



- 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 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 OO, TRMP, WESTWOOD PS," (# REPRESENTS APPLICABLE BLOCK), (UNLESS OTHERWISE NOTED).
  - 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.

- LEGEND**
- 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" SET
  - 5/8" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
  - 2" ALUMINUM CAP, 5/8" IRON ROD SET (SEE GENERAL NOTE 3)
  - 3" ALUMINUM CAP, 5/8" IRON ROD SET STAMPED (TRAVIS RANCH MODEL PARK (WESTWOOD PS) CAPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - ⊗ MAG NAIL WITH ALUMINUM WASHER STAMPED "TRAVIS RANCH WESTWOOD PS"
  - POINT OF CURVATURE
  - NO. NUMBER
  - (CM) CONTROLLING MONUMENT
  - U.E. UTILITY EASEMENT
  - B.E. BARRIER EASEMENT
  - B.T.P. BY THIS PLAT
  - D.E. DRAINAGE EASEMENT
  - R-O-W RIGHT-OF-WAY
  - VOL. PG. VOLUME, PAGE
  - CAB. CABINET
  - sq. ft. SQUARE FEET
  - D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
  - O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
  - P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
  - +— STREET CENTERLINE
  - ⊞ ABANDONED AREA OF BOSQUE COURT RIGHT-OF-WAY

**Curve Table**

Curve #	Length	Radius	Delta	Direction	Chord
C1	65.82'	634.00'	005°56'54"	N 35°16'19" E	65.79'
C2	71.09'	634.00'	006°25'30"	N 41°27'30" E	71.06'
C3	206.10'	930.00'	012°41'51"	S 55°21'30" E	205.68'
C4	329.25'	11399.91'	001°39'17"	S 29°33'36" W	329.23'
C5	154.45'	93.05'	095°06'10"	S 9°15'34" E	137.32'

**Line Table**

Line #	Length	Direction
L1	22.02'	S61°42'25" E
L2	14.09'	S16°29'59" E
L3	34.34'	S30°23'15" W
L4	14.14'	S75°23'15" W
L5	46.45'	S56°48'39" E
L6	27.44'	N33°11'21" E
L7	24.47'	S56°48'39" E
L8	23.42'	N44°40'15" E
L9	23.42'	N44°40'15" E

- ABANDONMENT NOTES:**
- VARIABLE WIDTH DRAINAGE EASEMENT CONVEYED TO KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6, BY VOLUME 2740, PAGE 270, ABANDONED BY VOLUME 5654, PAGE 250, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.
  - BOSQUE COURT, A RIGHT-OF-WAY CREATED BY PLAT OF RECORD IN CAB. 2, PG. 612, P.R.K.C.T., ABANDONED BY VOL. 5696, PG. 313, O.P.R.K.C.T. AND INCORPORATED TO THIS PLAT.

NO STRUCTURES ON SUBJECT PROPERTY

PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS FROM 1 PLATTED LOT.

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

PRELIMINARY PLAT

**TRAVIS RANCH MODEL PARK NO. 2**

LOTS 8A AND 9A, BLOCK OO;  
2 COMMERCIAL LOTS  
2.544 ACRES  
BEING A REPLAT OF LOT 8, BLOCK OO  
TRAVIS RANCH MODEL PARK  
AND BEING A PART OF THE 8.137 ACRE TRACT  
TO 2M TR MODEL PARK, LLC  
OUT OF THE  
WILLIAM CONNER SURVEY, ABSTRACT NO. 92  
IN THE  
CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S178-269  
CITY ENGINEERING PLAN NUMBER: 311T-  
NO. 0012166 TRAVIS RANCH MODEL PARK NO. 2

OWNER  
2M TR MODEL PARK, LLC  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234

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

OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF KAUFMAN )(

WHEREAS 2M TR Model Park, LLC is the sole owner of a 2.544 acre tract of land situated in the Extra Territorial Jurisdiction of the City of Dallas, Kaufman County, Texas, being a part of the William Conner Survey, Abstract No. 92, and being a part of the called 8.137 acre tract of land conveyed to 2M TR Model Park, LLC by a Special Warranty Deed with Vendor's Lien of record in Volume 5445, Page 410 of the Official Public Records of Kaufman County, Texas, and being all of Lot 8, Block OO, Travis Ranch Model Park, an addition to Kaufman County, Texas, according to the plat of record in Cabinet 3, Page 414, of the Plat Records of Kaufman County, Texas, said 2.544 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" iron rod with a yellow cap stamped "WESTWOOD PS" in the northeast right-of-way line of Silsbee Court, a 56-foot right-of-way, at the common south corner of Lots 1 and 8, of said Block OO, and being at the beginning of a curve to the right;

THENCE southeasterly, with the northwest line of said Lot 8, the following courses and distances:

Along said curve to the right having a radius of 634.00 feet, a delta angle of 05 degrees 56 minutes 54 seconds, and an arc length of 65.82 feet (chord bears North 35 degrees 16 minutes 23 seconds East, 65.79 feet) to a set 1/2" iron rod with a yellow cap stamped "WESTWOOD PS" at the common east corner of Lots 1 and 2, of said Block OO;

North 38 degrees 14 minutes 45 seconds East, at 54.24 feet passing the common east corner of Lots 2 and 3, of said Block OO, a distance of 82.69 feet to a set 1/2" iron rod with a yellow cap stamped "WESTWOOD PS" and being the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a radius of 634.00 feet, a delta angle of 06 degrees 25 minutes 30 seconds, and an arc length of 71.09 feet (chord bears North 41 degrees 27 minutes 30 seconds East, 71.06 feet) to a set 1/2" iron rod with a yellow cap stamped "WESTWOOD PS";

North 44 degrees 40 minutes 15 seconds East, at 118.29 feet passing the common east corner of Lots 6 and 7, of said Block OO, a distance of 186.21 feet to a set 1/2" iron rod with a yellow cap stamped "WESTWOOD PS" in the southwest right-of-way line of Travis Ranch Boulevard, (variable width right-of-way) and being the beginning of a non-tangent curve to the left;

THENCE southeasterly, with the said southwest right-of-way line of Travis Ranch Boulevard and the northeast line of said Lot 8, the following courses and distances:

Along said non-tangent curve to the left having a radius of 930.00 feet, a delta angle of 12 degrees 41 minutes 51 seconds, and an arc length of 206.10 feet (chord bears South 55 degrees 21 minutes 30 seconds East, 205.68 feet) to a set 5/8" iron rod with a yellow cap stamped "WESTWOOD PS" for corner;

South 61 degrees 42 minutes 25 seconds East, a distance of 22.02 feet to a set 5/8" iron rod with a 2" aluminum disk stamped "BLOCK OO, TRMP, WESTWOOD PS" at the north end of a corner clip between the said southwest right-of-way line of Travis Ranch Boulevard, with the present northwest line of Farm to Market Road No. 740, variable width, created by said plat Travis Ranch Model Park, and being the beginning of a non-tangent curve to the right;

South 75 degrees 23 minutes 15 seconds West, along said corner clip, a distance of 14.14 feet to a set 5/8" iron rod with a 2" aluminum disk stamped "BLOCK OO, TRMP, WESTWOOD PS" in the said present northwest right-of-way line of Farm to Market Road No. 740;

THENCE southwesterly, with the said present northwest line of Farm to Market Road No. 740 and being the southeast line of said Lot 8, the following courses and distances:

Along said non-tangent curve to the right having a central angle of 01 degrees 39 minutes 17 seconds, a radius of 11,399.91 feet, and an arc length of 329.25 feet (chord bears South 29 degrees 33 minutes 36 seconds West, 329.23 feet) to a set 5/8" iron rod with a 3 1/4" aluminum disk stamped "TRAVIS RANCH MODEL PARK WESTWOOD PS" for corner;

South 30 degrees 23 minutes 15 seconds West, a distance of 34.34 feet to a set 5/8" iron rod with a 2" aluminum disk stamped "BLOCK OO, TRMP, WESTWOOD PS" at the east end of a corner clip between the said present northwest right-of-way line of Farm to Market Road No. 740, with the said northeast right-of-way line of Silsbee Court;

South 75 degrees 23 minutes 15 seconds West, along said corner clip, a distance of 14.14 feet to a set 5/8" iron rod with a 2" aluminum disk stamped "BLOCK OO, TRMP, WESTWOOD PS" at the west end of said corner clip between the present northwest right-of-way line of Farm to Market Road No. 740, with the said northeast right-of-way line of said Silsbee Court;

THENCE North 59 degrees 36 minutes 45 seconds West, with the said northeast right-of-way line of Silsbee Court, and the southwest line of said Lot 8, a distance of 308.65 feet to the POINT-OF-BEGINNING, containing 110,810 square feet or 2.544 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 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 \_\_\_\_\_, 2018.

PRELIMINARY SURVEY NOT FOR RECORDING PURPOSES

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 \_\_\_\_\_, 2018.

Notary Public, State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

THE LIEN HOLDER OR MORTGAGEE CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION AS SHOWN ON THE FINAL PLAT FOR TRAVIS RANCH MODEL PARK, AN ADDITION TO KAUFMAN COUNTY, TEXAS.

LIEN HOLDER:

BY: LIBERTY BANKERS LIFE INSURANCE COMPANY
AN OKLAHOMA INSURANCE COMPANY

Name: ALLAN SCHARTON
Title: VICE-PRESIDENT

STATE OF TEXAS )(
COUNTY OF DALLAS )(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_, DAY OF \_\_\_\_\_, 2018 BY ALLAN SCHARTON, AS VICE-PRESIDENT OF LIBERTY BANKERS LIFE INSURANCE COMPANY, ON BEHALF OF THE LIEN HOLDER.

NOTARY PUBLIC, STATE OF TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 2M TR Model Park, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Travis Ranch Model Park No. 2, 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 districts'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 \_\_\_\_\_, 2018.

2M TR Model Park, LLC
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By:
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS \$
COUNTY OF DALLAS \$

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2018, by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as manager of MMM Ventures, LLC, as manager of 2M TR Model Park, LLC, a Texas limited liability company on behalf of said limited liability company.

Notary Public, State of Texas

NO STRUCTURES ON SUBJECT PROPERTY

PURPOSE OF THIS PLAT IS TO CREATE
2 PLATTED LOTS FROM 1 PLATTED LOT.

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

PRELIMINARY PLAT

TRAVIS RANCH
MODEL PARK NO. 2

LOTS 8A AND 9A, BLOCK OO;
2 COMMERCIAL LOTS
2.544 ACRES

BEING A REPLAT OF LOT 8, BLOCK OO
TRAVIS RANCH MODEL PARK
AND BEING A PART OF THE 8.137 ACRE TRACT
TO 2M TR MODEL PARK, LLC
OUT OF THE

WILLIAM CONNER SURVEY, ABSTRACT No. 92
IN THE

CITY OF DALLAS, E.T.J., KAUFMAN COUNTY, TEXAS

CITY PLAN FILE NUMBER: S178-269

CITY ENGINEERING PLAN NUMBER: 31 1T-\_\_\_\_

OWNER
2M TR MODEL PARK, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234

ENGINEER/SURVEYOR
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Westwood Professional Services, Inc.
TBPE Firm Reg. No. 117356
TBPLS Firm Reg. No. 10074301

THIS PLAT FILED IN DOCUMENT No. \_\_\_\_\_ O.P.R.K.C.T. 2.544 Acres JULY 12, 2018 Job No. 0012166 TRAVIS RANCH MODEL PARK NO. 2