



OWNER'S CERTIFICATE

STATE OF TEXAS)(

COUNTY OF KAUFMAN)(

WHEREAS, MM TR 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 454.109 acre tract of land described in Tract 2, conveyed to MM TR South II, LLC, by Special 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 454.109 acre 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", Block A, of said Trinity Crossing No. 1, continuing along the common line between said 454.109 acre tract and said Common Area "A", Block A, 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 454.109 acre tract and Common Area "A", Block A, over and across said 454.109 acre 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 "TRAVIS RANCH WESTWOOD PS" set for corner in the northeast line of said 454.109 acre 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 454.109 acre 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 "TRAVIS RANCH 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 _____, 2026.

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 _____, 2026.

Notary Public, State of Texas

FLOODWAY EASEMENT STATEMENT
(WITHIN A COMMON AREA)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block A within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek Or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block A, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block B, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

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 districts'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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2026.

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 _____, 2026 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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

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.

PURPOSE OF THIS PLAT IS TO CREATE 13 RESIDENTIAL
LOTS AND 2 COMMON AREAS FROM UNPLATTED LAND.
PURPOSE OF REVISED PLAT IS TO ADD COMMON AREA
IN BLOCK B ALONG LAKE RAY HUBBARD DRIVE.

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

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033

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.

PRELIMINARY PLAT

TRAVIS RANCH ESTATE LOTS

LOTS 1-2, COMMON AREA "A", BLOCK A;
LOTS 1-9, COMMON AREA "B", BLOCK B;
AND LOTS 1-2, BLOCK C;

13 RESIDENTIAL LOTS AND 2 COMMON AREA LOT
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. S234-128R
CITY ENGINEERING PLAN NUMBER: DP24-173
DALLAS WATER UTILITY PLAN NUMBER: WW24-465

4.618 ACRES JUNE 24, 2026 JOB No. 0030773.02 TRAVIS RANCH ESTATE LOTS