



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
MARY LOUISE NICHOLSON
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.

[Signature]
Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
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

PAGE 1 OF 1

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

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2022 for various units like CITY OF FORT WORTH, Tarrant County, TARRANT REGIONAL WATER DIST., JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EAGLE MOUNTAIN/SAGINAW ISD, and a TOTAL row.

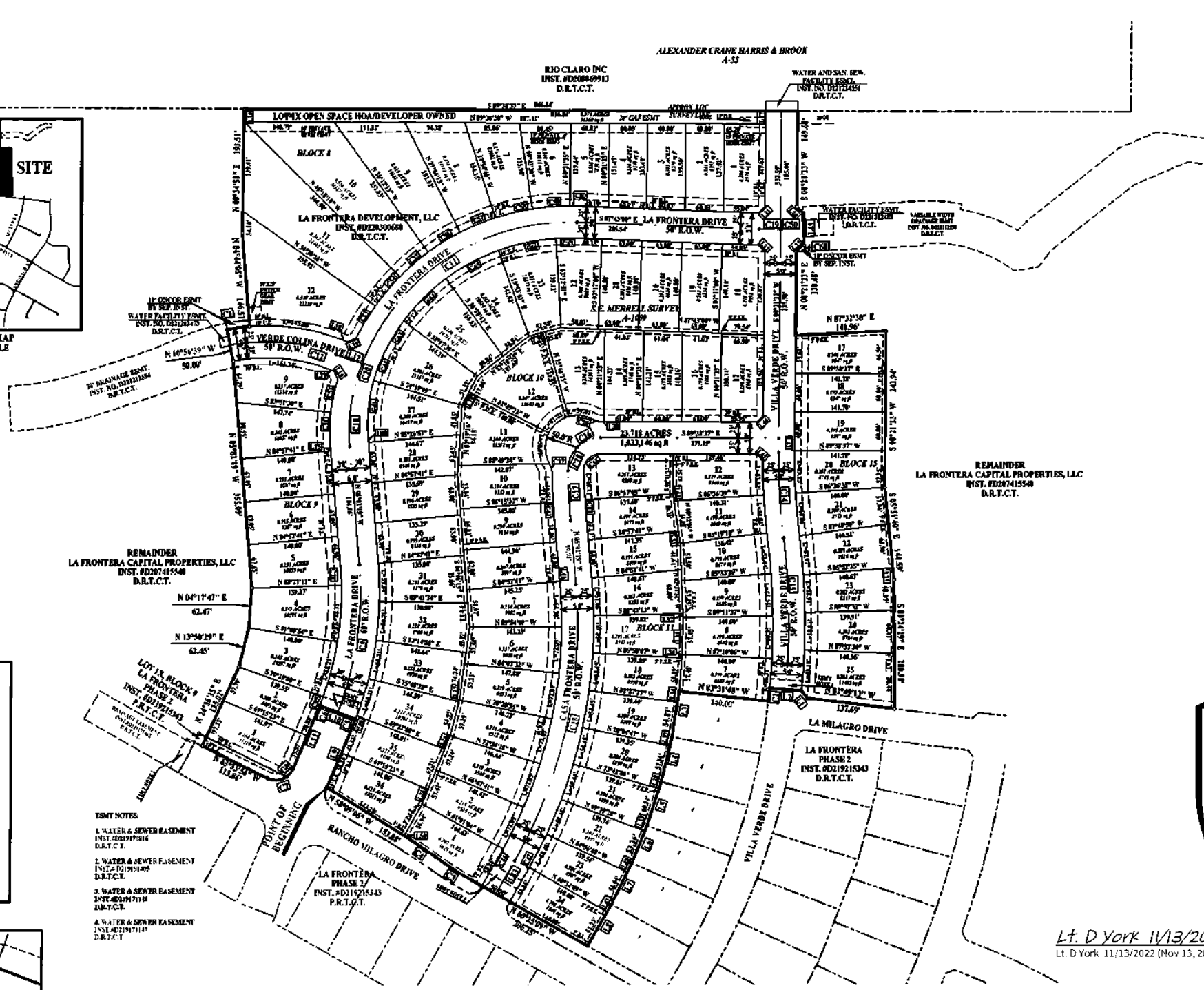
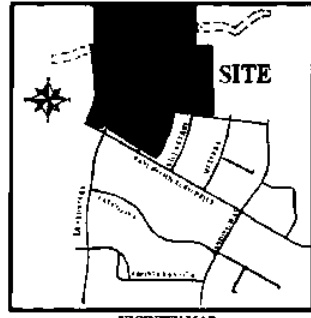
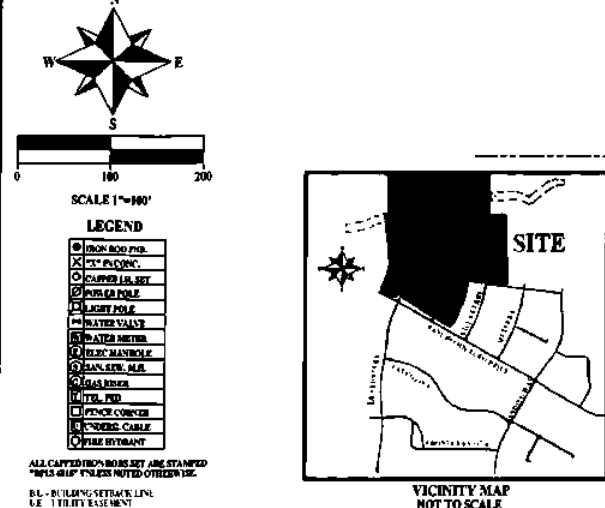
ISSUED TO : LAFRONTERA DEVELOPMENT LLC
ACCOUNT NUMBER: 00042726407
TOTAL CERTIFIED TAX: \$0.00

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.

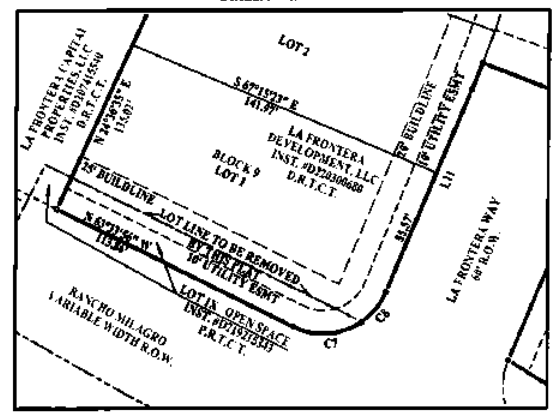
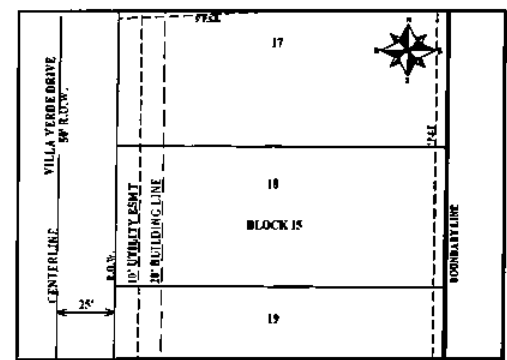
This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

[Signature] Deputy





BOUNDARY TABLE, CENTERLINE TABLE, LOT LINES, and LOT LINE CURVE TABLE. These tables provide the mathematical data for the boundaries and curves of the lots and blocks shown in the plan. They include columns for station number, bearing, distance, radius, arc length, chord, and chord bearing.



- ESMT NOTES: 1. WATER & SEWER EASEMENT INST. #02192614 D.R.T.C.T. 2. WATER & SEWER EASEMENT INST. #01901406 D.R.T.C.T. 3. WATER & SEWER EASEMENT INST. #03997114 D.R.T.C.T. 4. WATER & SEWER EASEMENT INST. #01901717 D.R.T.C.T.

LA FRONTERA PHASE 3 summary table. Includes: DEVELOPMENT YIELD: 85, GROSS SITE AREA: 23.718 ACRES, TOTAL NUMBER OF LOTS: 85, ACRES: SINGLE FAMILY DETACHED: 17.718 ACRES, NON-RESIDENTIAL LOTS: 1, ACRES: 1.999, 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 IX AND LOTS 1-12, BLOCK 8, LOTS 1-9, BLOCK 9, LOTS 1-36, BLOCK 10, LOTS 7-14, 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 IX 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

84 RESIDENTIAL LOTS
DATE: NOVEMBER 9, 2022

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

OWNER: LA FRONTERA DEVELOPMENT, LLC
SURVEYOR: WHITFIELD-HALL SURVEYORS
ENGINEER: WELCH ENGINEERING

PLAT RECORDED IN DOCUMENT NUMBER DATE 2022

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 1089, 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 D219215343, Plat 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, of 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°44'37" 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 and a central angle of 87°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°49'08" 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 490.00 Feet and a central angle of 01°28'45", and a chord of 12.39 Feet bearing South 22°00'14" West;

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

THENCE South 22°04'37" West, continuing along said east 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 and a central angle of 99°43'27", and a chord of 42.31 Feet bearing South 69°35'21" West;

THENCE southerly along said east right of way line and said curve, a distance of 16.46 Feet to 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 47.42 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the north right of way line of Executive Millage Drive, a variable width right of way;

THENCE North 67°30'56" West, departing said east 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 said Lot 1X, Block 9 and east line of said La Frontera Development, LLC tract, the following courses and distances:

North 24°56'35" 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 east 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, at a distance of 62.45 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

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

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

North 10°56'39" West, at 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 and a central angle of 00°12'55", and a chord of 35.11 Feet bearing North 52°07'38" East;

Easterly along said curve, a distance of 35.22 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

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

North 00°34'58" East, at a distance of 193.51 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the 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 line of said La Frontera Development, LLC tract the following courses and distances:

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

South 45°21'31" East, at a distance of 13.92 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 01°42'03" East, at 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 and a central angle of 84°00'01", and a chord of 1.84 Feet bearing North 55°20'59" 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, at a distance of 143.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

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

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

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

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

South 00°21'23" East, at 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 southeast 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, as recorded in said Instrument Number D219215343;

THENCE North 30°56'19" 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°59'07" West, departing said corner clip and continuing over and across said Villa Verde Drive, a distance of 50.08 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 and a central angle of 01°07'18", and a chord of 20.46 Feet bearing South 05°57'33" West;

THENCE southerly along said east 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 53°31'48" West, departing said east right of way line and continuing along the north line of Lot 6, Block 11 of said La Frontera, a distance of 140.00 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, at a distance of 71.81 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

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

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

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

South 26°13'25" West, at a distance of 71.82 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 29°34'51" West, at a distance of 74.33 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 140.00 Feet past 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 190.00 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 east 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 and a central angle of 00°18'34", and a chord of 69.35 Feet bearing North 57°15'51" West;

THENCE northeasterly continuing along said north line of Lot 1X, Block 10, and along said curve, a distance of 69.35 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 southeast, having a radius of 690.50 Feet and a central angle of 04°02'33", and a chord of 48.71 Feet bearing North 56°07'50" West;

THENCE northeasterly, 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 58°09'06" West, continuing along said north line of Lot 1X, Block 10, a distance of 153.86 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 7-24, BLOCK 10, LOTS 17-25, BLOCK 10, LOTS 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.

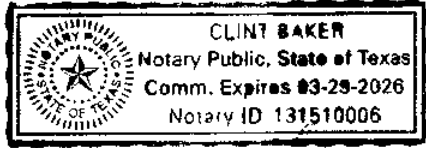
WITNESS MY HAND THIS 11th day of November, 2022.

Clint Baker, Notary Public, State of 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 Hildebrand, 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 considerations therein expressed.

Gary Hildebrand, Notary Public in Tarrant County, Texas



SURVEYOR'S CERTIFICATION STATE OF TEXAS COUNTY OF TARRANT:

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

Johnny D.L. Williams, Registered Professional Land Surveyor, Texas Registration No. 4818, TPELS FIRM REG. No. 01138500



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. 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 over 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 this plat and they shall have the right to all things to be moved and kept over all or part of its respective systems without the necessity of any time of preparing 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 roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan is more appropriate if the site does not conform to a drainage study). If the site does not conform to a drainage study, as required above 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 drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unnecessary, conditions and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways 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 these phenomena, nor the failure of any structure within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement lines as shown on this 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/courtesy services/buildings and facilities. The lot 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 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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 2 of said ordinance, and is due 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 in place regarding the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of the plat application, based upon Schedule 1 of the impact fee ordinance in effect on 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.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement lifts, 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 # 18615-05-1089 will be required.

P.R.V.'s required

Private P.R.V.'s will be required water 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.

PHASE 3 23.718 ACRES 1,033,146 sq ft 84 RESIDENTIAL LOTS DATE: NOVEMBER 9, 2022

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

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

OWNER: LA FRONTERA DEVELOPMENT, LLC 106 TEXAS TRAIL SUITE 200 GRAPEVINE, TEXAS 76049-3777 SURVEYOR: WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYORS 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH, TEXAS 76116 (817) 560-2916 TPELS FIRM REG. NO. 10138500 ENGINEER: WELCH ENGINEERING 1300 WOODBURN DRIVE, SUITE 200 BELFORD, TEXAS 76002 (817) 569-2900

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 MAE NO. 4848 WITH A MAP REVISED SEPTEMBER 16, 2004. 3. ALL OPEN SPACE LOTS, NON-RESIDENTIAL LOTS, AND COMMON AREAS WILL BE PRIVATE HOARDED FLOWER OWNED AND MAINTAINED OPEN SPACE.

PROJECT FILES ARE LOCATED AT: C:\Users\jwilliams\Documents\11-13-2022\LA FRONTERA PHASE 3\PLAT 11-13-2022