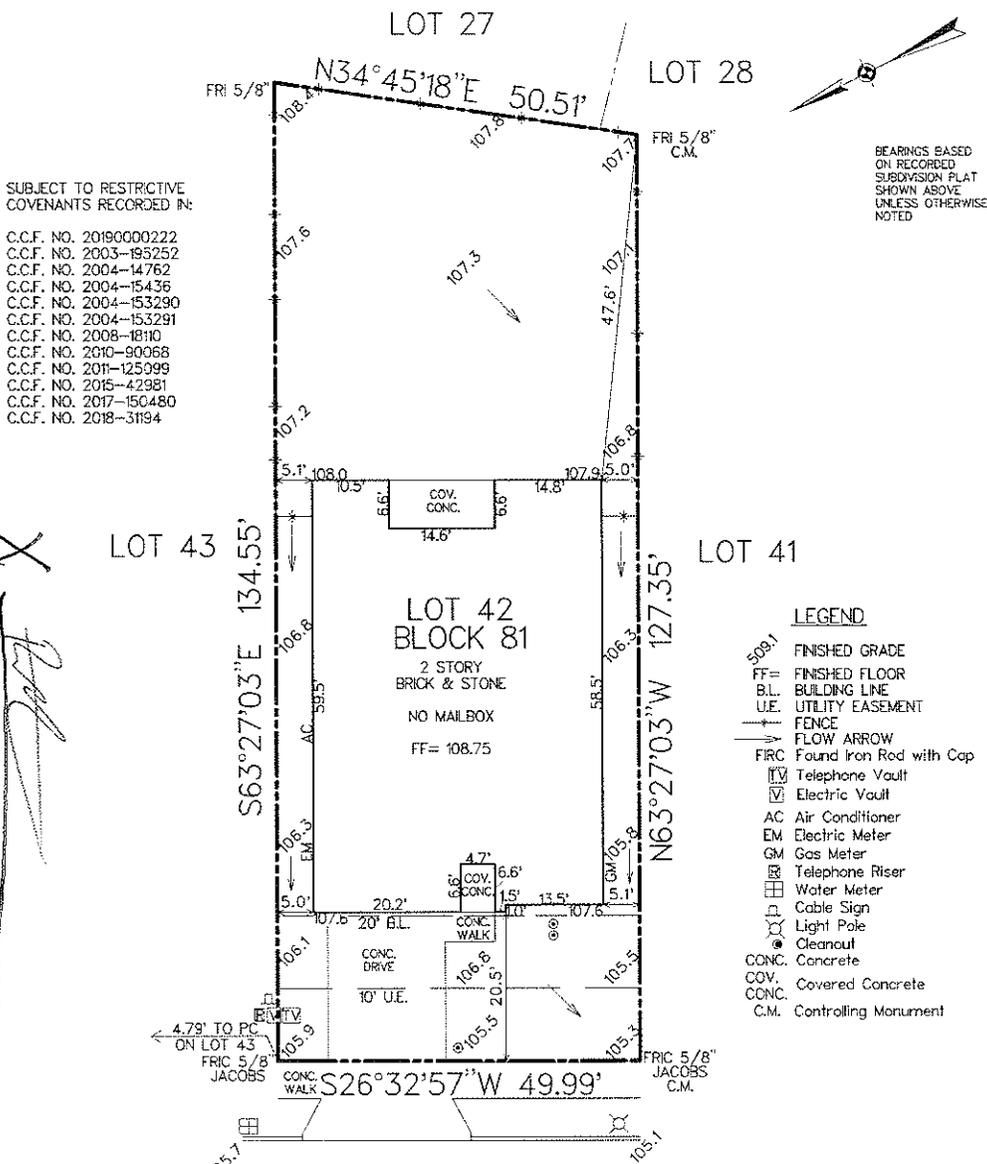


FINAL SURVEY WITH GRADES

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at:
813 AMBERWOOD COURT , FORT WORTH , Texas. Lot No. 42 Block No. 81,
 City Block No. _____, of _____ SENDERA RANCH EAST PHASE 13B
 a subdivision in _____ DENTON County, Texas, according to the MAP OR PLAT THEREOF,
 recorded in CLERK'S FILE NO. 20190000222 , MAP AND PLAT Records, DENTON County, Texas.



FLOOD CERTIFICATE

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY , TEXAS,
 BY GRAPHIC PLOTTING, THE ABOVE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.
 MAP DATE: 09/25/2009, Zone: X Panel No. 48439 C0055 K

The plat hereon is an accurate representation of said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are of the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.

Date: 05/14/2020
 Job No.: LEN 52578
 G.F. No.: 114706-003025
 Scale: 1"=20'
 Drawn By: SG/BD
 Checked By: FO

THIS IS NOT AN OFFICIAL DOCUMENT
 WITHOUT AN ORIGINAL SIGNATURE.

DAVID M. HENDERSON
 4489
 PROFESSIONAL
 LAND SURVEYOR



Benchmark Group
 of Texas, Inc.

899 Presidential Drive - Suite 100 Richardson, Texas 75081
 PHONE: (972)680-2027 FAX: (972)680-3052
 LAND SURVEYORS - LICENSE NO. 1020700

LENNAR[®]

FINAL GRADE SURVEY ADDENDUM

GF NO.: 114706-003025
NEW HOMEOWNER: Ryan Jerome Antoine
PROPERTY ADDRESS: 813 Amberwood Court
Fort Worth, TX 76052
COMM/ LOT/ BLOCK: Lot(s) 42, Block 81
Sendera Ranch

The purchaser(s) acknowledge(s) that the final grade survey shows positive drainage away from the home and off of the home site. The purchaser(s) acknowledge(s) that any changes made that affect the grade or elevations of the site, including the addition of tool sheds, swimming pools, flowerbeds, or any other landscaping will void Lennar's warranty on drainage and any other drainage claims against Lennar Homes.

In as much as there are no alterations to the grade after closing, Lennar will maintain the drainage warranty which allows for water to stand no longer than 24 hours in the yard or 48 hours in the swells after a heavy rain.

Date: 6/15/2020



Ryan Jerome Antoine