

VICINITY MAP
NOT TO SCALE
MAPSCO PAGE & 128 (6B & 6C)

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
- 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
CL Center Line
<CM> Control Monument
DE Drainage Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
U.T.E. Utility & Telecommunications Easement
P.O.E. Positive Overflow Easement
W.M.E. Wall Maintenance Easement
M.R.K.C.T. = Map Records of Kaufman County, Texas
D.R.K.C.T. = Deed Records of Kaufman County, Texas

- GENERAL NOTES:**
- All lot corners monumented with a 1/2" iron rod with a yellow plastic cap stamped "JVC" per Section 51A-8.617, Dallas Development Code Ordinance No. 24843 unless otherwise noted.
 - Lot-to-lot drainage is not permitted without Engineering Section approval.
 - Basis of Bearing is the south line of Knoxbridge Road, being North 31 degrees 02 minutes 13 seconds East, according to the Plat of Devonshire Phase 1C, as recorded in Cabinet 3, Page 58, Map Records, Kaufman County, Texas.
 - All utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
 - Coordinates shown hereon refer to "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 found w/ yellow plastic caps stamped "JVC" were set in previous surveys.
 - No structures exist within the boundaries of the property.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 175 RESIDENTIAL LOTS FROM A 42.731 ACRE TRACT OF LAND CONVEYED TO HAYBROOK.

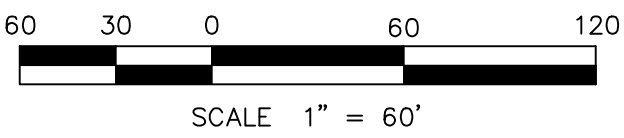
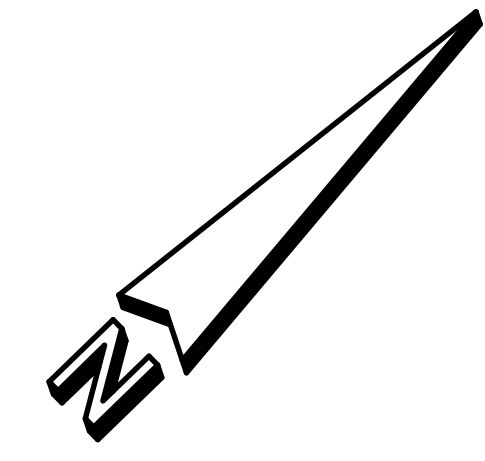
**PRELIMINARY PLAT
HAYBROOK
PHASE 1**

LOTS 1-8, BLOCK 1; LOTS 1-11, BLOCK 2;
LOTS 1-20, BLOCK 3; LOTS 1-31, BLOCK 4;
LOTS 1-37, BLOCK 5; LOTS 1-27, BLOCK 6;
LOTS 1-35, BLOCK 7
175 SINGLE FAMILY LOTS AND
6 COMMON AREAS
42.731 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-556

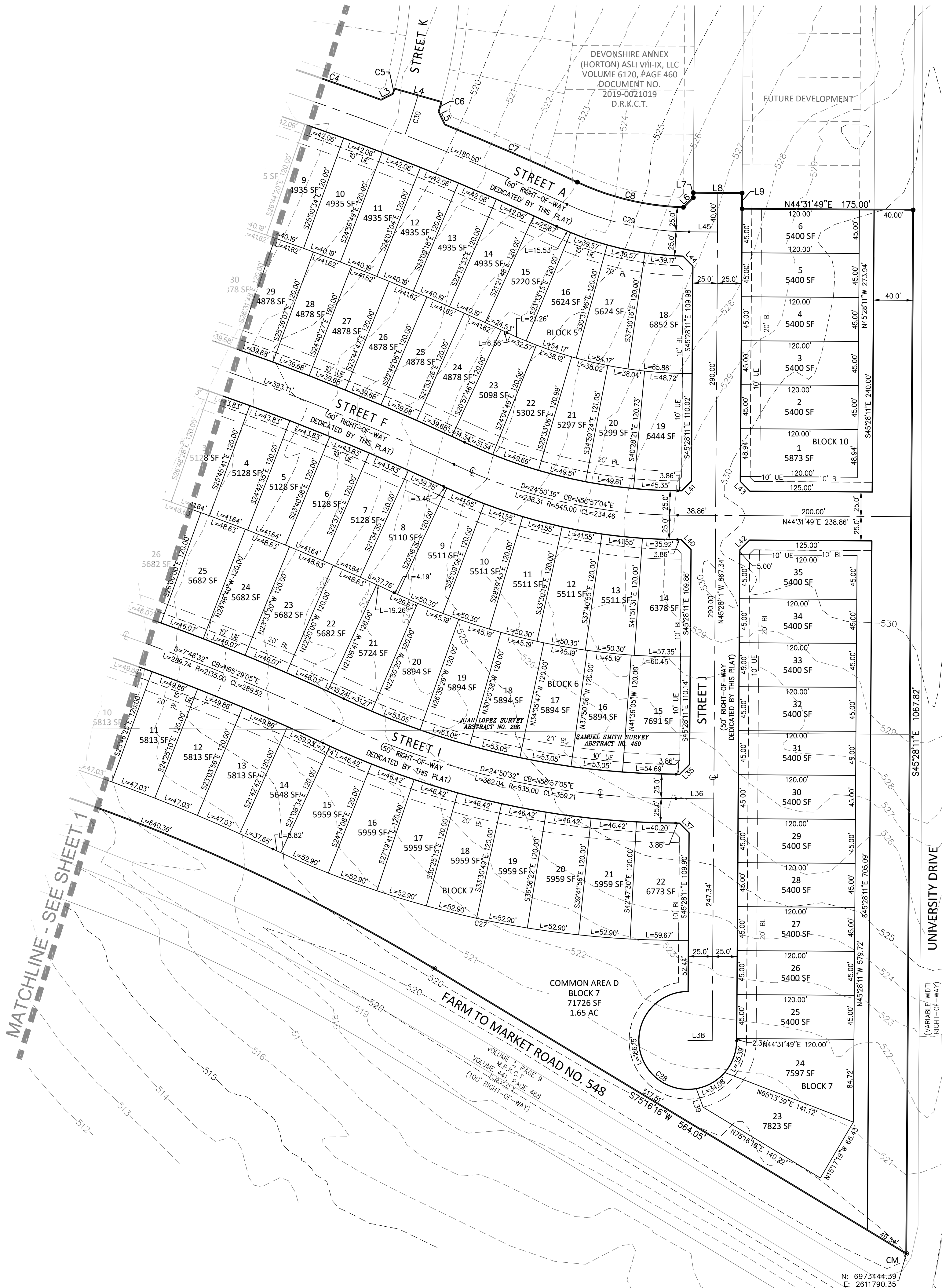
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194033

Owner/Applicant:
DEVONSHIRE ANNEX (HORTON)
ASLI VIII-IX, LLC
923 N. Pennsylvania Ave.
Winter Park, FL 32789
407-628-8488

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962



MATCHLINE - SEE SHEET 1

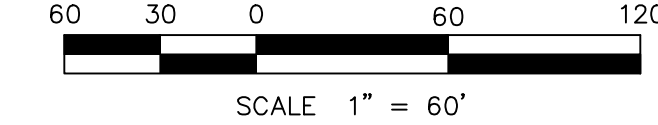
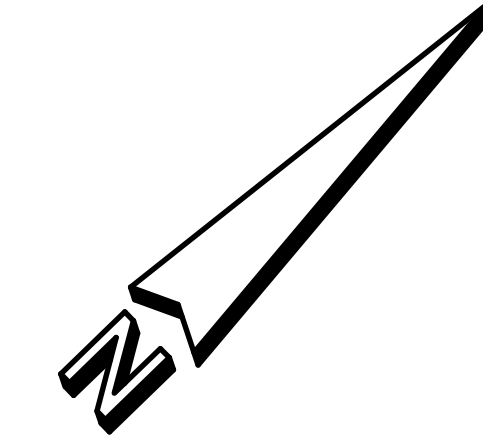


UNIVERSITY DRIVE

(VARIABLE WIDTH
(RIGHT-OF-WAY))

R. PECKHAM SURVEY
ABSTRACT NO. 374

N: 6973444.39
E: 2611790.35



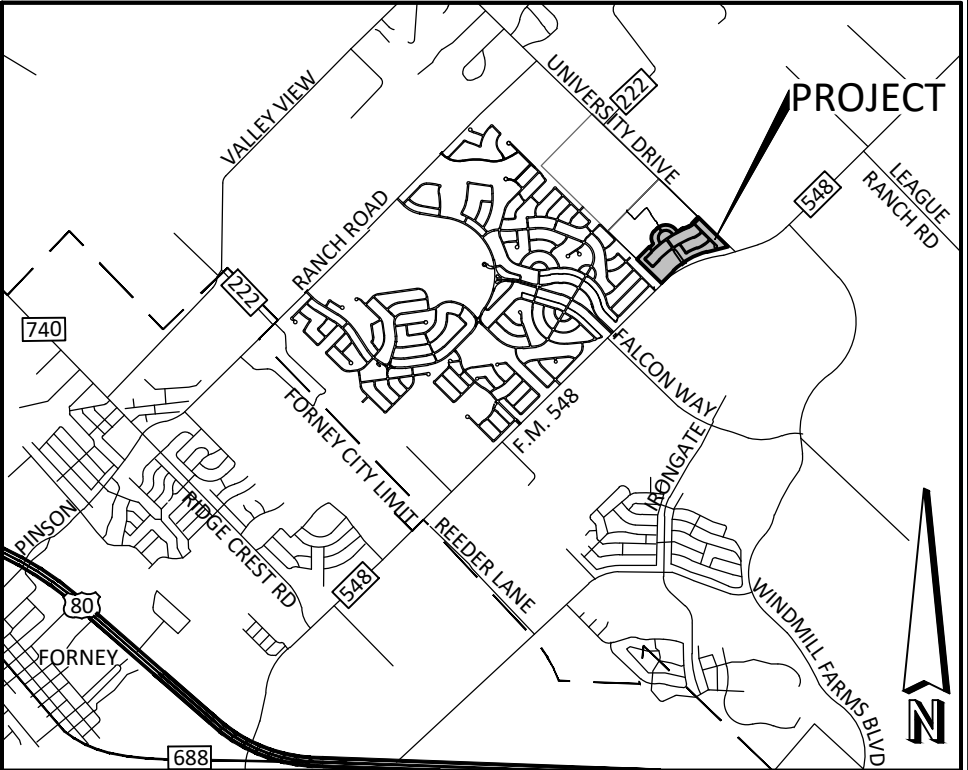
Line Table		
Line	Length	Direction
L1	26.02	S45° 50' 46"E
L2	50.00	N55° 14' 26"E
L3	13.70	N17° 57' 47"E
L4	50.00	N59° 52' 45"E
L5	14.67	S71° 12' 19"E
L6	14.10	N0° 16' 57"W
L7	5.00	N45° 28' 05"W
L8	49.97	N44° 31' 50"E
L9	16.06	S45° 35' 21"E
L10	25.31	S12° 39' 49"W
L11	21.23	S18° 44' 08"E
L12	14.14	S89° 09' 14"W
L13	14.14	N0° 50' 46"W
L14	14.11	S0° 44' 10"E
L15	145.30	N45° 50' 46"W

Line Table		
Line	Length	Direction
L16	14.32	S89° 53' 29"W
L17	14.15	S5° 32' 17"W
L18	31.95	S38° 52' 50"E
L19	14.31	N83° 54' 50"W
L20	14.99	S6° 40' 09"W
L21	144.60	N34° 45' 53"W
L22	15.15	N75° 30' 11"W
L23	14.31	S14° 16' 27"W
L24	31.95	S30° 45' 34"E
L25	14.15	N75° 10' 40"W
L26	14.05	S80° 08' 15"E
L27	14.05	N10° 36' 29"E
L28	14.24	S9° 49' 34"W
L29	14.24	N79° 21' 20"W
L30	13.66	S78° 41' 45"E

Line Table		
Line	Length	Direction
L31	13.66	N9° 09' 59"E
L32	14.65	S77° 40' 26"E
L33	13.43	N13° 02' 41"E
L34	14.89	N76° 38' 32"W
L35	14.14	S0° 28' 11"E
L36	38.86	N44° 31' 49"E
L37	14.14	N89° 31' 49"E
L38	25.00	N44° 31' 49"E
L39	20.22	S65° 54' 37"E
L40	14.14	N89° 31' 49"E
L41	14.14	S0° 28' 11"E
L42	14.14	N0° 28' 11"W
L43	14.14	S89° 31' 49"W
L44	14.24	N89° 41' 22"E
L45	28.99	N44° 31' 49"E

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C1	353.02	250.00	080°54'20"	213.16	324.41
C2	39.32	340.00	006°37'32"	19.68	39.30
C3	544.38	340.00	091°44'16"	350.47	488.07
C4	110.09	2740.00	002°18'07"	55.05	110.08
C5	5.56	460.00	000°41'34"	2.78	5.56
C6	10.35	510.00	001°09'45"	5.17	10.35
C7	147.87	2740.00	003°05'32"	73.95	147.85
C8	112.32	275.00	023°24'05"	56.95	111.54
C9	1046.78	1960.00	030°36'00"	536.20	1034.38
C10	27.40	50.00	031°23'57"	14.05	27.06
C11	55.76	35.50	090°00'00"	35.50	50.20
C12	123.64	50.00	141°41'02"	143.92	94.46
C13	55.76	35.50	090°00'00"	35.50	50.20
C14	28.78	100.00	016°29'32"	14.49	28.69
C15	38.98	100.00	022°19'54"	19.74	38.73

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C16	30.85	66.50	026°34'49"	15.71	30.57
C17	11.07	5.00	126°50'23"	9.99	8.94
C18	30.85	66.50	026°34'49"	15.71	30.57
C19	30.85	66.50	026°34'49"	15.71	30.57
C20	11.07	5.00	126°50'23"	9.99	8.94
C21	30.85	66.50	026°34'49"	15.71	30.57
C22	38.98	100.00	022°19'54"	19.74	38.73
C23	28.78	100.00	016°29'32"	14.49	28.69
C24	118.16	50.00	135°23'58"	121.91	92.52
C25	51.82	35.50	083°38'18"	31.76	47.34
C26	431.01	1990.00	012°24'34"	216.35	430.17
C27	438.77	980.00	025°39'10"	223.13	435.12
C28	235.62	50.00	270°00'00"	50.00	70.71
C29	129.08	300.00	024°39'12"	65.56	128.09
C30	36.96	485.00	004°21'57"	18.49	36.95



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GENERAL NOTES:

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- Basis of Bearing is the south line of Knoxbridge Road, being North 31 degrees 02 minutes 13 seconds East, according to the Plat of Devonshire Phase 1C, as recorded in Cabinet 3, Page 58, Map Records, Kaufman County, Texas..
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- No structures exist within the boundaries of the property.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 175
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LAND CONVEYED TO HAYBROOK.

PRELIMINARY PLAT
HAYBROOK
PHASE 1

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JUAN LOPEZ SURVEY, ABSTRACT NO 286
SAMUEL SMITH SURVEY, ABSTRACT NO. 450
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S201-556

22 December 2020
SHEET 2 OF 3

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS NO.: 10194033

Owner/Applicant:
DEVONSHIRE ANNEX (HORTON)
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Winter Park, FL 32789
407-628-8488

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286 and the SAMUEL SMITH SURVEY, ABSTRACT NO. 450, Kaufman County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Clay Shipman and Marilee A. Shipman, as recorded in Volume 2895, Page 27, Deed Records, Kaufman County, Texas and being part of that tract of land described in Deed to Devonshire Annex (Horton) ASLI VIII–IX, LLC, as recorded in Volume 6120, Page 460 (Document No. 2019–0021019), Deed Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of Farm to Market Road No. 548, a 100' right-of-way, for the common south corner of said Tract 1 and east corner of DEVONSHIRE VILLAGE 2D, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2017–0027947 (Cabinet 3, Slide 372), Map Records, Kaufman County, Texas;

THENCE North 45 degrees 51 minutes 37 seconds West, leaving said northwest line and with the common southwest line of said Tract 1 and northeast line of said Addition, a distance of 896.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 09 minutes 14 seconds East, leaving said common line, a distance of 459.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 50 minutes 46 seconds East, a distance of 26.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 09 minutes 14 seconds East, a distance of 123.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 80 degrees 54 minutes 20 seconds, a radius of 250.00 feet and a chord bearing and distance of North 03 degrees 56 minutes 44 seconds East, 324.41 feet;

THENCE Northerly, with said curve to the right, an arc distance of 353.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 23 minutes 54 seconds East, a distance of 94.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 06 degrees 37 minutes 32 seconds, a radius of 340.00 feet and a chord bearing and distance of North 47 degrees 42 minutes 40 seconds East, 39.30 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 39.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 55 degrees 14 minutes 26 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 91 degrees 44 minutes 16 seconds, a radius of 340.00 feet and a chord bearing and distance of South 74 degrees 40 minutes 25 seconds East, 488.07 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 544.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 18 minutes 07 seconds, a radius of 2,740.00 feet and a chord bearing and distance of North 63 degrees 28 minutes 30 seconds East, 110.08 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 110.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 17 degrees 57 minutes 47 seconds East, a distance of 13.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 41 minutes 34 seconds, a radius of 460.00 feet and a chord bearing and distance of North 29 degrees 46 minutes 28 seconds West, 5.56 feet;

THENCE Northerly, with said curve to the left, an arc distance of 5.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 52 minutes 45 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 09 minutes 45 seconds, a radius of 510.00 feet and a chord bearing and distance of South 29 degrees 32 minutes 23 seconds East, 10.35 feet;

THENCE Southerly, with said curve to the right, an arc distance of 10.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 71 degrees 12 minutes 19 seconds East, a distance of 14.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 05 minutes 32 seconds, a radius of 2,740.00 feet and a chord bearing and distance of North 67 degrees 38 minutes 15 seconds East, 147.85 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 147.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 23 degrees 24 minutes 05 seconds, a radius of 275.00 feet and a chord bearing and distance of North 57 degrees 28 minutes 58 seconds East, 111.54 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 112.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 16 minutes 57 seconds West, a distance of 14.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 28 minutes 11 seconds West, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 49 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 28 minutes 11 seconds East, a distance of 16.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 49 seconds East, a distance of 175.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southwest line of University Drive, a variable width right-of-way;

THENCE South 45 degrees 28 minutes 11 seconds East, with said southwest line, a distance of 1,067.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the intersection of said southwest line with the northwest line of the above mentioned Farm to Market Road No. 548 for the most easterly southeast corner of the above mentioned Devonshire Annex (Horton) ASLI VIII–IX, LLC tract;

THENCE Southwesterly, with said northwest line, the following three (3) courses and distances:

South 75 degrees 16 minutes 16 seconds West, a distance of 564.05 feet to a concrete monument found for corner at the beginning of a curve to the left having a central angle of 30 degrees 36 minutes 00 seconds, a radius of 1,960.00 feet and a chord bearing and distance of South 59 degrees 58 minutes 12 seconds West, 1,034.38 feet;

Southwesterly, with said curve to the left, an arc distance of 1,046.78 feet to a concrete monument found for corner;

South 44 degrees 40 minutes 16 seconds West, a distance of 411.79 feet to the POINT OF BEGINNING and containing 42.731 acres of land, more or less.

OWNER’S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire (Dallas) ASLI VIII, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HAYBROOK, PHASE 1** 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. 3. 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. 3. 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. 3’s exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to its 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. 3, 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. 3 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 _____, 20____.

DEVONSHIRE ANNEX (HORTON) ASLI VIII–IX, LLC, a Delaware limited liability company

By: Devonshire Annex (Dallas) ASLI VIII–IX JV, LLC
a Delaware limited liability company, its sole Member

By: APG ASLI VIII GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

By: APG ASLI IX GP, LLC
a Delaware limited liability company, its Managing Member

By: Avanti Properties Group III, L.L.L.P.
a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC
a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation
a Florida corporation, its sole Manager

By: _____
Marvin M. Shapiro, President

By: _____

Name _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ (of _____), 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 and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary public for and in the State of Texas

My commission expires: _____

SURVEYOR’S STATEMENT:

I, Ryan S. Reynolds, 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 the _____ day of _____, 20____.

FOR REVIEW PURPOSES ONLY. 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.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary public for and in the State of Texas

My commission expires: _____

GENERAL NOTES:

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22 December 2020

SHEET 3 OF 3

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