



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 CORRS ARP (PID-DF8984) AND ELLIS CORRS 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 280), (A PRESCRIPTIVE RIGHT-OF-WAY, AND FARM-TO-MARKET ROAD NO. 741, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 48 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 DISTANCES:

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 16 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;

NORTH 12 DEGREES 46 MINUTES 16 SECOND WEST, A DISTANCE OF 123.08 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 10 DEGREES 45 MINUTES 57 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 60.98 FEET;

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 OF 173.67 FEET;

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.

BY: [Signature]
OWNER
AUTHORIZED SIGNATORY
TITLE

STATE OF ARIZONA )
COUNTY OF MARICOPA )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED [Signature] 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 November, A.D. 2022.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA
MY COMMISSION EXPIRES: 10/30/26



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.

[Signature]
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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st DAY OF Nov., A.D. 2022.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9-24-25

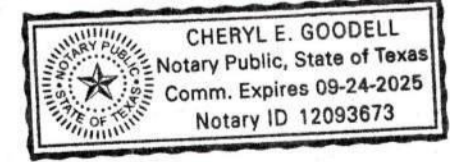


Table with 16 columns: LOT, TYPE, SQ. FT., ACRES, LOT, TYPE, SQ. FT., ACRES, LOT, TYPE, SQ. FT., ACRES, LOT, TYPE, SQ. FT., ACRES. Contains lot details for 32 lots.

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
[Signature] 11/16/22
SIGNATURE OF CHAIRMAN DATE

APPROVED BY: CITY COUNCIL
CITY OF CRANDALL, TEXAS
[Signature] 11/15/22
SIGNATURE OF MAYOR DATE

ATTEST:
[Signature] 11/15/22
CITY SECRETARY DATE

A
FINAL PLAT
OF
EASTLAND,
PHASE 1A

OUT OF THE
JOHN MOORE SURVEY, ABSTRACT NO. 309
IN THE
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
6900 E. CAMELBACK ROAD, SUITE 1090
SCOTTSDALE, AZ 85251

DEVELOPER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD
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
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382