

**SUPPLEMENTAL DECLARATION TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
NORTHSTAR RANCH RESIDENTIAL COMMUNITY**

**COPY**

This Supplemental Declaration OF COVENANTS, CONDITIONS AND RESTRICTIONS, (this "Supplement") is made effective as of the 23 day of October, 2020, by 170 Northstar Ranch Developer, Inc., a Texas corporation (hereinafter referred to as "Declarant"). Capitalized terms not otherwise defined herein shall have their same meaning in the Declaration (defined below).

**WITNESSETH:**

WHEREAS, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Northstar Ranch Residential Community, dated August 12, 2019 and filed on August 15, 2019, in Instrument No. D219181777, of the Real Property Records of Tarrant County, Texas (the "Declaration"), with respect to the following real property located in Tarrant County, Texas ("Initial Phase"):

Legal Description Attached as Exhibit "A";

Whereas, Section 11.2 of the Declaration provides for the annexation of Additional Property, which once annexed, becomes subject to the Declaration by filing of record of a Supplemental Declaration; and

Whereas, Declarant desires to annex the following real property located in Tarrant, Denton and Wise County, Texas ("Phase 1"):

Lot 1, Block 21, Lots 2X and 1-37, Block 31, Lots 1-17, Block 48, Lots 1-42, Block 49, Lots 1-26, Block 50, Lot 1, Block 51, Lots 1-27, Block 52, Lots 1-20, Block 53, Lots 1X, and 1-21, Block 54, Lots 1-36, Block 55, Lots 1-29, Block 56, Lots 1-48, Block 57, Lots 1X, 2X, and 1-26, Block 58, Lots 1-18, Block 59, Northstar Section One, Phase One, an Addition to the Far North Fort Worth Municipal Utility District No. 1, as shown on the Plat recorded in Instrument No. D220248181, Plat Records of Tarrant County, Texas; Document No. 220-341, Plat Records of Denton County, Texas; and Document No. 202012914, Plat Records of Wise County, Texas.

NOW, THEREFORE, Declarant declares that the Phase 1 property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens of the Declaration.


1. The Phase 1 property is Additional Property for all purposes under, and as contemplated by Section 11.2 of the Declaration.
2. All of the Lots in the Initial Phase and Phase 1 shall be governed by the Declaration.

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10/27/2020 10:22:16 AM Total Pages: 14 Fee: 74.00  
Sherry Lemon, County Clerk - Wise County, Texas

In witness whereof, Declarant has caused this Supplement to be executed by its duly authorized representative, as of the day and year first above written.

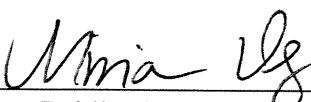
Declarant(s):

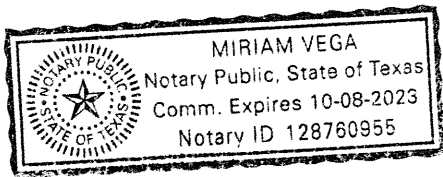
170 Northstar Ranch Developer, Inc.,  
a Texas corporation

By:   
Name: Kim Gill  
Title: Vice President

STATE OF TEXAS            )  
COUNTY OF TARRANT    )

This instrument was acknowledged before me on the 23 day of October,  
2020, by Kim Gill, Vice President of 170 Northstar Ranch Developer,  
Inc.

  
Notary Public, State of Texas



After recording return to:  
170 Northstar Ranch Developer, Inc.  
c/o: Legal Department  
3045 Lackland Road  
Fort Worth, TX 76116

EXHIBIT A

BEING A 68.913 ACRE TRACT OF LAND SITUATED IN THE MATTHEW ASHTON SURVEY, ABSTRACT NO. 8 AND THE CHARLES FLEISNER SURVEY, ABSTRACT NO. 541, IN THE CITY OF FORT WORTH E.T.J., TARRANT COUNTY, TEXAS, AND BEING PART OF A 402.614 ACRE TRACT OF LAND CONVEYED AS "TRACT I" TO NORTHSTAR RANCH, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. D217014609, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID 68.913 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DALLAS CORS ARP (PID-DF8984) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT I AND THE NORTHWEST CORNER OF LOT 21, BLOCK 6 OF THE HIGHLANDS AT WILLOW SPRINGS, AN ADDITION TO TARRANT COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. D200198147, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF A 100' RIGHT-OF-WAY TO B.N.S.F. RAILROAD;

THENCE, NORTH 22 DEGREES 06 MINUTES 52 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID TRACT I AND SAID NORTHEAST RIGHT-OF-WAY OF B.N.S.F. RAILROAD, A DISTANCE OF 389.24 FEET TO A POINT;

THENCE, NORTH 67 DEGREES 53 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID TRACT I, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR THE POINT OF BEGINNING;

THENCE, CONTINUING OVER AND ACROSS SAID TRACT I, THE FOLLOWING COURSES AND DISTANCES:

NORTH 22 DEGREES 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 253.02 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 89 DEGREES 13 MINUTES 10 SECONDS EAST, A DISTANCE OF 141.25 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 110 DEGREES 58 MINUTES 16 SECONDS, A RADIUS OF 50.00 FEET AND A LONG CHORD THAT BEARS NORTH 56 DEGREES 15 MINUTES 58 SECONDS EAST, A DISTANCE OF 82.40 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 32 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET AND A LONG CHORD THAT BEARS SOUTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 35.46 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 36.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 14 MINUTES 37 SECONDS, A RADIUS OF 475.00 FEET AND A LONG CHORD THAT BEARS NORTH 75 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 93.06 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 38 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 14.58 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 04 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.42 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 21 MINUTES 09 SECONDS, A RADIUS OF 518.00 FEET AND A LONG CHORD THAT BEARS NORTH 12 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 305.94 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 310.58 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83 DEGREES 32 MINUTES 44 SECONDS, A RADIUS OF 25.00 FEET AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 33.31 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 36.45 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 55 MINUTES 55 SECONDS, A RADIUS OF 2820.00 FEET AND A LONG CHORD THAT BEARS

NORTH 50 DEGREES 02 MINUTES 31 SECONDS WEST, A DISTANCE OF 340.97 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 341.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 67 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 284.69 FEET TO A POINT FOR CORNER;

NORTH 22 DEGREES 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A PK NAIL FOUND FOR CORNER;

NORTH 07 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 99.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, A RADIUS OF 50.00 FEET AND A LONG CHORD THAT BEARS NORTH 82 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 25.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 25.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 07 DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 148.35 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 67 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 47.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 22 DEGREES 06 MINUTES 52 SECONDS WEST, A DISTANCE OF 1028.02 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 211.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 64 DEGREES 33 MINUTES 18 SECONDS EAST, PASSING AT A DISTANCE OF 209.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND AND CONTINUING IN ALL A TOTAL DISTANCE OF 269.18 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE

OF 02 DEGREES 29 MINUTES 54 SECONDS, A RADIUS OF 2470.00 FEET AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 107.69 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 107.70 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 73 DEGREES 25 MINUTES 40 SECONDS EAST, A DISTANCE OF 14.06 FEET TO A RAILROAD SPIKE FOUND FOR CORNER;

NORTH 61 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 108.80 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 09 MINUTES 45 SECONDS EAST, PASSING AT A DISTANCE OF 50.01 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND AND CONTINUING IN ALL A DISTANCE OF 113.79 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 31 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 32 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 34 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 35 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 36 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 38 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 39 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 40 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 42 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 43 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 44 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 46 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 47 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 49 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 63.90 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 39 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 110.01 FEET TO A PK NAIL FOUND FOR CORNER;

NORTH 05 DEGREES 03 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.24 FEET TO A RAILROAD SPIKE FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 01 MINUTES 14 SECONDS, A RADIUS OF 2230.00 FEET AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 0.80 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 0.80 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A RAILROAD SPIKE FOUND FOR CORNER;

NORTH 84 DEGREES 57 MINUTES 14 SECONDS EAST, A DISTANCE OF 14.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 39 DEGREES 33 MINUTES 35 SECONDS EAST, A DISTANCE OF 48.90 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 21 SECONDS, A RADIUS OF 3025.00 FEET AND A LONG CHORD THAT BEARS NORTH 41 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 166.60 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 166.62 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 42 DEGREES 42 MINUTES 56 SECONDS EAST, A DISTANCE OF 20.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 01 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 14.28 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 14 MINUTES 27 SECONDS, A RADIUS OF 1515.00 FEET AND A LONG CHORD THAT BEARS NORTH 45 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 6.37 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 6.37 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 44 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.97 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 42 DEGREES 42 MINUTES 56 SECONDS EAST, A DISTANCE OF 107.07 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;



SOUTH 47 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

NORTH 42 DEGREES 42 MINUTES 56 SECONDS EAST, A DISTANCE OF 2.96 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 29 MINUTES 51 SECONDS, A RADIUS OF 1345.00 FEET AND A LONG CHORD THAT BEARS SOUTH 67 DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 864.62 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 880.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 02 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 110.03 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 48 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 13.97 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 85 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 04 DEGREES 37 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 85 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 16.71 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 41 DEGREES 46 MINUTES 15 SECONDS EAST, A DISTANCE OF 14.28 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 02 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 220.21 FEET TO A POINT FOR CORNER;

SOUTH 47 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 49.83 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 22 MINUTES 22 SECONDS, A RADIUS OF 1475.00 FEET AND A LONG CHORD THAT BEARS SOUTH 04 DEGREES 50 MINUTES 53 SECONDS WEST, A DISTANCE OF 112.54 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 112.57 FEET TO A POINT FOR CORNER;

SOUTH 07 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 89.64 FEET TO A POINT FOR CORNER;

SOUTH 52 DEGREES 22 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.06 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 02 MINUTES 16 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 08 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 11.09 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 37 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.23 FEET TO A POINT FOR CORNER;

SOUTH 07 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 220.01 FEET TO A POINT FOR CORNER;

SOUTH 52 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.07 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 08 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 07 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 08 MINUTES 41 SECONDS EAST, A DISTANCE OF 10.81 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 39 MINUTES 39 SECONDS EAST, A DISTANCE OF 14.22 FEET TO A POINT FOR CORNER;

SOUTH 07 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 51 DEGREES 43 MINUTES 47 SECONDS EAST, A DISTANCE OF 14.22 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 44 SECONDS, A RADIUS OF 2820.00 FEET AND A LONG CHORD THAT BEARS SOUTH 84 DEGREES 57 MINUTES 28 SECONDS EAST, A DISTANCE OF 126.10 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 126.11 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 00 DEGREES 12 MINUTES 18 SECONDS EAST, A DISTANCE OF 461.77 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

SOUTH 89 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 1144.05 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

NORTH 00 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 195.02 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;

**SOUTH 89 DEGREES 47 MINUTES 42 SECONDS WEST, A DISTANCE OF 41.39 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;**

**NORTH 00 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 259.08 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;**

**NORTH 85 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 319.85 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR CORNER;**

**SOUTH 65 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 327.30 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 68.913 ACRES, OR 3,001,840 SQUARE FEET OF LAND.**



MARY LOUISE NICHOLSON  
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

170 NORTHSTAR RANCH DEVELOPER INC  
3045 LACKLAND RD  
FT WORTH, TX 76116

Submitter: 170 NORTHSTAR RANCH  
DEVELOPER INC

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 10/26/2020 10:02  
AM

Instrument #: D220276123

REST

13

PGS

\$63.00

By: Mary Louise Nicholson

D220276123

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

## FILED AND RECORDED

**Instrument Number: 202014533**

Filing and Recording Date: 10/27/2020 10:22:16 AM Pages: 14 Recording Fee: \$74.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



A handwritten signature in cursive script that reads "Sherry Lemon".

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Sherry Lemon, County Clerk  
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY - This document is part of the Official Record.**

Deputy: Sarah Enochs