

- Legend
- IRF Iron Rod Found
 - IRS Iron Rod Set
 - B.L. Building Line
 - U.E. Utility Easement
 - W.M.E. Wall Maintenance Easement
 - RP Radius Point
 - R County Records, Wise County, Texas
 - C.R.T.C.T. County Records, Tarrant County, Texas

FP-25-034

Charles Fleisner Survey,
Abstract Number 310

D.R. Horton-Texas, LTD
Inst.* 202317055
C.R.T.C.T.

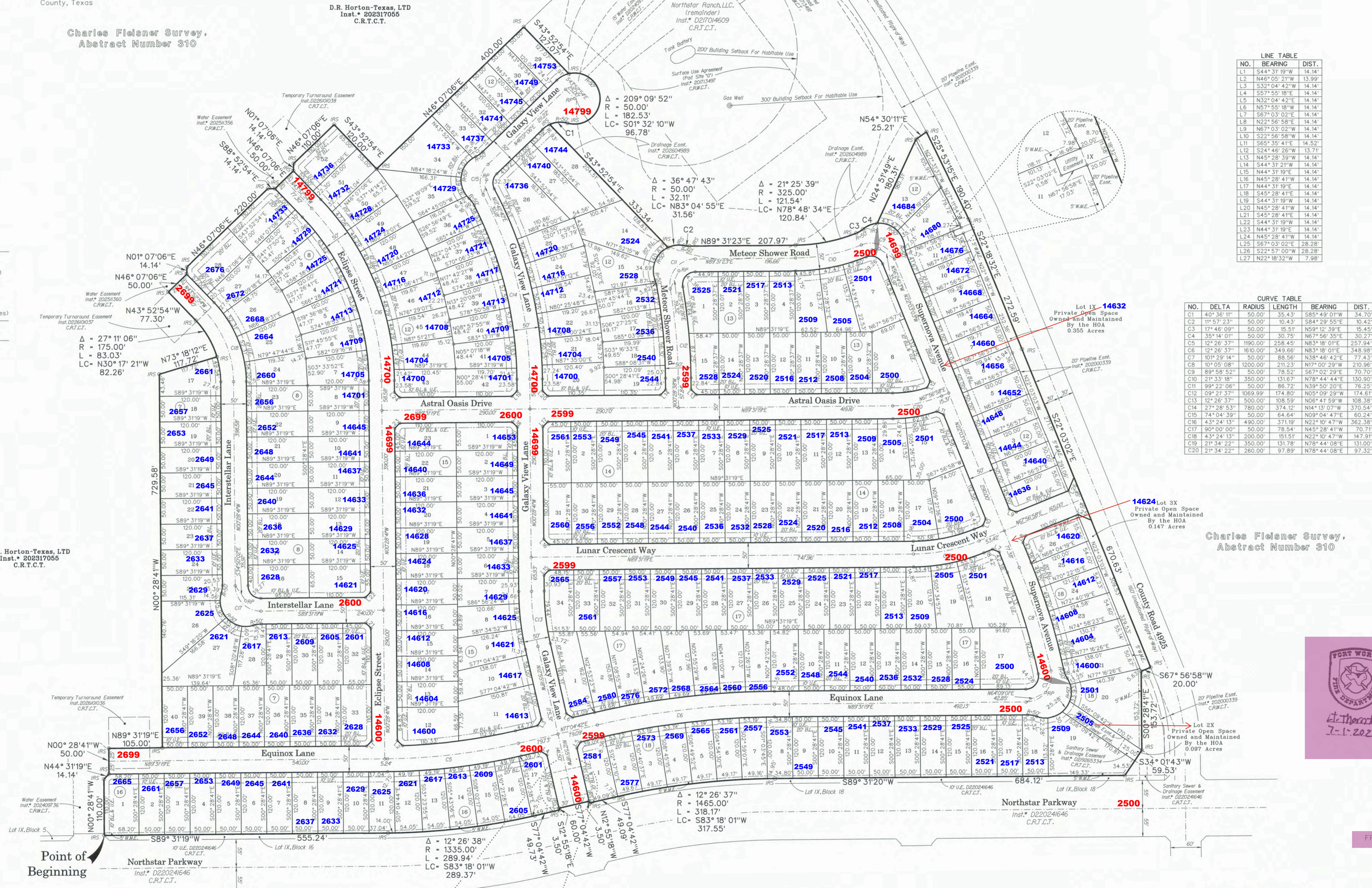
20260981 PLAT
07/02/2026 10:25:34 AM Total Pages: 3 Fee: 60.00
Blanca Tusa, County Clerk - Wise County, Texas

Land Use

Residential	38.573 Acres
Private Open Space	0.599 Acres
Right-of-Way	10.705 Acres
Total	49.877 Acres

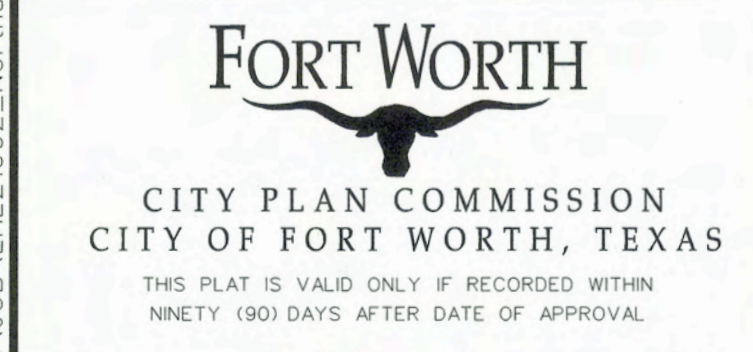
Lot Tabulation

Block 7	24 Lots
Block 8	28 Lots
Block 12	53 Lots (1 Private Open Space)
Block 13	15 Lots
Block 14	31 Lots
Block 15	23 Lots
Block 16	17 Lots
Block 17	34 Lots
Block 18	28 Lots (2 Private Open Spaces)
Residential	250 Lots
Private Open Space	3 Lots
Total	253 Lots



D.R. Horton-Texas, LTD
Inst.* 202317055
C.R.T.C.T.

Charles Fleisner Survey,
Abstract Number 310



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 7/02/2026

By: [Signature] Chairman

By: [Signature] Secretary

Owners \ Developer
D.R. Horton-Texas, LTD.
6751 North Freeway
Fort Worth, Texas 76131
Phone 817-230-0800
Fax 817-230-0899

A Final Plat of
Lots 17-40, Block 7, Lots 1-28, Block 8; Lots 1-52, 1X, Block 12;
Lots 1-15, Block 13; Lots 1-31, Block 14; Lots 1-23, Block 15;
Lots 1-17, Block 16; Lots 1-34, Block 17; and Lots 1-26, 2X, 3X, Block 18.

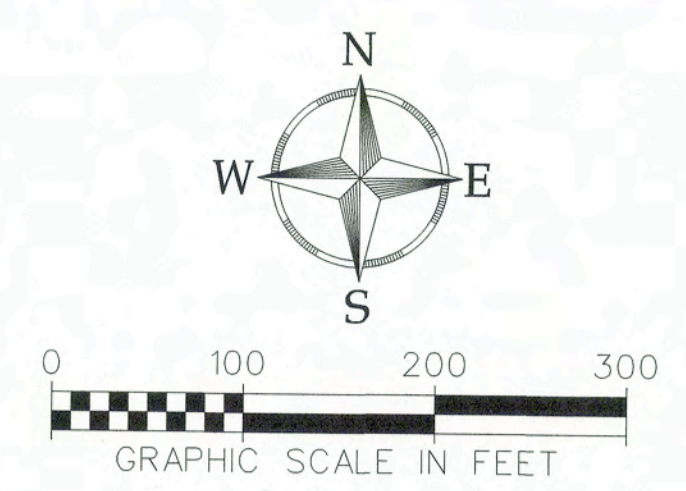
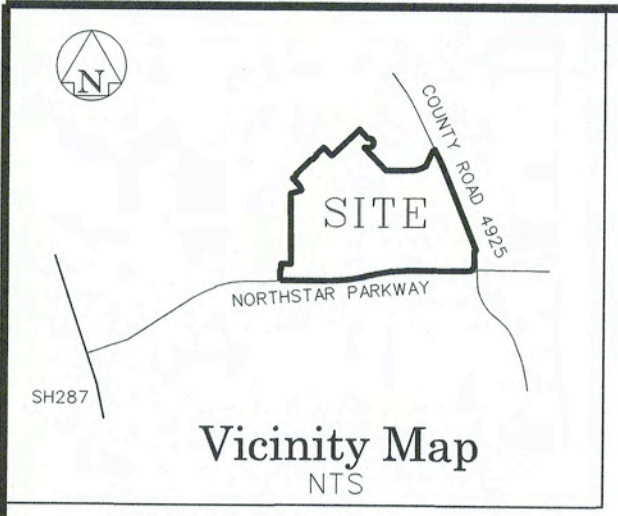
Northstar

Situated in the Charles Fleisner Survey, Abstract Number 310,
Wise County, Texas,
Far North Fort Worth Municipal Utility District No. 1.

Date of Preparation: June 2022

PELOTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 260
FORT WORTH, TEXAS 76177 PH # 817-562-3350

SHEET
1
OF 2 SHEETS



STATE OF TEXAS
COUNTY OF WISE

WHEREAS D.R. HORTON-TEXAS, LTD., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CHARLES FLEISNER SURVEY, ABSTRACT NUMBER 310, WISE COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON-TEXAS, LTD., RECORDED IN INSTRUMENT NUMBER 202317055, COUNTY RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT AN ELL CORNER IN THE SOUTH LINE OF SAID D.R. HORTON-TEXAS TRACT, BEING IN THE NORTH LINE OF NORTHSTAR PARKWAY, AN ADDITION TO FAR NORTH FORT WORTH MUNICIPAL UTILITY DISTRICT NO. 1, WISE COUNTY, TEXAS, AND BEING AT THE NORTHWEST CORNER OF LOT 1X, BLOCK 16, SAID NORTHSTAR PARKWAY;

THENCE DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID D.R. HORTON-TEXAS TRACT, THE FOLLOWING COURSES AND DISTANCES:
N 00°28'41"W, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 44°31'19"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 00°28'41"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 89°31'19"E, 105.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 00°28'41"W, 729.58 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 73°18'12"E, 117.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 83.03 FEET, THROUGH A CENTRAL ANGLE OF 27°11'06", HAVING A RADIUS OF 175.00 FEET, THE LONG CHORD WHICH BEARS S 30°17'21"W, 82.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 43°52'54"W, 77.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 46°07'06"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 01°07'06"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 46°07'06"E, 220.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 88°52'54"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 46°07'06"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 01°07'06"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 46°07'06"E, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 43°52'54"E, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 46°07'06"E, 400.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT AN ELL CORNER IN THE EAST LINE OF SAID D.R. HORTON-TEXAS TRACT, BEING THE NORTHWEST CORNER OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO NORTHSTAR RANCH LLC, RECORDED IN INSTRUMENT NUMBER D217014609, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH SAID EAST LINE AND THE WEST AND SOUTH LINES OF SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:
S 43°52'54"E, 127.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 182.53 FEET, THROUGH A CENTRAL ANGLE OF 209°09'52", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 01°32'10"W, 96.78 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 35.43 FEET, THROUGH A CENTRAL ANGLE OF 40°36'11", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 85°49'01"W, 34.70 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 43°52'54"E, 333.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.11 FEET, THROUGH A CENTRAL ANGLE OF 36°47'43", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 83°04'55"E, 31.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 10.43 FEET, THROUGH A CENTRAL ANGLE OF 11°57'23", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 84°29'55"E, 10.42 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 89°31'23"E, 207.97 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT;
WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 121.54 FEET, THROUGH A CENTRAL ANGLE OF 21°25'39", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 78°48'34"E, 120.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 15.51 FEET, THROUGH A CENTRAL ANGLE OF 17°46'09", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 59°12'39"E, 15.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 30.75 FEET, THROUGH A CENTRAL ANGLE OF 35°14'01", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 67°56'35"E, 30.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 24°51'49"E, 180.31 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 54°30'11"E, 25.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 4925 (A 60 FOOT UNRECORDED RIGHT-OF-WAY);

THENCE CONTINUING WITH SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:
S 25°53'15"E, 190.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 22°18'32"E, 272.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 22°03'02"E, 670.63 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT AN ELL CORNER IN SAID EAST LINE, BEING A NORTHERLY CORNER OF AFOREMENTIONED NORTHSTAR PARKWAY, BEING THE NORTHEAST CORNER OF LOT 1X, BLOCK 18, SAID NORTHSTAR PARKWAY.

THENCE DEPARTING SAID COMMON LINE WITH THE EAST LINE OF SAID D.R. HORTON-TEXAS TRACT AND THE NORTH LINE OF SAID NORTHSTAR PARKWAY THE FOLLOWING COURSES AND DISTANCES:

S 67°56'58"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 00°28'41"E, 153.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 34°01'43"W, 59.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHEAST CORNER OF SAID D.R. HORTON-TEXAS TRACT.

THENCE WITH THE SOUTH LINE OF SAID D.R. HORTON-TEXAS TRACT AND THE NORTH LINE OF SAID NORTHSTAR PARKWAY TRACT THE FOLLOWING COURSES AND DISTANCES:
S 89°31'20"W, 684.12 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 318.17 FEET, THROUGH A CENTRAL ANGLE OF 12°26'37", HAVING A RADIUS OF 1465.00 FEET, THE LONG CHORD WHICH BEARS S 83°18'01"W, 317.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 77°04'42"W, 49.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
N 12°55'18"W, 3.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 77°04'42"W, 60.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;
S 12°55'18"E, 3.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 77°04'42"W, 49.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 289.84 FEET, THROUGH A CENTRAL ANGLE OF 12°26'38", HAVING A RADIUS OF 1335.00 FEET, THE LONG CHORD WHICH BEARS S 83°18'01"W, 289.37 FEET;

THENCE S 89°31'19"W, 555.24 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 2,172.650 SQUARE FEET OR 49.877 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:
NORTHSTAR
LOTS 17-40, BLOCK 7; LOTS 1-28, BLOCK 8; LOTS 1-52, 1X, BLOCK 12;
LOTS 1-15, BLOCK 13; LOTS 1-31, BLOCK 14; LOTS 1-23, BLOCK 15;
LOTS 1-17, BLOCK 16; LOTS 1-34, BLOCK 17; AND LOTS 1-26, 2X, 3X, BLOCK 18.

AN ADDITION TO FAR NORTH MUNICIPAL UTILITY DISTRICT NO. 1, TARRANT AND WISE COUNTIES, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

BY: D.R. HORTON-TEXAS LTD.
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC.
A DELAWARE CORPORATION
ITS AUTHORIZED AGENT

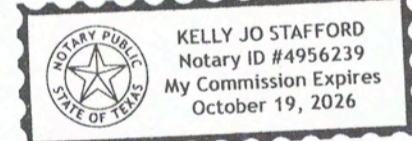
BY: JUSTIN BOSWORTH
ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JUSTIN BOSWORTH, 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 MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF June, 2026
NOTARY PUBLIC, STATE OF TEXAS

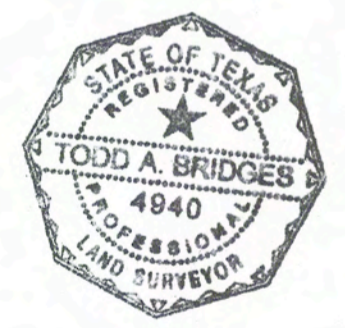
MY COMMISSION EXPIRES 10-19-24



CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN MAY, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 5-29-26
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940



NOTES:

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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.

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 SHOWN ON THE PLAT TO THE DIRECTOR SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN 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 STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFENDED. 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 FLOOD-PLAN 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 ARE NOT LIMITED TO: ACCESS EASEMENTS, SECURITY EASEMENTS, GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE 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 AND DAMAGES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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 WORK, SIDEWALKS OR THE PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48497C06000, DATED DECEMBER 16, 2011.

PARKWAY PERMITS
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.

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.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

OIL OR GAS WELL PROXIMITY
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 CURRENT GAS WELL ORDINANCE AND ADOPTED FURTHER 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 SUCH BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING OR FRACTURE STIMULATION OF A WELL.



LT:Thornton/ 7-1-2026

FP-25-034

A Final Plat of
Lots 17-40, Block 7, Lots 1-28, Block 8; Lots 1-52, 1X, Block 12;
Lots 1-15, Block 13; Lots 1-31, Block 14; Lots 1-23, Block 15;
Lots 1-17, Block 16; Lots 1-34, Block 17; and Lots 1-26, 2X, 3X, Block 18.

Northstar

Situated in the Charles Fleisner Survey, Abstract Number 310,
Wise County, Texas,
Far North Fort Worth Municipal Utility District No. 1.

Date of Preparation: June 2022

Page 2
49.877 Acres

Owners \ Developer

D.R. Horton-Texas, LTD.
6751 North Freeway
Fort Worth, Texas 76131
Phone 817-230-0800
Fax 817-230-0899

This Document Recorded in Instrument Number _____ Date _____

Ref. Job No. LHL21001

Peloton Job No. SAB22001

Revisions:	LHL21002	Removed open space 12-04-23
Job #:	D. Freeman	Revised 04-19-24
Drawn By:	T. Bridges	
Checked By:		
Date:	06-14-22	

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH.# 817-562-3550

SHEET
2
OF 2 SHEETS

9:25:43 AM

5-29-2026

Default

N:_PLS\G:\Drive\JOB\LHL21002_Northstar_West\MasterDex\Sur\LHL21002_PA2.dgn