

**LEGEND**

	MAG NAIL WITH ALUMINUM WASHER STAMPED "TRAVIS RANCH WESTWOOD PS" SET 2" ALUMINUM CAP, 5/8 IRON ROD SET (SEE GENERAL NOTE 3)
	3-1/4" ALUMINUM CAP, 5/8 IRON ROD SET STAMPED "TRAVIS RANCH WESTWOOD PS"
	MAG NAIL WITH ALUMINUM WASHER STAMPED "CR PHASE 1" FOUND
	MAG NAIL WITH ALUMINUM WASHER STAMPED "TR CROSS WESTWOOD PS" SET
	POINT OF CURVATURE / POINT OF TANGENCY
	CONTROLLING MONUMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	B.T.P.
	RIGHT-OF-WAY
	VOLUME, PAGE
	CABINET
	DEED RECORDS, KAUFMAN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
	STREET CENTERLINE
	POINT OF BEGINNING
	SQUARE FEET
	DRAINAGE, AND WALL MAINTENANCE EASEMENT
	KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NUMBER
	STREET NAME CHANGE
	ELECTRIC EASEMENT
	WALL MAINTENANCE EASEMENT

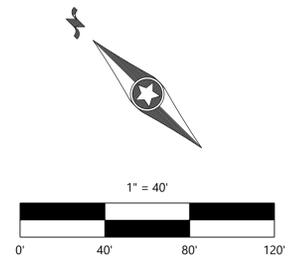
- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS PLANE CENTRAL ZONE (4202) (2011).
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - ALL PERIMETER PLAT CORNERS ARE MARKED WITH 3-1/4" ALUMINUM CAP, 5/8 IRON ROD SET STAMPED "TRAVIS RANCH WESTWOOD PS" UNLESS OTHERWISE NOTED. LOCK CORNERS ARE MARKED WITH A 2" ALUMINUM CAP STAMPED "BLOCK #, TR ESTATE, 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.
  - 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.
  - PURPOSE OF THIS PLAT IS TO CREATE 14 RESIDENTIAL LOTS FROM UNPLATTED LAND.

**Line Table**

Line #	Length	Direction
L1	36.17'	N03°18'57"E
L2	36.03'	S89°07'26"E
L3	35.31'	N00°10'15"W
L4	35.40'	S89°50'36"W
L5	18.19'	N03°09'36"E
L6	20.21'	S85°23'14"E

**Curve Table**

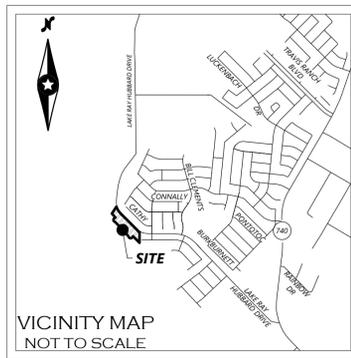
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	8.33'	20.00'	023°52'23"	S 26°01'42" W	8.27'
C2	10.76'	20.00'	030°49'20"	S 29°30'11" W	10.63'
C3	9.07'	20.00'	025°58'15"	N 59°57'53" E	8.99'
C4	125.92'	50.00'	144°17'50"	S 0°48'06" W	95.19'
C5	140.20'	462.00'	017°23'15"	S 30°06'13" E	139.67'



EXISTING STRUCTURE ON SUBJECT PROPERTY TO REMAIN

PURPOSE OF THIS PLAT IS TO CREATE 14 RESIDENTIAL LOTS FROM UNPLATTED LAND.

PRELIMINARY PLAT, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



- ABANDONMENT NOTES:**
- ELECTRIC EASEMENT CONVEYED TO TXU ELECTRIC DELIVERY COMPANY, BY VOLUME 2674, PAGE 44, PORTION ABANDONED BY VOLUME 5814, PAGE 42, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

**OWNER/DEVELOPER**  
MM TR SOUTH II, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234

**ENGINEER/SURVEYOR**  
**Westwood**  
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com  
TBE Firm Reg. No. 11756  
TBPFS Firm Reg. No. 10074301

PRELIMINARY PLAT

**TRAVIS RANCH ESTATE LOTS**  
LOTS 1-2, BLOCK A; LOTS 1-9, BLOCK B;  
AND LOTS 1-2, BLOCK C;  
14 RESIDENTIAL LOTS  
4.618 ACRES  
OUT OF THE  
JOHN R. CONNER SURVEY, ABSTRACT NO. 100  
IN THE  
CITY OF DALLAS, E.T.J.,  
KAUFMAN COUNTY COUNTY, TEXAS  
DALLAS CITY PLAN FILE NO. S234-128  
CITY ENGINEERING PLAN NUMBER: DP \_\_\_\_\_  
DALLAS WATER UTILITY PLAN NUMBER: WW \_\_\_\_\_  
4.618 ACRES MAY 22, 2024 JOB No. 0030773.02 TRAVIS RANCH ESTATE LOTS

OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF KAUFMAN )(

WHEREAS, MM Travis South II, LLC, is the sole owners of a 4.618 acre tract of land situated in the John R. Conner Survey, Abstract No. 100, Kaufman County, Texas, and being part of a 489.456 acre tract of land conveyed to MM Travis South II, LLC, by Warranty Deed recorded in Volume 6960, Page 254, of the Official Public Records of Kaufman County, Texas; said 4.618 acre tract being more particularly described as follows:

BEGINNING at a found mag nail with a washer stamped "TR CROSS WESTWOOD PS" for a corner in the asphalt paving of Lake Ray Hubbard Drive, at the northwest corner of a street right-of-way dedication created in Trinity Crossing No. 1 an addition to Kaufman County, Texas, according to the plat of record in Cabinet 3, Page 456, of the Official Public Records of Kaufman County, Texas, and being at a northeast corner of said MM Travis South II, LLC tract; said nail being in the southwest line of a street right-of-way dedication created in Clements Ranch Phase 1, an addition to Kaufman County, Texas, according to the plat of record in Volume 5278, Page 409, of the Official Public Records of Kaufman County, Texas;

THENCE South 00 degrees 04 minutes 12 seconds West, along the common line between said MM Travis South II, LLC tract and said street right-of-way dedication in Trinity Crossing No. 1, at a distance of 38.72 feet passing a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set at the southwest corner of said street right-of-way dedication in Trinity Crossing No. 1 and being the northwest corner of Common Area "A", of said Trinity Crossing No. 1, continuing along the common line between said MM Travis South II, LLC tract and said Common Area "A", Trinity Crossing No. 1, in all a total distance of 254.55 feet to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set for corner;

THENCE departing the said common line between the MM Travis South II, LLC tract and Common Area "A", Trinity Crossing No. 1, over and across said MM Travis South II, LLC tract, the following courses and distances:

North 43 degrees 01 minutes 14 seconds West, a distance of 229.02 feet to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set for corner in a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 23 degrees 52 minutes 23 seconds, a radius of 20.00 feet, and an arc length of 8.33 feet (chord bears South 26 degrees 01 minutes 42 seconds West, 8.27 feet) to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set at the beginning of a reverse curve to the right;

Along said reverse curve to the right having a central angle of 152 degrees 03 minutes 15 seconds, a radius of 50.00 feet, and an arc length of 132.69 feet (chord bears North 89 degrees 52 minutes 52 seconds West, 97.04 feet) to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set at the beginning of a reverse curve to the left;

Along said reverse curve to the left having a central angle of 29 degrees 10 minutes 00 seconds, a radius of 20.00 feet, and an arc length of 10.18 feet (chord bears North 28 degrees 26 minutes 14 seconds West, 10.07 feet) to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set at the end of said curve;

North 43 degrees 01 minutes 14 seconds West, a distance of 448.94 feet to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 28 degrees 19 minutes 35 seconds, a radius of 20.00 feet, and an arc length of 9.89 feet (chord bears North 57 degrees 11 minutes 02 seconds West, 9.79 feet) to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set at the beginning of a reverse curve to the right;

Along said reverse curve to the right having a central angle of 55 degrees 21 minutes 00 seconds, a radius of 50.00 feet, and an arc length of 48.30 feet (chord bears North 43 degrees 40 minutes 19 seconds West, 46.45 feet) to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set for corner;

North 56 degrees 45 minutes 41 seconds West, a distance of 120.61 feet to a 1/2" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" set for corner in the in the southeast line of a 50-foot wide gas line easement described in First Portion, conveyed to Lone Star Gas Company, recorded in Volume 514, Page 374, of the Deed Records of Kaufman County, Texas;

North 33 degrees 14 minutes 19 seconds East, along said southeast line of the 50-foot wide gas line easement, a distance of 305.35 feet to a mag nail with a metal washer stamped "ESTATE LOTS WESTWOOD PS" set for corner in the northeast line of said MM Travis South II, LLC tract, and being in the said southwest line of the street right-of-way dedication in Clements Ranch Phase 1; said point being in a non-tangent curve to the left;

THENCE along the said northeast line of the MM Travis South II, LLC tract and the said southwest line of the street right-of-way dedication in Clements Ranch Phase 1, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 24 degrees 13 minutes 50 seconds, a radius of 418.75 feet, and an arc length of 177.09 feet (chord bears South 30 degrees 46 minutes 21 seconds East, 175.77 feet) to a metal washer stamped "ESTATE LOTS WESTWOOD PS" set at the end of said curve;

South 42 degrees 53 minutes 16 seconds East, a distance of 37.53 feet to a metal washer stamped "ESTATE LOTS WESTWOOD PS" set at an angle point;

South 45 degrees 18 minutes 51 seconds East, a distance of 146.93 feet to a mag nail with a metal washer stamped "CR PHASE 1" found at an angle point;

South 45 degrees 08 minutes 09 seconds East, a distance of 354.80 feet to a mag nail with a metal washer stamped "CR PHASE 1" found at an angle point;

South 44 degrees 52 minutes 57 seconds East, a distance of 100.21 feet to the POINT-OF-BEGINNING, containing 201,143 square feet or 4.618 acres of land.

SURVEYOR'S STATEMENT

I, Jason B. Armstrong, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51a-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

PRELIMINARY SURVEY
RELEASED 04/30/2024

Jason B. Armstrong
Texas Registered Professional
Land Surveyor No. 5557

STATE OF TEXAS )(
COUNTY OF COLLIN )(

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM TR South II, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as TRAVIS RANCH ESTATE LOTS an addition to the County of Kaufman, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Kaufman County Municipal Utility District No. 5. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Kaufman County Municipal Utility District No. 5. The maintenance of paving on the utility easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. The easements shown shall be for Kaufman County Municipal Utility District No. 5's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to it's written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the district's use thereof. If approved by Kaufman County Municipal Utility District No. 5, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Kaufman County Municipal Utility District No. 5 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

MM TR SOUTH II, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_
NAME: MEHRDAD MOAYEDI,
ITS: SOLE MANAGER AND MEMBER

STATE OF TEXAS )(
COUNTY OF DALLAS )(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY MEHRDAD MOAYEDI, THE SOLE A MEMBER OF MM TR SOUTH II, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

COUNTY RECORDING LABEL
FINAL PLAT

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas, on the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
Secretary

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AND LOTS 1-2, BLOCK C;
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4.618 ACRES
OUT OF THE

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IN THE
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MM TR SOUTH II, LLC
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Toll Free (888) 937-5150 Plano, TX 75093
westwoodsps.com

Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301

THIS PLAT FILED IN DOCUMENT No. \_\_\_\_\_ O.P.R.K.C.T.