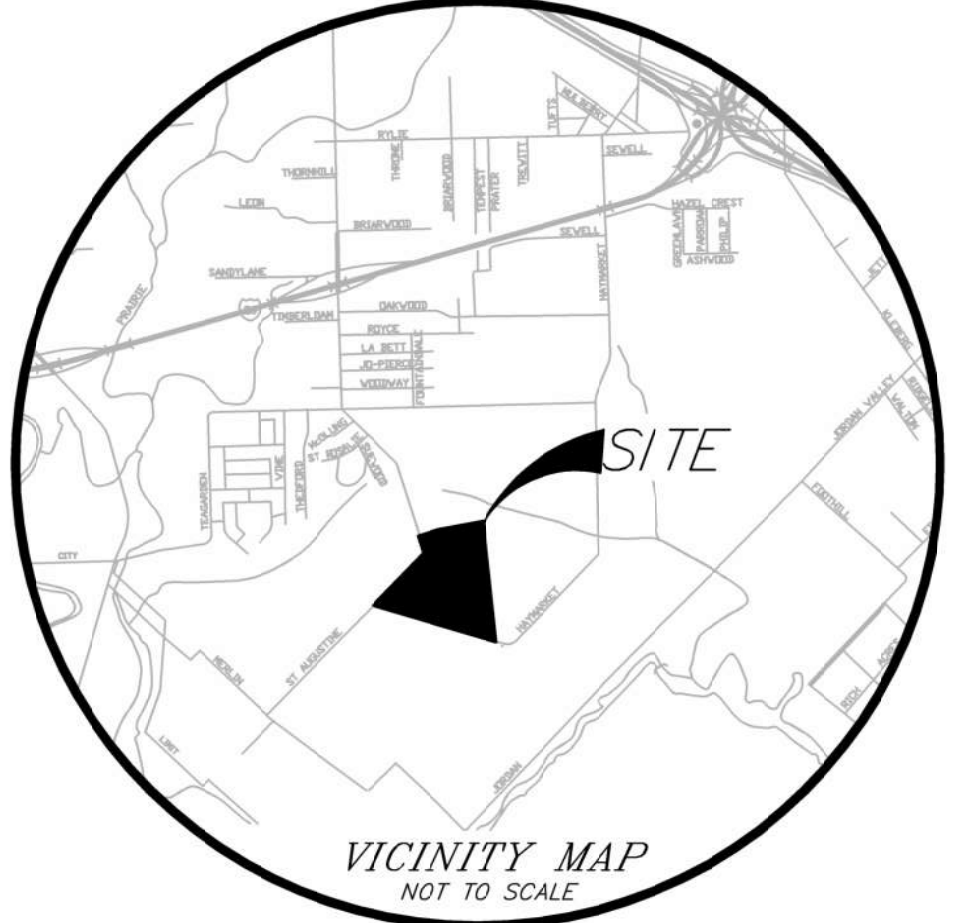
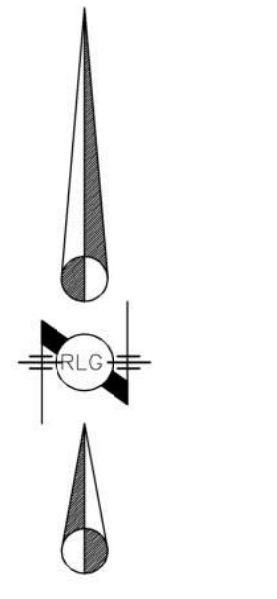


LEGEND		
○	R-5(A) 50'x100' MINIMUM	170
△	R-7.55(A) 60'x125' MINIMUM	97
TOTAL		267



LEGEND	
.....	PROPERTY LINE
.....	EASEMENT LINE
A.K.A.	ALSO KNOWN AS
F.K.A.	FORMALLY KNOWN AS
(XXX.XX')	DISTANCE ACCORDING TO DEED
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
YORS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
IRF	IRON ROD FOUND
MNS / MNF	MAG NAIL SET / FOUND
CMS / CMF	CHISELED "X" SET / FOUND
PKS / PKF	PK NAIL SET / FOUND
(CM)	CONTROLLING MONUMENT
ADS	3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, TMM Development, LLC is the sole owner of a 2,872,909 square feet (65.9529 acre) tract of land situated in the Thomas J. Campbell Survey, Abstract Number 322, City of Dallas, Dallas County, Texas, George W. Shaw Survey, Abstract Number 1387, City of Dallas, Dallas County, Texas, and S.S. & M.G. R.R. Co. Survey, Abstract Number 1391, City of Dallas, Dallas County, Texas, being all of a called 25.609 acre tract (Tract I), a called 24.356 acre tract (Tract II), and a called 40.393 acre tract (Tract III), described in a General Warranty Deed With First And Second Vendor's Lien to TMM Development, LLC, recorded in Instrument Number 20200216126, Official Public Records, Dallas County, Texas, being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the northeast right-of-way line of Haymarket Road (a 50' right-of-way, recorded in Block Map Number 8771) and the southeast right-of-way line of St. Augustine Road (a 50' right-of-way, recorded in Block Map Number 8503), for the southwest corner of said Tract III,

THENCE North 44°31'33" East, along the common line between said St. Augustine Road and said Tract III, a distance of 912.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for THE POINT OF BEGINNING;

THENCE North 44°31'33" East, along the common line between said St. Augustine Road and said Tract III, passing a distance of 45.10 feet to a point for the northeast corner of said Tract III and the east corner of said Tract II, from which a 1/2" iron rod found bears North 33°53'48" East, a distance of 0.24 feet, and continuing along the common line between said St. Augustine Road and said Tract II, for a total distance of 495.13 feet to a 5/8" iron rod found for the northeast corner of said Tract II and the southeast corner of said Tract I;

THENCE North 16°36'43" West, along the common line between said St. Augustine Road and said Tract I, a distance of 818.73 feet to a 1/2" iron rod found for the northwest corner of said Tract I and the southwest corner of a called 2.0431 acre tract described in a Warranty Deed With Vendor's Lien to Larry D. Peck, and Senita D. Peck, husband and wife, recorded in Volume 2001249, Page 2300, Deed Records, Dallas County, Texas;

THENCE North 78°16'34" East, along the common line between said Tract I and said 2.0431 acre tract, a distance of 334.09 feet to a 1/2" iron rod found for the most easterly north corner of said Tract I and the southeast corner of said 2.0431 acre tract, from which a 1/2" iron rod with yellow plastic cap stamped "CBG" found bears North 51°08'48" East, a distance of 0.37 feet;

THENCE along the north line of said Tract I, the following bearings and distances:

- South 12°18'59" East, a distance of 14.68 feet to a 1/2" iron rod with yellow plastic cap stamped "CBG" found for corner;
- North 78°26'59" East, a distance of 712.29 feet to a 1/2" iron rod found for corner;
- In a northwesterly direction along said non-tangent curve to the right, whose chord bears North 07°44'18" West for a distance of 84.16 feet, having a radius of 350.00 feet, a central angle of 13°48'36", and an arc length of 84.36 feet to a 1/2" iron rod found for corner at the end of said non-tangent curve to the right;
- North 89°17'52" East, a distance of 129.67 feet to a 1/2" iron rod found for corner;
- North 00°59'50" East, a distance of 15.46 feet to a 1/2" iron rod found for the most north corner of said Tract I and the southwest corner of Block E/8503 of Teagarden Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 202100090393, Official Public Records, Dallas County, Texas;

THENCE South 77°48'21" East, along the common line between said Tract I and said Block E/8503, a distance of 136.98 feet to a 1/2" iron rod found for the most northerly northeast corner of said Tract I and the northwest corner of a called 38.94 acre tract described in a General Warranty Deed to CooperZadeh, LLC, recorded in Instrument Number 202100223547, Official Public Records, Dallas County, Texas, from which a 1/2" iron rod found bears South 39°45'08" West, a distance of 0.49 feet;

THENCE South 11°45'22" East, along the common line of said 38.94 acre tract and said Tract I, and in part the east line of said Tract II and the east line of said Tract III, a distance of 2090.00 feet to a point for the east corner of said Tract III and north corner of a tract described in a Special Warranty Deed to Oak Grove Baptist Church, recorded in Instrument Number 201800063121, Official Public Records, Dallas County, Texas, from which a 1/2" iron rod with yellow plastic cap stamped "CBG" found bears South 05°02'56" West, a distance of 1.14 feet;

THENCE South 17°54'46" West, along the common line between said Tract III and said Oak Grove Baptist Church tract, passing at a distance of 0.16 feet, a 1/2" iron rod found, and continuing for a total distance of 753.13 feet to a 1/2" iron rod found on the northeast right-of-way line of said Haymarket Road, for the southeast corner of said Tract III and said Oak Grove Baptist Church tract;

THENCE North 72°23'23" West, along the common line between said Tract III and said Haymarket Road, a distance of 654.05 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;

THENCE over the and across said Tract III, the following bearings and the distances:

- North 17°54'46" East, a distance of 514.78 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner and being the beginning of a tangent curve to the left;
- In a northeasterly direction along said tangent curve to the left, whose chord bears North 03°04'42" East for a distance of 130.57 feet, having a radius of 255.00 feet, a central angle of 29°40'08", and an arc length of 132.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the end of said tangent curve to the left;
- North 11°45'22" West, a distance of 189.41 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;
- North 88°22'19" West, a distance of 742.19 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;
- North 46°22'48" West, a distance of 482.63 feet to the POINT OF BEGINNING, containing 2,872,909 square feet or 65.9529 acres of land, more or less.

REMAINDER OF A CALLED 40.393 ACRE TRACT (TRACT III) TMM DEVELOPMENT, LLC INST. NO. 20200216126 O.P.R.D.C.T.

OWNER'S DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TMM Development, LLC hereby adopt this plat, designating the herein described property as TRA in addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane 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. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility 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 the _____ day of _____ 20__.

By: _____ (name) (title)

STATE OF TEXAS § COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2024.

Notary Public in and for the State of Texas

GENERAL NOTES:

- Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
- Controlling Monuments: As Shown.
- Lot-to-lot drainage is not permitted without engineering approval.
- The purpose of this plat is to create multiple family lots from three unplatted tracts.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- All 1/2" iron rods with yellow plastic cap stamped "RLG INC" marking exterior boundary corners of this plat were set by this firm in the performance of a survey completed in (month) of (year).

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shildt, Chairperson of 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

PRELIMINARY PLAT OF TRS SUBDIVISION (65.9529 ACRE) REPLAT OF CALLED 25.605 ACRE TRACT CALLED 24.356 ACRE TRACT CALLED 40.393 ACRE TRACT BLOCK 8717

THOMAS J. CAMPBELL SURVEY, ABSTRACT NO. 322
GEORGE W. SHAW SURVEY, ABSTRACT NO. 1387
S.S. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1391
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-119
ENGINEERING NO. DP-____

SCALE: 1" = 40' DATE: MARCH, 2024

OWNER: TMM DEVELOPMENT LLC 8409 SPECTRUM DRIVE MCKINNEY, TEXAS 75072 (972) 369-2400 MARC E. MCKINNEY
SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REG # 493 TBPELS REG # 100341-00

3	4
2	5
1	6
	7

KEY MAP

GENERAL NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1963, Adjustment realization 2011.
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6. All 1/2" iron rods with yellow plastic cap stamped "RLG INC" marking exterior boundary corners of this plat were set by this firm in the performance of a survey completed in (month) of (year).

SURVEYOR'S STATEMENT

I, JAMES L. MARLETT JR., 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 (c)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2024.

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

James L. Marlett Jr.
Texas Registered Professional
Land Surveyor No. 6896

STATE OF TEXAS §
COUNTY OF DALLAS §

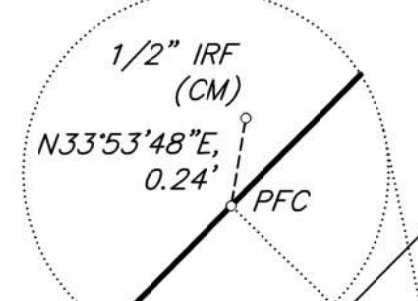
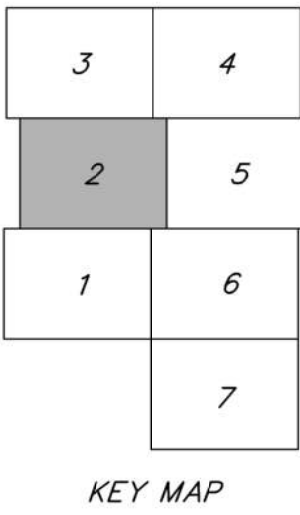
BEFORE ME, the undersigned authority, on this day personally appeared JAMES L. MARLETT JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2024.

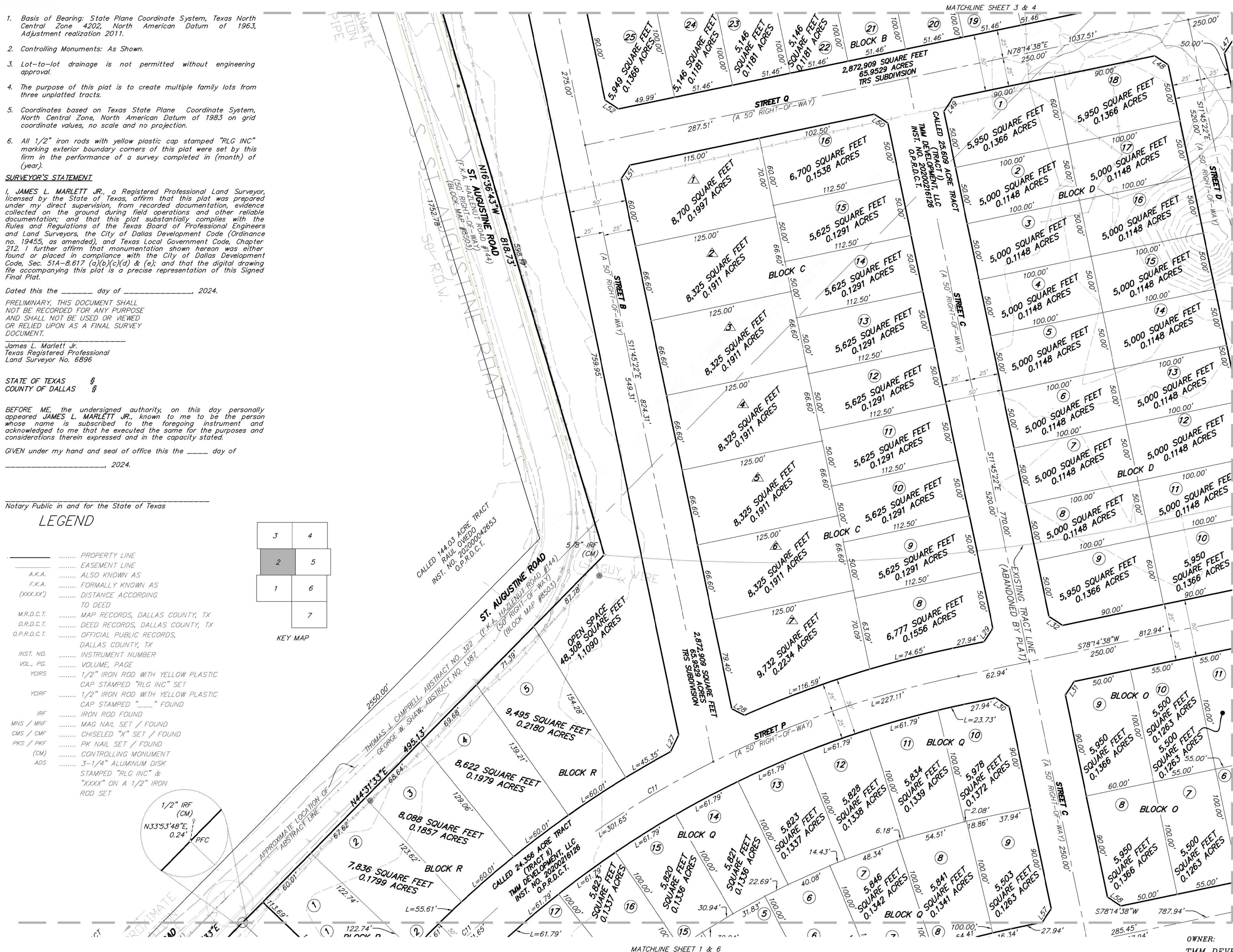
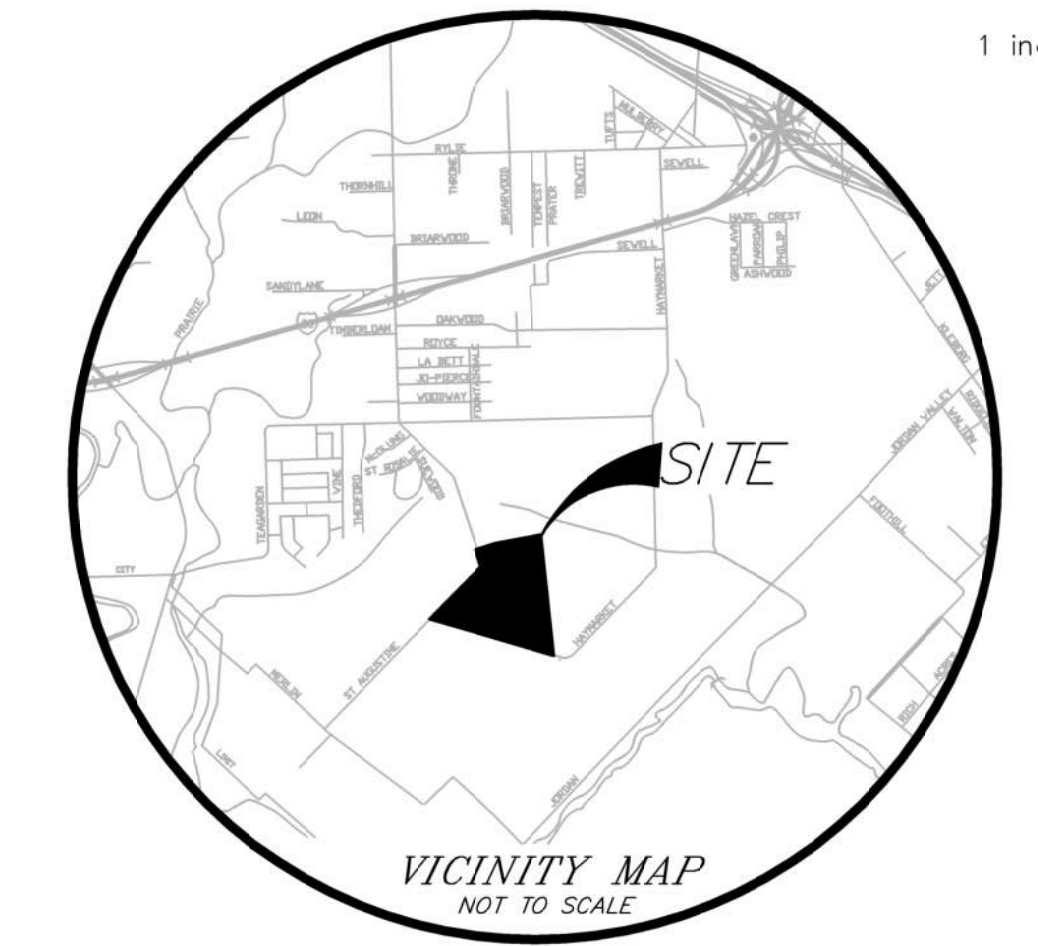
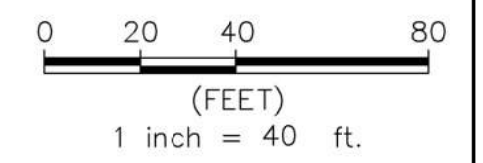
Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- A.K.A. ALSO KNOWN AS
- F.K.A. FORMALLY KNOWN AS
- (XXX'XX') DISTANCE ACCORDING TO DEED
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- YCI/RS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- YCI/RF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- MNS / MNF MAG NAIL SET / FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- PKS / PKF PK NAIL SET / FOUND
- (CM) CONTROLLING MONUMENT
- ADS 3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET



LEGEND		
○	R-5(A) 50'x100' MINIMUM	170
△	R-7.55(A) 60'x125' MINIMUM	97
TOTAL		267



PRELIMINARY PLAT OF TRS SUBDIVISION (65.9529 ACRE) REPLAT OF CALLED 25.605 ACRE TRACT CALLED 24.356 ACRE TRACT CALLED 40.393 ACRE TRACT BLOCK 8717

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 CITY PLAN FILE NO. S234-119
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SCALE: 1" = 40' DATE: MARCH, 2024

OWNER:	TMM DEVELOPMENT LLC 8409 SPECTRUM DRIVE MCKINNEY, TEXAS 75072 (972) 369-2400 MARC E. MCKINNEY	SURVEYOR:	RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REC #F-493 TBPELS REG #100341-00	SHEET	2 OF 7			
RECORDED	INST#	-	JOB NO.	2313.116.100	E-FILE	2313.116.100PP	DWG NO.	28.358W

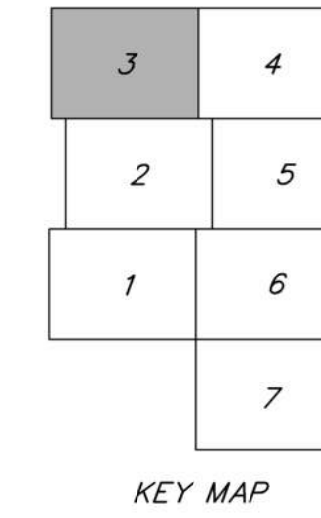
LINE	BEARING	LENGTH
L1	N62°46'19"E	14.18'
L2	S27°13'41"E	14.11'
L3	N62°46'19"E	14.18'
L4	N27°13'41"W	14.11'
L5	N62°46'19"E	14.18'
L6	N30°23'15"W	14.87'
L7	N62°46'19"E	14.18'
L8	N33°14'38"E	14.14'
L9	N56°45'22"W	14.14'
L10	N33°14'38"E	14.14'
L11	S56°45'22"E	14.14'
L12	N33°14'38"E	14.14'
L13	S56°45'22"E	14.14'
L14	N33°14'38"E	14.14'
L15	S56°45'22"E	14.14'
L16	S33°10'37"W	15.36'
L17	S56°45'22"E	14.14'
L18	N33°14'38"E	14.14'
L19	N33°14'38"E	14.14'
L20	S56°45'22"E	14.14'

LINE	BEARING	LENGTH
L21	S56°45'22"E	14.14'
L22	N33°14'38"E	14.14'
L23	S10°50'58"E	11.62'
L24	N82°52'49"E	15.49'
L25	N01°22'48"W	14.14'
L26	N88°37'12"E	14.14'
L27	N25°02'08"E	16.02'
L28	N63°00'09"W	12.52'
L29	N33°14'38"E	14.14'
L30	S56°45'22"E	14.14'
L31	S33°14'38"W	14.14'
L32	N56°45'22"W	14.14'
L33	N33°14'38"E	14.14'
L34	S56°45'22"E	14.14'
L35	N33°14'38"E	14.14'
L36	S56°45'22"E	14.14'
L37	N33°14'38"E	14.14'
L38	S56°45'22"E	14.14'
L39	N33°14'38"E	14.14'
L40	S58°27'33"E	15.81'

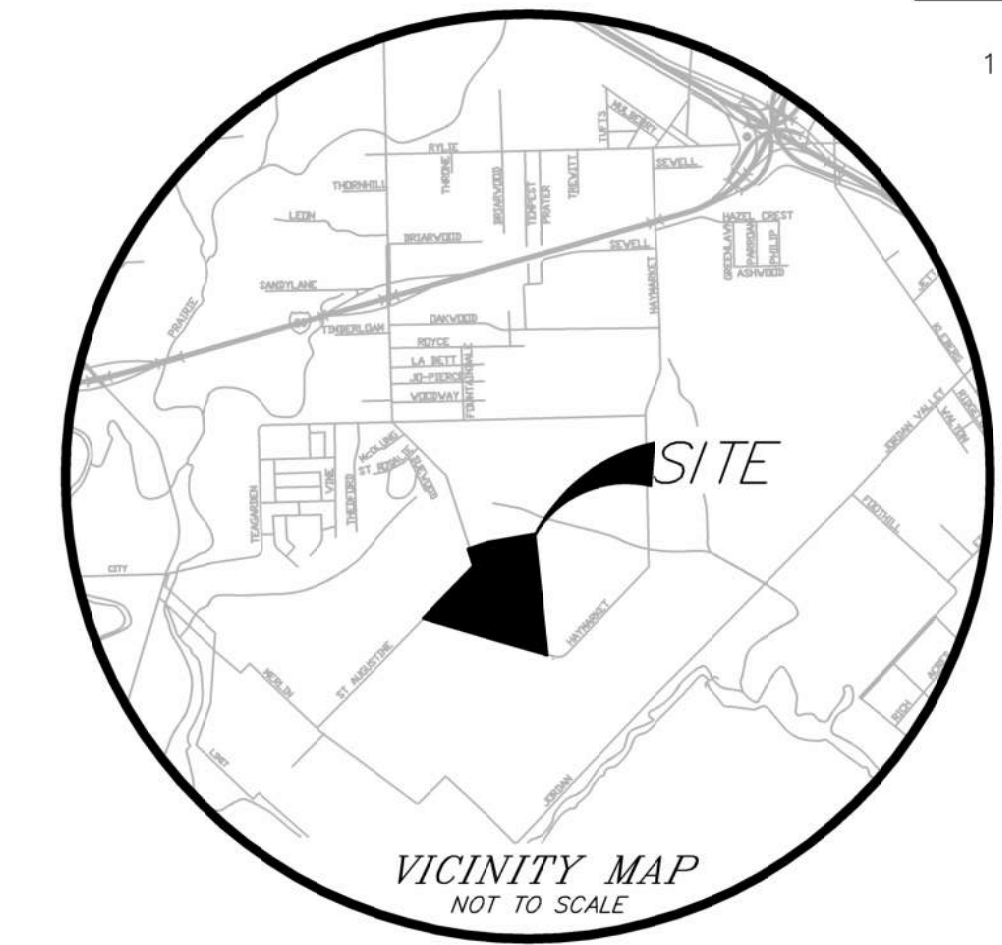
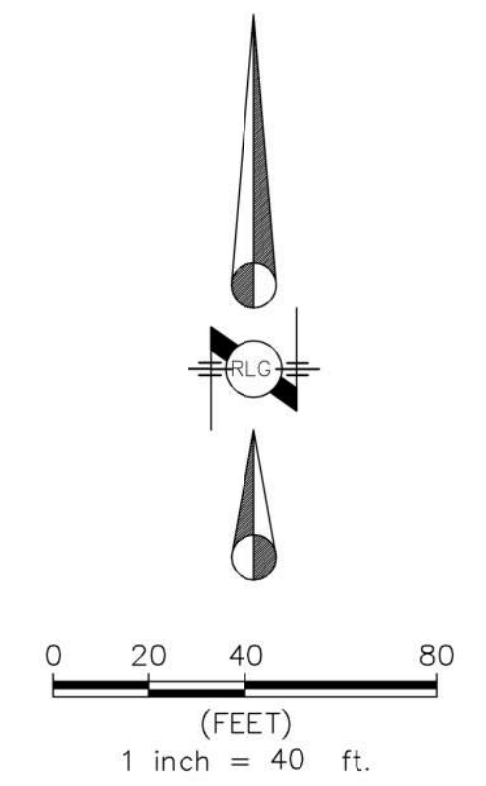
LINE	BEARING	LENGTH
L41	S33°14'38"W	15.36'
L42	S56°45'22"E	14.14'
L43	N33°14'38"E	14.14'
L44	N56°45'22"W	14.14'
L45	N33°14'38"E	14.14'
L46	S56°45'22"E	14.14'
L47	N33°14'38"E	14.14'
L48	S56°45'22"E	14.14'
L49	N33°14'38"E	14.14'
L50	S56°45'22"E	14.14'
L51	N33°14'38"E	14.14'
L52	N56°45'22"W	14.14'
L53	S33°14'38"W	14.14'
L54	N58°50'08"W	13.63'
L55	N56°45'22"W	14.14'
L56	S33°14'38"W	10.36'
L57	N33°14'38"E	14.14'
L58	S56°45'22"E	14.14'

GENERAL NOTES:

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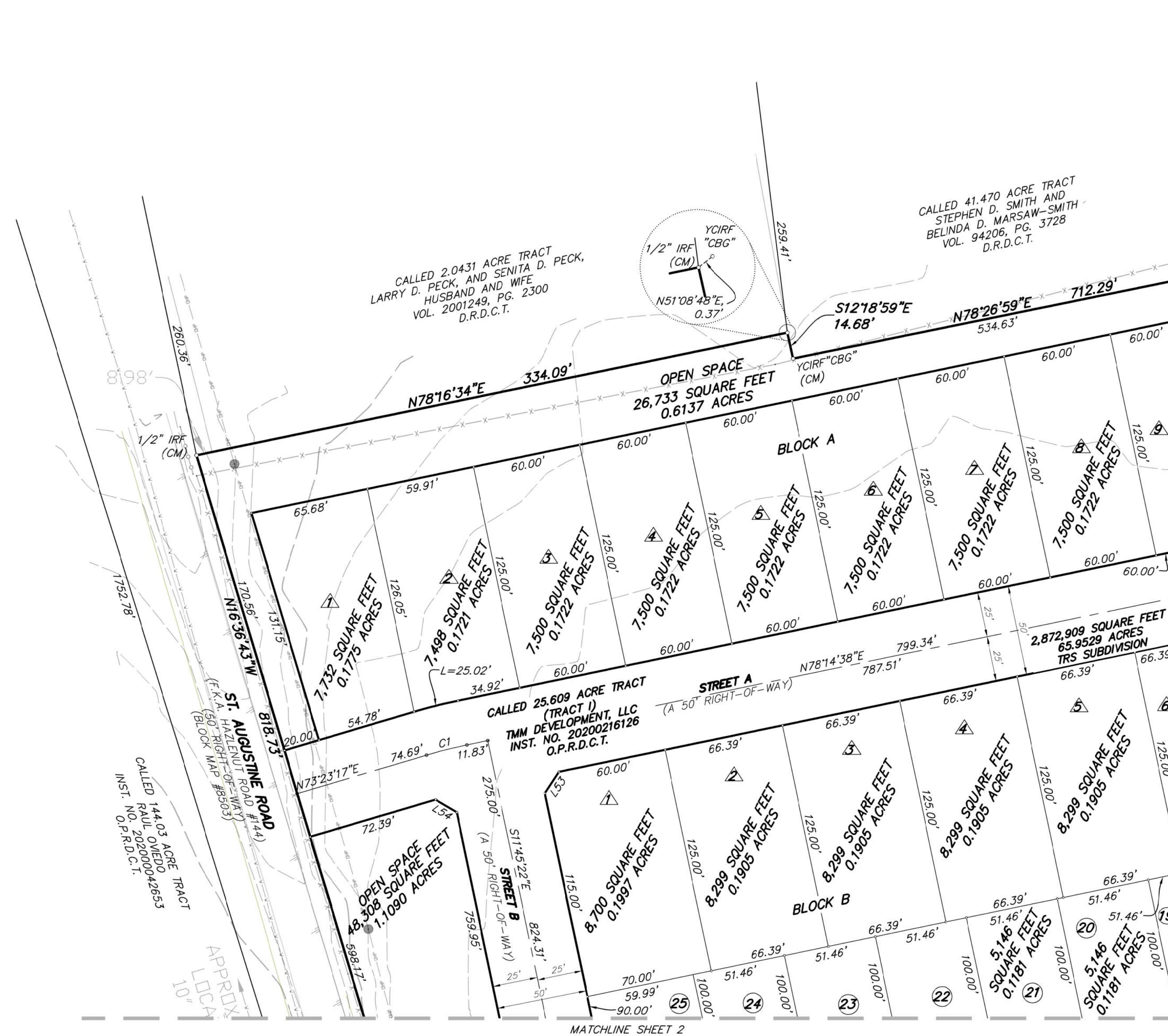
LEGEND		
○	R-5(A) 50'x100' MINIMUM	170
△	R-7.55(A) 60'x125' MINIMUM	97
TOTAL		267



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	4°47'24"	275.00'	22.99'	N75°50'56"E	22.98'
C2	189°27'06"	50.00'	165.33'	N56°45'22"W	99.66'
C3	178°21'34"	50.00'	155.65'	N56°45'22"W	99.99'
C4	177°18'12"	50.00'	154.73'	N33°47'44"E	99.97'
C5	178°21'10"	50.00'	155.64'	N56°44'07"W	99.99'
C6	29°40'08"	300.00'	155.35'	S3°04'42"W	153.62'
C7	209°43'05"	50.00'	183.01'	N62°46'19"E	96.66'
C8	29°40'08"	300.00'	155.35'	N3°04'42"E	153.62'
C9	55°22'34"	500.00'	483.25'	N74°04'05"W	464.66'
C10	34°37'26"	625.00'	377.69'	S60°55'55"W	371.97'
C11	34°37'26"	875.00'	528.76'	S60°55'55"W	520.76'

LEGEND

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- EASEMENT LINE
- A.K.A. ALSO KNOWN AS
- F.K.A. FORMALLY KNOWN AS
- (XXX.XX') DISTANCE ACCORDING TO DEED
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
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- INST. NO. INSTRUMENT NUMBER
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- YCIRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "----" FOUND
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- ADS 3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET



**PRELIMINARY PLAT
OF
TRS SUBDIVISION
(65.9529 ACRE)
REPLAT
OF**

**CALLED 25.605 ACRE TRACT
CALLED 24.356 ACRE TRACT
CALLED 40.393 ACRE TRACT
BLOCK 8717**

THOMAS J. CAMPBELL SURVEY, ABSTRACT NO. 322
GEORGE W. SHAW SURVEY, ABSTRACT NO. 1387
S.S. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1391
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-119
ENGINEERING NO. DP-____

SCALE: 1" = 40'

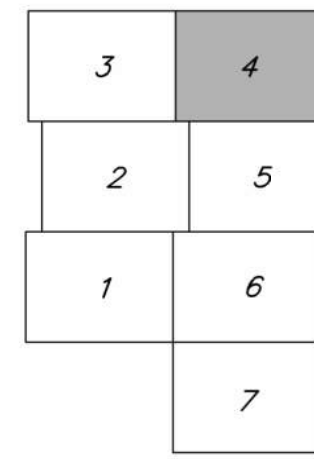
DATE: MARCH, 2024

OWNER:
TMM DEVELOPMENT LLC
8409 SPECTRUM DRIVE
MCKINNEY, TEXAS 75072
(972) 369-2400
MARC E. MCKINNEY

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-489
TBPELS REG #100341-00

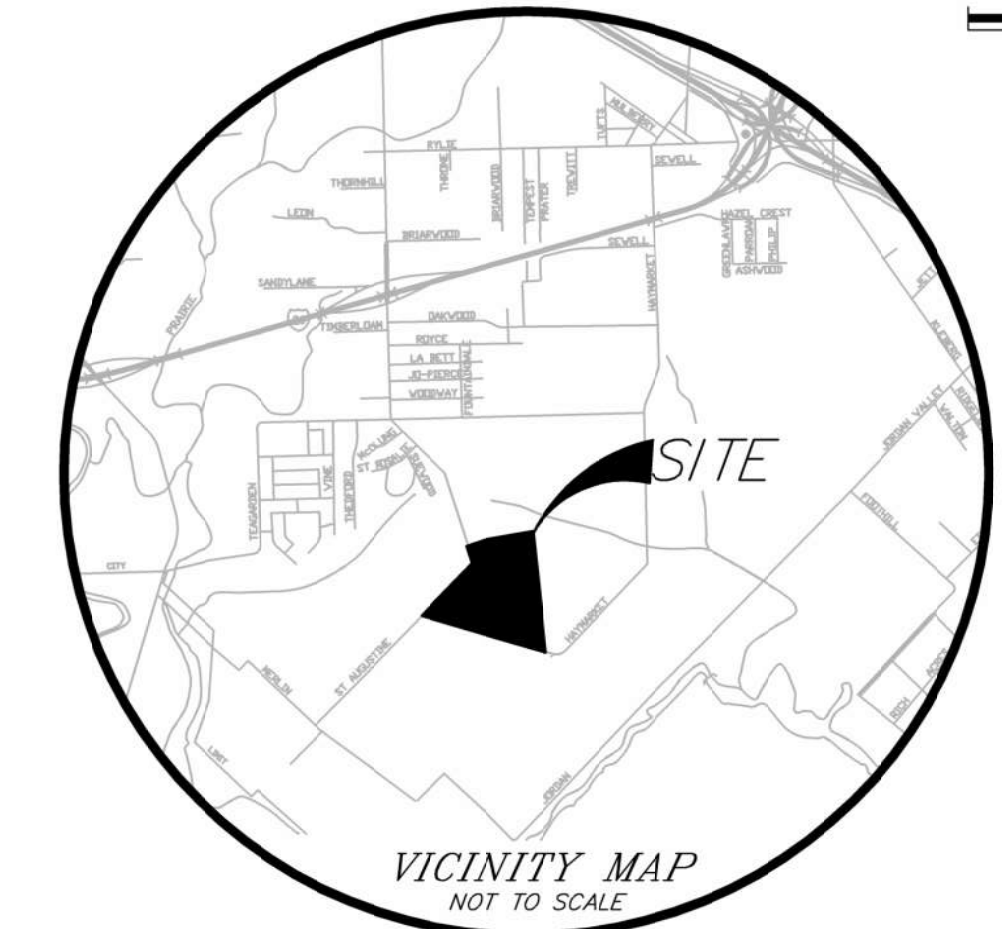
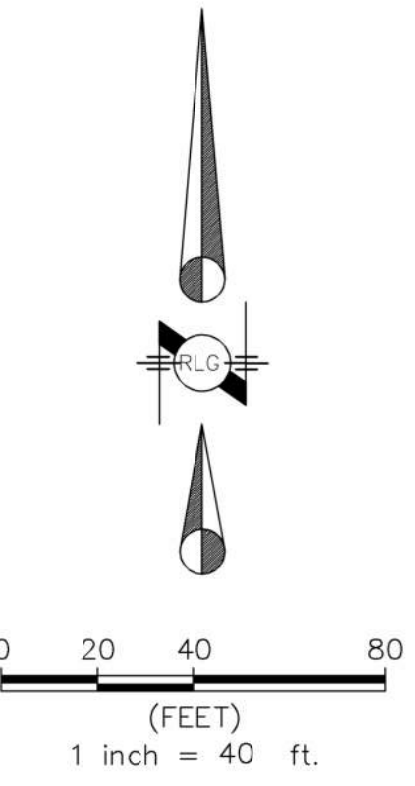
GENERAL NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1963, Adjustment realization 2011.
2. Controlling Monuments: As Shown.
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6. All 1/2" iron rods with yellow plastic cap stamped "RLG INC" marking exterior boundary corners of this plat were set by this firm in the performance of a survey completed in (month) of (year).



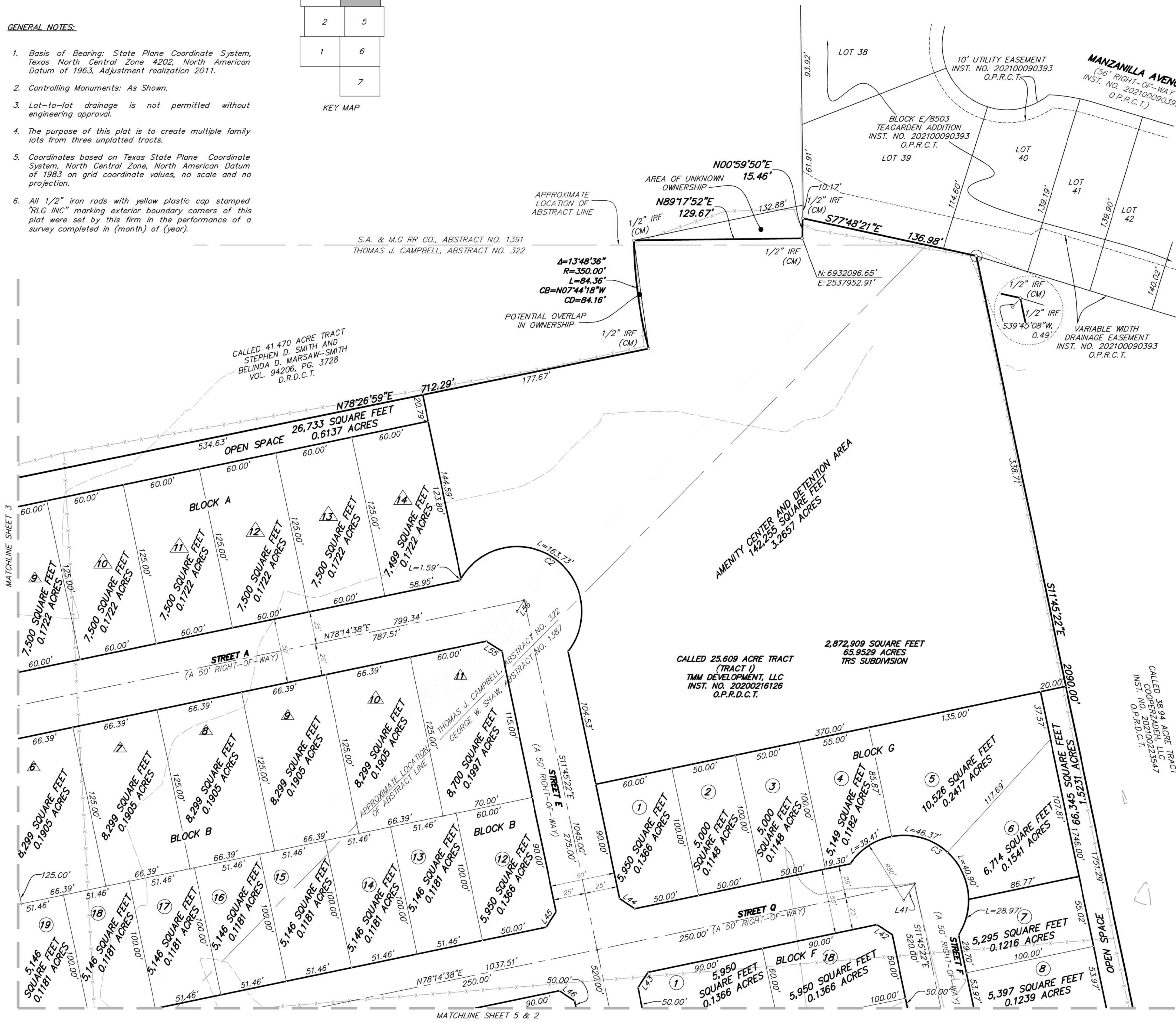
KEY MAP

LEGEND		
○	R-5(A) 50'x100' MINIMUM	170
△	R-7.55(A) 60'x125' MINIMUM	97
TOTAL		267



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- A.K.A. ALSO KNOWN AS
- F.K.A. FORMALLY KNOWN AS
- (XXX.XX') DISTANCE ACCORDING TO DEED
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- YCRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- YCRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- MNS / MNF MAG NAIL SET / FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- PKS / PKF PK NAIL SET / FOUND
- (CM) CONTROLLING MONUMENT
- ADS 3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET



MATCHLINE SHEET 3

MATCHLINE SHEET 5 & 2

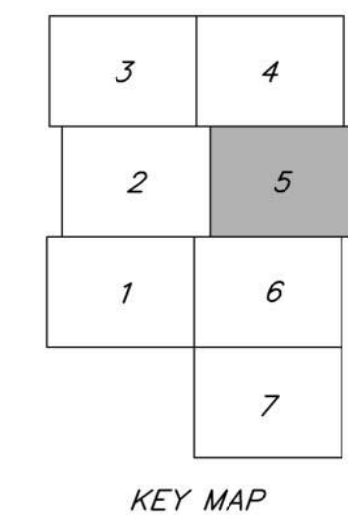
**PRELIMINARY PLAT
OF
TRS SUBDIVISION
(65.9529 ACRE)
REPLAT
OF
CALLED 25.605 ACRE TRACT
CALLED 24.356 ACRE TRACT
CALLED 40.393 ACRE TRACT
BLOCK 8717**

THOMAS J. CAMPBELL SURVEY, ABSTRACT NO. 322
GEORGE W. SHAW SURVEY, ABSTRACT NO. 1387
S.S. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1391
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING NO. DP-____

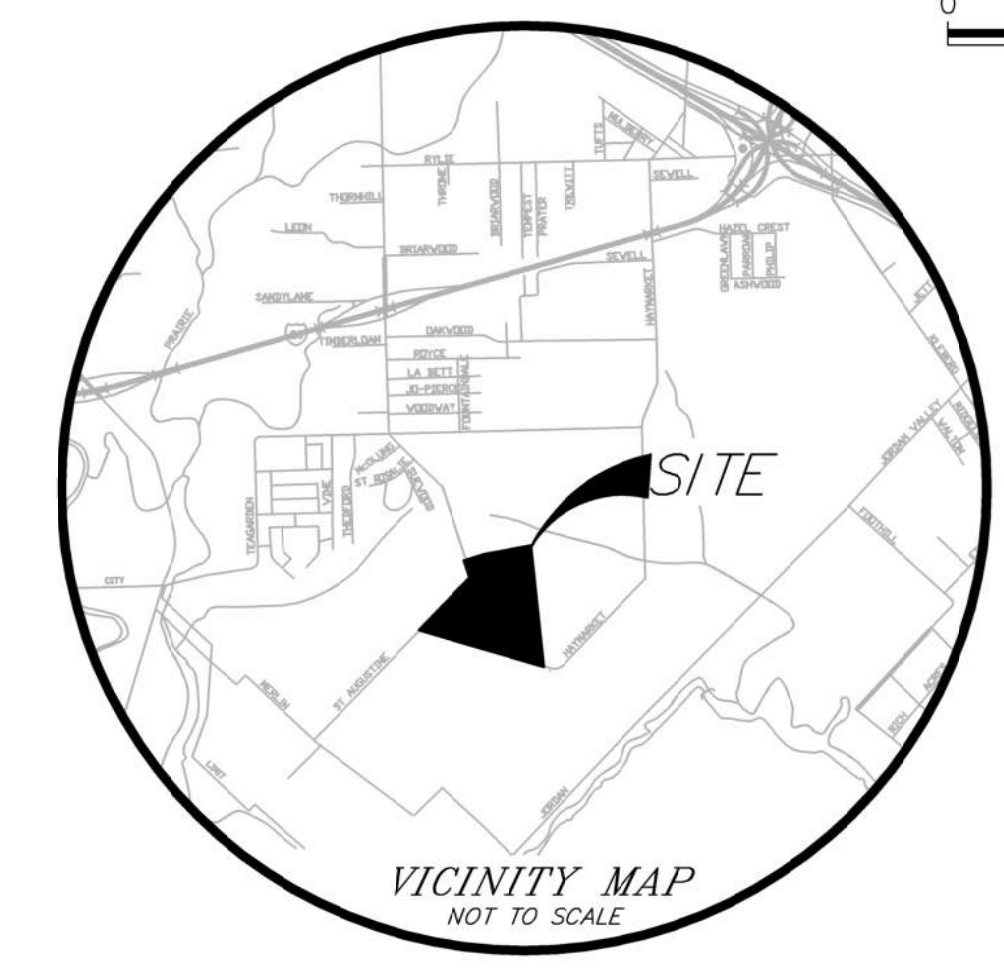
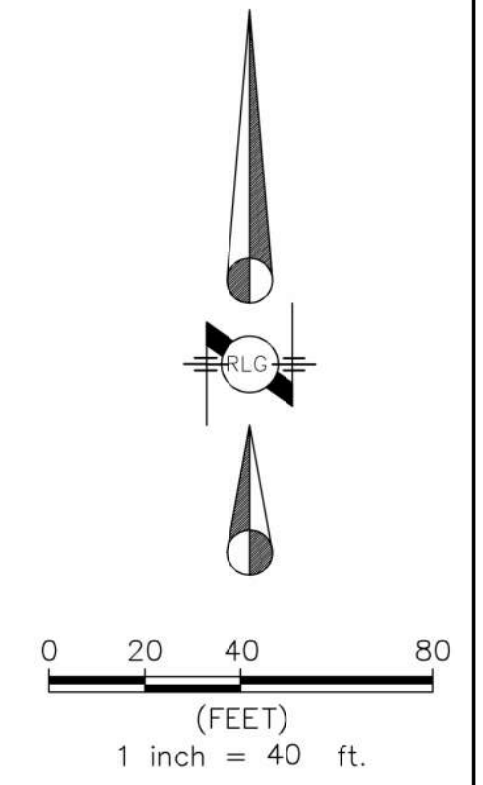
SCALE: 1" = 40' DATE: MARCH, 2024

OWNER:
TMM DEVELOPMENT LLC
8409 SPECTRUM DRIVE
MCKINNEY, TEXAS 75072
(972) 369-2400
MARC E. MCKINNEY

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00



LEGEND		
○	R-5(A) 50'x100' MINIMUM	170
△	R-7.55(A) 60'x125' MINIMUM	97
TOTAL		267



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LEGEND

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- EASEMENT LINE
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- F.K.A. FORMALLY KNOWN AS
- (XXX.XX') DISTANCE ACCORDING TO DEED
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- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
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- VOL., PG. VOLUME, PAGE
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- MNS / MNF MAG NAIL SET / FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- PKS / PKF PK NAIL SET / FOUND
- (CM) CONTROLLING MONUMENT
- ADS 3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET

PRELIMINARY PLAT OF TRS SUBDIVISION (65.9529 ACRE) REPLAT OF

CALLED 25.605 ACRE TRACT CALLED 24.356 ACRE TRACT CALLED 40.393 ACRE TRACT BLOCK 8717

THOMAS J. CAMPBELL SURVEY, ABSTRACT NO. 322
 GEORGE W. SHAW SURVEY, ABSTRACT NO. 1387
 S.S. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1391
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-119
 ENGINEERING NO. DP-_____

SCALE: 1" = 40' DATE: MARCH, 2024

OWNER: TMM DEVELOPMENT LLC
 8409 SPECTRUM DRIVE
 MCKINNEY, TEXAS 75072
 (972) 369-2400
 MARC E. MCKINNEY

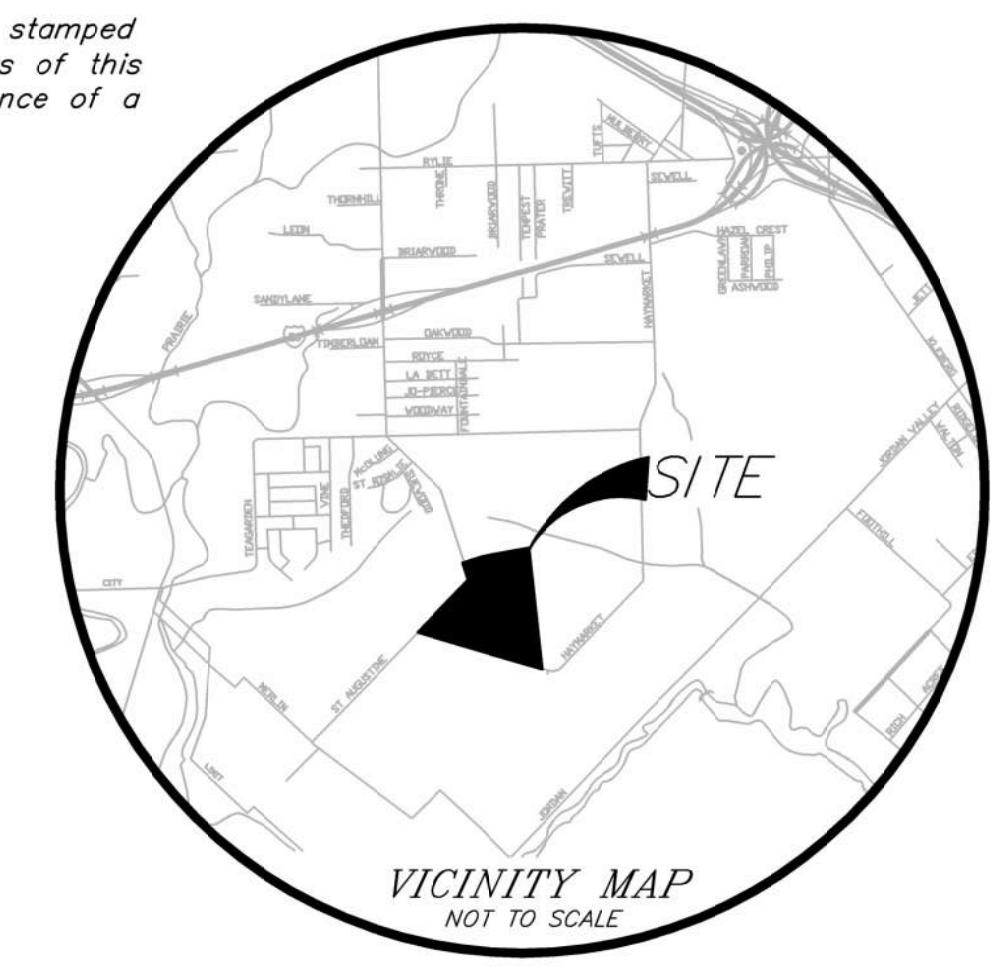
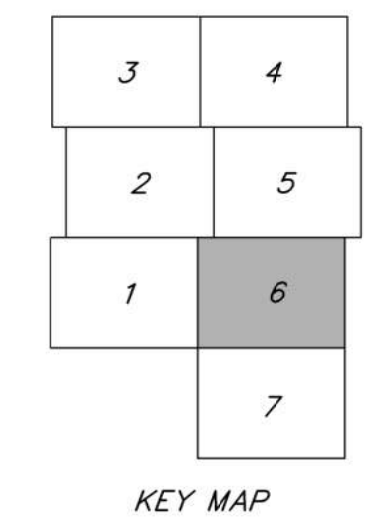
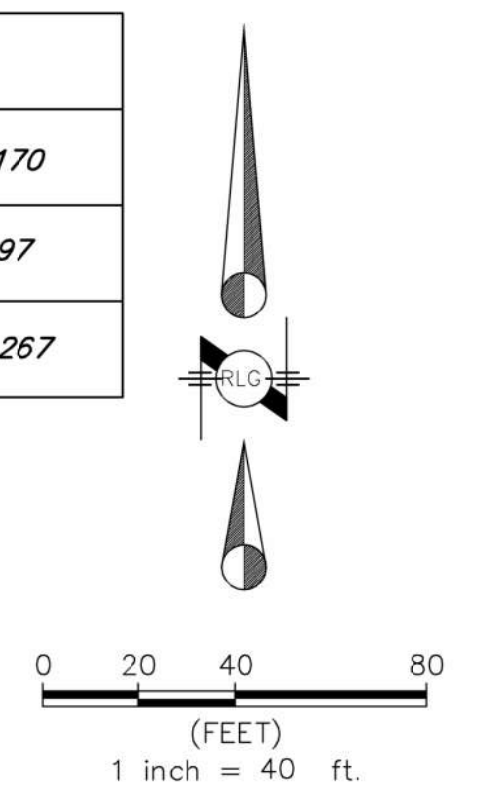
SURVEYOR: RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rlg@rlginc.com
 TX PE REC #F-493
 TBPELS REG #100341-00



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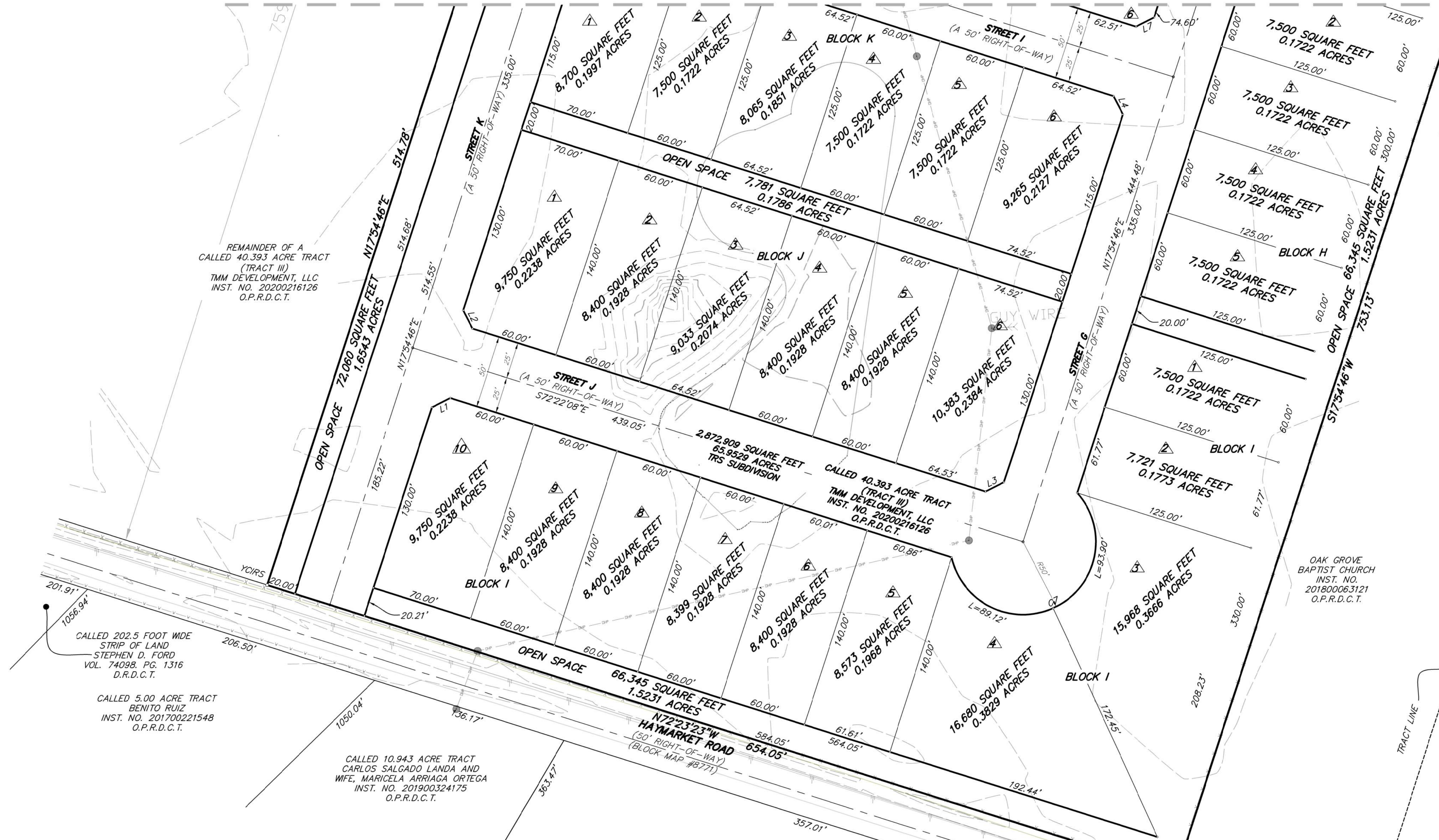
LEGEND

.....	PROPERTY LINE
-----	EASEMENT LINE
A.K.A.	ALSO KNOWN AS
F.K.A.	FORMALLY KNOWN AS
(XXX.XX')	DISTANCE ACCORDING TO DEED
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
YCIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCIWF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
IRF	IRON ROD FOUND
MNS / MNF	MAG NAIL SET / FOUND
CMS / CMF	CHISELED "X" SET / FOUND
PKS / PKF	PK NAIL SET / FOUND
(CM)	CONTROLLING MONUMENT
ADS	3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET

PRELIMINARY PLAT
 OF
TRS SUBDIVISION
(65.9529 ACRE)
 REPLAT
 OF
CALLED 25.605 ACRE TRACT
CALLED 24.356 ACRE TRACT
CALLED 40.393 ACRE TRACT
BLOCK 8717
 THOMAS J. CAMPBELL SURVEY, ABSTRACT NO. 322
 GEORGE W. SHAW SURVEY, ABSTRACT NO. 1387
 S.S. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1391
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-119
 ENGINEERING NO. DP-____
 SCALE: 1" = 40' DATE: MARCH, 2024

OWNER:
 TMM DEVELOPMENT LLC
 8409 SPECTRUM DRIVE
 MCKINNEY, TEXAS 75072
 (972) 369-2400
 MARC E. MCKINNEY

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rlj@rlginc.com
 TX PE REG #493
 TBPELS REG #100341-00



REMAINDER OF A CALLED 40.393 ACRE TRACT (TRACT III) TMM DEVELOPMENT, LLC INST. NO. 20200216126 O.P.R.D.C.T.

CALLED 38.94 ACRE TRACT COOPERZADEH, LLC INST. NO. 202100223547 O.P.R.D.C.T.

CALLED 202.5 FOOT WIDE STRIP OF LAND STEPHEN D. FORD VOL. 74098, PG. 1316 D.R.D.C.T.

CALLED 5.00 ACRE TRACT BENITO RUIZ INST. NO. 201700221548 O.P.R.D.C.T.

CALLED 10.943 ACRE TRACT CARLOS SALGADO LANDA AND WIFE, MARICELA ARRIAGA ORTEGA INST. NO. 201900324175 O.P.R.D.C.T.

CALLED 3.591 ACRE TRACT FERNANDO ASTORGA ARREOLA AND WIFE, SILVIA ELENA ALVARADO ENRIQUEZ INST. NO. 202100199105 O.P.R.D.C.T.

OAK GROVE BAPTIST CHURCH INST. NO. 201800063122 O.P.R.D.C.T.

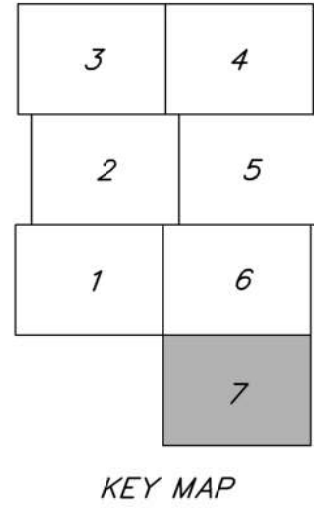
CALLED 0.906 ACRE TRACT LARRY D. THOMPSON AND WIFE, DONNA K. THOMPSON VOL. 98043, PG. 6276 D.R.D.C.T.

LEGEND

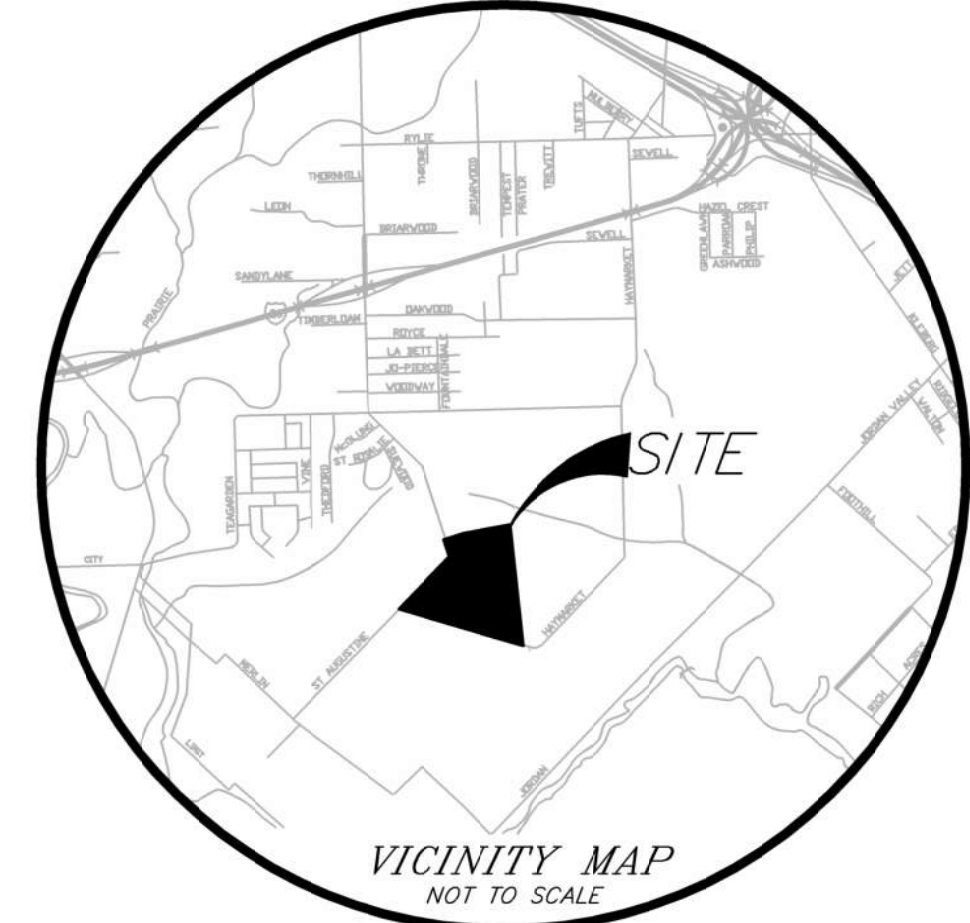
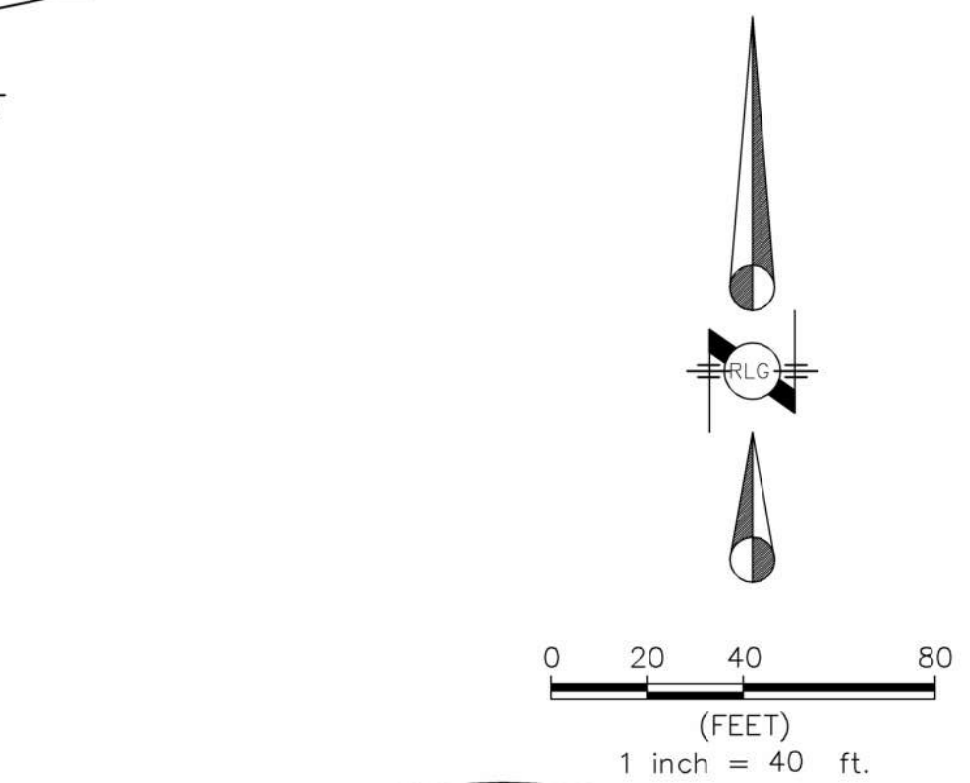
.....	PROPERTY LINE
.....	EASEMENT LINE
A.K.A.	ALSO KNOWN AS
F.K.A.	FORMALLY KNOWN AS
(XXX.XX)	DISTANCE ACCORDING TO DEED
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
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YCI/R	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
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CMS / CMF	CHISELED "X" SET / FOUND
PKS / PKF	PK NAIL SET / FOUND
(CM)	CONTROLLING MONUMENT
ADS	3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "XXXX" ON A 1/2" IRON ROD SET

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PRELIMINARY PLAT OF TRS SUBDIVISION (65.9529 ACRE) REPLAT OF

**CALLLED 25.605 ACRE TRACT
CALLLED 24.356 ACRE TRACT
CALLLED 40.393 ACRE TRACT
BLOCK 8717**

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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-119
ENGINEERING NO. DP-____
SCALE: 1" = 40' DATE: MARCH, 2024

OWNER: TMM DEVELOPMENT LLC
8409 SPECTRUM DRIVE
MCKINNEY, TEXAS 75072
(972) 369-2400
MARC E. MCKINNEY

SURVEYOR: RAYMOND L. GOODSON JR., INC.
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