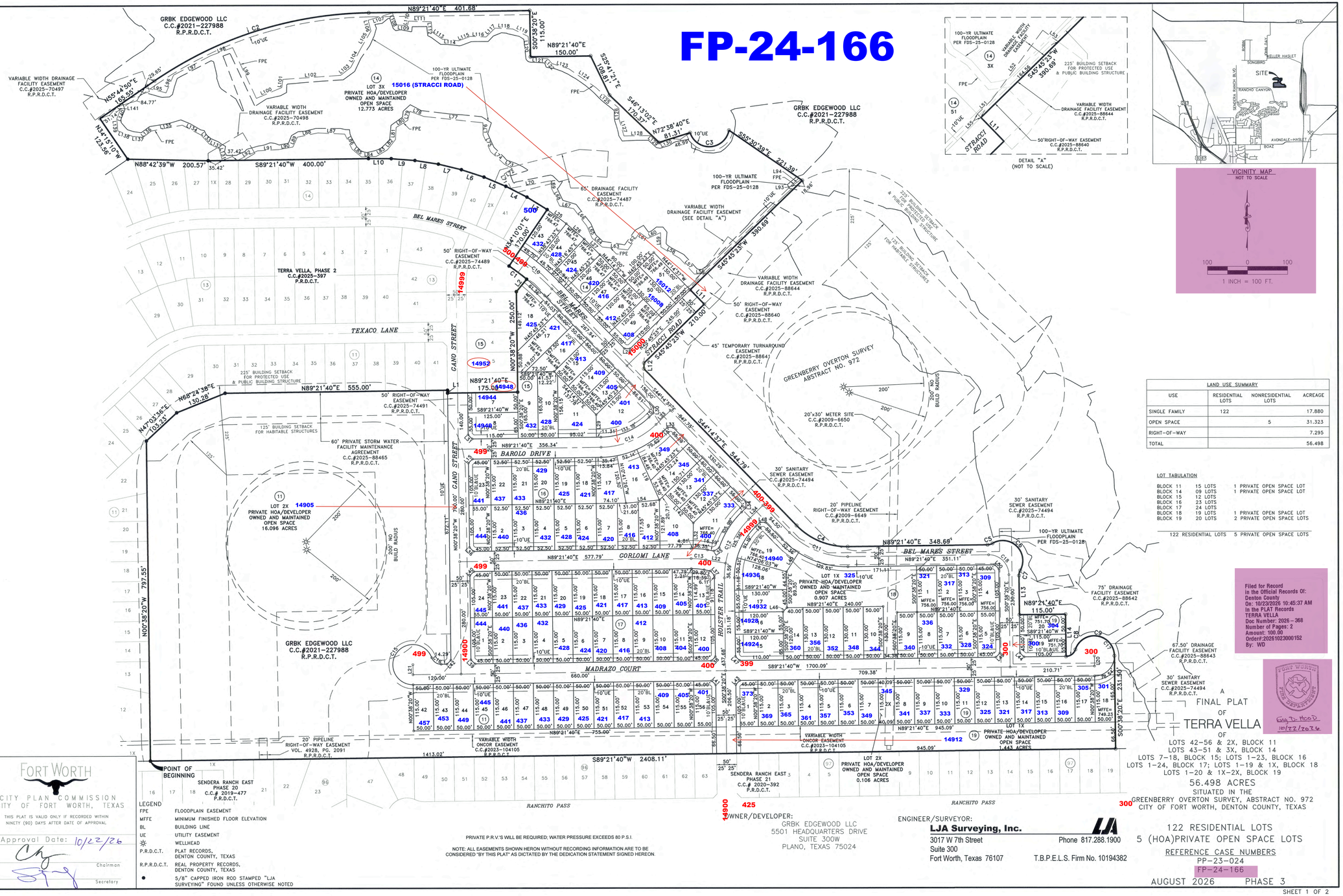
FP-24-166

TERRA VELLA, PHASE 3



LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	122		17.880
OPEN SPACE		5	31.323
RIGHT-OF-WAY			7.295
TOTAL			56.498

LOT TABULATION

BLOCK 11	15 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 14	09 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 15	12 LOTS	
BLOCK 16	23 LOTS	
BLOCK 17	24 LOTS	
BLOCK 18	19 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 19	20 LOTS	2 PRIVATE OPEN SPACE LOTS

122 RESIDENTIAL LOTS 5 PRIVATE OPEN SPACE LOTS

LEGEND

FPE	FLOODPLAIN EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
BL	BUILDING LINE
UE	UTILITY EASEMENT
☼	WELLHEAD
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
●	5/8" CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND UNLESS OTHERWISE NOTED

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: 10/22/26
By: _____ Chairman
By: _____ Secretary

PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

NOTE: ALL EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE TO BE CONSIDERED "BY THIS PLAT" AS DICTATED BY THE DEDICATION STATEMENT SIGNED HEREON.

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE
SUITE 300W
PLANO, TEXAS 75024

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

Filed for Record in the Official Records Of: Denton County On: 10/23/2026 10:45:37 AM In the PLAT Records TERRA VELLA Doc Number: 2026-368 Number of Pages: 2 Amount: 100.00 Order#:20261023000152 By: WD

A FINAL PLAT OF TERRA VELLA
OF
LOTS 42-56 & 2X, BLOCK 11
LOTS 43-51 & 3X, BLOCK 14
LOTS 7-18, BLOCK 15; LOTS 1-23, BLOCK 16
LOTS 1-24, BLOCK 17; LOTS 1-19 & 1X, BLOCK 18
LOTS 1-20 & 1X-2X, BLOCK 19
56.498 ACRES
SITUATED IN THE
GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

122 RESIDENTIAL LOTS
5 (HOA)PRIVATE OPEN SPACE LOTS
REFERENCE CASE NUMBERS
PP-23-024
FP-24-166
AUGUST 2026 PHASE 3

SHEET 1 OF 2

S:\DFW\LAND\207\300_SURVEY\DWG Mapping\Plat Sheets\Phase 3\207300_TERRA VELLA PH3.dwg 8/20/2026

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF DENTON)(

BEING A 56.498 ACRE TRACT OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO GRBK EDGEWOOD LLC AS RECORDED IN COUNTY CLERK FILE NO. 2021-227988, REAL PROPERTY RECORDS, DENTON COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD FOUND") FOR THE SOUTHERNMOST SOUTHEAST CORNER OF LOT 1X, BLOCK 11, TERRA VELLA, PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2025-397, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING ON THE NORTH LINE OF SENDERA RANCH EAST, PHASE 2D, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2019-477 OF SAID PLAT RECORDS;

THENCE WITH THE BOUNDS OF SAID TERRA VELLA, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°38'20" WEST, A DISTANCE OF 797.55 FEET TO A CAPPED IRON ROD FOUND;

NORTH 47°03'36" EAST, A DISTANCE OF 103.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 68°24'38" EAST, A DISTANCE OF 130.28 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°21'40" EAST, A DISTANCE OF 555.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°38'20" EAST, A DISTANCE OF 7.11 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°21'40" EAST, A DISTANCE OF 175.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 00°38'20" WEST, A DISTANCE OF 250.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 39°32'55" EAST, A DISTANCE OF 40.33 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET AND A CHORD THAT BEARS NORTH 53°05'43" WEST, 54.93 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°28'31", AN ARC-DISTANCE OF 54.95 FEET TO A CAPPED IRON ROD FOUND;

NORTH 34°10'01" EAST, A DISTANCE OF 170.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 58°06'40" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 62°40'02" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 67°13'23" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 71°46'45" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 76°20'07" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 80°53'29" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 85°26'51" WEST, A DISTANCE OF 59.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°40'06" WEST, A DISTANCE OF 56.84 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°38'20" EAST, A DISTANCE OF 400.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 88°42'39" WEST, A DISTANCE OF 200.57 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF LOT 24, BLOCK 14 OF SAID TERRA VELLA, PHASE 2;

THENCE OVER AND ACROSS SAID GRBK EDGEWOOD LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 34°10'01" WEST, A DISTANCE OF 123.56 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD SET");

NORTH 55°44'50" EAST, A DISTANCE OF 165.55 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET AND A CHORD THAT BEARS NORTH 72°33'15" EAST, 560.95 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°36'50", AN ARC-DISTANCE OF 569.07 FEET TO A CAPPED IRON ROD SET;

NORTH 89°21'40" EAST, A DISTANCE OF 401.68 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°38'20" EAST, A DISTANCE OF 115.00 FEET TO A CAPPED IRON ROD SET;

NORTH 89°21'40" EAST, A DISTANCE OF 150.00 FEET TO A CAPPED IRON ROD SET;

SOUTH 25°41'21" EAST, A DISTANCE OF 108.81 FEET TO A CAPPED IRON ROD SET;

SOUTH 46°13'02" EAST, A DISTANCE OF 170.37 FEET TO A CAPPED IRON ROD SET;

NORTH 72°38'40" EAST, A DISTANCE OF 81.31 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 89°37'17" EAST, 97.04 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 152°02'46", AN ARC-DISTANCE OF 132.69 FEET TO A CAPPED IRON ROD SET;

SOUTH 55°30'39" EAST, A DISTANCE OF 221.39 FEET TO A CAPPED IRON ROD SET;

SOUTH 45°45'23" WEST, A DISTANCE OF 390.69 FEET TO A CAPPED IRON ROD SET;

SOUTH 44°14'37" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;

SOUTH 45°45'23" WEST, A DISTANCE OF 210.00 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°45'23" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;

SOUTH 44°14'37" EAST, A DISTANCE OF 644.79 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS SOUTH 67°26'28" EAST, 137.87 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°23'44", AN ARC-DISTANCE OF 141.71 FEET TO A CAPPED IRON ROD SET;

NORTH 89°21'40" EAST, A DISTANCE OF 348.69 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS NORTH 74°23'52" EAST, 12.91 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°55'35", AN ARC-DISTANCE OF 13.06 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 45°38'20" EAST, 96.56 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 149°51'10", AN ARC-DISTANCE OF 130.77 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS SOUTH 14°19'27" WEST, 12.91 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°55'35", AN ARC-DISTANCE OF 13.06 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°38'20" EAST, A DISTANCE OF 97.58 FEET TO A CAPPED IRON ROD SET;

NORTH 89°21'40" EAST, A DISTANCE OF 115.00 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°38'20" EAST, A DISTANCE OF 105.00 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS NORTH 54°08'48" EAST, 28.87 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 70°31'44", AN ARC-DISTANCE OF 30.77 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 80°54'12" EAST, 98.56 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 160°31'44", AN ARC-DISTANCE OF 140.09 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°38'20" EAST, A DISTANCE OF 231.50 FEET TO A CAPPED IRON ROD SET ON THE SOUTH LINE OF SAID GRBK EDGEWOOD LLC TRACT, SAME BEING ON THE NORTH LINE OF SENDERA RANCH EAST, PHASE 2I, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2020-392 OF SAID PLAT RECORDS;

THENCE SOUTH 89°21'40" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 2,408.11 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 56.498 ACRES (2,461,073 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 42-56 & 2X, BLOCK 11; LOTS 43-51 & 3X, BLOCK 14
LOTS 7-18, BLOCK 15; LOTS 1-23, BLOCK 16
LOTS 1-24, BLOCK 17; LOTS 1-19 & 1X, BLOCK 18
LOTS 1-20 & 1X-2X, BLOCK 19

TERRA VELLA

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 13th DAY OF October, A.D. 2026.

GRBK EDGEWOOD LLC
A ~~Delaware~~ TEXAS LIMITED LIABILITY COMPANY

BY: Aaron Guthrie
NAME: Aaron Guthrie
TITLE: Authorized Signer

STATE OF TEXAS)(
COUNTY OF Collin)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Aaron Guthrie, 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 THE 13th DAY OF October, A.D. 2026.

Nicole Wallace
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NICOLE WALLACE
Notary ID #129684448
My Commission Expires
June 16, 2029

MY COMMISSION EXPIRES June 16, 2029

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.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: 10/06/2026

STATE OF TEXAS
REGISTERED
AARON C. BROWN
6702
PROFESSIONAL
LAND SURVEYOR

NOTES

1. 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 1.00015063
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
3. 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 BE 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.
4. ANY PUBLIC 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, AND MAINTAINING.
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 THE SAME.
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 THE CITY OF FORT WORTH.
7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
8. 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.
9. 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 NUMBER 48121C0490 G, DATED APRIL 18, 2011 IN DENTON COUNTY, STATE OF TEXAS..
10. 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.
11. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
12. 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 DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
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 OF SAID OWNERS ASSOCIATION, AS SET FORTH IN SAID AGREEMENT.
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. FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

    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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
16. PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LINE	BEARING	DISTANCE
L1	S00°38'20"E	7.11'
L2	N39°38'33"E	40.33'
L3	N58°06'40"W	59.23'
L4	N62°40'02"W	59.23'
L5	N67°13'23"W	59.23'
L6	N71°46'45"W	59.23'
L7	N76°20'07"W	59.23'
L8	N80°53'29"W	59.23'
L9	N85°26'51"W	59.23'
L10	N89°40'06"W	56.84'
L11	S44°14'37"E	50.00'
L12	S00°45'23"W	14.14'
L13	S00°38'20"E	97.58'
L14	S00°38'20"E	105.00'
L15	N44°21'40"E	14.14'
L16	S44°14'37"E	50.00'
L17	S00°45'23"W	14.14'
L18	S00°38'20"E	105.00'
L19	N23°58'08"W	137.77'
L20	N00°38'20"W	25.00'
L21	N00°38'20"W	25.00'
L22	S80°09'28"E	50.00'
L23	N45°45'23"E	50.00'
L24	N45°45'23"E	50.00'
L25	S53°33'18"E	59.23'
L26	S48°59'56"E	59.23'
L27	S44°58'01"E	55.15'
L28	S89°14'37"E	14.14'
L29	S00°38'20"E	56.38'
L30	S00°45'23"W	14.14'
L31	S45°38'20"E	14.14'
L32	S00°35'08"W	63.83'
L33	S89°14'37"E	14.14'
L34	S00°45'23"W	14.14'
L35	S58°40'07"W	15.05'
L36	N45°38'20"W	14.14'
L37	S38°59'03"E	15.05'
L38	S44°21'40"W	14.14'
L39	N45°38'20"W	14.14'
L40	N44°21'40"E	14.14'
L41	S45°38'20"E	14.14'
L42	N44°21'40"E	14.14'
L43	N44°21'40"E	14.14'
L44	N45°38'20"W	14.14'
L45	S32°25'22"W	55.94'
L46	S44°03'12"W	21.23'

LINE	BEARING	DISTANCE
L49	N44°21'40"E	14.14'
L50	N45°38'20"W	14.14'
L51	N45°43'16"E	29.35'
L52	N36°28'12"E	132.20'
L53	S53°31'48"E	29.39'
L54	N84°38'09"E	83.68'
L55	N44°14'37"W	7.65'
L56	S87°07'20"W	33.67'
L57	N42°48'42"W	53.27'
L58	N59°07'50"W	54.84'
L59	N01°31'57"W	36.19'
L60	S65°42'29"W	34.72'
L61	N54°13'17"W	24.82'
L62	S34°21'11"W	52.49'
L63	N83°17'05"W	64.52'
L64	N48°31'24"W	33.59'
L65	N23°28'25"W	33.53'
L66	N36°57'59"W	53.86'
L67	N79°16'40"W	35.49'
L68	N24°21'58"W	49.31'
L69	N03°39'17"W	18.22'
L70	S79°36'31"W	101.81'
L71	N25°09'13"W	39.19'
L72	N56°19'42"E	24.42'
L73	N61°03'25"W	22.79'
L74	N47°34'06"W	46.16'
L75	N23°59'43"W	46.23'
L76	N00°44'23"W	29.99'
L77	N83°42'56"W	148.54'
L78	N69°23'12"W	36.82'
L79	S13°49'00"W	23.51'
L80	S58°53'04"W	33.69'
L81	S03°12'41"W	30.19'
L82	S38°18'34"W	32.67'
L83	S59°17'24"W	32.08'
L84	S88°12'07"W	36.86'
L85	N50°23'58"W	30.54'
L86	N25°50'04"W	41.76'
L87	N87°22'18"W	67.27'
L88	S78°30'56"W	51.96'
L89	S24°38'54"W	27.13'
L90	S79°56'41"W	35.89'
L91	S86°29'56"W	53.18'
L92	S64°54'08"W	55.58'
L93	N78°47'51"W	9.45'
L94	N11°12'09"E	20.00'

LINE	BEARING	DISTANCE
L96	N22°59'22"E	48.06'
L97	N62°43'58"E	104.75'
L98	N70°02'49"E	57.95'
L99	S25°02'52"E	139.81'
L100	N67°06'23"E	68.66'
L101	N07°58'43"E	20.61'
L102	N86°02'16"E	144.66'
L103	N51°59'05"E	32.11'
L104	N28°05'53"E	52.09'
L105	N30°26'13"E	51.55'
L106	N14°02'44"W	27.74'
L107	N73°26'11"E	63.04'
L108	S19°57'52"E	31.67'
L109	S85°36'16"E	26.60'
L110	N15°00'15"E	11.82'
L111	S87°56'40"E	56.63'
L112	S04°05'18"E	25.76'
L113	S55°42'12"E	31.12'
L114	S84°15'20"E	40.85'
L115	N69°32'44"E	30.92'
L116	S87°55'48"E	39.48'
L117	N45°32'44"E	31.44'
L118	S86°50'34"E	44.59'
L119	S63°49'11"E	42.52'
L120	S04°29'16"E	52.15'
L121	S85°02'50"E	45.08'
L122	S40°42'14"E	15.33'
L123	S72°52'33"E	43.82'
L124	S54°59'54"E	81.49'
L125	S47°50'22"E	78.21'
L126	S00°56'39"E	27.41'
L127	S15°57'22"E	43.05'
L128	N89°38'40"E	65.70'
L129	S47°47'57"E	29.75'
L130	N67°25'56"E	33.39'
L131	N15°13'55"W	30.88'
L132	N64°29'09"W	26.71'
L133	N42°50'28"W	31.22'
L134	N62°15'55"W	52.63'
L135	S79°33'52"W	78.11'
L136	S52°46'33"W	25.76'
L137	N85°04'38"W	26.63'
L138	N69°12'47"W	39.51'
L139	N04°34'37"W	30.41'
L140	N22°28'22"E	22.42'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°28'31"	575.00'	N53°05'43"W	54.93'	54.95'
C2	33°36'50"	970.00'	N72°33'15"E	560.95'	569.07'
C3	152°02'46"	50.00'	N86°37'17"E	97.04'	132.69'
C4	46°23'44"	175.00'	S67°26'28"E	137.87'	141.71'
C5	29°55'35"	25.00'	N74°23'52"E	12.91'	13.06'
C6	149°51'10"	50.00'	S45°38'20"E	96.56'	130.77'
C7	29°55'35"	25.00'	S14°19'27"W	12.91'	13.06'
C8	70°31'44"	25.00'	N54°05'48"E	28.87'	30.77'
C9	160°31'44"	50.00'	S80°54'12"E	98.56'	140.09'
C10	11°35'22"	600.00'	S50°02'18"E	121.16'	121.36'
C11	46°23'44"	200.00'	S67°26'28"E	157.56'	161.95'
C12	46°23'44"	200.00'	S22°33'32"W	157.56'	161.95'
C13	10°28'52"	200.00'	N85°23'54"W	36.54'	36.59'
C14	43°36'16"	200.00'	N67°33'32"E	148.56'	152.21'
C15	250°31'44"	50.00'	N34°37'32"E	81.65'	218.63'
C16	70°31'44"	25.00'	S55°22'28"E	28.87'	30.77'
C17	250°31'44"	50.00'	S35°54'12"E	81.65'	218.63'
C18	90°00'00"	50.00'	S45°38'20"E	70.71'	78.54'

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE
SUITE 300W
PLANO, TEXAS 75024

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

Filed for Record
in the Official Records Of:
Denton County
On: 10/23/2026 10:45:37 AM
In the PLAT Records
TERRA VELLA
Doc Number: 2026 – 368
Number of Pages: 2
Amount: 100.00
Order#:20261023000152
By: WD

A
FINAL PLAT
OF
TERRA VELLA
OF
LOTS 42-56 & 2X, BLOCK 11
LOTS 43-51 & 3X, BLOCK 14
LOTS 7-18, BLOCK 15; LOTS 1-23, BLOCK 16
LOTS 1-24, BLOCK 17; LOTS 1-19 & 1X, BLOCK 18
LOTS 1-20 & 1X-2X, BLOCK 19
56.498 ACRES
SITUATED IN THE
GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

122 RESIDENTIAL LOTS
5 (HOA)PRIVATE OPEN SPACE LOTS

REFERENCE CASE NUMBERS
PP-23-024
FP-24-166

AUGUST 2026 PHASE 3

Eric D. Hoe D
10/22/2026

TERRA VELLA, PHASE 3

SHEET 2 OF 2

S:\NTP\1-LAND\3071.000 SENDERA\Engineering\Plat Sheets\Plat\Plat 3\3071000-3 TERRA VELLA PH 3.dwg 10/6/2026