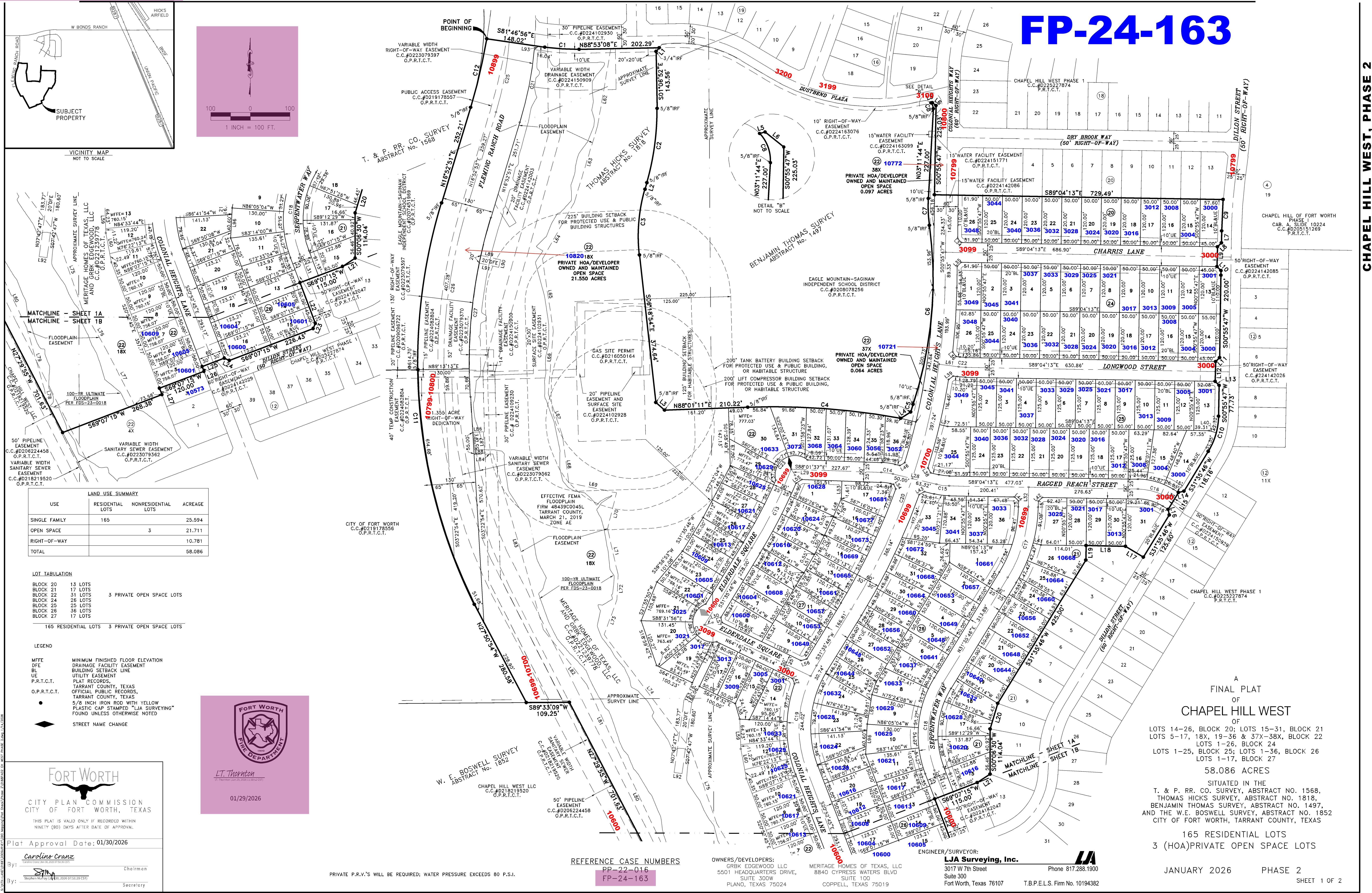


FP-24-163



OWNER'S DEDICATION

STATE OF TEXAS ()
COUNTY OF TARRANT ()

BEING 58.086 ACRES OF LAND SITUATED IN THE T & P RR CO SURVEY, ABSTRACT NO. 1568 THE THOMAS HICKS SURVEY, ABSTRACT NO. 1818, THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, AND THE W.E. BOSWELL SURVEY, ABSTRACT NO. 1852, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO MERITAGE HOMES OF TEXAS LLC AND GRBK EDGEWOOD LLC (HEREAFTER REFERRED TO AS 'MERITAGE/GRBK') BY DEED RECORDED IN COUNTY CLERK FILE NO. D221239778 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED 'LJA SURVEYING' FOUND (HEREAFTER REFERRED TO AS 'IRON ROD FOUND') FOR THE WESTERNMOST SOUTHWEST CORNER OF CHAPEL HILL WEST PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D225227874, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE WITH THE SOUTHERLY LINE OF CHAPEL HILL WEST PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81°46'50" EAST, A DISTANCE OF 148.02 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET AND A CHORD THAT BEARS SOUTH 80°26'54" EAST, 87.04 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°19'56", AN ARC-DISTANCE OF 79.63 FEET TO AN IRON ROD FOUND;

SOUTH 45°55'47" WEST, A DISTANCE OF 30.23 FEET TO AN IRON ROD FOUND;

SOUTH 45°55'47" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

SOUTH 00°55'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;

SOUTH 44°04'13" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

SOUTH 00°55'47" WEST, A DISTANCE OF 77.73 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS SOUTH 16°15'46" WEST, 92.55 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC-DISTANCE OF 93.66 FEET TO AN IRON ROD FOUND;

SOUTH 31°35'46" WEST, A DISTANCE OF 118.16 FEET TO AN IRON ROD FOUND;

SOUTH 76°35'46" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

SOUTH 31°35'46" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;

SOUTH 13°24'14" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

SOUTH 31°35'46" WEST, A DISTANCE OF 125.60 FEET TO AN IRON ROD FOUND;

NORTH 58°24'14" WEST, A DISTANCE OF 52.67 FEET TO AN IRON ROD FOUND;

NORTH 89°04'13" WEST, A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND;

SOUTH 00°55'47" WEST, A DISTANCE OF 36.64 FEET TO AN IRON ROD FOUND;

SOUTH 31°35'46" WEST, A DISTANCE OF 425.00 FEET TO AN IRON ROD FOUND;

SOUTH 16°24'21" WEST, A DISTANCE OF 67.39 FEET TO AN IRON ROD FOUND;

SOUTH 00°06'30" WEST, A DISTANCE OF 114.04 FEET TO AN IRON ROD FOUND;

SOUTH 56°31'56" WEST, A DISTANCE OF 38.58 FEET TO AN IRON ROD FOUND;

SOUTH 69°07'15" WEST, A DISTANCE OF 115.00 FEET TO AN IRON ROD FOUND;

SOUTH 20°52'45" EAST, A DISTANCE OF 110.00 FEET TO AN IRON ROD FOUND;

SOUTH 24°07'15" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

SOUTH 69°07'15" WEST, A DISTANCE OF 226.45 FEET TO AN IRON ROD FOUND;

SOUTH 69°07'15" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

NORTH 65°52'45" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;

SOUTH 69°07'15" WEST, A DISTANCE OF 60.00 FEET TO AN IRON ROD FOUND;

SOUTH 20°52'45" EAST, A DISTANCE OF 12.59 FEET TO AN IRON ROD FOUND;

SOUTH 69°07'15" WEST, A DISTANCE OF 120.00 FEET TO AN IRON ROD FOUND;

SOUTH 20°52'45" EAST, A DISTANCE OF 17.41 FEET TO AN IRON ROD FOUND;

SOUTH 69°07'15" WEST, A DISTANCE OF 268.38 FEET TO AN IRON ROD FOUND ON THE WESTERLY LINE OF SAID MERRITAGE/GRBK TRACT;

WITH SAID CURVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 12°11'33", AN ARC-DISTANCE OF 167.99 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 658.00 FEET AND A CHORD THAT BEARS SOUTH 07°47'01" WEST, 189.62 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°19'56", AN ARC-DISTANCE OF 190.28 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 06°16'00" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 04°23'00" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH