

EXHIBIT "A"
573.897 ACRES

BEING 573.897 ACRES OF LAND SITUATED IN THE GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO GRBK EDGEWOOD LLC AS RECORDED IN COUNTY CLERKS FILE NO. 2021-227988, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID GRBK EDGEWOOD TRACT, SAME BEING THE SOUTHEAST CORNER OF SONGBIRD ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS BY PLAT RECORDED IN CABINET H, PAGE 83, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE WITH THE NORTHERLY LINE OF SAID GRBK EDGEWOOD TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°50'03" WEST, A DISTANCE OF 149.97 FEET;
SOUTH 32°16'46" EAST, A DISTANCE OF 724.36 FEET;
SOUTH 42°54'09" EAST, A DISTANCE OF 240.55 FEET;
NORTH 65°46'20" EAST, A DISTANCE OF 438.63 FEET;
NORTH 21°22'14" EAST, A DISTANCE OF 98.79 FEET;
NORTH 58°40'17" EAST, A DISTANCE OF 107.70 FEET;
SOUTH 50°23'08" EAST, A DISTANCE OF 150.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 612.12 AND A CHORD THAT BEARS SOUTH 75°57'43" EAST, 214.44 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°10'34", AN ARC-DISTANCE OF 215.55 FEET;
EAST, A DISTANCE OF 276.00 FEET;
SOUTH 43°01'16" EAST, A DISTANCE OF 1453.97 FEET;
SOUTH 01°05'57" WEST, A DISTANCE OF 183.76 FEET;
NORTH 88°40'00" EAST, A DISTANCE OF 3143.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOHN DAY ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE WITH SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 34°46'59" WEST, A DISTANCE OF 26.66 FEET;
SOUTH 62°10'23" EAST, A DISTANCE OF 12.92 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;
SOUTH 21°01'03" WEST, A DISTANCE OF 277.90 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;
SOUTH 14°36'49" WEST, A DISTANCE OF 155.65 FEET;
SOUTH 69°03'34" WEST, A DISTANCE OF 146.05 FEET;
SOUTH 00°33'26" EAST, A DISTANCE OF 12.88 FEET;
SOUTH 15°29'53" EAST, A DISTANCE OF 31.59 FEET;
NORTH 81°02'10" EAST, A DISTANCE OF 108.47 FEET TO A 5/8-INCH IRON ROD FOUND;
SOUTH 14°41'16" WEST, A DISTANCE OF 229.66 FEET TO A 1/2-INCH IRON ROD FOUND;

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NORTH 61°27'25" WEST, A DISTANCE OF 45.10 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1428.62 FEET AND A CHORD THAT BEARS SOUTH 15°19'48" WEST, 57.18 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°17'36", AN ARC-DISTANCE OF 57.18 FEET;

SOUTH 00°33'26" EAST, A DISTANCE OF 132.15 FEET;

SOUTH 81°11'09" EAST, A DISTANCE OF 17.66 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1253.61 AND A CHORD THAT BEARS SOUTH 05°13'26" WEST, 144.48 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°36'26", AN ARC-DISTANCE OF 144.56 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;

SOUTH 01°47'47" WEST, A DISTANCE OF 71.84 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "GORRONDONA" FOUND;

SOUTH 00°35'48" EAST, A DISTANCE OF 1547.31 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID GRBK EDGEWOOD TRACT;

THENCE SOUTH 89°21'40" WEST, WITH THE SOUTH LINE OF SAID GRBK EDGEWOOD TRACT, PASSING 5/8-INCH CAPPED IRON RODS STAMPED "LJA SURVEYING" AT 1180.80 FEET, 2684.17 FEET, 3763.50 FEET, 5541.02 FEET, AND 5940.51 FEET, A TOTAL DISTANCE OF 7108.18 FEET TO THE SOUTHWEST CORNER OF SAME TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "JACOBS" FOUND BEARS SOUTH 88°57'11" EAST, A DISTANCE OF 1.41 FEET;

THENCE NORTH 00°19'50" WEST, WITH THE WEST LINE OF SAID GRBK EDGEWOOD TRACT, PASSING 5/8-INCH CAPPED IRON RODS STAMPED "LJA SURVEYING" AT 38.65 FEET, 1142.66 FEET, AND 2101.82 FEET, A TOTAL DISTANCE OF 4690.95 FEET TO THE NORTHWEST CORNER OF SAME TRACT;

THENCE SOUTH 89°39'44" EAST, A DISTANCE OF 1584.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 573.897 ACRES (24,998,962 SQ. FEET) OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH TBPELS ACTS AND RULES PAGE 97 OF 109 UPDATED APRIL 1, 2021 INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

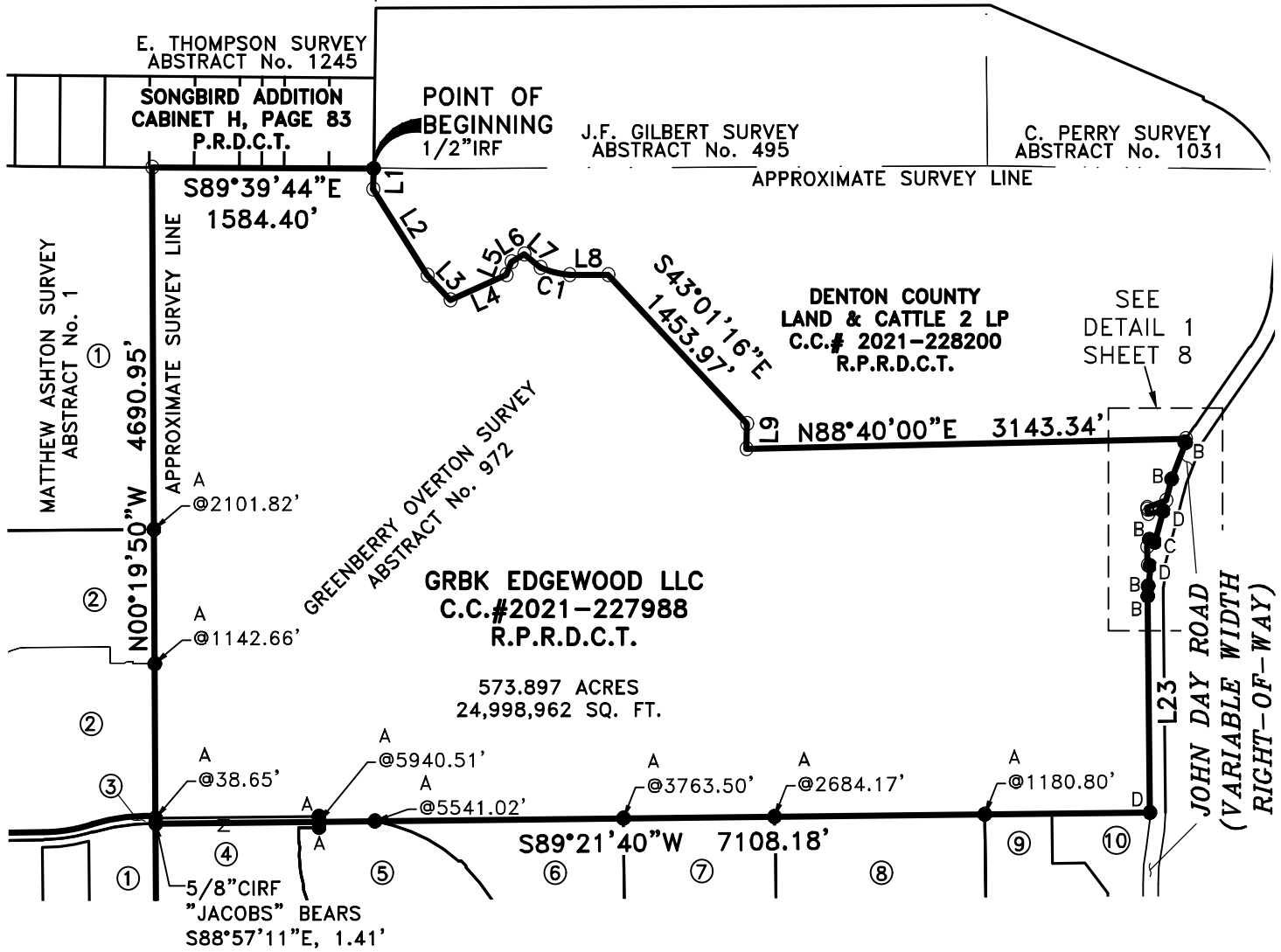
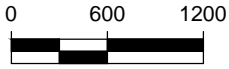


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TBPELS Firm No. 10194382

March 29, 2023



SEE SHEET 5 FOR
INFORMATIONAL TABLES
NOT SHOWN HEREON



GRBK EDGEWOOD LLC
C.C.#2021-227988
R.P.R.D.C.T.

573.897 ACRES
24,998,962 SQ. FT.

E. THOMPSON SURVEY
ABSTRACT No. 1245

SONGBIRD ADDITION
CABINET H, PAGE 83
P.R.D.C.T.

J.F. GILBERT SURVEY
ABSTRACT No. 495

C. PERRY SURVEY
ABSTRACT No. 1031

APPROXIMATE SURVEY LINE

S89°39'44"E
1584.40'

APPROXIMATE SURVEY LINE
N00°19'50"W 4690.95'

S43°01'16"E
1453.97'

DENTON COUNTY
LAND & CATTLE 2 LP
C.C.# 2021-228200
R.P.R.D.C.T.

SEE
DETAIL 1
SHEET 8

N88°40'00"E 3143.34'

GREENBERRY OVERTON SURVEY
ABSTRACT No. 972

JOHN DAY ROAD
(VARIABLE WIDTH
RIGHT-OF-WAY)

S89°21'40"W 7108.18'

5/8" CIRF "JACOBS" BEARS
S88°57'11"E, 1.41'

LEGEND
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
C.C.# COUNTY CLERK'S FILE NO.
R.P.R.D.C.T. REAL PROPERTY RECORDS,
DENTON COUNTY, TEXAS


MONUMENT TABLE	
A	5/8" CIRF "LJA SURVEYING"
B	5/8" CIRF "GORRONDONA"
C	1/2" IRF
D	5/8" IRF

BASIS OF BEARINGS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS

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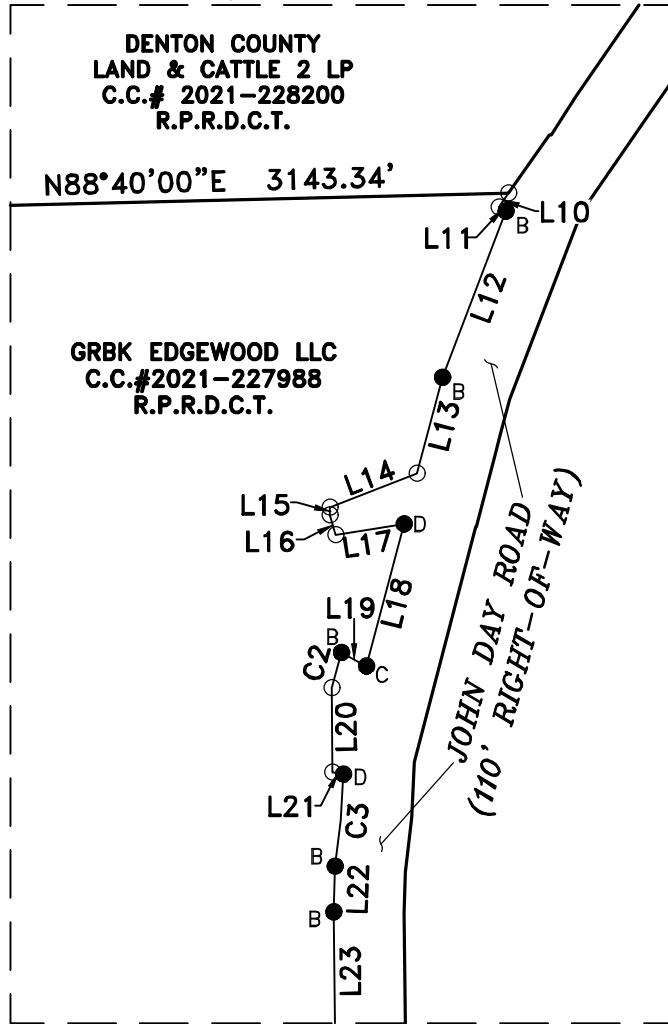
DATE:	03/29/2023
DRWN BY:	S.A.T.
CHKD BY:	A.C.B.
PROJ NO.	0037

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

LJA Surveying, Inc. 
3017 West 7th Street Suite 300 Fort Worth, Texas 76107
Phone 682.747.0800 T.B.P.E.L.S. Firm No. 10194382

S:\NTX-LAND\0037\200 SURVEY\280 Easements\0037EX01.dwg 3/29/2023

DETAIL 1
(NOT TO SCALE)



LEGEND

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
C.C.# COUNTY CLERK'S FILE NO.
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T.B.P.E.L.S. Firm No. 10194382



LINE	BEARING	DISTANCE
L1	S00°50'03"W	149.97'
L2	S32°16'46"E	724.36'
L3	S42°54'09"E	240.55'
L4	N65°46'20"E	438.63'
L5	N21°22'14"E	98.79'
L6	N58°40'17"E	107.70'
L7	S50°23'08"E	150.54'
L8	EAST	276.00'
L9	S01°05'57"W	183.76'
L10	S34°46'59"W	26.66'
L11	S62°10'23"E	12.92'
L12	S21°01'03"W	277.90'

LINE	BEARING	DISTANCE
L13	S14°36'49"W	155.65'
L14	S69°03'34"W	146.05'
L15	S00°33'26"E	12.88'
L16	S15°29'53"E	31.59'
L17	N81°02'10"E	108.47'
L18	S14°41'16"W	229.66'
L19	N61°27'25"W	45.10'
L20	S00°33'26"E	132.15'
L21	S81°11'09"E	17.66'
L22	S01°47'47"W	71.84'
L23	S00°35'48"E	1547.31'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°10'34"	612.12'	S75°57'43"E	214.44'	215.55'
C2	2°17'36"	1428.62'	S15°19'48"W	57.18'	57.18'
C3	6°36'26"	1253.61'	S05°13'26"W	144.48'	144.56'

PROPERTY OWNERSHIP TABLE			
①	GBTM SENDERA LLC C.C.#2020-132253 R.P.R.D.C.T.	⑥	SENDERA RANCH EAST PHASE 20 C.C.#2019-477 P.R.D.C.T.
②	LNR AIV LLC C.C.#2022-161445 R.P.R.D.C.T.	⑦	SENDERA RANCH EAST PHASE 21 C.C.#2020-392 P.R.D.C.T.
③	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD C.C.#2020-204878 R.P.R.D.C.T.	⑧	SENDERA RANCH EAST PHASE 23 C.C.#2021-262 P.R.D.C.T.
④	SENDERA RANCH EAST PHASE 24 C.C.#2022-22 P.R.D.C.T.	⑨	DF SENDERA INDUSTRIAL LP C.C.#2022-80374 R.P.R.D.C.T.
⑤	SENDERA RANCH EAST PHASE 13B C.C.#2019-222 P.R.D.C.T.	⑩	JOHN DAY SUBSTATION ADDITION C.C.#2018-286 P.R.D.C.T.

LEGEND
R.P.R.D.C.T. REAL PROPERTY RECORDS,
DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS,
DENTON COUNTY, TEXAS
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