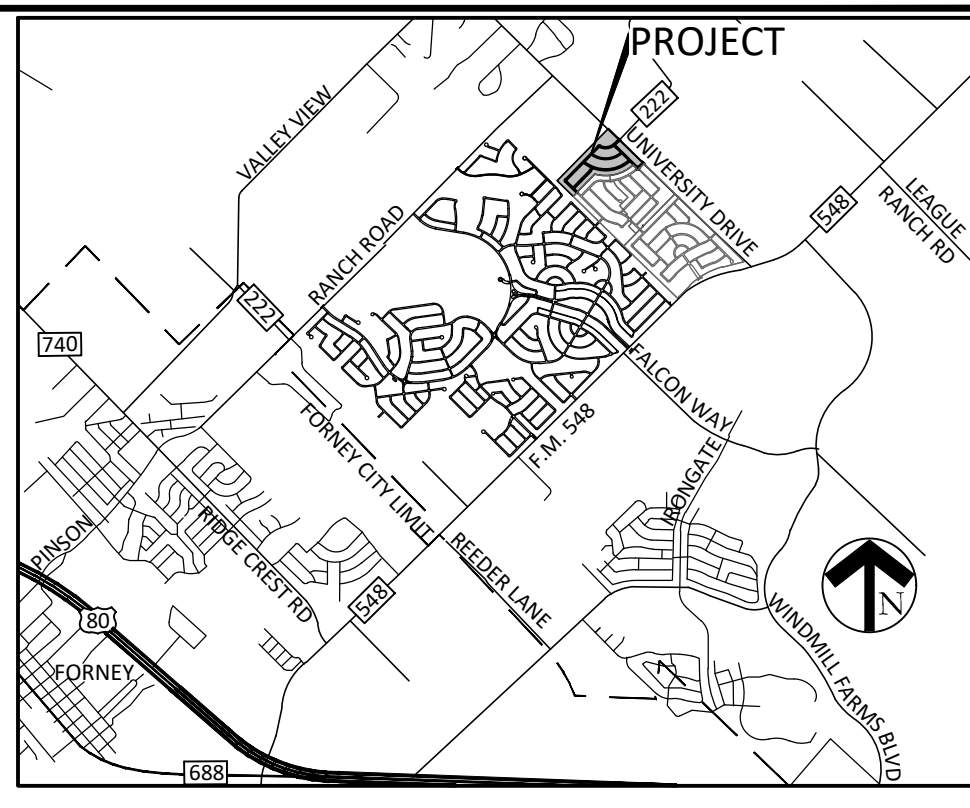


FINAL ADDRESS PLAT



VICINITY MAP
NOT TO SCALE
MAPSCO PAGE & 128 (5A, 5B, & 6A)

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
- 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
CL Center Line
<CM> Control Monument
DE Drainage Easement
Easmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
U.T.E. Utility & Telecommunications Easement
P.O.E. Positive Overflow Easement
W.M.E. Wall Maintenance Easement
M.R.K.C.T. = Map Records of Kaufman County, Texas
D.R.K.C.T. = Deed Records of Kaufman County, Texas

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	4.37	1230.00	000°12'12"	2.18	4.37	S44° 27' 40"W
C2	4.49	1230.00	000°12'33"	2.25	4.49	S47° 55' 46"W
C3	1.21	1180.00	000°03'31"	0.60	1.21	N48° 00' 17"E
C4	1065.69	1060.00	057°36'12"	582.78	1021.37	S76° 39' 21"W
C5	123.72	50.00	141°46'41"	144.30	94.49	S00° 38' 55"E
C6	55.76	35.50	090°00'00"	35.50	50.20	S00° 36' 06"E
C7	102.04	255.00	022°55'39"	51.71	101.36	N32° 56' 04"E
C8	108.08	50.00	123°51'00"	93.74	88.23	S80° 28' 53"W
C9	44.72	35.50	072°10'14"	25.87	41.82	S80° 29' 01"W
C10	40.52	525.00	004°25'21"	20.27	40.51	N46° 34' 14"E
C11	77.28	1205.00	003°40'29"	38.66	77.27	N46° 11' 48"E

Line Table

Line	Length	Direction
L1	21.23	S89° 19' 06"W
L2	14.08	S07° 27' 49"E
L3	0.59	S45° 43' 22"E
L4	50.00	S44° 16' 38"W
L5	2.27	N45° 43' 22"W
L6	14.55	N89° 03' 55"W
L7	50.00	N41° 57' 57"W
L8	13.71	N1° 00' 17"E
L9	642.99	S44° 23' 54"W
L10	50.00	S45° 08' 16"W
L11	14.14	N0° 36' 06"W
L12	14.14	S89° 23' 54"W
L13	14.14	N0° 36' 06"W
L14	41.80	S44° 23' 54"W
L15	15.02	N68° 56' 37"E
L16	13.53	S18° 37' 40"E
L17	14.93	N86° 06' 08"E

Line Table

Line	Length	Direction
L18	11.23	S89° 19' 06"W
L19	15.27	N84° 37' 17"E
L20	12.81	N5° 46' 46"W
L21	16.12	N80° 41' 30"E
L22	11.68	S0° 34' 38"W
L23	12.03	N45° 36' 06"W
L24	15.47	S85° 01' 51"E
L25	13.58	N1° 31' 46"E
L26	14.13	S0° 40' 54"E
L27	53.34	S44° 21' 34"W
L28	14.15	N89° 19' 06"E
L29	13.28	S2° 40' 46"W
L30	14.90	S87° 34' 57"E
L31	13.57	S1° 34' 07"W
L32	14.67	S88° 33' 12"E
L33	14.21	S89° 32' 51"W
L34	14.13	S0° 40' 54"E

GENERAL NOTES:

- All lot corners are monumented per Section 51A-5.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
- Lot-to-lot drainage will not be allowed without City of Dallas paving & drainage engineering section approval.
- Basis of Bearing is the north line of Devonshire Village 9, being North 45 degrees 36 minutes 06 seconds West, according to the Plat of Devonshire Phase 9, as recorded in Cabinet 3, Page 532, Map Records, Kaufman County, Texas..
- All Utility easements and Drainage easements within this plat property are created by this plat, unless otherwise noted.
- Coordinates shown hereon refer to "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
- All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.
- Refer to private covenant, conditions & restrictions (CC&R) per instrument number 2008-00008653 D.R.K.C.T.

**FINAL PLAT
FALCON HEIGHTS
VILLAGE 1**

LOTS 1-44, BLOCK 1; LOTS 1-29, BLOCK 2;
LOTS 1-20, BLOCK 3; LOTS 1-41, BLOCK 4;
LOTS 1-35, BLOCK 5; LOTS 1-19, BLOCK 6
COMMON AREAS A-G
188 SINGLE FAMILY LOTS
36.495 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-632

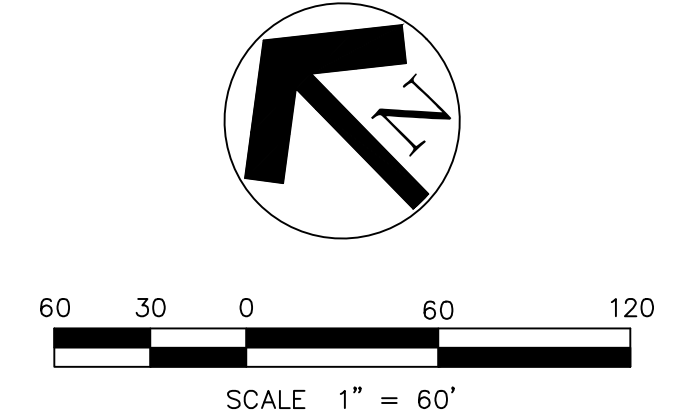
ENGINEERING PLAN NO. DP21-202
22 February 2023
SHEET 1 OF 3

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194033

Owner/Developer
Lennar Homes of Texas Land and
Construction, LTD.
1707 Market Place Boulevard, Suite 100
Irving, TX 75063
(903) 268-0785
Jay.alton@lennar.com



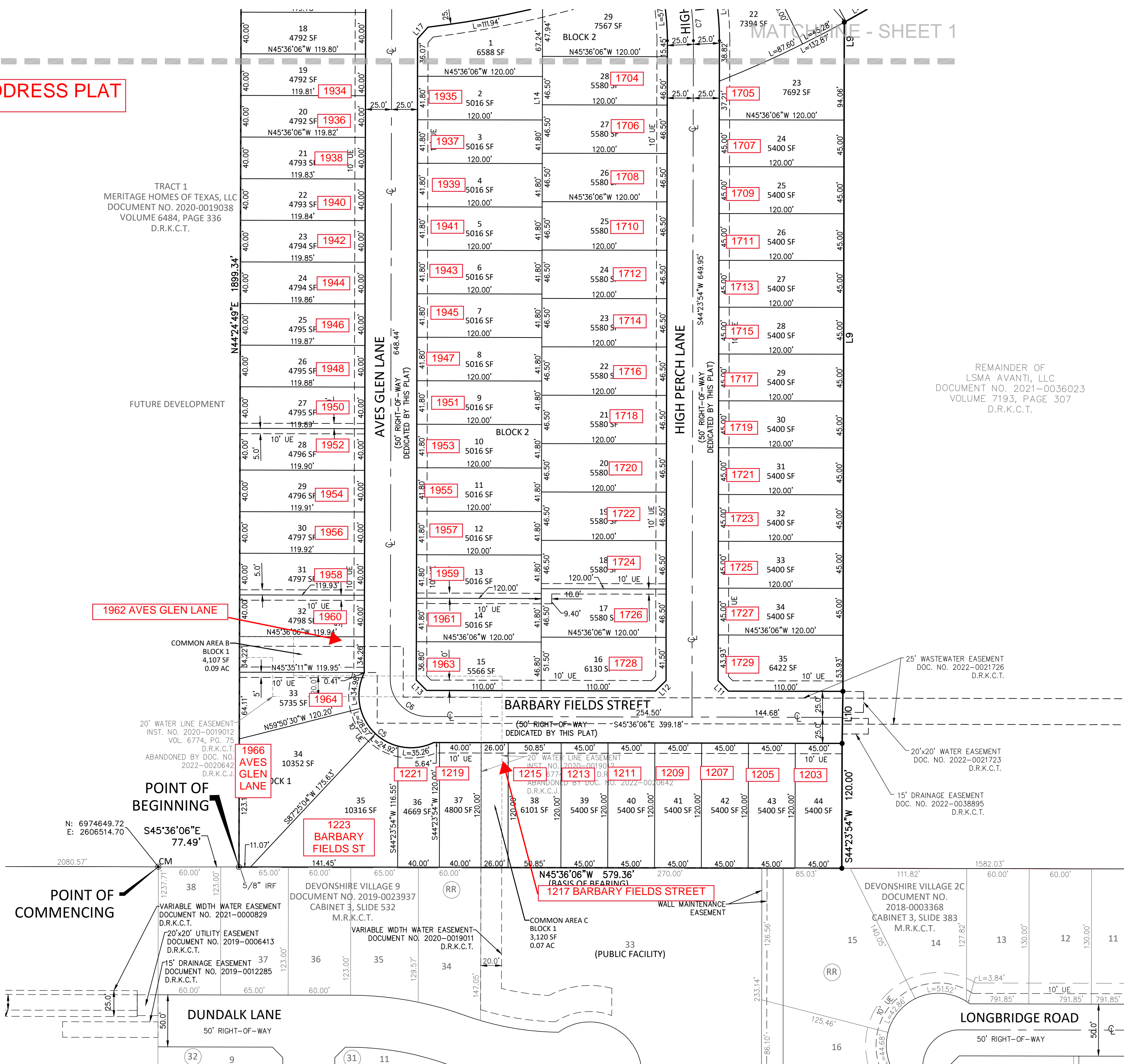
MATCHLINE - SHEET 2



FINAL ADDRESS PLAT

TRACT 1
MERITAGE HOMES OF TEXAS, LLC
DOCUMENT NO. 2020-0019038
VOLUME 6484, PAGE 336
D.R.K.C.T.

FUTURE DEVELOPMENT



OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, Kaufman County, Texas and being part of that tract of land described in Special Warranty Deed to LSMA Avanti, LLC, as recorded in Document No. 2021-0036023 (Volume 7193, Page 307), Deed Records, Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the southwest line of that tract of land described as Tract 1 in Deed to Meritage Homes of Texas, LLC, as recorded in Document No. 2020-0019038 (Volume 6484, Page 336), Deed Records, Kaufman County, Texas for the north corner of DEVONSHIRE VILLAGE 9, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2019-0023937 (Cabinet 3, Slide 532), Map Records, Kaufman County, Texas;

THENCE South 45 degrees 36 minutes 06 seconds East, with the common northeast line of said Addition and said southwest line, a distance of 77.49 feet to a 5/8 inch iron rod found at the common west corner of said LSMA Avanti, LLC tract and south corner of said Tract 1 for the POINT OF BEGINNING of the tract of land herein described:

THENCE North 44 degrees 24 minutes 49 seconds East, leaving said common line and with the common northwest line of said LSMA Avanti, LLC tract and southeast line of said Tract 1, a distance of 1,899.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the southwest line of University Drive, a variable width right-of-way, for the common north corner of said LSMA AVANTI, LLC tract and east corner of said Tract 1;

THENCE South 45 degrees 43 minutes 22 seconds East, with said southwest line, a distance of 1,311.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 19 minutes 06 seconds West, leaving said southwest line, a distance of 21.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 21 minutes 34 seconds West, a distance of 145.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a tangent curve to the right having a central angle of 00 degrees 12 minutes 12 seconds, a radius of 1,230.00 feet and a chord bearing and distance of South 44 degrees 27 minutes 40 seconds West, 4.37 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 4.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 27 minutes 49 seconds East, a distance of 14.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 43 minutes 22 seconds East, a distance of 0.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 16 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 43 minutes 22 seconds West, a distance of 2.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 03 minutes 55 seconds West, a distance of 14.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 12 minutes 33 seconds, a radius of 1,230.00 feet and a chord bearing and distance of South 47 degrees 55 minutes 46 seconds West, 4.49 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 4.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 41 degrees 57 minutes 57 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 03 minutes 31 seconds, a radius of 1,180.00 feet and a chord bearing and distance of North 48 degrees 00 minutes 17 seconds East, 1.21 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 1.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 00 minutes 17 seconds East, a distance of 13.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 43 minutes 22 seconds West, a distance of 110.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 57 degrees 36 minutes 12 seconds, a radius of 1,060.00 feet and a chord bearing and distance of South 76 degrees 39 minutes 21 seconds West, 1,021.37 feet;

THENCE Westerly, with said curve to the right, an arc distance of 1,065.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 642.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 08 minutes 16 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common southwest line of the above mentioned LSMA Avanti, LLC tract and northeast line of DEVONSHIRE VILLAGE 2C, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2018-0003368 (Cabinet 3, Slide 383), Map Records, Kaufman County, Texas;

THENCE North 45 degrees 36 minutes 06 seconds West, with said southwest line, passing at a distance of 76.84 feet a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common north corner of said DEVONSHIRE VILLAGE 2C Addition and east corner of the above mentioned DEVONSHIRE VILLAGE 9 Addition, and continuing in all for a total distance of 579.36 feet to the POINT OF BEGINNING and containing 36.495 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LSMA AVANTI, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as FALCON HEIGHTS, VILLAGE 1 an addition to the County of Kaufman, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Kaufman County Municipal Utility District No. 3. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Kaufman County Municipal Utility District No. 3. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Kaufman County Municipal Utility District No. 3's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to its written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof, if approved by Kaufman County Municipal Utility District No. 3, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Kaufman County Municipal Utility District No. 3 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness, my hand at Dallas, Texas, this _____ day of _____ 2023.

OWNER:
LSMA AVANTI, LLC,
a Delaware limited liability company

By: LSM LB IG JV, LLC,
a Delaware limited liability company,
As its Manager

By: LSM LB INVESTORS, LLC,
a Florida limited liability company
as its Administrative Member

By: _____

Name _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (of _____), 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, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public for and in the State of Texas

SURVEYOR'S STATEMENT:

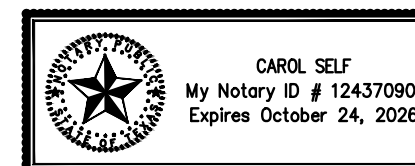
I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the _____ day of _____, 2023.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.



Notary public for and in the State of Texas

DETENTION AREA EASEMENT STATEMENT:

The proposed detention area (s) along Block 1 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 1. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 1, unless approved by the Directors of Development Services and Dallas Water Utilities. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 1, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

FINAL PLAT
FALCON HEIGHTS
VILLAGE 1

LOTS 1-44, BLOCK 1; LOTS 1-29, BLOCK 2;
LOTS 1-20, BLOCK 3; LOTS 1-41, BLOCK 4;
LOTS 1-35, BLOCK 5; LOTS 1-19, BLOCK 6

COMMON AREAS A-G
188 SINGLE FAMILY LOTS
36.495 ACRES

OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ

KAUFMAN COUNTY, TEXAS
FILE NO. S201-632
ENGINEERING PLAN NO. DP21-202

22 February 2023
SHEET 3 OF 3

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194033

Owner/Developer
Lennar Homes of Texas Land and
Construction, LTD.
1707 Market Place Boulevard, Suite 100
Irving, TX 75063
(903) 268-0785
Jay.altom@lennar.com

