



**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.

**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 and paving improvements; and approval is 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.

**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, cable or other utility easement of any type.

**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 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 & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**Private Maintenance**  
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

**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/Drainage 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.

**Building Construction Distance Limitation to an Oil or Gas Well Bore**  
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.

**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.

**Public Open Space Easement**  
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on June 13, 2022 with a combined scale factor of 1.0001506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0490C, Community-Panel No. 480774 0490, Revised Date: April 18, 2011. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 3/10/26  
By: [Signature] Chairman  
By: [Signature] Secretary

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, Northwest Village (Fort Worth) Owner, LLC is the owner of a 15.267 acre tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth, Denton County, Texas; said tract being all of that tract of land described in Special Warranty with Vendor's Lien to Northwest Village (Fort Worth) Owner LLC, recorded in Instrument No. 2023-1687 of the Official Public Records of Denton County, Texas; said tract also being all of those tracts of land described in Traditions Deeds to Traditions Investors, LLC recorded in Instrument Nos. 2025-113510 and 2025-113513 of said Official Public Records; said 15.267 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the southeast right-of-way line of the Atchison, Topeka and Santa Fe Railway Railroad (a variable width right-of-way) and the north right-of-way line of State Highway No. 114 (a variable width right-of-way), said point being the southwest corner of said Northwest Village (Fort Worth) Owner LLC tract; from said point a 2-inch aluminum disc found at the intersection of the northwest right-of-way line of the said Atchison, Topeka and Santa Fe Railway Railroad and the said north line of State Highway No. 114 bears North 89 degrees, 19 minutes, 06 seconds, West, a distance of 415.88 feet;

THENCE, North 44 degrees, 26 minutes, 23 seconds, East, along the said southeast line of the Atchison, Topeka and Santa Fe Railway Railroad, a distance of 1,724.71 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, South 45 degrees, 28 minutes, 15 seconds, East, departing the said southeast line of the Atchison, Topeka and Santa Fe Railway Railroad, a distance of 96.32 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, South 00 degrees, 11 minutes, 38 seconds, East, a distance of 589.19 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, North 89 degrees, 59 minutes, 19 seconds, West, a distance of 223.84 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, South 00 degrees, 00 minutes, 41 seconds, West, a distance of 348.35 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, North 89 degrees, 58 minutes, 10 seconds, West, a distance of 239.95 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, South 00 degrees, 09 minutes, 50 seconds, East, a distance of 276.74 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner in said north line of State Highway No. 114; from said point a 4-inch aluminum disc found for an angle point in the north line of said State Highway No. 114 bears South 86 degrees, 28 minutes, 28 seconds, East, a distance of 82.90 feet;

THENCE, North 86 degrees, 28 minutes, 28 seconds, West, along the said north line of State Highway No. 114, a distance of 816.71 feet to the POINT OF BEGINNING;

CONTAINING: 665,018 square feet or 15.267 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF TARRANT §

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on the 23 day of February, 2026 and that all corners are shown hereon.



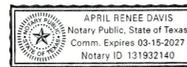
Dustin C. Pustejovsky  
Dustin C. Pustejovsky  
Registered Professional Land Surveyor  
No. 6690

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pustejovsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael L. Lewis and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day of February, 2026.

April Renee Davis  
Notary Public in and for the State of Texas  
My Commission Expires: 3-15-27



STATE OF TEXAS §  
COUNTY OF TARRANT §

**OWNER'S DEDICATION**

NOW, AND THEREFORE, know all men by these presents that, NORTHWEST VILLAGE (FORT WORTH) OWNER, LLC, does hereby adopt this plat as LOT 1, BLOCK A; LOT 1, BLOCK B; AND LOT 1, BLOCK C, NORTHWEST VILLAGE, an addition to the Tradition Municipal Utility District No. 1, Denton county, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

NORTHWEST VILLAGE (FORT WORTH) OWNER, LLC,  
a Delaware limited liability company

By: Northwest Village ADIP-Woodfield, LLC,  
a Delaware limited liability company, its Sole Member

By: WF Northwest Village, LLC,  
a Delaware limited liability company, its Manager

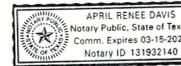
By: [Signature]  
Name: Adam Soto  
Title Vice President

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Adam Soto, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day of February, 2026.

April Renee Davis  
Notary Public in and for the State of Texas  
My Commission Expires: 3-15-27



OWNER  
NAME: NORTHWEST VILLAGE (FORT WORTH) OWNER, LLC  
ADDRESS: 8210 CREEDMOOR RD STE 102  
RALEIGH, NC 27613-1388

SURVEYOR  
WESTWOOD PROFESSIONAL SERVICES, INC.  
ADDRESS: 9800 HILLWOOD PKWY, SUITE 250  
FORT WORTH, TX 76177  
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS  
PHONE: 817-562-3350

THIS PLAT IS RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_

CASE NO. PP-22-066  
CASE NO. PP-22-088  
CASE NO. FP-24-039  
CASE NO. FP-24-011

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

SHEET 2 OF 2  
FINAL PLAT

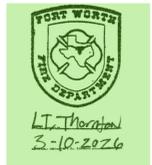
**NORTHWEST VILLAGE**  
LOT 1, BLOCK A, LOT 1, BLOCK B,  
AND LOT 1, BLOCK C

15.267 ACRE ADDITION TO  
SITUATED IN THE THE TRADITION MUNICIPAL UTILITY  
DISTRICT NO. 1, DENTON COUNTY, TEXAS.  
GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214,  
THREE MULTIFAMILY LOTS



9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SDH	MLL	N/A	JAN 2024	5410-22.408



Filed for Record  
in the Official Records Of:  
Denton County  
On: 3/10/2026 4:19:37 PM  
In the PLAT Records  
FINAL PLAT NORTHWEST VILLAGE  
Doc Number: 2026-92  
Number of Pages: 2  
Amount: 100.00  
Order#: 20260310000733  
By: MK