

Lot Number	Sq. Ft.	Acres	Lot Number	Sq. Ft.	Acres	Lot Number	Sq. Ft.	Acres	Lot Number	Sq. Ft.	Acres	Lot Number	Sq. Ft.	Acres
Lot 1 - Block A	4,550	0.104	Lot 19 - Block A	4,000	0.092	Lot 37 - Block A	7,140	0.164	Lot 55 - Block A	4,612	0.106	Lot 73 - Block A	5,054	0.116
Lot 2 - Block A	4,602	0.106	Lot 20 - Block A	4,000	0.092	Lot 38 - Block A	6,987	0.160	Lot 56 - Block A	7,703	0.177	Lot 74 - Block A	4,406	0.101
Lot 3 - Block A	4,666	0.107	Lot 21 - Block A	4,000	0.092	Lot 39 - Block A	6,987	0.160	Lot 57 - Block A	10,702	0.246	Lot 75 - Block A	4,409	0.101
Lot 4 - Block A	4,861	0.112	Lot 22 - Block A	4,000	0.092	Lot 40 - Block A	7,042	0.162	Lot 58 - Block A	6,267	0.144	Lot 76 - Block A	4,405	0.101
Lot 5 - Block A	5,194	0.119	Lot 23 - Block A	4,000	0.092	Lot 41 - Block A	5,807	0.133	Lot 59 - Block A	4,401	0.101	Lot 77 - Block A	4,402	0.101
Lot 6 - Block A	4,991	0.115	Lot 24 - Block A	4,000	0.092	Lot 42 - Block A	5,807	0.133	Lot 60 - Block A	4,401	0.101	Lot 78 - Block A	4,400	0.101
Lot 7 - Block A	6,863	0.158	Lot 25 - Block A	4,600	0.106	Lot 43 - Block A	5,483	0.126	Lot 61 - Block A	4,401	0.101	Lot 79 - Block A	4,400	0.101
Lot 8 - Block A	7,650	0.176	Lot 26 - Block A	4,600	0.106	Lot 44 - Block A	4,600	0.106	Lot 62 - Block A	4,401	0.101	Lot 80 - Block A	4,400	0.101
Lot 9 - Block A	6,235	0.143	Lot 27 - Block A	4,600	0.106	Lot 45 - Block A	4,600	0.106	Lot 63 - Block A	4,401	0.101	Lot 81 - Block A	4,400	0.101
Lot 10 - Block A	6,157	0.141	Lot 28 - Block A	4,900	0.112	Lot 46 - Block A	4,600	0.106	Lot 64 - Block A	4,401	0.101	Lot 82 - Block A	4,400	0.101
Lot 11 - Block A	4,500	0.103	Lot 29 - Block A	5,071	0.116	Lot 47 - Block A	4,600	0.106	Lot 65 - Block A	4,401	0.101	Lot 83 - Block A	4,400	0.101
Lot 12 - Block A	4,000	0.092	Lot 30 - Block A	5,083	0.117	Lot 48 - Block A	4,600	0.106	Lot 66 - Block A	4,401	0.101	Lot 84 - Block A	4,400	0.101
Lot 13 - Block A	4,000	0.092	Lot 31 - Block A	5,343	0.123	Lot 49 - Block A	4,600	0.106	Lot 67 - Block A	4,401	0.101	Lot 85 - Block A	4,615	0.106
Lot 14 - Block A	4,000	0.092	Lot 32 - Block A	6,625	0.152	Lot 50 - Block A	5,000	0.115	Lot 68 - Block A	4,400	0.101	Lot 86 - Block A	4,666	0.107
Lot 15 - Block A	4,000	0.092	Lot 33 - Block A	5,087	0.117	Lot 51 - Block A	5,000	0.115	Lot 69 - Block A	4,399	0.101	Lot 87 - Block A	4,633	0.106
Lot 16 - Block A	4,000	0.092	Lot 34 - Block A	4,687	0.108	Lot 52 - Block A	5,000	0.115	Lot 70 - Block A	4,630	0.106	Lot 88 - Block A	4,607	0.106
Lot 17 - Block A	4,000	0.092	Lot 35 - Block A	4,600	0.106	Lot 53 - Block A	6,100	0.140	Lot 71 - Block A	8,924	0.205	Lot 89 - Block A	4,589	0.105
Lot 18 - Block A	4,000	0.092	Lot 36 - Block A	6,776	0.156	Lot 54 - Block A	5,046	0.116	Lot 72 - Block A	10,040	0.230	Lot 90 - Block A	5,415	0.124

Lot Number	Sq. Ft.	Acres	Lot Number	Sq. Ft.	Acres	Lot Number	Sq. Ft.	Acres
Lot 1 - Block B	4,350	0.100	Lot 1 - Block C	7,188	0.165	Lot 15 - Block C	5,671	0.130
Lot 2 - Block B	4,400	0.101	Lot 2 - Block C	5,087	0.117	Lot 16 - Block C	5,735	0.132
Lot 3 - Block B	4,400	0.101	Lot 3 - Block C	5,092	0.117	Lot 17 - Block C	4,600	0.106
Lot 4 - Block B	4,400	0.101	Lot 4 - Block C	5,032	0.116	Lot 18 - Block C	4,600	0.106
Lot 5 - Block B	4,400	0.101	Lot 5 - Block C	4,600	0.106	Lot 19 - Block C	4,600	0.106
Lot 6 - Block B	4,400	0.101	Lot 6 - Block C	4,600	0.106	Lot 20 - Block C	4,600	0.106
Lot 7 - Block B	4,400	0.101	Lot 7 - Block C	4,600	0.106	Lot 21 - Block C	4,600	0.106
Lot 8 - Block B	4,400	0.101	Lot 8 - Block C	4,600	0.106	Lot 22 - Block C	4,600	0.106
Lot 9 - Block B	4,400	0.101	Lot 9 - Block C	4,600	0.106	Lot 23 - Block C	4,600	0.106
Lot 10 - Block B	4,400	0.101	Lot 10 - Block C	4,600	0.106	Lot 24 - Block C	4,600	0.106
Lot 11 - Block B	4,400	0.101	Lot 11 - Block C	4,600	0.106	Lot 25 - Block C	4,600	0.106
Lot 12 - Block B	4,400	0.101	Lot 12 - Block C	4,600	0.106	Lot 26 - Block C	4,770	0.109
Lot 13 - Block B	4,400	0.101	Lot 13 - Block C	4,600	0.106	Lot 27 - Block C	6,718	0.154
Lot 14 - Block B	4,400	0.101	Lot 14 - Block C	4,600	0.106	Lot 28 - Block C	7,746	0.178

Common Area	Sq. Ft.	Acres
A	51,555	1.184
B	98,444	1.838
C	18,437	0.423
D	16,840	0.387
E	29,230	0.671

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS". BLOCK CORNERS ARE MARKED WITH A 2" ALUMINUM CAP STAMPED "BLOCK #, TRINITY CROSSING A, WESTWOOD PS." (# REPRESENTS APPLICABLE BLOCK).
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - THE EXISTING RIGHT-OF-WAY OF LAKE RAY HUBBARD DRIVE IS PRESCRIPTIVE IN NATURE AND IS ADVISED TO BE 60' WIDE BY KAUFMAN COUNTY. THE PARTIAL DEDICATION SHOWN HEREON IS CONFIGURED TO DEFINE A 60' WIDE RIGHT-OF-WAY CENTERED ON THE EXISTING ROADWAY.
  - COMMON AREAS "A", "B", "C", "D", AND "E" ARE ENTIRELY DRAINAGE AND UTILITY EASEMENTS BY THIS PLAT.
  - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

**LEGEND**

- 5/8" IRON ROD WITH 3" ALUMINUM CAP "TRINITY CROSSING PHASE 1 WESTWOOD PS" SET
- CIRC 5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
- 2" ALUMINUM CAP, 5/8" IRON ROD SET (SEE GENERAL NOTE 3)
- MAG NAIL WITH ALUMINUM WASHER STAMPED "CR PHASE 1" FOUND
- MAG NAIL WITH ALUMINUM WASHER STAMPED "TR CROSS WESTWOOD PS" SET
- (CM) CONTROLLING MONUMENT
- ◆ STREET NAME CHANGE
- ◆ U.E. UTILITY EASEMENT
- ◆ WME WALL MAINTENANCE EASEMENT
- ◆ B.T.P. BY THIS PLAT
- ◆ E.E. ELECTRIC EASEMENT
- ◆ R-O-W RIGHT-OF-WAY
- ◆ VOL. PG. VOLUME, PAGE
- ◆ R. POINT OF CURVATURE
- ◆ RADIUS
- ◆ D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
- ◆ O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- ◆ P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- ◆ STREET CENTERLINE
- ◆ REMAINDER
- ◆ REM APPROXIMATE
- ◆ W/W WATER AND WASTEWATER EASEMENT
- ◆ SQ. FT. SQUARE FOOT
- ◆ D.E. DRAINAGE EASEMENT
- ◆ ADDRESS

- ABANDONMENT NOTES:**
- 50' DRAINAGE EASEMENT CONVEYED TO KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 5, BY VOLUME 5053, PAGE 25, ABANDONED BY VOLUME \_\_\_\_, PAGE \_\_\_\_, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

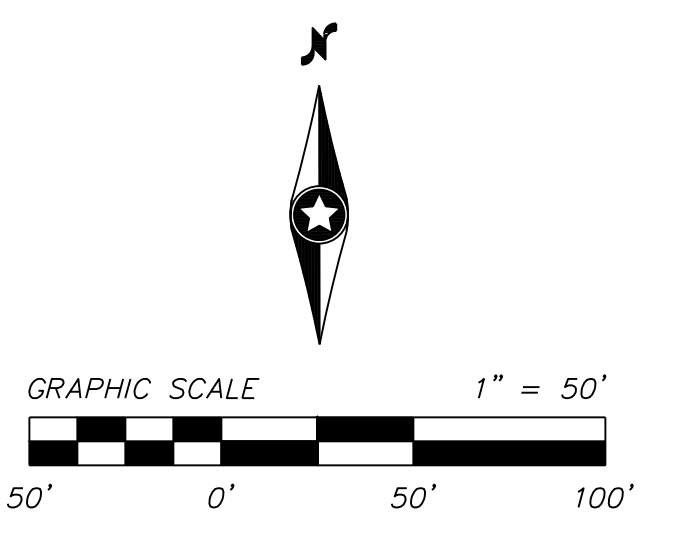
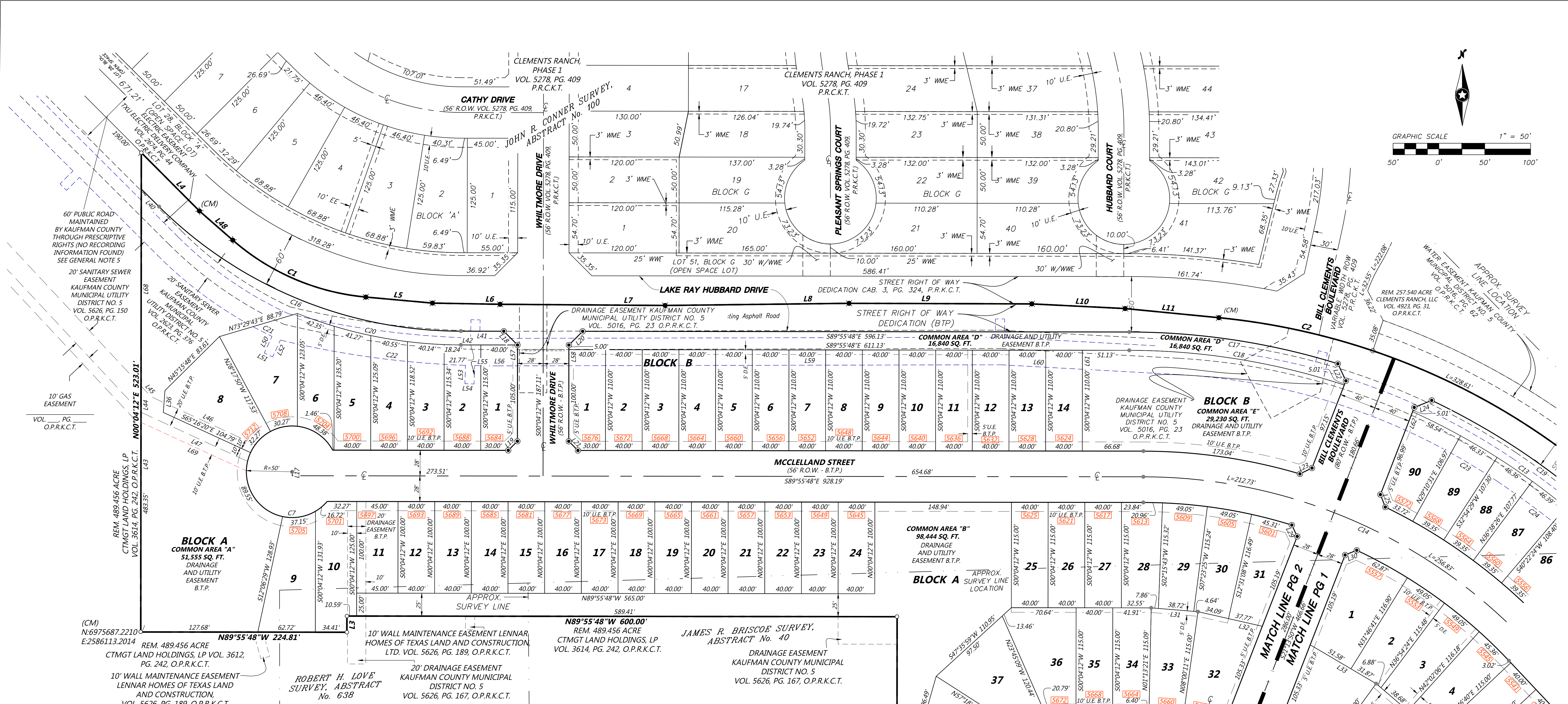
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**LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**  
1707 MARKET PLACE BOULEVARD  
IRVING, TEXAS (469) 587-5206

ADDRESS PLAT

**TRINITY CROSSING NO. 1**  
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LOTS 1-14, COMMON AREAS "D" AND "E", BLOCK B;  
LOTS 1-28, BLOCK C  
132 RESIDENTIAL LOTS & 5 HOA LOTS  
26.708 ACRES  
OUT OF THE  
ROBERT H. LOVE SURVEY, ABSTRACT NO. 638,  
JOHN R. CONNER SURVEY, ABSTRACT NO. 100  
AND JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40  
IN THE  
CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S167-232  
CITY ENGINEERING PLAN NUMBER: 311T-9484

ENGINEER/SURVEYOR  
**Westwood**  
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
Westwood Professional Services, Inc.  
TBPE Firm Reg. No. 11756  
TBPLS Firm Reg. No. 10074301



**LEGEND**

- 5/8" IRON ROD WITH 3" ALUMINUM CAP "TRINITY CROSSING PHASE 1 WESTWOOD PS" SET
- CIRF 5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND 2" ALUMINUM CAP, 5/8 IRON ROD SET (SEE GENERAL NOTE 3)
- MAG NAIL WITH ALUMINUM WASHER STAMPED "CR PHASE 1" FOUND
- MAG NAIL WITH ALUMINUM WASHER STAMPED "TR CROSS WESTWOOD PS" SET
- (CM) CONTROLLING MONUMENT
- STREET NAME CHANGE
- U.E. UTILITY EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT BY THIS PLAT
- B.T.P. ELECTRIC EASEMENT
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- REM REMAINDER
- APPROX APPROXIMATE
- W/W W/WATER AND WASTEWATER EASEMENT
- SQ. FT. SQUARE FOOT
- D.E. DRAINAGE EASEMENT
- 0000 ADDRESS

APPROX. SURVEY LINE LOCATION

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	160.50'	255.32'	S 66°49'21" E	157.87'
C2	500.73'	752.63'	S 65°21'48" E	491.55'
C3	36.30'	147.00'	N 60°26'22" W	36.20'
C4	40.00'	68527.62'	S 43°24'09" E	40.00'
C5	42.62'	50.00'	S 14°31'01" E	41.34'
C6	32.00'	50.00'	N 11°23'41" W	31.45'
C7	37.15'	50.00'	N 80°49'23" E	36.30'
C8	91.67'	50.00'	N 59°29'13" E	79.36'
C9	107.61'	132.00'	N 66°34'34" W	104.65'
C10	129.31'	290.00'	N 55°59'45" W	128.24'
C11	236.41'	290.00'	N 66°34'34" W	229.92'
C12	107.10'	290.00'	N 79°20'59" W	106.50'
C13	46.36'	750.00'	N 55°48'54" W	46.35'
C14	469.56'	576.00'	N 66°34'34" W	456.66'
C15	389.76'	68610.74'	S 43°25'11" E	389.76'
C16	365.08'	468.00'	S 67°34'56" E	355.90'
C17	230.86'	770.00'	N 81°20'27" W	230.00'
C18	238.48'	750.00'	N 80°49'23" E	237.47'
C19	286.81'	770.00'	N 53°53'34" W	285.16'
C20	41.27'	483.00'	S 75°44'51" E	41.26'
C21	23.31'	447.50'	S 63°00'48" E	23.31'
C22	204.04'	1007.50'	S 82°12'42" E	203.69'
C23	115.90'	692.50'	N 60°49'43" W	115.77'
C24	219.34'	972.50'	N 49°34'20" W	218.88'

Line #	Length	Direction
L1	16.77'	N89°55'48"W
L2	39.00'	S00°04'12"W
L3	17.66'	S00°04'12"W
L4	89.79'	S44°52'57"E
L5	73.00'	S84°49'51"E
L6	73.77'	S88°58'17"E
L7	179.93'	S89°35'32"E
L8	200.60'	N89°19'44"E
L9	199.30'	S89°49'18"E
L10	101.91'	S87°08'19"E
L11	102.64'	S84°25'15"E
L12	100.45'	S46°18'13"E
L13	130.46'	S43°12'55"E
L14	392.93'	S43°11'24"E
L15	22.02'	S39°45'11"E
L16	17.99'	N85°04'29"W
L17	4.34'	S00°04'12"W
L18	21.21'	N44°55'48"W
L19	14.14'	N45°04'12"E
L20	28.72'	N00°04'12"E
L21	14.14'	N44°55'48"W
L22	20.58'	S25°26'33"E
L23	14.66'	S64°05'41"W
L24	20.54'	S68°00'33"W

Line #	Length	Direction
L25	14.66'	N21°38'01"W
L26	22.00'	S00°04'12"W
L27	14.86'	N20°47'36"W
L28	14.86'	S63°15'16"W
L29	13.71'	N25°29'43"W
L30	13.71'	S67°57'23"W
L31	51.22'	N85°17'22"W
L32	71.86'	N77°14'13"W
L33	83.46'	S59°31'54"W
L34	67.90'	N49°30'17"W
L35	16.51'	N43°57'07"W
L36	23.98'	N04°15'32"E
L37	13.34'	S04°55'31"W
L38	14.90'	S85°04'29"E
L39	13.34'	S04°55'31"W
L40	20.54'	S45°14'03"E
L41	46.77'	S89°55'48"E
L42	21.77'	S89°55'48"E
L43	228.74'	N00°04'12"E
L44	28.72'	N00°04'12"E
L45	16.11'	N43°01'14"W
L46	125.04'	S65°16'20"E
L47	127.97'	N65°16'23"W
L48	48.27'	S48°48'52"E

Line #	Length	Direction
L49	17.32'	N46°53'22"E
L50	20.03'	N24°51'15"E
L51	10.00'	N65°08'45"W
L52	20.23'	S24°51'15"W
L53	20.01'	N01°42'08"E
L54	10.00'	N88°17'52"W
L55	20.01'	S01°42'08"W
L56	46.75'	S89°40'46"E
L57	22.77'	N00°04'12"E
L58	17.57'	S00°04'12"W
L59	470.85'	N89°52'13"E
L60	89.29'	S86°50'45"E
L61	20.74'	S00°04'12"W
L62	21.59'	S21°13'50"W
L63	214.74'	S43°06'38"E
L64	20.00'	N46°53'22"E
L65	10.00'	N43°06'38"W
L66	20.00'	S46°53'22"W
L67	39.99'	S00°06'38"W
L68	214.89'	S00°04'12"E
L69	126.55'	N65°16'23"W

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