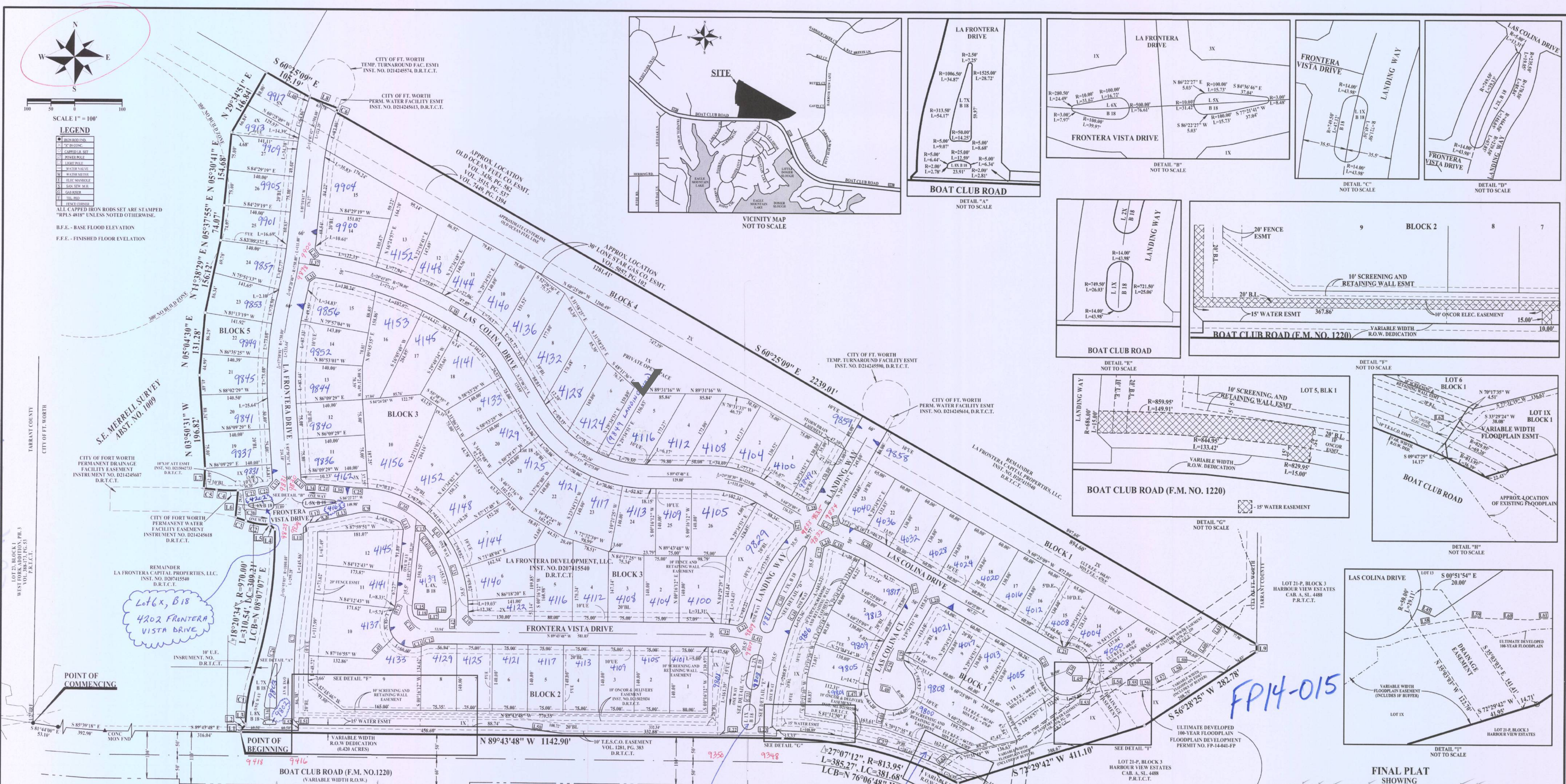




NOTES:

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.

LAND USE	LOTS	ACRES
TOTAL LAND AREA	103	40.439
OPEN SPACE: LOTS 1X & 2X, BLK 1	19	7.698
RESIDENTIAL LOTS:	85	22.777
ROW DEDICATION		0.420
PUBLIC ROW		9.544

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.

40.439 ACRES
1,761,520 SQ. FT.

Case No. FP-14-015
PRELIMINARY PLAT CASE NO. PP-013-016

DATE: NOVEMBER 1, 2016

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: 11/4/2016

By: *Donald R. Brown* Chairman

By: *Donald Smith* Secretary

OWNER:
LA FRONTERA CAPITAL PROPERTIES, LLC.
1000 TEXAS TRAIL, SUITE 200
GRAPEVINE, TEXAS 76049-3771

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3509 WILLIAMS ROAD, SUITE 101
FORT WORTH, TEXAS 76104
(817) 560-2516
TXLS 00000000000000000000

ENGINEER:
WELCH ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
1000 TEXAS TRAIL, SUITE 200
GRAPEVINE, TEXAS 76049-3771
(817) 560-2516
TXES 00000000000000000000

PLAT RECORDED IN DOCUMENT NUMBER **D21626019** DATE **November 4, 2016**

PAGE 1 OF 2

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.

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 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 secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the parth(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 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, 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 filing 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 of said ordinance, and becomes effective 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 shedule 2 of said ordinance, and is due on the date a building permit is issued.

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

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

P.R.V.'s. required

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

RESIDENTIAL ACCESS

Direct access from single/duplex residential drives onto [Boat Club] is prohibited.

ONE-WAY STREETS

The following streets are designated as one-way streets and shall have signage consistent with the Texas Manual for Uniform Traffic Control (TMUTCD) requirements for sign placement regarding one-way traffic at the designated intersections: La Frontera at L7X, B18, and L8X, B18; Frontera Vista Drive at L6X, B18, L5X, B18, and L4X, B18; and Landing Way at L1X, B18, L2X, B18, and L3X, B18. Include language regarding whether on-street parking is prohibited along these one-way portions of the street.

ROW LINE TABLE		
Id	Bearing	Distance
L11	N 42°28'17" E	14.40'
L12	N 86°23'27" E	5.55'
L13	N 77°21'40" E	77.23'
L14	N 26°07'19" W	16.98'
L15	N 36°30'41" W	9.23'
L16	N 45°16'12" E	14.14'
L17	N 89°43'36" W	54.02'
L18	N 60°43'36" W	17.49'
L19	N 44°43'48" E	14.14'
L20	N 33°53'39" W	13.63'
L21	N 58°40'23" W	15.96'
L22	N 45°24'36" W	14.20'
L23	N 44°03'45" E	13.98'
L24	N 66°08'08" W	13.07'
L25	N 15°25'09" W	14.14'
L26	N 74°34'51" E	14.14'
L27	N 17°31'53" E	15.61'
L28	N 74°34'51" E	14.14'
L29	N 09°14'34" W	12.54'
L30	N 37°14'24" W	14.41'
L31	N 54°57'51" W	14.41'
L32	N 41°09'25" W	14.17'
L33	N 48°44'02" E	14.17'
L34	N 86°22'27" E	5.18'
L35	N 84°36'46" W	64.60'
L36	N 82°53'14" W	108.72'
L37	N 44°43'48" E	14.14'
L38	N 09°16'12" W	12.00'

FLOODPLAIN ESENT LINE TABLE		
Id	Bearing	Distance
L39	N 79°36'42" E	66.24'
L40	N 86°11'15" E	17.82'
L41	N 80°11'24" E	43.24'
L42	N 85°56'26" E	22.30'
L43	N 66°20'02" E	33.31'
L44	N 60°48'49" E	47.64'
L45	N 53°55'56" E	37.81'
L46	N 36°37'47" E	48.55'
L47	N 17°52'33" E	36.61'
L48	N 52°37'33" E	38.27'

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, La Frontera Development, LLC, is the owner of a 40.439 acre tract of land situated in the S. E. Merrell Survey, Abstract No. 1009, Tarrant County, Texas, and being a portion of that certain tract of land described in deed to La Frontera Development, LLC, recorded in Instrument No. D215030830, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in Instrument No. D207415540, Deed Records, Tarrant County, Texas. Said 40.439 acres being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the most westerly southwest corner of said Frontera Capital Properties, LLC tract, and being at the southeast corner of Lot 23, Block 1, West Fork Addition, Phase 3, recorded in Volume 388-173, Page 53, Plat Records, Tarrant County, Texas, also being in the north right of way line of Boat Club Road, a variable width public right of way;

THENCE along the said north right of way line, the following courses and distances:

South 81°44'00" East, a distance of 53.10 Feet to a ½" iron rod found;

South 85°39'18" East, a distance of 392.90 Feet to a concrete monument found;

South 89°43'48" East, a distance of 316.04 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the POINT OF BEGINNING;

THENCE departing the said north right of way line, and along the westerly, northing, and easterly lines of said La Frontera Development, LLC tract, the following courses and distances:

North 00°16'12" East, a distance of 5.00 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 45°16'12" East, a distance of 14.14 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 00°16'12" East, a distance of 2.53 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a tangent curve, concave to the east, having a radius of 350.00 Feet, a central angle of 17°01'12", and a chord of 103.59 Feet bearing South 08°46'48" West;

Northerly along said curve, a distance of 103.97 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a reverse curve, concave to the west, having a radius of 970.00 Feet, a central angle of 18°20'34", and a chord of 309.21 Feet bearing North 08°07'07" East;

Northerly along said curve, a distance of 310.54 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 46°29'45" West, a distance of 14.11 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 88°21'23" West, a distance of 2.73 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a tangent curve, concave to the north, having a radius of 130.50 Feet, a central angle of 21°42'07", and a chord of 49.13 Feet bearing South 80°47'33" East;

Westerly along said curve, a distance of 49.43 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a reverse curve, concave to the south, having a radius of 250.00 Feet, a central angle of 05°12'25", and a chord of 22.71 Feet bearing North 72°32'42" West;

Westerly along said curve, a distance of 22.72 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 05°09'10" East, a distance of 56.97 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a non-tangent curve, concave to the north, having a radius of 250.00 Feet, a central angle of 10°24'32", and a chord of 45.35 Feet bearing South 88°35'02" East;

Westerly along said curve, a distance of 45.42 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a reverse curve, concave to the south, having a radius of 525.00 Feet, a central angle of 02°57'31", and a chord of 27.11 Feet bearing North 84°51'32" West;

Westerly along said curve, a distance of 27.11 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 03°39'43" East, a distance of 42.09 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 03°50'31" West, a distance of 196.82 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 05°04'30" East, a distance of 131.28 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 11°38'29" East, a distance of 156.12 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 05°37'55" East, a distance of 74.07 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

ROW CURVE TABLE				
Id	Delta	Radius	Arc Length	Chord
C7	06°37'26"	1488.50'	172.88'	171.99'
C8	09°00'47"	138.50'	20.53'	20.51'
C9	17°33'54"	100.00'	30.66'	30.54'
C10	26°49'51"	30.00'	14.05'	13.92'
C11	06°05'58"	50.00'	5.32'	5.32'
C12	26°49'51"	30.00'	14.05'	13.92'
C13	13°49'55"	5.00'	11.71'	9.21'
C14	03°33'06"	164.50'	10.15'	10.15'
C15	30°14'21"	39.50'	20.85'	20.61'
C16	16°56'23"	194.00'	57.36'	57.15'
C17	08°07'16"	206.00'	28.35'	28.32'
C18	03°19'29"	525.00'	30.46'	30.46'
C19	76°56'03"	30.00'	40.11'	37.19'
C20	60°00'00"	30.00'	31.42'	30.00'
C21	28°57'18"	30.00'	15.16'	15.00'
C22	09°34'48"	130.50'	21.82'	21.79'
C23	09°38'01"	250.00'	42.83'	41.98'
C24	09°00'47"	130.50'	20.53'	20.51'
C25	04°21'10"	490.00'	37.23'	37.22'
C27	28°13'01"	829.95'	408.73'	404.62'

BNDY CURVE TABLE				
Id	Delta	Radius	Arc Length	Chord
C1	17°01'12"	350.00'	103.97'	103.59'
C2	21°42'07"	130.50'	49.43'	49.13'
C3	05°12'25"	250.00'	22.72'	22.71'
C4	10°24'32"	250.00'	45.42'	45.35'
C5	02°57'31"	525.00'	27.11'	27.11'
C6	01°39'22"	570.00'	9.49'	9.49'

CENTERLINE CURVE TABLE				
Id	Delta	Radius	Arc Length	Chord
C26	12°48'22"	500.00'	111.76'	111.52'
C27	08°06'35"	500.00'	70.77'	70.71'
C28	08°06'35"	500.00'	70.77'	70.71'
C29	18°21'59"	250.00'	80.14'	79.80'
C30	14°06'52"	735.50'	181.19'	180.73'
C31	15°35'13"	735.50'	199.47'	197.4022" W
C32	15°11'47"	400.00'	106.09'	105.78'
C33	36°46'53"	250.00'	160.49'	157.75'
C34	95°31'05"	50.00'	83.36'	74.03'
C35	57°06'51"	175.00'	174.45'	167.31'
C36	08°46'48"	500.00'	76.61'	76.53'

North 05°30'41" East, a distance of 154.68 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 29°34'51" East, a distance of 146.84 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 60°25'09" East, a distance of 105.19 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 68°52'12" East, a distance of 63.78 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a non-tangent curve, concave to the east, having a radius of 470.00 Feet, a central angle of 01°09'25", and a chord of 9.49 Feet bearing South 20°33'06" West;

Southerly along said curve, a distance of 9.49 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 60°25'09" East, a distance of 2239.01 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set in the easterly line of said La Frontera Development, LLC tract, same being the westerly line of Lot 21-P, Block 3, Harbour View Estates, Cabinet A, Slide 4488, Plat Records, Tarrant County, Texas;

THENCE continuing along the common lines of said La Frontera Development, LLC tract and said Lot 21-P, the following courses and distances:

South 00°10'20" West, a distance of 16.05 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 56°28'25" West, a distance of 282.78 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

South 72°29'42" West, a distance of 411.10 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set in the said north right of way line, being at the point of curvature of a non-tangent curve, concave to the south, having a radius of 813.95 Feet, a central angle of 27°07'12", and a chord of 381.68 Feet bearing North 76°06'48" West;

THENCE along the said north right of way line, the following courses and distances:

Northwesterly along said curve, a distance of 385.27 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" set;

North 89°43'48" West, a distance of 1142.90 Feet to the POINT OF BEGINNING; and containing a computed area of 40.439 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, La Frontera Development, LLC., does hereby adopt this plat as LOTS 1X, 2X, 1-11 AND 13-23, BLOCK 1; LOTS 1X, 1-12, BLOCK 2; LOTS 1X, 2X, 3X, 1-26, BLOCK 3; LOTS 1X, 2X, 1-15, BLOCK 4; LOTS 1X, 5X, 19-27, BLOCK 5; LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, BLOCK 18, 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 herein.

WITNESS MY HAND THIS 2 day of November, 2016.

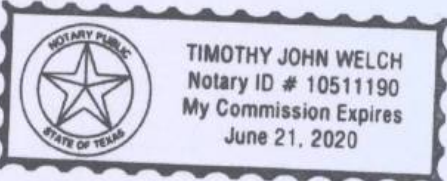
Governing Person - Gary Hazlewood

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 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 TARRANT County, Texas

My commission expires: 6-21-2020



FINAL PLAT
SHOWING

LOTS 1X, 2X, 1-11 and 13-23, BLOCK 1; LOTS 1X, 1-12, BLOCK 2;
LOTS 1X, 2X, 3X, 1-26, BLOCK 3; LOTS 1X, 2X, 1-15, BLOCK 4;
LOTS 1X, 4X, 5X, 19-27, BLOCK 5; LOTS 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, BLOCK 18

LA FRONTERA

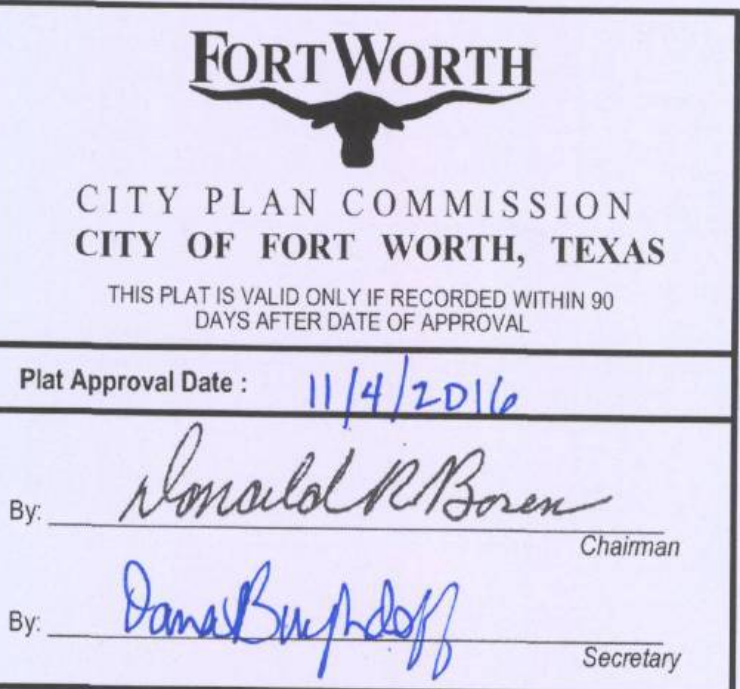
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40.439 ACRES
1,761,520 SQ. FT.

Case No. FP-14-015

PRELIMINARY PLAT CASE NO. PP-013-016

DATE: NOVEMBER 1, 2016



JAN
11-3-16

OWNER:
LA FRONTERA CAPITAL PROPERTIES, LLC.
100 TEXAS TRAIL, SUITE 200
GRAPEVINE, TEXAS 76137-1777

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
FORT WORTH, TEXAS 76116
(817) 505-2946
T.E.S. FIRM REG. No. 10138080

ENGINEER:
WELCH ENGINEERING
1308 NORTHWOOD DRIVE, SUITE 200
BEAUFORT, TEXAS 76022
(817) 505-2946

PLAT RECORDED IN DOCUMENT NUMBER D226260991 DATE November 4th 2016

JOB NO. 13-217