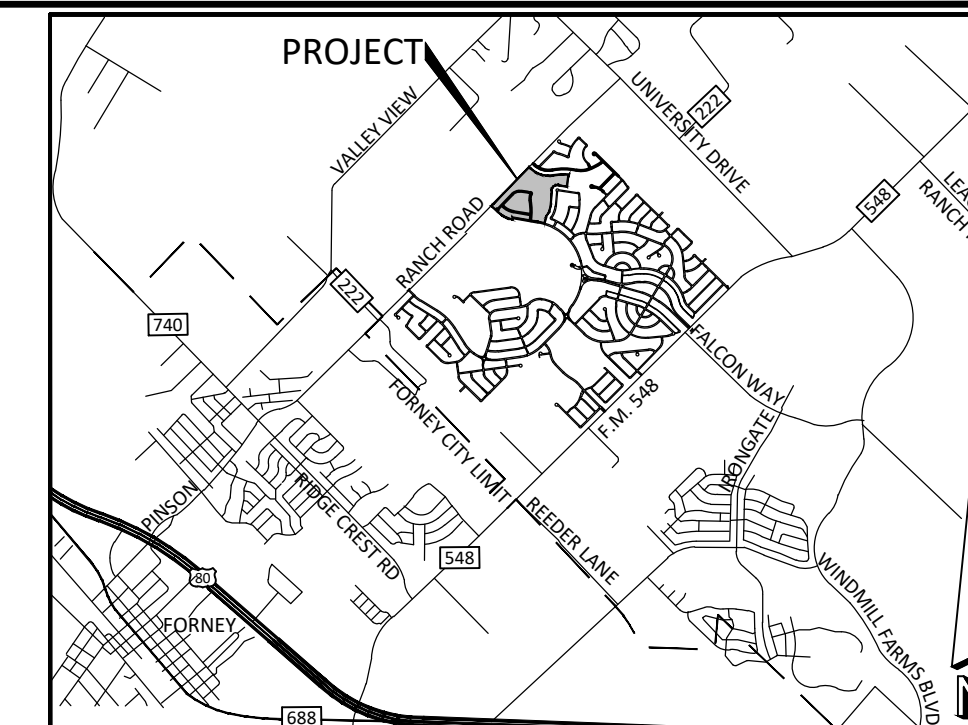


MATCHLINE - SEE SHEET 2



VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 127 (5F)  
& 128 (5A & 6A)

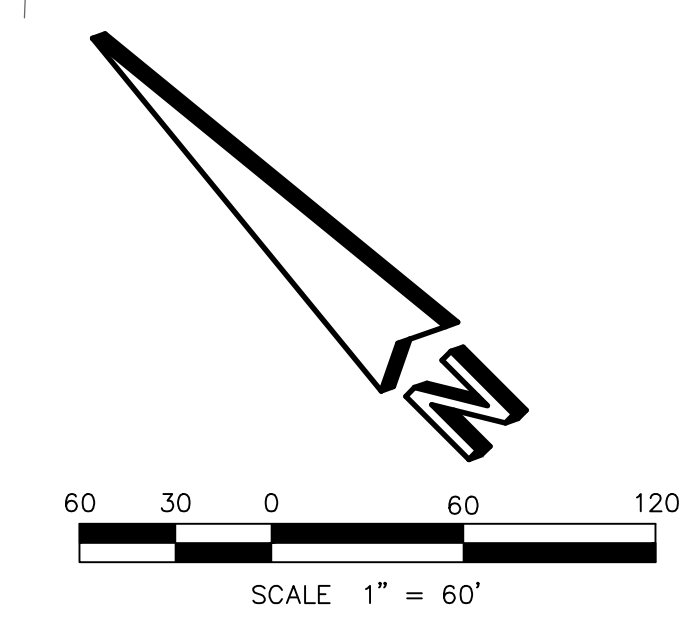
- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
  - ⊙ 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
- AC Acre  
BL Building Line  
C1 Curve No.  
C Center Line  
<CM> Control 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 Knobbridge 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 plotted 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 82 RESIDENTIAL LOTS FROM A 42.688 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

### PRELIMINARY PLAT DEVONSHIRE VILLAGE 15

LOTS 1-37, BLOCK 67; LOTS 1-29, BLOCK 68;  
LOTS 1-16 BLOCK 69;  
82 SINGLE FAMILY LOTS AND  
5 COMMON AREAS  
42.688 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-568



**Line Table**

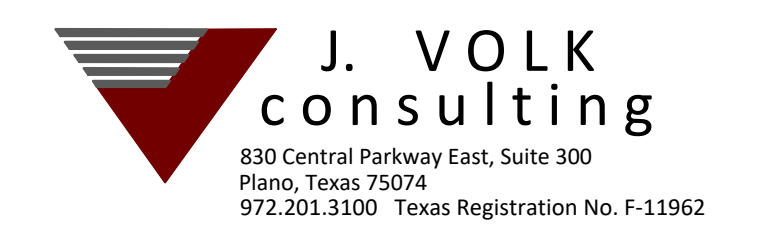
Line	Length	Direction
L1	60.00	S9°34'35"W
L2	58.71	S45°45'31"E
L3	76.41	S29°19'29"W
L4	172.94	N81°46'58"W
L5	382.03	S9°14'28"W
L6	197.90	S16°06'42"W
L7	56.23	S45°45'31"E
L8	21.21	S89°14'29"W
L9	21.21	S0°45'31"E
L10	14.14	S89°14'29"W
L11	14.14	S0°45'31"E
L12	13.20	N50°53'05"E
L13	14.78	S38°03'51"E
L14	21.11	S54°01'46"W
L15	21.42	S35°46'15"E
L16	13.15	S23°56'24"E

**Curve Table**

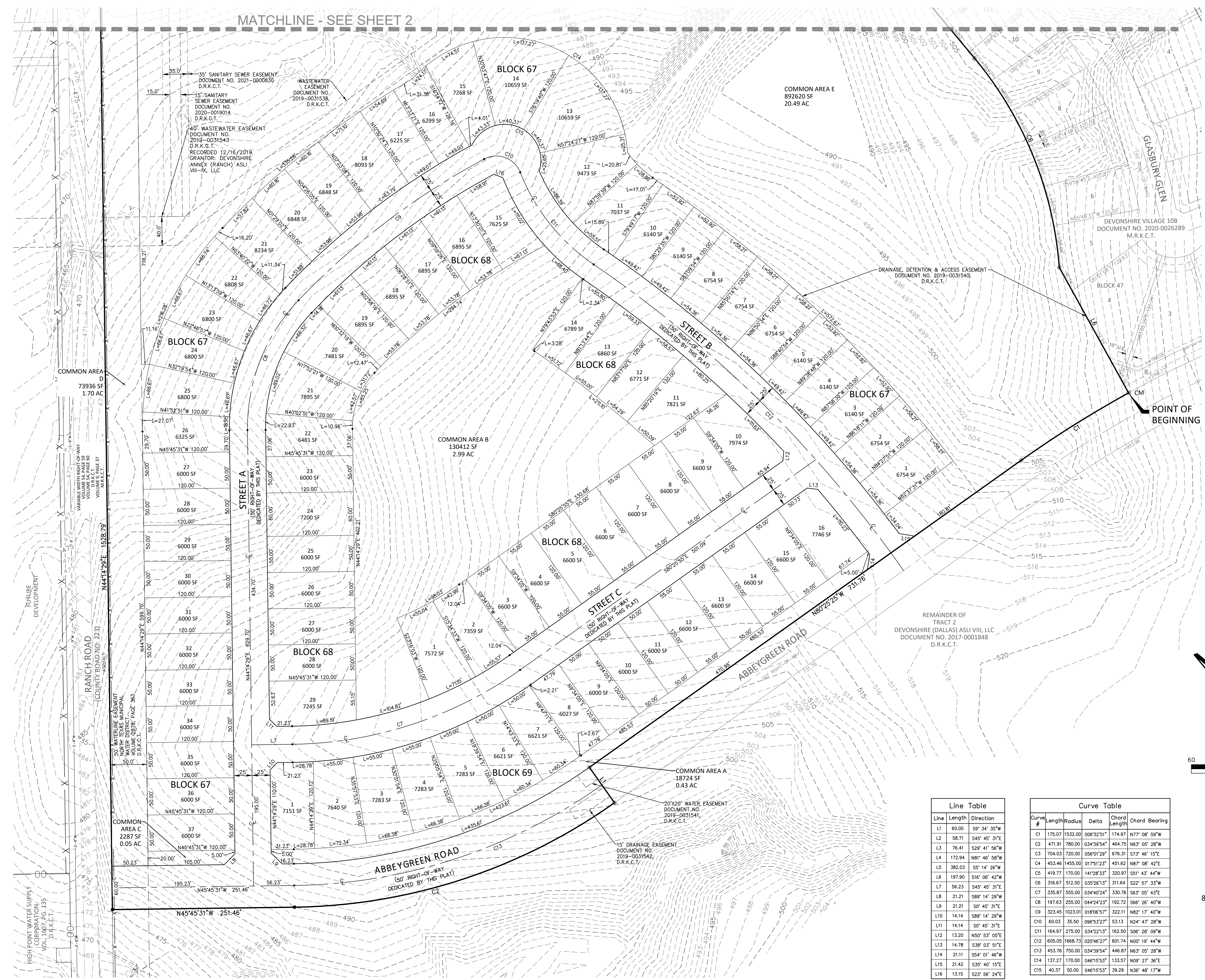
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	175.07	1532.00	006°32'51"	174.97	N77°08'59"W
C2	471.91	780.00	034°39'54"	464.75	N63°05'28"W
C3	704.03	720.00	056°01'29"	676.31	S73°46'15"E
C4	453.46	1455.00	017°51'23"	451.62	N87°08'42"E
C5	419.77	170.00	141°28'33"	320.97	S51°43'44"W
C6	316.67	512.00	035°26'13"	311.64	S22°57'33"W
C7	335.87	555.00	034°40'24"	330.76	S63°05'43"E
C8	197.63	255.00	044°24'23"	192.72	S66°26'40"W
C9	323.45	1023.01	018°06'57"	322.11	N82°17'40"W
C10	60.03	35.50	096°53'27"	53.13	N24°47'28"W
C11	164.97	275.00	034°22'13"	162.50	S06°28'09"W
C12	605.05	1668.73	020°46'27"	601.74	N00°19'44"W
C13	453.76	750.00	034°39'54"	446.87	N63°05'28"W
C14	137.27	170.00	046°15'53"	133.57	N09°27'36"E
C15	40.37	50.00	046°15'53"	39.29	N36°48'17"W

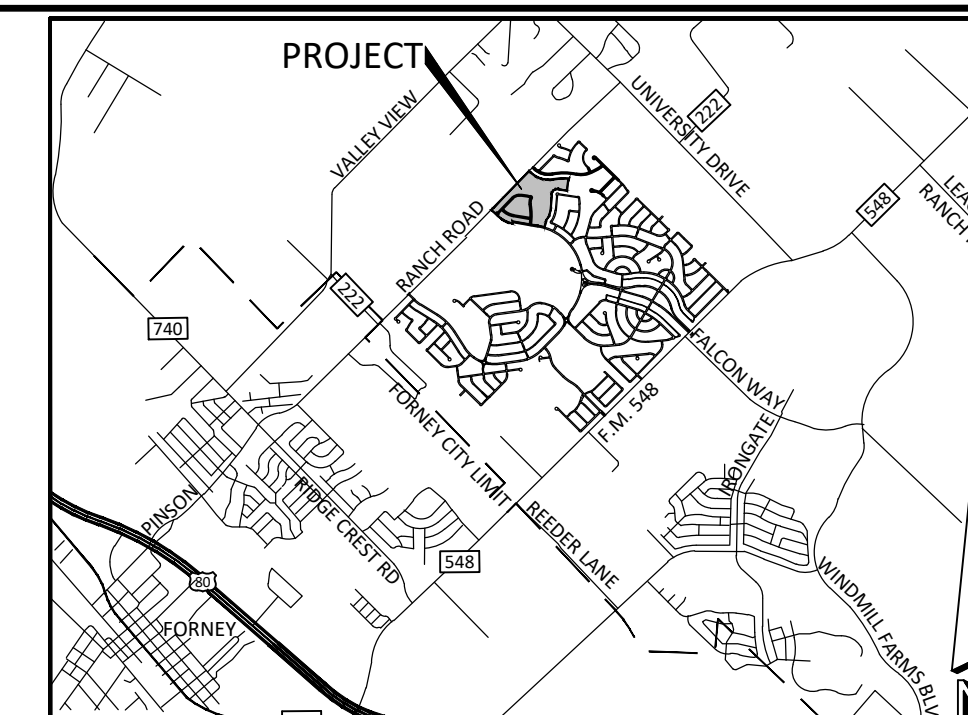
Engineer/Surveyor:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972-201-3100  
TBPLS NO.: 101940033

Owner/Applicant:  
Devonshire (Dallas) ASLI VIII, LLC  
923 N. Pennsylvania Ave.  
Winter Park, FL 32789  
407-628-8488



21 January 2021  
SHEET 1 OF 3





VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 127 (5F)  
& 128 (5A & 6A)

**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)

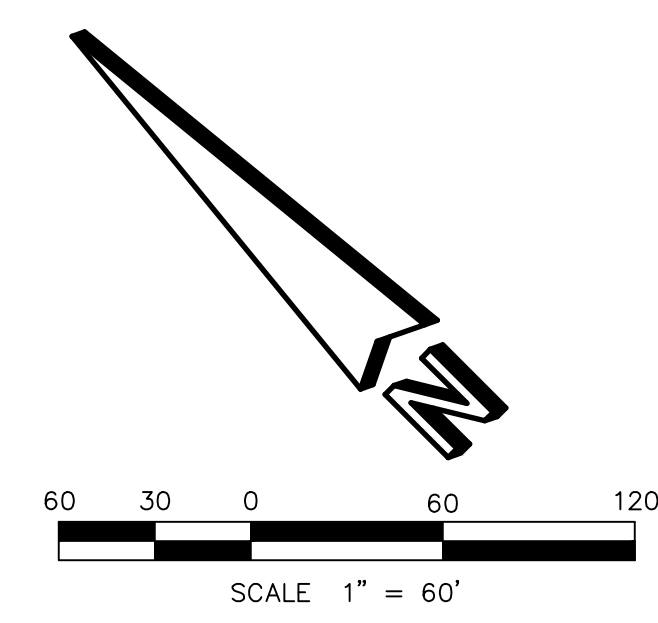
AC Acre  
BL Building Line  
C1 Curve No.  
CL Center Line  
<CM> Control Monument  
DE Drainage Easement  
Esmt Easement  
L1 Line No.  
SF Square Feet  
UE Utility Easement  
U.T.E. Utility & Telecommunications Easement  
P.O.E. Positive Overflow Easement  
W.M.E. Wall Maintenance Easement  
M.R.K.C.T. = 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 plotted 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 82 RESIDENTIAL LOTS FROM A 42.688 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

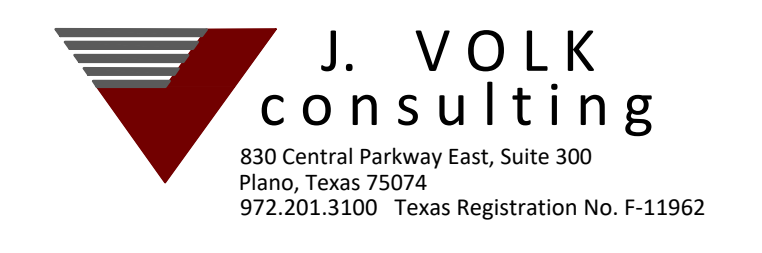
**PRELIMINARY PLAT  
DEVONSHIRE  
VILLAGE 15**

LOTS 1-37, BLOCK 67; LOTS 1-29, BLOCK 68;  
LOTS 1-16 BLOCK 69;  
82 SINGLE FAMILY LOTS AND  
5 COMMON AREAS  
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JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-568

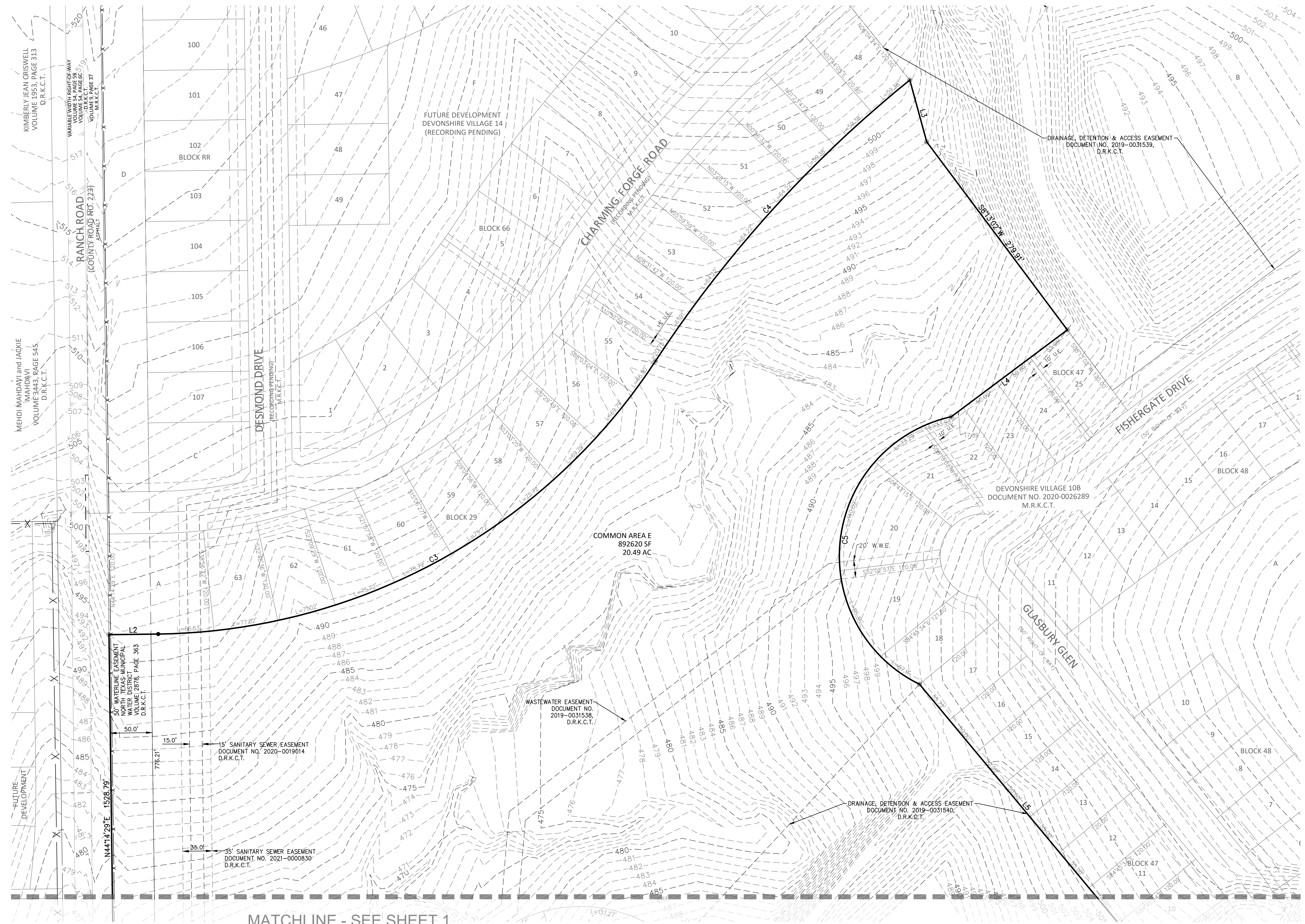


Engineer/Surveyor:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972-201-3100  
TBPLS NO.: 10194033

Owner/Applicant:  
Devonshire (Dallas) ASLI VIII, LLC  
923 N. Pennsylvania Ave.  
Winter Park, FL 32789  
407-628-8488



21 January 2021  
SHEET 2 OF 3



MATCHLINE - SEE SHEET 1

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEING a tract of land situated in the JUAN LOPEZ SURVEY, ABSTRACT NO. 286, Kaufman County, Texas and being part of that tract of land described as Tract 2 in Deed to Devonshire (Dallas) ASLI VIII, LLC, as recorded in Document No. 2017-0001848, 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 north line of Abbeygreen Road, a 60 foot right-of-way, for the most westerly northwest corner of Common Area B, Block 47 of DEVONSHIRE VILLAGE 10B, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2020-0026289 (Cabinet 3, Slide 630), Map Records, Kaufman County, Texas, said point being at the beginning of a curve to the left having a central angle of 06 degrees 32 minutes 51 seconds, a radius of 1,532.00 feet and a chord bearing and distance of North 77 degrees 08 minutes 59 seconds West, 174.97 feet;

THENCE Westerly, with said north line and said curve to the left, an arc distance of 175.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE North 80 degrees 25 minutes 25 seconds West, continuing with said north line, a distance of 731.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 09 degrees 34 minutes 35 seconds West, leaving said north line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the south line of said Abbeygreen Road at the beginning of a non-tangent curve to the right having a central angle of 34 degrees 39 minutes 54 seconds, a radius of 780.00 feet and a chord bearing and distance of North 63 degrees 05 minutes 28 seconds West, 464.75 feet;

THENCE Northwesterly, leaving said south line and with said curve to the right, an arc distance of 471.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 45 minutes 31 seconds West, a distance of 251.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southeast line of Ranch Road;

THENCE North 44 degrees 14 minutes 29 seconds East, with said southeast line, a distance of 1,528.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 45 minutes 31 seconds East, leaving said southeast line, a distance of 58.71 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 left having a central angle of 56 degrees 01 minutes 29 seconds, a radius of 720.00 feet and a chord bearing and distance of South 73 degrees 46 minutes 15 seconds East, 676.31 feet;

THENCE Easterly, with said curve to the left, an arc distance of 704.03 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 right having a central angle of 17 degrees 51 minutes 23 seconds, a radius of 1,455.00 feet and chord bearing and distance of North 87 degrees 08 minutes 42 seconds East, 451.62 feet;

THENCE Easterly, with said curve to the right, an arc distance of 453.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 29 degrees 41 minutes 56 seconds West, a distance of 76.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 08 degrees 13 minutes 02 seconds West, a distance of 279.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of Lot 25, Block 47 of the above mentioned DEVONSHIRE VILLAGE 10B Addition;

THENCE Westerly and Southerly, with the northwest line of said Addition, the following five (5) courses and distances:

North 81 degrees 46 minutes 58 seconds West, a distance of 172.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 141 degrees 28 minutes 33 seconds, a radius of 170.00 feet and a chord bearing and distance of South 51 degrees 43 minutes 44 seconds West, 320.97 feet;

Southwesterly, with said curve to the left, an arc distance of 419.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 05 degrees 14 minutes 26 seconds West, a distance of 382.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 35 degrees 26 minutes 13 seconds, a radius of 512.00 feet and a chord bearing and distance of South 22 degrees 57 minutes 33 seconds West, 311.64 feet;

Southerly, with said curve to the right, an arc distance of 316.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 16 degrees 06 minutes 42 seconds West, a distance of 197.90 feet to the POINT OF BEGINNING and containing 42.688 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 DEVONSHIRE VILLAGE 15 in 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 (DALLAS) ASLI VIII, LLC
a Delaware limited liability company

By: AVANTI STRATEGIC LAND INVESTORS VIII, L.L.L.P.
a Delaware limited liability limited partnership, its sole Member

By: APG ASLI VIII GP, LLC
a Delaware limited liability company, its sole General Partner

By: AVANTI PROPERTIES GROUP III, L.L.L.P.
a Delaware limited liability 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: \_\_\_\_\_

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:

- 1. 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.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. 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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6. All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.

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PRELIMINARY PLAT
DEVONSHIRE VILLAGE 15

LOTS 1-37, BLOCK 67; LOTS 1-29, BLOCK 68; LOTS 1-16 BLOCK 69; 82 SINGLE FAMILY LOTS AND 5 COMMON AREAS 42.688 ACRES OUT OF THE JUAN LOPEZ SURVEY, ABSTRACT NO 286 CITY OF DALLAS ETJ KAUFMAN COUNTY, TEXAS FILE NO. S201-568

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

Owner/Applicant: Devonshire (Dallas) ASLI VIII, LLC 923 N. Pennsylvania Ave. Winter Park, FL 32789 407-628-8488

21 January 2021 SHEET 3 OF 3



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