

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES OF TEXAS & CONSTRUCTION, LTD. IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A 14.366 ACRE TRACT OF LAND, SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND BEING PART OF A CALLED 670.402 ACRE TRACT OF LAND CONVEYED AS 'TRACT 1' TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2006-18108, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID 14.366 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORSEB, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SALIDA ROAD (A 50' RIGHT-OF-WAY), AS RECORDED IN CABINET 2010, PAGE 152, PLAT RECORDS, DENTON COUNTY, TEXAS AND THE WEST RIGHT-OF-WAY LINE OF RANCHO CANYON WAY (AN 80' RIGHT-OF-WAY), AS RECORDED IN CABINET 2010, PAGE 89, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING AN EXTERIOR ELL CORNER OF SENDERA RANCH EAST, PHASE VII, SECTION 1, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET 2010, PAGE 152, PLAT RECORDS, DENTON COUNTY, TEXAS AND THE NORTHWEST CORNER OF SENDERA RANCH EAST, PHASE VII - SECTION 1, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET 2010, PAGE 89, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINES OF SAID SENDERA RANCH EAST, PHASE VII - SECTION 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, A DISTANCE OF 105.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SALIDA ROAD AND THE EAST RIGHT-OF-WAY LINE OF GILLEY LANE (A 50' RIGHT-OF-WAY), AS RECORDED IN CABINET 2010, PAGE 152, PLAT RECORDS, DENTON COUNTY, TEXAS;

NORTH 76 DEGREES 12 MINUTES 01 SECOND WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 DEGREES 01 MINUTES 15 SECONDS, A RADIUS OF 2515.00 FEET AND A LONG CHORD THAT BEARS NORTH 27 DEGREES 28 MINUTES 40 SECONDS WEST, A DISTANCE OF 264.17 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 264.29 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID GILLEY LANE;

SOUTH 85 DEGREES 31 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID GILLEY LANE, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID GILLEY LANE AND THE NORTH RIGHT-OF-WAY LINE OF CROPOUT WAY (A 50' RIGHT-OF-WAY), AS RECORDED IN CABINET 2010, PAGE 152, PLAT RECORDS, DENTON COUNTY, TEXAS;

SOUTH 21 DEGREES 45 MINUTES 59 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 13.79 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

SOUTH 68 DEGREES 09 MINUTES 34 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CROPOUT WAY, A DISTANCE OF 125.76 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 40 MINUTES 14 SECONDS, A RADIUS OF 475.00 FEET AND A LONG CHORD THAT BEARS SOUTH 88 DEGREES 59 MINUTES 41 SECONDS WEST, A DISTANCE OF 13.85 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CROPOUT WAY, AN ARC DISTANCE OF 13.85 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS AFORESAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 437.22 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 12 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 365.28 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 84 DEGREES 44 MINUTES 07 SECONDS WEST, A DISTANCE OF 9.15 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 05 DEGREES 15 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 84 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 17.71 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 17 SECONDS, A RADIUS OF 300.00 FEET AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF 82.66 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 82.93 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 32 DEGREES 49 MINUTES 12 SECONDS EAST, A DISTANCE OF 13.98 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 77 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 57 DEGREES 46 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.15 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 77 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 32 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 12 DEGREES 47 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 77 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 57 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 77 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 96.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 32 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 77 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 57 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 77 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 12 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 374.60 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 16 DEGREES 04 MINUTES 46 SECONDS EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 17 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 20 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 22 DEGREES 36 MINUTES 01 SECOND EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 24 DEGREES 54 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 27 DEGREES 12 MINUTES 09 SECONDS EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 29 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 31 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 157.57 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, A DISTANCE OF 105.05 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SALIDA ROAD (A 50' RIGHT-OF-WAY), AS RECORDED IN CABINET 2015, PAGE 80, PLAT RECORDS, DENTON COUNTY, TEXAS AND THE EAST RIGHT-OF-WAY LINE OF MAINSTAY WAY (A 50' RIGHT-OF-WAY), AS RECORDED IN CABINET 2010, PAGE 89, PLAT RECORDS, DENTON COUNTY, TEXAS, SAME BEING A NORTHERLY CORNER OF AFORESAID SENDERA RANCH EAST, PHASE VIII - SECTION 1;

THENCE, ALONG SAID NORTH LINE OF SAID SENDERA RANCH EAST, PHASE VIII - 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 76 DEGREES 47 MINUTES 07 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP;

SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID MAINSTAY WAY, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MAINSTAY WAY AND THE NORTH RIGHT-OF-WAY LINE OF SAID SALIDA ROAD;

SOUTH 13 DEGREES 12 MINUTES 07 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SALIDA ROAD, A DISTANCE OF 116.25 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF SALIDA ROAD AND THE EAST RIGHT-OF-WAY LINE OF AFORESAID RANCHO CANYON WAY;

NORTH 76 DEGREES 08 MINUTES 50 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 13.98 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP;

SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID RANCHO CANYON WAY, A DISTANCE OF 80.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE NORTH END OF AFORESAID CORNER CLIP AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID RANCHO CANYON WAY AND THE NORTH RIGHT-OF-WAY LINE OF SAID SALIDA ROAD;

SOUTH 13 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 14.366 ACRES OF LAND.

TO BE KNOWN AS:
LOTS 1-15, BLOCK 91; LOTS 1-19, BLOCK 93; LOTS 1-16, BLOCK 133;
& LOTS 1-18, BLOCK 134

SENDERA RANCH EAST

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, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS THE 23rd DAY OF February, 2016.

BY: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.

BY: LENNAR TEXAS HOLDING COMPANY
A TEXAS CORPORATION
IT'S GENERAL PARTNER,
BY: *[Signature]*

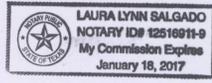
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 23rd DAY OF February, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1-18-2017



SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN NOVEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

[Signature]
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

DATE: 2/23/16



A
FINAL PLAT
OF
LOTS 1-15, BLOCK 91
LOTS 1-19, BLOCK 93
LOTS 1-16, BLOCK 133
& LOTS 1-18, BLOCK 134

SENDERA RANCH EAST
OUT OF THE
GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972
IN THE
CITY OF FORT WORTH, DENTON COUNTY, TEXAS
14.366 ACRES / 68 LOTS
1 OPEN SPACE LOT

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BOULEVARD
SUITE 100
IRVING, TEXAS 75063

ENGINEER/SURVEYOR: **JACOBS**
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300



[Signature]
2-25-2016

SENDERA RANCH EAST PHASE 9
CASE NO.
PP 05-087
FP 15-001

THIS PLAT FILED IN 2016-88

FEBRUARY 2016 PHASE 9 SHEET 2 OF 2

5-100-001-5

I:\SLO\WFXL9200\WFXL9200\700 CAD\0713 SURVEY\713.6 MAPPING\PLATCHECK\PH9\WFXL9200PPA01-PH09.DWG 2/23/2016 1:06 PM

I:\SLO\WFXL9200\WFXL9200\700 CAD\0713 SURVEY\713.6 MAPPING\PLATCHECK\PH9\WFXL9200PPA01-PH09.DWG