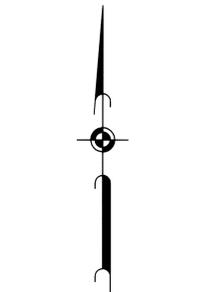


VICINITY MAP

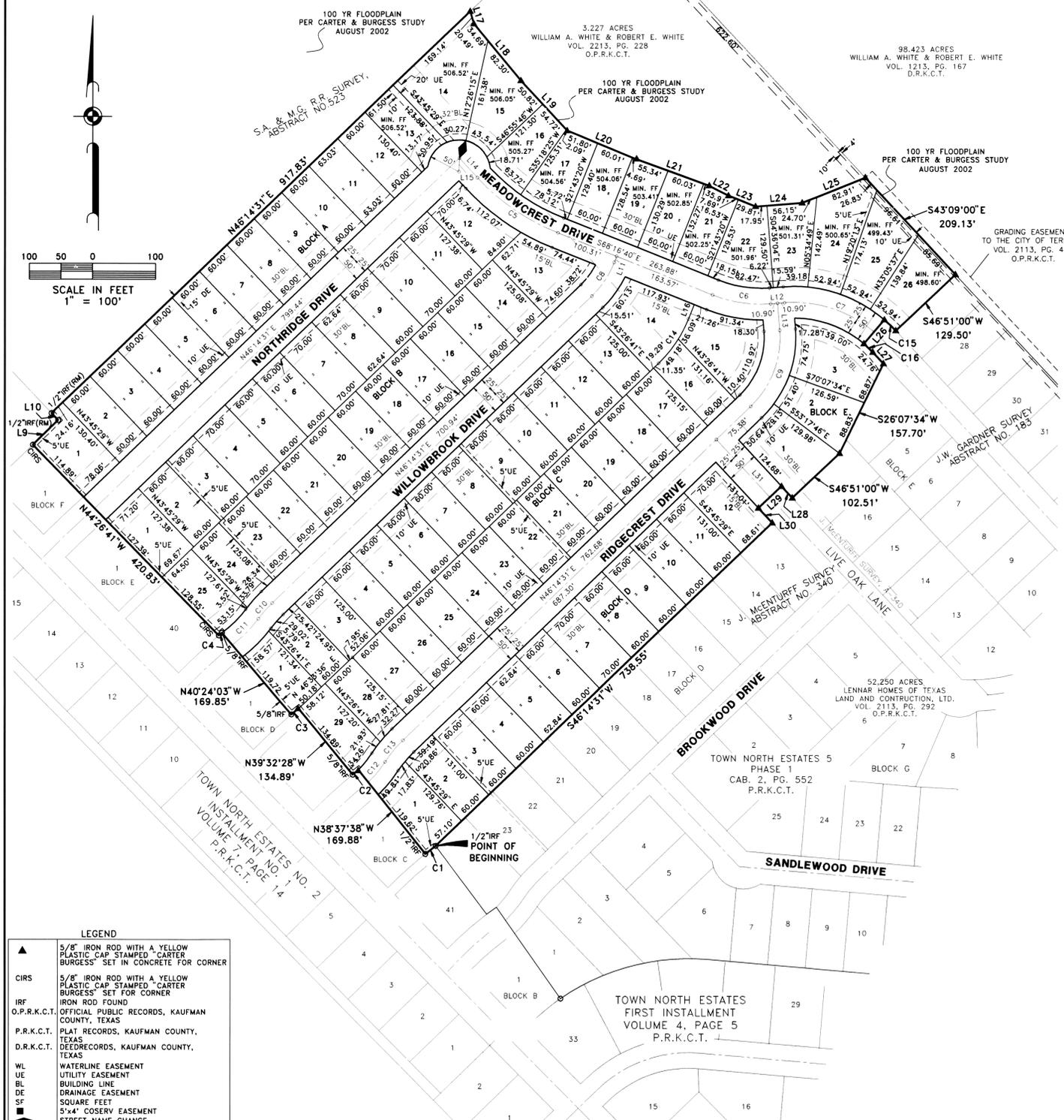
1" = 3000'



SCALE IN FEET
1" = 100'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	01°46'33"	667.28'	S52°08'42" W	20.68'	20.68'
C2	00°48'37"	837.17'	S50°51'52" W	11.84'	11.84'
C3	00°51'40"	972.06'	S50°01'45" W	14.61'	14.61'
C4	00°19'45"	1141.93'	S49°25'08" W	6.56'	6.56'
C5	25°12'26"	354.50'	S55°40'27" E	154.71'	155.96'
C6	26°19'24"	204.50'	S81°26'22" E	93.13'	93.95'
C7	44°57'06"	195.50'	S153.38'	S 72°07'31" E	149.48'
C8	24°31'11"	150.00'	N35°58'55" E	63.70'	64.19'
C9	50°50'35"	150.00'	N20°49'13" E	128.78'	133.11'
C10	09°29'59"	200.00'	N41°29'31" E	33.12'	33.16'
C11	16°49'52"	200.00'	N45°09'28" E	58.54'	58.75'
C12	12°02'34"	200.00'	N39°35'48" E	41.96'	42.04'
C13	12°40'30"	200.00'	N39°57'31" E	44.13'	44.22'
C14	24°29'39"	200.00'	N34°01'41" E	84.62'	85.27'
C15	06°29'59"	220.50'	N46°23'59" W	25.00'	25.01'
C16	06°29'59"	170.50'	S46°23'59" E	19.33'	19.34'
C17	02°02'34"	532.39'	S54°03'14" W	18.98'	18.98'

LINE	BEARING	DISTANCE
L1	S43°09'00" E	1761.77'
L2	S16°35'07" W	75.00'
L3	N73°24'53" W	200.00'
L4	S45°35'05" W	36.90'
L5	N44°32'08" W	174.85'
L6	S45°36'50" W	25.00'
L7	N44°23'10" W	370.00'
L8	N85°01'43" W	405.34'
L9	N45°54'12" E	55.52'
L10	N43°31'59" W	15.19'
L11	N21°43'20" E	10.26'
L12	N85°23'56" E	21.81'
L13	N04°36'04" W	42.86'
L14	N43°04'14" W	42.04'
L15	S01°35'08" W	21.34'
L16	N21°48'52" E	24.26'
L17	S16°22'13" E	20.49'
L18	S39°46'54" E	116.99'
L19	S43°04'14" E	107.62'
L20	S67°27'54" E	116.50'
L21	S70°09'47" E	123.06'
L22	S63°32'22" E	35.91'
L23	S68°11'08" E	46.33'
L24	N85°23'56" E	74.10'
L25	N86°17'03" E	107.61'
L26	S40°21'02" W	50.00'
L27	S43°09'00" E	24.78'
L28	N43°09'00" W	25.00'
L29	S46°51'00" W	50.00'
L30	S43°09'00" E	31.86'
L31	S 43°09'00" E	124.42'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS LENNAR HOMES OF TEXAS, INC. IS THE SOLE OWNER OF A 22.152 ACRE TRACT OF LAND SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 183 AND THE J. MCENTURFF SURVEY, ABSTRACT NO. 340, IN THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS A 52.250 ACRE TRACT, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN VOLUME 2113, PAGE 292, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID 22.152 ACRE TRACT, WITH REFERENCE BEARING BEING THE NORTHEASTERN LINE OF SAID 52.250 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF TOWN NORTH ESTATES 5, PHASE 1, AN ADDITION TO THE CITY OF TERRELL, ACCORDING TO THE PLAT RECORDED IN CABINET 2, PAGE 552, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT ALSO BEING ON A NORTHEAST CORNER OF TOWN NORTH ESTATES NO. 2 INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF TERRELL ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 14, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 46 MINUTES 33 SECONDS, A RADIUS OF 667.28 FEET AND A LONG CHORD BEARING SOUTH 52 DEGREES 08 MINUTES 42 SECONDS WEST A DISTANCE OF 20.68 FEET;

THENCE, ALONG THE NORTHEAST LINE OF AFORESAID TOWN NORTH ESTATES NO. 2 INSTALLMENT NO. 1, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.68 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 38 DEGREES 37 MINUTES 38 SECONDS EAST, A DISTANCE OF 188.88 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 48 MINUTES 37 SECONDS, A RADIUS OF 837.17 FEET AND A LONG CHORD BEARING SOUTH 50 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 11.84 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

NORTH 39 DEGREES 32 MINUTES 28 SECONDS EAST, A DISTANCE OF 134.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 40 SECONDS, A RADIUS OF 972.06 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 25 MINUTES 58 SECONDS WEST, A DISTANCE OF 14.61 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 14.61 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 40 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 169.85 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 19 MINUTES 45 SECONDS, A RADIUS OF 1141.93 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 25 MINUTES 58 SECONDS WEST, A DISTANCE OF 6.56 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 6.56 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

NORTH 44 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF 420.83 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

STATE OF TEXAS
COUNTY OF KAUFMAN

THE OWNER OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LENNAR HOMES OF TEXAS, INC., OWNER

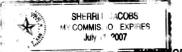
BY: *Steve Lenart*
VICE PRESIDENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LANCE PROCTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE 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 11 DAY OF August, 2005.

Jeffrey S. DeLaughter
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES



THAT I, MICHAEL J. BAITUP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TERRELL, TEXAS.

Michael J. Baitup
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE 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 2nd DAY OF August, 2005.

Jeffrey S. DeLaughter
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES



GENERAL NOTES:

- REFERENCE BEARING BEING THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS A 52.250 ACRE TRACT, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN VOLUME 2113, PAGE 292, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.
- ALL BOUNDARY CORNERS, BLOCK CORNERS, CURVE POINTS AND ANGLE POINTS ARE MONUMENTED WITH 5/8" IRON RODS WITH YELLOW CAPS STAMPED "CARTER BURGESS" SET IN CONCRETE UNLESS OTHERWISE NOTED.
- ALL LOT CORNERS ARE MONUMENTED WITH 5/8" IRON RODS WITH YELLOW CAPS STAMPED "CARTER BURGESS" UNLESS OTHERWISE NOTED.
- MINIMUM FLOOR ELEVATIONS (MIN. FF) ARE BASED ON CITY REQUIREMENTS FOR PADS TO BE 2" ABOVE 100 YEAR FLOODPLAIN ELEVATIONS.

2/16/02
NORTH 45 DEGREES 54 MINUTES 12 SECONDS EAST, A DISTANCE OF 55.52 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 43 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 15.19 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 46 DEGREES 14 MINUTES 31 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 52.250 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A 134.01 ACRE TRACT CONVEYED IN DEED TO RICHARD GORDON RAMSEY, A DISTANCE OF 917.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER, AT THE WEST CORNER OF A 3.227 ACRE TRACT OF LAND CONVEYED TO WILLIAM A. WHITE AND ROBERT E. WHITE, RECORDED IN VOLUME 2213, PAGE 288, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE OVER AND ACROSS AFORESAID 52.250 ACRE TRACT, AND ALONG THE SOUTHWEST LINE OF SAID 3.227 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 16 DEGREES 22 MINUTES 13 SECONDS EAST, A DISTANCE OF 20.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 39 DEGREES 46 MINUTES 54 SECONDS EAST, A DISTANCE OF 116.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 43 DEGREES 04 MINUTES 14 SECONDS EAST, A DISTANCE OF 107.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 45 DEGREES 04 MINUTES 14 SECONDS EAST, A DISTANCE OF 107.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 70 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 123.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 63 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 35.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 68 DEGREES 11 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

NORTH 85 DEGREES 23 MINUTES 56 SECONDS EAST, A DISTANCE OF 74.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

NORTH 68 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF 107.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER ON THE NORTHEAST LINE OF SAID 52.250 ACRE TRACT, AND ON THE SOUTHWEST LINE OF A 98.423 ACRE TRACT OF SAID WHITE TRACT, A DISTANCE OF 209.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR THE NORTH CORNER OF AFORESAID TOWN NORTH ESTATES 5, PHASE 1;

THENCE, SOUTH 43 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 52.250 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID WHITE TRACT, A DISTANCE OF 209.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR THE NORTH CORNER OF AFORESAID TOWN NORTH ESTATES 5, PHASE 1;

THENCE, LEAVING SAID COMMON LINE, ALONG THE NORTHWEST LINE OF SAID TOWN NORTH ESTATES 5, PHASE 1 AND OVER AND ACROSS SAID 52.250 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 129.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 59 SECONDS, A RADIUS OF 220.50 FEET AND A LONG CHORD THAT BEARS NORTH 46 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 25.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 25.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 40 DEGREES 21 MINUTES 02 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 59 SECONDS, A RADIUS OF 170.50 FEET AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 23 MINUTES 59 SECONDS EAST A DISTANCE OF 19.33 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 43 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 24.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 26 DEGREES 07 MINUTES 34 SECONDS WEST, A DISTANCE OF 157.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 46 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 102.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

NORTH 43 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 46 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 43 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET IN CONCRETE FOR CORNER;

SOUTH 46 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 738.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.152 ACRES OF LAND, MORE OR LESS.

THE CITY ENGINEER OF THE CITY OF TERRELL HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

CITY ENGINEER
BY: *Steve Lujan*
DATE: 08/11/05
RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF TERRELL, TEXAS

APPROVED AND ACCEPTED
Francis R. Anderson
MAYOR CITY OF TERRELL, TEXAS DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF TERRELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE TOWN NORTH ESTATES 5, PHASE 2 SUBDIVISION OR ADDITION TO THE CITY OF TERRELL WAS SUBMITTED TO THE CITY COUNCIL ON the 11th DAY OF August, 2005, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

Jeffrey S. DeLaughter
CITY SECRETARY, CITY OF TERRELL, TEXAS



A
FINAL PLAT
OF
**TOWN NORTH ESTATES 5
PHASE 2**

OUT OF THE
J.W. GARDNER SURVEY, ABSTRACT NO. 183 AND
THE J. MCENTURFF SURVEY, ABSTRACT NO. 340
IN THE
CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

22.152 ACRES / 95 LOTS

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS, INC.
1707 MARKET PLACE BOULEVARD
SUITE 250
IRVING, TX 75063
CONTACT: LANCE PROCTOR

ENGINEER/SURVEYOR: **Carter-Burgess**
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 290
DALLAS, TX 75247-4961
(214) 636-0145

THIS PLAT FILED IN VOL. _____, PG. _____, AUGUST 2005 SHEET 1 OF 1

FILE NO: 01-6319

TOWN NORTH ESTATES 5 PHASE 2