





ANY FUTURE DEVELOPMENT ON THIS LOT WILL REQUIRE AN APPROVED DRAINAGE STUDY IN DIRECT CORRELATION OF THAT DEVELOPMENT, BEFORE ANY GRADING PERMIT OR BUILDING PERMIT IS ISSUED, AND IPRC PLAN APPROVAL.

Tradition Investors, LLC  
Doc. No. 2020-37553 OPRDCT

Traditions Investors, LLC  
Doc. No. 2023-1687

River's Edge Homeowners' Assoc., Inc  
Doc. No. 2012-89172 OPRDCT

Atchison, Topeka, and Santa Fe Railway Company  
Doc. No. 1893-2048 OPRDCT

GUADALUPE CARDINAS SURVEY,  
ABSTRACT NO. 214

LEGEND	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
BTP	BY THIS PLAT
HBE	HIKE & BIVE EASEMENT
POSE	PUBLIC OPEN SPACE EASEMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

MATCH LINE SHEET 1

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS Traditions Investors, LLC is the owner of a tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas, being part of a tract conveyed to Traditions Investors, LLC, by deed recorded in Document Number 2020-37553 of the Official Public Records, Denton County, Texas (OPRDCT) and all of a tract of land conveyed to Tradition Investors, LLC, by deed recorded in Document Number 2020-59543 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete at the southeast corner of said tract, on the north line of State Highway 114, a variable width right-of-way, and for the southwest corner of a tract conveyed to The River's Edge Homeowner's Association, by deed recorded in Document Number 2012-89172 OPRDCT;

THENCE S 89°48'31" W, 1072.86 feet to a concrete monument found, along the northern right-of-way of State Highway 114;

THENCE N 86°30'05" W, 82.79 feet to a 1/2" capped iron rod found on the north line of State Highway 114 and the southeast corner of a tract conveyed to Northwest Village (Fort Worth) Owner, LLC recorded in Document 2023-1687;

Thence along the east line of said tract, the following:

THENCE N 00°09'49" W, 276.81 feet to a 1/2" capped iron rod found;

THENCE S 89°58'09" E, 239.95 feet to a 1/2" capped iron rod found;

THENCE N 00°00'42" E, 348.35 feet to a 1/2" capped iron rod found;

THENCE S 89°59'18" E, 223.84 feet to a 1/2" capped iron rod found;

THENCE N 00°11'37" W, 589.19 feet to a 1/2" capped iron rod found;

THENCE N 45°28'14" W, 96.46 feet to a 1/2" capped iron rod found and a point on the Atchison, Topeka, and Santa Fe Railway Company recorded in the Deed Records, Denton County, Texas (DRDCT) in Document Number 93-20408;

THENCE N 44°26'29" E, 1084.18 feet to a 5/8" iron rod found at the northern property corner, also being a west corner of a 2.67-acre, tract 2, conveyed to Traditions Investors, LLC Document recorded in No. 2023-43040 OPRDCT;

THENCE S 00°06'47" E, 2057.36 feet to the POINT OF BEGINNING with the subject tract containing 1,393,315 square feet or 31.986 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TRADITIONS INVESTORS, LLC, do hereby adopt this plat designating the hereinabove described property as NORTHWEST VILLAGE, LOTS 1-3, BLOCK D, LOTS 1-2, BLOCK E, LOT 1, BLOCK F, & LOTS 1-3, BLOCK G, an Addition to Tradition Municipal Utility District No. 1 of Denton County, Texas, and do hereby dedicate to the public use the streets and alleys shown thereon. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

Witness our hands, this 2<sup>nd</sup> day of February, 2026.

TRADITIONS INVESTORS, LLC,  
a Texas Limited Liability Company

By: Matrix Equities, Inc., a Texas Corporation, its Manager

By: Larry L. Miller, President

STATE OF Arizona §  
COUNTY OF Maricopa §

BEFORE ME, the undersigned, a Notary Public in and for the State of Arizona, on this day personally appeared Larry L. Miller, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2<sup>nd</sup> day of February, 2026.

Miriah Schneider  
Notary Public, State of Arizona

MIRIAH SCHNEIDER  
NOTARY PUBLIC - ARIZONA  
Maricopa County  
Commission # 557387  
My Comm. Exp. Jan. 11, 2027

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Dated this the 30 day of January, 2026.

DKB  
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of January, 2026.

Faith Nicole Sourber  
Notary Public, State of Texas

Faith Nicole Sourber  
My Commission Expires: 8/1/2029  
Notary ID 133262076

**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: 3/03/2026

BY: Chy CHAIRMAN

BY: St SECRETARY

NOTES:

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 easement 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 ceding 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 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.

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 gates security entrances, recreation areas, landscape areas and open spaces; water and wastewater distribution

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

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".

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 eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

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.

Parkways

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway request.

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.

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 regards to intervening structures or objects.

FINAL PLAT

**NORTHWEST VILLAGE**

LOTS 1-3, BLOCK D, LOTS 1-2, BLOCK E  
LOT 1, BLOCK F, AND LOTS 1-3, BLOCK G

AN ADDITION TO TRADITION MUNICIPAL UTILITY DISTRICT NO.1 OF DENTON COUNTY, TEXAS  
SITUATED IN THE GUADALUPE CARDINAS SURVEY  
ABSTRACT NO. 214, DENTON COUNTY, TEXAS

31.986 ACRES

FP-24-039  
PP-22-066

OWNER / APPLICANT  
Traditions Investors, LLC  
10446 N. 74th Street, Ste. 200  
Scottsdale, AZ 85258  
Telephone (214) 789-6088  
Contact: Larry Miller

SURVEYOR / ENGINEER  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Darren Brown, RPLS

Filed for Record in the Official Records of Denton County On: 3/3/2026 10:32:33 AM In the PLAT Records NORTHWEST VILLAGE Doc. Number: 2026 - 80 Number of Pages: 2 Amount: 100.00 Order#: 20260303000242 By: MF

Drawing: 03/2026 202612-244 Northwest Village CAD/Plat/Eng Saved By: MarkPence Save Time: 1/20/2026 3:07:17 PM