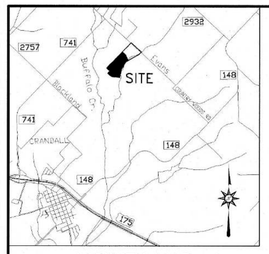
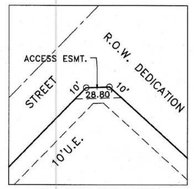
HIGHBRIDGE, PHASE 2



VICINITY MAP
NOT TO SCALE

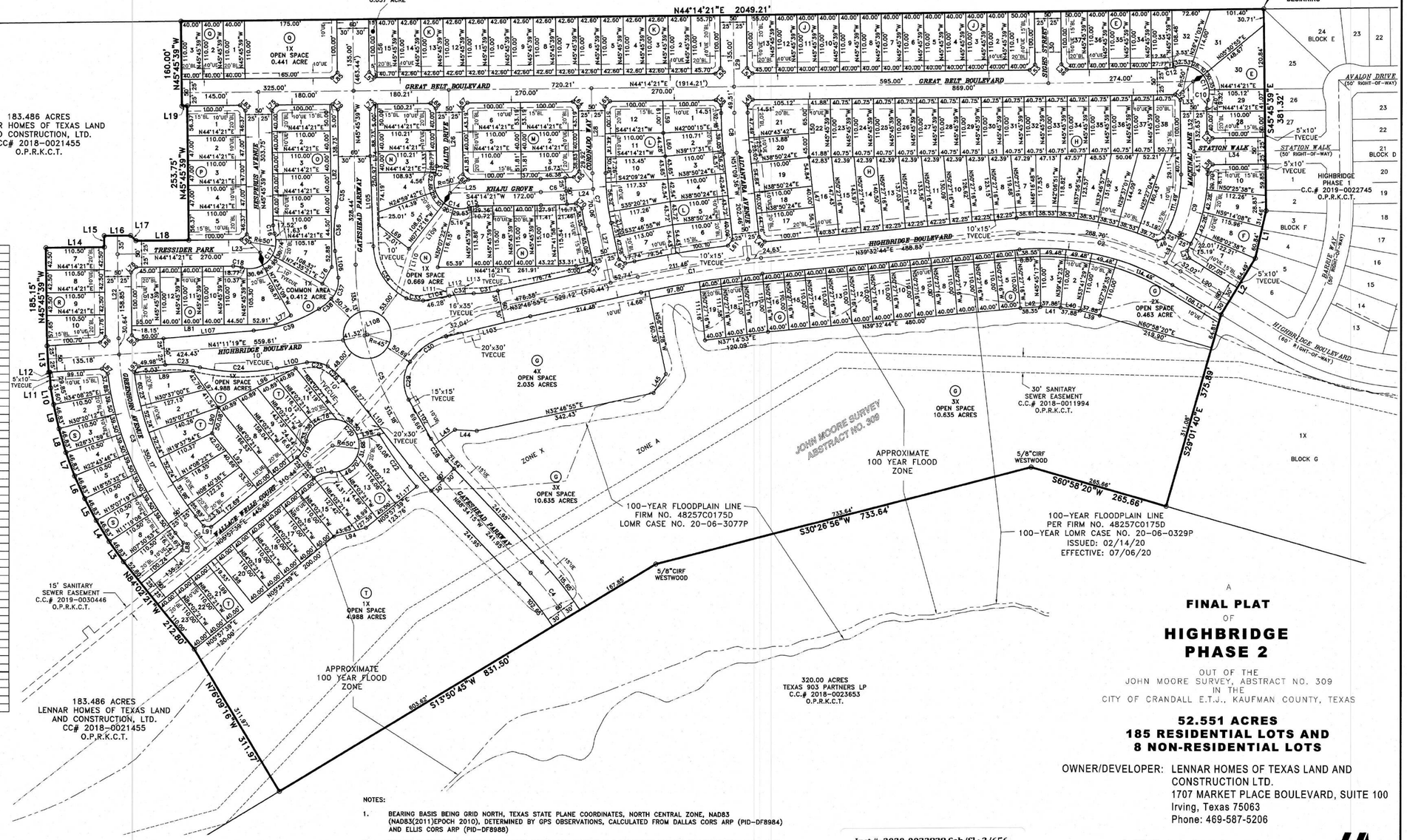


20' CORNER CLIP ACCESS EASEMENT DETAIL (N.T.S.)

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6°45'49"	2000.00'	S36°09'49"W	235.96'	236.09'
C2	36°45'07"	500.00'	N57°55'18"E	315.25'	320.72'
C3	38°16'42"	570.00'	S64°54'00"E	373.76'	380.81'
C4	10°25'22"	600.00'	N83°21'34"W	109.00'	109.15'
C5	42°48'36"	600.00'	N67°09'57"W	437.95'	448.31'
C6	3°25'44"	800.00'	S42°31'29"W	47.87'	47.88'
C7	11°27'26"	500.00'	N51°29'22"W	99.82'	99.98'
C8	5°23'57"	800.00'	N48°27'38"W	75.36'	75.39'
C9	28°23'22"	250.00'	N31°33'58"W	122.61'	123.87'
C10	18°12'01"	50.00'	N36°39'38"W	15.82'	15.88'
C11	126°24'03"	50.00'	N89°14'21"E	89.26'	110.31'
C12	18°12'01"	50.00'	N35°08'20"E	15.82'	15.88'
C13	18°12'01"	50.00'	S36°39'38"E	15.82'	15.88'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C14	126°24'03"	50.00'	S89°14'21"W	89.26'	110.31'
C15	18°12'01"	50.00'	N35°08'20"E	15.82'	15.88'
C16	18°12'01"	50.00'	N54°51'40"W	15.82'	15.88'
C17	126°24'03"	50.00'	N00°45'39"W	89.26'	110.31'
C18	18°12'01"	50.00'	N53°20'22"E	15.82'	15.88'
C19	41°24'35"	50.00'	N14°44'38"W	35.36'	36.14'
C20	262°49'09"	50.00'	N84°02'21"W	75.00'	229.35'
C21	41°24'35"	50.00'	N26°39'56"E	35.36'	36.14'
C22	10°50'16"	645.00'	S80°59'13"E	121.82'	122.01'
C23	015°54'56"	238.50'	S49°08'47"W	66.04'	66.25'
C24	023°12'55"	361.50'	S45°29'48"W	145.47'	146.47'
C25	043°17'46"	54.50'	S55°32'13"W	40.21'	41.18'
C26	019°41'16"	114.50'	N87°01'44"E	39.15'	39.34'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C27	005°26'37"	630.00'	N85°50'57"W	59.83'	59.86'
C28	011°35'13"	247.50'	S80°36'45"E	49.97'	50.05'
C29	063°32'12"	68.00'	S43°03'02"E	71.60'	75.41'
C30	042°39'10"	114.50'	S10°02'39"W	83.28'	85.24'
C31	011°28'42"	229.50'	S38°31'16"W	45.90'	45.98'
C32	009°47'14"	270.50'	S39°22'00"W	46.15'	46.21'
C33	037°16'03"	49.50'	N53°06'25"E	31.63'	32.20'
C34	061°08'27"	114.50'	S77°41'20"E	116.47'	122.18'
C35	011°28'42"	229.50'	N40°01'18"W	45.90'	45.98'
C36	017°37'53"	270.50'	N43°05'54"W	82.91'	83.24'
C37	050°11'08"	49.50'	N26°49'16"W	41.98'	43.36'
C38	015°07'10"	114.50'	N05°49'52"E	30.13'	30.21'
C39	026°25'59"	284.50'	N26°36'27"E	130.09'	131.25'



LINE	BEARING	DISTANCE
L1	S32°14'20"E	92.30'
L2	S13°42'09"E	124.49'
L3	N80°35'01"W	46.83'
L4	N76°46'47"W	46.83'
L5	N72°58'34"W	46.83'
L6	N69°10'21"W	46.83'
L7	N65°22'08"W	46.83'
L8	N61°33'55"W	46.83'
L9	N57°45'41"W	46.83'
L10	N54°58'55"W	31.60'
L11	N48°48'41"W	29.85'
L12	S41°11'19"W	1.62'
L13	N48°48'41"W	50.00'
L14	N44°14'21"E	110.50'
L15	N45°45'39"W	21.56'
L16	N44°14'21"E	50.00'
L17	N89°14'21"E	14.14'
L18	N44°14'21"E	100.00'
L19	S44°14'21"W	10.00'
L20	N76°17'51"E	108.12'
L21	N84°02'21"W	58.67'
L22	N45°45'39"W	193.85'
L23	S89°14'21"W	28.28'
L24	S40°48'37"W	51.14'
L25	N00°45'39"W	28.28'
L26	N45°45'39"W	195.00'
L27	N57°13'05"W	110.08'
L28	N45°45'39"W	160.60'
L29	N45°45'39"W	184.51'
L30	N45°45'39"W	135.00'
L31	N17°22'17"W	54.60'
L32	N45°45'39"W	175.74'
L33	S00°45'39"E	28.28'
L34	N44°14'21"E	135.00'
L35	S89°14'21"W	14.14'
L36	S89°14'21"W	14.14'
L37	N60°45'08"W	14.54'
L38	N00°45'39"W	14.14'
L39	N59°19'28"E	37.88'
L40	N53°17'34"E	37.88'
L41	N47°15'40"E	37.88'
L42	N41°21'16"E	38.35'
L43	N08°55'32"E	47.65'
L44	N47°46'55"E	41.26'
L45	N12°00'17"W	42.58'
L46	S26°00'24"W	14.54'
L47	N51°09'36"W	150.95'
L48	S84°11'34"W	14.23'
L49	N00°45'39"W	14.14'
L50	N45°45'39"W	110.00'
L51	S44°14'21"W	40.75'
L52	N89°14'21"E	14.14'
L53	S00°45'39"E	14.14'
L54	S89°14'21"W	14.14'
L55	S00°45'39"E	14.14'
L56	N45°45'39"W	110.00'

LINE	BEARING	DISTANCE
L57	S89°14'21"W	14.14'
L58	N89°14'21"E	14.14'
L59	N45°45'39"W	61.00'
L60	N50°14'06"W	44.28'
L61	S06°35'00"E	14.25'
L62	S77°46'55"W	14.14'
L63	N00°45'39"W	14.14'
L64	N89°14'21"E	14.14'
L65	S02°35'14"E	14.53'
L66	S89°14'21"W	14.14'
L67	N00°45'39"W	14.14'
L68	N89°14'21"E	14.14'
L69	S82°47'44"W	72.01'
L70	N84°10'22"E	14.54'
L71	S32°46'55"W	31.90'
L72	S12°13'05"E	14.14'
L73	N00°45'39"W	14.14'
L74	S45°45'39"E	229.20'
L75	N00°45'39"W	14.14'
L76	S15°24'39"E	36.36'
L77	S15°26'51"W	33.10'
L78	N00°45'39"W	14.14'
L79	N89°14'21"E	14.14'
L80	S87°39'55"W	13.77'
L81	N44°14'21"E	272.41'
L82	N45°45'39"W	307.38'
L83	N89°14'21"E	14.14'
L84	S00°45'39"E	14.14'
L85	S00°45'39"E	14.14'
L86	S02°24'10"E	14.49'
L87	N84°43'47"E	14.50'
L88	S39°02'21"E	14.14'
L89	N41°11'19"E	110.25'
L90	S31°02'12"E	50.08'
L91	S50°57'39"W	14.14'
L92	N84°02'21"W	136.39'
L93	N05°24'15"W	13.74'
L94	N29°29'35"E	62.62'
L95	S31°09'24"W	40.08'
L96	S17°57'09"W	163.57'
L97	N80°31'57"W	84.30'
L98	N84°02'21"W	110.00'
L99	N84°02'21"W	110.00'
L100	N33°53'20"E	57.83'
L101	S83°07'38"E	206.64'
L102	N74°49'08"W	85.31'
L103	N31°22'14"E	163.80'
L104	S34°28'23"W	50.75'
L105	N47°07'07"W	170.16'
L106	S51°54'50"E	50.75'
L107	S39°49'27"W	171.36'
L108	N26°33'55"E	5.59'
L109	S07°12'16"E	107.77'
L110	S28°46'53"E	86.40'
L111	N49°22'42"W	16.00'
L112	N37°18'02"E	35.00'
L113	S49°35'09"E	16.00'

LEGEND

BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT
TVECUE	TRINITY VALLEY ELECTRIC COOPERATIVE UTILITY EASEMENT
CIRF	IRON ROD WITH PLASTIC CAP FOUND
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
	STREET NAME CHANGE

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.

Inst #: 2020-0032828 Cab/Sl : 3/656
Filed for record in Kaufman County
On 10/22/20 3:06 PM

THIS PLAT FILED IN _____

A
FINAL PLAT
OF
HIGHBRIDGE PHASE 2

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

52.551 ACRES
185 RESIDENTIAL LOTS AND
8 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 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

Date: OCTOBER 2020 JOB NO. 0015 SHEET 1 OF 2

S:\NTX-LAND\0015\200 SURVEY\390 MAPPING\HIGHBRIDGE PHASES\PLAT CHECK\HIGHBRIDGE-PH2\0015-HB-PA-PH2.DWG 10/12/2020 9:21 AM

HIGHBRIDGE, PHASE 2

LOT AREA TABLE

LOT	BLOCK	ACRES	S.F.
28	E	0.125	5,450
29	E	0.102	4,423
30	E	0.193	8,426
31	E	0.219	9,536
32	E	0.132	5,757
33	E	0.101	4,394
34	E	0.101	4,400
35	E	0.101	4,400
36	E	0.101	4,400
37	E	0.125	5,450
7	F	0.151	6,583
8	F	0.140	6,077
9	F	0.135	5,885
10	F	0.135	5,894
1	G	0.111	4,818
2	G	0.111	4,818
3	G	0.111	4,818
4	G	0.109	4,728
5	G	0.101	4,400
6	G	0.101	4,400
7	G	0.101	4,400
8	G	0.101	4,400
9	G	0.101	4,400
10	G	0.101	4,400
11	G	0.101	4,400
12	G	0.101	4,400
13	G	0.101	4,400
14	G	0.101	4,400
15	G	0.101	4,400
16	G	0.101	4,400
17	G	0.102	4,427
18	G	0.102	4,458
19	G	0.102	4,458
2X	G	0.463	20,148
3X	G	10.635	463,266
4X	G	2.035	88,632
1	H	0.184	8,030
2	H	0.154	6,693
3	H	0.138	5,995
4	H	0.126	5,501
5	H	0.119	5,190
6	H	0.116	5,048
7	H	0.117	5,079
8	H	0.118	5,130
9	H	0.121	5,276
10	H	0.124	5,423
11	H	0.128	5,570
12	H	0.131	5,716
13	H	0.135	5,863
14	H	0.138	6,009
15	H	0.141	6,156
16	H	0.143	6,228
17	H	0.139	6,048
18	H	0.101	4,400
19	H	0.138	6,032
20	H	0.120	5,234
21	H	0.179	7,816
22	H	0.106	4,607
23	H	0.103	4,483
24	H	0.103	4,483
25	H	0.103	4,482
26	H	0.103	4,483
27	H	0.103	4,483
28	H	0.103	4,482
29	H	0.103	4,483
30	H	0.103	4,483
31	H	0.103	4,482
32	H	0.103	4,483
33	H	0.103	4,482
34	H	0.103	4,483
35	H	0.103	4,482
36	H	0.103	4,482
37	H	0.103	4,483
38	H	0.127	5,533

LOT	BLOCK	ACRES	S.F.
1	J	0.125	5,450
2	J	0.101	4,400
3	J	0.101	4,400
4	J	0.101	4,400
5	J	0.101	4,400
6	J	0.101	4,400
7	J	0.101	4,400
8	J	0.101	4,400
9	J	0.101	4,400
10	J	0.101	4,400
11	J	0.101	4,400
12	J	0.101	4,400
13	J	0.138	6,000
1	K	0.140	6,077
2	K	0.108	4,686
3	K	0.108	4,686
4	K	0.108	4,686
5	K	0.108	4,686
6	K	0.108	4,686
7	K	0.108	4,686
8	K	0.108	4,686
9	K	0.108	4,686
10	K	0.108	4,686
11	K	0.108	4,686
12	K	0.108	4,686
13	K	0.108	4,686
14	K	0.108	4,686
15	K	0.103	4,477
1X	K	0.037	1,600
1	L	0.148	6,431
2	L	0.105	4,591
3	L	0.109	4,754
4	L	0.107	4,679
5	L	0.110	4,809
6	L	0.130	5,644
7	L	0.133	5,785
8	L	0.122	5,318
9	L	0.134	5,829
10	L	0.121	5,269
11	L	0.113	4,932
12	L	0.153	6,660
1	M	0.133	5,801
2	M	0.101	4,400
3	M	0.128	5,570
4	M	0.130	5,649
5	M	0.101	4,400
6	M	0.133	5,801
1	N	0.125	5,460
2	N	0.101	4,408
3	N	0.101	4,404
4	N	0.136	5,916
5	N	0.160	6,951
6	N	0.127	5,537
7	N	0.106	4,596
8	N	0.106	4,600
9	N	0.106	4,600
10	N	0.109	4,751
11	N	0.147	6,415
1X	N	0.669	29,141

LOT	BLOCK	ACRES	S.F.
1	O	0.125	5,450
2	O	0.101	4,400
3	O	0.101	4,400
4	O	0.101	4,400
5	O	0.101	4,400
6	O	0.111	4,838
7	O	0.148	6,431
8	O	0.143	6,251
9	O	0.111	4,844
10	O	0.101	4,400
11	O	0.101	4,400
12	O	0.101	4,400
13	O	0.138	6,000
1X	O	0.412	17,955
1	P	0.141	6,151
2	P	0.119	5,170
3	P	0.119	5,170
4	P	0.119	5,170
5	P	0.141	6,151
1	Q	0.101	4,400
2	Q	0.101	4,400
3	Q	0.101	4,400
1X	Q	0.441	19,200
7	R	0.108	4,696
8	R	0.108	4,696
9	R	0.108	4,696
10	R	0.138	5,995
1	S	0.137	5,972
2	S	0.109	4,758
3	S	0.109	4,758
4	S	0.109	4,758
5	S	0.109	4,758
6	S	0.109	4,758
7	S	0.109	4,758
8	S	0.109	4,758
9	S	0.129	5,607
1	T	0.135	5,859
2	T	0.141	6,143
3	T	0.134	5,818
4	T	0.123	5,362
5	T	0.128	5,574
6	T	0.158	6,891
7	T	0.139	6,059
8	T	0.149	6,491
9	T	0.140	6,107
10	T	0.117	5,098
11	T	0.107	4,663
12	T	0.155	6,765
13	T	0.115	5,029
14	T	0.130	5,678
15	T	0.109	4,748
16	T	0.101	4,400
17	T	0.101	4,400
18	T	0.101	4,400
19	T	0.101	4,400
20	T	0.101	4,400
21	T	0.101	4,400
22	T	0.101	4,400
23	T	0.101	4,400
1X	T	4.988	217,283

OWNER'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF KAUFMAN)(

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., IS THE SOLE OWNER OF A 52.551 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, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 52.551 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 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF HIGHBRIDGE, PHASE 1, AN ADDITION TO THE CITY OF CRANDALL E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 2019-0022745 (CABINET 3, SLIDE 528), OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF SAID 183.486 ACRE TRACT AND THE EAST LINE OF A 607.680 ACRE TRACT OF LAND CONVEYED AS "TRACT 3" TO HW HEARTLAND, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2007-00007342, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

THENCE, OVER AND ACROSS SAID 183.486 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID HIGHBRIDGE, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 381.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 32 DEGREES 14 MINUTES 20 SECONDS EAST, A DISTANCE OF 92.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

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

SOUTH 29 DEGREES 01 MINUTES 40 SECONDS EAST, A DISTANCE OF 375.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID HIGHBRIDGE, PHASE 1, SAID POINT BEING ON THE EAST LINE OF SAID 183.486 ACRE TRACT AND THE WEST LINE OF A 320.00 ACRE TRACT OF LAND CONVEYED TO TEXAS 903 PARTNERS LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-0023653, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG SAID EAST LINE OF 183.486 ACRE TRACT AND SAID WEST LINE OF 320.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

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

SOUTH 30 DEGREES 26 MINUTES 56 SECONDS WEST, A DISTANCE OF 733.64 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND FOR CORNER;

SOUTH 13 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 831.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

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

NORTH 76 DEGREES 09 MINUTES 15 SECONDS WEST, A DISTANCE OF 311.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 02 MINUTES 21 SECONDS WEST, A DISTANCE OF 212.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 35 MINUTES 01 SECOND WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 46 MINUTES 47 SECONDS WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 58 MINUTES 34 SECONDS WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 10 MINUTES 21 SECONDS WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 61 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 45 MINUTES 41 SECONDS WEST, A DISTANCE OF 46.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 54 DEGREES 58 MINUTES 55 SECONDS WEST, A DISTANCE OF 31.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 29.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 41 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 1.62 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 185.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 110.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 21.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 253.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 2049.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 52.551 ACRES OF LAND.

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 10/20/2020

APPROVED BY: CITY COUNCIL
CITY OF CRANDALL, TEXAS

SIGNATURE OF MAYOR — DATE 10/20/2020

ATTEST:
CITY SECRETARY — DATE 10/20/2020

THIS PLAT FILED IN _____

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 2**, 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 14th DAY OF October, A.D. 2020.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY: _____
OWNER

Associate Agent
TITLE

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 Jennifer Ellis 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 THE 14th DAY OF October, A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1-15-2021

LAURA LYNN SALGADO
Notary ID # 125169119
My Commission Expires
January 15, 2021

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.

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

DATE: 10/12/20

STATE OF TEXAS
REGISTERED
MICHAEL J. BAITUP
No. 4574
PROFESSIONAL
LAND SURVEYOR

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 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 12 DAY OF October A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-1-2024

CHRISTINE SMITHHART
Notary Public, State of Texas
Comm. Expires 07-01-2
Notary ID 4927075

CHRISTINE SMITHHART
Notary Public, State of Texas
Comm. Expires 07-01-2024
Notary ID 4927075

A

FINAL PLAT
OF
HIGHBRIDGE PHASE 2

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

52.551 ACRES
185 RESIDENTIAL LOTS AND
8 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 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

Date: OCTOBER 2020 JOB NO. 0015 SHEET 2 OF 2

S:\NTX-LAND\0015\200 SURVEY\290 MAPPING\HIGHBRIDGE PHASES\PLAT CHECK\HIGHBRIDGE-PH2\0015-HB-PA-PH2.DWG 10/12/2020 9:21 AM