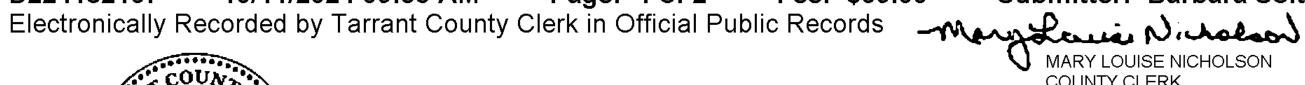
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Page: 1 of 2

Fee: \$69.00

Submitter: Barbara Soltero





## TARRANT COUNTY TAX OFFICE MARY LOUISE NICHOLSON COUNTY CLERK

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100 taxoffice@tarrantcountytx.gov In God We Trust

**WENDY BURGESS** PCAC, CSTA Tax Assessor-Collector

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT: 00042002824

AD NUMBER: A 4 4B03A7 **CERTIFICATE NO: 128374118** 

**COLLECTING AGENCY WENDY BURGESS** PO BOX 961018 FORT WORTH TX 76161-0018

**REQUESTED BY** COURTHOUSE RESEARCH SPECIALISTS, INC.

**2514 TARPLEY RD STE 110 CARROLLTON TX 75006** 

DATE: 10/4/2024 FEE: \$10.00 **PROPERTY DESCRIPTION** 

ALBIRADO, JUAN JOSE SURVEY A **BSTRACT 4 TRACT 4B03A7** 

0000000 OLD GRANBURY RD

66.117 ACRES

PROPERTY OWNER

GRBK EDGEWOOD LLC AND MERITAGE

HOMES OF TEXAS LLC

2805 DALLAS PKWY STE 450 PLANO TY 75093

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FORT WORTH	\$0.00
2024	Tarrant County	\$0.00
2024	TARRANT REGIONAL WATER DIST.	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	CROWLEY ISD	\$0.00
	TOTAL	\$0.00

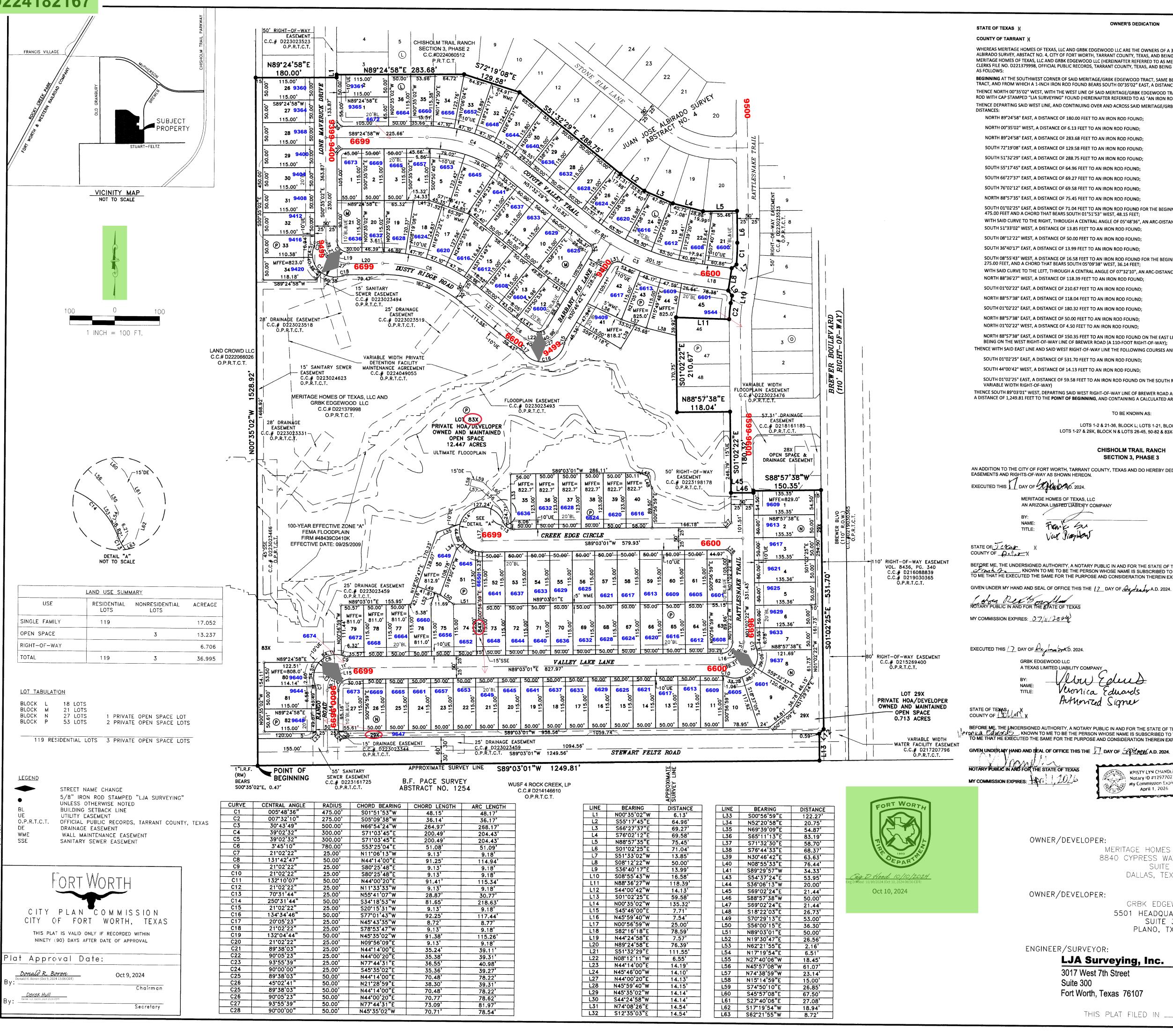
ISSUED TO: COURTHOUSE RESEARCH SPECIALISTS, INC.

ACCOUNT NUMBER: 00042002824 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.





**OWNER'S DEDICATION** 

WHEREAS MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC ARE THE OWNERS OF A 36.995 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTACT NO. 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC (HEREINAFTER REFERRED TO AS MERITAGE/GRBK EDGEWOOD") AS RECORDED IN COUNTY CLERKS FILE NO. D221379998, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BEGINNING AT THE SOUTHWEST CORNER OF SAID MERITAGE/GRBK EDGEWOOD TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 36.995 ACRE TRACT, AND FROM WHICH A 1-INCH IRON ROD FOUND BEARS SOUTH 00°35'02" EAST, A DISTANCE OF 0.47 FEET;

THENCE NORTH 00°35'02" WEST, WITH THE WEST LINE OF SAID MERITAGE/GRBK EDGEWOOD TRACT A DISTANCE OF 1,528.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "AN IRON ROD FOUND"); THENCE DEPARTING SAID WEST LINE, AND CONTINUING OVER AND ACROSS SAID MERITAGE/GRBK EDGEWOOD TRACT THE FOLLOWING COURSES AND

NORTH 89°24'58" EAST, A DISTANCE OF 180.00 FEET TO AN IRON ROD FOUND: NORTH 00°35'02" WEST, A DISTANCE OF 6.13 FEET TO AN IRON ROD FOUND;

NORTH 89°24'58" EAST, A DISTANCE OF 283.68 FEET TO AN IRON ROD FOUND: SOUTH 72°19'08" EAST, A DISTANCE OF 129.58 FEET TO AN IRON ROD FOUND: SOUTH 51°32'29" EAST, A DISTANCE OF 288.75 FEET TO AN IRON ROD FOUND; SOUTH 55°17'45" EAST, A DISTANCE OF 64.96 FEET TO AN IRON ROD FOUND;

SOUTH 66°27'37" EAST, A DISTANCE OF 69.27 FEET TO AN IRON ROD FOUND; SOUTH 76°02'12" EAST, A DISTANCE OF 69.58 FEET TO AN IRON ROD FOUND; NORTH 88°57'35" EAST, A DISTANCE OF 75.45 FEET TO AN IRON ROD FOUND:

SOUTH 01°02'25" EAST, A DISTANCE OF 71.04 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CHORD THAT BEARS SOUTH 01°51'53" WEST, 48.15 FEET WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°48'36", AN ARC-DISTANCE OF 48.17 FEET TO AN IRON ROD FOUND; SOUTH 51°33'02" WEST, A DISTANCE OF 13.85 FEET TO AN IRON ROD FOUND:

SOUTH 08°12'22" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND SOUTH 36°40'17" EAST, A DISTANCE OF 13.99 FEET TO AN IRON ROD FOUND:

SOUTH 08°55'43" WEST, A DISTANCE OF 16.58 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS SOUTH 05°09'38" WEST, 36.14 FEET; WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°32'10", AN ARC-DISTANCE OF 36.17 FEET TO AN IRON ROD FOUND;

NORTH 88°36'27" WEST, A DISTANCE OF 118.39 FEET TO AN IRON ROD FOUND: SOUTH 01°02'22" EAST, A DISTANCE OF 210.67 FEET TO AN IRON ROD FOUND: NORTH 88°57'38" EAST, A DISTANCE OF 118.04 FEET TO AN IRON ROD FOUND; SOUTH 01°02'22" EAST, A DISTANCE OF 180.32 FEET TO AN IRON ROD FOUND NORTH 88°57'38" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND

NORTH 88°57'38" EAST, A DISTANCE OF 150.35 FEET TO AN IRON ROD FOUND ON THE EAST LINE OF SAID MERITAGE/GRBK EDGEWOOD TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF BREWER ROAD (A 110-FOOT RIGHT-OF-WAY);

THENCE WITH SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°02'25" EAST, A DISTANCE OF 531.70 FEET TO AN IRON ROD FOUND:

SOUTH 01°02'25" EAST, A DISTANCE OF 59.58 FEET TO AN IRON ROD FOUND ON THE SOUTH RIGHT-OF WAY LINE OF STEWART FELTZ ROAD (A

THENCE SOUTH 89°03'01" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF BREWER ROAD AND WITH THE SOUTH LINE OF SAID STEWERT FELTZ ROAD A DISTANCE OF 1,249.81 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING A CALCULATED AREA OF 36.995 ACRES (1,611,515 SQ. FEET), OF LAND.

TO BE KNOWN AS:

LOTS 1-2 & 21-36, BLOCK L; LOTS 1-21, BLOCK M LOTS 1-27 & 29X, BLOCK N & LOTS 26-45, 50-82 & 83X-84X, BLOCK P

## CHISHOLM TRAIL RANCH SECTION 3, PHASE 3

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON EXECUTED THIS DAY OF THE DAY O. 2024.

> MERITAGE HOMES OF TEXAS, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EXECUTED THIS / 7 DAY OF the STA.D. 2024. GRBK EDGEWOOD LLC A TEXAS LIMITED LIABILITY COMPANY

low Education Authorized Signer

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 🞵 DAY OF 📯 MODEL A.D. 2024

KPISTY LYN CHANDLER Notary ID #129770238 My Commission Expires
April 1, 2026

OWNER/DEVELOPER:

MERITAGE HOMES OF TEXAS, LLC 8840 CYPRESS WATERS BOULEVARD SUITE 100 DALLAS, TEXAS 75019

OWNER/DEVELOPER:

GRBK EDGEWOOD LLC 5501 HEADQUARTERS DRIVE SUITE 300W PLANO, TX 75024

ENGINEER/SURVEYOR:

LJA Surveying, Inc. 3017 West 7th Street

Phone 817.288.1900 Suite 300 Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN \_\_\_\_\_

- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
- ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE
- 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 B 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
  - ANY PUBLIC FRANCHISED 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.
- 5. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF
- 6. 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 OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM
- SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE
- 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 ). SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "A" & ZONE "X"
- (UNSHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 48439C0410K, DATED 09/25/2009 IN TARRANT COUNTY, STATE OF TEXAS. 0. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND
- DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT
- DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED. 2. 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
- 13. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES
- THE LANDOWNERS 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
- 14. 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.
- 15. 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 (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
- 16. SIDEWALKS AND STREETLIGHTS: SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARD
- 17. 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 VILL 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 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 OCCURANCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN TI DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT

## SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.



OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN

AARON C. BROWN

FP-23-160°

**122 ADDRESSES 8 BLOCK RANGES** 

FINAL PLAT

CHISHOLM TRAIL RANCH SECTION 3, PHASE 3

LOTS 1-2 & 21-36, BLOCK L; LOTS 1-21, BLOCK M

LOTS 1-27 & 29X, BLOCK N LOTS 26-45, 50-82 & 83X-84X, BLOCK P

36.995 ACRES SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 4 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

119 RESIDENTIAL LOTS 3 (HOA)PRIVATE OPEN SPACE LOTS

REFERENCE CASE NUMBERS PP-19-056 FP-23-160

SEPTEMBER 2024

PHASE 3 SHEET 1 OF 21