

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2017-0010596

MISCELLANEOUS

Party: CTMGT TRAVIS RANCH LLC

Billable Pages: 13
Number of Pages: 14

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 05/12/2017 at 09:24 AM</p> <p>Document Number: <u>2017-0010596</u></p> <p>Receipt No: <u>17-11594</u></p> <p>Amount: \$ <u>74.00</u></p> <p>Vol/Pg: <u>V:5339 P:402</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Kylie Doss, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

ALDS, LP - CAMP BOWIE
5320 CAMP BOWIE BLVD., SUITE
FORT WORTH, TX 76107



SECOND SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR TRAVIS RANCH
HOMEOWNERS ASSOCIATION, INC.

THIS SECOND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRAVIS RANCH HOMEOWNERS ASSOCIATION, INC. (this "Supplement") is made this 11th day of May, 2017, by CTMGT Travis Ranch, LLC, a Texas limited liability company and the Declarant for the Travis Ranch Homeowners Association, Inc. (hereinafter sometimes referred to as "Declarant").

RECITALS

WHEREAS Travis Ranch Development, LLC, the Original Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Travis Ranch Homeowners Association, Inc. (the "Declaration") which was filed of record on June 4, 2005, as Document No. 00028654 in the Real Property Records of Kaufman County, Texas, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch dated June 8, 2005, recorded on June 21, 2005, as Document No. 00012389, and in Volume 2663, Page 122, of the Official Public Records of Kaufman County, Texas, and as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch recorded on October 20, 2005, as Document No. 00023324, and in Volume 2562, Page 351, of the Official Public Records of Kaufman County, Texas, and as further amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch dated March 24, 2017, recorded on March 27, 2017, as Document No. 2017-0006445, Volume 5296, Page 519, of the Official Public Records of Kaufman County, Texas, which Declaration ; and

WHEREAS Travis Ranch Development, LLC, assigned its Declarant rights to CTMGT Travis Ranch, LLC; and

WHEREAS pursuant to its rights as Declarant under the Declaration, including, without limitation, Appendix B, Declarant Representations and Reservations, permits the Declarant to annex additional property into the Travis Ranch Homeowners Association (the "HOA") by filing a Supplement to the Declaration; and

WHEREAS Declarant desires to add and annex additional property to the HOA and subject such additional property to the jurisdiction of the HOA and the obligations and requirements under the Declaration.

NOW, THEREFORE, Declarant as the owner of the property hereinafter described, hereby declare as follows:

The real property described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for all purchases is and shall be subject to the obligations, requirements and scheme of the Declaration, and is hereby held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration, including any amendments thereof.

Executed on the date set forth above.

DECLARANT:

CTMGT Travis Ranch, LLC
a Texas limited liability company

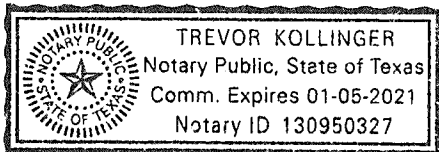
By: CTMGT, LLC,
a Texas limited liability company
Its Authorized Member

By: Mehrdad Moayedi
Mehrdad Moayedi, Manager

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on 11 May, 2017, by Mehrdad Moayedi, Manager of CTMGT, LLC, as manager of CTMGT Travis Ranch, LLC, a Texas limited liability company on behalf of said company.



Trevor Kollinger
Notary Public of State of Texas

01-05-2021
My Commission Expires

EXHIBIT "A"

Legal Description, Travis Ranch, Phase 2C

**LEGAL DESCRIPTION
TRAVIS RANCH PHASE 2C**

BEING a 47.257 acre tract of land situated in the William R. Conner Survey, Abstract No. 92 and the Solomon Woods Survey, Abstract No. 574, in the City of Dallas E.T.J., Kaufman County, Texas, being all of the 43.192 acre tract of land described in Correction Affidavit of Special Warranty Deed to CADG Travis Ranch, LLC recorded in Volume 5081, Page 451, of the Official Public Records of Kaufman County, Texas, and being all of a 4.066 acre tract of land conveyed to CADG Travis Ranch, LLC by Special Warranty Deed with Vendor's Lien of record in Volume 5210, Page 326 of said Official Public Records, said 47.257 acre tract of land being more particularly described as follows:

BEGINNING at a 5/ 8-inch iron rod with 3" aluminum cap stamped "TRAVIS RANCH PHASE 2C WESTWOOD PS" set for the southeast corner of a corner clip at the intersection of the south right-of-way line of Rains County Road (56' right-of-way) and the west right-of-way line of Farm to Market Road No. 740 (105' right-of-way at this location) as shown on the plat of Travis Ranch, Phase 2B, an addition to Kaufman County of record in Cabinet 2, Slide 749 of the Plat Records, Kaufman County, Texas, said rod being the most northerly northeast corner of said 4.066 acre tract;

THENCE along and with said F.M. 740 the following courses and distances:

South 30 degrees 13 minutes 15 seconds West, a distance of 16.40 feet to set 5/ 8-inch iron rod with 3" aluminum cap stamped "TRAVIS RANCH PHASE 2C, WESTWOOD PS";

South 59 degrees 46 minutes 31 seconds East, a distance of 15.00 feet to a 5/8-inch iron rod with a yellow cap stamped "Westwood PS" set;

Along said westerly right-of-way line with a non-tangent curve to the left having a radius of 1,477.41 feet and an arc length of 832.02 feet (chord bears South 14°04'56" West, 821.07 feet) to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

South 02°03'03" East continuing along said west right-of-way line, a distance of 283.07 feet to a 1/2 inch iron rod found for the northeast corner of the called 1.500 acre tract of land conveyed to Mark Healey by deed of record in Volume 2959, Page 348 of said Official Public Records;

THENCE South 44°25'19" West with the northwesterly line of said Healey tract, passing the northwest corner of the 1.9965 acre tract of land conveyed to Edith Adele Anderson by deed of record in Volume 2459, Page 316, of said Official Public Records and continuing along the westerly line thereof a total distance of 716.19 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for the southeast corner of the herein described 47.257 acre tract;

THENCE over and across the 92.332 acre tract of land described as Exhibit "C" - Tract 1 in deed to CTMGT Travis Ranch LLC of record in Volume 3447, Page 61 of said Official Public Records and along the southwest line of said 43.192 acre tract the following calls and distances:

North 45°34'41" West a distance of 201.23 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

South 44°25'19" West a distance of 98.62 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North 45°34'41" West a distance of 888.97 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North 60°26'15" West a distance of 48.48 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

A non-tangent curve to the left having a radius of 258.00 feet and an arc length of 51.28 feet (chord bears North 20°57'06" East, 51.20 feet) to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North 15°15'26" East a distance of 38.77 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North 74°44'34" West a distance of 166.00 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set in the east line of the called 257.540 acre tract of land conveyed to Clements Ranch LLC by deed of record in Volume 4923, Pg. 31 of said Deed Records, for the west corner of the herein described 47.257 acre tract, said 5/8" rod lying North 15°15'26" East 63.57 feet from a 1/2" iron rod found at an angle point in the east line of said 257.540 acre tract and in the northwest line of said 92.332 acre tract;

THENCE North 15°15'26" East with said east line, a distance of 774.02 feet to a 1/2 inch iron rod found in the south line of Travis Ranch Phase 2B1, an addition to Kaufman County as shown by plat of record in Cabinet 3, Slide 283 of said Plat Records, said rod maintaining an angle point in said east line and in the west line of said 92.332 acre tract;

THENCE over and across said 92.332 acre tract and along the southerly and easterly line of said Travis Ranch Phase 2B1 the following calls and distances:

South 80°22'19" East a distance of 105.53 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

South 06°00'33" West a distance of 14.63 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

A tangent curve to the right having a radius of 202.00 feet and an arc length of 9.99 feet (chord bears South 07°25'34" West, 9.99 feet) to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

South $81^{\circ}09'24''$ East a distance of 56.00 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

A non-tangent curve to the left having a radius of 258.00 feet and an arc length of 12.76 feet (chord bears North $07^{\circ}25'34''$ East, 12.76 feet) to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North $06^{\circ}00'33''$ East a distance of 111.30 feet to a 5/8" iron rod with 2" aluminum cap stamped "BLOCK BB, TR PH 2C WESTWOOD PS" set for corner;

North $52^{\circ}49'07''$ East a distance of 13.69 feet to a 5/8" iron rod with 2" aluminum cap stamped "BLOCK BB, TR PH 2C WESTWOOD PS" set for corner;

South $80^{\circ}22'19''$ East a distance of 12.00 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North $09^{\circ}37'41''$ East a distance of 56.00 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

North $80^{\circ}22'19''$ West a distance of 15.54 feet to a 5/8" iron rod with 2" aluminum cap stamped "WESTWOOD PS BLOCK U, TR PH 2C" set for corner;

North $37^{\circ}10'53''$ West a distance of 14.58 feet to a 5/8" iron rod with 2" aluminum cap stamped "BLOCK U, TR PH 2C WESTWOOD PS" set for corner;

North $06^{\circ}00'33''$ East a distance of 100.17 feet to a 5/8 inch iron rod with yellow cap marked "WESTWOOD PS" set for corner;

South $80^{\circ}22'19''$ East, at a distance of 110.42 feet passing a 5/8 inch iron rod with yellow plastic cap marked "WESTWOOD PS" found for the southwest corner of Lot 15, Block U of said Travis Ranch Phase 2B, continuing a total distance of 202.45 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

THENCE continuing along the southerly line of said Travis Ranch Phase, 2B the following calls and distances:

South $62^{\circ}22'47''$ East a distance of 70.21 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

South $45^{\circ}34'41''$ East a distance of 230.53 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

A non-tangent curve to the left having a radius of 296.00 feet and an arc length of 152.43 feet (chord bears North $20^{\circ}45'44''$ East, 150.75 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

North 06°00'33" East a distance of 20.77 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

South 83°59'27" East a distance of 56.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

North 06°00'33" East a distance of 12.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

North 51°00'33" East a distance of 14.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

South 83°59'27" East a distance of 200.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

South 38°59'27" East a distance of 14.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

South 06°00'33" West a distance of 12.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

South 83°59'27" East a distance of 56.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "CARTER BURGESS" found for corner;

North 06 degrees 00 minutes 33 seconds East, a distance of 12.00 feet to a 5/8-inch iron rod with cap stamped "Carter Burgess" found in the intersection of the east right of way of Grimes Drive (56' right-of-way) and the south right-of-way line of said Rains County Road and being the southwest corner of the east corner clip;

North 51 degrees 00 minutes 51 seconds East, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "Carter Burgess" found in the northeast corner of said corner clip, same being the most northerly northwest corner of said 4.066 acre tract;

South 83 degrees 59 minutes 09 seconds East, a distance of 193.76 feet to a set 5/8-inch iron rod with cap stamped "Westwood PS";

Along a tangent curve to the right, having a radius of 572.00 feet and an arc length of 241.66 feet (chord bears South 71 degrees 52 minutes 57 seconds East, 239.87 feet) to a set 5/8-inch iron rod with cap stamped "Westwood PS";

South 59 degrees 46 minutes 45 seconds East, a distance of 77.46 feet to a set 5/8-inch iron rod with cap stamped "Westwood PS";

South 14 degrees 46 minutes 45 seconds East, a distance of 14.13 feet to the **POINT-OF-BEGINNING**, containing **2,058,523 square feet or 47.257 acres** of land more or less.

EXHIBIT "B"

Legal Description, Travis Ranch, Phase 3D1

**LEGAL DESCRIPTION
TRAVIS RANCH PHASE 3D1**

BEING a 14.518 acre tract of land situated in the City of Dallas, Extra Territorial Jurisdiction, Kaufman County, Texas, being a part of the G.R. Paschal Survey, Abstract No. 404 and being a part of those tracts of land described in Special Warranty Deed with Vendor's Lien to CTMGT Travis Ranch 3D-1 FL-2, LLC, recorded in Volume 4823, Page 447, of the Deed Records, Kaufman County, Texas, and in Special Warranty Deed with Vendor's Lien to CTMGT Travis Ranch LLC, recorded in Volume 3447, Page 61 of the Deed Records, Kaufman County, Texas, said 14.518 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found in the northwesterly right-of-way line of Mule Deer Road (56' right-of-way) for the southerly corner of Lot 1, Block H of Travis Ranch, Phase 3A, an addition to Kaufman County, Texas, as shown by plat of record in Cabinet 2, Page 613, of the Plat Records, Kaufman County, Texas;

THENCE along the common northwesterly right-of-way of Mule Deer Road and a southeasterly line of the herein described tract the following calls and distances:

South 44 degrees 40 minutes 15 seconds West, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 89 degrees 40 minutes 15 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

North 45 degrees 19 minutes 45 seconds West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 44 degrees 40 minutes 15 seconds West, a distance of 56.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 45 degrees 19 minutes 45 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 00 degrees 19 minutes 45 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 44 degrees 40 minutes 15 seconds West, a distance of 95.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 89 degrees 40 minutes 15 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner in the northeasterly right-of-way of Travis Ranch Boulevard;

THENCE North 45 degrees 19 minutes 45 seconds West, continuing along the northeasterly right-of-way of said Travis Ranch Boulevard (44.5' R.O.W.), a distance of 752.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

THENCE North 00 degrees 19 minutes 45 seconds West, departing said right-of-way line a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 33.50 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

THENCE North 45 degrees 19 minutes 45 seconds West, a distance of 56.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 61.50 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 00 degrees 19 minutes 44 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 45 degrees 19 minutes 45 seconds West, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 56.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 19 minutes 45 seconds East, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 89 degrees 40 minutes 15 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 00 degrees 19 minutes 44 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 45 degrees 19 minutes 45 seconds West, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 56.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 19 minutes 45 seconds East, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 89 degrees 40 minutes 15 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 00 degrees 19 minutes 44 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 45 degrees 19 minutes 45 seconds West, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 56.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 19 minutes 45 seconds East, a distance of 12.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 89 degrees 40 minutes 15 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner;

THENCE North 44 degrees 40 minutes 15 seconds East, a distance of 75.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found in the northwest line of Sage Brush Drive, for the westerly corner of Travis Ranch, Phase 3B, an addition to Kaufman County, Texas, as shown by plat of record in Cabinet 2, Page 748 of said Plat Records;

THENCE along the southwesterly line of said Travis Ranch, Phase 3B, the following calls and distances:

South 45 degrees 19 minutes 45 seconds East, along the terminus of Sage Brush Drive, a distance of 56.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner, being on the southeast line of Sage Brush Drive;

North 44 degrees 40 minutes 15 seconds East, along the southeast line of Sage Brush Drive, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "WESTWOOD PS" set for corner, being the westerly corner of Lot 26, Block H of said Travis Ranch, Phase 3B;

South 45 degrees 19 minutes 45 seconds East, a distance of 455.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 61 degrees 30 minutes 05 seconds East, a distance of 104.12 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 45 degrees 19 minutes 45 seconds East, a distance of 107.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner, being an ell corner in the northwest line of aforementioned Travis Ranch, Phase 3A;

THENCE along the westerly line of aforementioned Travis Ranch, Phase 3A, the following courses and distances:

South 44 degrees 40 minutes 15 seconds West, a distance of 581.00 feet to a 5/8 inch iron rod with plastic cap stamped "CARTER BURGESS" found for corner;

South 45 degrees 19 minutes 45 seconds East, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing **632,396 square feet or 14.518 acres** of land.