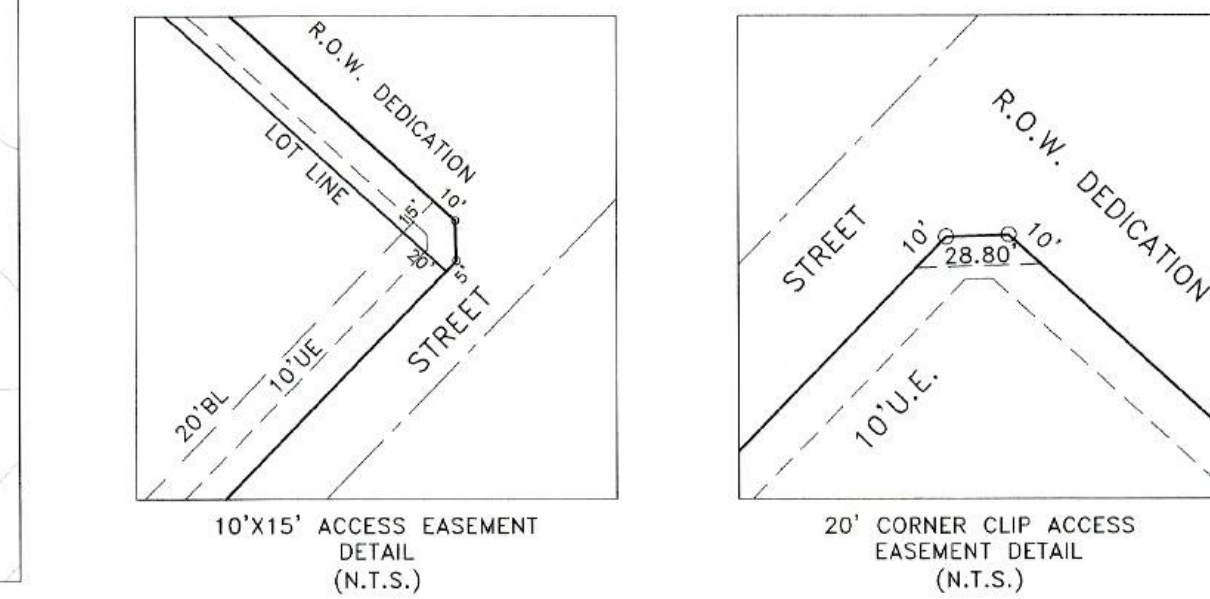
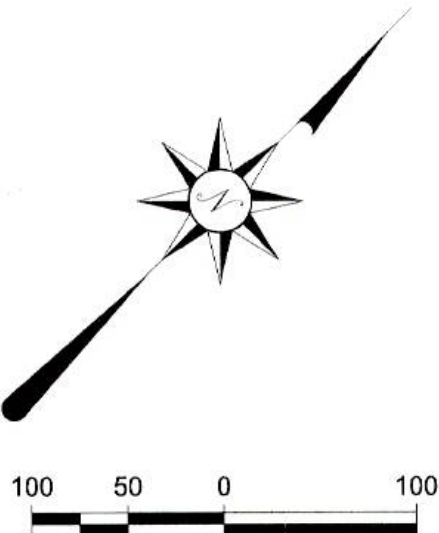
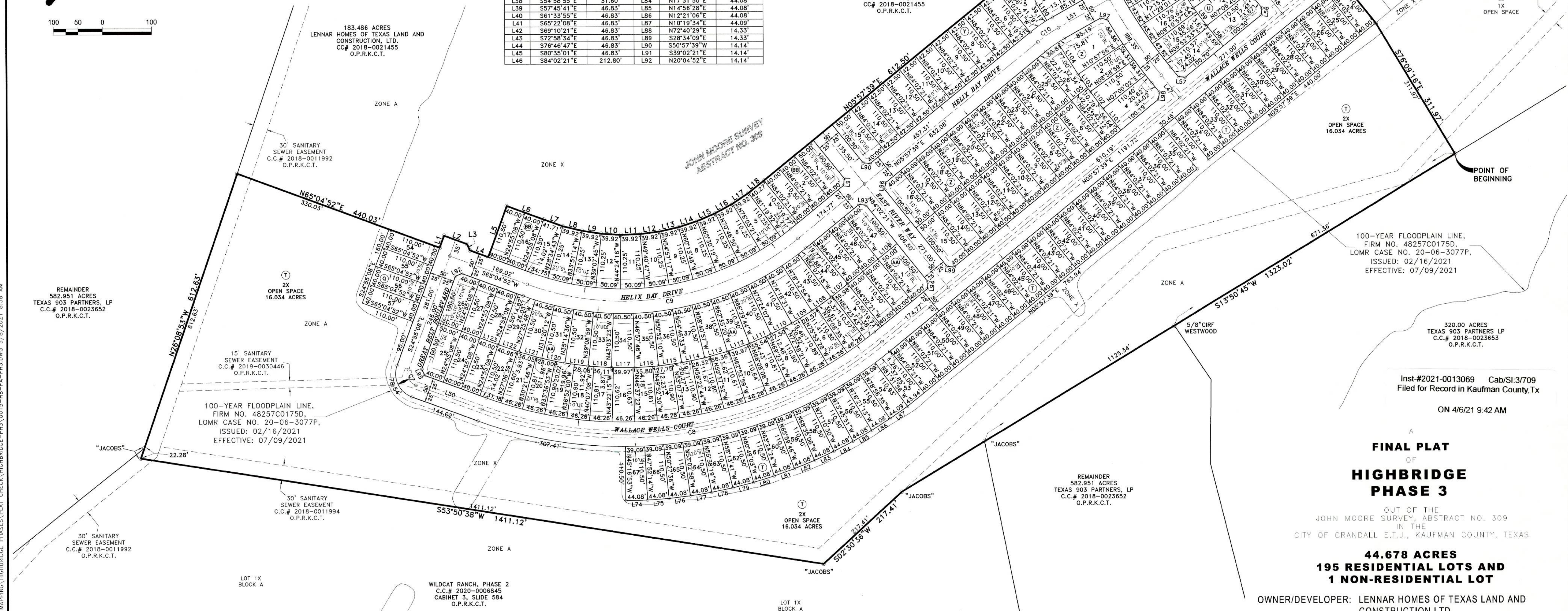


VICINITY MAP
N.T.S.



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°54'23"	475.00'	N18°36'59"E	24.09'	24.09'
C2	11°30'51"	425.00'	N35°25'54"E	85.26'	85.41'
C3	11°30'51"	400.00'	N39°25'54"E	80.25'	80.36'
C4	37°01'59"	1111.00'	N65°31'22"W	705.66'	718.09'
C5	37°35'33"	841.00'	N65°14'34"W	541.95'	551.79'
C6	8°21'43"	500.00'	N24°15'02"E	72.91'	72.97'
C7	90°00'00"	25.00'	S69°55'08"E	35.36'	39.27'
C8	59°07'13"	840.00'	N35°31'16"E	828.81'	866.75'
C9	59°07'13"	569.00'	N35°31'15"E	561.42'	587.12'
C10	9°42'48"	300.00'	N10°49'03"E	50.80'	50.86'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N24°55'08"W	26.00'	L47	N84°02'21"W	59.02'	L93	N50°57'39"E	14.14'
L2	N65°04'52"E	50.00'	L48	N84°02'21"W	58.67'	L94	S39°02'21"E	14.14'
L3	S69°55'08"E	14.14'	L49	N28°25'53"E	53.33'	L95	N69°55'08"W	14.14'
L4	N65°04'52"E	40.00'	L50	N65°04'52"E	144.02'	L96	N39°02'21"W	14.14'
L5	N24°55'08"W	110.50'	L51	N15°40'27"E	119.91'	L97	N59°55'04"E	14.33'
L6	N65°04'52"E	80.00'	L52	N85°25'59"E	14.33'	L98	S39°02'21"E	14.14'
L7	N64°12'34"E	41.71'	L53	S15°48'43"E	14.33'	L99	S50°57'39"W	14.14'
L8	N58°47'02"E	39.92'	L54	N04°36'10"W	13.95'	L100	N76°38'18"W	39.17'
L9	N53°30'31"E	39.92'	L55	N85°11'11"E	14.39'	L101	N84°02'21"W	56.64'
L10	N48°14'00"E	39.92'	L56	S39°02'21"E	14.14'	L102	N82°08'45"W	43.12'
L11	N42°57'29"E	39.92'	L57	S50°57'39"W	14.14'	L103	N80°01'33"W	43.13'
L12	N37°40'58"E	39.92'	L58	N84°02'21"W	53.30'	L104	N77°37'12"W	77.00'
L13	N32°24'27"E	39.92'	L59	N81°33'51"W	45.10'	L105	S05°57'39"W	42.18'
L14	N27°07'56"E	39.92'	L60	N78°55'04"W	45.10'	L106	S05°57'39"W	50.00'
L15	N21°51'25"E	39.92'	L61	N76°16'17"W	45.10'	L107	S06°28'56"W	43.35'
L16	N16°34'54"E	39.92'	L62	N73°37'30"W	45.10'	L108	N09°49'54"E	48.02'
L17	N11°18'23"E	39.92'	L63	N70°58'42"W	45.10'	L109	N13°44'18"E	48.02'
L18	N06°17'40"E	40.27'	L64	N68°19'55"W	45.10'	L110	S17°38'41"W	48.02'
L19	N07°35'12"E	27.06'	L65	N65°41'08"W	45.10'	L111	S21°33'05"W	48.02'
L20	N20°55'38"E	38.00'	L66	N63°02'21"W	45.10'	L112	S25°27'28"W	48.02'
L21	N69°04'22"W	44.57'	L67	N60°23'34"W	45.10'	L113	N29°21'52"E	48.02'
L22	N72°50'13"W	70.32'	L68	N57°44'46"W	45.10'	L114	N33°15'15"E	48.02'
L23	N69°55'50"W	88.34'	L69	N55°05'59"W	45.10'	L115	N37°10'39"E	48.02'
L24	N56°18'18"W	81.47'	L70	N52°26'07"W	41.93'	L116	S41°05'02"W	48.02'
L25	N54°04'29"W	48.52'	L71	N48°48'41"W	17.38'	L117	N44°59'28"E	48.02'
L26	N60°19'32"W	108.80'	L72	N04°52'30"W	13.88'	L118	N48°53'49"E	48.02'
L27	N41°11'19"E	34.39'	L73	S50°57'39"W	14.14'	L119	N52°48'13"E	48.02'
L28	N03°03'17"W	14.33'	L74	N43°25'27"E	44.08'	L120	N56°42'56"E	48.02'
L29	N41°11'20"E	50.02'	L75	N40°50'05"E	44.08'	L121	S60°37'00"W	48.02'
L30	N86°58'48"E	13.95'	L76	N38°14'43"E	44.08'	L122	S64°13'03"W	44.89'
L31	N02°49'43"W	14.38'	L77	N35°39'21"E	44.08'	L123	S65°04'52"W	40.00'
L32	N41°11'22"E	50.04'	L78	N33°04'04"E	44.08'			
L33	N87°13'54"E	13.88'	L79	N30°28'38"E	44.08'			
L34	N41°11'19"E	100.44'	L80	N27°53'16"E	44.08'			
L35	S48°48'41"E	50.00'	L81	N25°17'55"E	44.08'			
L36	N41°11'19"E	1.62'	L82	N22°42'33"E	44.08'			
L37	S48°48'41"E	23.85'	L83	N20°07'11"E	44.08'			
L38	S54°59'55"E	31.60'	L84	N17°31'50"E	44.08'			
L39	S57°45'41"E	46.83'	L85	N14°56'28"E	44.08'			
L40	S61°33'55"E	46.83'	L86	N12°21'06"E	44.08'			
L41	S65°22'08"E	46.83'	L87	N10°19'34"E	44.09'			
L42	S69°10'21"E	46.83'	L88	N7°40'29"E	14.33'			
L43	S72°58'34"E	46.83'	L89	S28°34'09"E	14.33'			
L44	S76°46'47"E	46.83'	L90	S50°57'39"W	14.14'			
L45	S80°35'01"E	46.83'	L91	S39°02'21"E	14.14'			
L46	S84°02'21"E	212.80'	L92	N20°04'52"E	14.14'			



Inst-#2021-0013069 Cab/SI:3/709
Filed for Record in Kaufman County, Tx
ON 4/6/21 9:42 AM

FINAL PLAT
OF
HIGHBRIDGE
PHASE 3

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

44.678 ACRES
195 RESIDENTIAL LOTS AND
1 NON-RESIDENTIAL LOT

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
Date: MARCH 2021 JOB NO. 0015 SHEET 1 OF 2

Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

- NOTES:
- 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)
 - 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.
 - FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48257C0175D, DATED JULY 3, 2012 AND LETTER OF MAP REVISION CASE NUMBER 20-06-3077P, WITH AN ISSUED DATE OF FEBRUARY 16, 2021 AND AN EFFECTIVE DATE OF JULY 09, 2021.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

LEGEND

BL BUILDING LINE
UE UTILITY EASEMENT
CIRF CAPPED IRON ROD FOUND
"JACOBS" STAMPED "JACOBS" FOUND
O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
TVEUCUE TRINITY VALLEY ELECTRIC COOPERATIVE UTILITY EASEMENT
STREET NAME CHANGE

S:\NTY-LAND\0015\200 SURVEY\290 MAPPING\HIGHBRIDGE PHASE3\PLAT CHECK\HIGHBRIDGE PHASE3.DWG 3/18/2021 8:38 AM

S:\NTX-LAND\0015\200 SURVEY\990 MAPPING\HIGHBRIDGE PHASE3\PLAT CHECK\HIGHBRIDGE-PH3\0015-HB-FA-PH3.DWG 3/8/2021 8:38 AM

STATE OF TEXAS)
COUNTY OF KAUFMAN)

OWNER'S CERTIFICATION

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., IS THE SOLE OWNER OF A 44.678 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. 2018-0023653, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID 44.678 ACRE TRACT, WITH 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-DP6884) AND ELLIS CORS ARP (PID-DF6988), 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 ON A SOUTHEAST LINE OF SAID 183.486 ACRE TRACT AND A COMMON NORTHWEST 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, SAID POINT BEING THE SOUTHEAST CORNER OF HIGHBRIDGE, PHASE 2, AN ADDITION TO THE CITY OF CRANDALL E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 2018, PAGE 0023653, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, SOUTH 13 DEGREES 50 MINUTES 45 SECONDS WEST, ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 671.36 FEET A 5/8" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID 320.00 ACRE TRACT, AND THE COMMON NORTH CORNER OF THE REMAINDER OF A 582.851 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 AND CONTINUING ALONG SAID SOUTHEAST LINE, PASSING AT A DISTANCE OF 1125.34 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHEAST CORNER OF WILDCAT RANCH, PHASE 2, AN ADDITION TO THE CITY OF CRANDALL E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-0008645, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND CONTINUING ALONG SAID SOUTHEAST LINE AND A COMMON NORTHWEST LINE OF SAID WILDCAT RANCH, PHASE 2, IN ALL A TOTAL DISTANCE OF 1323.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR AN ANGLE POINT ON SAID COMMON LINE;

THENCE, CONTINUING ALONG THE SOUTHEAST LINE OF SAID 183.486 ACRE TRACT AND THE COMMON NORTH LINE OF SAID WILDCAT, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 217.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR CORNER;

SOUTH 53 DEGREES 50 MINUTES 38 SECONDS WEST, A DISTANCE OF 1411.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE SOUTH CORNER OF SAID 183.486 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID WILDCAT RANCH, PHASE 2;

THENCE, NORTH 26 DEGREES 08 MINUTES 53 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 183.486 ACRE TRACT AND A COMMON NORTHEAST LINE OF SAID WILDCAT RANCH, PHASE 2, PASSING AT A DISTANCE OF 22.28 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID WILDCAT RANCH, PHASE 2, AND CONTINUING ALONG SAID SOUTHWEST LINE A TOTAL DISTANCE OF 612.63 FEET TO A 5/8" 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 65 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF 440.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 55 MINUTES 08 SECONDS WEST, A DISTANCE OF 26.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 69 DEGREES 55 MINUTES 08 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 55 MINUTES 08 SECONDS WEST, A DISTANCE OF 110.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 04 MINUTES 52 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 64 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 41.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 58 DEGREES 47 MINUTES 02 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 53 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 57 MINUTES 29 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 37 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 32 DEGREES 24 MINUTES 27 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 27 DEGREES 07 MINUTES 58 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 21 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 16 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 11 DEGREES 18 MINUTES 23 SECONDS EAST, A DISTANCE OF 39.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 17 MINUTES 40 SECONDS EAST, A DISTANCE OF 40.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 05 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 612.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 07 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 27.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 44.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 70.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 54 MINUTES 23 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS NORTH 18 DEGREES 36 MINUTES 59 SECONDS EAST, A DISTANCE OF 24.09 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 24.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 88.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 56 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF 81.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 54 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 48.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 60 DEGREES 19 MINUTES 32 SECONDS WEST, A DISTANCE OF 108.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 51 SECONDS, A RADIUS OF 425.00 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.26 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 85.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 34.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 03 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 14.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 11 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 13.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 201.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 02 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 14.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 11 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 13.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF AFORESAID HIGHBRIDGE, PHASE 2;

THENCE, CONTINUING OVER AND ACROSS SAID 183.486 ACRE TRACT AND ALONG SAID WEST LINE OF HIGHBRIDGE, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

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

NORTH 41 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 1.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

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

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

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

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

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

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

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

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

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

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

SOUTH 76 DEGREES 09 MINUTES 16 SECONDS EAST, A DISTANCE OF 311.97 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 44.678 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 3**, 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 19 DAY OF March, A.D. 2021.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY:

Christine Ellen
OWNER
Authorized Agent
TITLE

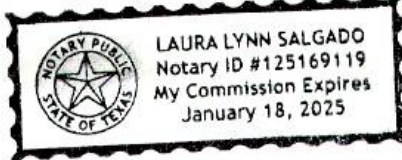
STATE OF TEXAS)
COUNTY OF KAUFMAN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Christine Ellen, 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 19 DAY OF March, A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 1-18-2025



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHRIS MATTEO, 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.

Chris Matteo
CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501
DATE: 03/10/2021



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 CHRIS MATTEO, 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 10 DAY OF March, A.D. 2021.

Christine Smith-Hart
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-1-2024



LOT AREA TABLE															
LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.
54	Q	0.101	4400	59	T	0.105	4588	8	Y	0.108	4696	16	AA	0.110	4778
55	Q	0.101	4400	60	T	0.105	4588	9	Y	0.108	4696	17	AA	0.110	4776
56	Q	0.101	4400	61	T	0.105	4588	10	Y	0.108	4696	18	AA	0.110	4775
57	Q	0.101	4400	62	T	0.105	4588	11	Y	0.108	4696	19	AA	0.110	4775
10	S	0.131	5713	63	T	0.105	4588	12	Y	0.108	4696	20	AA	0.110	4775
11	S	0.117	5111	64	T	0.105	4588	13	Y	0.108	4696	21	AA	0.110	4776
12	S	0.117	5111	65	T	0.105	4588	14	Y	0.108	4696	22	AA	0.109	4769
13	S	0.117	5110	66	T	0.105	4588	15	Y	0.126	5475	23	AA	0.101	4420
14	S	0.117	5110	67	T	0.105	4588	1	Z	0.183	7991	24	AA	0.101	4420
15	S	0.117	5110	2X	T	16.034	698452	2	Z	0.104	4549	25	AA	0.126	5475
16	S	0.117	5110	1	U	0.137	5961	3	Z	0.104	4547	26	AA	0.126	5475
17	S	0.117	5110	2	U	0.108	4694	4	Z	0.140	6082	27	AA	0.101	4420
18	S	0.117	5109	3	U	0.108	4694	5	Z	0.103	4470	28	AA	0.101	4420
19	S	0.139	6036	4	U	0.108	4694	6	Z	0.101	4420	29	AA	0.108	4685
24	T	0.101	4400	5	U	0.108	4694	7	Z	0.101	4420	30	AA	0.112	4878
25	T	0.101	4400	6	U	0.108	4694	8	Z	0.101	4420	31	AA	0.112	4878
26	T	0.101	4400	7	U	0.108	4694	9	Z	0.101	4420	32	AA	0.112	4878
27	T	0.101	4400	8	U	0.108	4694	10	Z	0.101	4420	33	AA	0.112	4878
28	T	0.101	4400	9	U	0.108	4694	11	Z	0.101	4420	34	AA	0.112	4878
29	T	0.101	4400	10	U	0.108	4694	12	Z	0.101	4420	35	AA	0.112	4878
30	T	0.101	4400	11	U	0.108	4694	13	Z	0.101	4420	36	AA	0.112	4878
31	T	0.101	4400	12	U	0.108	4694	14	Z	0.101	4420	37	AA	0.112	4878
32	T	0.101	4400	13	U	0.131	5708	15	Z	0.126	5475	38	AA	0.112	4878
33	T	0.101	4400	14	U	0.127	5548	16	Z	0.126	5475	39	AA	0.112	4878
34	T	0.101	4400	15	U	0.105	4582	17	Z	0.101	4420	40	AA	0.112	4878
35	T	0.101	4400	16	U	0.105	4582	18	Z	0.101	4420	41	AA	0.112	4878
36	T	0.101	4400	17	U	0.105	4582	19	Z	0.101	4420	42	AA	0.112	4878
37	T	0.101	4400	18	U	0.105	4582	20	Z	0.101	4420	43	AA	0.112	4878
38	T	0.101	4400	19	U	0.105	4583	21	Z	0.101	4420	44	AA	0.105	4581
39	T	0.101	4400	20	U	0.105	4583	22	Z	0.101	4420	45	AA	0.101	4420
40	T	0.101	4400	21	U	0.105	4584	23	Z	0.101	4420	46	AA	0.101	4420
41	T	0.101	4400	22	U	0.105	4584	24	Z	0.101	4420	47	AA	0.126	5475
42	T	0.101	4400	23	U	0.105	4583	25	Z	0.101	4420	1	BB	0.126	5475
43	T	0.101	4400	24	U	0.105	4583	26	Z	0.119	5201	2	BB	0.101	4420
44	T	0.101	4400	25	U	0.105	4583	1	AA	0.126	5475	3	BB	0.101	4420
45	T	0.101	4400	26	U	0.105	4583	2	AA	0.101	4420	4	BB	0.109	4739
46	T	0.101	4400	27	U	0.105	4583	3	AA	0.101	4420	5	BB	0.114	4975
47	T	0.101	4400	28	U	0.136	5936	4	AA	0.106	4599	6	BB	0.114	4975
48	T	0.101	4400	1	X	0.157	6840	5	AA	0.110	4776	7	BB	0.114	4975
49	T	0.101	4400	2	X	0.117	5116	6	AA	0.110	4775	8	BB	0.114	4975
50	T	0.101	4400	3	X	0.117	5116	7	AA	0.110	4775	9	BB	0.114	4975
51	T	0.101	4400	4	X	0.156	6815	8	AA	0.110	4775	10	BB	0.114	4975
52	T	0.101	4400	1	Y	0.191	8299	9	AA	0.110	4776	11	BB	0.114	4975
53	T	0.105	4580	2	Y	0.105	4571	10	AA	0.110	4778	12	BB	0.114	4975
54	T	0.106	4598	3	Y	0.104	4546	11	AA	0.110	4776	13	BB	0.114	4975
55	T	0.105	4588	4	Y	0.149	6473	12	AA	0.110	4775	14	BB	0.114	4975
56	T	0.105	4588	5	Y	0.129	5621	13	AA	0.110	4775	15	BB	0.115	5004
57	T	0.105	4588	6	Y	0.108	4696	14	AA	0.110	4775	16	BB	0.101	4420
58	T	0.105	4588	7	Y	0.108	4696	15	AA	0.110	4776	17	BB	0.101	4420