





S:\VETS\LAND\2023\7501 GRBK EDGEWOOD TRACT, CHINA VELLA, KOLA, BELL, and 4 JUL 2025

OWNER'S DEDICATION

STATE OF TEXAS ☒  
COUNTY OF DENTON ☒

BEING A 51.919 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 BY DEED 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 ON THE NORTH RIGHT-OF-WAY LINE OF RANCHO CANYON WAY (AN 80-FOOT RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SENDERA RANCH EAST, PHASE 24, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2022-82, PLAT RECORDS, DENTON COUNTY, TEXAS; THENCE NORTH 00°19'50" WEST, WITH THE WEST LINE OF SAID GRBK EDGEWOOD TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE EAST COMMON CORNER OF MADERO PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-86 OF SAID PLAT RECORDS AND MADERO PHASE 3, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-222 OF SAID PLAT RECORDS AT 15.00 FEET AND PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID MADERO PHASE 3 AT 1102.66 FEET, A TOTAL DISTANCE IN ALL OF 1,667.66 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "CAPPED IRON ROD SET") ON THE NORTHEAST CORNER OF CORTUO WAY (A 50-FOOT RIGHT-OF-WAY) ON THE EAST LINE OF MADERO PHASE 4, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-311 OF SAID PLAT RECORDS;

THENCE OVER AND ACROSS SAID GRBK EDGEWOOD TRACT, THE FOLLOWING COURSES AND DISTANCES:  
NORTH 89°40'10" EAST, A DISTANCE OF 142.70 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°42'22" EAST, 12.91 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°56'35", 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 58°37'26" EAST, 89.60 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 127°16'00", AN ARC-DISTANCE OF 111.06 FEET TO A CAPPED IRON ROD SET;

NORTH 89°40'10" EAST, A DISTANCE OF 545.41 FEET TO A CAPPED IRON ROD SET;  
NORTH 68°42'25" EAST, A DISTANCE OF 86.98 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,045.00 FEET AND A CHORD THAT BEARS  
SOUTH 25°08'04" EAST, 140.01 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°40'56", AN ARC-DISTANCE OF 140.12 FEET TO A CAPPED IRON ROD SET;

NORTH 59°38'13" EAST, A DISTANCE OF 6.00 FEET TO A CAPPED IRON ROD SET;  
NORTH 15°29'17" EAST, A DISTANCE OF 14.35 FEET TO A CAPPED IRON ROD SET;  
NORTH 28°11'22" WEST, A DISTANCE OF 7.54 FEET TO A CAPPED IRON ROD SET;  
NORTH 62°01'14" EAST, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD SET;  
SOUTH 28°07'45" EAST, A DISTANCE OF 5.07 FEET TO A CAPPED IRON ROD SET;  
SOUTH 74°27'37" EAST, A DISTANCE OF 13.92 FEET TO A CAPPED IRON ROD SET;

NORTH 59°38'18" EAST, A DISTANCE OF 10.01 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET AND A CHORD THAT BEARS  
NORTH 24°07'51" WEST, 155.94 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°24'55", AN ARC-DISTANCE OF 156.11 FEET TO A CAPPED IRON ROD SET;

NORTH 00°38'20" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;  
NORTH 89°21'40" EAST, A DISTANCE OF 134.35 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS  
NORTH 69°27'27" EAST, 88.64 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 124°50'10", AN ARC-DISTANCE OF 108.94 FEET TO A CAPPED IRON ROD SET;

NORTH 41°52'32" EAST, A DISTANCE OF 29.53 FEET TO A CAPPED IRON ROD SET;  
NORTH 89°21'40" EAST, A DISTANCE OF 111.26 FEET TO A CAPPED IRON ROD SET;  
SOUTH 00°38'20" EAST, A DISTANCE OF 136.94 FEET TO A CAPPED IRON ROD SET;

NORTH 89°21'40" EAST, A DISTANCE OF 10.00 FEET TO A CAPPED IRON ROD SET;  
SOUTH 00°38'20" EAST, A DISTANCE OF 307.15 FEET TO A CAPPED IRON ROD SET;  
SOUTH 89°21'40" WEST, A DISTANCE OF 52.27 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CHORD THAT BEARS SOUTH 74°30'27" WEST, 117.92 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°42'27", AN ARC-DISTANCE OF 119.25 FEET TO A CAPPED IRON ROD SET;

SOUTH 59°38'13" WEST, A DISTANCE OF 6.50 FEET TO A CAPPED IRON ROD SET;  
SOUTH 30°20'47" EAST, A DISTANCE OF 80.00 FEET TO A CAPPED IRON ROD SET;  
SOUTH 59°38'13" WEST, A DISTANCE OF 3.50 FEET TO A CAPPED IRON ROD SET;  
SOUTH 14°38'13" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD SET;  
SOUTH 30°20'47" EAST, A DISTANCE OF 555.39 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET AND A CHORD THAT BEARS  
SOUTH 28°28'03" EAST, 32.13 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°45'28", AN ARC-DISTANCE OF 32.14 FEET TO A CAPPED IRON ROD SET;

SOUTH 69°17'01" EAST, A DISTANCE OF 14.58 FEET TO A CAPPED IRON ROD SET;  
NORTH 67°30'19" EAST, A DISTANCE OF 2.57 FEET TO A CAPPED IRON ROD SET;  
SOUTH 22°29'41" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;  
SOUTH 67°30'19" WEST, A DISTANCE OF 2.59 FEET TO A CAPPED IRON ROD SET;

SOUTH 24°15'36" WEST, A DISTANCE OF 14.57 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET AND A CHORD THAT BEARS  
SOUTH 01°05'07" WEST, 326.91 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°58'20", AN ARC-DISTANCE OF 333.29 FEET TO A CAPPED IRON ROD SET;

SOUTH 20°34'17" WEST, A DISTANCE OF 141.07 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET AND A CHORD THAT BEARS  
SOUTH 15°30'49" WEST, 143.10 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°37'01", AN ARC-DISTANCE OF 143.80 FEET TO A CAPPED IRON ROD SET;

SOUTH 05°42'18" WEST, A DISTANCE OF 85.00 FEET TO A CAPPED IRON ROD SET;  
SOUTH 39°17'42" EAST, A DISTANCE OF 35.36 FEET TO A CAPPED IRON ROD SET;  
SOUTH 00°38'20" EAST, A DISTANCE OF 23.82 FEET TO A CAPPED IRON ROD SET;  
SOUTH 89°21'40" WEST, A DISTANCE OF 214.46 FEET TO THE EAST LINE OF SAID SENDERA RANCH EAST, PHASE 24;

NORTH 00°38'20" WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND ON SAID NORTH RIGHT-OF-WAY LINE OF RANCHO CANYON WAY AND SAID SENDERA RANCH EAST, PHASE 24;

THENCE SOUTH 89°21'40" WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,167.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 51.919 ACRES (2,261,596 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 1-19 & 1X, BLOCK 1; LOTS 1-42 & 1X-3X, BLOCK 2  
LOTS 1-17 & 1X, BLOCK 3; LOTS 1-31, BLOCK 4  
LOTS 1-30 & 1X-3X, BLOCK 5; LOTS 1-13, BLOCK 6  
LOTS 1-9 & 1X-3X, BLOCK 7

TERRA VELLA

AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 30 DAY OF June, A.D. 2025

GRBK EDGEWOOD LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: BOBBY SAMUEL  
TITLE: VICE PRESIDENT

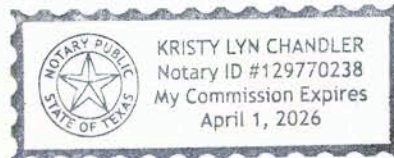
STATE OF TEXAS ☒  
COUNTY OF Collin ☒

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Bobby Samuel, 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 30 DAY OF June, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: April 1, 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 DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

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

DATE: June 24, 2025



NOTES

- 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 NOTED.
- 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 RECDORDATION 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.
- 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 GROWED 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.
- 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.
- 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.
- SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
- 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.
- SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C0470 G, DATED APRIL 18, 2011.
- 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.
- 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.
- 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 HEREIN.

- 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.
- 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.

- ALL EASEMENTS SHOWN ON THIS PLAT WITHOUT EXISTING RECORDING INFORMATION ARE TO BE CONSIDERED "BY THIS PLAT"

A

FINAL PLAT

OF

TERRA VELLA

OF

LOTS 1-19 & 1X, BLOCK 1; LOTS 1-42 & 1X-3X, BLOCK 2  
LOTS 1-17 & 1X, BLOCK 3; LOTS 1-31, BLOCK 4  
LOTS 1-30 & 1X-3X, BLOCK 5; LOTS 1-13, BLOCK 6  
LOTS 1-9 & 1X-3X, BLOCK 7

51.919 ACRES

SITUATED IN THE  
GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972,  
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

161 RESIDENTIAL LOTS  
11 (HOA)PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER:

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

ENGINEER/SURVEYOR:

**LJA Surveying, Inc.**

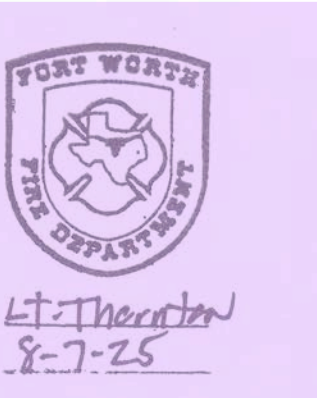
3017 West 7th Street  
Suite 300  
Fort Worth, Texas 76107

Phone 817.288.1900

T.B.P.E.L.S. Firm No. 10194382



Filed for Record  
in the Official Records Of:  
Denton County  
On: 8/11/2025 9:15:03 AM  
In the PLAT Records  
FINAL PLAT OF TERRA VELL  
Doc Number: 2025-319  
Number of Pages: 2  
Amount: 100.00  
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By: KH



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

JUNE 2025

PHASE 1

SHEET 2 OF 2

TERRA VELLA, PHASE 1

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: 8/8/25

By: [Signature] Chairman

By: [Signature] Secretary