

VICINITY MAP
N.T.S.



100' 50' 0 100'

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

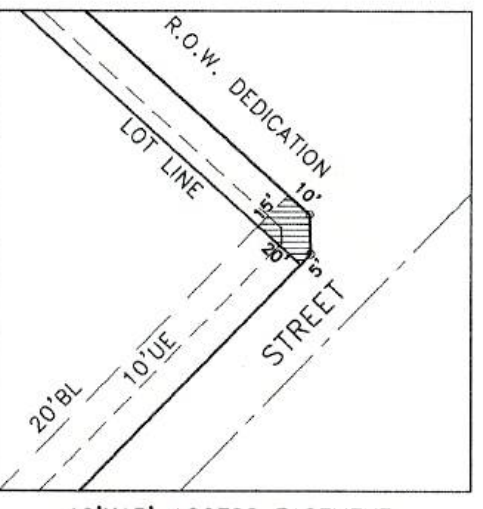
320.00 ACRES
TEXAS 903 PARTNERS LP
VOL. 5808, PG. 134
O.P.R.K.C.T.

NOTES:

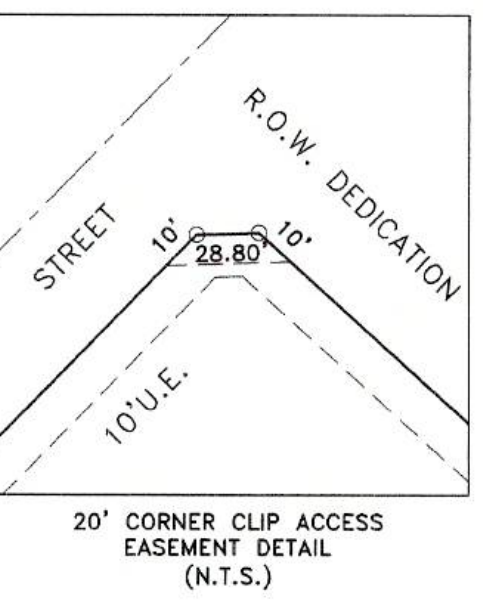
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID=DF8984) AND ELLIS CORS ARP (PID=DF8988)
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF 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.
1	BLK A	0.131	5719	18	BLK B	0.101	4400	24	BLK C	0.125	5450
2	BLK A	0.107	4681	19	BLK B	0.101	4400	1	BLK D	0.125	5450
3	BLK A	0.109	4740	20	BLK B	0.101	4400	2	BLK D	0.101	4400
4	BLK A	0.110	4799	21	BLK B	0.101	4400	3	BLK D	0.101	4400
5	BLK A	0.112	4857	22	BLK B	0.101	4400	4	BLK D	0.101	4400
6	BLK A	0.113	4916	23	BLK B	0.101	4400	5	BLK D	0.101	4400
7	BLK A	0.114	4975	24	BLK B	0.125	5450	6	BLK D	0.101	4400
8	BLK A	0.116	5034	1	BLK C	0.125	5450	7	BLK D	0.101	4400
9	BLK A	0.117	5092	2	BLK C	0.101	4400	8	BLK D	0.106	4598
10	BLK A	0.118	5151	3	BLK C	0.101	4400	9	BLK D	0.115	4996
11	BLK A	0.120	5210	4	BLK C	0.101	4400	10	BLK D	0.125	5456
12	BLK A	0.150	6545	5	BLK C	0.101	4400	11	BLK D	0.136	5936
1X	BLK A	0.170	7405	6	BLK C	0.101	4400	12	BLK D	0.181	7884
1	BLK B	0.125	5450	7	BLK C	0.101	4400	13	BLK D	0.166	7213
2	BLK B	0.101	4400	8	BLK C	0.101	4400	14	BLK D	0.119	5183
3	BLK B	0.101	4400	9	BLK C	0.101	4400	15	BLK D	0.115	4990
4	BLK B	0.101	4400	10	BLK C	0.101	4400	16	BLK D	0.114	4953
5	BLK B	0.101	4400	11	BLK C	0.101	4400	17	BLK D	0.114	4982
6	BLK B	0.101	4400	12	BLK C	0.125	5450	18	BLK D	0.120	5240
7	BLK B	0.101	4400	13	BLK C	0.125	5450	19	BLK D	0.101	4400
8	BLK B	0.101	4400	14	BLK C	0.101	4400	20	BLK D	0.101	4400
9	BLK B	0.101	4400	15	BLK C	0.101	4400	21	BLK D	0.101	4400
10	BLK B	0.101	4400	16	BLK C	0.101	4400	22	BLK D	0.101	4400
11	BLK B	0.101	4400	17	BLK C	0.101	4400	23	BLK D	0.125	5450
12	BLK B	0.125	5450	18	BLK C	0.101	4400	1X	BLK E	0.037	1601
13	BLK B	0.125	5450	19	BLK C	0.101	4400	1	BLK E	0.118	5147
14	BLK B	0.101	4400	20	BLK C	0.101	4400	2	BLK E	0.101	4400
15	BLK B	0.101	4400	21	BLK C	0.101	4400	3	BLK E	0.101	4400
16	BLK B	0.101	4400	22	BLK C	0.101	4400	4	BLK E	0.101	4400
17	BLK B	0.101	4400	23	BLK C	0.101	4400	5	BLK E	0.101	4400

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	32°03'30"	500.00'	S50°18'06"W	278.33'	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'



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
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.
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\G015\200 SURVEY\290 MAPPING\PLAT CHECK\HIGHBRIDGE-PHY\G015PA01-HIGHBRIDGE.DWG 8/27/2019 12:34 PM

S:\NTX-LAND\0015\200 SURVEY\290 MAPING\PLAT CHECK\HIGHBRIDGE-PH1\0015PA01-HIGHBRIDGE.DWG 8/27/2019 12:54 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 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 30th 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 Solano, 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 30th DAY OF August, A.D. 2019.

Deane 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 28th 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 A 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. [Logo]
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