

D·R·HORTON[®]
America's Builder

PARKERVILLE
DESOTO, TX

NEW HOMES
NOW SELLING



CONTACT NOW

BARBARA ANN MITCHELL
(972) 333-8445

WHEELCOME

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DESOTO, TX

Your Future City



GET TO KNOW DESOTO, TX

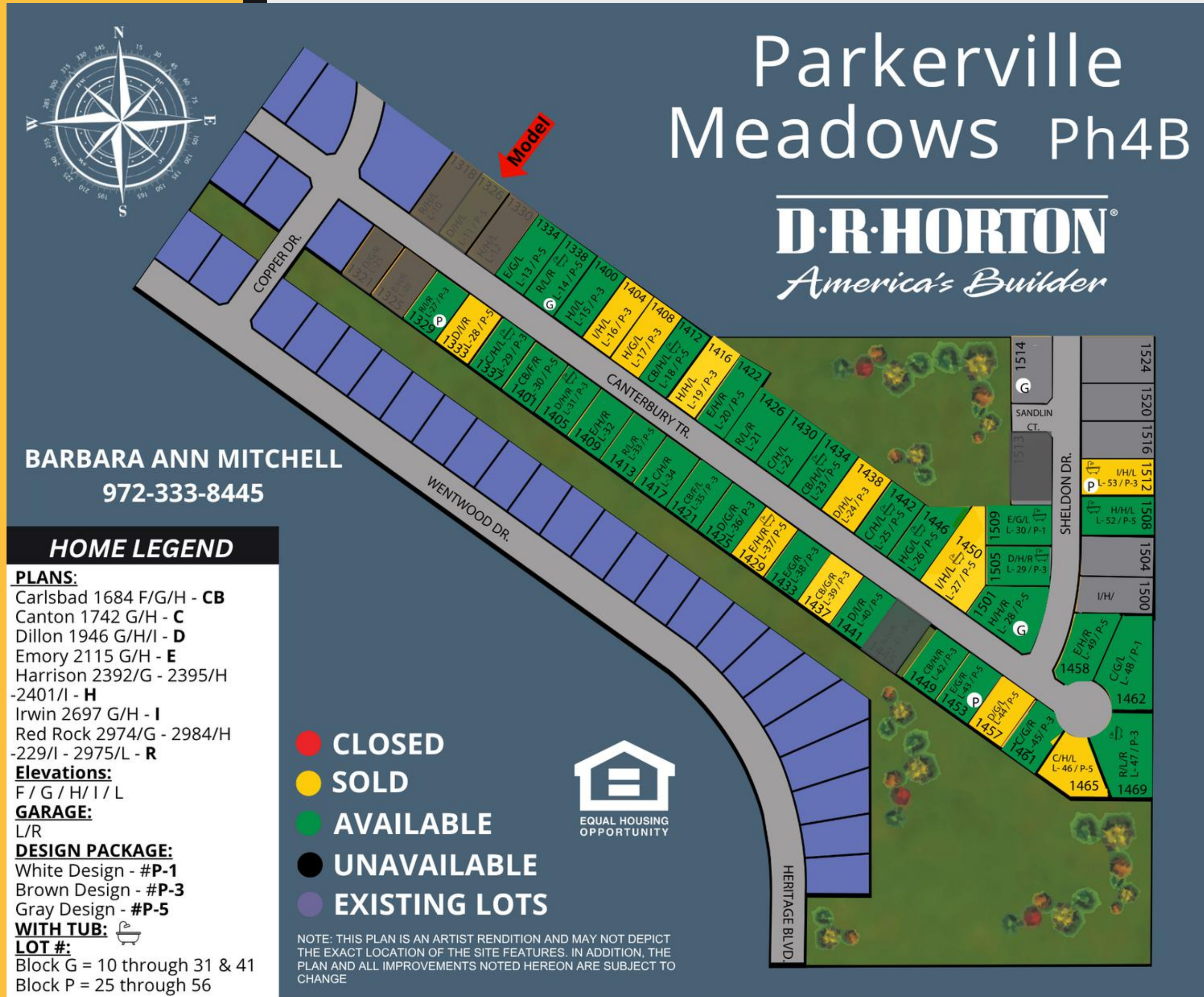
Living in DeSoto, TX offers small-town charm with city amenities. Residents enjoy a high quality of life, diverse community, and strong connections. The thriving economy supports local businesses and promotes development. DeSoto provides various community programs and services, prioritizing public safety with dedicated police and fire departments.

The city features beautiful green spaces like Ernie Roberts Park and Les Zeiger Park, scenic trails at Windmill Hill Nature Preserve, and shopping and dining at Grow DeSoto Market Place and Hillside Village Shopping Center. DeSoto BMX and Texas Helicopter Experience add to the excitement. Its strategic location offers easy access to attractions in Dallas, Arlington, and Fort Worth, making it a convenient and enjoyable place to live or visit.

<http://www.desototexas.com/>

LAND PLOTS

COMMUNITY MAP



BUILD WITH BARBARA ANN

972-333-8445

4.99%

5.697% APR

Fixed-Rate FHA Mortgage¹

5.50%

6.014% APR

Fixed-Rate Conventional Mortgage²



Available on certain D.R. Horton homes in select communities in Texas. Must Contract on or after
05/22/2026 and close by 8/31/2026

Contact a D.R. Horton sales representative for more information and to confirm availability.

¹**3.5% down payment required.** Based on a FHA 30-Year fixed rate mortgage with a sales price of \$317,450, a loan amount of \$311,699, up front mortgage insurance premium of 1.75%, and a monthly payment of \$2,281. Total monthly payment includes principal, interest, estimated taxes, mortgage insurance, homeowners insurance and HOA. Rate also available for VA and USDA loan programs.

²**5% down payment required.** Based on a Conventional 30-Year fixed rate mortgage with a sales price of \$317,450, and a loan amount of \$301,577, and a monthly payment of \$2,301. Total monthly payment includes principal, interest, estimated taxes, mortgage insurance, homeowners insurance and HOA.

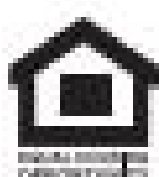
**Contact us for
more information**

DHI Mortgage
6761 North Fwy., Suite B
Fort Worth, TX 76131
817-230-0700 main
dhimortgage.com

D.R. Horton
drhorton.com

Financing offered by DHI Mortgage Company, Ltd. (DHIM). Branch NMLS #279283. 6761 North Fwy., Suite B, Fort Worth, TX 76131. Company NMLS #14622. DHIM is an affiliate of D.R. Horton. For more information about DHIM and its licensing please visit www.dhimortgage.com/affiliate. All terms and conditions subject to credit approval, market conditions and availability. D.R. Horton has locked-in, through DHIM, a fixed interest rate for a pool of funds. Rates only available until pool of funds is depleted or rate expires. Not all borrowers will qualify. Restrictions apply. Interest rate offered applies only to the D.R. Horton family of brand properties purchased as borrower's principal residence. Rate is not applicable for all credit profiles and may require borrower to pay points to obtain the advertised rate. Buyer is not required to finance through DHIM to purchase a home; however, buyer must use DHIM to receive the advertised rate. Additional closing costs will apply. Please contact your Mortgage Loan Originator for complete eligibility requirements. May not be able to be combined with other available D.R. Horton offers or discounts. Contact a D.R. Horton sales representative for more information and for a list of available homes. Property restrictions apply. Photos are representational only. Equal Housing Opportunity. APR = Annual Percentage Rate. HOA = Homeowner's Association. FHA = Federal Housing Administration. VA = U.S. Department of Veterans Affairs. USDA = U.S. Department of Agriculture.

REV: 05/26/26 | Expires on the Close By Date listed above.



JUNE SAVINGS EVENT

Fort Worth South

D·R·HORTON[®]
America's Builder

Address	Price	Plan & Elevation	SqFt	Description	Design Package	Target Close Month
1421 CANTERBURY TRAIL	\$353,520	CARLSBAD-F	1,684	4bd/2b/2garage	3	August 2026
1449 CANTERBURY TRAIL	\$364,520	CARLSBAD-H	1,684	4bd/2b/2garage	3	Aug / Sept 2026
1461 CANTERBURY TRAIL	\$366,340	CANTON-G	1,742	3bd/2b/2garage	3	Aug / Sept 2026
1337 CANTERBURY TRAIL	\$368,840	CANTON-H	1,742	3bd/2b/2garage	3	Aug / Sept 2026
1412 CANTERBURY TRAIL	\$369,020	CARLSBAD-H	1,684	4bd/2b/2garage	5	August 2026
1462 CANTERBURY TRAIL	\$375,340	CANTON-G	1,742	3bd/2b/2garage	1	Aug / Sept 2026
1441 CANTERBURY TRAIL	\$377,340	DILLON-I	1,946	4bd/2b/2garage	5	Aug / Sept 2026
1433 CANTERBURY TRAIL	\$383,340	EMORY-G	2,115	4bd/2b/2garage	3	July 2026
1334 CANTERBURY TRAIL	\$385,340	EMORY-G	2,115	4bd/2b/2garage	5	July 2026
1453 CANTERBURY TRAIL	\$385,340	EMORY-G	2,115	4bd/2b/2garage	5	Aug / Sept 2026
1422 CANTERBURY TRAIL	\$389,340	EMORY-H	2,115	4bd/2b/2garage	5	July 2026
1400 CANTERBURY TRAIL	\$400,520	HARRISON-I	2,401	4bd/2b/2garage	3	July 2026
1329 CANTERBURY TRAIL	\$436,090	REDROCK-I	2,929	4bd/3.5b/2garage	3	Aug / Sept 2026
1338 CANTERBURY TRAIL	\$436,840	REDROCK-L	2,975	4bd/3.5b/2garage	5	August 2026
1469 CANTERBURY TRAIL	\$443,020	REDROCK-L	2,975	4bd/3.5b/2garage	3	Aug / Sept 2026

FOR MORE INFORMATION CONTACT YOUR SALES COUNSELOR:

Barbara Ann Mitchell

(972) 333-8445

Prices, plans, features, options and co-broke are subject to change without notice. Additional restrictions may apply. Square footages are approximate. Prices shown do not include closing cost and fees, which may substantially affect final cost of the home. Homes are subject to availability. Furnishings and decorative items not included with home purchase. D.R. Horton cannot guarantee completion of a home by a specific date. *Expiration date: June 30th 2026*



COMMUNITY INFORMATION



Parkerville Meadows

New Homeowner Important Websites & Phone Numbers
HOA Annual Dues: \$350

You have 3 business days after closing to transfer utilities into your name. On the 4th day, utilities will be turned off

UTILITIES	CONTACT
Electric Provider	www.powertochoose.org
Internet	AT&T
Water Sewer Trash Recycling	City of Desoto 211 E. Pleasant Run Road Desoto, TX 75115 972-230-9627 http://www.desototexas.gov
Pest Control	Home Team (Preferred Provider) 972-408-2400
Security	Safe Haven - Home Connected 877-643-6612 / DRHorton@mysafehaven.com
Desoto ISD - Schools	Moates Elementary (K-5) McCowan Middle School (6-8) DeSoto High School (9-12)
RECORDS & MAIL	CONTACT
US Post Office	USPS www.usps.com
Driver's License	www.texas.gov www.dps.texas.gov
Vehicle Registration	www.texas.gov
Social Security Office	www.ssa.gov 1-800-772-1213
Parkerville Meadows HOA	Blue Dome Management 101 Vintage Drive, Suite 100B Red Oak, TX 75154 972-351-2772 stephanie@bluedomemanagement.com
EMERGENCY	CONTACT
Fire Police Ambulance	911
Non-Emergency	972-223-6111
Alarm Permits	833-981-4011 or email desototx@alarm-billing.com
Hospitals	Methodist Charlton Medical Center 214-947-7777

Homebuyers are responsible for independently verifying the above information. This information is provided as a courtesy only and not a representation of warranty that the information is correct. The companies, providers, schools, rates, and fees listed above are outside of D.R. Horton's control and are subject to change at any time. 12/31/2026



NEED TO KNOW

HOME FEATURES

FEATURE SHEET



Horton Series | DeSoto, TX
Parkerville Meadows
469-966-0722 | drhorton.com



Interior Features

- Home isSM Connected-America's Smart HomeSM (See Reverse side for details)
- Luxury vinyl plank flooring at Entry, Halls (per plan), Family Room, Utility, Kitchen/Breakfast and Bathrooms
- Continuous filament stain and soil resistant carpet with ½" pad
- Iron spindles on stairs (per plan) with stained handrail
- Eased sheetrock corners including windows
- Quartz vanity top with double sinks in the Bath 1
- Oversized walk-in shower in Bath 1
- Elongated commodes in all baths
- Pedestal sink in Powder Room (per plan)
- Wood shelving in all closets, Pantry and Utility Room
- Bedroom 1, Family, & Game Room (per plan) will be blocked & pre-wired to accept fan/light
- Ceiling fans with light kits in Bedroom 1 & Game Room/Loft (if applicable)
- Ceiling fan without light kit in Family Room
- Raised 5-panel interior doors
- Moen[®] chrome finish plumbing fixtures with lifetime warranty throughout
- Matching kitchen & vanity cabinets throughout the home
- Kwikset[®] brushed nickel interior & exterior door hardware
- Coordinating brushed nickel lighting package
- 3 ½" Base trim
- One smart switch

Kitchen Features

- 42" cabinets with crown molding
- Stainless steel appliances – electric range/oven, dishwasher, microwave (vented to exterior)
- Quartz countertops (per package)
- Ceramic tile backsplash
- Stainless steel undermount kitchen sink with garbage disposal
- Moen[®] chrome pull-out faucet

Exterior Features

- Landscape package (includes front/side/back sod)
- Full sprinkler system with rain sensor
- Fully fenced rear yard with gate
- Covered Patio included (per plan)
- Domestic kiln dried brick with natural gray mortar
- Stone per elevation (if applicable)
- Composition shingles with 30 yr. manufacture warranty
- Diverters
- Address plaque
- 6'8" Raised panel painted front door
- Raised panel ½ lite back door with blind insert
- Flush LED light at front door & coach light (per plan)

Construction & Energy Features

- High-efficiency 15 SEER 2 heat pump heating/cooling system with Honeywell T6 Pro Z-Wave[™] thermostat
- Electric central heating
- Energy construction
- ACCA 310 HV/AC system testing performed by third party
- Water heater
- Interior water shut off valve
- Double pane, Low-E, vinyl windows with Argon gas
- Surge protection
- Synthetic roofing underlayment
- 2x6 exterior walls 24" on center on A/C areas of home
- R-19 wall batt
- R-30 attic blow
- Jumper ducts in all secondary bedrooms
- TechShield[®] Radiant Barrier.
- Third party quality inspections for framing
- 10 Year Homebuyer's Warranty
- 2 Year limited Mechanical Warranty
- Fully sheetrock & painted garage
- Smoke/carbon monoxide detectors installed per code
- Engineered post tension foundation with 3500 psi concrete
- Poly moisture barrier beneath slab
- Borate application to protect building materials against wood destroying insects
- Taexx built-in pest control system

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Buyer should conduct his or her own investigation of the present and future availability of school districts and school assignments. D.R. Horton has no control or responsibility for any changes to school districts or school assignments should they occur in the future. Rev 10/30/25

BUILD WITH BARBARA ANN

Find Your Home

STAY CONNECTED

SMART HOME IS CONNECTED

D·R·HORTON
America's Builder

Home is
CONNECTED

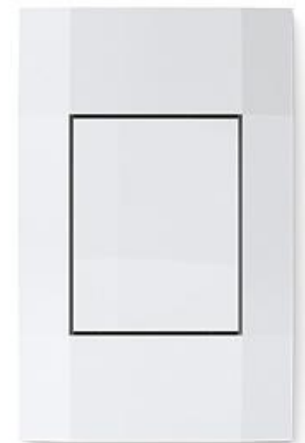
Your new home comes with an industry-leading suite of smart home products.
Video doorbell, garage door control, lighting, door lock, and thermostat.
All controlled through one convenient app.



Smart Door Lock



Qolsys IQ4 Panel



Smart Switch



Smart Thermostat



Video Doorbell

D.R. Horton has partnered with Safe Haven, smart home and security professionals, to install & service your *Home is Connected* system.

Please contact the D.R. Horton concierge team prior to closing to schedule installation.



D.R. Horton Concierge Team

877.643.6612

DRHorton@mysafehaven.com



D.R. Horton is an Equal Housing Opportunity Builder. A D.R. Horton Smart Home is equipped with technology that includes some or all of the following Internet-connected devices: a video doorbell, programmable thermostat; a door lock; a smart light switch; a touchscreen smart home control device; home security devices such as door and window contacts and motion detectors; a garage door opener; and a smart speaker, all of which are integrated by an automation platform hosted by Alarm.com. Other Smart Home technology features may be offered for an additional charge. For Smart Home technology included in the home to work, homeowners and tenants must obtain and pay for their own Internet service and may need to purchase compatible devices and maintain accounts with third parties for the services. D.R. Horton makes no representation or warranty that any or all of the Smart Home technology is secure, will meet any homeowner needs or will provide any level of physical or cyber security for the home or otherwise- even if the technology is working as intended. All photos and drawings are for illustration purposes only. See a D.R. Horton representative for complete information

BUILD WITH BARBARA ANN

We Got You Covered

GET PRE-QUALIFIED TODAY!

BUILD WITH BARBARA ANN

APPLY NOW

It's easier than ever to
**GET STARTED WITH
DHI MORTGAGE**

Get your loan process started by using our convenient and mobile-friendly online portal. The sooner you start, the sooner you could be home!



JUST FOLLOW THESE SIMPLE STEPS

1. Go to dhimortgage.com/nicole-kirk or use the camera on your smartphone to scan the QR code
2. Click on the Get Started button
3. Complete and submit your information!



When prompted within the portal, please enter your D.R. Horton Community Name and Sales Agent.

Parkerville Meadows
Barbara Ann Mitchell

Once I review your information, we'll discuss your loan options and I'll help you find the best product for your financial situation.



Nicole Kirk
Mortgage Loan Originator, NMLS #1696591
6761 North Fwy., Suite B, Fort Worth, TX 76131
817-230-0733 *direct* | 682-277-6017 *cell*
NKirk@dhimortgage.com
dhimortgage.com/nicole-kirk

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REV: 10/29/25 | EXP: 10/29/26

<https://www.dhimortgage.com/Loan-Officers/Nicole-Kirk.aspx>

BIG SAVINGS

BUILD WITH BARBARA ANN

CLOSING COSTS



Lighten the Load WITH CLOSING COST ASSISTANCE

when you finance with DHI Mortgage!

Life can get pretty busy. Wouldn't it be great to take some of that load off your plate – and your budget? Get **up to \$7,500 toward closing costs**¹ when you buy a new D.R. Horton home!

CLOSING COSTS MAY INCLUDE:

- Origination charge
- Appraisal fee
- Processing fee
- Closing fee
- Commitment fee
- Name search/title exam fee
- Recording fee
- State tax fee
- Title insurance fee

You'll want to take advantage of big savings like this! Get started today!
Go to [dhimortgage.com/nicole-kirk](https://www.dhimortgage.com/nicole-kirk) and click "Get Started."



Nicole Kirk
Mortgage Loan Originator, NMLS #1696591
6761 North Fwy., Suite B, Fort Worth, TX 76131
817-230-0733 *direct* | 682-277-6017 *cell*
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Click Here To Get Started:

<https://www.dhimortgage.com/Loan-Officers/Nicole-Kirk.aspx>

THANK YOU

UPGRADES/ CLOSING COSTS

D·R·HORTON
America's Builder



MAIN STREET STARSSM

**Get \$1,000
toward your
closing costs.**

**Thank you for your part
in the American Dream.**

Main Street StarsSM is designed to help everyday heroes become homeowners. It's just our way of saying thank you for supporting the community. Members of the military, law enforcement, firefighters, educators, and healthcare professionals can receive \$1,000 towards closing costs or upgrades in the Fort Worth division.

Barbara Ann Mitchell

972-333-8445 | BMitchellmail@drhorton.com

D.R. Horton is an Equal Housing Opportunity Builder. The Main Street StarsSM program is available at all Fort Worth Divisions, D.R. Horton communities to individuals who are military veterans or who are currently employed as military personnel, law enforcement personnel, firefighters, healthcare professionals and educators. Program offers up to \$1,000 in closing costs (available with the use of any lender) or up to \$1,000 in design center upgrades. Program incentives, when combined with any other incentives being offered by seller, may not exceed loan program limitations. Not redeemable for cash. Any unused incentive will be forfeited. Limit of one Main Street StarsSM incentive per home purchase. Availability of upgrades subject to stage of completion. Upgrades must be installed prior to closing. Buyer must contract on or after 1/1/26 and close by 12/31/26 to receive the incentive and present proof they are a military veteran or proof of employment (such as a pay stub or military ID card-active duty or retired) at time of contract execution. Program subject to cancellation or change without notice or obligation. See sales agent for complete details. Financing offered by DHI Mortgage Company, Ltd., (DHIM) Branch NMLS #279283, 6761 North Freeway, Ste B, Fort Worth, TX 76131, Company NMLS #14622. DHIM is an affiliate of D.R. Horton/Express Homes/Emerald Homes/Freedom Homes. For more information about DHIM licensing and its affiliation with D.R. Horton please visit <http://www.dhimortgage.com/affiliate/>. Provided for informational purposes only. This is not a commitment to lend; not all buyers will qualify. Offer valid only for new contracts and does not apply to transfers, cancellations or re-writes. Prices, plans, features, options and co-broke are subject to change without notice. Additional restrictions may apply. This promotion must be presented at the time of contract and prior to contract acceptance. Equal Housing Opportunity. Expires: 12/31/2026.



BUILD WITH BARBARA ANN

YOUR SERVICE IS APPRECIATED

IMPORTANT LINKS

DHI PARTNERS



DHI MORTGAGE
[CLICK HERE TO PRE-QUALIFY](https://www.dhimortgage.com/Loan-Officers/Nicole-Kirk.aspx)

<https://www.dhimortgage.com/Loan-Officers/Nicole-Kirk.aspx>



DHI INSURANCE

<https://www.drhortoninsurance.com/>



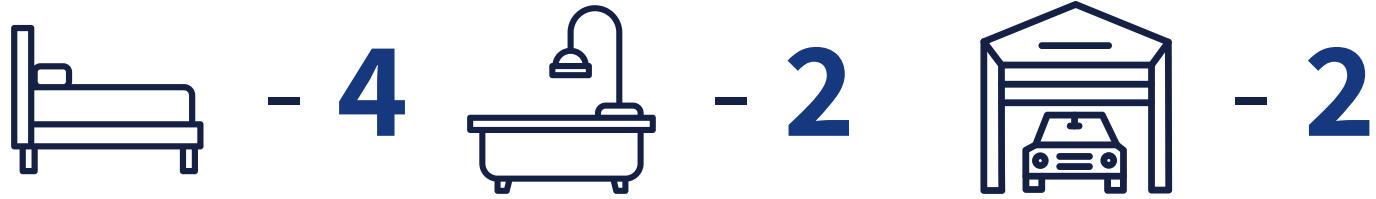
DHI TITLE AGENCY

<https://www.dhititle.com/Buyer-Resource-Center/What-is-Title-Insurance>

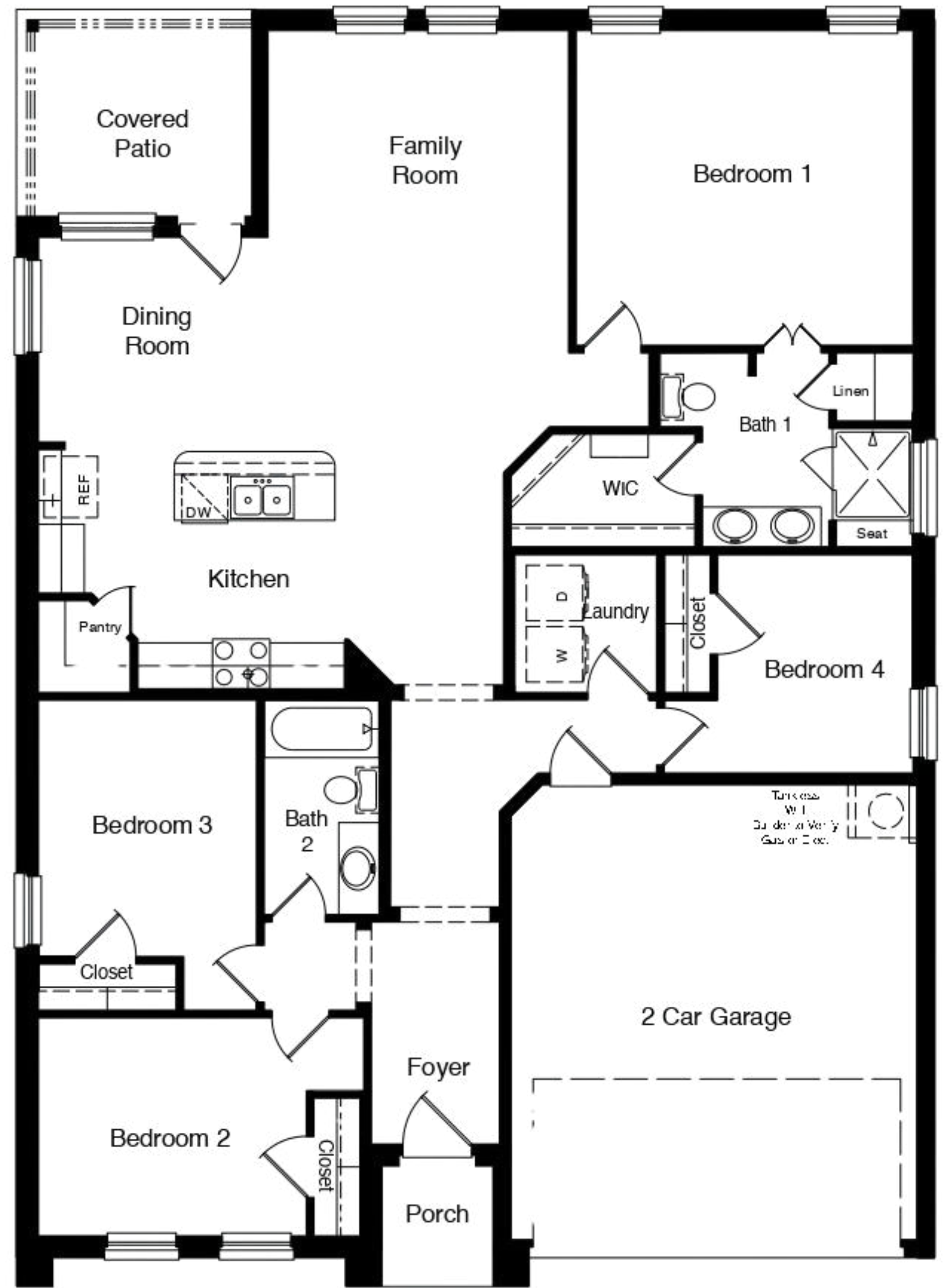
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YOUR PERSONAL DREAM TEAM

CARLSBAD



- SQFT - 1684
- Story - 1
- Quartz Countertops In Kitchen, Large Kitchen Island
- Marble Countertops In Bathroom
- Open Concept & Covered Back Patio Included



Elevation F



Elevation G

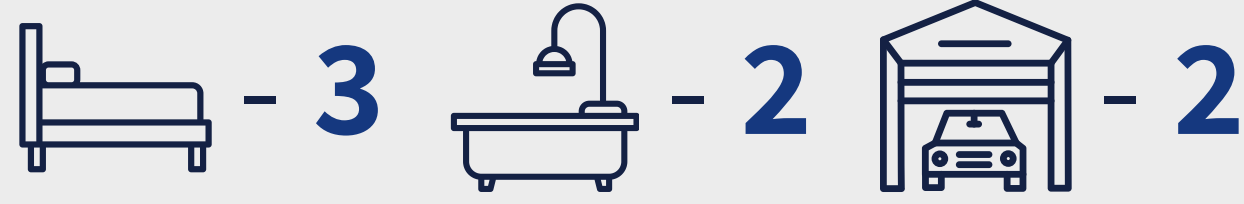


Elevation H

3D Tour: [Carlsbad](#)

Vídeo Tour: [Carlsbad](#)

CANTON



- SQFT - 1742
- Story - 1
- Stately entry opens up to kitchen featuring a large island
- Extra storage in the laundry room
- Covered front porch
- Spacious covered patio.



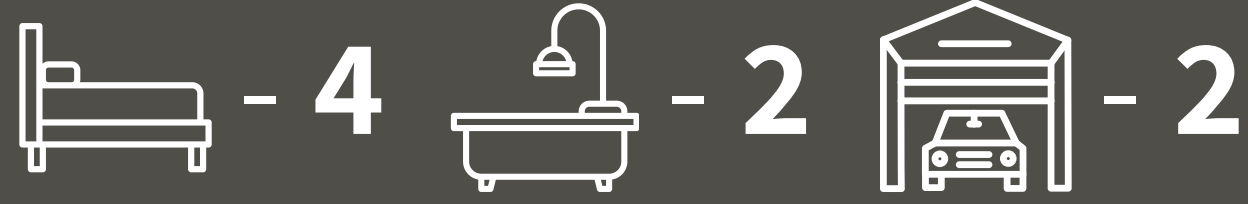
Elevation G



Elevation H

3D Tour: [Canton](#)
 Video Tour: [Canton](#)

DILLON



- SQFT -1946
- Story - 1
- Features a dramatic open covered front porch
- Well-designed cook's kitchen with dining area leading to a generous covered patio
- Extra storage in the laundry room, and oversized owners suite.



Elevation G



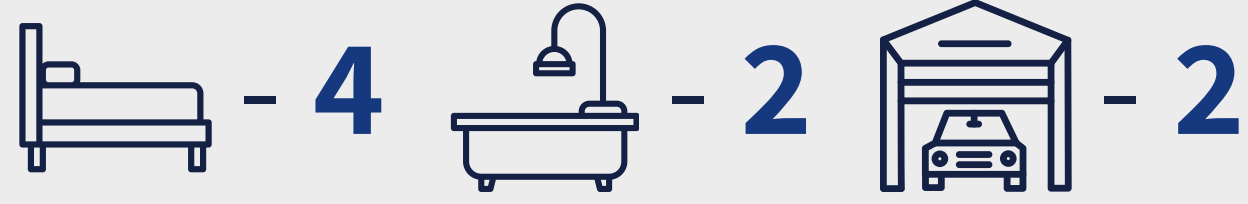
Elevation H



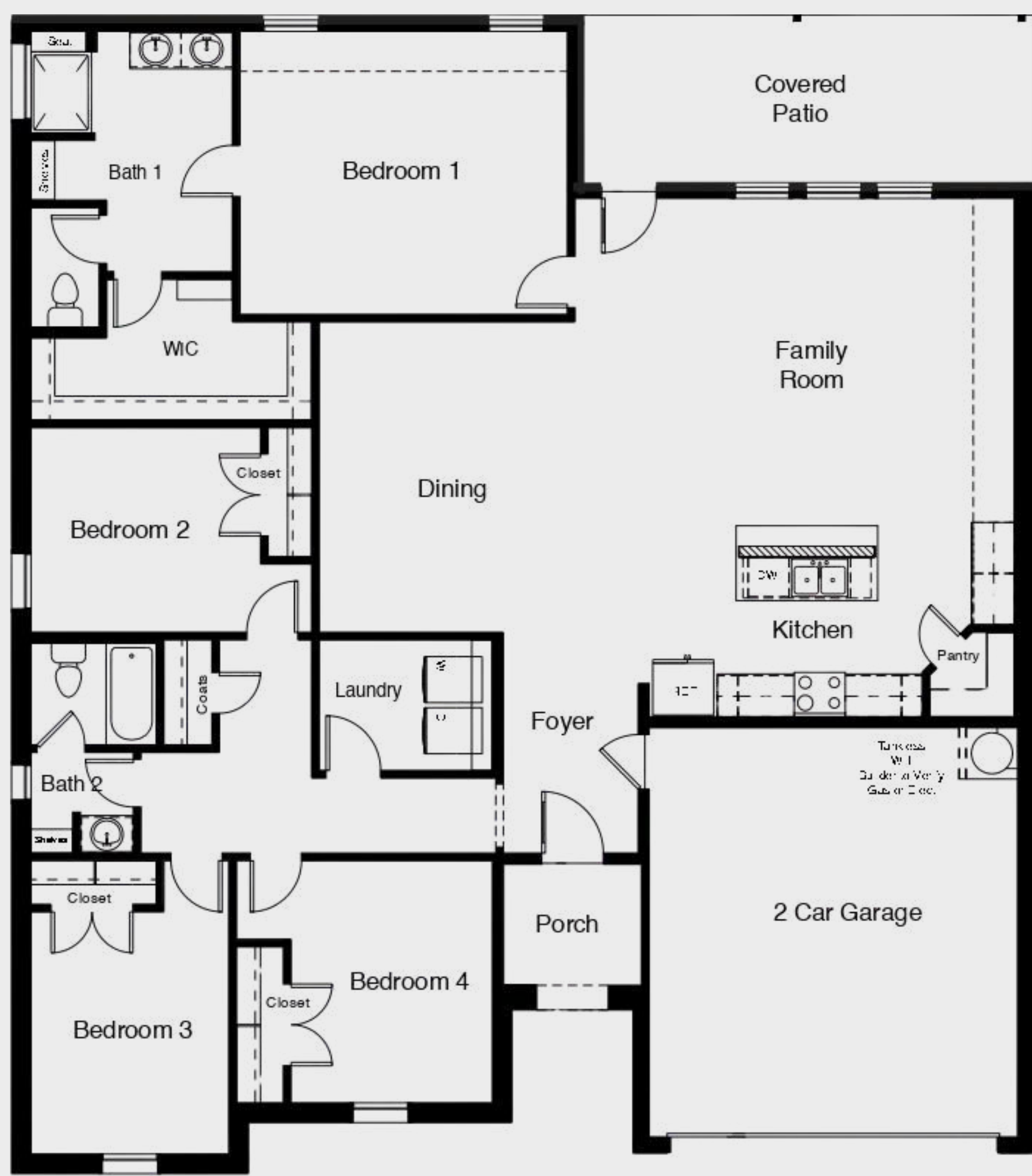
Elevation I

3D Tour: [Dillon](#)
 Video Tour: [Dillon](#)

EMORY



- SQFT -2115
- Story - 1
- Open kitchen, dining, family opening up to the large covered patio.
- Secluded owner's suite is separated from secondary bedrooms.



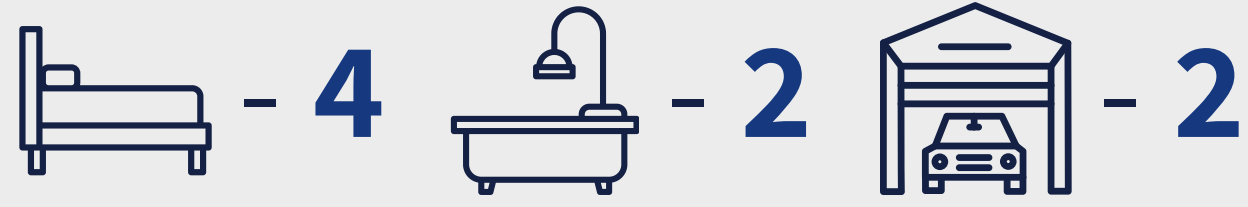
Elevation G



Elevation H

3D Tour: [Emory](#)
 Video Tour: [Emory](#)

HARRISON



- SQFT - **G**-2392, **H**-2395, **I**-2401
- Story - 1
- Open kitchen with a separate dining area and large walk in pantry / A secluded main bedroom that features 2 walk-in closets / Study / Covered Patio for great outdoor living



Elevation G



Elevation H



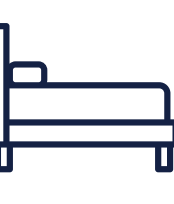


Elevation I

3D Tour: [Harrison](#)

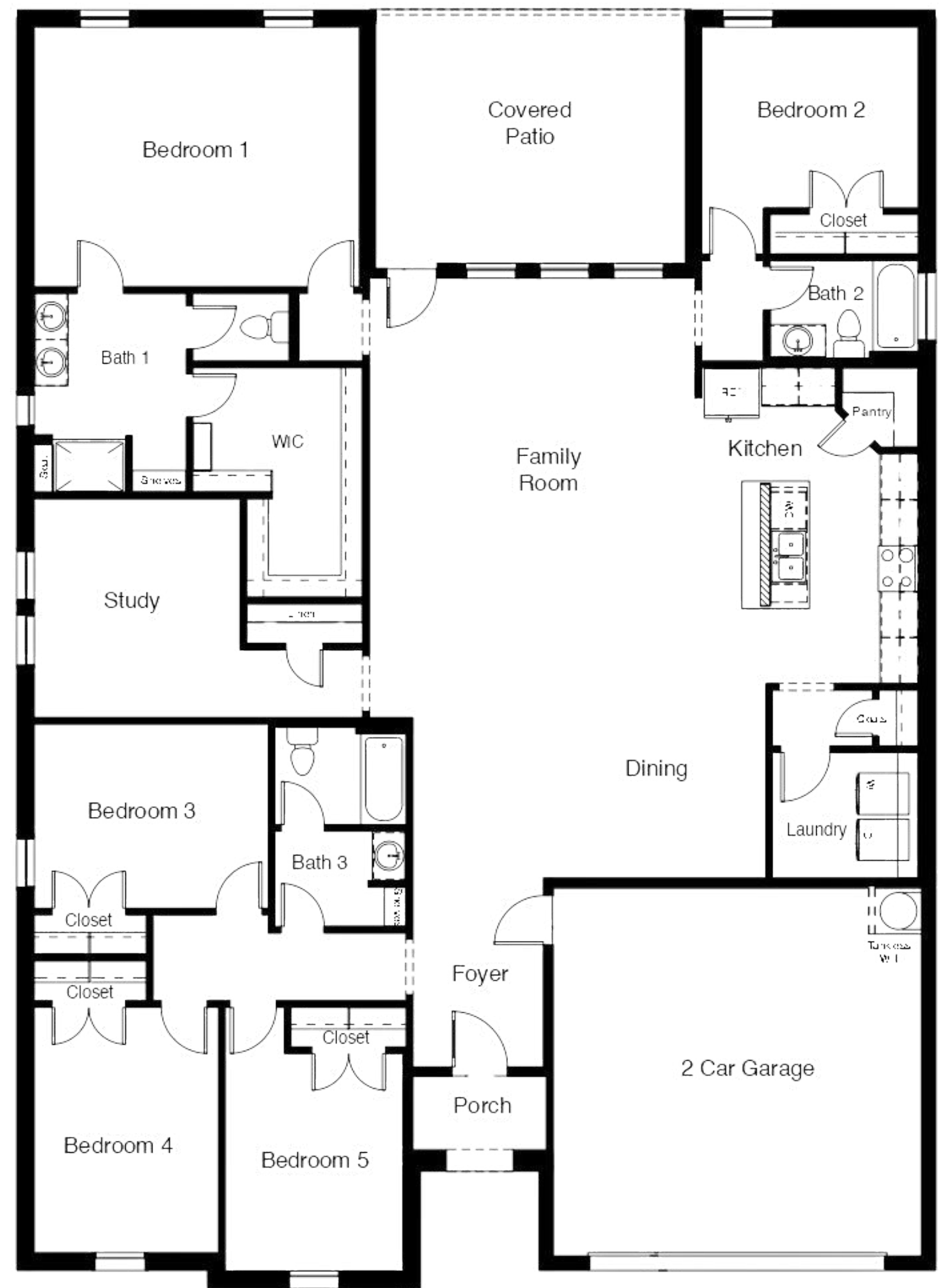
Vídeo Tour: [Harrison](#)



IRWIN

 - 5  - 3  - 2

- SQFT - 2697
- Story - 1
- Covered Front Porch
- A cook's kitchen with ample cabinet space open to family/dining
- Owner's Retreat has a large walk-in closet, study and hugh covered patio



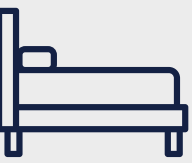


Elevation G



Elevation H

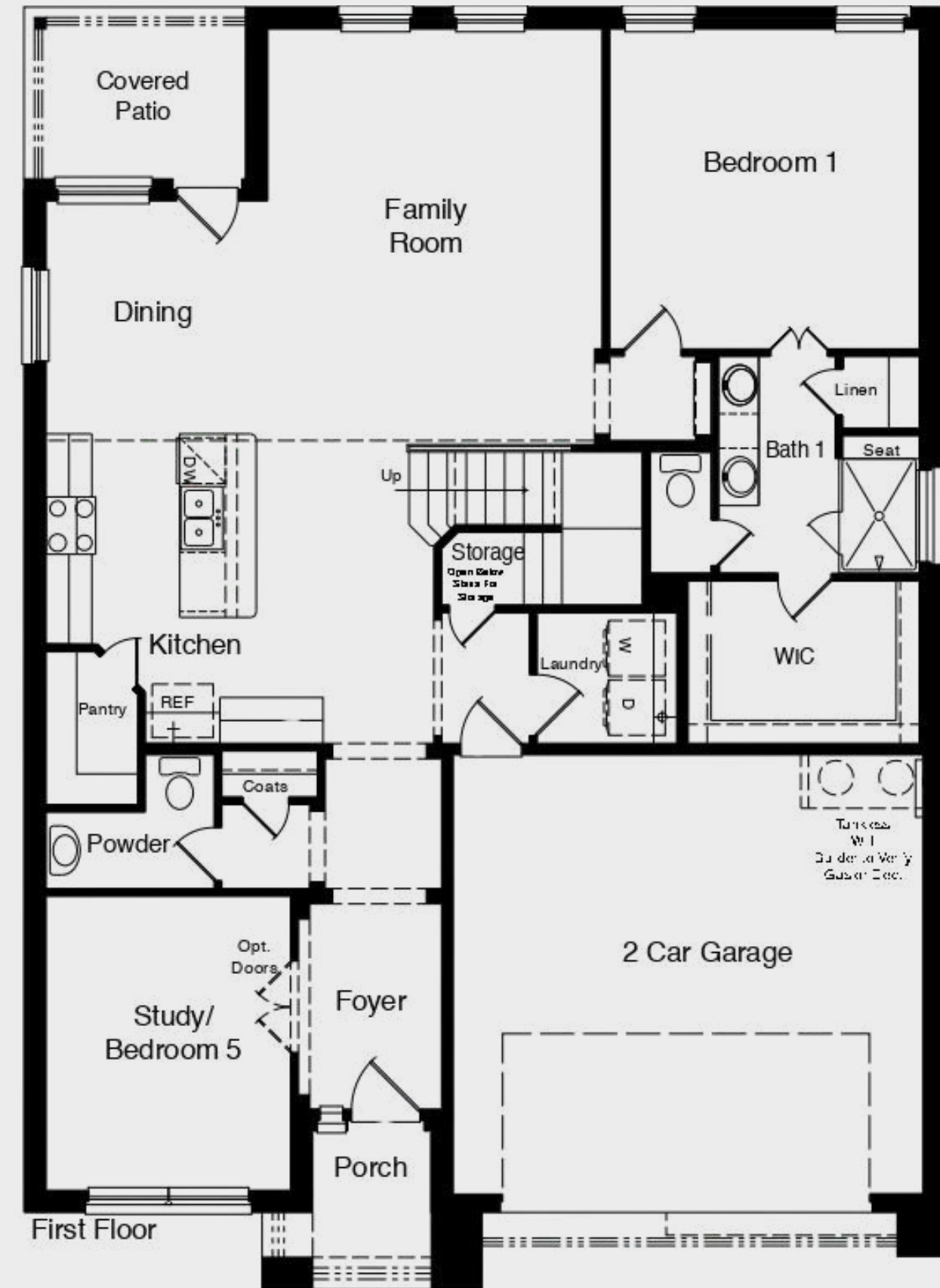
3D Tour: [Irwin](#)
 Video Tour: [Irwin](#)



 - 4
  - 3.5
  - 2



- SQFT - **G**-2974, **H**-2984, **I**-2929, **L**-2975
- Story - 2
- Study or Optional 5th Bedroom & 4th Bathroom
- Huge Kitchen & Family Room
- Game Room & Loft up, 3 Beds, 2 Full baths up
- Covered Front Porch & Covered Back Patio Included



3D Tour: [Redrock](#)

Video Tour: [Redrock](#)



Elevation G



Elevation H



Elevation G



Elevation H

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Updated: 11/13/2024 Expires: 12/31/2026



HORTON COLOR PACKAGES

AT PARKERVILLE MEADOWS, BUYERS CAN CHOOSE FROM THREE PROFESSIONALLY CURATED INTERIOR DESIGN COLLECTIONS:

Horton Package #1

Cabinets: Shaker style
Pure White Paint



Wall Paint:
Agreeable Gray

Backsplash: Color Wheel Linear
2x8 Arctic White 50% joint



Carpet: Dunnam Dream 729 Elk Beige



Shower Tile:
Refined White 10x14
Bath 1 Shower laid vertical
Secondary laid horizontal



Flooring: Luxury Vinyl Plank LVP:
Richardson Run Triple Bock

Kitchen
Countertop:
2cm White
Quartz
Baths: 1.5cm
White Quartz



Horton Package #3

Cabinets: Shaker
Style Saddle Stain



Wall Paint:
Agreeable Gray

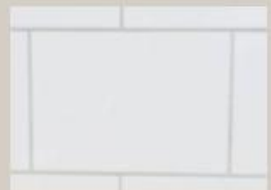
Backsplash: Color Wheel Linear
2x8 Arctic White 50% joint



Carpet: Dunnam Dream 729 Elk Beige



Shower Tile:
Refined White 10x14
Bath 1 Shower laid vertical
Secondary laid horizontal



Flooring: Luxury Vinyl Plank LVP:
Richardson Run Triple Bock

Countertops: Kitchen
2cm MQ Fosili Quartz
Baths 1.5cm Frost
White Quartz



Horton Package #5

Cabinets: Shaker
Style Alpine Paint



Wall Paint:
Agreeable Gray

Backsplash: Retro Space 6x6
Hexagon Modern White



Carpet: Dunnam Dream Havana



Shower Tile:
Refined White 10x14
Bath 1 Shower laid vertical
Secondary laid horizontal



Flooring: Luxury Vinyl Plank
LVP: Richardson Run Froth

Countertops :
Kitchen:
2cm Carrara Gioia
Quartz
Baths:
1.5cm Frost
White
Quartz



DISCLAIMER:

Images shown are sample representations of each design package. Actual colors, finishes, and materials may vary based on product availability, lighting conditions, and material selections. Please consult with the sales team for specific details on your home.

NOW SELLING

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For More Information Please Use the Following:
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- ✓ **Lankford Farms** - Cleburne
- ✓ **Legado** - Cleburne
- ✓ **Longhorn Estates** - Fort Worth
- ✓ **Meadowbrook** - Cleburne
- ✓ **Morningstar** - Fort Worth
- ✓ **Orchard Village** - Fort Worth
- ✓ **Parkerville Meadows** - DeSoto
- ✓ **Rock Creek** - Fort Worth
- ✓ **Sandstone Estates** - Granbury
- ✓ **Saratoga** - Granbury
- ✓ **Sunnycreek** - Fort Worth
- ✓ **Terra Trace** - Fort Worth
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Barbara Ann Mitchell

Community Sales Professional

D.R. Horton: Fort Worth - South Division

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 BMitchell@drhorton.com

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