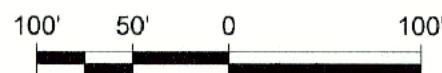


VICINITY MAP  
N.T.S.



TRACT 3  
607.680 ACRES  
HW HEARTLAND, L.P.  
VOL. 5119, PG. 142  
O.P.R.K.C.T.

183.486 ACRES  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
VOL. 5785, PG. 209  
CC# 2018-0021455  
O.P.R.K.C.T.

15' SANITARY  
SEWER EASEMENT  
BY SEPARATE INSTRUMENT

LEGEND  
O.P.R.K.C.T.  
D.R.K.C.T.  
CIRF  
VOL., PG.  
(RM)  
BL  
UE  
TVEQUE  
DE  
AE

OFFICIAL PUBLIC RECORDS, KAUFMAN  
COUNTY, TEXAS  
DEED RECORDS, KAUFMAN COUNTY, TEXAS  
CAPPED IRON ROD FOUND  
VOLUME, PAGE  
RECORD MONUMENT  
BUILDING LINE  
UTILITY EASEMENT  
TRINITY VALLEY ELECTRIC COOPERATIVE  
UTILITY EASEMENT  
DRAINAGE EASEMENT  
ACCESS EASEMENT  
STREET NAME CHANGE

POINT OF  
BEGINNING  
P.K.NAIL SET

LOT 1X,  
BLOCK E  
OPEN SPACE  
AND UE

LOT 1X,  
BLOCK A  
OPEN SPACE  
AND UE

716.699 ACRES  
JLM 717 KAUFMAN LP  
VOL. 5628, PG. 293  
O.P.R.K.C.T.

JOHN MOORE SURVEY  
ABSTRACT NO. 309

30' SANITARY  
SEWER EASEMENT  
C.C.# 2018-0011994  
O.P.R.K.C.T.

APPROXIMATE LOCATION  
100 YEAR  
POST-DEVELOPMENT  
FLOODPLAIN

APPROXIMATE LOCATION  
100 YEAR FLOOD ZONE

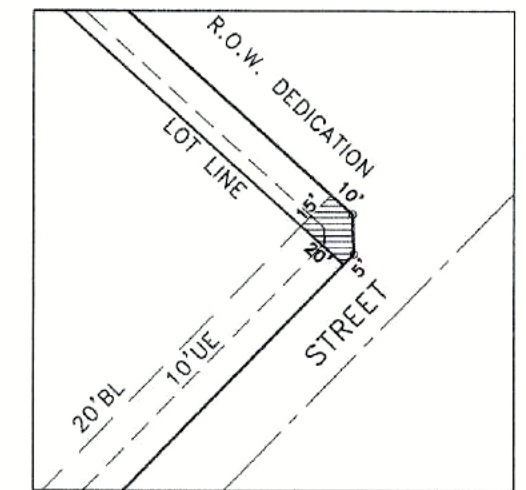
320.00 ACRES  
TEXAS 903 PARTNERS LP  
VOL. 5808, PG. 134  
O.P.R.K.C.T.

NOTES:

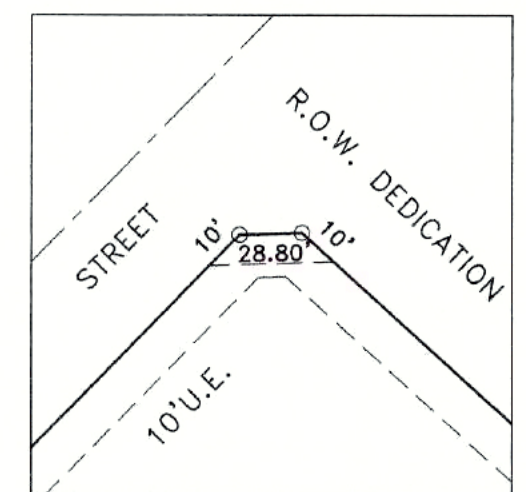
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID=DF8984) AND ELLIS CORS ARP (PID=DF8988)
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48257C0175D, DATED JULY 3, 2012.
4. ALL CORNERS ARE 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

LOT AREA TABLE																							
LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.
1	BLK A	0.131	5719	18	BLK B	0.101	4400	24	BLK C	0.125	5450	6	BLK E	0.101	4400	1	BLK D	0.125	5450	7	BLK E	0.101	4400
2	BLK A	0.107	4681	19	BLK B	0.101	4400	1	BLK D	0.101	4400	8	BLK E	0.101	4400	2	BLK D	0.101	4400	8	BLK E	0.101	4400
3	BLK A	0.109	4740	20	BLK B	0.101	4400	2	BLK D	0.101	4400	9	BLK E	0.101	4400	3	BLK D	0.101	4400	9	BLK E	0.101	4400
4	BLK A	0.110	4799	21	BLK B	0.101	4400	3	BLK D	0.101	4400	10	BLK E	0.101	4400	4	BLK D	0.101	4400	10	BLK E	0.101	4400
5	BLK A	0.112	4857	22	BLK B	0.101	4400	4	BLK D	0.101	4400	11	BLK E	0.101	4400	5	BLK D	0.101	4400	11	BLK E	0.101	4400
6	BLK A	0.113	4916	23	BLK B	0.101	4400	5	BLK D	0.101	4400	12	BLK E	0.101	4400	6	BLK D	0.101	4400	12	BLK E	0.101	4400
7	BLK A	0.114	4975	24	BLK B	0.125	5450	6	BLK D	0.101	4400	13	BLK E	0.101	4400	7	BLK D	0.101	4400	13	BLK E	0.101	4400
8	BLK A	0.116	5034	1	BLK C	0.125	5450	7	BLK D	0.101	4400	14	BLK E	0.101	4400	8	BLK D	0.101	4400	14	BLK E	0.101	4400
9	BLK A	0.117	5092	2	BLK C	0.101	4400	8	BLK D	0.106	4598	15	BLK E	0.101	4400	9	BLK D	0.115	4996	15	BLK E	0.101	4400
10	BLK A	0.118	5151	3	BLK C	0.101	4400	9	BLK D	0.101	4400	16	BLK E	0.101	4400	10	BLK D	0.115	4996	16	BLK E	0.101	4400
11	BLK A	0.120	5210	4	BLK C	0.101	4400	10	BLK D	0.125	5456	17	BLK E	0.101	4400	11	BLK D	0.125	5456	17	BLK E	0.101	4400
12	BLK A	0.150	6545	5	BLK C	0.101	4400	11	BLK D	0.136	5936	18	BLK E	0.101	4400	12	BLK D	0.136	5936	18	BLK E	0.101	4400
1X	BLK A	0.170	7405	6	BLK C	0.101	4400	12	BLK D	0.181	7884	19	BLK E	0.101	4400	13	BLK D	0.181	7884	19	BLK E	0.101	4400
1	BLK B	0.125	5450	7	BLK C	0.101	4400	13	BLK D	0.166	7213	20	BLK E	0.101	4400	14	BLK D	0.166	7213	20	BLK E	0.101	4400
2	BLK B	0.101	4400	8	BLK C	0.101	4400	14	BLK D	0.119	5183	21	BLK E	0.101	4400	15	BLK D	0.119	5183	21	BLK E	0.101	4400
3	BLK B	0.101	4400	9	BLK C	0.101	4400	15	BLK D	0.115	4990	22	BLK E	0.101	4400	16	BLK D	0.115	4990	22	BLK E	0.101	4400
4	BLK B	0.101	4400	10	BLK C	0.101	4400	16	BLK D	0.114	4953	23	BLK E	0.101	4400	17	BLK D	0.114	4953	23	BLK E	0.101	4400
5	BLK B	0.101	4400	11	BLK C	0.101	4400	17	BLK D	0.114	4982	24	BLK E	0.101	4400	18	BLK D	0.114	4982	24	BLK E	0.101	4400
6	BLK B	0.101	4400	12	BLK C	0.125	5450	18	BLK D	0.120	5240	25	BLK E	0.101	4400	19	BLK D	0.120	5240	25	BLK E	0.101	4400
7	BLK B	0.101	4400	13	BLK C	0.125	5450	19	BLK D	0.114	4982	26	BLK E	0.101	4400	20	BLK D	0.114	4982	26	BLK E	0.101	4400
8	BLK B	0.101	4400	14	BLK C	0.101	4400	20	BLK D	0.101	4400	27	BLK E	0.101	4400	21	BLK D	0.101	4400	27	BLK E	0.101	4400
9	BLK B	0.101	4400	15	BLK C	0.101	4400	21	BLK D	0.101	4400	28	BLK E	0.101	4400	22	BLK D	0.101	4400	28	BLK E	0.101	4400
10	BLK B	0.101	4400	16	BLK C	0.101	4400	22	BLK D	0.101	4400	29	BLK E	0.101	4400	23	BLK D	0.101	4400	29	BLK E	0.101	4400
11	BLK B	0.101	4400	17	BLK C	0.101	4400	23	BLK D	0.125	5450	30	BLK E	0.101	4400	24	BLK D	0.125	5450	30	BLK E	0.101	4400
12	BLK B	0.125	5450	18	BLK C	0.101	4400	1X	BLK E	0.037	1601	31	BLK F	0.101	4400	25	BLK D	0.037	1601	31	BLK F	0.101	4400
13	BLK B	0.125	5450	19	BLK C	0.101	4400	1	BLK E	0.118	5147	32	BLK F	0.101	4400	26	BLK D	0.118	5147	32	BLK F	0.101	4400
14	BLK B	0.101	4400	20	BLK C	0.101	4400	2	BLK E	0.101	4400	33	BLK F	0.101	4400	27	BLK D	0.101	4400	33	BLK F	0.101	4400
15	BLK B	0.101	4400	21	BLK C	0.101	4400	3	BLK E	0.101	4400	34	BLK F	0.101	4400	28	BLK D	0.101	4400	34	BLK F	0.101	4400
16	BLK B	0.101	4400	22	BLK C	0.101	4400	4	BLK E	0.101	4400	35	BLK F	0.101	4400	29	BLK D	0.101	4400	35	BLK F	0.101	4400
17	BLK B	0.101	4400	23	BLK C	0.101	4400	5	BLK E	0.101	4400	36	BLK F	0.101	4400	30	BLK D	0.101	4400	36	BLK F	0.101	4400

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	32°03'30"	500.00'	S60°18'06"W	278.13'	278.78'
C2	28°42'59"	400.00'	S31°24'09"E	198.39'	200.48'
C3	18°12'01"	50.00'	S53°20'22"W	15.82'	15.88'
C4	126°24'03"	50.00'	S00°45'39"E	89.26'	110.31'
C5	18°12'01"	50.00'	S54°51'40"E	15.82'	15.88'



10'x15' ACCESS EASEMENT  
DETAIL  
(N.T.S.)



20' CORNER CLIP ACCESS  
EASEMENT DETAIL  
(N.T.S.)

LINE	BEARING	DISTANCE
L1	N13°42'09"W	124.49'
L2	N32°14'20"W	92.30'
L3	S76°17'51"W	117.97'
L4	S89°14'21"W	28.28'
L5	S17°02'40"E	78.30'
L6	S44°14'21"W	140.22'
L7	N00°45'39"W	14.14'
L8	S89°14'21"W	14.14'
L9	S01°48'43"E	13.88'
L10	N89°11'17"E	14.40'
L11	N89°14'21"E	14.14'
L12	S00°45'39"E	14.14'
L13	S89°14'21"W	14.14'
L14	N00°45'39"W	14.14'
L15	N89°14'21"E	14.14'
L16	N00°45'39"W	14.14'
L17	S89°14'21"W	14.14'
L18	N00°45'39"W	14.14'
L19	N89°14'21"E	14.14'
L20	S31°53'15"E	41.20'
L21	S29°02'54"E	12.28'
L22	S00°45'39"E	14.14'
L23	N63°52'25"W	13.68'
L24	N00°45'39"W	14.14'
L25	S47°51'47"E	100.07'
L26	S01°48'43"E	13.88'
L27	S47°51'47"E	110.07'
L28	S00°45'39"E	14.14'
L29	N89°14'21"E	14.14'
L30	S29°56'32"W	13.73'
L31	N88°11'17"E	14.40'

FINAL PLAT

HIGHBRIDGE  
PHASE 1

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

32.455 ACRES  
116 RESIDENTIAL LOTS AND  
3 NON-RESIDENTIAL LOTS

OWNER/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 440  
Dallas, Texas 75206  
Phone 469.621.0710

T.B.P.L.S. Firm No. 10194465

Date: AUGUST 2019 JOB NO. 0015 SHEET 1 OF 2

THIS PLAT FILED IN \_\_\_\_\_



S:\NTX-LAND\0015\200 SURVEY\390 MAPPING\PLAT CHECK\HIGHBRIDGE-PH1\0015FA01-HIGHBRIDGE.DWG 8/27/2019 12:34 PM

OWNER'S CERTIFICATION

STATE OF TEXAS       X  
COUNTY OF KAUFMAN   X

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., IS THE SOLE OWNER OF A 32.455 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 183.486 ACRE TRACT OF LAND, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-0021455, AND RECORDED IN VOLUME 5785, PAGE 209, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID 32.455 ACRE TRACT, WITH REFERENCE 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:

BEGINNING AT A P.K. NAIL SET FOR THE NORTH CORNER OF SAID 183.486 ACRE TRACT AND THE COMMON EAST CORNER OF A 607.680 ACRE TRACT OF LAND CONVEYED AS TRACT 3 TO HW HEARTLAND, L.P., BY DEED RECORDED IN VOLUME 3119, PAGE 142, DEED RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING WITHIN EVANS ROAD, ALSO KNOWN AS COUNTY ROAD 260, (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 47 DEGREES 51 MINUTES 47 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 183.486 ACRE TRACT AND ALONG SAID EVANS ROAD, A DISTANCE OF 1243.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EAST CORNER OF SAID 183.486 ACRE TRACT AND THE COMMON NORTH CORNER OF A 320.00 ACRE TRACT OF LAND CONVEYED TO TEXAS 503 PARTNERS LP, BY DEED RECORDED IN VOLUME 5808, PAGE 134, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD WITH CAP STAMPED "PATE ENGINEERING" FOUND BEARS SOUTH 47 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 156.77 FEET;

THENCE, ALONG A SOUTHEAST LINE OF SAID 183.486 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 320.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 328.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND FOR CORNER;

SOUTH 60 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 1104.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND FOR CORNER, FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND BEARS SOUTH 60 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 265.66 FEET;

THENCE, OVER AND ACROSS SAID 183.486 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 29 DEGREES 01 MINUTE 40 SECONDS WEST, A DISTANCE OF 375.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 13 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 124.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 32 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 92.30 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 381.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHWEST LINE OF SAID 183.486 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF AFORESAID 607.680 ACRE TRACT;

THENCE, NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1143.85 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 32.455 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING HEREIN BY AND THROUGH HIS(ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HIGHBRIDGE, PHASE 1, 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 DISTRICTS 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 30<sup>th</sup> DAY OF August, A.D. 2019.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY [Signature]  
OWNER  
Authorized Agent  
TITLE

STATE OF TEXAS       X  
COUNTY OF KAUFMAN   X  
DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Paul Velando, OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 30<sup>th</sup> DAY OF August, A.D. 2019.

Dorcas M. Delington  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3/22/22

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. BAITUP, 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]  
MICHAEL J. BAITUP  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4574

DATE: 8/28/19



STATE OF TEXAS       X  
COUNTY OF DALLAS   X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, 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 28<sup>th</sup> DAY OF August, A.D. 2019.

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



MY COMMISSION EXPIRES: 12/16/2020

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] 9.13.19  
SIGNATURE OF CHAIRMAN       DATE

APPROVED BY: CITY COUNCIL  
CITY OF CRANDALL, TEXAS

[Signature] 9.13.19  
SIGNATURE OF MAYOR       DATE

ATTEST: [Signature] 9.13.19  
CITY SECRETARY       DATE

Inst # 2019-0022745 Cab/SI - 3/528  
Filed for Record - Kaufman County  
Monday, September 16, 2019  
COPY - NOT COMPARED TO ORIGINAL

A  
FINAL PLAT  
OF  
HIGHBRIDGE  
PHASE 1

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

32.455 ACRES  
116 RESIDENTIAL LOTS AND  
3 NON-RESIDENTIAL LOTS

OWNER/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. [Signature]  
6060 North Central Expressway       Phone 469.621.0710  
Suite 440  
Dallas, Texas 75206       T.B.P.L.S. Firm No. 10194465  
Date: AUGUST 2019       JOB NO. 0015       SHEET 2 OF 2

THIS PLAT FILED IN \_\_\_\_\_

HIGHBRIDGE, PHASE 1