

OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF KAUFMAN)(

WHEREAS KL LHB DSD AIV LLC., IS THE SOLE OWNER OF A 49.025 ACRE TRACT OF LAND SITUATED IN THE JOHN MOORE SURVEY, ABSTRACT NO. 309, CITY OF CRANDALL E.T.J., KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 309.348 ACRE TRACT OF LAND, CONVEYED TO KL LHB DSD AIV LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2021-0034871, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 49.025 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTH CORNER OF SAID 309.348 ACRE TRACT, FROM WHICH A 3/8" IRON ROD WITH CAP STAMPED "PATE ENGINEERING" FOUND BEARS NORTH 43 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 1.11 FEET. SAID POINT BEING AT THE INTERSECTION OF EVANS ROAD, (COUNTY ROAD 260), (A PRESCRIPTIVE RIGHT-OF-WAY, AND FARM-TO-MARKET ROAD NO. 741, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 46 DEGREES 07 MINUTES 52 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 309.348 ACRE TRACT AND ALONG SAID EVANS ROAD, A DISTANCE OF 1311.82 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 309.348 ACRE TRACT, THE FOLLOWING COURSES AND

SOUTH 43 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 204.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 782.08 FEET TO A 5/8"

IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER; NORTH 63 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 622.53 FEET TO A 5/8"

IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 38 MINUTES 13 SECONDS, A RADIUS OF 350.00 FEET, AND A LONG CHORD THAT BEARS NORTH 27 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 13 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 14.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 15 MINUTES 38 SECONDS, A RADIUS OF 275.00 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 44.40 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 44.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 47.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 26 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 91.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 15 DEGREES 20 MINUTES 31 SECONDS WEST, A DISTANCE OF 37.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 102.20 FEET TO A 5/8

IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER; SOUTH 70 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 111.80 FEET TO A 5/8"

IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 427.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 72 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 86.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 45 MINUTES 57 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.98 FEET;

NORTH 12 DEGREES 46 MINUTES 16 SECOND WEST, A DISTANCE OF 123.08 FEET TO A 5/8"

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 61.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 29.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8"

IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 12 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 280.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 486.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHWEST LINE OF SAID 309.348 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF AFORESAID FARM-TO-MARKET ROAD NO. 741, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 44 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 1118.17 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 761.20 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 50 MINUTES 01 SECOND EAST, A DISTANCE OF 147.82 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT. AN ARC DISTANCE OF 148.05 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DAA" FOUND FOR CORNER;

NORTH 44 DEGREES 29 MINUTES 45 SECONDS EAST, A DISTANCE OF 475.74 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43 DEGREES 46 MINUTES 47 SECONDS, A RADIUS OF 127.30 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 94.92 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 97.27 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 49.025 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KL LHB DSD AIV LLC., ACTING HEREIN BY AND THROUGH HIS(ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS EASTLAND, PHASE 1A, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE KAUFMAN COUNTY FRESHWATER SUPPLY DISTRICT 4A (THE DISTRICT) USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICT'S USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICT TO USE SAID EASEMENT, PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICT AND SUBJECT TO ITS WRITTEN APPROVAL ANY PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CRANDALL, TEXAS

WITNESS, MY HAND, THIS THE 7 DAY OF November, A.D. 2022

KL LHB DSD AIV LLC.

futhoeized signator

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTABY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED KYAN NOTT, OF KL LHB DSD AIV LLC., 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 7 DAY OF VOLENCE, A.D.

Notary Public State of Arizona
Maricopa County
Nathan Holt
My Commission Expires 10/30/2026
Commission Number 635526 Notary Public State of Arizona

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRIS MATTEO, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CRANDALL.

CHRIS MATTEO REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6501 DATE: 11 01 2022

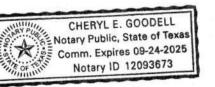


STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, OF LJA SURVEYING, INC., 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF NOV. , A.D.

MY COMMISSION EXPIRES:



APPROVED BY:	CITY COUNCIL CITY OF CRANDALI	L, TEXAS
SIGNATURE OF I	MAYOR	DATE
ATTEST: OLMAN CITY SECRETAR	Chappe	U_11.15.22

LOT	TYPE	SQ. FT.	ACRES	LOT	TYPE	SQ. FT.	ACRES	LOT	TYPE	SQ. FT.	ACRES	LOT	TYPE	SQ. FT.	ACRES
1	Α	6000	0.138	11	В	6000	0.138	25	С	6000	0.138	15	Е	6551	0.150
2	Α	6000	0.138	12	В	6000	0.138	26	С	6000	0.138	16	Е	7193	0.165
3	Α	6000	0.138	13	В	6000	0.138	27	С	6000	0.138	17	Е	8229	0.189
4	Α	6000	0.138	14	В	6000	0.138	28	С	6000	0.138	1	Н	6649	0.153
5	Α	6000	0.138	15	В	6000	0.138	1	D	8320	0.191	2	Н	6000	0.138
6	Α	6000	0.138	16	В	6000	0.138	2	D	6000	0.138	3	Н	6000	0.138
7	Α	6000	0.138	17	В	6550	0.150	3	D	6000	0.138	4	Н	6000	0.138
8	Α	6000	0.138	18	В	6550	0.150	4	D	8350	0.192	5	Н	6000	0.138
9	Α	6000	0.138	19	В	6000	0.138	5	D	6000	0.138	1X	Н	341465	7.839
10	Α	6000	0.138	20	В	6000	0.138	6	D	6000	0.138	3X	Н	182807	4.197
11	Α	6000	0.138	21	В	6000	0.138	7	D	6000	0.138	36	Н	6025	0.138
12	Α	6000	0.138	22	В	6000	0.138	8	D	6000	0.138	37	Н	6000	0.138
13	Α	6000	0.138	23	В	6000	0.138	9	D	6000	0.138	38	Н	6579	0.151
14	Α	6000	0.138	24	В	6000	0.138	10	D	6000	0.138	39	Н	11638	0.267
15	Α	6838	0.157	25	В	6000	0.138	11	D	6000	0.138	40	Н	10631	0.244
16	Α	9759	0.224	26	В	6000	0.138	12	D	6000	0.138	41	Н	5929	0.136
17	Α	9675	0.222	27	В	6000	0.138	13	D	6000	0.138	42	Н	6000	0.138
18	Α	6000	0.138	28	В	6000	0.138	14	D	6000	0.138	43	Н	6000	0.138
19	А	6000	0.138	29	В	6000	0.138	15	D	6000	0.138	44	Н	6000	0.138
20	Α	6000	0.138	30	В	6000	0.138	16	D	6550	0.150	45	Н	8350	0.192
21	Α	6000	0.138	1	С	8835	0.203	17	D	6550	0.150	46	Н	6000	0.138
22	Α	6000	0.138	2	С	6839	0.157	18	D	6000	0.138	47	Н	6000	0.138
23	Α	6000	0.138	3	С	7251	0.166	19	D	6000	0.138	48	Н	8350	0.192
24	Α	6000	0.138	4	С	10794	0.248	20	D	6000	0.138	49	Н	6000	0.138
25	Α	6000	0.138	5	С	6000	0.138	21	D	6000	0.138	50	Н	6000	0.138
26	Α	6000	0.138	6	С	6000	0.138	22	D	6000	0.138	51	Н	6000	0.138
27	Α	6000	0.138	7	С	6000	0.138	23	D	6000	0.138	52	Н	6000	0.138
28	А	6000	0.138	8	С	6000	0.138	24	D	6000	0.138	53	Н	6000	0.138
29	Α	6000	0.138	9	С	6000	0.138	25	D	6000	0.138	54	Н	6000	0.138
30	Α	6000	0.138	10	С	6000	0.138	26	D	6000	0.138	55	Н	6000	0.138
31	Α	6000	0.138	11	С	6000	0.138	27	D	6000	0.138	1	J	8729	0.200
32	Α	6000	0.138	12	С	6000	0.138	28	D	6000	0.138	2	J	7872	0.183
33	Α	6000	0.138	13	С	6000	0.138	3	Е	9161	0.210	3	J	6895	0.158
1X	Α	63419	1.456	14	С	6000	0.138	4	Е	6000	0.138	4	J	6000	0.138
1	В	8338	0.191	15	С	6000	0.138	5	E	6000	0.138	5	J	8166	0.187
2	В	6000	0.138	16	С	6550	0.150	6	E	8350	0.192	6	J	8802	0.202
3	В	6000	0.138	17	С	6550	0.150	7	Е	7875	0.181	7	J	7624	0.175
4	В	8350	0.192	18	С	6000	0.138	8	E	6625	0.152	8	J	7851	0.180
5	В	6000	0.138	19	С	6000	0.138	9	E	6000	0.138	9	J	6000	0.138
6	В	6000	0.138	20	С	6000	0.138	10	E	6000	0.138	10	J	7750	0.178
7	В	6000	0.138	21	С	6000	0.138	11	Е	6000	0.138	11	J	6258	0.14
8	В	6000	0.138	22	С	6000	0.138	12	Е	6000	0.138	12	J	7275	0.16
9	В	6000	0.138	23	С	6000	0.138	13	E	6000	0.138	13	J	8292	0.19
10	В	6000	0.138	24	С	6000	0.138	14	Е	6000	0.138	1X	J	7957	0.183

FINAL PLAT

APPROVED BY THE CITY OF CRANDALL FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF KAUFMAN COUNTY, TEXAS.

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF CRANDALL, TEXAS

CITY SECRETARY

FINAL PLAT

EASTLAND, PHASE 1A

OUT OF THE JOHN MOORE SURVEY, ABSTRACT NO. 309 CITY OF CRANDALL E.T.J., KAUFMAN COUNTY, TEXAS

49.025 ACRES 172 RESIDENTIAL LOTS AND 3 NON-RESIDENTIAL LOTS

OWNER: KL LHB DSD AIV LLC A DELAWARE LIMITED LIABILITY COMPANY AND CONSTRUCTION, LTD 6900 E. CAMELBACK ROAD, SUITE 1090 SCOTTSDALE, AZ 85251

Suite 400

DEVELOPER: LENNAR HOMES OF TEXAS LAND 1707 MARKET PLACE BOULEVARD. SUITE 100 IRVING, TEXAS 75063 PHONE: 469-587-5206

FILED FOR RECORD IN KAUFMAN COUNTY INSTRUMENT:2022-0042507 CABINET/SLEEVE:4/149 Tuesday, November 15, 2022 3:32 PM

LJA Surveying, Inc. 6060 North Central Expressway

Phone 469.621.0710

Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382

NOVEMBER 2022

SHEET 2 OF 2