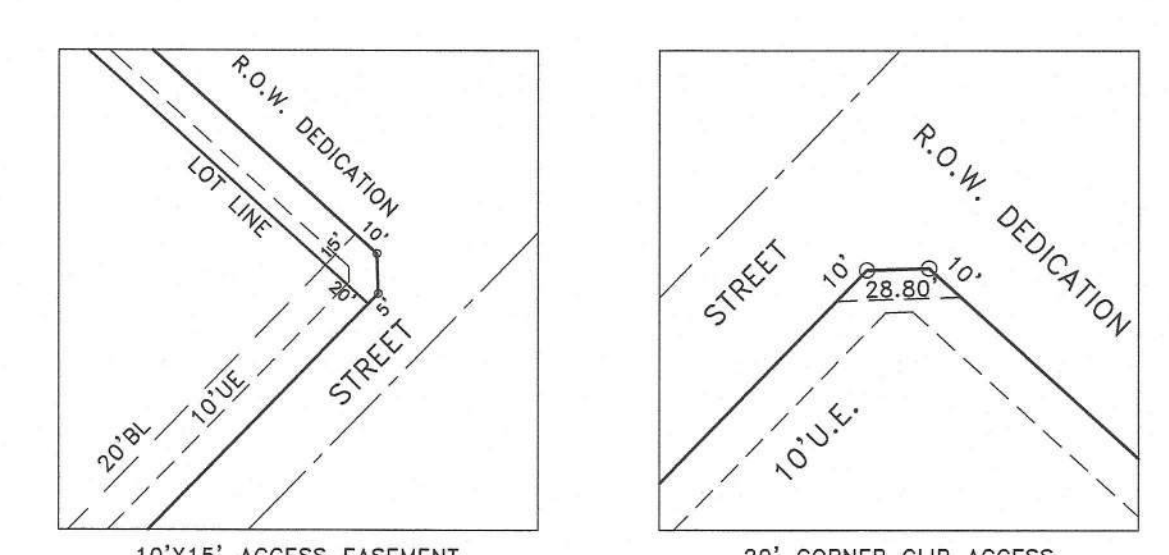
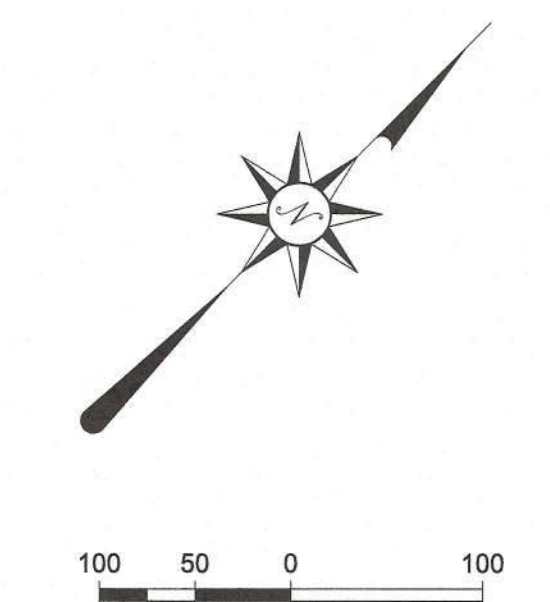
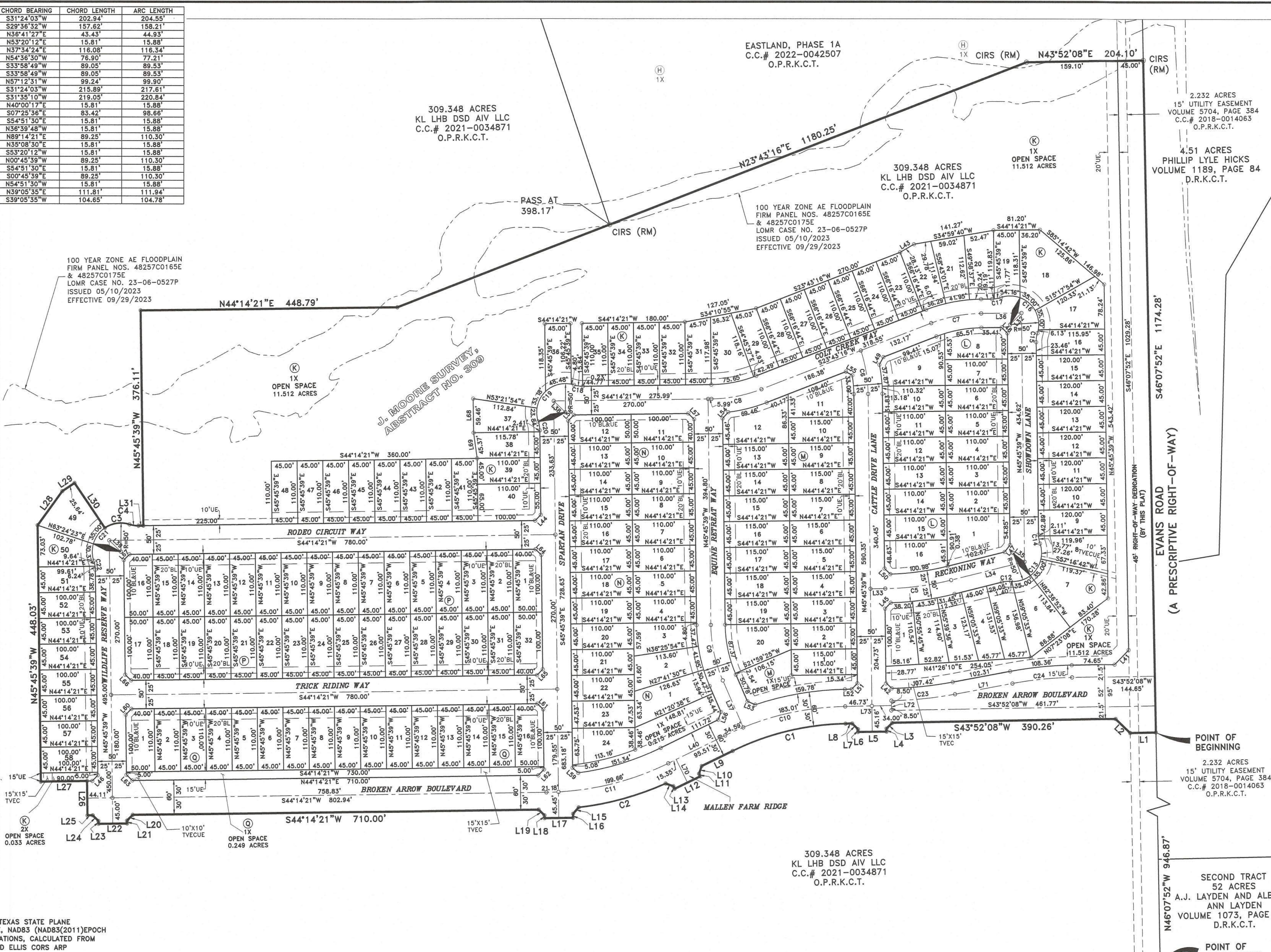


4/247

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	24°56'09"	470.00'	S31°24'03"W	202.84'	204.55'
C2	17°08'11"	530.00'	S29°36'33"W	157.82'	158.21'
C3	51°28'11"	50.00'	N58°41'22"E	43.43'	44.93'
C4	18°11'42"	50.00'	N53°20'12"E	15.81'	15.88'
C5	13°19'54"	500.00'	N37°54'24"E	116.08'	116.34'
C6	17°41'42"	250.00'	N54°36'30"W	76.90'	77.31'
C7	20°31'05"	250.00'	S33°58'49"W	89.05'	89.53'
C8	20°31'05"	250.00'	S33°58'49"W	89.05'	89.53'
C9	22°53'43"	250.00'	N57°12'31"W	99.24'	99.90'
C10	24°56'09"	500.00'	S31°24'03"W	215.89'	217.61'
C11	25°18'22"	500.00'	S31°55'10"W	219.05'	220.84'
C12	18°11'42"	50.00'	N40°00'17"E	15.81'	15.88'
C13	11°03'28"	50.00'	S07°25'36"E	83.42'	86.68'
C14	18°11'42"	50.00'	N36°39'48"W	15.81'	15.88'
C15	18°11'42"	50.00'	N36°39'48"W	15.81'	15.88'
C16	126°23'23"	50.00'	N89°14'21"E	89.25'	110.30'
C17	18°11'42"	50.00'	N36°39'48"W	15.81'	15.88'
C18	18°11'42"	50.00'	N36°39'48"W	15.81'	15.88'
C19	126°23'23"	50.00'	N00°45'39"W	89.25'	110.30'
C20	18°11'42"	50.00'	S54°51'30"E	15.81'	15.88'
C21	126°23'23"	50.00'	S00°45'39"E	89.25'	110.30'
C22	18°11'42"	50.00'	N54°51'30"W	15.81'	15.88'
C23	9°33'06"	671.50'	N39°05'35"E	111.81'	111.94'
C24	9°33'06"	628.50'	S39°05'35"W	104.65'	104.78'

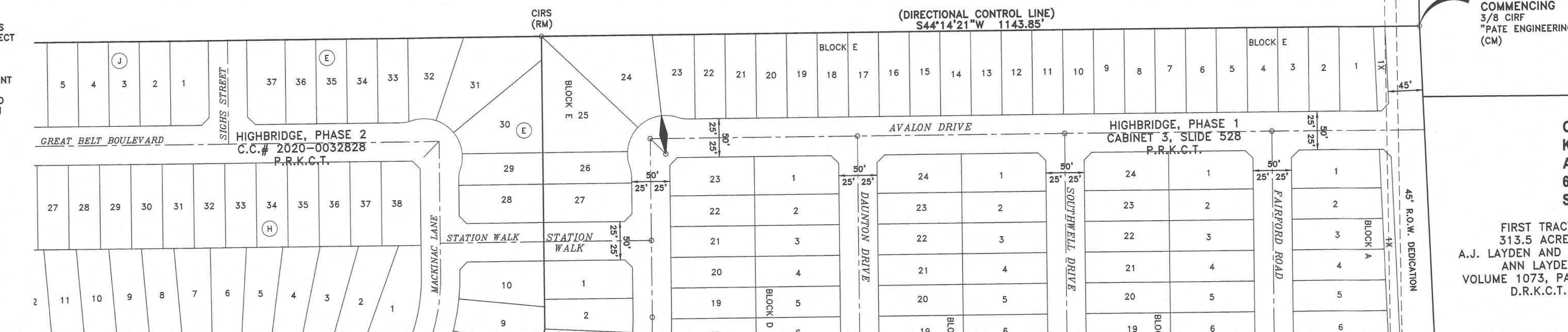
LINE	BEARING	DISTANCE
L1	S43°52'08"W	45.00'
L2	S88°52'08"W	35.36'
L3	S00°07'09"E	14.61'
L4	S45°45'39"E	5.18'
L5	S44°14'21"W	50.00'
L6	N45°45'39"W	5.00'
L7	S89°03'14"W	14.10'
L8	S43°52'08"W	11.53'
L9	S18°55'59"W	80.73'
L10	S26°04'01"E	14.14'
L11	S71°04'01"E	5.00'
L12	S19°01'51"W	50.00'
L13	N71°04'01"W	5.00'
L14	S44°43'30"W	14.54'
L15	S03°31'48"E	14.81'
L16	S45°45'39"E	7.02'
L17	S44°14'21"W	50.00'
L18	N45°45'39"W	5.00'
L19	S89°14'21"W	14.14'
L20	S00°45'39"E	14.14'
L21	S45°45'39"E	5.00'
L22	S44°14'21"W	50.00'
L23	N45°45'39"W	5.00'
L24	S89°14'21"W	14.14'
L25	S44°14'21"W	9.11'
L26	N45°45'39"W	60.00'
L27	S44°14'21"W	80.89'
L28	N09°06'21"W	73.67'
L29	N10°56'52"E	25.84'
L30	S79°03'08"W	35.00'
L31	N44°14'21"E	8.78'
L32	S00°45'39"E	28.28'
L33	N44°14'21"E	25.84'
L34	N50°14'27"E	132.44'
L35	S82°34'24"W	70.41'
L36	S44°14'21"W	70.41'
L37	S68°39'22"E	89.56'
L38	S89°14'21"W	28.28'
L39	N89°14'21"E	28.28'
L40	N10°56'52"E	110.88'
L41	S01°07'52"E	35.36'
L42	S89°03'07"W	14.10'
L43	S14°43'54"W	28.13'
L44	S00°45'39"E	14.14'
L45	N00°59'33"W	14.20'
L46	S00°45'39"E	14.14'
L47	N07°25'36"W	15.89'
L48	S89°14'21"W	14.14'
L49	S16°51'32"E	15.19'
L50	N89°19'10"E	14.08'
L51	N00°56'46"W	14.19'
L52	S43°52'08"W	11.92'
L53	S68°41'59"W	14.71'
L54	N03°15'49"W	14.75'
L55	N74°07'51"E	12.28'
L56	N24°51'42"W	14.44'
L57	S89°14'21"W	14.14'
L58	S00°45'39"E	14.14'
L59	N86°08'56"E	13.35'
L60	N00°45'39"W	14.14'
L61	N89°14'21"E	14.14'
L62	S00°45'39"E	14.14'
L63	S89°14'21"W	14.14'
L64	N89°14'21"E	14.14'
L65	S00°45'39"E	14.14'
L66	S89°14'21"W	14.14'
L67	N00°45'39"W	14.14'
L68	N45°45'39"W	59.46'
L69	N53°04'55"W	45.37'
L70	S71°04'01"E	44.96'
L71	S34°19'02"W	102.31'
L72	S44°25'56"W	17.00'
L73	S43°52'08"W	80.73'



- NOTES:
- 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)
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48257C0165E AND 48257C0175E, DATED JANUARY 12, 2023 AND LETTER OF MAP REVISION CASE NUMBER 23-06-0527P, WITH AN ISSUED DATE OF MAY 10, 2023 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2023.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

LEGEND

CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
TVEC	TRINITY VALLEY ELECTRIC COOPERATIVE EASEMENT
CIRF	CAPPED IRON ROD FOUND
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
(RM)	RECORD MONUMENT
—	STREET NAME CHANGE



FINAL PLAT
OF
EASTLAND, PHASE 1B

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

42.490 ACRES
166 RESIDENTIAL LOTS AND
5 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

FIRST TRACT
313.5 ACRES
A.J. LAYDEN AND ALBERTA
ANN LAYDEN
VOLUME 1073, PAGE 232
D.R.K.C.T.

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
T.B.P.E.L.S. Firm No. 10194382
JULY 2023

Phone 469.621.0710

SHEET 1 OF 2

EASTLAND, PHASE 1B

41247

EASTLAND, PHASE 1B

OWNER'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF KAUFMAN)
WHEREAS KL LHB DSD AIV LLC, IS THE SOLE OWNER OF A 42.490 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 42.490 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-DF8884) AND ELLIS CORS ARP (PID-DF8888), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" IRON ROD WITH CAP STAMPED "PATE ENGINEERING" FOUND FOR THE EAST CORNER OF SAID 309.348 ACRE TRACT AND THE COMMON NORTH CORNER OF HIGHBRIDGE, PHASE 1, AN ADDITION TO THE CITY OF CRANDALL E.T.J., AS RECORDED IN CABINET 3, SLIDE 528, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING WITHIN EVANS ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID HIGHBRIDGE, PHASE 1 AND THE COMMON NORTH CORNER OF HIGHBRIDGE, PHASE 2, AN ADDITION TO THE CITY OF CRANDALL E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-0032828, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, BEARS SOUTH 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 1143.85 FEET;

THENCE, NORTH 46 DEGREES 07 MINUTES 52 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID 309.348 ACRE TRACT AND WITH SAID EVANS ROAD, A DISTANCE OF 946.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE POINT OF BEGINNING;

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 45.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 390.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 14.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.18 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 50.00 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 5.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 03 MINUTES 14 SECONDS WEST, A DISTANCE OF 14.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 11.53 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 24 DEGREES 56 MINUTES 09 SECONDS, A RADIUS OF 470.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 31 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 202.94 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 204.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 18 DEGREES 55 MINUTES 59 SECONDS WEST, A DISTANCE OF 60.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 28 DEGREES 04 MINUTES 01 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 71 DEGREES 04 MINUTES 01 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 19 DEGREES 01 MINUTE 51 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 04 MINUTES 01 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 64 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.34 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 17 DEGREES 06 MINUTES 11 SECONDS, A RADIUS OF 530.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 29 DEGREES 36 MINUTES 32 SECONDS WEST, A DISTANCE OF 157.62 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 158.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 03 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.02 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 50.00 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 5.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 14 MINUTES 21 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 88 DEGREES 52 MINUTES 08 SECONDS WEST, A DISTANCE OF 35.36 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 710.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.00 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 50.00 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 5.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 14 MINUTES 21 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 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.11 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 60.00 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 80.89 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 448.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 08 MINUTES 21 SECONDS WEST, A DISTANCE OF 73.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 10 DEGREES 56 MINUTES 52 SECONDS EAST, A DISTANCE OF 25.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 95.00 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 51 DEGREES 29 MINUTES 11 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 36 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 43.43 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 44.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 11 MINUTES 42 SECONDS, A RADIUS OF 60.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 20 MINUTES 12 SECONDS EAST, A DISTANCE OF 15.81 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 15.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 8.78 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 378.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 448.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 23 DEGREES 43 MINUTES 16 SECONDS EAST, PASSING AT A DISTANCE OF 398.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH-EAST CORNER OF EASTLAND, PHIA, AN ADDITION TO THE CITY OF CRANDALL, E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-0042607 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND CONTINUING ALONG THE SOUTH-EAST LINE OF SAID EASTLAND, PHIA, IN ALL A TOTAL DISTANCE OF 1189.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 52 MINUTES 08 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID EASTLAND, PHIA, A DISTANCE OF 204.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID EASTLAND PHIA, SAID POINT BEING ON THE NORTHEAST LINE OF SAID 309.348 ACRE TRACT AND BEING WITHIN AFORESAID EVANS ROAD;

THENCE, SOUTH 46 DEGREES 07 MINUTES 52 SECONDS EAST, ALONG SAID NORTHEAST LINE AND WITH SAID EVANS ROAD, A DISTANCE OF 1174.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 42.490 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 COUNTY ABOVE DESCRIBED PROPERTY AS EASTLAND, PHASE 1B, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 9 (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 20 DAY OF JULY, A.D. 2023.

KL LHB DSD AIV LLC.

BY:

[Signature]

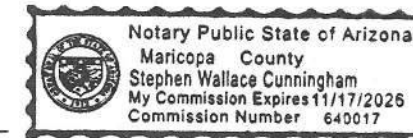
AUTHORIZED SIGNATORY TITLE

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 20 DAY OF JULY, A.D. 2023.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA



MY COMMISSION EXPIRES: 11/17/26

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



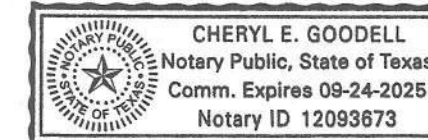
DATE: 07/11/2023

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 11th DAY OF JULY, A.D. 2023.

[Signature]
CHERYL E. GOODELL
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 9-24-25

Table with 14 columns: LOT, BLOCK, SF, ACRES, LOT, BLOCK, SF, ACRES, LOT, BLOCK, SF, ACRES, LOT, BLOCK, SF, ACRES. Contains lot details for Eastland, Phase 1B.

FINAL PLAT OF

EASTLAND, PHASE 1B

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

42.490 ACRES 166 RESIDENTIAL LOTS AND 5 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

LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382 JULY 2023 SHEET 2 OF 2

FILED FOR RECORD IN KAUFMAN COUNTY INSTRUMENT:2023-0020892 CABINET/SLEEVE:4/247 Thursday, July 27, 2023 10:53 AM