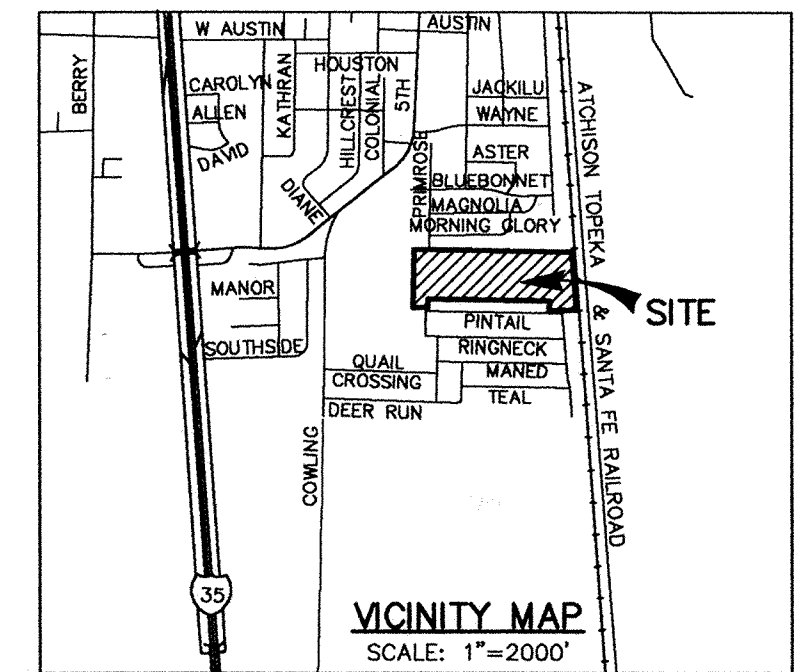
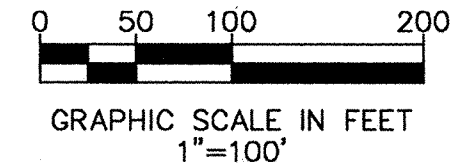


CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	13°20'39"	250.00'	29.24'	58.23'	S00°36'56"W 58.09'
C2	13°20'39"	250.00'	29.24'	58.23'	N00°36'56"E 58.09'
C3	11°02'25"	250.00'	24.16'	48.17'	N11°34'36"W 48.10'
C4	11°02'25"	250.00'	24.16'	48.17'	S11°34'36"E 48.10'
C5	14°59'32"	250.00'	32.90'	65.42'	S01°26'22"W 65.23'
C6	14°59'32"	250.00'	32.90'	65.42'	N01°26'22"E 65.23'
C7	16°15'46"	250.00'	35.72'	70.96'	S07°23'27"W 70.72'
C8	16°00'16"	250.00'	35.15'	69.83'	N07°31'12"E 69.61'

LINE	BEARING	LENGTH
T1	N06°03'24"W	4.90'
T2	S83°56'36"W	50.00'
T3	S06°03'24"E	11.52'
T4	N00°44'26"W	105.00'
T5	S06°03'24"E	21.87'
T6	S06°03'24"E	83.64'
T7	S06°03'24"E	163.55'
T8	S06°03'24"E	2.33'
T9	S89°15'34"W	50.00'
T10	S00°44'26"E	0.57'



T. W. McDANIEL
VOL. 286, PG. 364
D.R.D.C.T.

H. TERWESTER SURVEY
ABSTRACT NO. 1241
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 940

NIM ASHLEY and wife,
BRENDA ASHLEY
DOC. NO. 97-00037364
D.R.D.C.T.

R. E. CAIN
VOL. 4765, PAGE 498
(DOC. NO. 2001-00008601)
D.R.D.C.T.

WILLOWOOD ADDITION
CAB. H, PG. 226
P.R.D.C.T.

HOWARD ASHCRAFT AND ASSOCIATES
VOL. 1201, PAGE 853
D.R.D.C.T.

VICINITY MAP
SCALE: 1"=2000'

H. TERWESTER SURVEY, ABSTRACT NO. 1241
W. HUDSON SURVEY, ABSTRACT NO. 582

GREENTREE FARM LC
DOC. NO. 94-0015271
D.R.D.C.T.

GREENTREE FARM LC
VOL. 4749, PG. 2195
(DOC. NO. 2001-0002354)
D.R.D.C.T.



109 RESIDENTIAL LOTS ~ 21.043 ACRES

**FINAL PLAT
QUAIL RUN
PHASE THREE**

CITY OF SANGER
DENTON COUNTY, TEXAS

W. HUDSON SURVEY ~ ABSTRACT NO. 562
F. JAMIE SURVEY ~ ABSTRACT NO. 664
MCKINNEY & WILLIAMS SURVEY ~ ABSTRACT NO. 940
MAY 2005 SCALE: 1"=100'

OWNER
**LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.**
1707 MARKETPLACE BLVD. SUITE 250
(469)587-5200 IRVING, TEXAS 75063

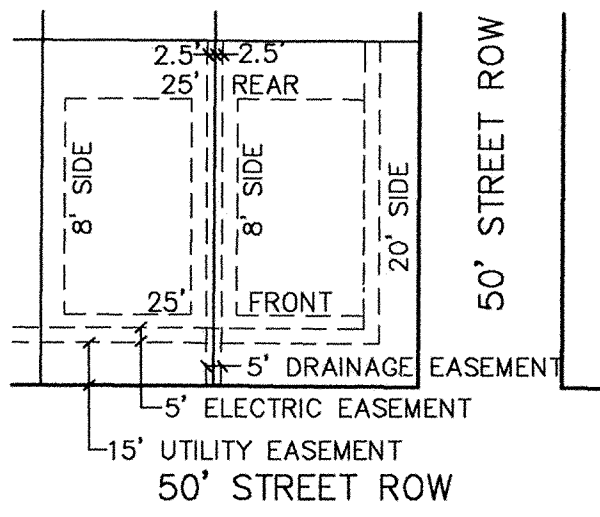
ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

Filed for Record in:
Denton County
On: Jan 19, 2007 at 02:21P
As a
Plat
Document Number: 7604
Amount 43.00
Receipt Number - 353285
By:
Kerry Kirby

LEGEND

- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- EE = ELECTRIC EASEMENT
- UE = UTILITY EASEMENT
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- IRF = IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- ⊙ = 1/2" IRON ROD W/YELLOW PLASTIC CAP STAMPED "DAA" FOUND FOR CORNER UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"
- <CM> = CONTROL MONUMENT



TYPICAL LOT SETBACKS
& LOT EASEMENTS

NOTES:

1. BASIS OF BEARINGS DERIVED FROM PLAT OF WILLOWOOD ADDITION, CAB. H, PAGE 226, P.R.D.C.T.
2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
3. "X" CUTS ARE SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
4. NO 100 YR. FLOODPLAIN EXISTS ON THIS SITE.

CABINET X, PAGE 485

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. a Texas limited partnership is the owner of a tract of land located in the W. HUDSON SURVEY, ABSTRACT NO. 562, the F. JAMIE SURVEY, ABSTRACT NO. 664 and the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 940, City of Sanger, Denton County, Texas and being a part of a tract of land described in Deed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Volume 5226, Page 4647, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the West right-of-way line of Atchison Topeka & Santa Fe Railroad, a 100 foot right-of-way, at the Northeast corner of Lot 45, Block A of QUAIL RUN PHASE TWO, an Addition to the City of Sanger, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Page 590, Plat Records, Denton County, Texas;

THENCE Westerly, along the North line of said Addition, the following eleven (11) courses and distances:

South 83 degrees 56 minutes 36 seconds West, a distance of 127.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the East right-of-way line of South First Street, a 50 foot right-of-way, at the Northwest corner of said Lot 45;

North 06 degrees 03 minutes 24 seconds West, along the East right-of-way line of said South First Street, a distance of 4.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

South 83 degrees 56 minutes 36 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the West right-of-way line of said South First Street;

South 06 degrees 03 minutes 24 seconds East, along the West right-of-way line of said South First Street, a distance of 11.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the intersection of the West right-of-way line of said First Street with the North right-of-way line of Pintail Lane, a 50 foot right-of-way;

South 89 degrees 15 minutes 34 seconds West, along the North right-of-way line of said Pintail Lane, a distance of 109.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of Lot 25, Block H of said Addition;

North 00 degrees 44 minutes 26 seconds West, a distance of 105.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northeast corner of said Lot 25;

South 89 degrees 15 minutes 34 seconds West, a distance of 1,272.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northwest corner of Lot 45, Block H of said Addition;

South 00 degrees 44 minutes 26 seconds East, along the West line of said Lot 45, a distance of 94.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the East right-of-way line of Primrose Drive, a 50 foot right-of-way;

South 89 degrees 15 minutes 34 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the West right-of-way line of said Primrose Drive;

South 00 degrees 44 minutes 26 seconds East, along the West right-of-way line of said Primrose Drive, a distance of 0.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northeast corner of Lot 11, Block K of said Addition;

South 89 degrees 15 minutes 34 seconds West, a distance of 106.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the East line of a tract of land described in Deed to R.E. Cain, recorded in Volume 4765, Page 498, Deed Records, Denton County, Texas, at the Northwest corner of said Lot 11;

THENCE North 00 degrees 37 minutes 02 seconds West, along the West line of said Lennar Homes of Texas tract and the East line of said Cain passing at a distance of 197.52 feet the Northeast corner of said Cain tract and the Southeast corner of a tract of land described in Deed to Nim Ashley and wife, Brenda Ashley, recorded in Document No. 97-R0037364, Deed Records, Denton County, Texas, continuing along the common line of said Lennar Homes of Texas tract and said Ashley tract for a total distance of 615.07 feet to a 5/8 inch iron rod found at the Northeast corner of said Ashley tract, and the Southeast corner of a tract of land described in Deed to T.W. McDaniel, recorded in Volume 286, Page 364, Deed Records, Denton County, Texas, and the Southwest corner of WILLOWOOD ADDITION, an Addition to the City of Sanger, Denton County, Texas according to the Plat thereof recorded in Cabinet H, Page 226, Plat Records, Denton County, Texas;

THENCE North 89 degrees 03 minutes 31 seconds East, a distance of 509.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 89 degrees 25 minutes 59 seconds East, a distance of 585.81 feet to a 3/8 inch iron rod found at the Southeast corner of said WILLOWOOD ADDITION and the Southwest corner of a tract of land described in Deed to Howard Ashcraft and Associates, recorded in Volume 1201, Page 853, Deed Records, Denton County, Texas;

THENCE North 89 degrees 15 minutes 38 seconds East, a distance of 561.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set from which a 3/8 inch iron rod found bears South 89 degrees 14 minutes 49 seconds a distance of 2.24 feet, in the West right-of-way line of said Atchison Topeka & Santa Fe Railroad at the Northeast corner of said Lennar Homes tract and the Southeast corner of said Ashcraft and Associates tract;

THENCE South 06 degrees 03 minutes 24 seconds East, along the West line of said Atchison Topeka & Santa Fe Railroad a distance of 604.58 feet to the POINT OF BEGINNING and containing 21.043 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as QUAIL RUN PHASE THREE, an addition to the City of Sanger, Denton County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. a Texas limited partnership

By: Lennar Texas Holding Company a Texas corporation its General Partner

By: *[Signature]*

Name: Jack Dawson

Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Jack Dawson, Vice President of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of December, 2006.

[Signature]
Notary Public in and for the State of Texas
SHERILL L. JACOBS
MY COMMISSION EXPIRES July 11, 2007

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS That I, SEAN SHROPSHIRE, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the Ordinances of the City of Sanger, Denton County, Texas.

[Signature]

Sean Shropshire
Registered Professional Land Surveyor
No. 5674



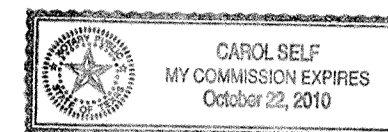
STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sean Shropshire, 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 22nd day of December, 2006.

[Signature]

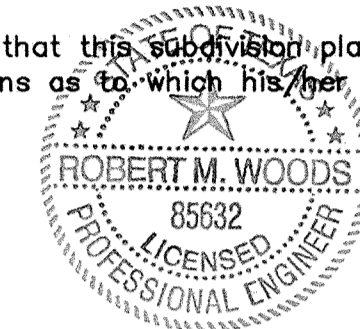
Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

The City Engineer of the City of Sanger hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations as to which his/her approval is required.

[Signature] 1/17/07
City Engineer, City of Sanger, Texas



By: *[Signature]*

Date

Recommended For Approval

[Signature]

7-28-05
Date

Chairman, Planning and Zoning Commission
City of Sanger, Texas

Approved and Accepted

[Signature]
Mayor
City of Sanger, Texas

8-1-08
Date

The undersigned, the City Secretary of the City of Sanger, Texas, hereby certifies that the foregoing Final Plat of the Quail Run Phase Three subdivision to the City of Sanger was submitted to the City Council on the 12 day of November, 2005, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and Council further authorized the mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

[Signature]
City Secretary, City of Sanger, Texas

109 RESIDENTIAL LOTS ~ 21.043 ACRES

FINAL PLAT
QUAIL RUN
PHASE THREE

CITY OF SANGER
DENTON COUNTY, TEXAS

W. HUDSON SURVEY ~ ABSTRACT NO. 562
F. JAMIE SURVEY ~ ABSTRACT NO. 664
MCKINNEY & WILLIAMS SURVEY ~ ABSTRACT NO. 940
MAY 2005 SCALE: NONE

OWNER
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD. SUITE 250
(469)587-5200 IRVING, TEXAS 75063

ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

Filed for Record in:
Denton County
On: Jan 19, 2007 at 02:21P
As a
Plat
Document Number: 7604
Amount: 43.00
Receipt Number - 353285
By:
Kerry Kirby