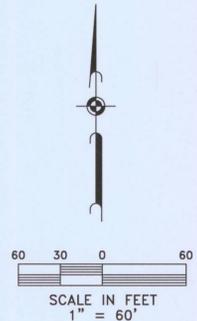


VICINITY MAP NOT TO SCALE



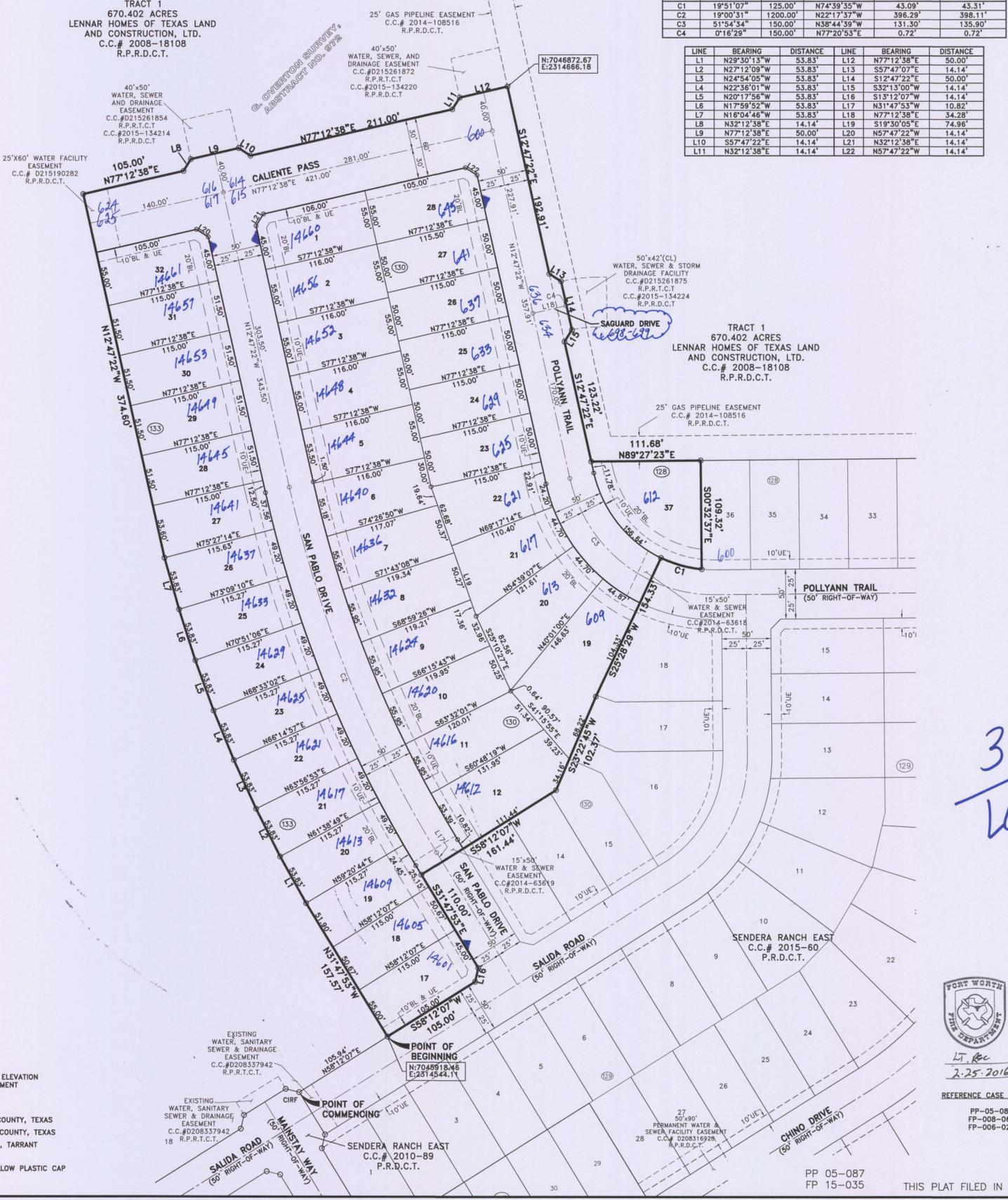
**LOT TABULATION**

BLOCK 128	1 LOTS
BLOCK 130	22 LOTS
BLOCK 133	16 LOTS
<b>TOTAL</b>	<b>39 RESIDENTIAL LOTS</b>

**LAND USE TABLE**

RESIDENTIAL	5.711 ACRES
RIGHT-OF-WAY	1.974 ACRES
<b>TOTAL</b>	<b>7.685 ACRES</b>

TRACT 1  
670.402 ACRES  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
C.C.# 2008-18108  
R.P.R.D.C.T.



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	19°51'07"	125.00'	N74°39'35"W	43.09'	43.31'
C2	19°00'31"	1200.00'	N22°17'37"W	396.29'	398.11'
C3	51°54'34"	150.00'	N38°44'39"W	131.30'	135.90'
C4	0°16'29"	150.00'	N77°20'53"E	0.72'	0.72'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N29°30'13"W	53.83'	L12	N77°12'38"E	50.00'
L2	N27°12'09"W	53.83'	L13	S57°47'07"E	14.14'
L3	N24°54'05"W	53.83'	L14	S12°47'22"E	50.00'
L4	N22°36'01"W	53.83'	L15	S32°13'00"W	14.14'
L5	N20°17'56"W	53.83'	L16	S18°12'07"W	14.14'
L6	N17°59'52"W	53.83'	L17	N31°47'53"W	10.82'
L7	N16°04'46"W	53.83'	L18	N77°12'38"E	34.28'
L8	N32°12'38"E	14.14'	L19	S19°30'05"E	74.96'
L9	N77°12'38"E	50.00'	L20	N57°47'22"W	14.14'
L10	S57°47'22"E	14.14'	L21	N32°12'38"E	14.14'
L11	N32°12'38"E	14.14'	L22	N57°47'22"W	14.14'

- NOTES**
- 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 FILING 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 OF SAID ORDINANCE, AND BECOMES EFFECTIVE 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 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, 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 CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.
  - THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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.
  - 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.
  - ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
  - SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C083 G, DATED APRIL 16, 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.
  - PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
  - 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 I OF THE CURRENT 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 RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
  - BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORSSB, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORRS ARP (PID-DF8984) AND ARLINGTON RRP2 CORRS ARP (PID-DF5387), COORDINATE VALUES SHOWN ARE GRID.

39 LOTS

FP15-035

Filed for Record in the official records of Denton County  
On: Feb 26, 2016 at 01:18P  
In the Plat Records  
SENDERA RANCH EAST  
Doc Number: 2016- 87  
No of Pages: 2  
Amount: 100.00  
Receipt Number - 1394777  
Traciha Duwell



CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

Plat Approval Date: 2/26/2016  
By: Donald P. Boren, Chairman  
By: Dana Burphoff, Secretary

- LEGEND**
- UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - BL BUILDING LINE
  - M.F.F. MINIMUM FINISHED FLOOR ELEVATION
  - W.L.E. WALL & LANDSCAPE EASEMENT
  - M.F.F.A.A. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET



REFERENCE CASE NUMBERS  
PP-05-087  
FP-008-060  
FP-006-025

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

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF TARRANT X

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 7.685 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. 2008-18108, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

COMMENCING AT A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "CARTER & BURGESS" FOUND FOR THE WESTERN CORNER OF SENDERA RANCH EAST, PHASE VIII, SECTION 2, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-60, PLAT RECORDS, DENTON COUNTY, TEXAS AND A NORTHERN CORNER OF SENDERA RANCH EAST, PHASE VIII, SECTION 1, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. 2010-89, PLAT RECORDS, DENTON COUNTY, TEXAS.

THENCE, NORTH 58 DEGREES 12 MINUTES 07 SECONDS EAST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF SALIDA ROAD, A DISTANCE OF 105.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE POINT OF BEGINNING;

THENCE, OVER AND ACROSS AFORESAID TRACT 1, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE OF SALIDA ROAD, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 31 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 157.57 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 29 DEGREES 30 MINUTES 13 SECONDS WEST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 27 DEGREES 12 MINUTES 09 SECONDS WEST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 24 DEGREES 54 MINUTES 05 SECONDS WEST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 22 DEGREES 36 MINUTES 01 SECOND WEST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 20 DEGREES 17 MINUTES 56 SECONDS WEST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 17 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 53.83 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 16 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 53.83 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 374.60 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 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 211.00 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 12 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 192.91 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
SOUTH 57 DEGREES 47 MINUTES 07 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;
SOUTH 12 DEGREES 47 MINUTES 22 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 32 DEGREES 13 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.14 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 123.22 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 89 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 111.68 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF LOT 36, BLOCK 128 OF AFORESAID SENDERA RANCH EAST, PHASE VIII, SECTION 2;

THENCE, ALONG THE WEST LINE OF SAID SENDERA RANCH EAST, PHASE VIII, SECTION 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 109.32 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID LOT 36, BLOCK 128 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF POLLYANN TRAIL (A 50' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-60, PLAT RECORDS, DENTON COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 51 MINUTES 07 SECONDS, A RADIUS OF 125.00 FEET AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 39 MINUTES 35 SECONDS WEST, A DISTANCE OF 43.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT AND SAID NORTH RIGHT-OF-WAY LINE OF POLLYANN TRAIL, AN ARC DISTANCE OF 43.31 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 25 DEGREES 28 MINUTES 29 SECONDS WEST, A DISTANCE OF 154.33 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTHWEST LINE OF LOT 17, BLOCK 130 OF SAID SENDERA RANCH EAST, PHASE VIII, SECTION 2;

SOUTH 23 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 102.37 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTHWEST LINE OF LOT 15, BLOCK 130 OF SAID SENDERA RANCH EAST, PHASE VIII, SECTION 2;

SOUTH 58 DEGREES 12 MINUTES 07 SECONDS WEST, A DISTANCE OF 161.44 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAN PABLO DRIVE (A 50' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-60, PLAT RECORDS, DENTON COUNTY, TEXAS;

SOUTH 31 DEGREES 47 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF SAN PABLO DRIVE, A DISTANCE OF 110.00 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 SAID SOUTHWEST RIGHT-OF-WAY LINE OF SAN PABLO DRIVE AND THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID 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 SAID NORTHWEST RIGHT-OF-WAY LINE OF SALIDA ROAD, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 7.685 ACRES OF LAND.

TO BE KNOWN AS:
LOT 37, BLOCK 128; LOTS 1-12 & 19-28, BLOCK 130;
& LOTS 17-32, BLOCK 133

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.

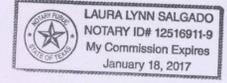
BY: LENNAR TEXAS HOLDING COMPANY
A TEXAS CORPORATION
IT'S GENERAL PARTNER,
BY: [Signature]

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, A.D. 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

Filed for Record
in the official records of:
Denton County
On: Feb 26 2016 at 01:18P
In the
Plat Records
SENDERA RANCH EAST
Doc Number: 2016- 87
No of Pages: 2
Acres: 100.00
Receipt Number - 1394777
By:
Timothy Duvel

A
FINAL PLAT
OF
LOT 37, BLOCK 128
LOTS 1-12 AND LOTS 19-28, BLOCK 130
& LOTS 17-32, BLOCK 133
SENDERA RANCH EAST
OUT OF THE
GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972
IN THE
CITY OF FORT WORTH, DENTON COUNTY, TEXAS
7.685 ACRES / 39 LOTS

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



PP 05-087
FP 15-035

THIS PLAT FILED IN 2016-87

-032-5