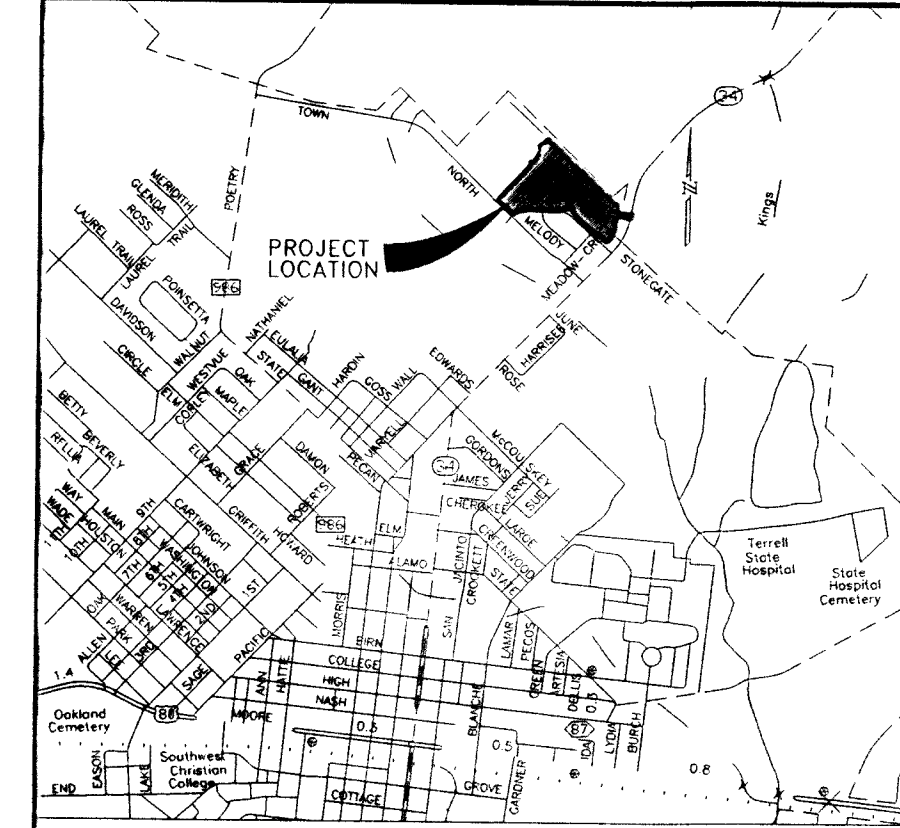
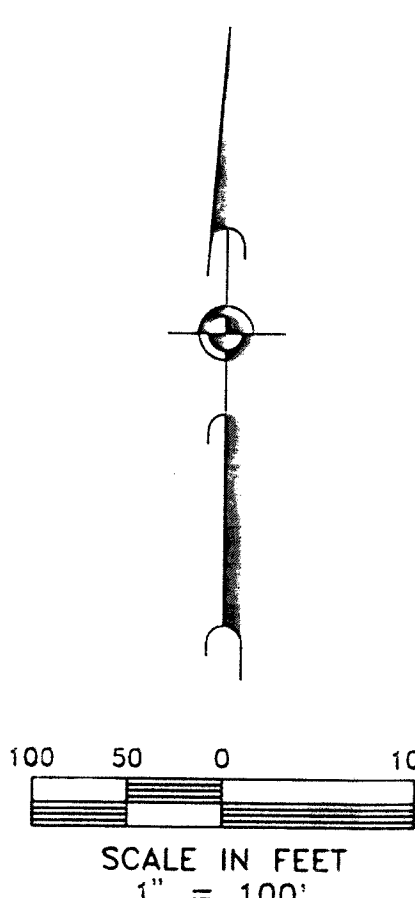


2/522

TOWN NORTH ESTATES 5 PHASE 1



VICINITY MAP  
1" = 3000'



LINE	BEARING	DISTANCE
L1	S43°09'00"E	1761.77'
L2	N16°35'07"E	25.00'
L3	S16°35'07"W	75.00'
L4	N73°24'53"W	200.00'
L5	S45°35'05"W	36.90'
L6	N44°32'08"W	174.85'
L7	S45°36'50"W	25.00'
L8	N44°23'10"W	370.00'
L9	N85°01'43"W	05.34'
L10	N16°32'19"E	126.51'
L11	N45°35'05"E	27.86'
L12	N46°51'00"E	254.24'
L13	N46°51'00"E	77.71'
L14	N46°51'00"E	77.71'
L15	S73°27'41"E	77.61'
L16	N63°23'23"E	75.67'
L17	S73°43'08"W	76.06'
L18	S64°01'25"W	76.06'
L19	N54°03'01"E	80.40'
L20	S46°48'50"W	69.00'
L21	S66°48'32"E	100.48'
L22	N80°30'53"W	56.65'
L23	S85°01'19"E	126.68'
L24	N25°28'24"E	16.11'
L25	N25°36'36"E	16.03'
L26	N64°01'38"E	62.42'
L27	N59°55'06"E	69.26'
L28	S54°24'44"W	69.05'
L29	S49°10'21"W	71.37'
L30	S46°51'00"W	70.00'
L31	N43°09'00"W	31.86'
L32	N46°51'00"E	50.00'
L33	S43°09'00"E	25.00'
L34	N43°09'00"W	24.76'
L35	N40°21'02"E	50.00'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°02'34"	532.39'	S54°03'14"W	18.98'	18.58'
C2	47°48'52"	300.00'	N70°45'26"E	243.15'	250.36'
C3	48°07'41"	600.00'	N70°54'50"E	489.51'	503.89'
C4	12°40'00"	200.00'	N39°54'31"E	44.13'	44.22'
C5	12°30'51"	200.00'	N39°49'56"E	43.60'	43.68'
C6	19°10'08"	816.91'	N56°26'04"E	305.33'	306.76'
C7	29°02'46"	300.00'	S31°03'42"W	150.46'	152.08'
C8	13°52'05"	200.00'	S60°20'55"E	48.29'	48.41'
C9	58°41'19"	200.00'	S13°18'20"E	195.06'	208.35'
C10	00°10'10"	750.00'	N66°16'13"E	6.56'	6.58'
C11	06°29'59"	170.50'	N46°23'59"W	19.33'	19.54'
C12	06°29'59"	220.50'	S46°23'59"E	25.00'	25.01'
C13	06°29'59"	195.50'	S46°23'59"E	22.17'	22.18'


GENERAL NOTES:  
1. REFERENCE BEARING BEING THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS A 52.250 ACRE TRACT, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN VOLUME 2113, PAGE 292, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.  
2. ALL BOUNDARY CORNERS, BLOCK CORNERS, CURVE POINTS AND ANGLE POINTS ARE MONUMENTED WITH 5/8" IRON RODS WITH YELLOW CAPS STAMPED "CARTER BURGESS" SET IN CONCRETE UNLESS OTHERWISE NOTED.  
3. ALL LOT CORNERS ARE MONUMENTED WITH 5/8" IRON RODS WITH YELLOW CAPS STAMPED "CARTER BURGESS" UNLESS OTHERWISE NOTED.

A  
FINAL PLAT  
OF  
**TOWN NORTH ESTATES 5  
PHASE 1**

OUT OF THE  
J.W. GARDNER SURVEY, ABSTRACT NO. 183 AND  
THE J. MCENTURFF SURVEY, ABSTRACT NO. 340  
IN THE  
CITY OF TERRELL, KAUFMAN COUNTY, TEXAS  
**30.098 ACRES / 117 LOTS**

OWNER: LENNAR HOMES OF TEXAS, INC.  
13111 NORTH CENTRAL EXPRESSWAY  
SUITE 200  
DALLAS, TX 75243  
(972) 761-0075  
CONTACT: STEVE LENART  
DEVELOPER: CENTURION AMERICAN DEVELOPMENT GROUP  
1905 INDUSTRIAL BOULEVARD  
COLLEGEVILLE, TX 76034  
(817) 421-3040  
CONTACT: ROSS CALHOUN

ENGINEER/SURVEYOR: **Carter & Burgess**  
CARTER & BURGESS, INC.  
7950 ELMBROOK DRIVE, SUITE 250  
DALLAS, TX 75247-4961  
(214) 636-0145

LEGEND	
CIRS	5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER
IRF	IRON ROD FOUND
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
D.R.K.C.T.	DEED RECORDS, KAUFMAN COUNTY, TEXAS
WL	WATERLINE EASEMENT
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SF	SQUARE FEET
	5'x4" CLOSURE EASEMENT
	STREET NAME CHANGE



## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF KAUFMAN

WHEREAS LENNAR HOMES OF TEXAS, INC. IS THE SOLE OWNER OF A 30.098 ACRE TRACT OF LAND SITUATED IN THE J.W. GARDNER SURVEY, ABSTRACT NO. 183 AND THE J. MCENTURFF SURVEY, ABSTRACT NO. 340, IN THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS A 52.250 ACRE TRACT, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN VOLUME 2113, PAGE 252, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID 30.098 ACRE TRACT, WITH REFERENCE BEARING BEING THE NORTHEASTERN LINE OF SAID 52.250 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 52.250 ACRE TRACT, SAID POINT ALSO BEING THE EAST CORNER OF TOWN NORTH ESTATES NO. 2 INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF TERRELL, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 14, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING ON THE NORTH LINE OF TOWN NORTH ESTATES FIRST INSTALLMENT, AN ADDITION TO THE CITY OF TERRELL, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 5, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE SOUTHWEST LINES OF SAID 52.250 ACRE TRACT AND THE COMMON NORTHEAST LINES OF SAID TOWN NORTH ESTATES NO. 2 INSTALLMENT NO. 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 34 DEGREES 55 MINUTES 27 SECONDS WEST, A DISTANCE OF 177.39 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 02 MINUTES 34 SECONDS, A RADIUS OF 532.59 FEET AND A LONG CHORD BEARING SOUTH 54 DEGREES 03 MINUTES 14 SECONDS WEST A DISTANCE OF 18.88 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 18.98 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 36 DEGREES 58 MINUTES 01 SECONDS WEST, A DISTANCE OF 134.89 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, LEAVING AFORESAID COMMON LINE, OVER AND ACROSS AFORESAID 52.250 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 738.55 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 43 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.86 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 46 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

SOUTH 43 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 46 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 102.51 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 26 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 157.70 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 43 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.76 FEET TO A CONCRETE MONUMENT SET FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 28 MINUTES 59 SECONDS, A RADIUS OF 170.50 FEET AND A LONG CHORD THAT BEARS NORTH 46 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 19.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 19.34 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 40 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT SET FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 59 SECONDS, A RADIUS OF 220.50 FEET AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 23 MINUTES 59 SECONDS EAST A DISTANCE OF 25.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 25.01 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 46 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 129.50 FEET TO A CONCRETE MONUMENT SET FOR CORNER ON THE NORTHEAST LINE OF AFORESAID 52.250 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM A. WHITE AND ROBERT E. WHITE BY DEED, RECORDED IN VOLUME 1213, PAGE 167, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, SOUTH 43 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1498.93 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 52.250 ACRE TRACT AND BEING THE SOUTH CORNER OF SAID WHITE TRACT;

THENCE, ALONG THE EAST LINES OF SAID 52.250 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 48 MINUTES 51 SECONDS EAST, A DISTANCE OF 115.70 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

SOUTH 73 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 16 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 73 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 34N;

THENCE, CONTINUING ALONG SAID EAST LINES AND ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 16 DEGREES 35 MINUTES 07 SECONDS WEST, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF GOGGANS ADDITION, AN ADDITION TO THE CITY OF TERRELL, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 69, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, CONTINUING ALONG SAID EAST LINES AND ALONG THE COMMON NORTH AND WEST LINES OF SAID GOGGANS ADDITION, THE FOLLOWING COURSES AND DISTANCES:

NORTH 73 DEGREES 24 MINUTES 53 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 16 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 196.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 02 MINUTES 44 SECONDS, A RADIUS OF 422.91 FEET AND A LONG CHORD THAT BEARS SOUTH 31 DEGREES 03 MINUTES 41 SECONDS WEST A DISTANCE OF 212.10 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 214.39 FEET TO A CONCRETE MONUMENT SET FOR CORNER, SAID POINT BEING IN THE NORTHEAST LINE OF AFORESAID TOWN NORTH ESTATES FIRST INSTALLMENT;

THENCE, SOUTH 45 DEGREES 35 MINUTES 05 SECONDS WEST, CONTINUING ALONG SAID EAST LINES AND ALONG THE COMMON NORTHEAST LINE OF SAID TOWN NORTH ESTATES FIRST INSTALLMENT, A DISTANCE OF 36.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, ALONG THE SOUTH LINES OF AFORESAID 52.250 ACRE TRACT AND THE COMMON NORTH LINES OF SAID TOWN NORTH ESTATES FIRST INSTALLMENT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 32 MINUTES 08 SECONDS WEST, A DISTANCE OF 174.85 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 45 DEGREES 36 MINUTES 50 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 44 DEGREES 23 MINUTES 10 SECONDS WEST, A DISTANCE OF 370.00 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 38 DEGREES 42 MINUTES 47 SECONDS WEST, A DISTANCE OF 120.27 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 22 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A CONCRETE MONUMENT SET FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27 DEGREES 55 MINUTES 14 SECONDS, A RADIUS OF 600.00 FEET AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 00 MINUTES 41 SECONDS WEST A DISTANCE OF 289.50 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 292.38 FEET TO A CONCRETE MONUMENT SET FOR CORNER;

NORTH 85 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 405.34 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 45 MINUTES 09 SECONDS, A RADIUS OF 355.00 FEET AND A LONG CHORD THAT BEARS SOUTH 75 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 241.39 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 246.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.098 ACRES OF LAND, MORE OR LESS.

THE CITY ENGINEER OF THE CITY OF TERRELL HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

CITY ENGINEER

BY: Stan BallardDATE: 4 Aug 03

RECOMMENDED FOR APPROVAL

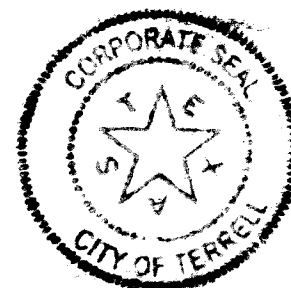
W. E. Thurman  
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE  
CITY OF TERRELL, TEXAS

APPROVED AND ACCEPTED

Frances R. Anderson  
MAYOR DATE  
CITY OF TERRELL, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF TERRELL, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE TOWN NORTH ESTATES 5, PHASE 1 SUBDIVISION OR ADDITION TO THE CITY OF TERRELL WAS SUBMITTED TO THE CITY COUNCIL ON THE 21<sup>ST</sup> DAY OF February, 2003, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAbove SUBSCRIBED.

Michael J. Baitup  
CITY SECRETARY, CITY OF TERRELL, TEXAS

STATE OF TEXAS  
COUNTY OF KAUFMAN

THE OWNER OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LENNAR HOMES OF TEXAS, INC., OWNER

BY: Steve Lenart  
VICE PRESIDENT

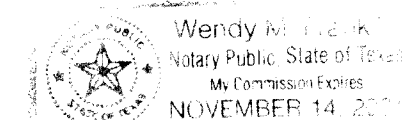
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE LENART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE 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 24 DAY OF July, 2003.

Wendy M. Shankle  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
11-14-04

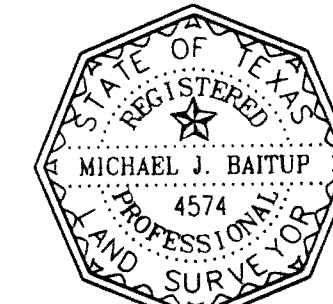
MY COMMISSION EXPIRES



## SURVEYOR'S CERTIFICATE

THAT I, MICHAEL J. BAITUP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TERRELL, TEXAS.

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



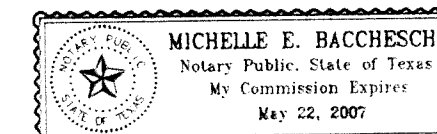
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE 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 22nd DAY OF July, 2003.

Michelle E. Bacchieschi  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
5-22-07

MY COMMISSION EXPIRES

A  
FINAL PLAT  
OFTOWN NORTH ESTATES 5  
PHASE 1

OUT OF THE  
J.W. GARDNER SURVEY, ABSTRACT NO. 183 AND  
THE J. MCENTURFF SURVEY, ABSTRACT NO. 340  
IN THE  
CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

30.098 ACRES / 117 LOTS

OWNER: LENNAR HOMES OF TEXAS, INC.  
13111 NORTH CENTRAL EXPRESSWAY  
SUITE 200  
DALLAS, TX 75243  
(972) 761-0575  
CONTACT: STEVE LENART

DEVELOPER: CENTURION AMERICAN DEVELOPMENT GROUP  
1505 INDUSTRIAL BOULEVARD  
COLLEEVILLE, TX 76034  
(817) 421-3040  
CONTACT: ROSS GARDNER

ENGINEER/SURVEYOR: **Carter-Burgess**

CARTER & BURGESS, INC.  
7550 ELMBROOK DRIVE, SUITE 200  
DALLAS, TX 75247-4961  
(214) 638-0145

THIS PLAT FILED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_

FILE NO: 01-6318

JULY 2003

SHEET 2 OF 2

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