

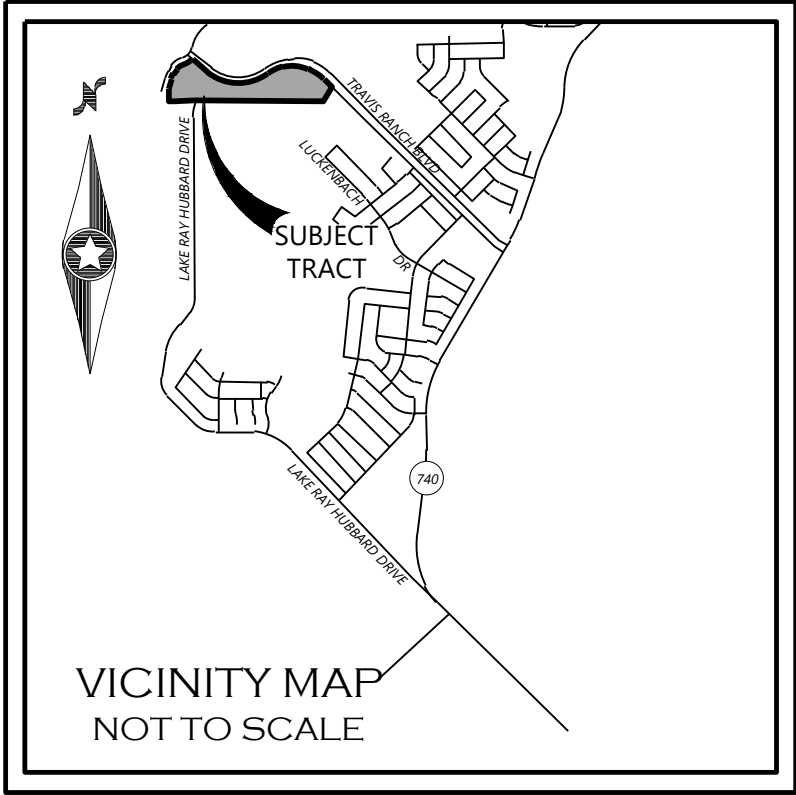
- GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
 2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. ALL PERIMETER PLAT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. 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 #, TR MAR PH3, WESTWOOD PS;" (# REPRESENTS APPLICABLE BLOCK).
 4. 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.
 5. 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.
 6. MAINTENANCE OF THE COMMON AREAS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, NOT THE CITY OF DALLAS.

4.000 ACRE
TRAVIS RANCH MARINA, LLC
VOL. 6503, PAGE 38
O.P.R.K.C.T.

REM. 50.012 ACRES
TRAVIS RANCH MARINA, LLC
VOL. 4978, PG. 493
O.P.R.K.C.T.

51.343 ACRES
TRAVIS RANCH MARINA, LLC
VOL. 4978, PG. 356
O.P.R.K.C.T.

TRAVIS RANCH BOULEVARD
VARIABLE WIDTH R.O.W.
CABINET 3, SLIDE 417, P.R.K.C.T.



LEGEND	
○	5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
○	3" ALUMINUM CAP, 5/8" IRON ROD SET "TRAVIS RANCH WESTWOOD PS"
●	2" ALUMINUM CAP, 5/8" IRON ROD SET (SEE GENERAL NOTE 3)
●	3" ALUMINUM CAP, 5/8" IRON ROD SET "TRAVIS RANCH WESTWOOD PS"
●	POINT OF CURVATURE / POINT OF TANGENCY
●	CONTROLLING MONUMENT
●	UTILITY EASEMENT
●	DRAINAGE EASEMENT
●	BY THIS PLAT
●	RIGHT-OF-WAY
●	VOLUME, PAGE
●	CABINET
●	DEED RECORDS, KAUFMAN COUNTY, TEXAS
●	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY TEXAS
●	PLAT RECORDS, KAUFMAN COUNTY, TEXAS
●	STREET CENTERLINE
●	COMMON AREA
●	STREET NAME CHANGE
●	ABANDONED AREA OF LAKE RAY HUBBARD
●	DRIVE RIGHT-OF-WAY
●	LAKE RAY HUBBARD DRIVE RIGHT-OF-WAY
●	DEDICATION
●	WATER EASEMENT

NO STRUCTURES ON
SUBJECT PROPERTY

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

PRELIMINARY PLAT, THIS
DOCUMENT SHALL NOT
BE RECORDED FOR ANY
PURPOSE.

PRELIMINARY PLAT
OF
**TRAVIS RANCH
MARINA LOTS NO. 3**

LOTS 1-31, BLOCK F;
LOTS 1-34, BLOCK G; LOTS 1-19, COMMON AREA "A", BLOCK H;
LOTS 1-15, BLOCK I; LOTS 1-57, BLOCK J; LOTS 1-30, BLOCK K;
AND LOTS 1-4, COMMON AREA "B" BLOCK L
190 RESIDENTIAL LOTS & 2 COMMON AREA LOTS
32.176 ACRES
OUT OF THE

BEING A PART OF THE 50.012 ACRE TRACT, AND A PART OF THE
51.343 ACRE TRACT TO TRAVIS RANCH MARINA, LLC
WILLIAM BRISCOE SURVEY, ABSTRACT NO. 39,
JOHN R. CONNER SURVEY, ABSTRACT NO. 100
AND GEORGE R. PASCHAL SURVEY, ABSTRACT NO. 404
IN THE

CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS
CITY OF HEATH, E.T.J., KAUFMAN COUNTY, TEXAS
CITY PLAN FILE NUMBER: S201-545
CITY ENGINEERING PLAN NUMBER: 31.11-

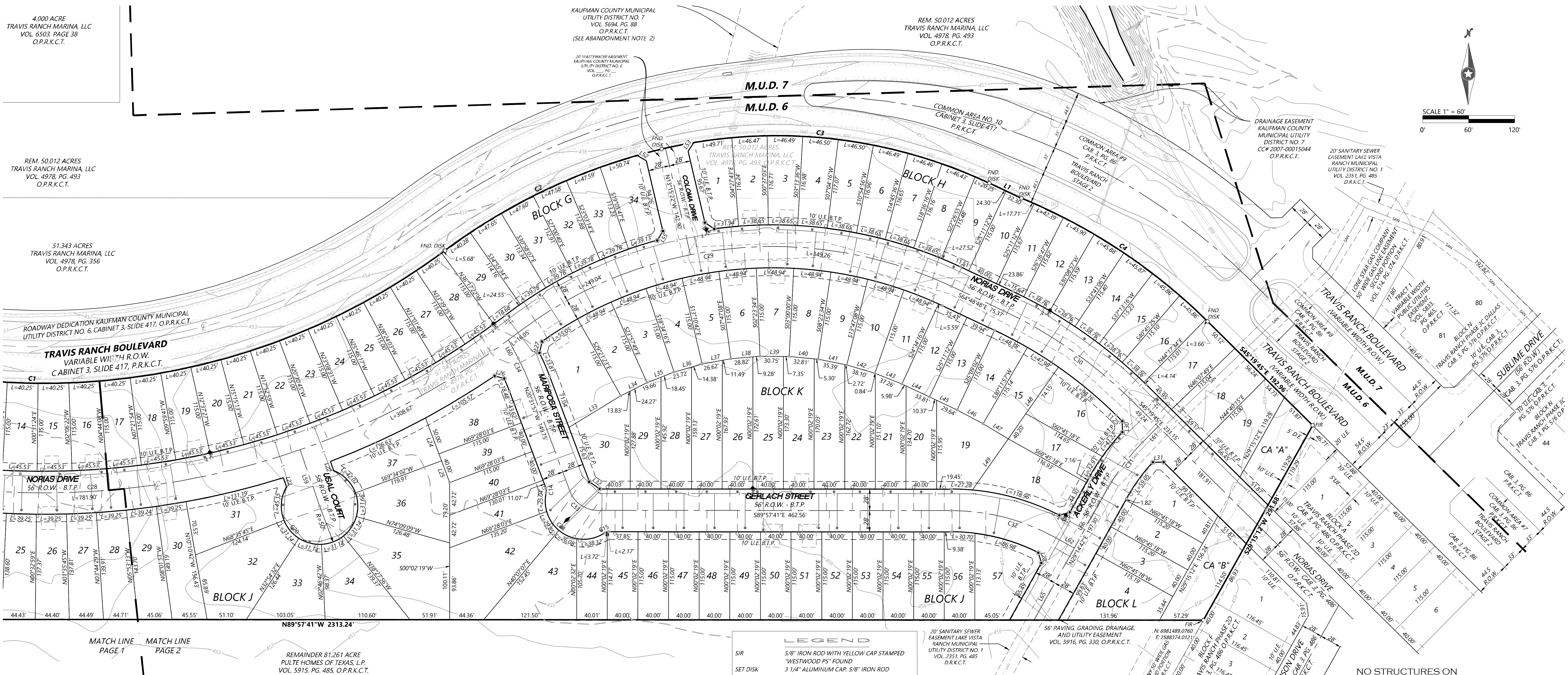
OWNER/DEVELOPER
TRAVIS RANCH MARINA, LLC
1603 LBJ FREEWAY, SUITE 800
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 522-4200

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TBPE Firm Reg. No. 11736
TBPLS Firm Reg. No. 10074301
O.P.R.K.C.T.

THIS PLAT FILED IN DOCUMENT No. _____

32.176 ACRES NOVEMBER 19, 2020 Job No. 0002011.31 TRAVIS RANCH PHASE MARINA LOTS NO. 3



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	1.153.91'	877.00'	075°23'13"	S 88°58'02" E
C2	292.26'	782.00'	021°24'49"	N 64°02'46" E
C3	460.47'	652.50'	040°26'01"	S 85°01'49" E
C4	293.13'	752.00'	022°20'02"	S 56°29'46" E
C5	98.98'	362.00'	015°39'59"	N 24°15'47" E
C6	119.79'	162.00'	042°22'06"	N 53°16'49" E
C7	213.77'	402.60'	030°25'21"	N 59°15'11" E
C8	5.86'	10.00'	033°33'26"	S 34°29'42" E
C9	6.18'	10.00'	035°24'12"	N 44°59'43" E
C10	5.39'	10.00'	030°51'54"	N 21°51'23" E
C11	5.86'	10.00'	033°33'26"	S 69°42'01" W
C12	8.15'	10.00'	046°40'34"	N 31°00'12" E
C13	9.70'	10.00'	055°34'53"	S 18°59'43" E
C14	5.86'	10.00'	033°33'26"	N 3°45'13" W
C15	5.88'	10.00'	033°43'01"	S 73°10'49" W
C16	117.80'	50.00'	134°59'23"	N 85°12'41" W
C17	143.44'	50.00'	164°22'02"	S 44°53'41" E
C18	28.48'	50.00'	032°38'08"	N 69°14'21" E
C19	245.33'	50.00'	281°07'39"	S 86°13'20" E
C20	243.40'	50.00'	278°55'00"	N 70°52'19" E

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C21	119.30'	50.00'	136°42'12"	S 55°19'36" E
C22	24.70'	512.60'	002°45'37"	N 64°04'38" E
C23	44.99'	38.00'	067°50'03"	N 85°11'27" W
C24	282.63'	328.00'	049°22'13"	S 41°06'53" W
C25	66.27'	38.00'	099°55'39"	S 43°33'27" E
C26	275.23'	400.00'	039°25'27"	S 19°00'51" W
C27	127.41'	300.00'	024°20'00"	S 12°12'19" W
C28	1,354.66'	1,020.00'	076°05'41"	S 89°19'16" E
C29	598.30'	548.00'	062°33'18"	S 83°54'33" W
C30	204.04'	600.00'	019°29'03"	N 55°04'17" W
C31	75.39'	280.00'	015°25'33"	S 36°57'28" W
C32	142.73'	280.00'	029°12'23"	N 75°21'30" W
C33	46.05'	38.00'	069°25'44"	N 55°14'49" W
C34	36.58'	280.00'	007°29'08"	N 24°16'31" W
C35	46.31'	540.60'	004°54'29"	N 63°20'45" E
C36	37.28'	600.00'	003°33'35"	S 88°15'31" W
C37	57.38'	328.00'	010°01'25"	S 11°25'05" W

Line Table		
Line #	Length	Direction
L1	46.60'	S64°48'48"E
L2	14.16'	S83°39'23"W
L3	14.14'	S83°43'34"W
L4	14.13'	N06°20'09"W
L5	14.19'	S06°28'33"E
L6	14.10'	N83°25'58"E
L7	16.58'	N85°16'37"W
L8	13.04'	N44°12'47"W
L9	13.67'	N47°06'35"W
L10	15.45'	S45°55'01"W
L11	40.00'	N38°47'23"E
L12	40.00'	N38°47'23"E
L13	32.45'	S03°31'16"E
L14	51.29'	S03°31'16"E
L15	78.08'	S03°31'16"E
L16	46.02'	N34°21'53"E
L17	37.06'	N26°02'03"E
L18	37.86'	N26°02'03"E
L19	5.54'	N26°02'03"E
L20	14.45'	N19°40'19"W
L21	14.26'	S68°27'02"W
L22	12.51'	N19°07'41"W
L23	12.51'	N19°07'41"W

Line Table		
Line #	Length	Direction
L24	59.77'	N20°31'57"W
L25	30.23'	N20°31'57"W
L26	13.05'	N75°08'45"W
L27	15.12'	N13°08'15"E
L28	13.96'	N16°20'50"W
L29	14.25'	N73°36'21"E
L30	14.23'	S00°40'58"E
L31	14.04'	S89°14'19"W
L32	16.44'	N55°14'49"W
L33	79.45'	S58°33'41"W
L34	38.11'	S63°20'24"W
L35	38.11'	S68°43'57"W
L36	38.11'	S74°07'31"W
L37	38.11'	S79°31'05"W
L38	38.11'	S84°54'39"W
L39	38.11'	N89°41'47"W
L40	38.11'	N84°18'13"W
L41	38.11'	N78°54'39"W
L42	38.10'	N73°31'05"W
L43	38.10'	N68°07'31"W
L44	39.79'	N64°50'50"W
L45	40.01'	N64°48'48"W
L46	38.23'	S62°11'34"E

Line Table		
Line #	Length	Direction
L47	38.36'	S58°47'34"E
L48	114.35'	N35°00'14"E
L49	81.63'	N35°00'14"E
L50	73.38'	S65°55'02"E
L51	54.03'	N00°02'19"E
L52	13.84'	N59°27'55"W
L53	13.73'	N33°23'27"E
L54	14.76'	N55°41'47"W
L55	14.32'	N31°01'07"E
L56	14.13'	S89°57'41"E
L57	3.87'	S00°02'19"W
L58	30.70'	N24°22'19"E
L59	78.00'	N19°07'41"W
L60	27.53'	N28°01'05"W
L61	29.20'	N44°40'15"E
L62	27.20'	S60°45'18"E
L63	30.21'	N38°43'34"E
L64	33.45'	N51°16'26"W
L65	107.84'	S29°14'42"W
L66	89.46'	S29°14'42"W
L67	14.14'	S06°16'26"E

LEGEND

SIR

SET DISK

FND. DISK

FIR

(CM)

U.E.

D.E.

B.T.P.

CAB.

D.R.K.C.T.

O.P.R.K.C.T.

P.R.K.C.T.

CA

W.E.

B.E.

S.E.

D.A.E.

5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND

3 1/4" ALUMINUM CAP, 5/8" IRON ROD SET TRAVIS RANCH WESTWOOD PS

2" ALUMINUM CAP, 5/8 IRON ROD SET (SEE GENERAL NOTE 3)

3 1/4" ALUMINUM CAP, 5/8" IRON ROD SET TRAVIS RANCH WESTWOOD PS

POINT OF CURVATURE / POINT OF TANGENCY CONTROLLING MONUMENT

UTILITY EASEMENT

DRAINAGE EASEMENT

RIGHT-OF-WAY

VOLUME, PAGE

CABINET

DEED RECORDS, KAUFMAN COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS

PLAT RECORDS, KAUFMAN COUNTY, TEXAS

STREET CENTERLINE

COMMON AREA

STREET NAME CHANGE

ABANDONED AREA OF LAKE RAY HUBBARD DRIVE RIGHT-OF-WAY

LAKE RAY HUBBARD DRIVE RIGHT-OF-WAY DEDICATION

WATER EASEMENT

BARRIER EASEMENT

SIDEWALK EASEMENT

DRAINAGE AND ACCESS EASEMENT

- ABANDONMENT NOTE:
- THE EXISTING RIGHT-OF-WAY OF LAKE RAY HUBBARD DRIVE IS PRESCRIPTIVE IN NATURE AND IS ADVISED TO BE 60' WIDE BY KAUFMAN COUNTY, TEXAS. A PORTION OF SAID LAKE RAY HUBBARD DRIVE ABANDONED BY VOL. 5655, PG. 89, O.P.R.K.C.T.
 - KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 DRAINAGE EASEMENT, BY VOL. 5694, PG. 88, O.P.R.K.C.T. ABANDONED BY VOL. PG. O.P.R.K.C.T.
 - KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6, 37' GRADE TO DRAINAGE EASEMENT, BY VOL. 6454 PG. 408, O.P.R.K.C.T. ABANDONED BY VOL. PG. O.P.R.K.C.T.
 - THE EXISTING RIGHT-OF-WAY OF LAKE RAY HUBBARD DRIVE IS PRESCRIPTIVE IN NATURE AND IS ADVISED TO BE 60' WIDE BY KAUFMAN COUNTY, TEXAS. A PORTION OF SAID LAKE RAY HUBBARD DRIVE ABANDONED BY VOL. PG. O.P.R.K.C.T.

DRAINAGE AND RETENTION WALL MAINTENANCE EASEMENT NOTE:

ALL 5' DRAINAGE AND WALL MAINTENANCE EASEMENTS ARE CONVEYED TO KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6, BY VOLUME, PAGE, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

ALL 5' WALL MAINTENANCE EASEMENTS ARE CONVEYED TO KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6, BY VOLUME, PAGE, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

THIS PLAT FILED IN DOCUMENT NO.

- 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 PERIMETER PLAT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. 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 #, TR MAR PH3, 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.
 - MAINTENANCE OF THE COMMON AREAS IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, NOT THE CITY OF DALLAS.

OWNER/DEVELOPER
TRAVIS RANCH MARINA, LLC
1603 LBJ FREEWAY, SUITE 800
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 522-4200

ENGINEER/SURVEYOR
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Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11736
TBPS Firm Reg. No. 10074301

O.P.R.K.C.T.

32.176 ACRES NOVEMBER 19, 2020 Job No. 0002011.31 TRAVIS RANCH PHASE MARINA LOTS NO. 3

NO STRUCTURES ON
SUBJECT PROPERTY

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

PRELIMINARY PLAT, THIS
DOCUMENT SHALL NOT
BE RECORDED FOR ANY
PURPOSE.

PRELIMINARY PLAT
OF
**TRAVIS RANCH
MARINA LOTS NO. 3**

LOTS 1-31, BLOCK F;
LOTS 1-34, BLOCK G; LOTS 1-19, COMMON AREA "A", BLOCK H;
LOTS 1-15, BLOCK I; LOTS 1-57, BLOCK J; LOTS 1-30, BLOCK K;
AND LOTS 1-4, COMMON AREA "B" BLOCK L
190 RESIDENTIAL LOTS & 2 COMMON AREA LOTS
32.176 ACRES
OUT OF THE
BEING A PART OF THE 50.012 ACRE TRACT, AND A PART OF THE
51.343 ACRE TRACT TO TRAVIS RANCH MARINA, LLC
WILLIAM BRISCOE SURVEY, ABSTRACT NO. 39,
JOHN R. CONNER SURVEY, ABSTRACT NO. 100
AND GEORGE R. PASCHAL SURVEY, ABSTRACT NO. 404
IN THE
CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS
CITY OF HEATH, E.T.J., KAUFMAN COUNTY, TEXAS
CITY PLAN FILE NUMBER: S201-545
CITY ENGINEERING PLAN NUMBER: 31.1T-

32.176 ACRES NOVEMBER 19, 2020 Job No. 0002011.31 TRAVIS RANCH PHASE MARINA LOTS NO. 3

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF KAUFMAN)(

WHEREAS, Travis Ranch Marina, LLC is the sole owner of a 32.176 acre tract of land situated in the City of Dallas, Extra Territorial Jurisdiction, Kaufman County, Texas, being a part of the John R. Conner Survey, Abstract No. 100, William Briscoe Survey, Abstract No. 39, and the George R. Paschal Survey, Abstract No. 404; said tract being a part of the 51.343 acre tract of land in Special Warranty Deed to Travis Ranch Marina, LLC of record in Volume 4978, Page 356 of the Official Public Records, Kaufman County, Texas and a part of the 50.012 acre tract of land in Special Warranty Deed to Travis Ranch Marina, LLC of record in Volume 4978, Page 493, of said Official Public Records, said 32.176 acre tract of land being more particularly described as follows:

BEGINNING at a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" for corner in the southwest right-of-way line of Lake Ray Hubbard Drive, 95-feet wide, at the east corner of Lot 77, Block A, of Travis Ranch Marina Lots, an addition to the Kaufman County, Texas, according to the plat thereof recorded in Cabinet 3, Page 424, of the Plat Records of Kaufman County, Texas;

THENCE South 51 degrees 16 minutes 26 seconds East, along said southwest line of Lake Ray Hubbard Drive, at 362.05 feet passing a point at the end of said southwest line of Lake Ray Hubbard Drive and the beginning of the southerly right-of-way line of Travis Ranch Boulevard, variable width right-of-way, continuing along the southerly right-of-way line of Travis Ranch Boulevard, in all a total distance of 365.50 feet to a found 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS, at the beginning of a tangent curve to the left;

THENCE along the southerly line of said Travis Ranch Boulevard, the following courses and distances:

Along said curve to the left having a radius of 877.00 feet, and an arc length of 1,153.91 feet (chord bears South 88 degrees 58 minutes 02 seconds East, 1,072.46 feet) to a found 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" at the beginning of a reverse curve to the right;

Along said reverse curve to the right having a radius of 782.00 feet, and an arc length of 292.26 feet (chord bears North 64 degrees 02 minutes 46 seconds East, 290.57 feet) to a found 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS at the beginning of a compound curve to the right;

Along said compound curve to the right having a radius of 652.50 feet, and an arc length of 460.47 feet (chord bears South 85 degrees 01 minute 49 seconds East, 450.97 feet) to a found 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS;

South 64 degrees 48 minutes 48 seconds East, a distance of 46.60 feet to a found 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS"; said point being the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a radius of 752.00 feet, and an arc length of 293.13 feet (chord bears South 56 degrees 29 minutes 46 seconds East, 291.28 feet) to a found 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS" at the end of said curve;

South 45 degrees 19 minutes 45 seconds East, a distance of 192.96 feet to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the east corner of said 51.343 acre tract; said point also being the north corner of "Common Area A", Block A, Travis Ranch Phase 2D, an addition to Kaufman County, Texas, according to the plat of record in Cabinet 3, Slide 486, Plat Records of Kaufman County, Texas;

THENCE South 29 degrees 15 minutes 12 seconds West, departing the said southerly line of Travis Ranch Boulevard, along the common line between the said 51.343 acre tract and the said Common Area "A", Block A, at a distance of 119.29 feet passing a found 1/2" iron rod with a yellow cap stamped "WESTWOOD PS" at the west corner of said "Common Area "A", Block A, and the north corner of the northwest terminus of Norias Drive, (a 56-foot right-of-way), continuing along the common line of said 51.343 acre tract and the said northwest terminus of Norias Drive, passing again at a distance of 177.38 feet to a found 1/2" iron rod with a yellow cap stamped "WESTWOOD PS" at the west corner of the said northwest terminus of Norias Drive and the north corner of Block F, of said Travis Ranch Phase 2D, continuing along the common line between the said 51.343 acre tract and the said Block F, Travis Ranch Phase 2D, in all a total distance of 291.88 feet to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the southeast corner of said 51.343 acre tract; said point being the northeast corner of an 81.261 acre tract of land conveyed to Putte Homes of Texas, L.P., by deed of record in Volume 5915, Page 485, of said Official Public Records;

THENCE North 89 degrees 57 minutes 41 seconds West, departing the said common line between the 51.343 acre tract and Block F, Travis Ranch Phase 2D, along the common line between the said 51.343 acre tract and the said 81.261 acre tract, at a distance of 2,196.00 feet passing the northwest corner of said 81.261 acre tract and the southeast line of Lake Ray Hubbard Drive, a 60-foot prescriptive right-of-way, continuing along the south line of said 51.343 acre tract, in all a total distance of 2,313.24 feet to a concrete monument found at the northeast corner of Lot 1, of Canfield Subdivision, an addition to Kaufman County, Texas, according to the plat of record in Cabinet 1, Page 198, of the Plat Records of Kaufman County, Texas;

THENCE South 86 degrees 25 minutes 04 seconds West, along the common line between the said 51.343 acre tract and the said Lot 1, of Canfield Subdivision, a distance of 347.15 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH WESTWOOD PS"at the northwest corner of said Lot 1, of Canfield Subdivision, and being a northeast corner of a tract of land conveyed to the City of Dallas by deed of record in Volume 473, Page 180, of the Deed Records of Kaufman County, Texas;

THENCE South 86 degrees 40 minutes 02 seconds West, along the common line between the said 51.343 acre tract and the said City of Dallas tract, a distance of 112.71 feet to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the southeast corner of Lot 57, of said Block A, Travis Ranch Marina Lots;

THENCE departing the said common line of the 51.343 acre tract and the City of Dallas tract, along the easterly line of said Block A, Travis Ranch Marina Lots, the following courses and distances:

North 00 degrees 03 minutes 23 seconds East, a distance of 227.44 feet to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the northeast corner of Lot 60 and the southeast corner of Lot 61, Block A;

North 16 degrees 25 minutes 47 seconds East, a distance of 175.57 feet to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a radius of 362.00 feet, and an arc length of 98.98 feet (chord bears North 24 degrees 15 minutes 47 seconds East, 98.67 feet) to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the northeast corner of Lot 67 and the southeast corner of Lot 68, Block A;

North 32 degrees 05 minutes 46 seconds East, a distance of 110.61 feet to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" to a point at the beginning of a tangent curve to the right;

Along said curve to the right having a radius of 162.00 feet, and an arc length of 119.79 feet (chord bears North 53 degrees 16 minutes 49 seconds East, 117.08 feet) to a found 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" at the beginning of a reverse curve to the left;

Along said reverse curve to the left having a radius of 402.60 feet, and an arc length of 213.77 feet (chord bears North 59 degrees 15 minutes 11 seconds East, 211.27 feet) to the POINT-OF-BEGINNING, containing 1,401,596 square feet or 32.176 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 , 2021.

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 , 2021.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TRAVIS RANCH MARINA, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as TRAVIS RANCH MARINA LOTS NO. 3 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.6. 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. 6. 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. 6'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. 6, 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. 6 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 , 2021.

TRAVIS RANCH MARINA, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY:
NAME: RL S. LEMKE
ITS: VICE PRESIDENT

STATE OF TEXAS)(
COUNTY OF DALLAS)(

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED RL S. LEMKE KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2021.

NOTARY PUBLIC, STATE OF TEXAS

Lot Table		
Lot #	SF	Acre
Lot 1 Block F	5,075	0.117
Lot 2 Block F	4,600	0.106
Lot 3 Block F	4,600	0.106
Lot 4 Block F	4,566	0.105
Lot 5 Block F	5,250	0.121
Lot 6 Block F	8,027	0.184
Lot 7 Block F	5,087	0.117
Lot 8 Block F	4,356	0.100
Lot 9 Block F	4,799	0.110
Lot 10 Block F	5,363	0.123
Lot 11 Block F	5,685	0.130
Lot 12 Block F	5,462	0.125
Lot 13 Block F	5,052	0.116
Lot 14 Block F	4,891	0.112
Lot 15 Block F	4,895	0.112
Lot 16 Block F	4,851	0.111

Lot Table		
Lot #	SF	Acre
Lot 17 Block F	4,471	0.103
Lot 18 Block F	4,400	0.101
Lot 19 Block F	4,407	0.101
Lot 20 Block F	5,681	0.130
Lot 21, Block F	4,202	0.096
Lot 22 Block F	6,508	0.149
Lot 23 Block F	9,873	0.227
Lot 24 Block F	6,333	0.145
Lot 25 Block F	4,415	0.101
Lot 26 Block F	4,610	0.106
Lot 27 Block F	6,336	0.145
Lot 28 Block F	4,606	0.106
Lot 29 Block F	4,604	0.106
Lot 30 Block F	4,603	0.106
Lot 31 Block F	5,341	0.123

Lot Table		
Lot #	SF	Acre
Lot 1 Block G	5,537	0.127
Lot 2 Block G	5,054	0.116
Lot 3 Block G	5,054	0.116
Lot 4 Block G	5,054	0.116
Lot 5 Block G	5,054	0.116
Lot 6 Block G	5,054	0.116
Lot 7 Block G	5,054	0.116
Lot 8 Block G	5,054	0.116
Lot 9 Block G	4,792	0.110
Lot 10 Block G	4,819	0.111
Lot 11 Block G	6,627	0.152
Lot 12 Block G	4,932	0.113
Lot 13 Block G	4,932	0.113
Lot 14 Block G	4,932	0.113
Lot 15 Block G	4,932	0.113
Lot 16 Block G	4,932	0.113
Lot 17 Block G	4,932	0.113

Lot Table		
Lot #	SF	Acre
Lot 18 Block G	4,932	0.113
Lot 19 Block G	4,932	0.113
Lot 20 Block G	4,932	0.113
Lot 21 Block G	4,932	0.113
Lot 22 Block G	4,932	0.113
Lot 23 Block G	4,932	0.113
Lot 24 Block G	4,932	0.113
Lot 25 Block G	4,932	0.113
Lot 26 Block G	4,932	0.113
Lot 27 Block G	4,932	0.113
Lot 28 Block G	4,932	0.113
Lot 29 Block G	5,114	0.117
Lot 30 Block G	4,971	0.114
Lot 31 Block G	4,941	0.113
Lot 32 Block G	4,930	0.113
Lot 33 Block G	4,938	0.113
Lot 34 Block G	6,144	0.141

Lot Table		
Lot #	SF	Acre
Lot 1 Block H	5,788	0.133
Lot 2 Block H	4,600	0.106
Lot 3 Block H	4,975	0.114
Lot 4 Block H	4,983	0.114
Lot 5 Block H	4,982	0.114
Lot 6 Block H	4,973	0.114
Lot 7 Block H	4,954	0.114
Lot 8 Block H	4,927	0.113
Lot 9 Block H	4,811	0.110
Lot 10 Block H	4,607	0.106
Lot 11 Block H	4,744	0.109
Lot 12 Block H	4,898	0.112
Lot 13 Block H	4,888	0.112
Lot 14 Block H	4,879	0.112
Lot 15 Block H	4,873	0.112
Lot 16 Block H	4,867	0.112
Lot 17 Block H	5,973	0.137
Lot 18 Block H	6,636	0.152
Lot 19 Block H	5,818	0.134

Lot Table		
Lot #	SF	Acre
Lot 1 Block J	4,685	0.108
Lot 2 Block J	4,600	0.106
Lot 3 Block J	4,600	0.106
Lot 4 Block J	5,033	0.116
Lot 5 Block J	5,076	0.117
Lot 6 Block J	5,143	0.118
Lot 7 Block J	5,244	0.120
Lot 8 Block J	5,786	0.133
Lot 9 Block J	5,810	0.133
Lot 10 Block J	5,208	0.120
Lot 11 Block J	5,439	0.125
Lot 12 Block J	6,410	0.147
Lot 13 Block J	5,882	0.135
Lot 14 Block J	8,428	0.193
Lot 15 Block J	8,438	0.194
Lot 16 Block J	5,248	0.120
Lot 17 Block J	5,757	0.132
Lot 18 Block J	6,996	0.161
Lot 19 Block J	7,495	0.172
Lot 20 Block J	7,000	0.161

Lot Table		
Lot #	SF	Acre
Lot 21 Block J	6,592	0.151
Lot 22 Block J	6,268	0.144
Lot 23 Block J	6,024	0.138
Lot 24 Block J	5,858	0.134
Lot 25 Block J	5,766	0.132
Lot 26 Block J	5,748	0.132
Lot 27 Block J	5,805	0.133
Lot 28 Block J	5,935	0.136
Lot 29 Block J	6,142	0.141
Lot 30 Block J	6,428	0.148
Lot 31 Block J	7,610	0.175
Lot 32 Block J	10,343	0.237
Lot 33 Block J	6,857	0.157
Lot 34 Block J	7,417	0.170
Lot 35 Block J	11,567	0.266
Lot 36 Block J	8,501	0.195
Lot 37 Block J	6,840	0.157
Lot 38 Block J	6,848	0.157
Lot 39 Block J	4,600	0.106
Lot 40 Block J	4,900	0.112

Lot Table		
Lot #	SF	Acre
Lot 41 Block J	5,338	0.123
Lot 42 Block J	11,176	0.257
Lot 43 Block J	8,291	0.190
Lot 44 Block J	4,305	0.099
Lot 45 Block J	4,600	0.106
Lot 46 Block J	4,600	0.106
Lot 47 Block J	4,600	0.106
Lot 48 Block J	4,600	0.106
Lot 49 Block J	4,600	0.106
Lot 50 Block J	4,600	0.106
Lot 51 Block J	4,600	0.106
Lot 52 Block J	4,600	0.106
Lot 53 Block J	4,600	0.106
Lot 54 Block J	4,600	0.106
Lot 55 Block J	4,600	0.106
Lot 56 Block J	4,581	0.105
Lot 57 Block J	7,311	0.168

NO STRUCTURES ON
SUBJECT PROPERTY

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

PRELIMINARY PLAT, THIS
DOCUMENT SHALL NOT
BE RECORDED FOR ANY
PURPOSE.

PRELIMINARY PLAT
OF

TRAVIS RANCH
MARINA LOTS NO. 3

LOTS 1-31, BLOCK F;
LOTS 1-34, BLOCK G; LOTS 1-19, COMMON AREA "A", BLOCK H;
LOTS 1-15, BLOCK I; LOTS 1-57, BLOCK J; LOTS 1-30, BLOCK K;
AND LOTS 1-4, COMMON AREA "B" BLOCK L
190 RESIDENTIAL LOTS & 2 COMMON AREA LOTS
32.176 ACRES

OUT OF THE
BEING A PART OF THE 50.012 ACRE TRACT, AND A PART OF THE
51.343 ACRE TRACT TO TRAVIS RANCH MARINA, LLC
WILLIAM BRISCOE SURVEY, ABSTRACT No. 39,
JOHN R. CONNER SURVEY, ABSTRACT No. 100
AND GEORGE R. PASCHAL SURVEY, ABSTRACT No. 404
IN THE

CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS
CITY OF HEATH, E.T.J., KAUFMAN COUNTY, TEXAS
CITY PLAN FILE NUMBER: S201-545
CITY ENGINEERING PLAN NUMBER: 311T-_____

TRAVIS RANCH PHASE MARINA LOTS NO. 3

OWNER/DEVELOPER
TRAVIS RANCH MARINA, LLC
1603 LBJ FREEWAY, SUITE 800
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 522-4200

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Tel Free (888) 937-5150 Plano, TX 75093
westwoods.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.

32.176 ACRES NOVEMBER 19, 2020 JOB No. 0002011.31 TRAVIS RANCH PHASE MARINA LOTS NO. 3

TRAVIS RANCH MARINA LOTS NO. 3