

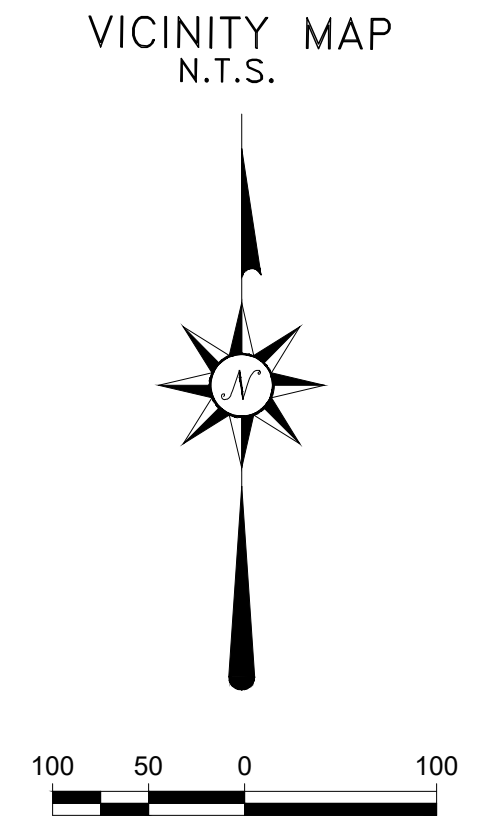
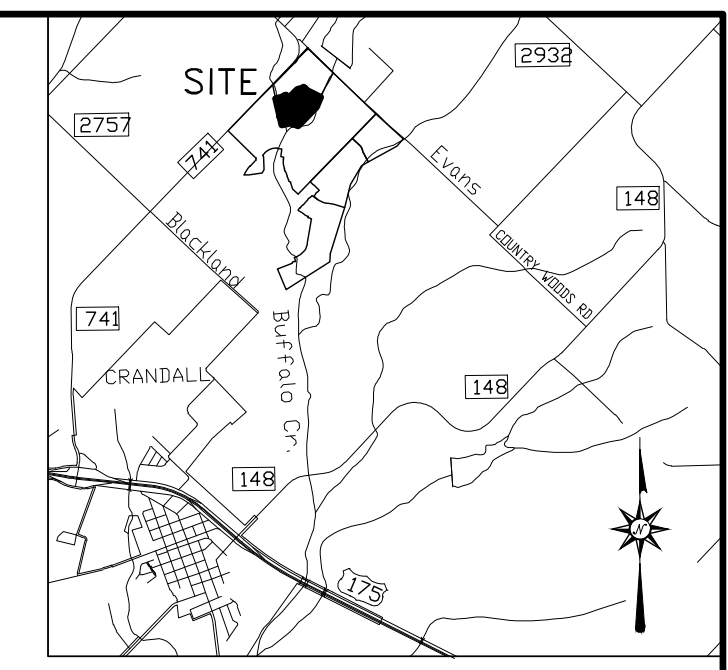
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°45'57"	325.00'	N71°50'45"E	60.98'	61.07'
C2	9°15'38"	275.00'	S50°23'28"E	44.40'	44.45'
C3	1°38'13"	350.00'	S27°13'57"W	10.00'	10.00'
C4	62°46'04"	400.00'	S44°09'18"E	416.62'	438.20'
C5	29°46'41"	250.00'	S60°39'00"E	128.47'	129.93'
C6	53°08'59"	250.00'	N70°48'41"E	223.66'	231.89'
C7	19°21'05"	500.00'	N34°33'49"E	168.07'	168.87'
C8	19°47'01"	500.00'	N54°07'51"E	171.79'	172.64'
C9	70°12'59"	250.00'	N09°07'51"E	287.56'	306.38'
C10	52°23'29"	325.00'	N00°13'08"E	286.94'	297.18'
C11	18°11'42"	50.00'	S35°08'30"W	15.81'	15.88'
C12	126°23'23"	50.00'	S89°14'21"W	89.25'	110.30'
C13	18°11'42"	50.00'	S36°39'48"E	15.81'	15.88'

LINE	BEARING	DISTANCE
L1	N12°46'16"W	10.00'
L2	N32°13'44"E	14.14'
L3	N77°13'44"E	29.29'
L4	S12°46'16"E	123.08'
L5	N72°37'54"E	86.04'
L6	N70°48'15"E	111.80'
L7	S45°45'39"E	102.20'
L8	N15°20'31"E	37.96'
L9	N26°27'58"E	91.11'
L10	S45°45'39"E	47.33'
L11	S13°30'11"E	14.78'
L12	S12°46'16"E	137.36'
L13	S75°32'20"E	46.97'
L14	S45°45'39"E	142.27'
L15	N00°45'39"W	28.28'
L16	S82°37'00"E	76.46'
L17	N64°01'22"E	93.84'
L18	N25°58'38"W	49.50'
L19	S54°50'26"W	14.74'
L20	N87°08'05"W	13.22'
L21	S21°28'48"W	14.74'
L22	N17°49'14"W	82.56'
L23	N09°16'51"W	55.91'
L24	N01°08'04"W	73.28'
L25	S01°43'32"E	13.90'
L26	S79°34'25"E	33.32'
L27	N66°13'50"E	15.68'
L28	N44°19'01"E	45.00'
L29	N33°02'08"E	37.22'
L30	N15°15'17"E	37.86'
L31	N70°58'38"W	14.14'
L32	S45°45'39"E	86.02'
L33	S17°16'40"E	13.92'
L34	N89°14'21"E	14.14'
L35	N40°04'26"W	14.74'
L36	S18°27'50"E	43.42'
L37	S25°27'50"E	43.98'
L38	S24°13'25"E	52.90'
L39	S16°16'53"E	57.15'
L40	S07°27'45"E	59.85'
L41	S05°00'04"W	59.87'
L42	S13°49'20"W	57.15'
L43	S22°33'45"W	57.15'
L44	S31°18'10"W	57.15'
L45	S40°01'24"W	56.91'
L46	S89°32'54"W	39.06'
L47	S89°32'54"W	38.00'
L48	N76°01'19"W	53.07'
L49	N70°13'40"W	53.07'
L50	N64°26'02"W	53.07'
L51	N58°38'24"W	53.07'
L52	N52°50'46"W	53.07'
L53	N47°03'07"W	53.07'
L54	N41°15'29"W	53.07'
L55	N35°27'51"W	53.07'

- 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. 48257C0175D, DATED JULY 3, 2012 AND LETTER OF MAP REVISION CASE NUMBER 20-06-30777, WITH AN ISSUED DATE OF FEBRUARY 16, 2021 AND AN EFFECTIVE DATE OF JULY 09, 2021.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

LEGEND

BL BUILDING LINE
 UE UTILITY EASEMENT
 CIRS 5/8" WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET
 CONC. MON CONCRETE MONUMENT FOUND
 O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 (CM) CONTROLLING MONUMENT
 (RM) RECORD MONUMENT
 STREET NAME CHANGE



A
FINAL PLAT
 OF
**EASTLAND,
 PHASE 2A**
 OUT OF THE
 JOHN MOORE SURVEY, ABSTRACT NO. 309
 IN THE
 CITY OF CRANDALL E.T.J., KAUFMAN COUNTY, TEXAS

31.674 ACRES
94 RESIDENTIAL LOTS AND
2 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

SEPTEMBER 2022

EASTLAND, PHASE 2A

OWNER'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF KAUFMAN)

WHEREAS KL LHB DSD AIV LLC, IS THE SOLE OWNER OF A 31.674 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 31.674 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:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE EAST CORNER OF EASTLAND, PHASE 1A, AN ADDITION TO THE CITY OF CRANDALL E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. _____ OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF SAID 309.348 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF FARM-TO-MARKET ROAD NO. 741 (A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 44 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 173.67 FEET.

THENCE, SOUTH 12 DEGREES 46 MINUTES 16 SECONDS EAST, OVER AND ACROSS SAID 309.348 ACRE TRACT AND ALONG THE EAST LINE OF SAID EASTLAND, PHASE 1, A DISTANCE OF 486.59 FEET TO A 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID EASTLAND, PHASE 1A AND THE POINT OF BEGINNING.

THENCE, CONTINUING OVER AND ACROSS SAID 309.348 ACRE TRACT AND THE SOUTH LINE OF SAID EASTLAND, PHASE 1A, THE FOLLOWING COURSES AND DISTANCES:

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

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

NORTH 32 DEGREES 13 MINUTES 44 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 13 MINUTES 44 SECONDS EAST, A DISTANCE OF 29.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 45 MINUTES 57 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 60.98 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 61.07 FEET TO A 1/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 12 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 123.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

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

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

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

SOUTH 45 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 102.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

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

NORTH 26 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 91.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 47.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 15 MINUTES 38 SECONDS, A RADIUS OF 275.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 50 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 44.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 44.45 FEET TO A 1/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 13 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 14.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 38 MINUTES 13 SECONDS, A RADIUS OF 350.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 1/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 63 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 622.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID EASTLAND, PHASE 1A;

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

SOUTH 23 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 398.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 927.13 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 284.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 336.24 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER;

NORTH 12 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 980.97 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 31.674 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 2A, 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 ___ DAY OF _____, A.D. 2022.

KL LHB DSD AIV LLC.

BY:

OWNER

TITLE

STATE OF TEXAS)
COUNTY OF KAUFMAN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 ___ DAY OF _____, A.D. 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

DATE: _____

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 ___ DAY OF _____, A.D. 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

Table with 8 columns: LOT, BLOCK, SF, ACRES, LOT, BLOCK, SF, ACRES. Contains 36 rows of lot data.

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 OF CHAIRMAN DATE

APPROVED BY: CITY COUNCIL
CITY OF CRANDALL, TEXAS

SIGNATURE OF MAYOR DATE

ATTEST:

CITY SECRETARY DATE

A
FINAL PLAT
OF
EASTLAND,
PHASE 2A

OUT OF THE
JOHN MOORE SURVEY, ABSTRACT NO. 309
IN THE
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31.674 ACRES
94 RESIDENTIAL LOTS AND
2 NON-RESIDENTIAL LOTS

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1707 MARKET PLACE BOULEVARD,
SUITE 100 IRVING, TEXAS 75063
PHONE: 469-587-5206

LJA Surveying, Inc.
6060 North Central Expressway
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SEPTEMBER 2022