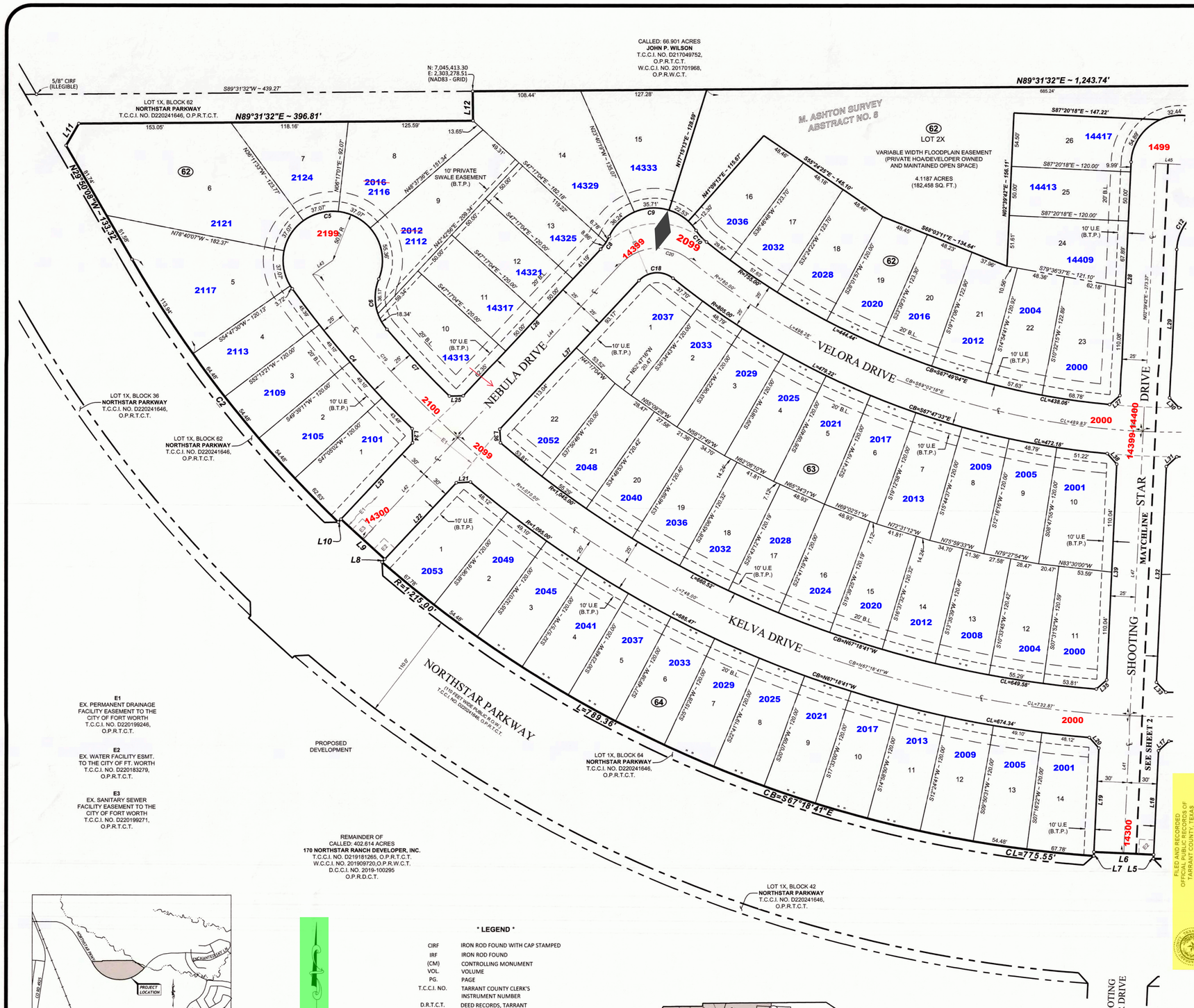
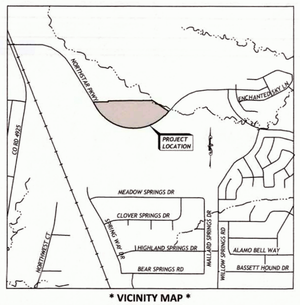


* VICINITY MAP *
(NOT TO SCALE)



* LEGEND *

CIRF	IRON ROD FOUND WITH CAP STAMPED
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
T.C.C.I. NO.	TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(B.T.P.)	BY THIS PLAT
ESMT.	EASEMENT

* INDEX MAP *
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°52'21"W	13.94'
L2	N44°03'14"W	4.10'
L3	S45°56'46"W	60.00'
L4	S44°03'14"E	4.10'
L5	N02°39'42"E	4.10'
L6	N87°20'18"W	60.00'
L7	S02°39'42"W	4.10'
L8	N42°42'56"E	4.10'
L9	N47°17'04"W	60.00'
L10	S42°42'56"W	4.10'
L11	N29°50'50"E	25.83'
L12	N00°28'28"W	30.00'
L13	S02°39'42"W	55.50'
L14	S18°20'07"E	53.56'
L15	N40°39'30"E	48.56'
L16	N44°03'14"W	91.88'
L17	S46°44'45"W	14.37'
L18	S02°39'42"W	105.94'
L19	N02°39'42"E	105.94'
L20	N41°25'21"W	14.37'
L21	S86°47'59"W	14.37'
L22	S42°42'56"W	105.94'
L23	N42°42'56"E	105.94'
L24	N01°22'07"W	14.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N88°32'17"E	13.94'
L26	N42°42'56"E	203.54'
L27	N48°48'01"E	13.86'
L28	N02°39'42"E	237.96'
L29	S02°39'42"W	151.36'
L30	S43°28'36"E	13.86'
L31	S46°35'38"W	14.40'
L32	S02°39'42"W	220.09'
L33	S43°09'39"E	13.94'
L34	S44°03'14"E	91.71'
L35	S48°29'03"W	13.94'
L36	S03°06'25"E	13.94'
L37	N42°42'56"E	206.21'
L38	S41°16'14"E	14.40'
L39	S02°39'42"W	220.09'
L40	S44°03'14"E	91.65'
L41	N02°39'42"E	140.53'
L42	N42°42'56"E	140.53'
L43	N54°35'50"E	25.00'
L44	N42°42'56"E	241.51'
L45	S87°20'18"E	25.00'
L46	N33°32'24"W	25.00'
L47	N02°39'42"E	290.00'
L48	N89°31'32"E	75.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S18°42'53"E	26.13'
L50	S77°47'11"E	38.05'
L51	S12°12'49"W	40.00'
L52	N77°47'11"W	44.19'
L53	S73°08'17"W	45.19'
L54	N73°08'17"E	42.25'
L55	S52°37'51"W	42.33'
L56	N52°37'51"E	29.24'
L57	N52°37'51"E	60.46'
L58	N61°37'16"E	71.97'
L59	S28°22'44"E	50.00'
L60	S61°37'16"W	68.03'
L61	S52°37'51"W	56.27'
L62	N24°18'01"E	66.90'
L63	N34°09'22"E	76.72'
L64	S34°09'22"W	73.28'
L65	S24°18'01"W	63.45'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	1,225.00	161.30'	S40°18'11"W	161.18'
C2	1,215.00	340.02'	N37°51'09"W	338.91'
C3	25.00	38.04'	N87°38'47"W	34.48'
C4	1,095.00	187.07'	N40°17'49"W	186.85'
C5	50.00	207.34'	N83°23'43"E	87.63'
C6	50.00	54.51'	S09°02'19"E	51.85'
C7	1,045.00	92.93'	S42°49'04"E	92.90'
C8	50.00	15.64'	N33°45'18"E	15.58'
C9	50.00	106.80'	N85°59'02"E	87.62'
C10	50.00	15.82'	S41°53'24"E	15.75'
C11	50.00	209.44'	S57°20'18"E	86.60'
C12	50.00	52.36'	S32°39'42"W	50.00'
C13	50.00	55.38'	N31°32'05"E	52.59'
C14	50.00	206.52'	S61°52'05"E	88.02'
C15	50.00	24.31'	N35°13'03"E	24.08'
C16	50.00	117.67'	N88°42'14"E	92.33'
C17	50.00	17.61'	S33°57'58"E	17.52'
C18	25.00	37.76'	N85°59'19"E	34.27'
C19	1,070.00	221.89'	N41°20'37"W	221.50'
C20	50.00	75.53'	N85°59'19"E	68.55'
C21	50.00	76.31'	N87°46'28"W	69.11'

NORTHSTAR SECTION 4, PHASE 3	
DEVELOPMENT YIELD	GROSS SITE AREA: 27.448 ACRES
TOTAL NUMBER OF LOTS: 114	
RESIDENTIAL LOTS: 113 ACREAGE: SINGLE FAMILY DETACHED: 18.193 ACRES	
NON-RESIDENTIAL LOTS: 1 ACREAGE: PRIVATE OPEN SPACE LOTS: 4.119 ACRES RIGHT OF WAY: 5.136 ACRES	

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE 1/26/2023

BY: Donald R. Barnes CHAIRMAN

BY: 1/26/2023 SECRETARY

PRELIMINARY PLAT CASE NO. PP 17-025
FINAL PLAT CASE NO. FP-22-159

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
01/27/2023 04:35 PM

D223014915
PLAT
Pages: 3
Fees: $72.00

* GENERAL NOTES *

- The bearings shown hereon are based on the found monumentation of Northstar Parkway (being a 110 feet wide public right-of-way), as shown on the Plat thereof filed for record in Tarrant County Clerk's Instrument Number D220241646, Official Public Records, Tarrant County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "AE" and Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48439C0035L; map revised March 21, 2019 with LOMR Case No. 21-06-2812P dated August 8th, 2022, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "AE" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a copy of a Commitment for Title Insurance prepared by a Title Company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 10' Utility Easements accompany all Right-of-Ways created by this plat.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

FORT WORTH FIRE DEPARTMENT
01/25/2023

FP-22-159

114 ADDRESSES & 9 BLOCK RANGES

OWNER/APPLICANT
170 NORTHSTAR RANCH DEVELOPER, INC.
3045 LACKLAND ROAD
FT. WORTH, TEXAS 76116
(817) 925-9297
ATTN: KIM GILL

ENGINEER:
WEI
Welch Engineering, Inc.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
Phone: (817)589-2900 Ext. 302
Fax: (817)589-0990
Cell: (817)705-7780
ATTN: Keith Harman

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 21012.43

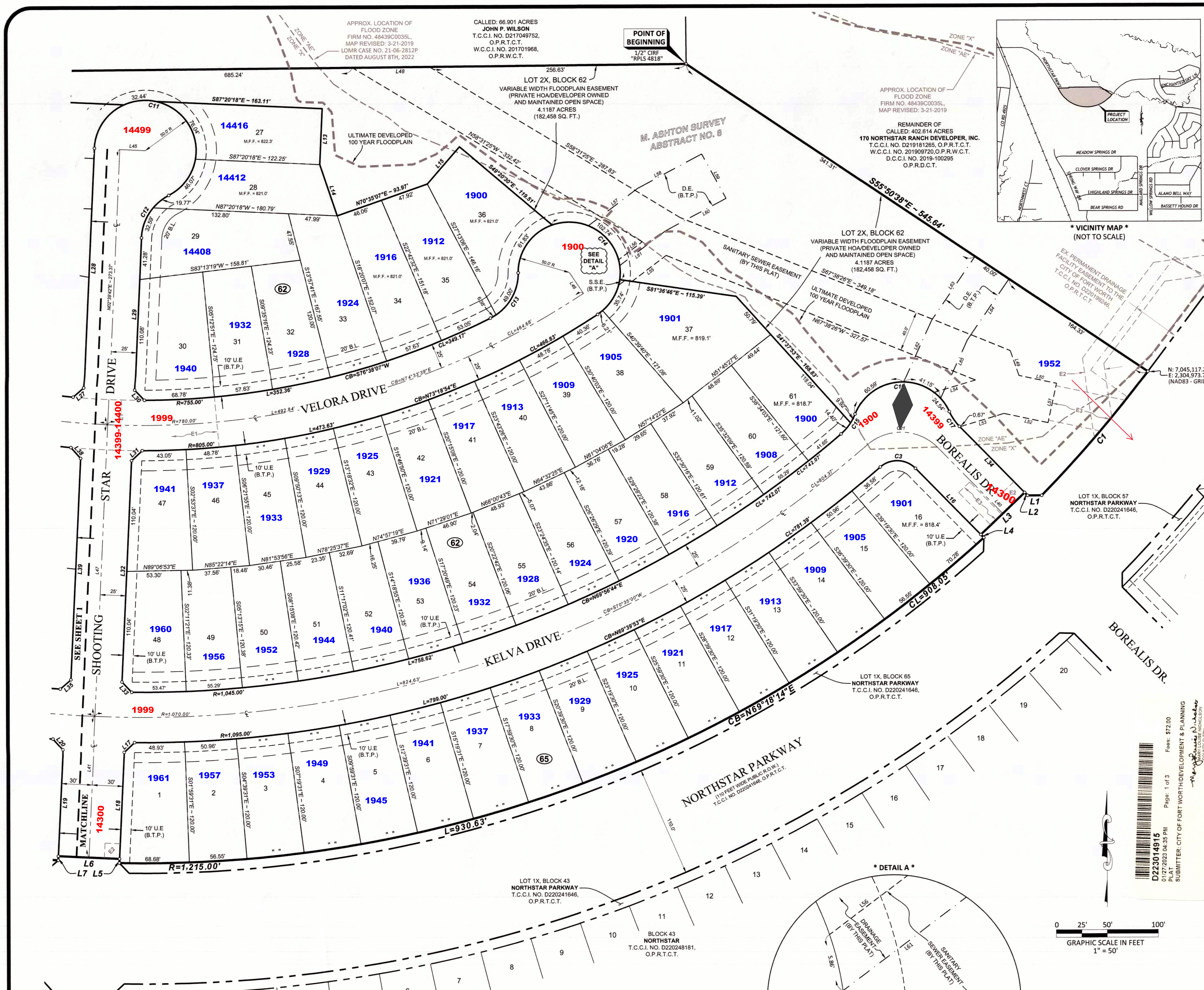
FINAL PLAT
LOT 2X & LOTS 1-61, BLOCK 62
LOTS 1-22, BLOCK 63
LOTS 1-14, BLOCK 64
LOTS 1-16, BLOCK 65

NORTHSTAR

AN ADDITION TO THE FAR NORTH FORT WORTH MUNICIPAL UTILITY DISTRICT NO. 1, LOCATED IN THE MATTHEW W. ASHTON SURVEY, ABSTRACT NO. 8, TARRANT COUNTY, TEXAS

113 RESIDENTIAL LOTS ~ 1 COMMON OPEN SPACE
27.448 ACRES

JANUARY ~ 2023 PAGE 1 OF 2

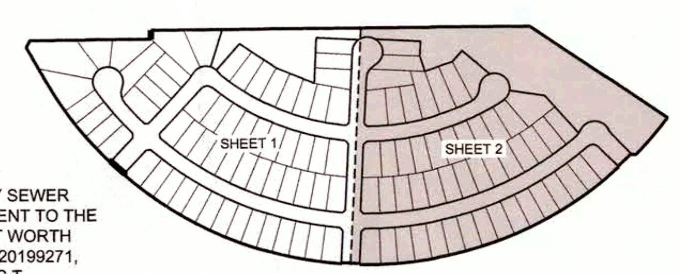


D223014915
01/27/2023 04:35 PM
PLAT
SUBMITTER: CITY OF FORT WORTH/DEVELOPMENT & PLANNING
Page: 1 of 3
Fees: $72.00
MARY LOUISE NICHOLSON
COUNTY CLERK

E1
EX. PERMANENT DRAINAGE FACILITY EASEMENT TO THE CITY OF FORT WORTH T.C.C.I. NO. D220199246, O.P.R.T.C.T.

E2
EX. WATER FACILITY ESMT. TO THE CITY OF FT. WORTH T.C.C.I. NO. D220183279, O.P.R.T.C.T.

E3
EX. SANITARY SEWER FACILITY EASEMENT TO THE CITY OF FORT WORTH T.C.C.I. NO. D220199271, O.P.R.T.C.T.



* INDEX MAP *
(NOT TO SCALE)

*** LEGEND ***

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IRF	IRON ROD FOUND
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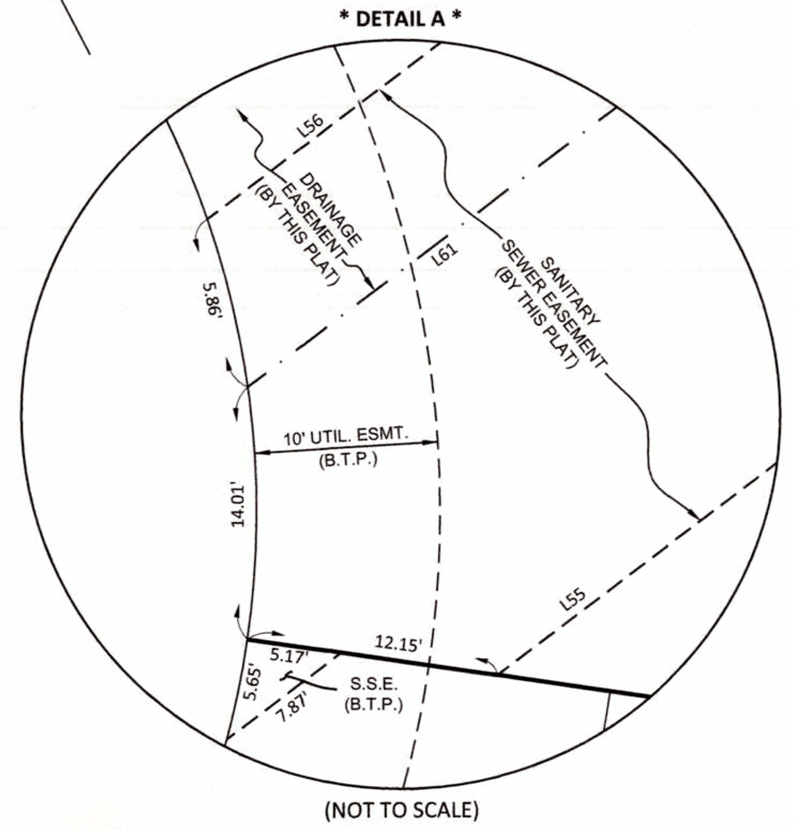
ESMT.	EASEMENT

*** DETAIL A ***



(NOT TO SCALE)

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS 170 NORTHSTAR RANCH DEVELOPER, INC. is the sole owner of a 27.448 acre tract of land located in the Matthew Ashton Survey, Abstract No. 8, Tarrant County, Texas, said 27.448 acre tract being a portion of the remainder of a called 402.614 acre tract of land conveyed to **170 NORTHSTAR RANCH DEVELOPER, INC.**, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219181265, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), Wise County Clerk's Instrument No. 201909720, Official Public Records, Wise County, Texas, and Denton County Clerk's Instrument No. 2019-100295, Official Public Records, Denton County Texas, said 27.448 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 4818" found at a northeast property corner of the said 402.614 acre tract, same being the southeast property corner of a called 66.901 acre tract of land conveyed to John P. Wilson, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D217049752, O.P.R.T.C.T.;

THENCE South 55°50'38" East, over and across the said 402.614 acre tract, a distance of 545.64 feet to an iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on the north right-of-way line of Northstar Parkway (being a variable width public right-of-way as shown on and dedicated by the plat thereof filed for record in Tarrant county Clerk's Instrument No. D220241646, O.P.R.T.C.T.), and being at the beginning of a non-tangent curve to the right having a radius of 1,225.00 feet;

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

With said curve to the right, an arc length of 161.30 feet, and across a chord which bears South 40°18'11" West, a chord length of 161.18 feet to an iron rod set;

North 89°52'21" West, a distance of 13.94 feet to an iron rod set;

North 44°03'14" West, a distance of 4.10 feet to an iron rod set;

South 45°56'46" West, a distance of 60.00 feet to an iron rod set;

South 44°03'14" East, a distance of 4.10 feet to the most northerly lot corner of Lot 1X, Block 5 of said Northstar Parkway, and being at the beginning of a non-tangent curve to the right having a radius of 1,215.00 feet;

THENCE departing the said right-of-way line and along the northerly lot line of said Lot 1X, Block 65, with said curve to the right, an arc length of 930.63 feet, and across a chord which bears South 69°18'14" West, a chord length of 908.05 feet to an iron rod set at the most westerly corner of said lot 1X, Block 65;

THENCE departing the said lot line and along the said right-of-way line the following courses and distances:

North 02°39'42" East, a distance of 4.10 feet to an iron rod set;

North 87°20'18" West, a distance of 60.00 feet to an iron rod set;

South 02°39'42" West, a distance of 4.10 feet to an iron rod set at the most easterly lot corner of Lot 1X, Block 64 of said Northstar Parkway, and being at the beginning of a non-tangent curve to the right having a radius of 1,215.00 feet;

THENCE departing the said right-of-way line and along the northeasterly lot line of said Lot 1X, Block 64, with said curve to the right, an arc length of 789.36 feet, and across a chord which bears North 67°18'41" West, a chord distance of 775.55 feet to an iron rod set at the most northerly lot corner of said Lot 1X, Block 64;

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

North 42°42'56" East, a distance of 4.10 feet to an iron rod set;

North 47°17'04" West, a distance of 60.00 feet to an iron rod set;

South 42°42'56" West, a distance of 4.10 feet to an iron rod set at the most southerly southeast lot corner of Lot 1X, Block 62 of said Northstar Parkway, being at the beginning of a non-tangent curve to the right having a radius of 1,215.00 feet;

THENCE departing the said right-of-way line, along the said lot line of Lot 1X, Block 62 the following courses and distances:

With said curve to the right, an arc length of 340.02 feet, and across a chord which bears North 37°51'09" West, a chord length of 338.91 feet to an iron rod set;

North 29°50'08" West, a distance of 133.32 feet to an iron rod set;

North 29°50'50" East, a distance of 25.83 feet to an iron rod set;

North 89°31'32" East, a distance of 396.81 feet to an iron rod set;

North 00°28'28" West, a distance of 30.00 feet to to an iron rod set on a north property line of the said 402.614 acre tract, same being the south property line of the aforesaid 66.901 acre tract, from which a 5/8 inch iron rod with a cap (illegible) found at the southwest property corner of said 66.901 acre tract bears South 89°31'32" West, a distance of 439.27 feet;

THENCE North 89°31'32" East, along the said property lines, a distance of 1,243.74 to the **POINT OF BEGINNING** of the herein described tract of land.

The hereinabove described tract of land contains a computed area of **27.448 acres (1,195,624 square feet)** of land, more or less.

TO BE, KNOWN AS

Lot 2x and **Lots 1-61, Block 62, Lots 1-22, Block 63, Lots 1-14, Block 64** and **Lots 1-16, Block 65, NORTHSTAR,** an addition to the Far North Fort Worth Municipal Utility District No. 1, Tarrant County, Texas and do hereby dedicate to the the public use forever the easements and rights-of-way as shown hereon.

Executed this the 19th day of JAN, 2023.

170 NORTHSTAR RANCH DEVELOPER, INC

Kim Gill, Vice President

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kim Gill, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 19th day of JAN, 2023.

Notary Public, State of Texas

TIMOTHY JOHN WELCH
Notary ID #10511190
My Commission Expires June 21, 2024

FORT WORTH FIRE DEPARTMENT
Li DVork
01/25/2023

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 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.

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.

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.

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 same.

Sidewalks and Streetlights
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

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 be 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.

Construction Prohibited Over Easements
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer drainage, gas electric, cable or other utility easement of any type.

Pressure Reducing Valves (P.R.V.)
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Water/Sewer Extensions:
No water/sewer inside or back of lots per Subdivision Ordinance.

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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainageway 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 unsanitary 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 stormwater 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.

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision.

Surveyed on the ground during the month of June, 2021.

Eric S. Spooner, R.P.L.S. — 1/19/23 Date
Texas Registration No. 5922

STATE OF TEXAS — REGISTERED — ERIC S. SPOONER — 5922 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 19 day of JAN, 2023.

Notary Public, State of Texas

RYAN MARQUIS HENDERSON
Notary Public, State of Texas
Comm. Expires 12-09-2026
Notary ID 13409912-5

PRELIMINARY PLAT CASE NO. PP 17-025
FINAL PLAT CASE NO. FP-22-159

OWNER/APPLICANT

170 NORTHSTAR RANCH DEVELOPER, INC.
3045 LACKLAND ROAD
FT. WORTH, TEXAS 76116
(817) 925-9297
ATTN: KIM GILL

ENGINEER:

Welch Engineering, Inc.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
Phone: (817)589-2900 Ext. 302
Fax: (817)589-0990
Cell: (817)705-7780
ATTN: Keith Harman

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 ~ S&A 21012.43

FINAL PLAT
LOT 2X & LOTS 1-61, BLOCK 62
LOTS 1-22, BLOCK 63
LOTS 1-14, BLOCK 64
LOTS 1-16, BLOCK 65

NORTHSTAR

AN ADDITION TO THE FAR NORTH FORT WORTH MUNICIPAL UTILITY DISTRICT NO. 1, LOCATED IN THE MATTHEW W. ASHTON SURVEY, ABSTRACT NO. 8, TARRANT COUNTY, TEXAS

113 RESIDENTIAL LOTS ~ 1 COMMON OPEN SPACE
27.448 ACRES