





OWNER'S CERTIFICATE

STATE OF TEXAS    )  
COUNTY OF KAUFMAN    )(

SURVEYOR'S STATEMENT

OWNER'S DEDICATION

WHEREAS MM CLEMENTS 10, LLC and CTMGT LANG HOLDINGS, LP, are the sole owners of a 24.357 acre tract of land situated in the James Briscoe Survey, Abstract No. 40, Kaufman County, Texas, and being all of a called 10,000 acre tract of land conveyed to MM Clements, 10, LLC by Special Warranty Deed of record in Volume 5663, Page 280, of the Official Public Records of Kaufman County, Texas, and being a 5.943 acre tract and a 0.323 acre tract of land conveyed to MM Clements 10, LLC, by Special Warranty Deed of record in Volume 5914, Page 1, of said Official Public Records, and being part of a 489.456 acre tract of land conveyed to CTMGT Land Holdings, LP, by Special Warranty Deed with Vendor's Lien recorded in Volume 3614, Page 242, of said Official Public Records, said 24.357 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 east corner of Trinity Crossing No. 1 an addition to Kaufman County, Texas, according to the plat of record in Cabinet 3, Page 456, of the Plat Records of Kaufman County, Texas; said nail being in the southwest line a street right-of-way dedication in Travis Ranch Phase 2G, an addition to Kaufman County, Texas, according to the plat of record in Cabinet 3, Page 463, of the Plat Records of Kaufman County, Texas

THENCE South 43 degrees 11 minutes 24 seconds East, along the said southwest line of the street right-of-way dedication, passing at a distance of 463.13 feet the east corner of said 0.323 acre tract, continuing in all, a total distance of 822.83 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "GOVERNOR'S LOTS WESTWOOD PS" at a north corner of 76.319 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., by deed of record in Volume 5428, Page 379, of said Official Public Records; said point being North 43 degrees 11 minutes 24 seconds West, a distance of 24.23 feet from a 1/2" iron rod found at the south corner of the southeast terminus of said street right-of-way dedication in Travis Ranch Phase 2G;

THENCE South 46 degrees 48 minutes 12 seconds West, along the northwest line of said 76.319 acre tract, passing at a distance of 30.09 feet the east corner of said called 10,000 acre tract, passing again at a distance of 907.03 feet the west corner of said 76.319 acre tract, continuing over and across said 489.456 acre tract, in all a total distance of 1,194.17 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "GOVERNOR'S LOTS WESTWOOD PS" for a corner;

THENCE North 43 degrees 12 minutes 12 seconds West, continuing over and across said 489.456 acre tract, a distance of 953.99 feet to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "GOVERNOR'S LOTS WESTWOOD PS" for a corner;

THENCE North 53 degrees 04 minutes 13 seconds East, at a distance of 337.95 feet passing a 3" disk stamped "TRINITY CROSSING NO. 1 WESTWOOD PS" found at the south corner of said Trinity Crossing Phase 1, along the southeast line of said 76.319 acre tract, at a distance of 694.00 feet passing the common west corner of said 5.943 acre tract and the said called 10,000 acre tract, continuing along the said southeast line of the 76.319 acre tract and the northwest line of said 10,000 acre tract, at a distance of 1,171.09 feet passing the common west corner of said 0.323 acre tract and the said called 10,000 acre tract, continuing in all a total distance of 1,201.56 feet to the **POINT-OF-BEGINNING**, containing **1,061,000 square feet or 24.357 acres of land**.

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 Land Surveying, 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MM Clements 10, LLC, and CTMGT Land Holdings, LP, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **GOVERNOR'S 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).

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 \_\_\_\_\_, 2019.

MM CLEMENTS 10, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
  
CTMGT LAND HOLDINGS, LP  
A TEXAS LIMITED PARTNERSHIP

BY: CENTAMTAR TERRAS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS: MEMBER

BY: CTMGT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS: MANAGER

PRELIMINARY SURVEY  
RELEASED 10/09/2019  
BY: NOT FOR RECORDING PURPOSES  
NAME: MEHRDAD MOAYEDI,  
ITS: SOLE MANAGER AND MEMBER

STATE OF TEXAS    )  
COUNTY OF DALLAS    )(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY MEHRDAD MOAYEDI, THE SOLE MANAGER AND MEMBER OF CTMGT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE MANAGER OF CENTAMTAR TERRAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE MEMBER OF MM TR SOUTH II, LLC, A TEXAS LIMITED LIABILITY COMPANY AND A MEMBER OF CTMGT LAND HOLDINGS LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

Lot Table		
Lot #	Acre	SF
Lot 2 Block A	0.126	5,486
Lot 3 Block A	0.112	4,886
Lot 4 Block A	0.116	5,062
Lot 5 Block A	0.120	5,238
Lot 6 Block A	0.124	5,413
Lot 7 Block A	0.119	5,187
Lot 8 Block A	0.123	5,363
Lot 9 Block A	0.127	5,539
Lot 10 Block A	0.131	5,714
Lot 11 Block A	0.134	5,829
Lot 12 Block A	0.149	6,477
Lot 13 Block A	0.133	5,800
Lot 14 Block A	0.133	5,800
Lot 15 Block A	0.133	5,800
Lot 16 Block A	0.133	5,800
Lot 17 Block A	0.133	5,800
Lot 18 Block A	0.133	5,800
Lot 19 Block A	0.133	5,800
Lot 20 Block A	0.133	5,800
Lot 21 Block A	0.133	5,800
Lot 22 Block A	0.133	5,800
Lot 23 Block A	0.133	5,800
Lot 24 Block A	0.133	5,800

Lot Table		
Lot #	Acre	SF
Lot 25 Block A	0.131	5,697
Lot 26 Block A	0.196	8,556
Lot 27 Block A	0.336	14,615
Lot 28 Block A	0.184	8,009
Lot 29 Block A	0.101	4,379
Lot 30 Block A	0.106	4,600
Lot 31 Block A	0.106	4,600
Lot 32 Block A	0.106	4,600
Lot 33 Block A	0.106	4,600
Lot 34 Block A	0.106	4,600
Lot 35 Block A	0.106	4,600
Lot 36 Block A	0.106	4,600
Lot 37 Block A	0.106	4,600
Lot 38 Block A	0.106	4,600
Lot 39 Block A	0.106	4,600
Lot 40 Block A	0.106	4,600
Lot 41 Block A	0.106	4,600
Lot 42 Block A	0.103	4,472
Lot 43 Block A	0.153	6,654
Lot 44 Block A	0.270	11,769
Lot 45 Block A	0.170	7,402
Lot 46 Block A	0.111	4,819
Lot 47 Block A	0.107	4,674

Lot Table		
Lot #	Acre	SF
Lot 48 Block A	0.103	4,494
Lot 49 Block A	0.099	4,320
Lot 50 Block A	0.098	4,253
Lot 51 Block A	0.098	4,253
Lot 52 Block A	0.098	4,253
Lot 53 Block A	0.098	4,253
Lot 54 Block A	0.098	4,253
Lot 55 Block A	0.098	4,253
Lot 56 Block A	0.098	4,254
Lot 57 Block A	0.098	4,254
Lot 58 Block A	0.098	4,254
Lot 59 Block A	0.098	4,254
Lot 60 Block A	0.098	4,254
Lot 61 Block A	0.098	4,255
Lot 62 Block A	0.098	4,255
Lot 63 Block A	0.098	4,255
Lot 64 Block A	0.098	4,255
Lot 65 Block A	0.098	4,255
Lot 66 Block A	0.098	4,256
Lot 67 Block A	0.098	4,256
Lot 68 Block A	0.098	4,256
Lot 69 Block A	0.124	5,413

Lot Table		
Lot #	Acre	SF
Lot 2 Block B	0.120	5,246
Lot 3 Block B	0.119	5,197
Lot 4 Block B	0.120	5,209
Lot 5 Block B	0.120	5,222
Lot 6 Block B	0.120	5,235
Lot 7 Block B	0.120	5,248
Lot 8 Block B	0.121	5,261
Lot 9 Block B	0.121	5,273
Lot 10 Block B	0.121	5,286
Lot 11 Block B	0.122	5,299
Lot 12 Block B	0.123	5,379

Lot Table		
Lot #	Acre	SF
Lot 1 Block C	0.118	5,127
Lot 2 Block C	0.116	5,064
Lot 3 Block C	0.116	5,064
Lot 4 Block C	0.116	5,064
Lot 5 Block C	0.116	5,064
Lot 6 Block C	0.116	5,064
Lot 7 Block C	0.116	5,064
Lot 8 Block C	0.116	5,064
Lot 9 Block C	0.116	5,064
Lot 10 Block C	0.116	5,064
Lot 11 Block C	0.118	5,125
Lot 12 Block C	0.118	5,125
Lot 13 Block C	0.116	5,064
Lot 14 Block C	0.116	5,064
Lot 15 Block C	0.116	5,064
Lot 16 Block C	0.116	5,064
Lot 17 Block C	0.116	5,064
Lot 18 Block C	0.116	5,064
Lot 19 Block C	0.116	5,064
Lot 20 Block C	0.116	5,064
Lot 21 Block C	0.116	5,064
Lot 22 Block C	0.119	5,167

Lot Table		
Lot #	Acre	SF
Lot 1 Block D	0.129	5,606
Lot 2 Block D	0.108	4,685
Lot 3 Block D	0.108	4,685
Lot 4 Block D	0.108	4,685
Lot 5 Block D	0.108	4,685
Lot 6 Block D	0.108	4,685
Lot 7 Block D	0.108	4,685
Lot 8 Block D	0.108	4,685
Lot 9 Block D	0.108	4,685
Lot 10 Block D	0.108	4,685
Lot 11 Block D	0.108	4,685
Lot 12 Block D	0.118	5,129
Lot 13 Block D	0.118	5,129
Lot 14 Block D	0.111	4,836
Lot 15 Block D	0.111	4,836
Lot 16 Block D	0.111	4,836
Lot 17 Block D	0.111	4,836
Lot 18 Block D	0.111	4,836
Lot 19 Block D	0.111	4,836
Lot 20 Block D	0.111	4,836
Lot 21 Block D	0.111	4,836
Lot 22 Block D	0.111	4,836
Lot 23 Block D	0.111	4,836
Lot 24 Block D	0.127	5,543

Lot Table		
Lot #	Acre	SF
Lot 1 Block E	0.129	5,607
Lot 2 Block E	0.115	5,027
Lot 3 Block E	0.115	5,027
Lot 4 Block E	0.115	5,027
Lot 5 Block E	0.115	5,027
Lot 6 Block E	0.115	5,027
Lot 7 Block E	0.115	5,027
Lot 8 Block E	0.115	5,027
Lot 9 Block E	0.115	5,027
Lot 10 Block E	0.115	5,027
Lot 11 Block E	0.115	5,027
Lot 12 Block E	0.120	5,229
Lot 13 Block E	0.129	5,606
Lot 14 Block E	0.114	4,970
Lot 15 Block E	0.114	4,970
Lot 16 Block E	0.114	4,970
Lot 17 Block E	0.114	4,970
Lot 18 Block E	0.114	4,970
Lot 19 Block E	0.114	4,970
Lot 20 Block E	0.114	4,970
Lot 21 Block E	0.114	4,970
Lot 22 Block E	0.114	4,970
Lot 23 Block E	0.114	4,970
Lot 24 Block E	0.140	6,114

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	30.66'	280.00'	006°16'25"	N 49°56'00" E
C2	30.66'	280.00'	006°16'25"	N 49°56'00" E

Line Table		
Line #	Length	Direction
L1	35.53'	N88°29'10"W
L2	35.18'	S01°30'50"W
L3	14.14'	S88°12'12"E
L4	14.14'	S01°47'48"W
L5	14.14'	S88°12'12"E
L6	14.14'	S01°47'48"W
L7	14.14'	S88°12'12"E
L8	14.14'	S01°47'48"W
L9	14.89'	S85°04'00"E
L10	16.97'	N01°48'00"E
L11	13.35'	S04°56'00"W

Line Table		
Line #	Length	Direction
L12	17.98'	S85°03'48"E
L13	14.89'	N85°04'00"W
L14	13.35'	S04°56'00"W
L15	14.89'	S85°04'00"E
L16	13.39'	N05°05'56"E
L17	14.14'	S88°12'24"E
L18	14.14'	S01°47'48"W
L19	35.53'	S88°29'10"E
L20	35.18'	S01°30'50"W
L21	87.34'	N43°46'07"W
L22	90.07'	N43°46'07"W

STRUCTURES EXIST ON SUBJECT PROPERTY  
ALL STRUCTURES TO BE REMOVED  
NEW STRUCTURES PROPOSED

PURPOSE OF THIS PLAT  
IS TO CREATE 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.

PRELIMINARY PLAT

## GOVERNOR'S LOTS

COMMON AREAS "A", "B", "C", "D", "E", "F" LOTS 1-68,  
BLOCK A; COMMON AREA "G", LOTS 1-11, BLOCK B; LOTS  
1-22, BLOCK C; LOTS 1-24, BLOCK D; & LOTS 1-24, BLOCK E  
148 RESIDENTIAL LOTS; 1 MUNICIPAL UTILITY  
DISTRICT LOT; AND 7 COMMON AREAS

24.357 ACRES  
OUT OF THE  
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40

IN THE  
CITY OF DALLAS, E.T.J.,

KAUFMAN COUNTY COUNTY, TEXAS  
DALLAS CITY PLAN FILE NO. S190-020  
DALLAS ENGINEERING PLAN NO. \_\_\_\_\_

OCTOBER 09, 2019 JOB NO. 0024632.00 GOVERNOR'S LOTS

OWNER  
MM CLEMENTS 10, LLC &  
CTMGT LAND HOLDINGS, LP  
1800 VALLEY VIEW LANE,  
FARMERS BRANCH, TEXAS 75234

ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
TollFree (888) 937-5150 Plano, TX 75093  
westwoodps.com  
Westwood Professional Services, Inc.  
TBPE Firm Reg. No. 11756  
TBPLS Firm Reg. No. 10074301