

TARRANT COUNTY TAX OFFICE

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

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

WENDY BURGESS
PCAC, CSTA
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042002824
AD NUMBER: A 4 4B03A7
CERTIFICATE NO : 128374118

DATE : 10/4/2024 PAGE 1 OF 1
FEE : \$10.00

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

PROPERTY DESCRIPTION
ALBIRADO, JUAN JOSE SURVEY A
BTRACT 4 TRACT 4B03A7

REQUESTED BY
COURTHOUSE RESEARCH
SPECIALISTS, INC.

0000000 OLD GRANBURY RD
66.117 ACRES

2514 TARPLEY RD STE 110
CARROLLTON TX 75006

PROPERTY OWNER
GRBK EDGEWOOD LLC AND MERITAGE
HOMES OF TEXAS LLC

2805 DALLAS PKWY STE 450
PLANO TX 75093

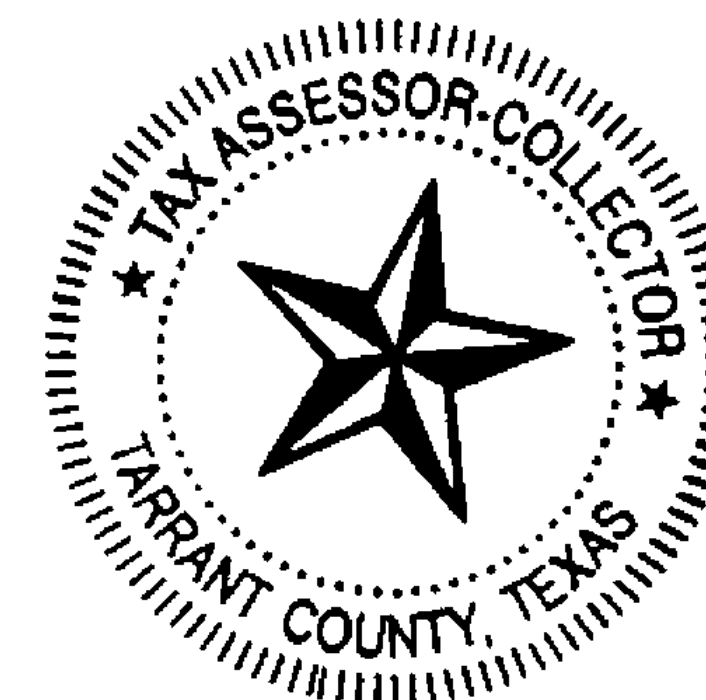
YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FORT WORTH	\$0.00
2024	Tarrant County	\$0.00
2024	TARRANT REGIONAL WATER DIST.	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	CROWLEY ISD	\$0.00
TOTAL		\$0.00

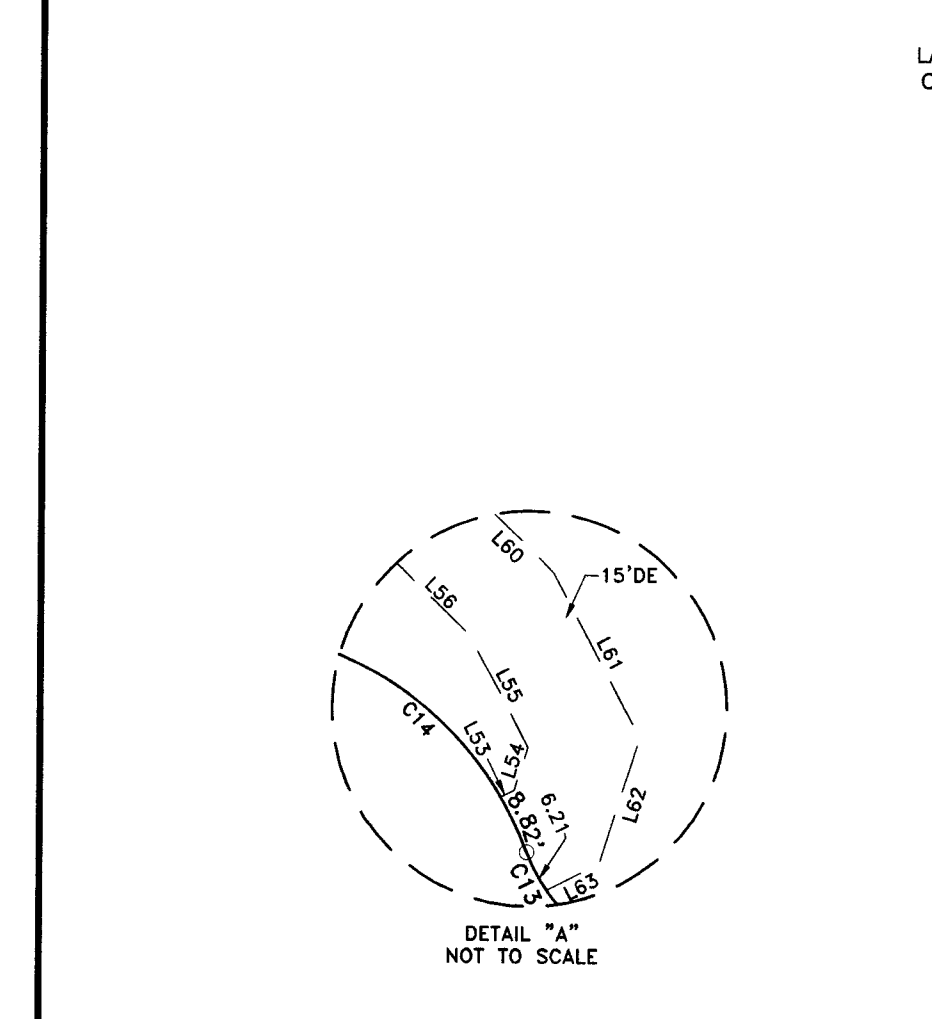
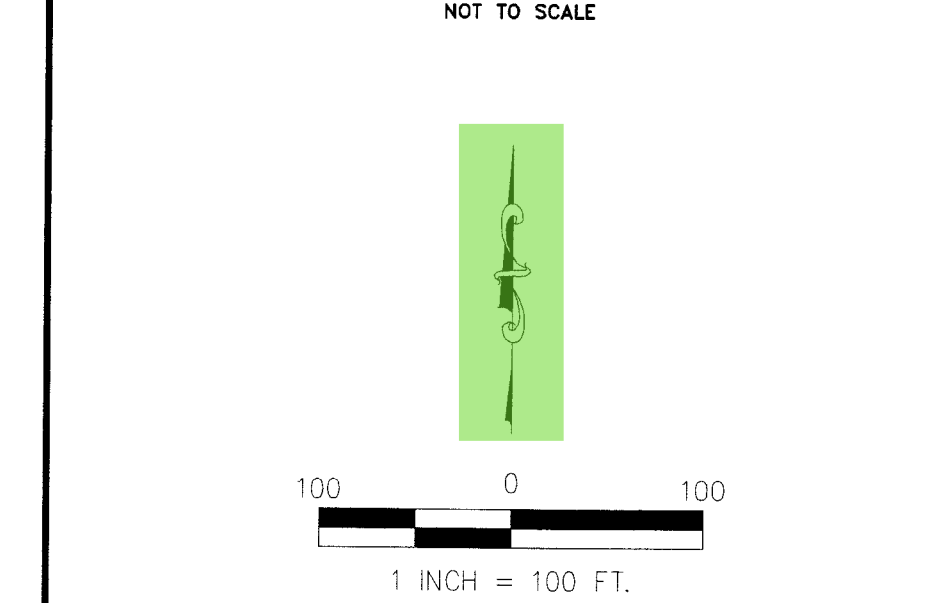
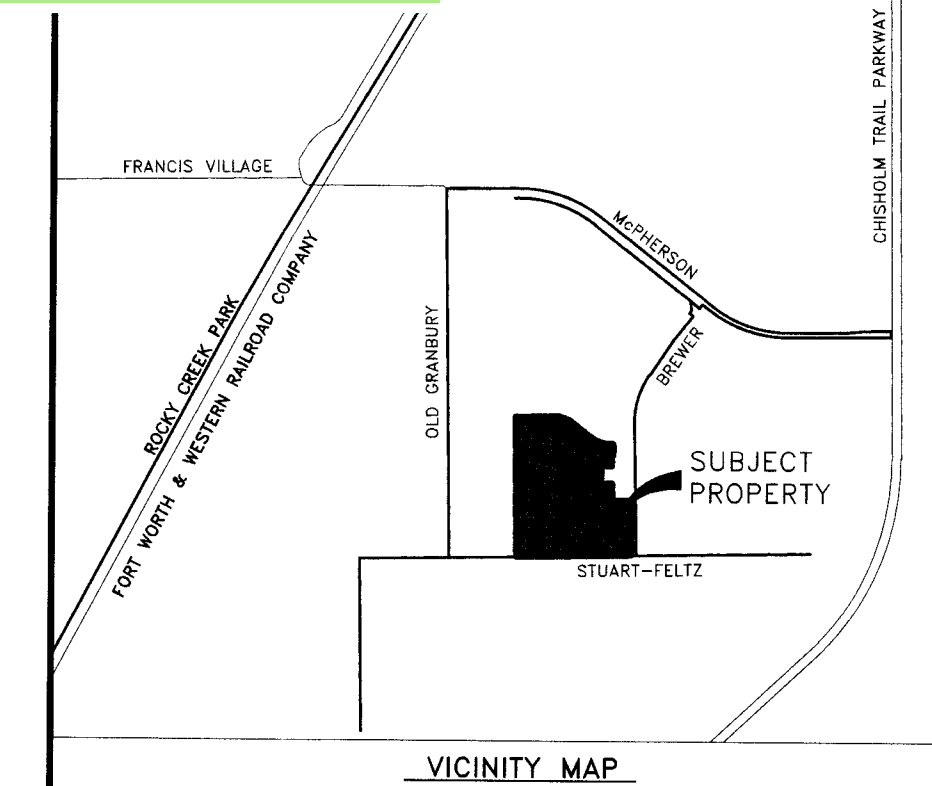
ISSUED TO : COURTHOUSE RESEARCH SPECIALISTS, INC.
ACCOUNT NUMBER: 00042002824
TOTAL CERTIFIED TAX: \$0.00

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.

Lena Gamal Deputy





LAND USE SUMMARY

USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	119		17.052
OPEN SPACE		3	13.237
RIGHT-OF-WAY			6.706
TOTAL	119	3	36.995

LOT TABULATION

BLOCK	LOTS	PRIVATE OPEN SPACE LOTS	TOTAL
BLOCK L	18 LOTS		
BLOCK M	21 LOTS		
BLOCK N	27 LOTS	1 PRIVATE OPEN SPACE LOT	
BLOCK P	53 LOTS	2 PRIVATE OPEN SPACE LOTS	
119 RESIDENTIAL LOTS		3 PRIVATE OPEN SPACE LOTS	

LEGEND

- STREET NAME CHANGE
- 5/8" IRON ROD STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DRAINAGE EASEMENT
- WALL MAINTENANCE EASEMENT
- SANITARY SEWER EASEMENT

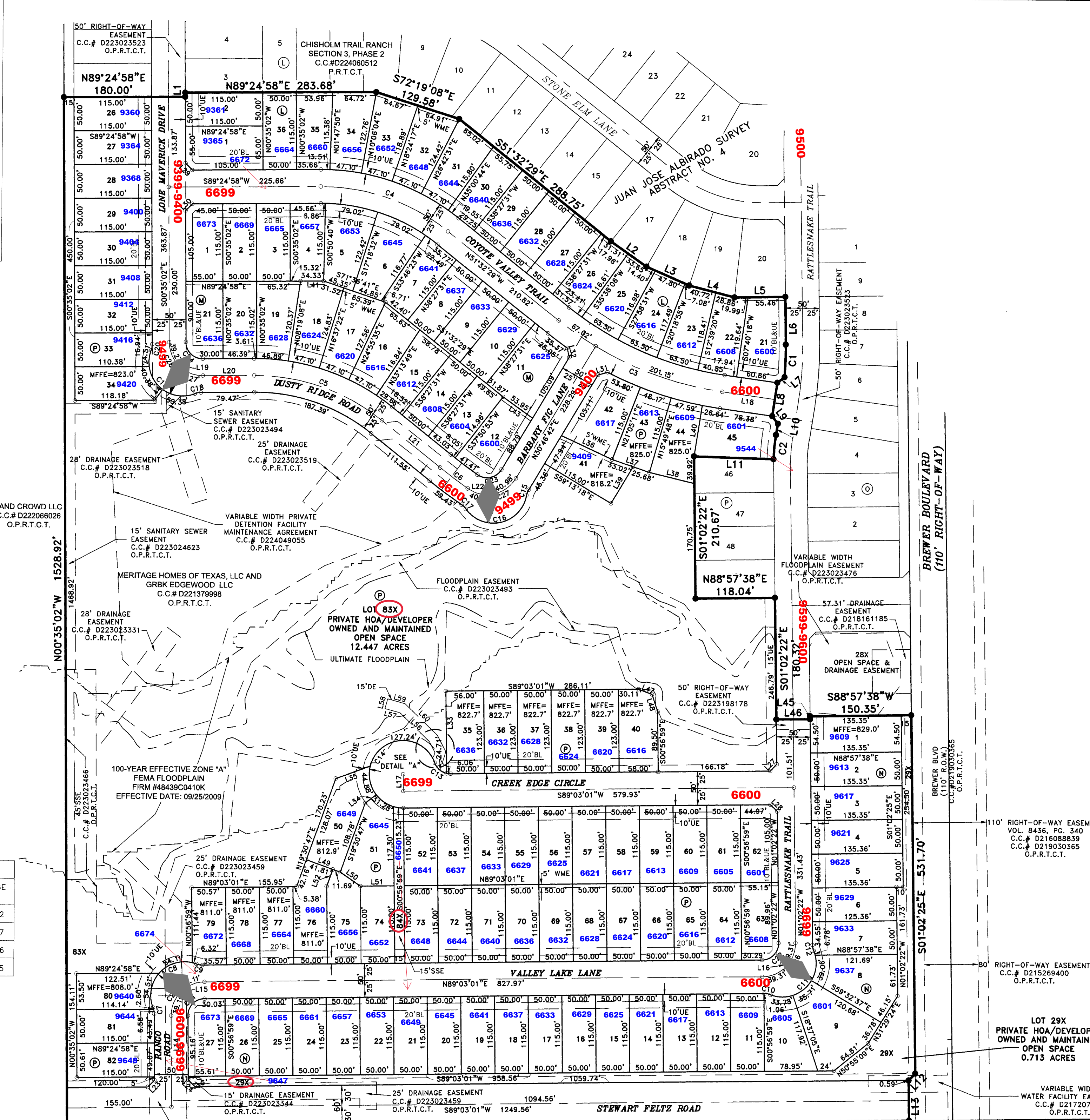
FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: Oct 9, 2024

By: Donald R. Boren Chairman

By: Doris Hill Secretary



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	005°48'36"	475.00'	S01°51'53"W	48.15'	48.17'
C2	007°32'10"	275.00'	S05°09'38"W	36.14'	36.17'
C3	307°43'49"	500.00'	N66°54'24"W	264.37'	268.17'
C4	39°02'32"	300.00'	S71°03'45"E	200.49'	204.43'
C5	39°02'32"	300.00'	S71°03'45"E	200.49'	204.43'
C6	3°45'10"	780.00'	S53°25'04"E	51.08'	51.09'
C7	21°02'22"	25.00'	N11°06'13"W	9.13'	9.18'
C8	1°31'42'47"	50.00'	N44°14'00"E	91.29'	114.94'
C9	21°02'22"	25.00'	S80°25'48"E	9.13'	9.18'
C10	21°02'22"	25.00'	S80°25'48"E	9.13'	9.18'
C11	132°10'07"	50.00'	N44°00'20"E	91.41'	115.34'
C12	21°02'22"	25.00'	N11°33'33"W	9.13'	9.18'
C13	7°01'44"	25.00'	N55°41'07"W	28.87'	30.77'
C14	250°31'44"	50.00'	S34°18'53"W	81.65'	218.63'
C15	21°02'22"	25.00'	S20°15'31"W	9.13'	9.18'
C16	134°34'46"	50.00'	S77°01'43"W	92.25'	117.44'
C17	20°05'23"	25.00'	N45°43'39"W	8.72'	8.77'
C18	1°31'42'47"	25.00'	S78°53'47"W	91.36'	115.26'
C19	132°04'44"	50.00'	N45°35'02"E	91.36'	115.26'
C20	21°02'22"	25.00'	N09°56'09"E	9.13'	9.18'
C21	89°38'03"	25.00'	N44°14'00"E	35.24'	39.11'
C22	90°05'23"	25.00'	N44°00'20"E	35.24'	39.11'
C23	93°55'39"	25.00'	N44°00'20"E	35.24'	39.11'
C24	90°00'00"	25.00'	N77°44'51"E	36.55'	40.98'
C25	89°38'03"	25.00'	S45°35'02"E	35.30'	39.27'
C26	45°02'41"	50.00'	N44°14'00"E	70.48'	78.22'
C27	89°38'03"	50.00'	N21°28'59"E	38.30'	39.31'
C28	89°38'03"	50.00'	N44°14'00"E	70.48'	78.22'
C29	90°05'23"	50.00'	N44°00'20"E	70.77'	78.62'
C30	90°00'00"	50.00'	N77°44'51"E	75.09'	81.97'
C31	90°00'00"	50.00'	N45°35'02"E	70.71'	78.54'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°35'02"W	6.13'	L33	S00°56'59"E	122.27'
L2	S55°17'45"E	64.96'	L34	N52°20'58"E	20.75'
L3	S66°27'37"E	69.27'	L35	N69°39'09"E	54.87'
L4	S76°02'12"E	69.58'	L36	S65°11'13"E	85.19'
L5	N88°57'35"E	75.45'	L37	S71°52'59"E	56.79'
L6	S01°02'25"E	71.04'	L38	S76°44'33"E	68.37'
L7	S51°33'02"W	13.85'	L39	N30°46'42"E	63.63'
L8	S08°12'22"W	50.00'	L40	N08°55'33"E	76.44'
L9	S36°40'17"E	13.93'	L41	S89°29'57"W	34.33'
L10	S08°55'43"W	16.58'	L42	S18°22'03"E	53.95'
L11	N88°36'27"W	118.39'	L43	S34°37'24"E	53.00'
L12	S44°00'42"E	14.13'	L44	S38°06'13"W	20.00'
L13	S01°02'25"E	59.58'	L45	S89°02'24"E	21.44'
L14	N00°35'02"W	135.32'	L46	S89°02'24"E	21.44'
L15	S45°48'00"E	7.71'	L47	S18°22'03"E	26.73'
L16	N45°59'40"W	7.54'	L48	S70°29'13"E	6.51'
L17	N00°56'59"W	25.00'	L49	S70°29'13"E	6.51'
L18	S82°16'18"E	78.59'	L50	S56°00'15"E	36.30'
L19	N44°24'58"E	7.57'	L51	N89°03'01"E	50.00'
L20	N89°24'58"E	76.39'	L52	N19°30'47"E	26.56'
L21	S51°32'29"E	111.55'	L53	N62°21'55"E	2.16'
L22	N08°12'11"W	6.55'	L54	N17°19'54"E	8.51'
L23	N44°14'00"E	14.19'	L55	N27°40'06"W	18.45'
L24	N45°48'00"E	14.10'	L56	N45°57'08"W	61.07'
L25	N44°14'00"E	14.13'	L57	N74°38'59"W	23.14'
L26	N45°59'40"W	14.15'	L58	N15°14'59"E	15.00'
L27	N45°59'40"W	14.15'	L59	N74°38'59"W	26.85'
L28	N45°59'40"W	14.15'	L60	S45°57'08"E	67.50'
L29	N45°59'40"W	14.14'	L61	S27°40'06"E	27.08'
L30	S44°24'58"W	14.14'	L62	S17°19'54"W	18.94'
L31	N74°08'26"E	14.54'	L63	S62°21'55"W	8.72'
L32	S12°35'03"E	14.54'			

STATE OF TEXAS)
COUNTY OF TARRANT)
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 ALBRADO SURVEY, ABSTRACT NO. 4, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID MERITAGE/GRBK EDGEWOOD TRACT, SAME BEING THE SOUTHWEST CORNER SAID 36.995 ACRE TRACT, AND FROM WHICH A 1-INCH IRON ROD 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 "LJA 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 DISTANCES:
NORTH 89°24'58" EAST, A DISTANCE OF 180.00 FEET TO AN IRON ROD FOUND;
NORTH 00°35'02" WEST, A DISTANCE OF 13.85 FEET TO AN IRON ROD FOUND;
NORTH 89°24'58" EAST, A DISTANCE OF 283.68 FEET TO AN IRON ROD FOUND;
NORTH 72°19'08" EAST, A DISTANCE OF 329.58 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 88°57'35" WEST, A DISTANCE OF 50.00 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;
SOUTH 01°02'22" EAST, A DISTANCE OF 118.39 FEET TO AN IRON ROD FOUND;
NORTH 88°57'35" EAST, A DISTANCE OF 118.04 FEET TO AN IRON ROD FOUND;
SOUTH 01°02'22" EAST, A DISTANCE OF 130.32 FEET TO AN IRON ROD FOUND;
NORTH 88°57'35" EAST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
NORTH 01°02'22" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;
NORTH 88°57'35" EAST, A DISTANCE OF 45.30 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 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 44°00'42" WEST, A DISTANCE OF 54.33 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 VARIABLE WIDTH RIGHT-OF-WAY);
THENCE SOUTH 89°03'01" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF BREWER ROAD AND WITH THE SOUTH LINE OF SAID STEWART FELTZ ROAD A DISTANCE OF 1,249.81 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 36.995 ACRES (1,631,515.55 SQ. FT.) 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 28-45, 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 17 DAY OF September 2024.

MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: Paula E. ...
TITLE: ...

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Paula E. ... 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 UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 07/11/2026

EXECUTED THIS 17 DAY OF September 2024.

GRBK EDGEWOOD LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: Victoria Edwards
TITLE: Authorized Signer

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Victoria Edwards 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 UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10/11/2026

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 DESCRIBED BY THE METES AND BOUNDS THEREIN, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702
DATE: 9/16/2024

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Aaron C. Brown 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 UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September A.D. 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10/11/2026

FP-23-160
DD224182167
122 ADDRESSES
8 BLOCK RANGES

FINAL PLAT
OF
CHISHOLM TRAIL RANCH
SECTION 3, PHASE 3
OF
36.995 ACRES
SITUATED IN THE
JUAN JOSE ALBRADO 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

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

THIS PLAT FILED IN _____

SHEET 1 OF 21

CHISHOLM TRAIL RANCH, SECTION 3, PHASE 3