

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

Date Received: 4/10/2025

Permit No.: SWFMA-24-0117

Time Received: 1:02 p.m.

City Secretary No.: 63080

### DRAINAGE CHANNEL MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 10th day of April 2025, by and between LAFRONTERA DEVELOPMENT, L.L.C., a Texas limited liability company, acting by and through its managing member, hereinafter referred to as "Landowner", the Eagle Mountain La Frontera HOA, Inc., a Texas nonprofit corporation, hereinafter referred to as "Association" and the City of Fort Worth, hereinafter referred to as "City".

#### WITNESSETH

WHEREAS, the Landowner is the owner of certain real property described as a tract of land situated in the J. A. McNutt Survey, Abstract No. 1151, Tarrant County, Texas according to the deed recorded in Document Number D224078278, Deed Records, Tarrant County, Texas, hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the Property according to the Site Plan/Subdivision Plan known as La Frontera Phase 5, hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City and the Landowner provides for management of storm water within the confines of the Property; and;

WHEREAS, the City and the Landowner, and their successors and assigns, agree that the health, safety and welfare of the residents of the City of Fort Worth, Texas require that on-site Drainage Facilities be constructed and maintained on a portion of the Property; and;

WHEREAS, the City requires that on-site Drainage Facilities ("Facility") as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, the location and dimensions of which is shown and more particularly described by metes and bounds in the attached Exhibit "A" ("Facility Property"); and;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner, its successors and assigns, shall adequately construct and maintain the on-site Drainage Facility ("Facility") at no expense to the City of Fort Worth in accordance with the design specifications for the Facility, attached as Exhibit "B", and the current standards then in force and effect in the City of Fort Worth and with the Operations and Maintenance Plan attached to this Agreement as Exhibit "C". The Drainage Facility includes all pipes, channels or other conveyances built to convey storm water to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Drainage Channel Structural Control Maintenance Checklists, attached to this Agreement as Exhibit "D", are to be used to establish what good working condition is acceptable to the City.
2. The Landowner, its successors and assigns, shall inspect the Facility and submit an inspection report to the City annually. The purpose of the inspection is to ensure safe and proper functioning of the Facility. The inspection shall cover the entire Facility, berms, outlet structure, pond areas, access roads, etc. Components of the Facility, which need maintenance or replacement to perform their design function, shall be noted in the inspection report along with the corrective actions to be taken.
3. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Facility Property whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and

assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

4. In the event the Landowner, its successors and assigns, fail to maintain the Facility in good working condition acceptable to the City, the City, its authorized agents and employees, may enter upon the Facility Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. **It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said Facility, and in no event shall this Agreement be construed to impose any such obligation on the City, such obligation is Landowner's.**
5. The Landowner, its successors and assigns, will perform the work necessary to keep the Facility in good working order as appropriate. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder. In the event that Landowner or its successors or assigns fail to pay the City for the costs incurred under this section, the City shall impress a lien for the costs of such work upon other lots owned by the Landowner. Such lien shall be perfected by filing in the office of the County Clerk of Tarrant County, Texas an affidavit identifying the property to be charged with such lien, stating the amount thereof, and making reference to this Agreement.
6. This Agreement imposes no liability of any kind whatsoever on the City. **THE LANDOWNER AGREES TO HOLD THE CITY HARMLESS FROM ANY LIABILITY IN THE EVENT THE FACILITY FAILS TO OPERATE PROPERLY. LANDOWNER COVENANT AND AGREE AND DOES HEREBY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF FORT WORTH, ITS AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL COSTS, EXPENSES,**

**LOSSES, DAMAGES, CLAIMS OR CAUSES OF ACTION WHATSOEVER ARISING, OR WHICH MIGHT ARISE, FROM THE FAILURE OF OWNER OR ANY FUTURE OWNERS OF THE ABOVE FACILITY PROPERTY TO MAINTAIN THE BED AND BANKS OF THE DRAINAGE CHANNEL IN ACCORDANCE HEREWITH, OR AS A RESULT OF ANY DAMAGES CAUSED TO PERSON OR PROPERTY DUE TO (1) FLOODING OF THE CHANNEL AND ITS BANKS, (2) SLOPE FAILURE OF THE BANK OF THE CHANNEL, AND (3) AND FAILURE OF THE CHANNEL AND ITS BANK TO OPERATE IN A MANNER CONSISTENT WITH CITY OF FORT WORTH CRITERIA TO PERFORM ANY OF ITS DUTIES OR OBLIGATIONS HEREUNDER.**

7. Landowner covenants and agrees that no habitable building shall be erected within the drainage channel outlined on Exhibit "A" but this paragraph shall not preclude construction of other improvements within the drainage channel, which do not impede drainage. Landowner covenants and agrees that no habitable building shall be erected on the above property abutting such easement which shall have a finished floor at an elevation less than two feet above the maximum depth of water in the detention pond which would occur during a 100-year frequency flood.
8. This Agreement shall be recorded among the land records of Tarrant County, Texas, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any property owners association.

Executed this 10th day of Airport 2025.

**CITY OF FORT WORTH**

*Jessica McEachern*

Jessica McEachern  
Assistant City Manager  
City of Fort Worth

Date: Apr 6, 2025

**Approved as to Form and Legality:**

*Matthew Murray*

By: Matthew Murray  
Title: Senior Assistant Attorney  
City Attorney's Office

Date: Mar 31, 2025

**Contract Compliance Manager:**

By signing, I acknowledge that I am the person responsible for the monitoring and administration of this contract, including ensuring all performance and reporting requirements.

**ATTEST:**

*Jannette S. Goodall*

Jannette S. Goodall  
City Secretary

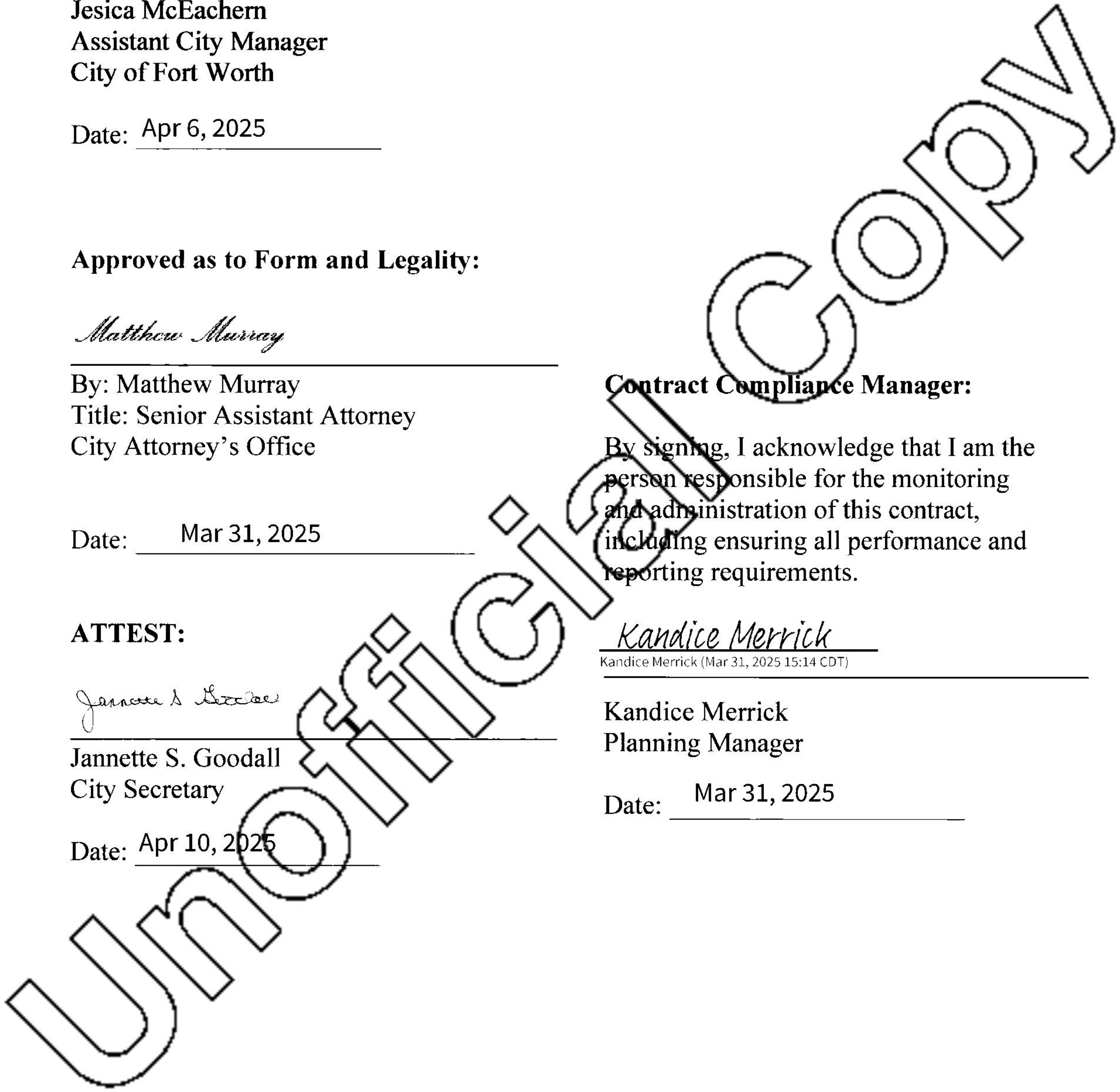
Date: Apr 10, 2025

*Kandice Merrick*

Kandice Merrick (Mar 31, 2025 15:14 CDT)

Kandice Merrick  
Planning Manager

Date: Mar 31, 2025

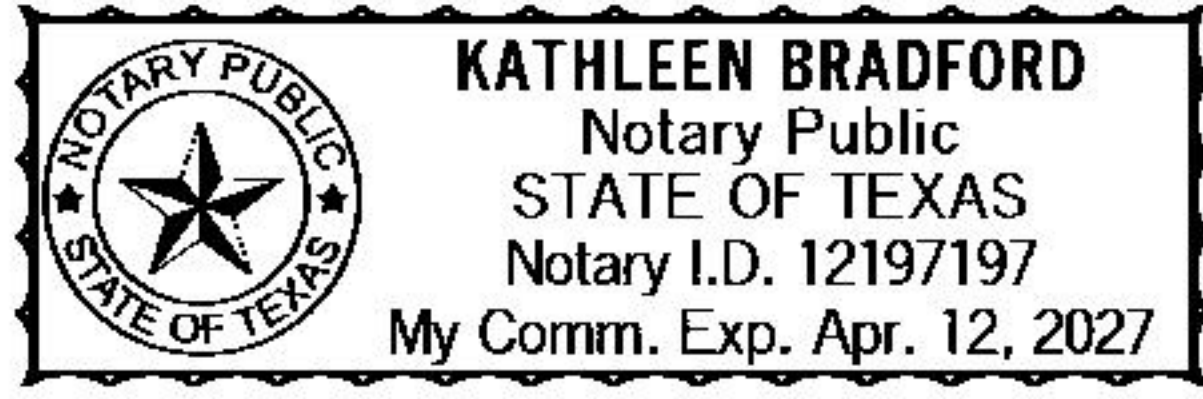


STATE OF TEXAS                   §  
COUNTY OF TARRANT         §

This instrument was acknowledged before me on April 6th 2025 by  
Jessica McEachern, Assistant City Manager of the City of Fort Worth, on behalf of the City  
of Fort Worth.

*Kathleen Bradford*

\_\_\_\_\_  
Notary Public, State of Texas



Unofficial Copy

LANDOWNER  
LAFRONTERA DEVELOPMENT, L.L.C.  
a Texas limited liability company

[Signature]

By: Gary Hazlewood  
Its: Chief Executive Manager

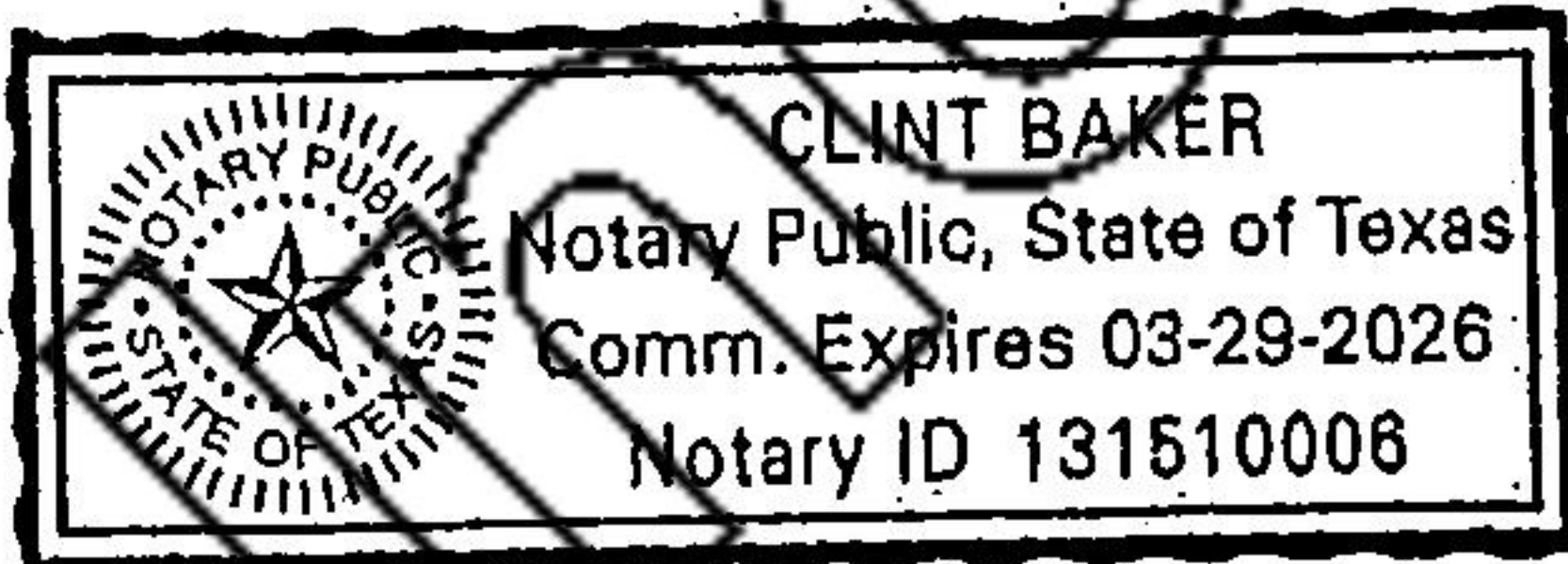
Date: 3/24/25

STATE OF Texas §  
COUNTY OF Tarrant §

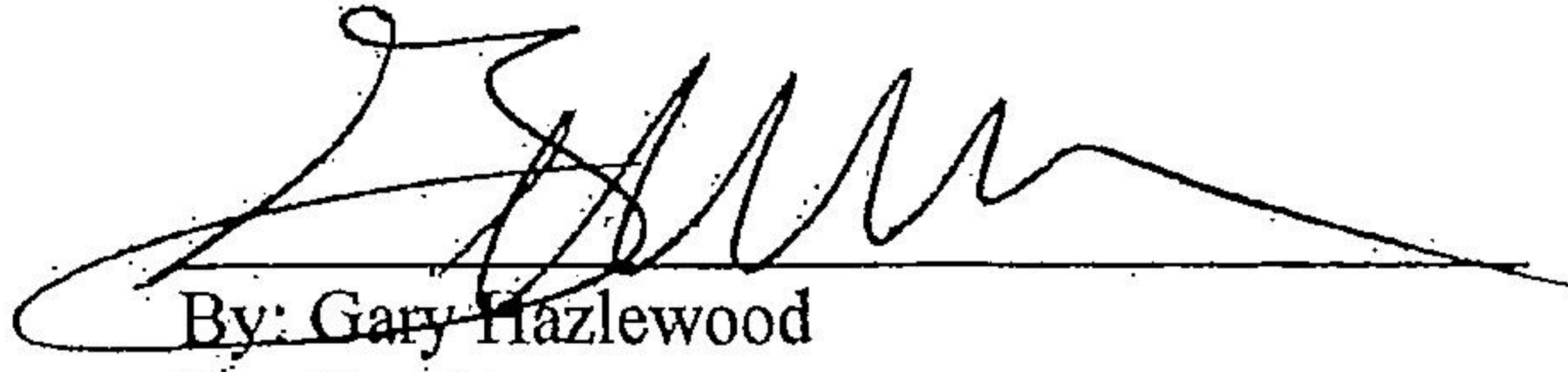
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary Hazlewood (name), Manager (title), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, as the act and deed of La Frontera Development LLC (entity), a Texas LLC (entity type) and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24<sup>th</sup> day of March, 2025.

[Signature]  
Notary Public, State of



**ASSOCIATION**  
**Eagle Mountain La Frontera HOA, Inc.**  
**a Texas nonprofit corporation**



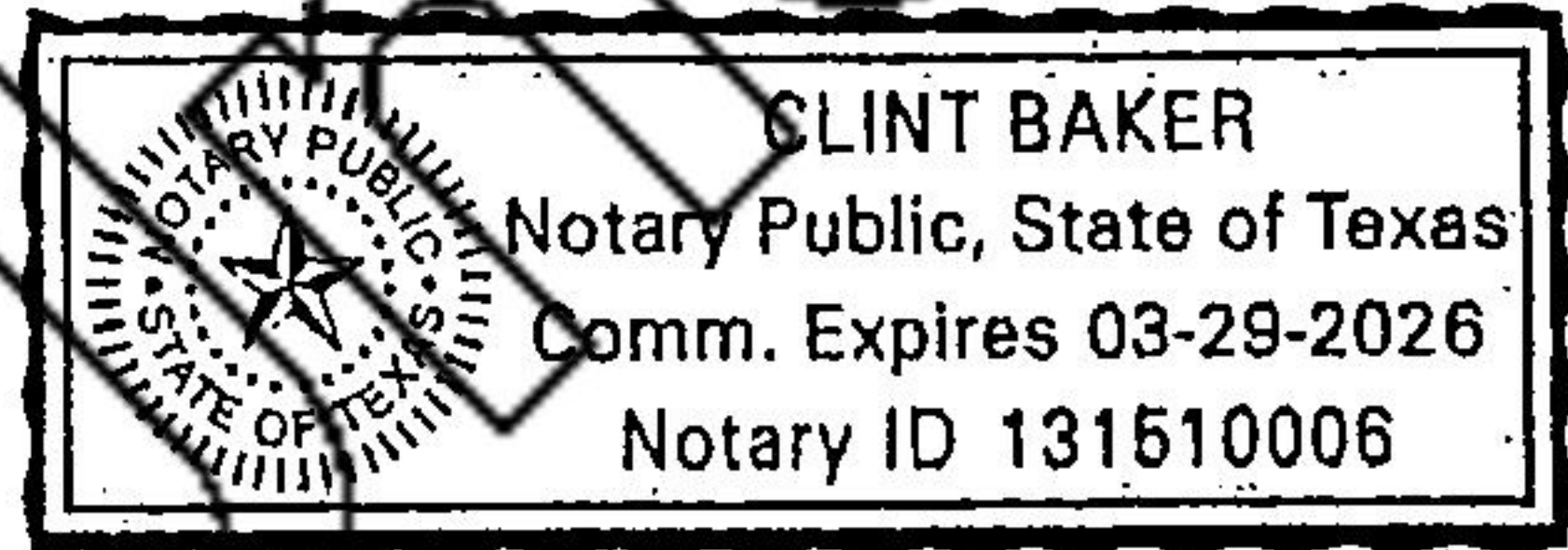
By: Gary Hazlewood  
Its: President

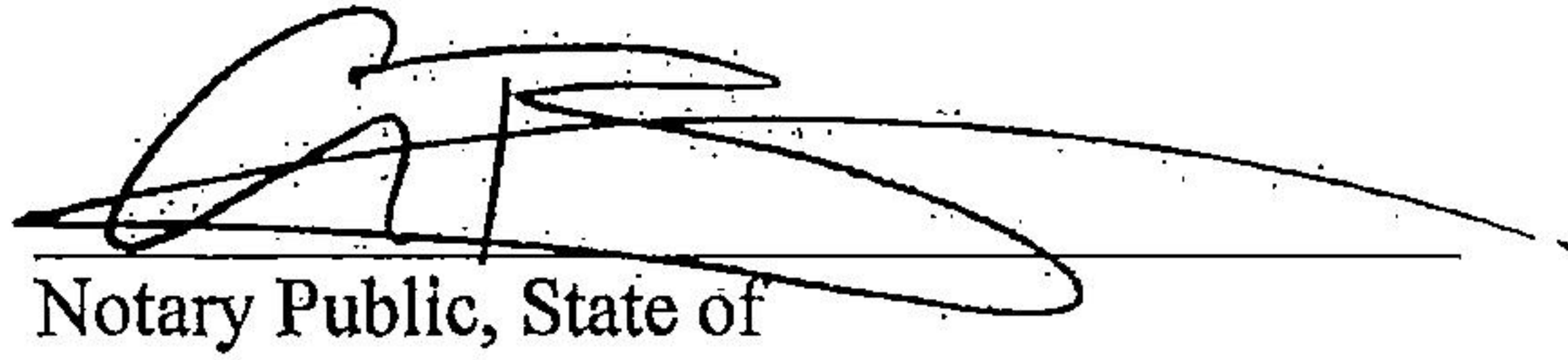
Date: 3/24/25

STATE OF Texas §  
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary Hazlewood (name), Manager (title), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, as the act and deed of La Frontera HOA Inc. (entity), a Texas nonprofit (entity type) and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24<sup>th</sup> day of March, 2025.

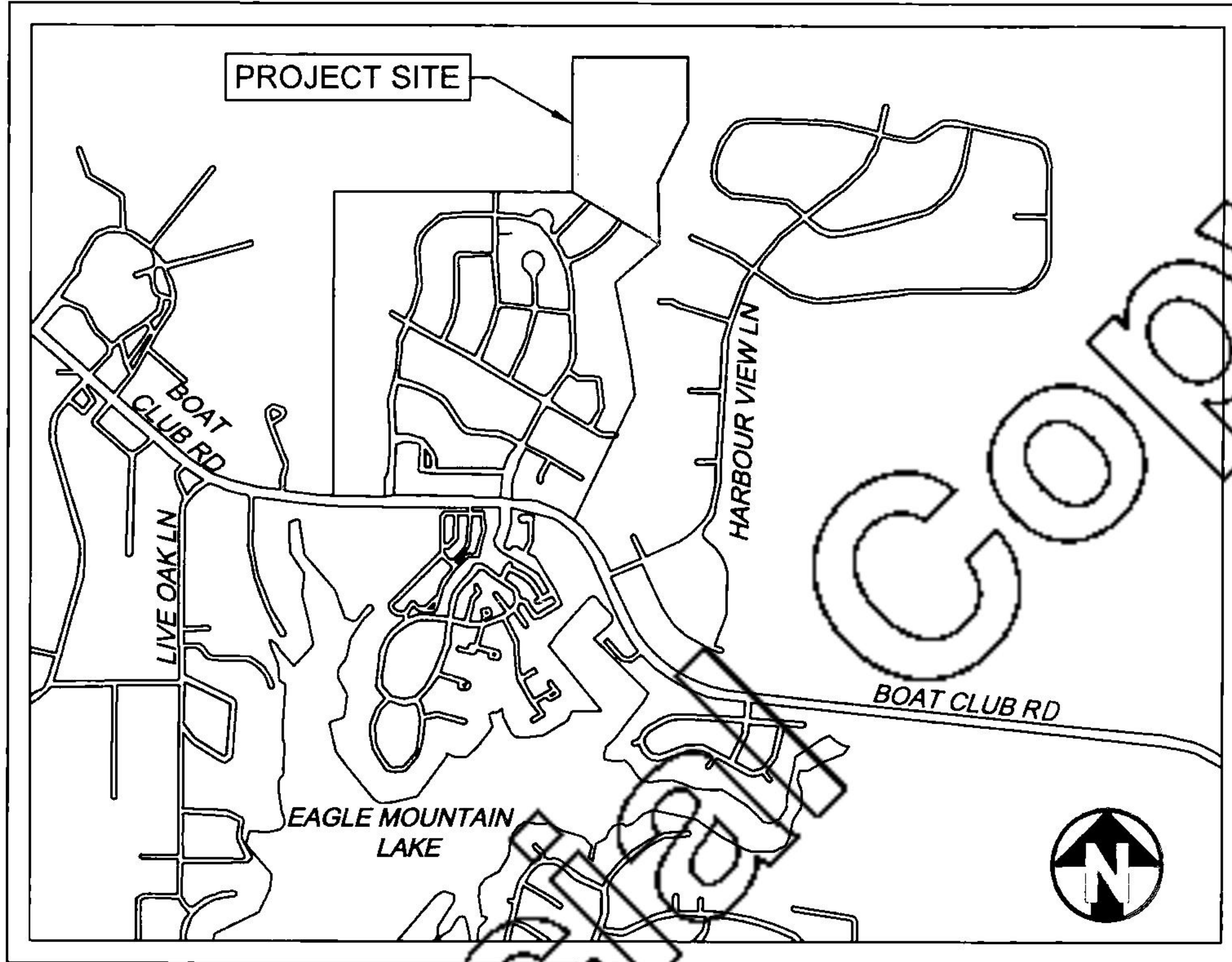


  
Notary Public, State of

**EXHIBIT "A"**

LEGAL DESCRIPTION

Unofficial Copy



**LOCATION MAP**

N.T.S.

*City Project Number: 105496  
Mapsco Number: 031-D*

Unofficial Copy



NOT TO SCALE

**LA FRONTERA  
PHASE 5  
(IPRC24-0056)**

DATE: NOVEMBER 2024 CPN: 105496

**OWNER/DEVELOPER:  
LA FRONTERA DEVELOPMENT LLC  
1000 TEXAN TRAIL, SUITE #200  
GRAPEVINE, TEXAS 76051  
PHONE: (817)416-4841**



5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
Phone: 817-488-4960

**EXHIBIT "A"**  
**20' STORM WATER FACILITY MAINTENANCE AGREEMENT**

**BEING** a 0.507 acre tract of land in the James A. McNutt Survey, Abstract Number 1151, situated in Tarrant County, Texas, and being a portion of that certain tract of land described as a remainder of La Frontera Capital Properties, LLC, recorded in Instrument Number D207415540, Deed Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear in Instrument Number D207415540, Deed Records, Tarrant County, Texas. Said 0.507 acre tract of land being described by metes and bounds as follows:

**COMMENCING** at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for a controlling monument for the northeast corner of that certain tract of land described in deed to Bonds Ranch Investors LTD, recorded in Document Number D221038882, Deed Records, Tarrant County, Texas and in the south line of that certain tract of land described in deed to Texas Electric Service Company, recorded in Volume 2701, Page 74, Deed Records, Tarrant County, Texas;

THENCE South 89°12'05" East, along the south line of said Texas Electric Service Company tract and a north line of said La Frontera Capital Properties, LLC tract, a distance of 166.20 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set for the **POINT OF BEGINNING**;

THENCE South 89°12'05" East, continuing along said north and south line, a distance of 848.03 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northwest corner of that certain tract of land described as Harbour View Estates, an addition to Tarrant County, Texas as recorded in Cabinet A, Slide 4489, Plat Records, Tarrant County, Texas;

THENCE South 03°27'40" West, departing said north and south lines and continuing along a west line of said Harbour View Estates tract, a distance of 180.00 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

THENCE South 23°17'19" West, continuing along a west line of said Harbour View Estates tract, a distance of 105.51 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

THENCE departing said west line and continuing over and across said La Frontera Capital Properties, LLC tract, the following courses and distances;

North 24°32'59" West, a distance of 62.92 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

North 36°45'37" East, a distance of 59.17 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

North 13°02'50" East, a distance of 47.15 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

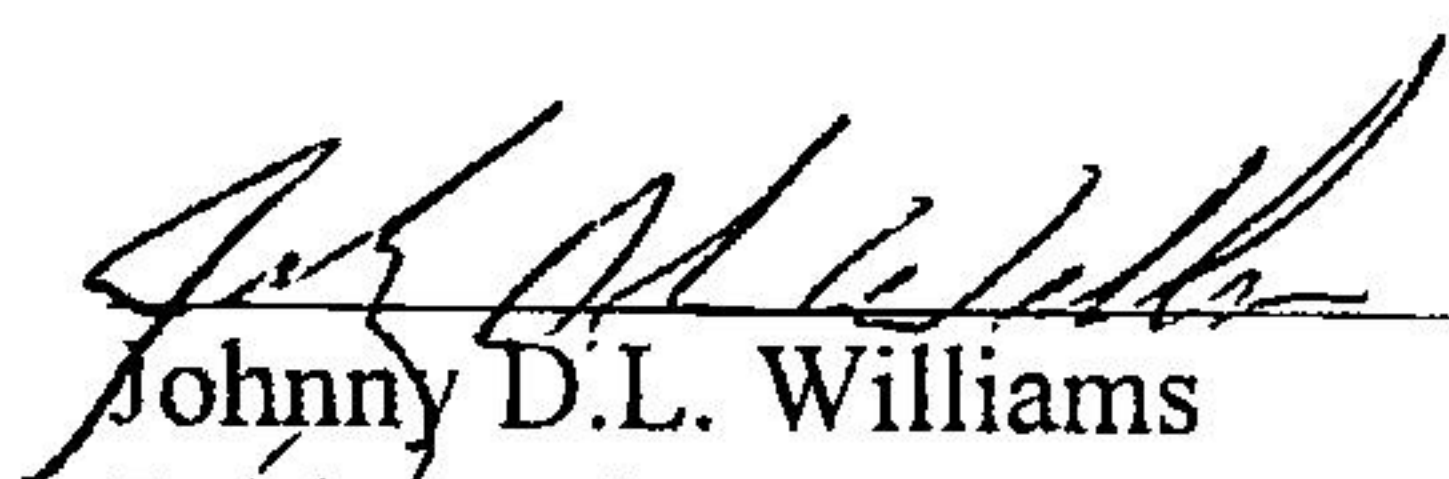
North 03°27'40" East, a distance of 102.90 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

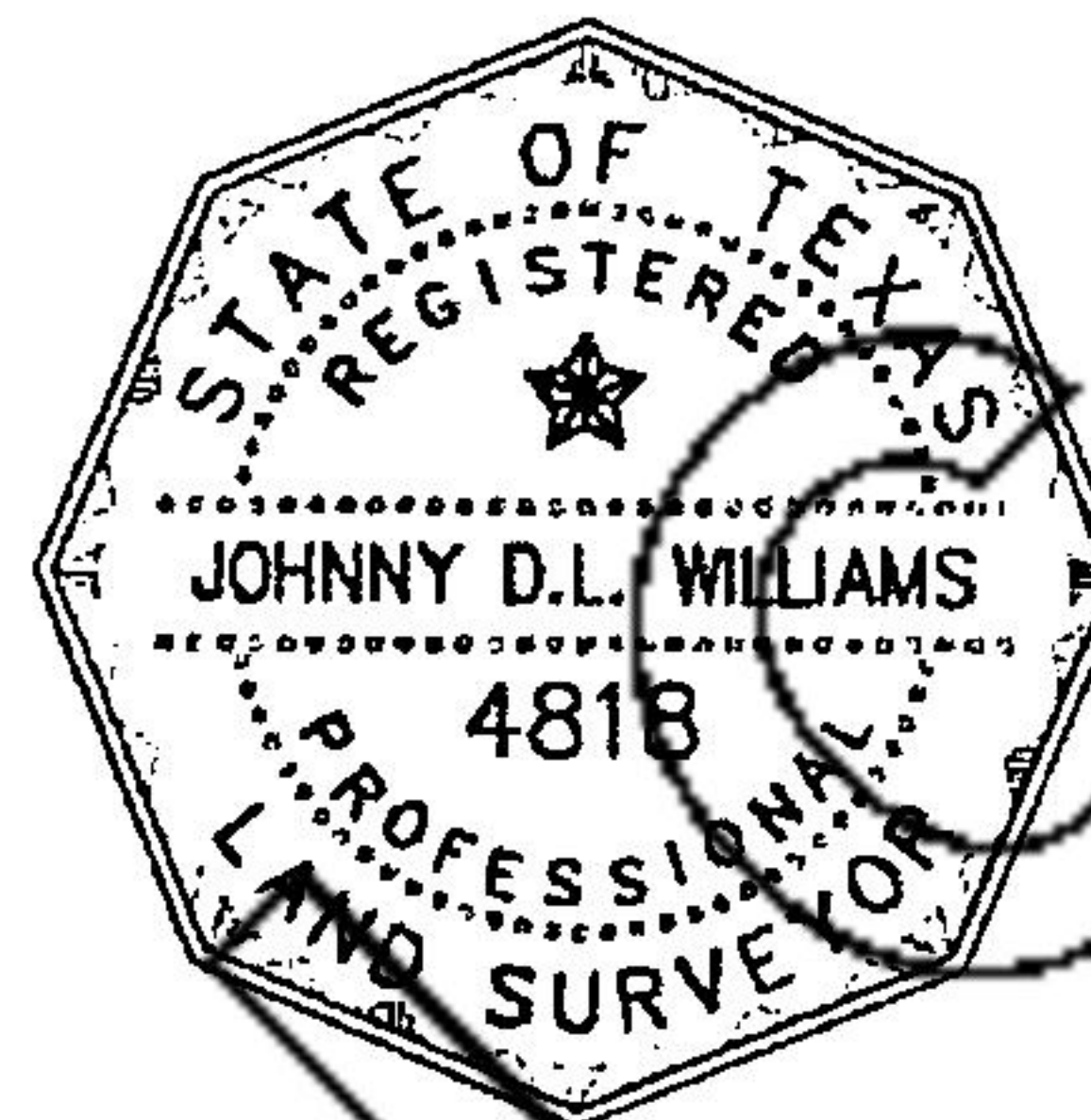
North 03°27'40" East, a distance of 6.57 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

North 89°12'05" West, a distance of 822.21 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

North 00°47'55" East, a distance of 17.12 Feet to the **POINT OF BEGINNING** and containing a computed area of 0.507 Acres, more or less.

Compiled from field ties and record data on November 11, 2024 by Whitfield-Hall Surveyors. A survey exhibit of even survey date accompanies this description.

  
\_\_\_\_\_  
Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
TBPELS Firm Reg. No. 10138500



Unofficial Copy

LEGEND

●	IRON ROD FND.
⊗	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC MANHOLE
⊗	SAN. SEV. M.H.
⊗	GAS RISER
⊗	TEL. PED
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT
▲	CONTROLLING MON.

○ 1/2" IRON ROD SET WITH  
GREEN PLASTIC CAP STAMPED  
"ESMT RPLS 4818"

EXHIBIT "B"  
20' STORM WATER FACILITY  
MAINTENANCE AGREEMENT

TEXAS ELECTRIC SERVICE COMPANY  
VOLUME 2701, PAGE 74  
D.R.T.C.T.

CONTROLLING LINE  
0.507 ACRES

POINT OF  
BEGINNING

S 89°12'05" E

CONTROLLING LINE  
S 89°12'05" E 166.20'

N 89°12'05" W

822.21'

REMAINDER  
LA FRONTERA CAPITAL  
PROPERTIES, LLC.  
INST. NO. D207415540  
D.R.T.C.T.

EASEMENT LINE TABLE

Id	Bearing	Distance
L1	N 24°32'59" W	62.92'
L2	N 36°45'37" E	59.17'
L3	N 13°02'50" E	47.15'
L4	N 00°47'55" E	17.12'
L5	N 03°27'40" E	6.57'

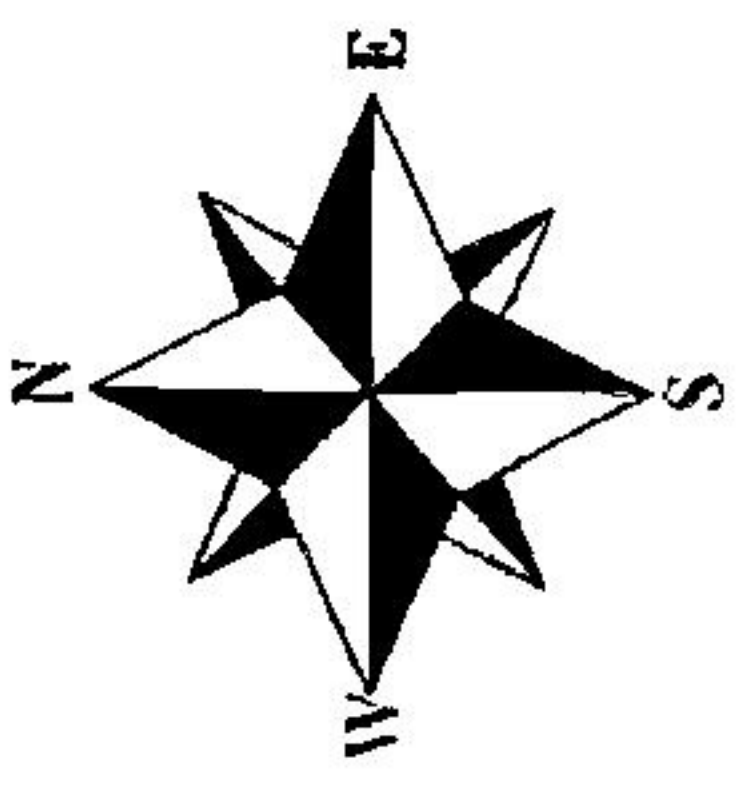
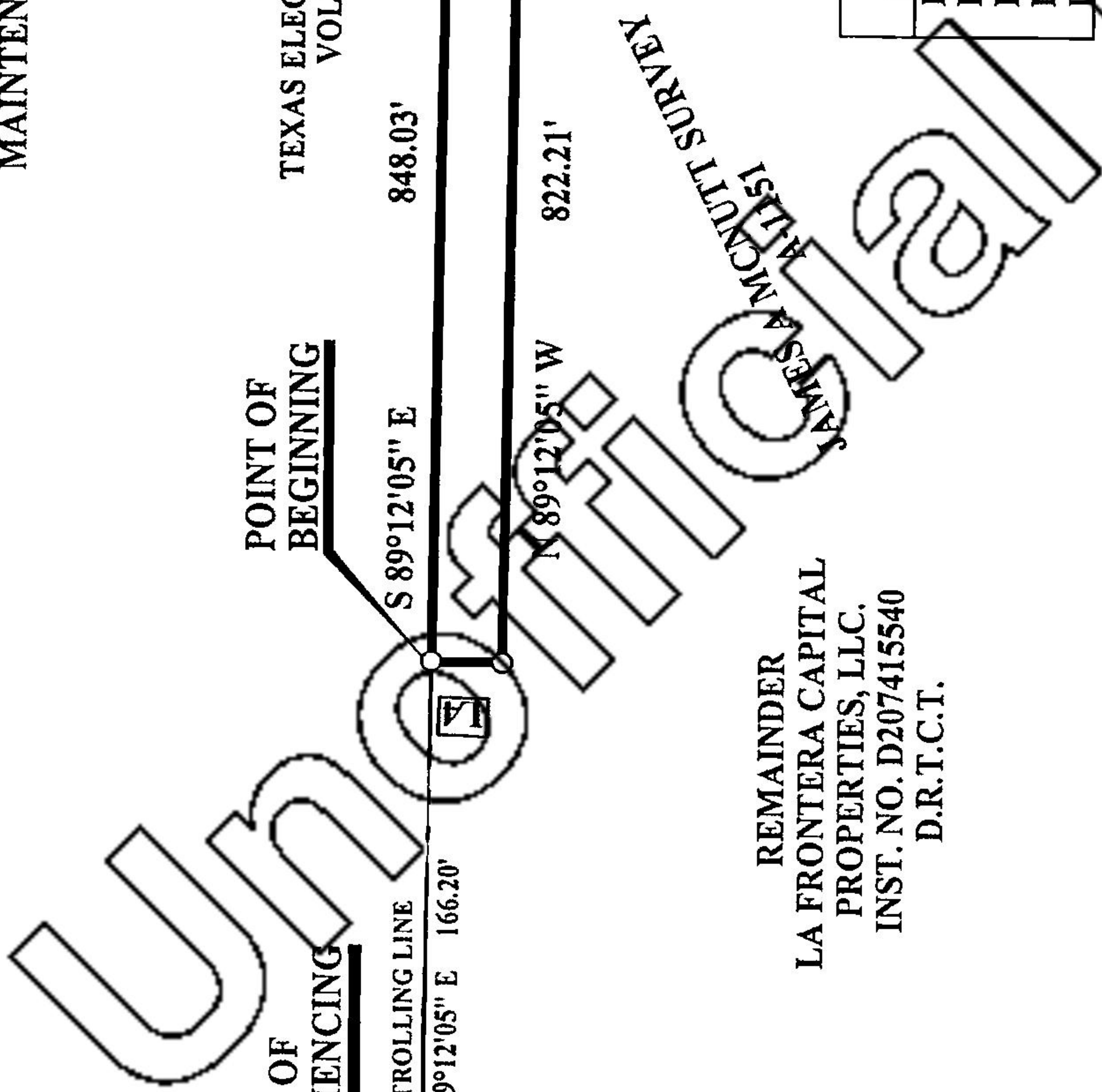


WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916

I, *[Signature]*  
Certify that this plat of survey is true and correct as surveyed on the ground  
and there are no visible encroachments or protrusions except as shown.  
DATE: NOVEMBER 11, 2024

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. A PROPERTY DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS SKETCH.
3. THE MONUMENTS FOUND OR SET FOR THIS SURVEY ARE SUFFICIENT TO RETRACE THE BOUNDARY OF THE DEPICTED EASEMENT ON THE PLAT OF SURVEY.



SCALE 1"=60'

POINT OF  
COMMENCING

CONTROLLING  
MONUMENT

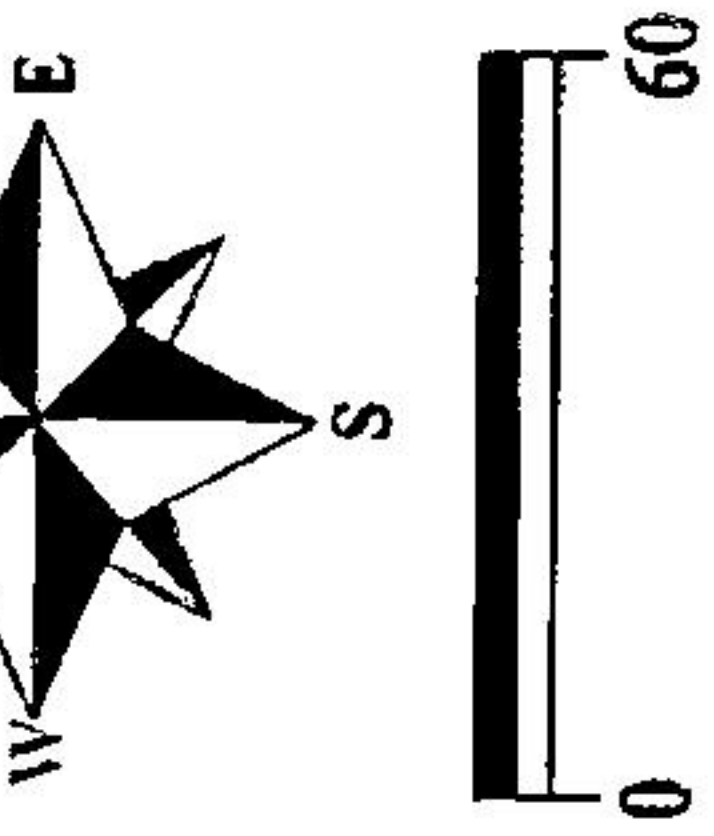
1/2" CIRF

BONDS RANCH INVESTORS LTD  
DOCUMENT NO. D221038882  
D.R.T.C.T.

JAMES A MCNUTT SURVEY

XAS ELECTRIC SERVICE COMPANY  
VOLUME 2701, PAGE 74  
D.R.T.C.T.  
S 89°12'05" E 848.03'  
0.507 ACRES

EXHIBIT "B"  
20' STORM WATER FACILITY  
MAINTENANCE AGREEMENT



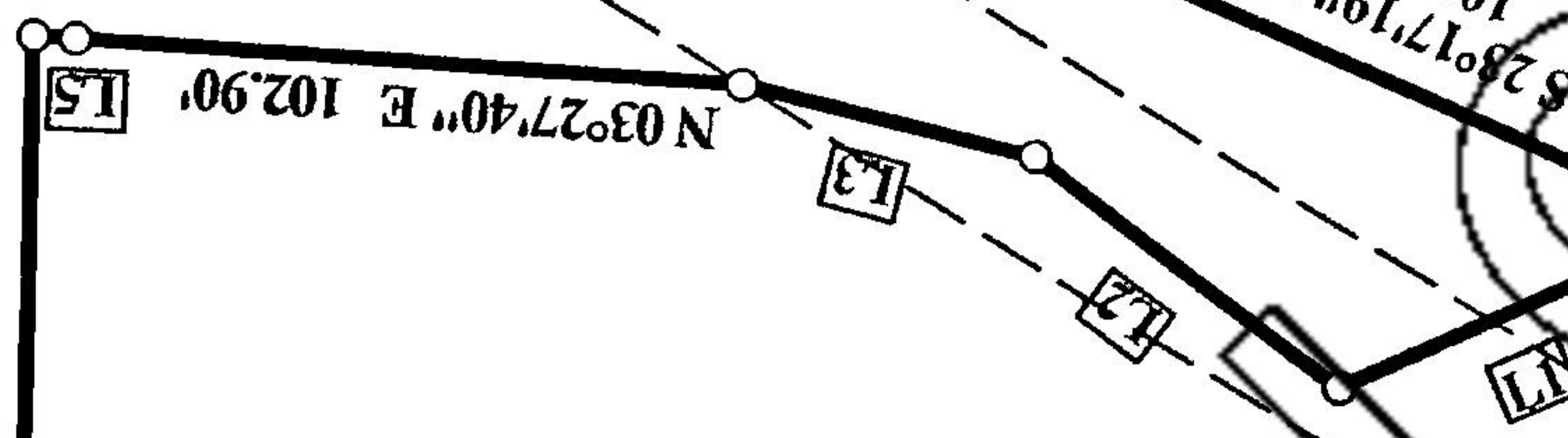
SCALE 1"=60'

JAMES A MCNETT SURVEY  
REMAINDER  
LA FRONTERA CAPITAL  
PROPERTIES, LLC.  
INST. NO. D207415540  
D.R.T.C.T.

HARBOUR VIEW ESTATES  
CABINET A, SLIDE 4489  
P.R.T.C.T.  
LOT 50-P  
(PARK)  
BLOCK 3

CONTROLLING MONUMENT  
1/2" CIRF  
30' CITY OF FORT WORTH  
SANITARY SEWER EASEMENT  
VOLUME 1566 PAGE 239  
D.R.T.C.T.

CONTROLLING LINE  
N 03°27'40" E 102.90'  
S 03°27'40" W 180.00'

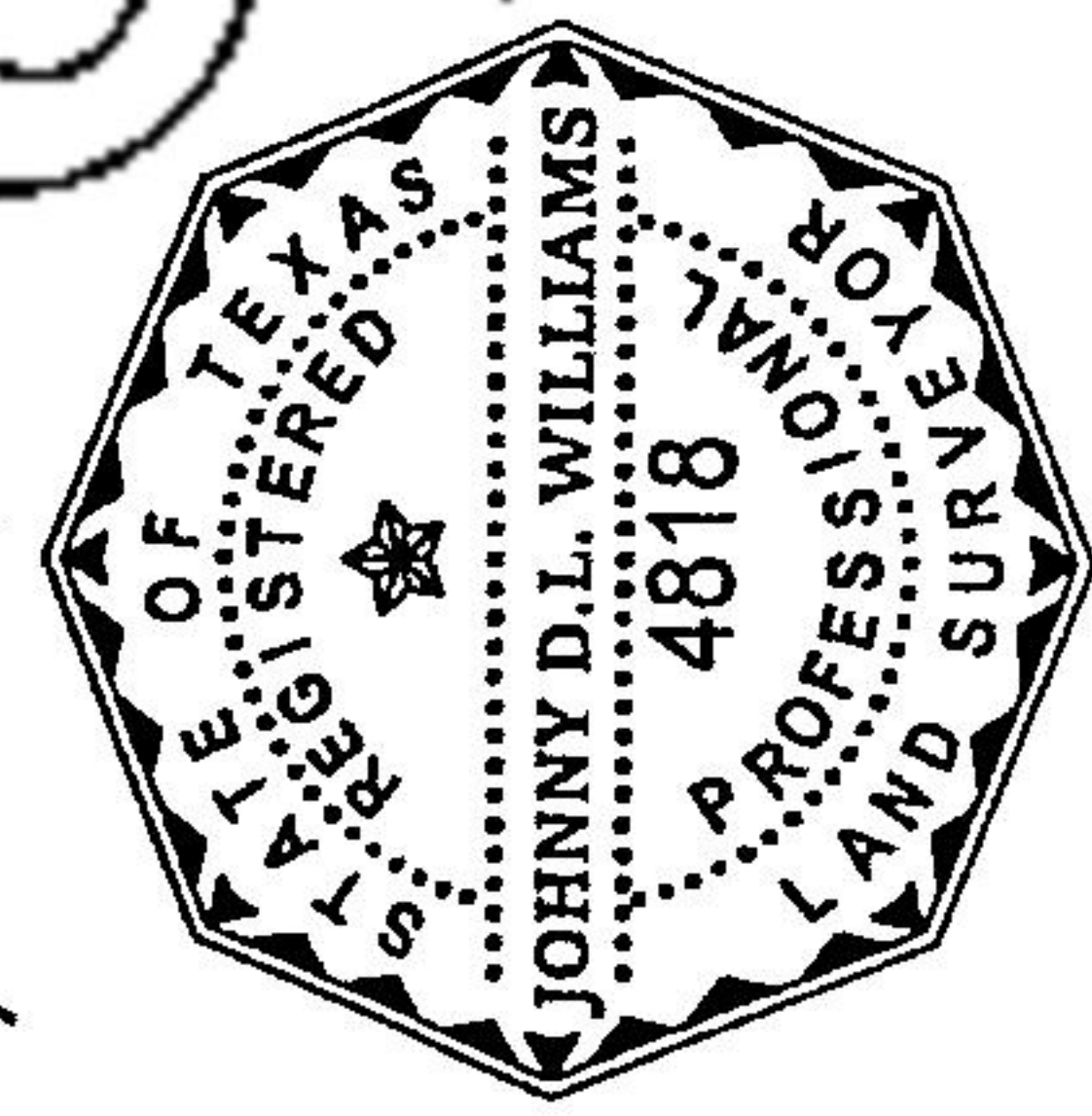


EASEMENT LINE TABLE	
Id	Bearing Distance
L1	N 24°32'59" W 62.92'
L2	N 36°45'37" E 59.17'
L3	N 13°02'50" E 47.15'
L4	N 00°47'55" E 17.12'
L5	N 03°27'40" E 6.57'

**LEGEND**

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊙	POWER POLE
⊗	LIGHT POLE
⊕	WATER VALVE
⊖	WATER METER
⊗	ELEC MANHOLE
⊙	SAN. SEW. M.I.I.
⊗	GAS RISER
⊕	TEL. PED
⊖	FENCE CORNER
⊗	UNDERG. CABLE
⊙	FIRE HYDRANT
▲	CONTROLLING MON.

○ 1/2" IRON ROD SET WITH  
GREEN PLASTIC CAP STAMPED  
"ESMT RPLS 4818"



**WHITFIELD - HALL SURVEYORS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916  
*[Signature]*  
Certifying that this plat of survey is true and correct as surveyed on the ground and there are no visible encroachments or protrusions except as shown.  
DATE: NOVEMBER 11, 2024

- 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. A PROPERTY DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS SKETCH.
  3. THE MONUMENTS FOUND OR SET FOR THIS SURVEY ARE SUFFICIENT TO RETRACE THE BOUNDARY OF THE DEPICTED EASEMENT ON THE PLAT OF SURVEY.

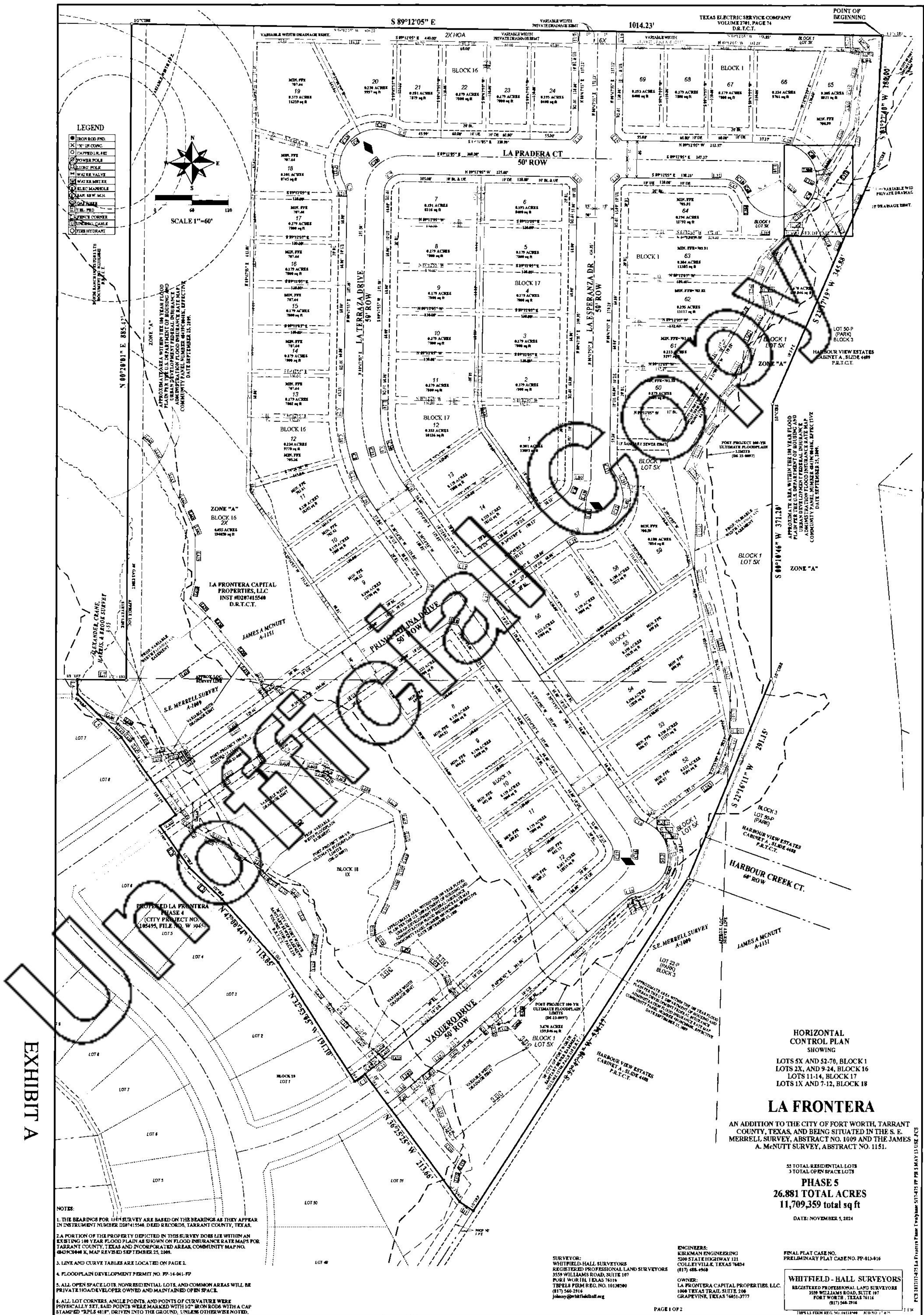


EXHIBIT A

- NOTES:
1. THE BEARINGS FOR 1/4" SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN INSTRUMENT NUMBER D20415548, 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. 64030446 K, MAP REVISED SEPT EMBER 25, 2009.
  3. LINK AND CURVE TABLES ARE LOCATED ON PAGE 1.
  4. FLOODPLAIN DEVELOPMENT PERMIT NO. PP-14-041-PP
  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 481". DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.

**HORIZONTAL CONTROL PLAN**  
SHOWING  
LOTS 5X AND 52-70, BLOCK 1  
LOTS 2X, AND 9-24, BLOCK 16  
LOTS 11-14, BLOCK 17  
LOTS 1X AND 7-12, BLOCK 18

**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 THE JAMES A. McNUTT SURVEY, ABSTRACT NO. 1151.

33 TOTAL RESIDENTIAL LOTS  
3 TOTAL OPEN SPACE LOTS  
**PHASE 5**  
**26.881 TOTAL ACRES**  
**11,709,359 total sq ft**  
DATE: NOVEMBER 5, 2024

**SURVEYOR:**  
WHITFIELD-HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
PORT WORTH, TEXAS 76116  
TARRANT PERM REG. NO. 10192500  
(817) 546-2916  
Johnny@whitfieldhall.com

**ENGINEERS:**  
KIRKMAN ENGINEERING  
5206 STATE HIGHWAY 111  
COLLEYVILLE, TEXAS 76034  
(817) 488-4969

**OWNER:**  
LA FRONTERA CAPITAL PROPERTIES, LLC  
1000 TEXAS TRAIL, SUITE 200  
GRAPEVINE, TEXAS 76451-3777

**FINAL PLAT CASE NO.**  
PRELIMINARY PLAT CASE NO. PP-015-016

**WHITFIELD-HALL SURVEYORS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
1000 TEXAS TRAIL, SUITE 200  
GRAPEVINE, TEXAS 76116  
(817) 546-2916

STATE OF TEXAS X
COUNTY OF TARRANT X

WHEREAS La Frontera Capital Properties, LLC is the sole owner of a 26.881 Acre tract of land out of the S. E. Merrell Survey, Abstract Number 1009, and the J. A. McNutt Survey, Abstract Number 1151, 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 26.881 Acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northwest corner of Lot 50-P (park), Block 3, Harbour View Estates, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 4489, Plat Records, Tarrant County, Texas and in the south line of that certain tract of land described in deed to Texas Electric Service Company, recorded in Volume 2701, Page 74, Deed Records, Tarrant County, Texas;

THENCE departing said south line and continuing along the west lines of said Block 3, the following courses and distances;

- South 03°27'40" West, a distance of 180.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
South 23°17'19" West, a distance of 345.88 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
South 09°10'46" West, a distance of 371.20 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
South 22°16'11" West, a distance of 291.15 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;
South 32°47'30" West, a distance of 534.17 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE departing said west line and continuing over and across said La Frontera Capital Properties, LLC, tract, the following courses and distances;

- North 57°14'43" West, a distance of 22.22 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 36°25'25" West, a distance of 213.66 Feet to 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 South 54°36'18" West;
Southwesterly along said curve, a distance of 17.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 32°53'05" West, a distance of 191.10 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 42°00'44" West, a distance of 115.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 46°35'07" West, a distance of 61.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 35°14'55" West, a distance of 68.47 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 54°45'05" East, a distance of 26.07 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 35°14'55" West, a distance of 128.15 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 45°52'06" West, a distance of 83.27 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
North 09°21'23" East, a distance of 20.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;
South 89°38'37" East, a distance of 66.16 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE North 09°20'01" East, a distance of 885.42 Feet to said south line of Texas Electric Service Company tract;

THENCE South 89°12'05" East, along said south line, a distance of 1014.23 Feet to the POINT OF BEGINNING and containing a computed area of 26.881 Acres, more or less.

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, 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 flow 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 landowners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a landowners 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.

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 where water pressure exceeds 80 P.S.I.

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 16-36, 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 \_\_\_, 2024.

Governing Person - Gary Hazelwood

STATE OF TEXAS X
COUNTY OF TARRANT X

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Gary Hazelwood, 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: \_\_\_\_\_

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
TPELS FIRM REG. NO. 10138500
Date: November 5, 2024



HORIZONTAL CONTROL PLAN

SHOWING

LOTS 5X AND 52-70, BLOCK 1
LOTS 2X, AND 9-24, BLOCK 16
LOTS 11-14, BLOCK 17
LOTS 1X AND 7-12, BLOCK 18

LA FRONTERA

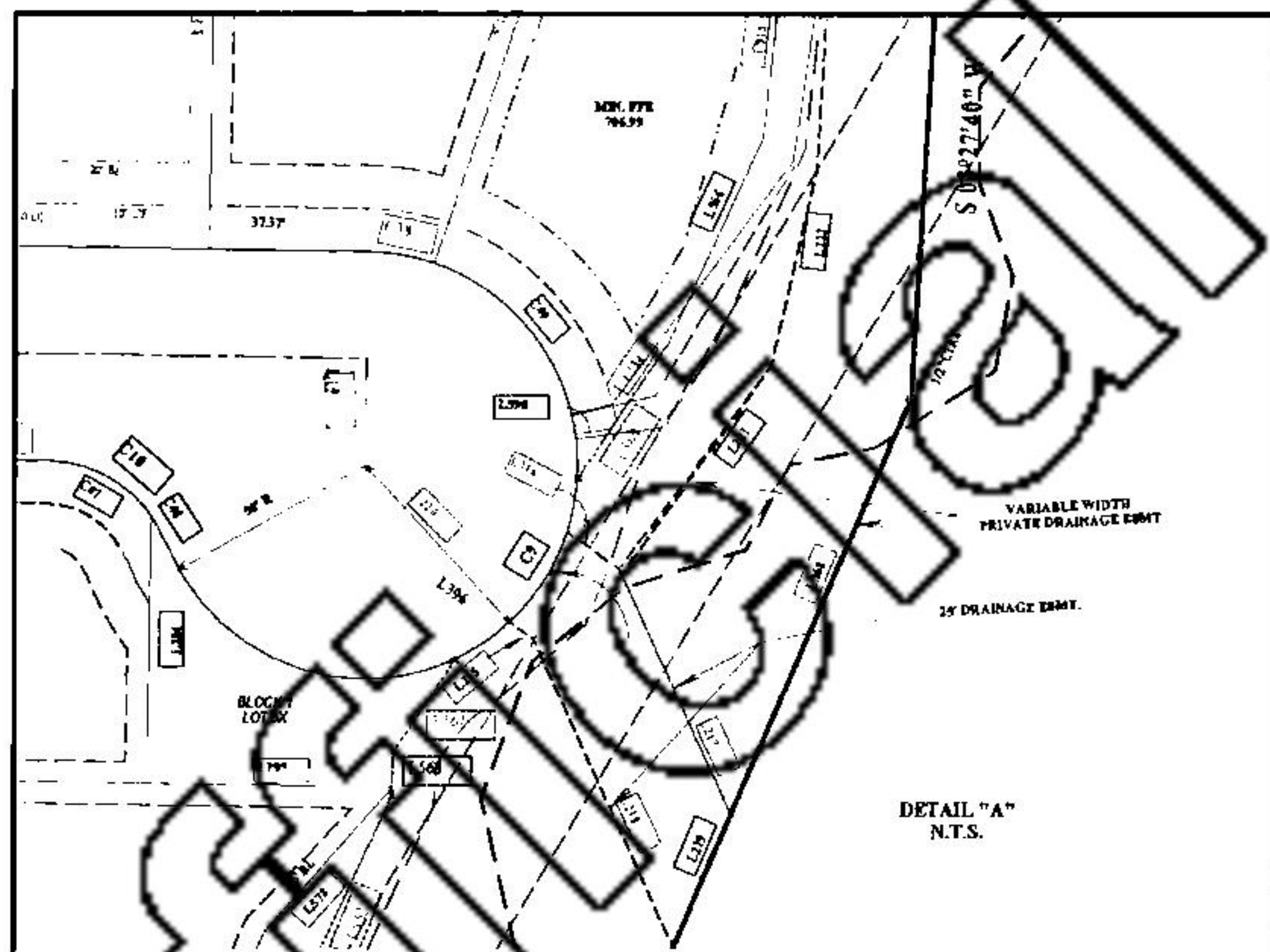
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING SITUATED IN THE S. E. MERRELL SURVEY, ABSTRACT NO. 1009 AND THE JAMES A. McNUTT SURVEY, ABSTRACT NO. 1151.

55 TOTAL RESIDENTIAL LOTS
3 TOTAL OPEN SPACE LOTS
PHASE 5
26,881 TOTAL ACRES
11,709,359 total sq ft

DATE: NOVEMBER 5, 2024
OWNER: LA FRONTERA CAPITAL PROPERTIES, LLC.
1806 TEXAS TRAIL, SUITE 300
GRAPEVINE, TEXAS 76051-3777

FINAL PLAT CASE NO.
PRELIMINARY PLAT CASE NO. PP-113-016

WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 147
FORT WORTH, TEXAS 76116
(817) 544-2316



FLOODPLAIN EASEMENT USE TABLE with columns for Station, Bearing, and Distance. Lists stations from 1526 to 1823 with corresponding bearings and distances.

ROW LINE TABLE with columns for Station, Bearing, and Distance. Lists stations from 1526 to 1823 with corresponding bearings and distances.

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ROW LINE TABLE with columns for Station, Bearing, and Distance. Lists stations from 1526 to 1823 with corresponding bearings and distances.

**EXHIBIT "B"**

**DESIGN PLAN AND SPECIFICATIONS**

Unofficial Copy

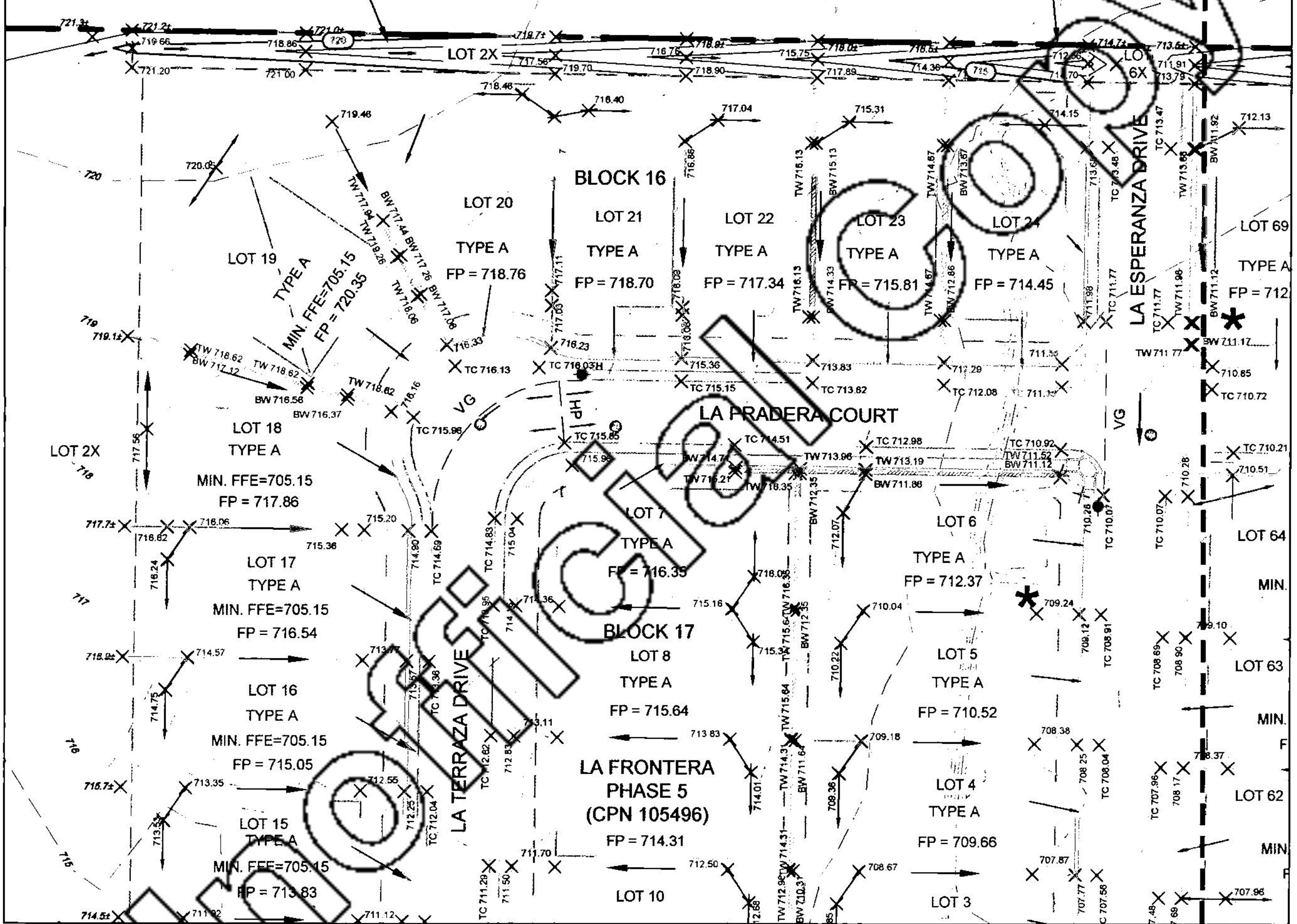
NO SAVED OR PROPOSED TREES ARE WITHIN THE SWFMA BOUNDARY LIMITS

TEXAS ELECTRIC SERVICE COMPANY  
VOLUME 2701, PAGE 74  
D.R.T.C.T.

LIMITS OF STORM WATER FACILITIES MAINTENANCE AGREEMENT (SWFMA)

CHANNEL SIDE SLOPES  
4:1 MAXIMUM

MATCH LINE - GRADING PLAN 2



LEGEND

- 500 — EXISTING CONTOUR
- 700.00 X PROPOSED FINISHED GRADE
- TC 700.00 X PROPOSED TOP OF CURB
- TW 700.00 X PROPOSED TOP/BOTTOM OF WALL
- BW 699.00 X PROPOSED TOP/BOTTOM OF WALL
- 700.00 X EXISTING SPOT GRADE
- PROPOSED DRAINAGE FLOW ARROW
- - - GRADE BREAK
- — — PROPERTY BOUNDARY
- — — LIMITS OF SWFMA

EXHIBIT B - GRADING PLAN 1



GRAPHIC SCALE

**LA FRONTERA  
PHASE 5  
(IPRC24-0056)**

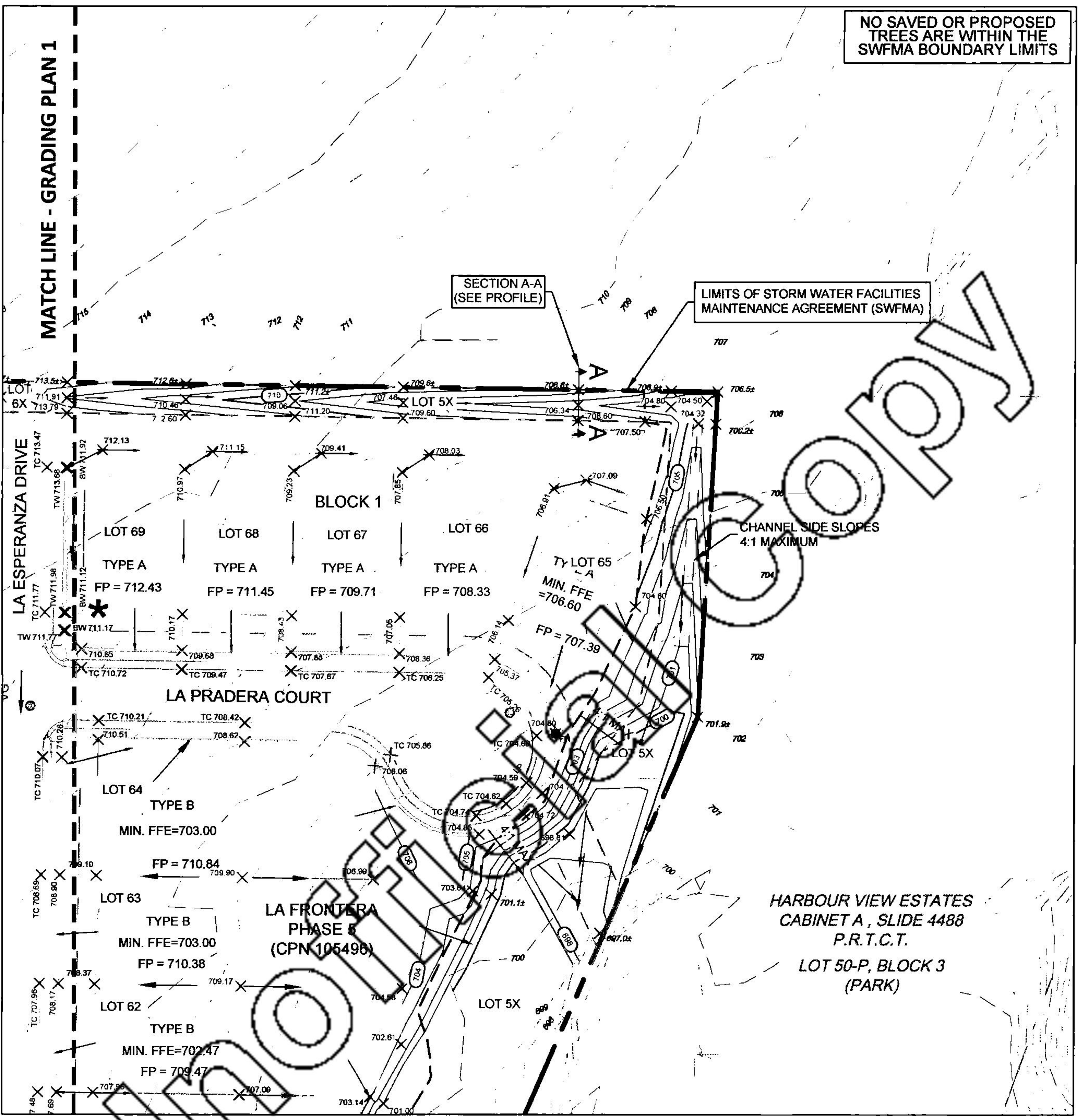
DATE: JANUARY 2025 CPN: SWFMA-24-0117

**OWNER/DEVELOPER:  
LA FRONTERA DEVELOPMENT LLC**  
1000 TEXAN TRAIL, SUITE #200  
GRAPEVINE, TEXAS 76051  
PHONE: (817)416-4841



5200 STATE HIGHWAY 121  
COLLEYSVILLE, TX 76034  
Phone: 817-488-4960

NO SAVED OR PROPOSED TREES ARE WITHIN THE SWFMA BOUNDARY LIMITS



SECTION A-A (SEE PROFILE)

LIMITS OF STORM WATER FACILITIES MAINTENANCE AGREEMENT (SWFMA)

CHANNEL SIDE SLOPES 4:1 MAXIMUM

LA PRADERA COURT

LA FRONTERA PHASE 5 (CPN 105496)

HARBOUR VIEW ESTATES CABINET A, SLIDE 4488 P.R.T.C.T. LOT 50-P, BLOCK 3 (PARK)

LEGEND

- EXISTING CONTOUR
- PROPOSED FINISHED GRADE
- TC 700.00 X PROPOSED TOP OF CURB
- TW 700.00 X PROPOSED TOP/BOTTOM OF WALL
- BW 699.00 X PROPOSED TOP/BOTTOM OF WALL
- 700.00 X EXISTING SPOT GRADE
- PROPOSED DRAINAGE FLOW ARROW
- GRADE BREAK
- PROPERTY BOUNDARY

EXHIBIT B - GRADING PLAN 2



GRAPHIC SCALE

LA FRONTERA PHASE 5 (IPRC24-0056)

DATE: JANUARY 2025 CPN: SWFMA-24-0117

OWNER/DEVELOPER: LA FRONTERA DEVELOPMENT LLC 1000 TEXAN TRAIL, SUITE #200 GRAPEVINE, TEXAS 76051 PHONE: (817)416-4841



5200 STATE HIGHWAY 121 COLLEVILLE, TX 76034 Phone: 817-488-4960

# SECTION A-A

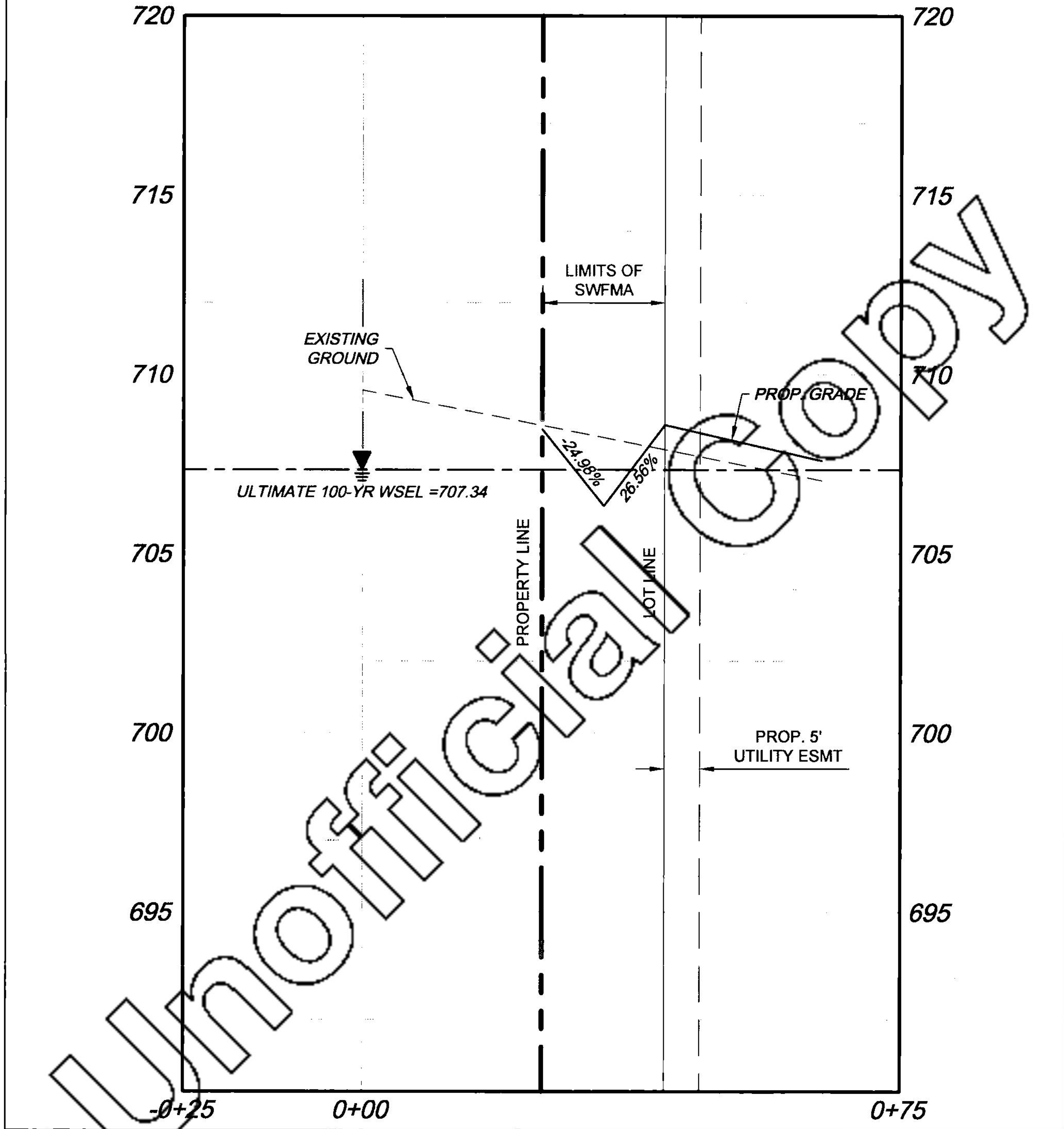


EXHIBIT B - SECTION A-A PROFILE



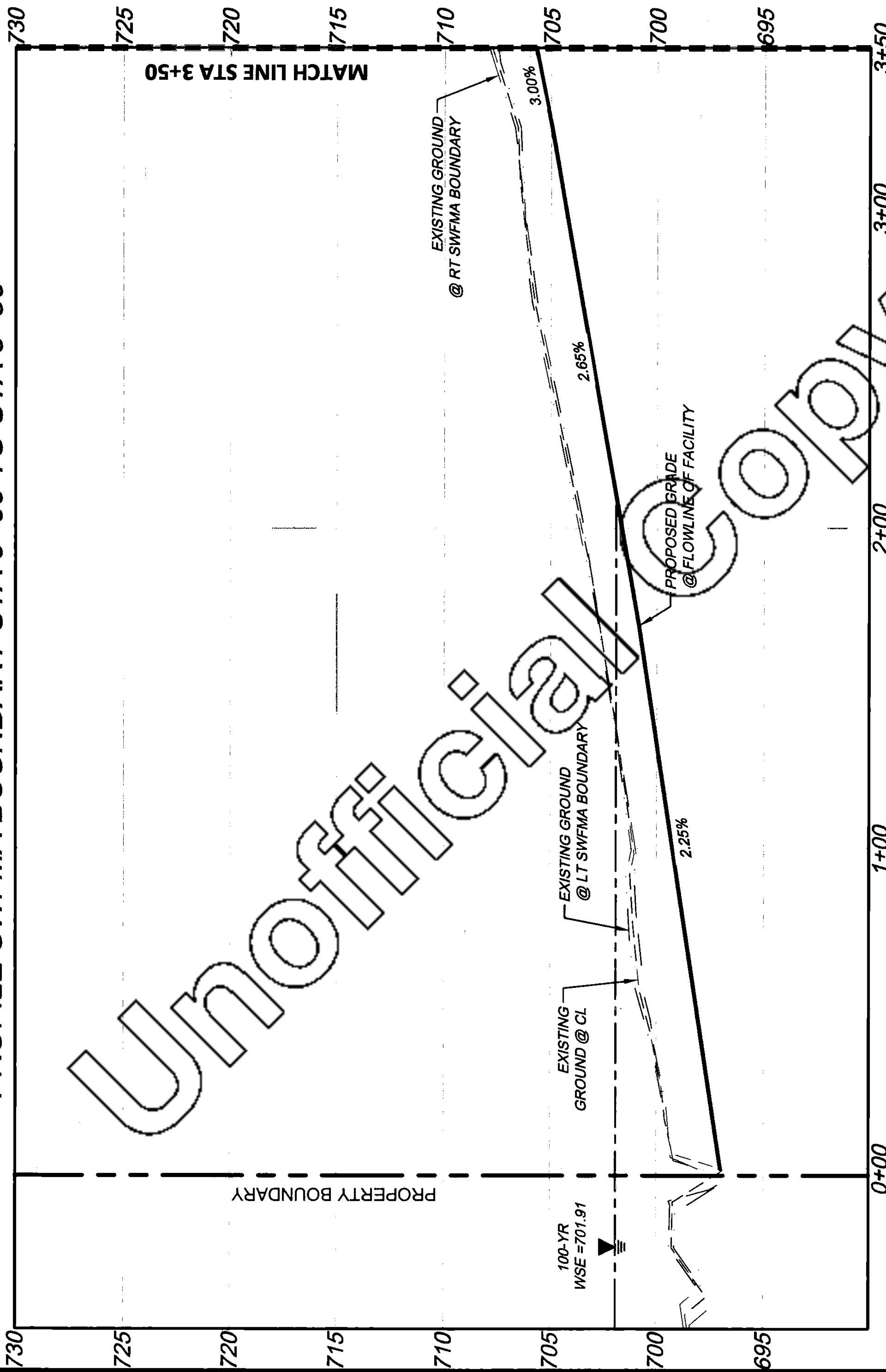
**LA FRONTERA  
PHASE 5  
(IPRC24-0056)**

DATE: JANUARY 2025 CPN: SWFMA-24-0117

OWNER/DEVELOPER:  
**LA FRONTERA DEVELOPMENT LLC**  
1000 TEXAN TRAIL, SUITE #200  
GRAPEVINE, TEXAS 76051  
PHONE: (817)416-4841

**irkman**  
ENGINEERING  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
Phone: 817-488-4960

PROFILE SWFMA BOUNDARY STA 0+00 TO STA 3+50



Unofficial Copy

PROFILE SCALE  
 HORIZ: 1" = 40  
 VERT: 1" = 6

**LA FRONTERA**  
**PHASE 5**  
**(IPRC24-0056)**

OWNER/DEVELOPER:  
**LA FRONTERA DEVELOPMENT LLC**  
 1000 TEXAN TRAIL, SUITE #200  
 GRAPEVINE, TEXAS 76051  
 PHONE: (817)416-4841

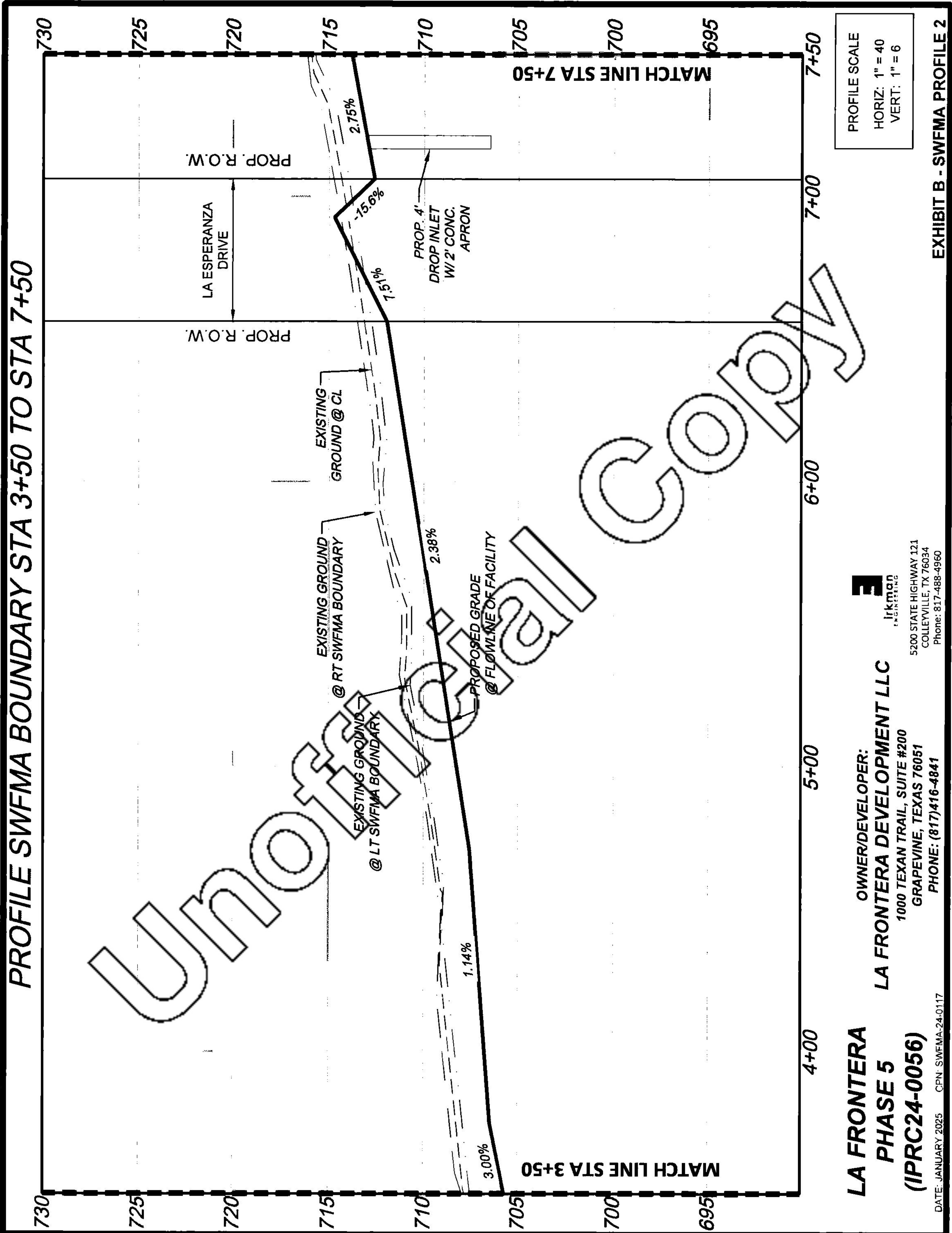


5200 STATE HIGHWAY 121  
 COLLEYSVILLE, TX 76034  
 Phone: 817-488-4950

DATE: JANUARY 2025 CPN: SWFMA-24-0117

EXHIBIT B - SWFMA PROFILE 1

PROFILE SWFMA BOUNDARY STA 3+50 TO STA 7+50



PROFILE SCALE  
 HORIZ: 1" = 40  
 VERT: 1" = 6

Unofficial Copy

**LA FRONTERA**  
**PHASE 5**  
**(IPRC24-0056)**

OWNER/DEVELOPER:  
**LA FRONTERA DEVELOPMENT LLC**  
 1000 TEXAN TRAIL, SUITE #200  
 GRAPEVINE, TEXAS 76051  
 PHONE: (817)416-4841

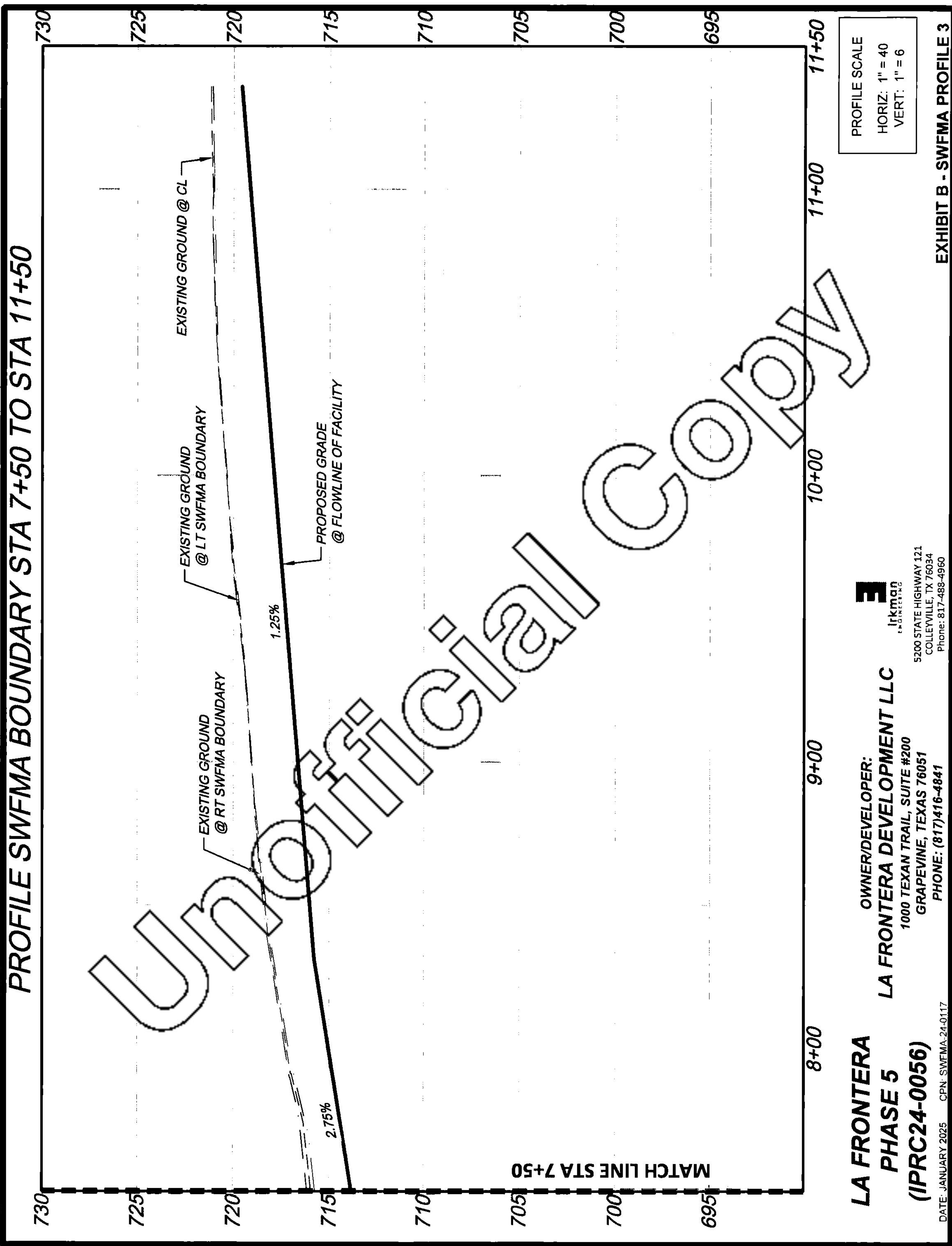


5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 Phone: 817-488-4960

DATE: JANUARY 2025 C/PN: SWFMA-24-0117

EXHIBIT B - SWFMA PROFILE 2

PROFILE SWFMA BOUNDARY STA 7+50 TO STA 11+50



Unofficial Copy

PROFILE SCALE  
 HORIZ: 1" = 40  
 VERT: 1" = 6

**LA FRONTERA**  
**PHASE 5**  
**(IPRC24-0056)**

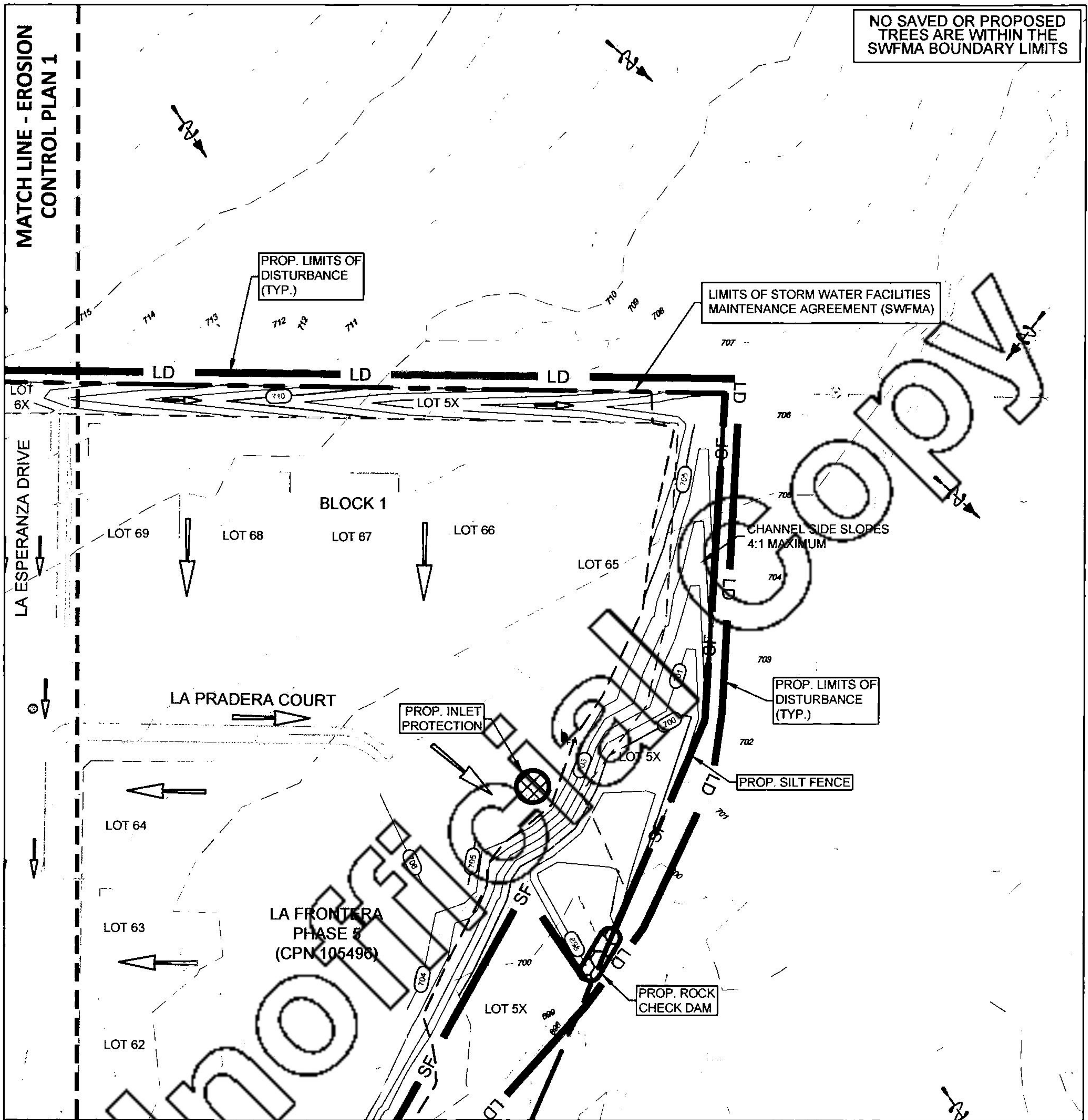
OWNER/DEVELOPER:  
**LA FRONTERA DEVELOPMENT LLC**  
 1000 TEXAN TRAIL, SUITE #200  
 GRAPEVINE, TEXAS 76051  
 PHONE: (817)416-4841



5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 Phone: 817-488-4960

DATE: JANUARY 2025 CPN: SWFMA-24-0117

EXHIBIT B - SWFMA PROFILE 3



LEGEND

- LD — LIMITS OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- 500 — EXISTING CONTOUR
- (with tree symbol) — EXISTING DRAINAGE FLOW ARROW
- — PROPOSED DRAINAGE FLOW ARROW
- (hatched rectangle) — PROPOSED ROCK CHECK DAM
- (circle with X) — PROPOSED INLET PROTECTION
- — — — — PROPERTY BOUNDARY
- - - - - LIMITS OF SWFMA

EXHIBIT B - EROSION CONTROL PLAN 2



GRAPHIC SCALE

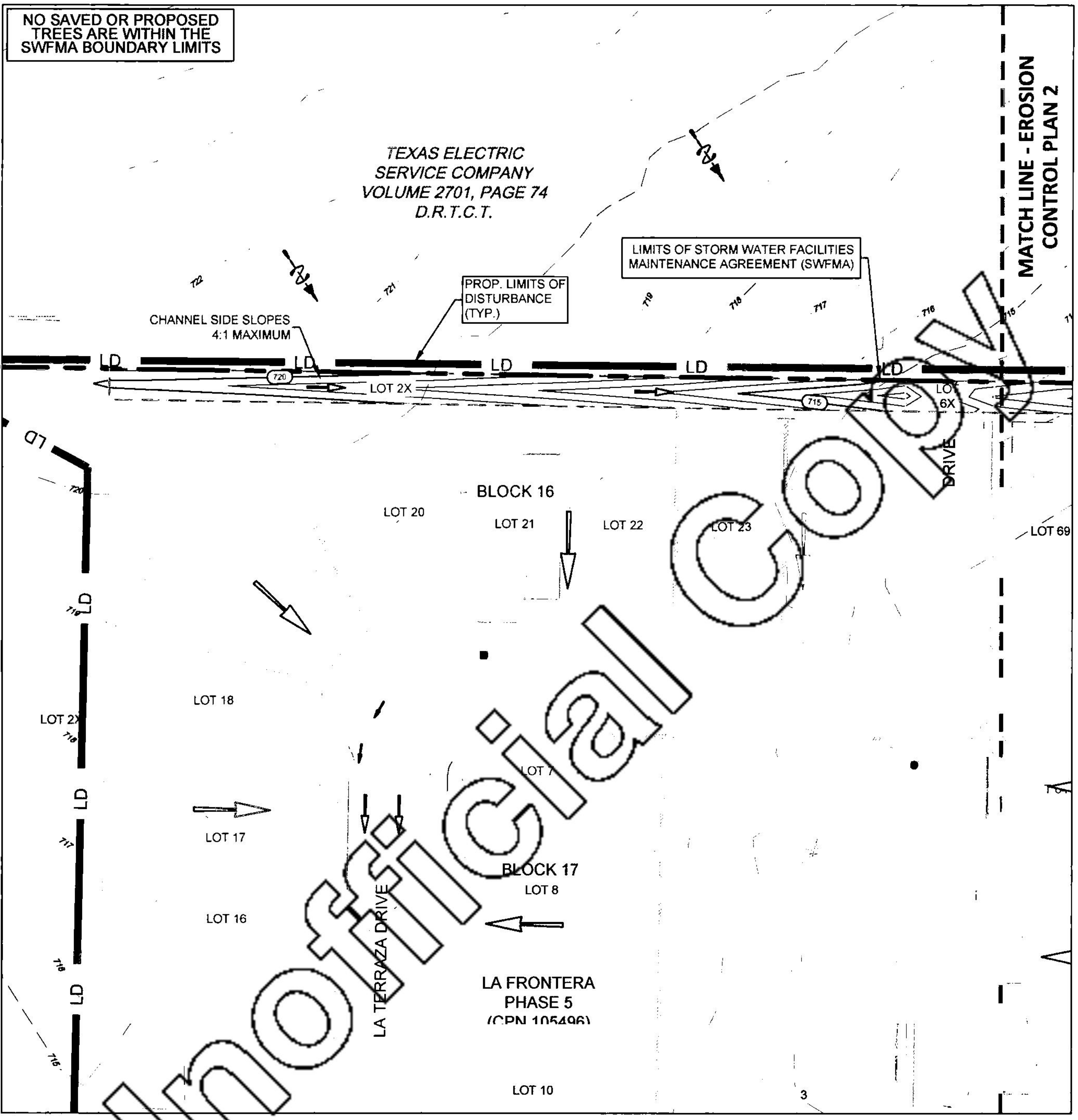
**LA FRONTERA  
PHASE 5  
(IPRC24-0056)**

DATE: JANUARY 2025 CPN: SWFMA-24-0117

**OWNER/DEVELOPER:  
LA FRONTERA DEVELOPMENT LLC**  
1000 TEXAN TRAIL, SUITE #200  
GRAPEVINE, TEXAS 76051  
PHONE: (817)416-4841



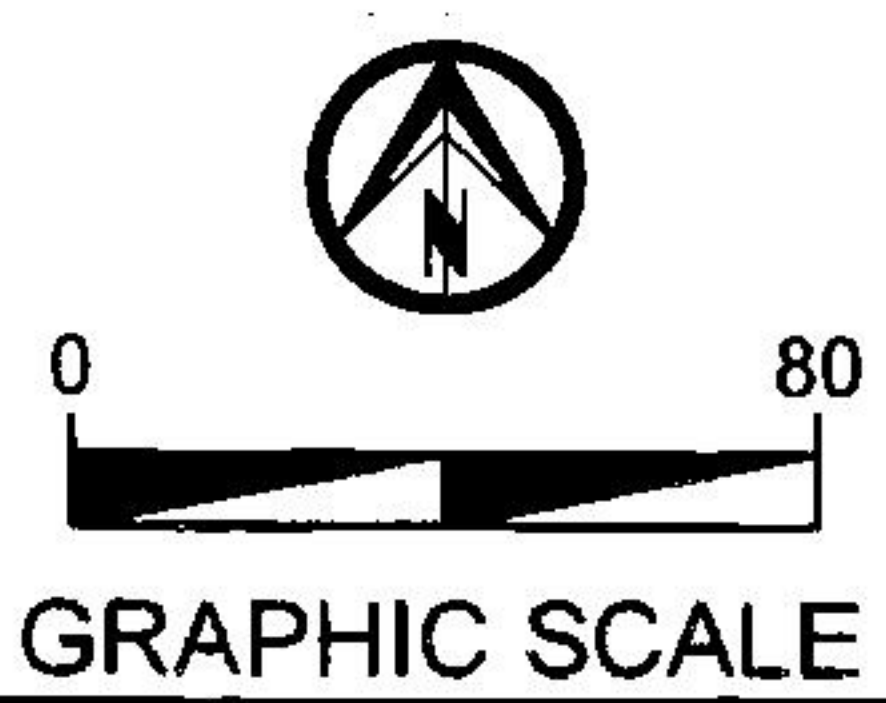
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
Phone: 817-488-4960



Unofficial Copy

- LEGEND**
- LIMITS OF DISTURBANCE
  - PROPOSED SILT FENCE
  - EXISTING CONTOUR
  - EXISTING DRAINAGE FLOW ARROW
  - PROPOSED DRAINAGE FLOW ARROW
  - PROPOSED ROCK CHECK DAM
  - PROPOSED INLET PROTECTION
  - PROPERTY BOUNDARY
  - LIMITS OF SWFMA

**EXHIBIT B - EROSION CONTROL PLAN 1**



**LA FRONTERA  
PHASE 5  
(IPRC24-0056)**

DATE: JANUARY 2025 CPN: SWFMA-24-0117

**OWNER/DEVELOPER:  
LA FRONTERA DEVELOPMENT LLC**  
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PHONE: (817)416-4841

**irkman  
ENGINEERING**  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
Phone: 817-488-4960

**NOTES:**

**GENERAL**

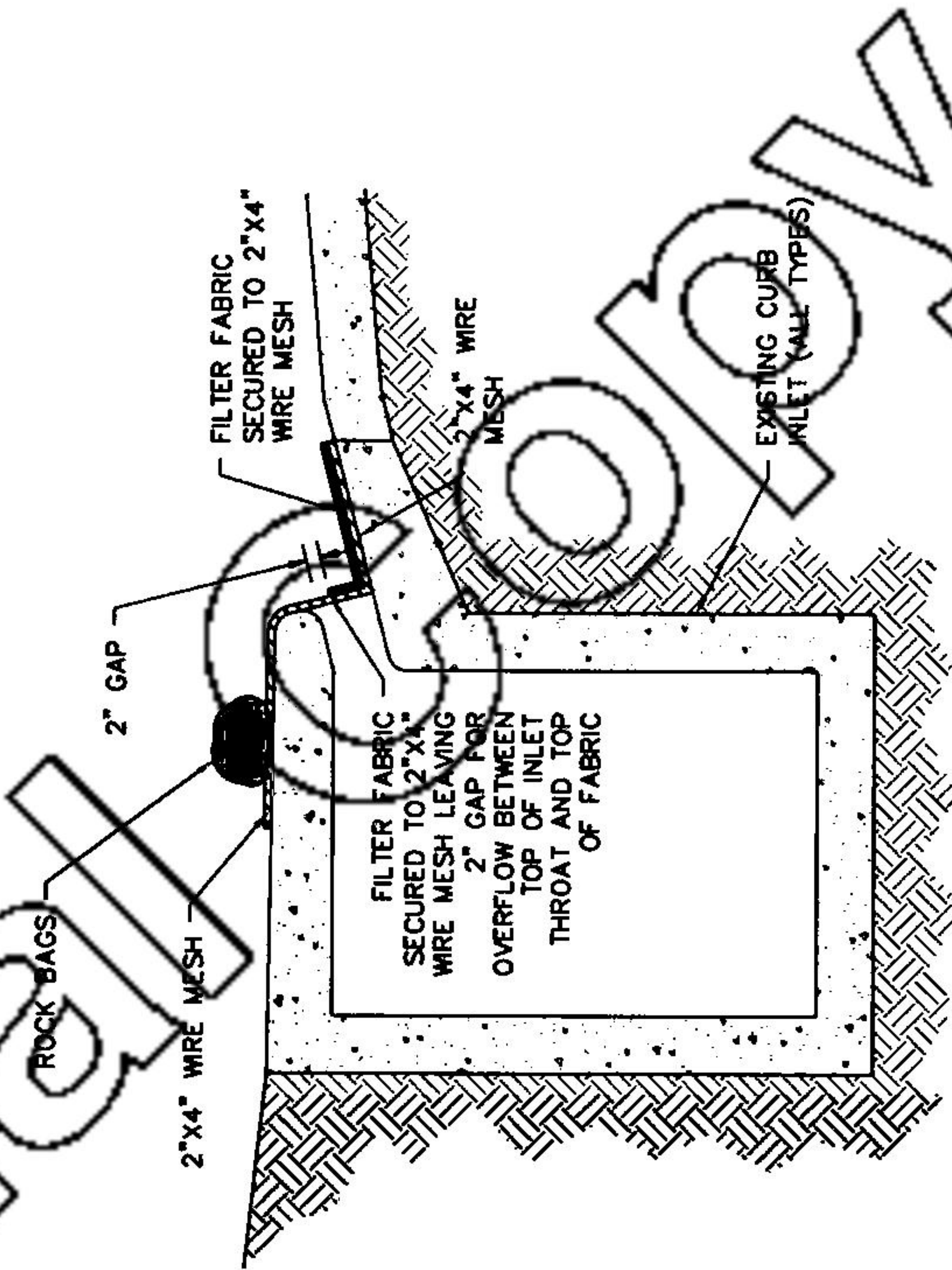
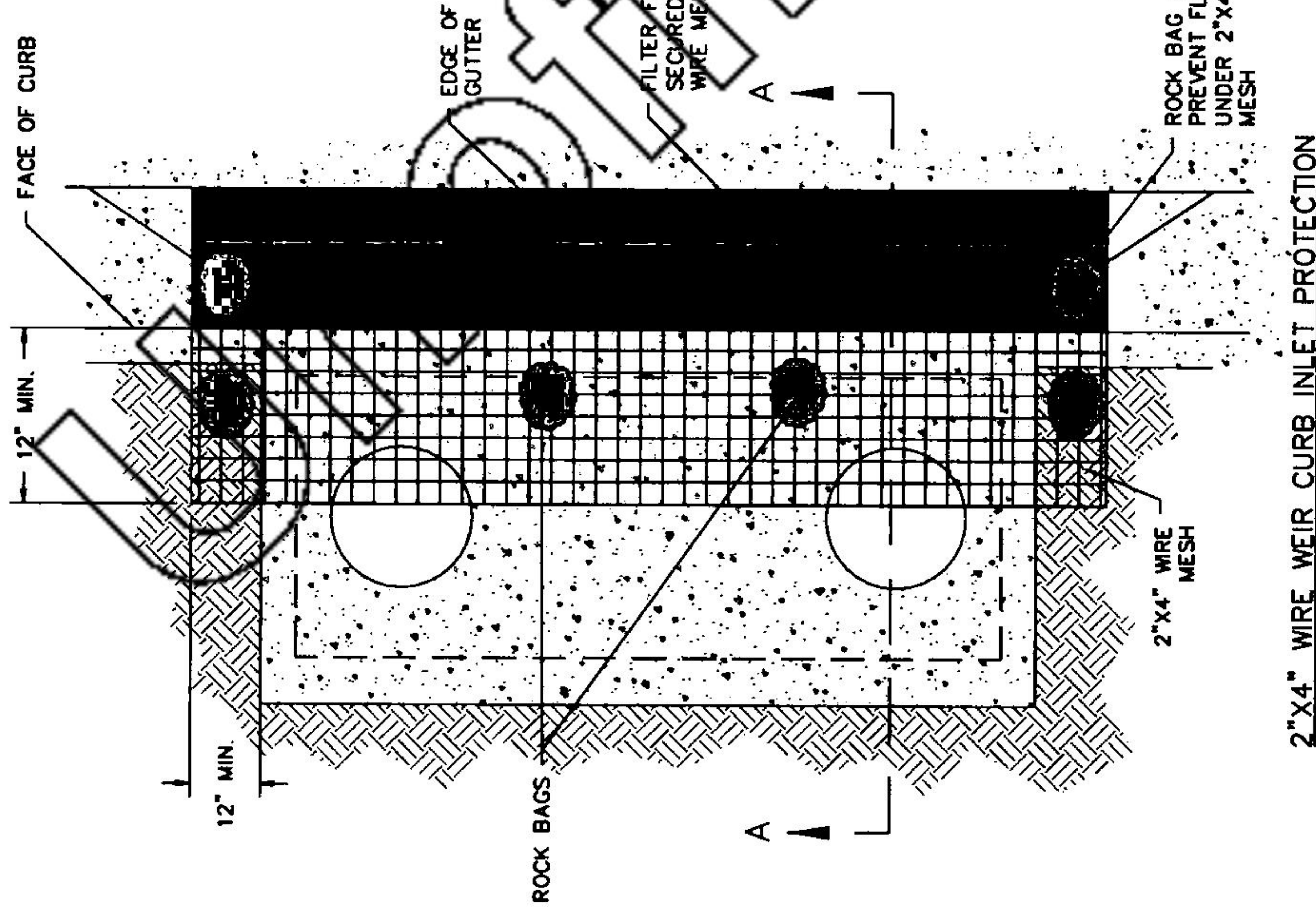
- DRAINAGE PATTERNS SHALL BE EVALUATED TO ENSURE INLET PROTECTION WILL NOT DIVERT FLOW OR FLOOD THE ROADWAY OR ADJACENT PROPERTIES AND STRUCTURES.
- INLET PROTECTION MEASURES OR DEVICES THAT COMPLETELY BLOCK THE INLET ARE PROHIBITED. THEY MUST ALSO INCLUDE A BYPASS CAPABILITY IN CASE THE PROTECTION MEASURES ARE CLOGGED.
- A POSITIVE OVERFLOW PATH SHALL BE CONSIDERED IN THE DESIGN OF INLET PROTECTION CONTROL MEASURED AT SUMP INLETS.

**CURB INLET PROTECTION**

- MUNICIPALITY APPROVAL IS REQUIRED BEFORE INSTALLING INLET PROTECTION ON PUBLIC STREETS.
- SPECIAL CAUTION MUST BE EXERCISED WHEN INSTALLING CURB INLET PROTECTION ON PUBLICLY TRAVELED STREETS OR IN DEVELOPED AREAS. ENSURE THAT INLET PROTECTION IS PROPERLY DESIGNED, INSTALLED AND MAINTAINED TO AVOID FLOODING OF THE ROADWAY OR ADJACENT PROPERTIES AND STRUCTURES.
- A TWO INCH OVERFLOW GAP OR WEIR IS REQUIRED ON ALL CURB INLET PROTECTION DEVICES.
- TRAFFIC CONES, WARNING SIGNS, OR OTHER MEASURES SHALL BE INSTALLED TO WARN MOTORISTS WHEN THE INLET PROTECTION MEASURES EXTEND BEYOND THE GUTTER LINE.
- 2"x4" WEIR PROTECTION:  
BEND WIRE MESH AROUND THE 2" X4" BOARD AND STAPLE TO THE BOARD. BEND WIRE MESH AROUND THE BOTTOM OF THE BOARD, THE CURB OPENING, AND ALONG THE PAVEMENT TO FORM A CAGE FOR THE ROCK.
- ROCK BAGS SHALL BE PLACED PERPENDICULAR TO THE CURB. AT BOTH ENDS OF THE WOODEN FRAME, TO DISRUPT THE FLOW AND DIRECT WATER INTO THE ROCK FILTER. STACK THE BAGS TWO HIGH IF NEEDED.

- 2"x4" WIRE (HOG WIRE) WEIR PROTECTION  
THE FILTER FABRIC AND WIRE MESH SHALL EXTEND A MINIMUM OF 12 INCHES PAST THE CURB OPENING ON EACH SIDE OF THE INLET.

FILTER FABRIC SHALL BE PLACED ON 2" X 4" WIRE MESH TO PREVENT THE TUBE FROM SAGGING INTO THE INLET. ROCK BAGS ARE USED TO HOLD THE WIRE MESH AND FILTER FABRIC IN CONTACT WITH THE PAVEMENT. AT LEAST ONE BAG SHALL BE PLACED ON EITHER SIDE OF THE OPENING, PARALLEL TO AND UP AGAINST THE CONCRETE CURB. THE BAGS ARE INTENDED TO DISRUPT AND SLOW THE FLOW AND ENSURE IT DOES NOT GO UNDER THE FABRIC. ADD BAGS IF NEEDED.



CITY OF FORT WORTH, TEXAS

**2"x4" WIRE WEIR  
CURB INLET PROTECTION**

REVISED 04-30-2021

01 57 13-D430

REVISED IN 2018

ISWM™ TECHNICAL MANUAL

CONSTRUCTION CONTROLS

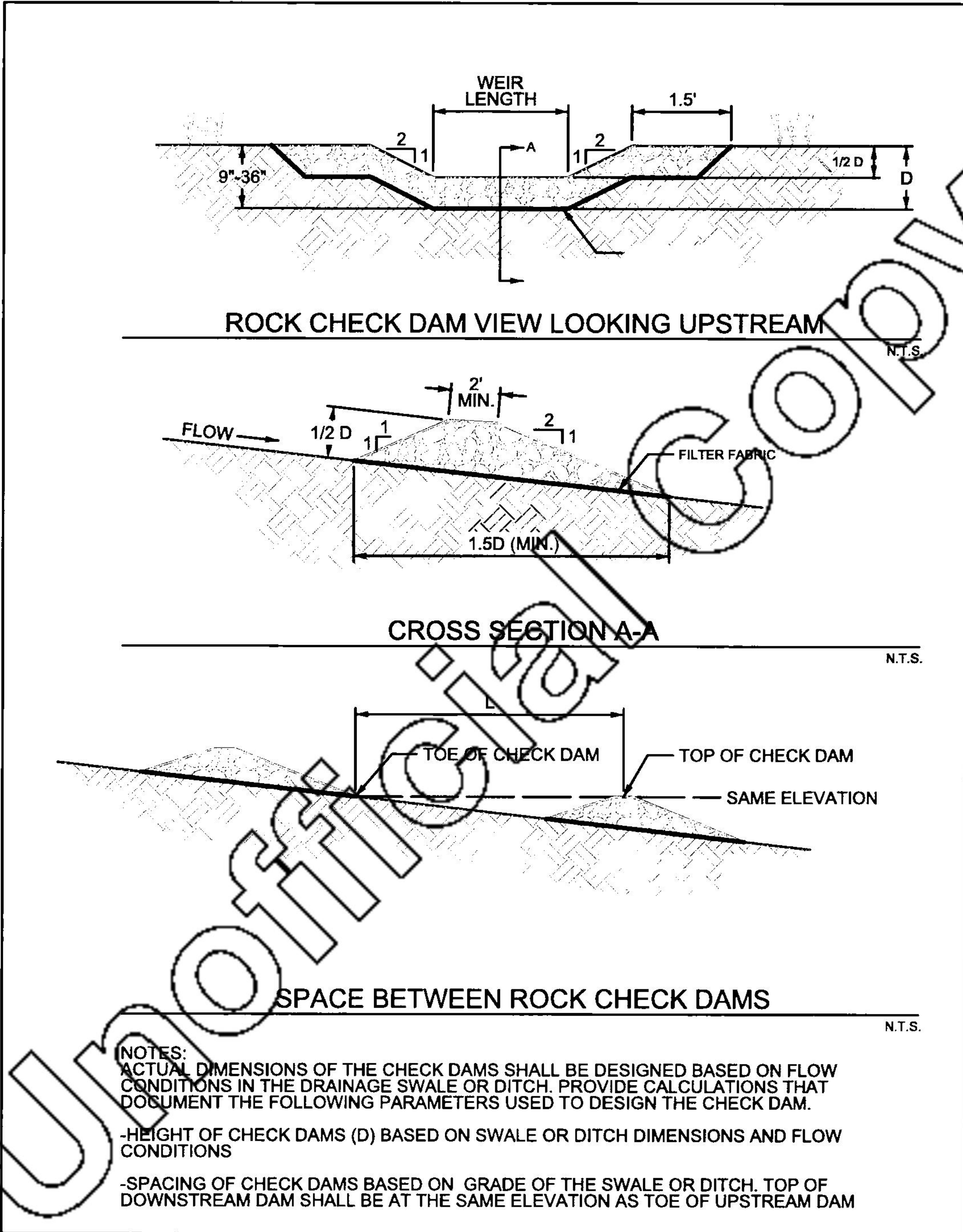


FIGURE 2.1 STANDARD CONSTRUCTION DETAIL - ROCK CHECK DAMS (1 OF 2)

REVISED IN 2018

ISWM™ TECHNICAL MANUAL

CONSTRUCTION CONTROLS

**ROCK CHECK DAM GENERAL NOTES:**

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.9 CHECK DAM (ROCK).
2. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1 1/2 TO 3 1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
3. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

FIGURE 2.1 NOTES ON ROCK CHECK DAM (2 OF 2)

REVISED IN 2018

ISWM™ TECHNICAL MANUAL

CONSTRUCTION CONTROLS

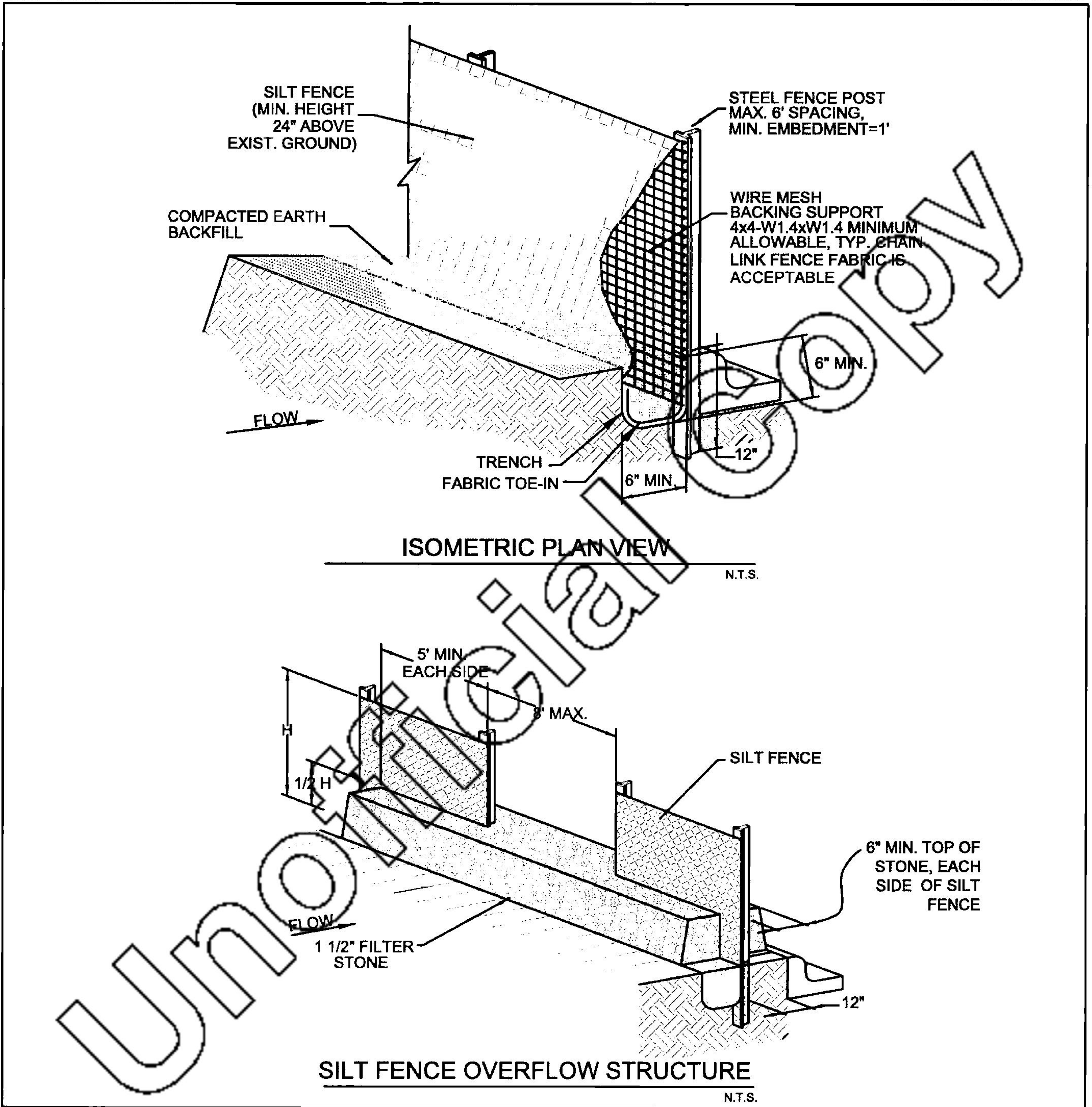


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

REVISED IN 2018

ISWM™ TECHNICAL MANUAL

CONSTRUCTION CONTROLS

**SILT FENCE GENERAL NOTES:**

1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.

2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

3. POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

6. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

8. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

10. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5

FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

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CONSTRUCTION CONTROLS

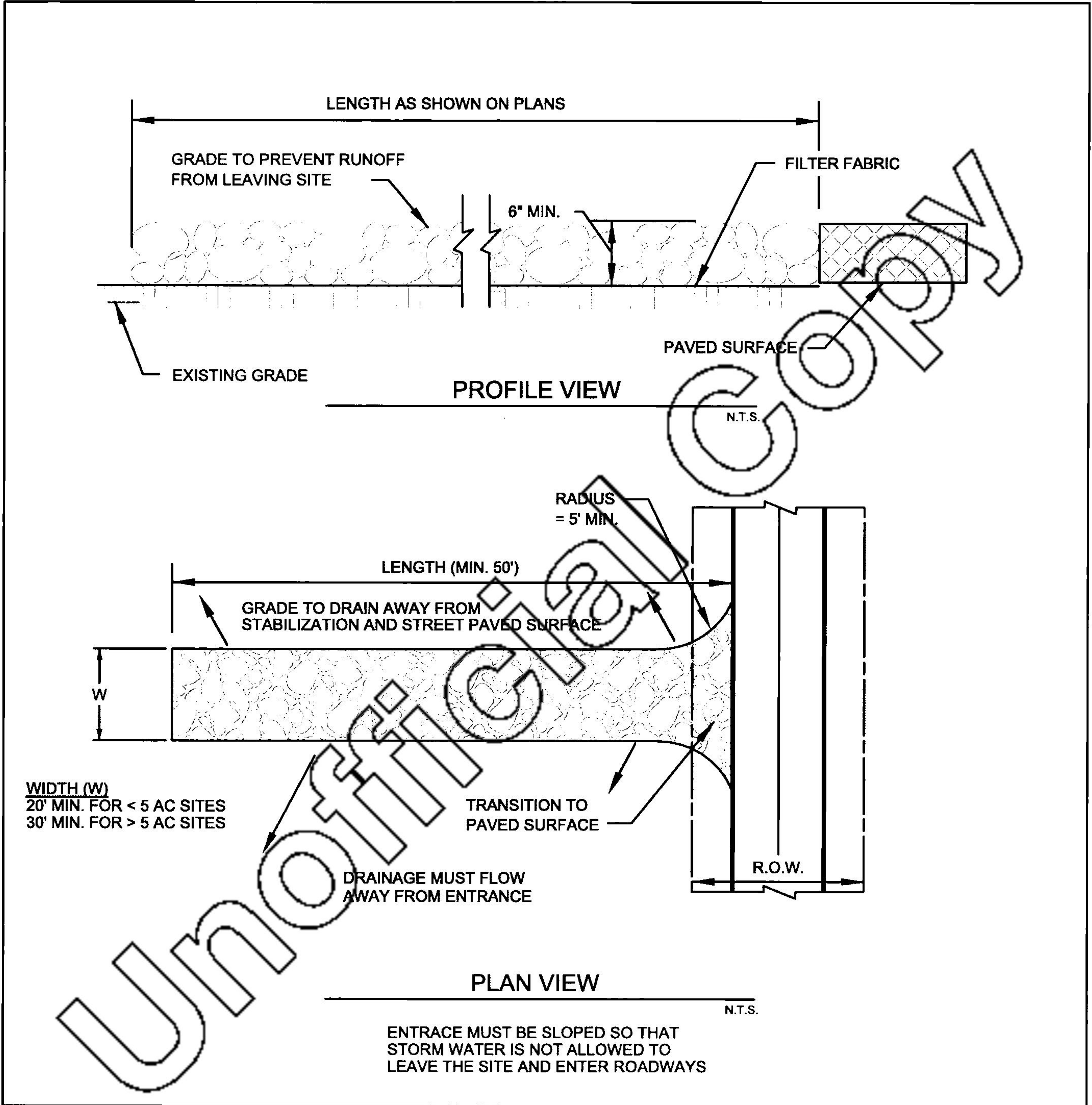


FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

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**STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11
2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
3. STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
4. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.
5. THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT ALL POINTS OF INGRESS OR EGRESS.
6. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
8. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
9. INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

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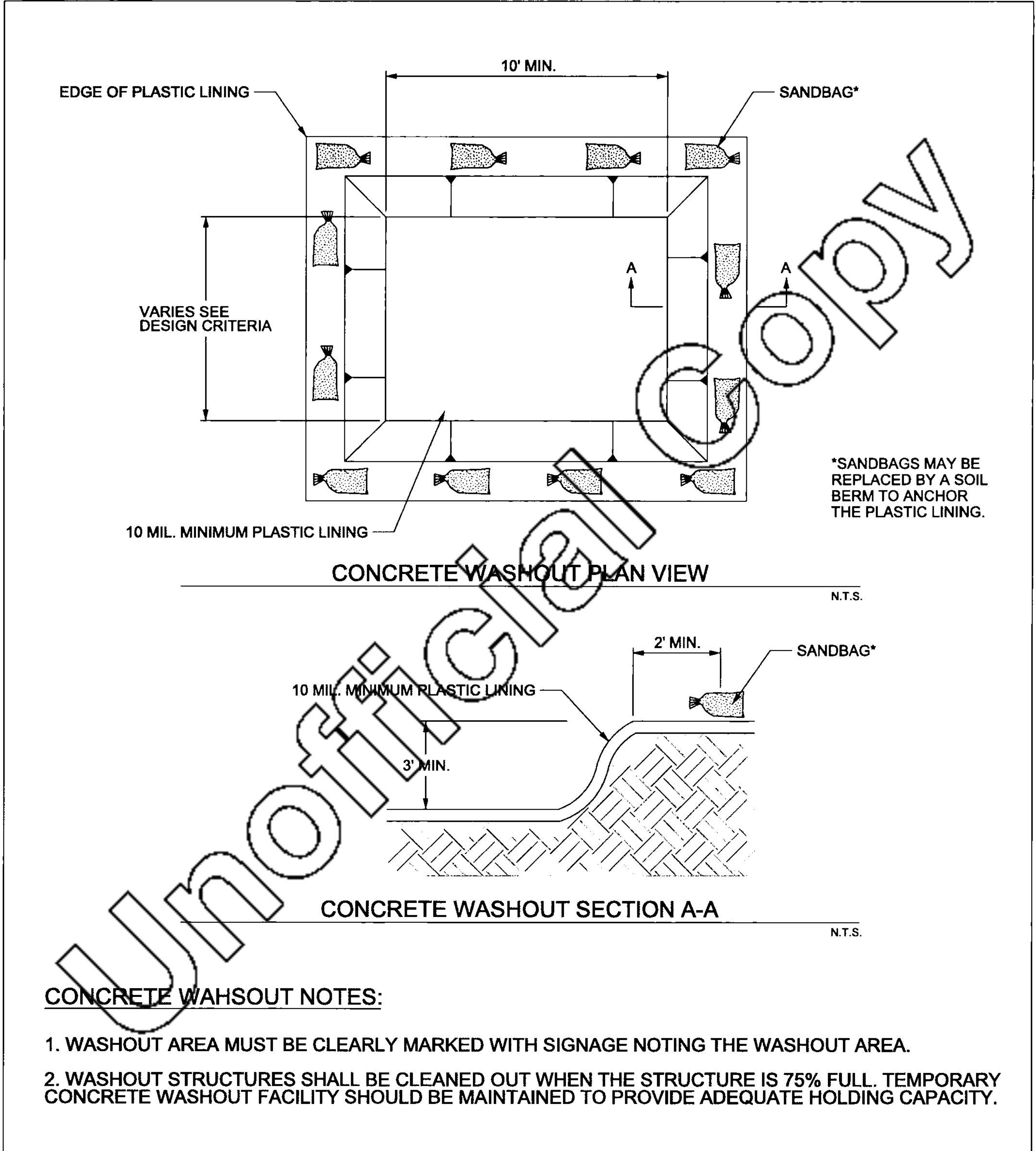


FIGURE 4.1 SCHEMATICS OF CONCRETE WASHOUT CONTAINMENT

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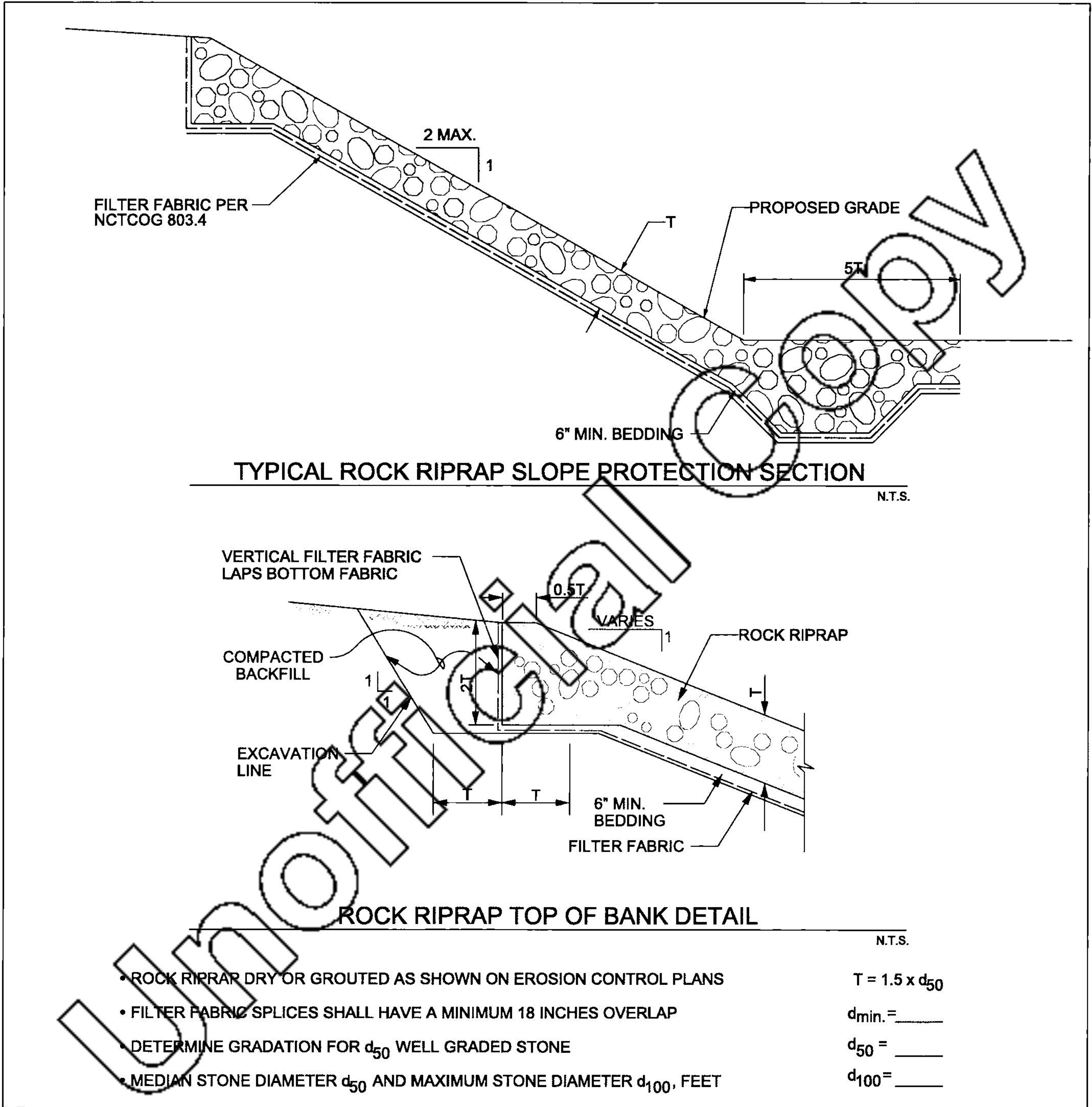


FIGURE X.XX RIPRAP SCHEMATICS OF ROCK RIPRAP (SHEET 1 OF 2)

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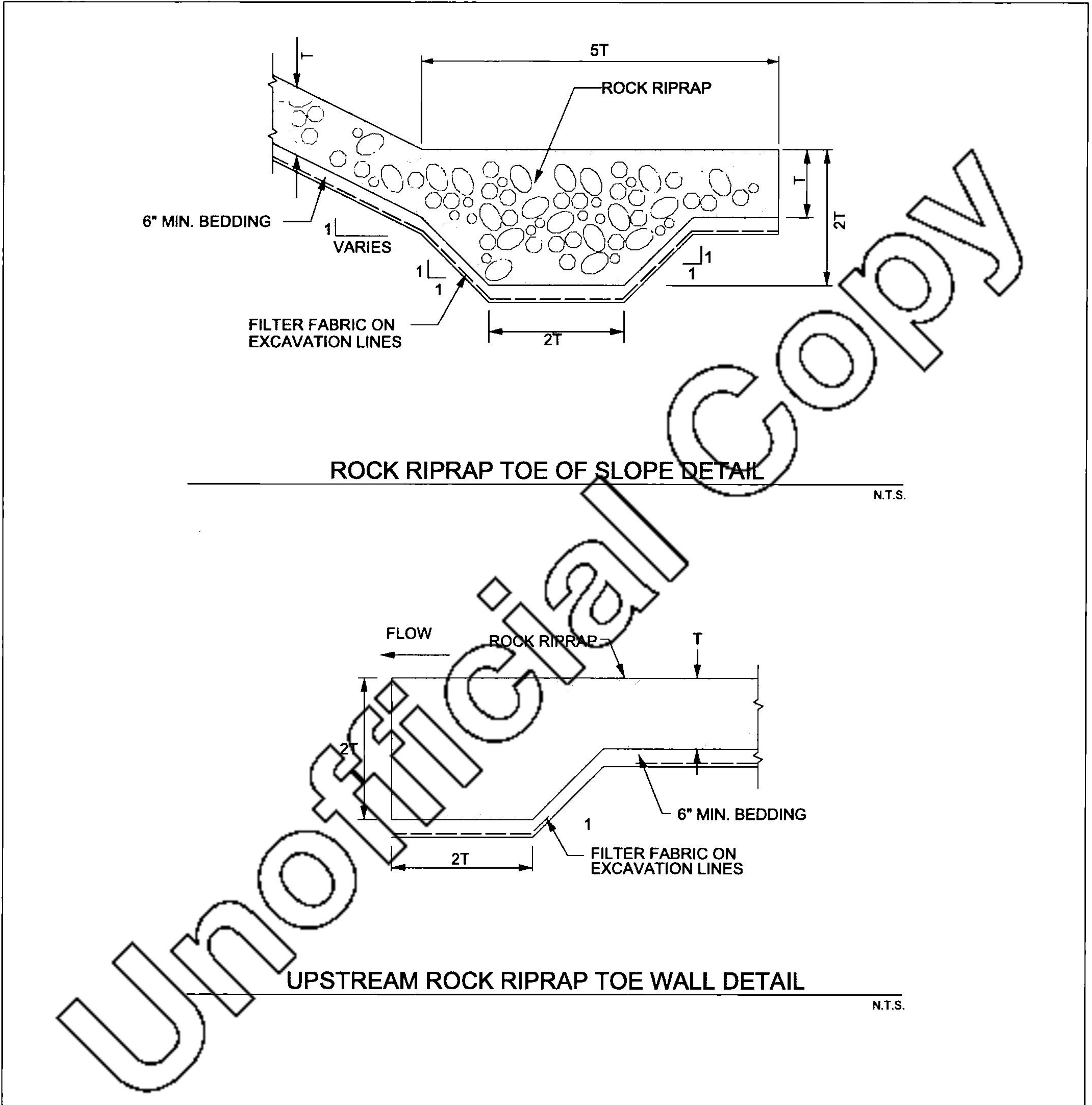


FIGURE X.XX RIPRAP SCHEMATICS OF ROCK RIPRAP (SHEET 2 OF 2)





## Exhibit "C"

### CITY OF FORT WORTH STORMWATER FACILITY OPERATION AND MAINTENANCE PLAN FOR SWALES AND DITCHES

The only responsibility the City of Fort Worth has in the operation and maintenance of this Facility is inspection.

#### General Maintenance Procedures

The structural and functional integrity of the facility or facilities described in "Exhibit A" shall be maintained at all times by removing and preventing drainage interference, obstructions, blockages, or other adverse effects into or throughout of the entire facility.

Periodic silt removal shall occur when standing water conditions occur or the swale or ditch volume is reduced by more than 10%. Silt shall be removed and the swale or ditch returned to original lines and grades shown on the approved engineering plans. In addition, corrective measures are required any time the facility does not drain completely within 72 hours of cessation of inflow.

**\*\*NO STANDING WATER IS ALLOWED** in a facility designed to convey stormwater during , storm inflow, but to be maintained for dry purposes only.

Accumulated litter, sediment, and debris shall be removed and not exceed 6 months of accumulation or as necessary to maintain proper operation of the facility or facilities. Disposal shall be in accordance with federal, state and local regulations.

The facility or facilities as described in "Exhibit A" shall be mowed monthly at the minimum, between the months of April and October or anytime vegetation exceeds 12-inches in height.

To prevent debris from entering and clogging the downstream outfall structure a wire mesh screen or similar screening device shall be installed over or around the structure until final acceptance.

#### Preventive Maintenance and Inspection

- Visual inspections of all components will be conducted every 6 months.
- A log shall be kept of all maintenance actions, and inspections. The log should document the condition of the facility or facilities primary components, mowing, silt, litter and debris removal dates.
- **Written maintenance and repair records shall be maintained by the party or parties signing the attached Agreement and shall be provided to the City upon request.**



" EXHIBIT D"				
STORMWATER SWALE AND DITCH FACILITY MAINTENANCE CHECKLIST				
FREQUENT INSPECTION				
Inspection Item:	Date:	Repairs Required:	Repairs Made:	Notes:
Remove: Trash and Debris				
Remove: Grass Clippings, Leaves, Etc.				
MINOR INSPECTION:				
Inspection Item:	Date:	Repairs Required:	Repairs Made:	Notes:
Overall Condition of Facility				
Amount of Silt within the Facility				
Amount of Ponded Water within the Facility				
MAJOR INSPECTION:				
Inspection Item:	Date:	Repairs Required:	Repairs Made:	Notes:
Evidence of Cracks or Missing Concrete within the Facility				
Evidence of subsidence around or within the facility				
Evidence of Roots, shrubs, or trees Infiltrating the Facility				