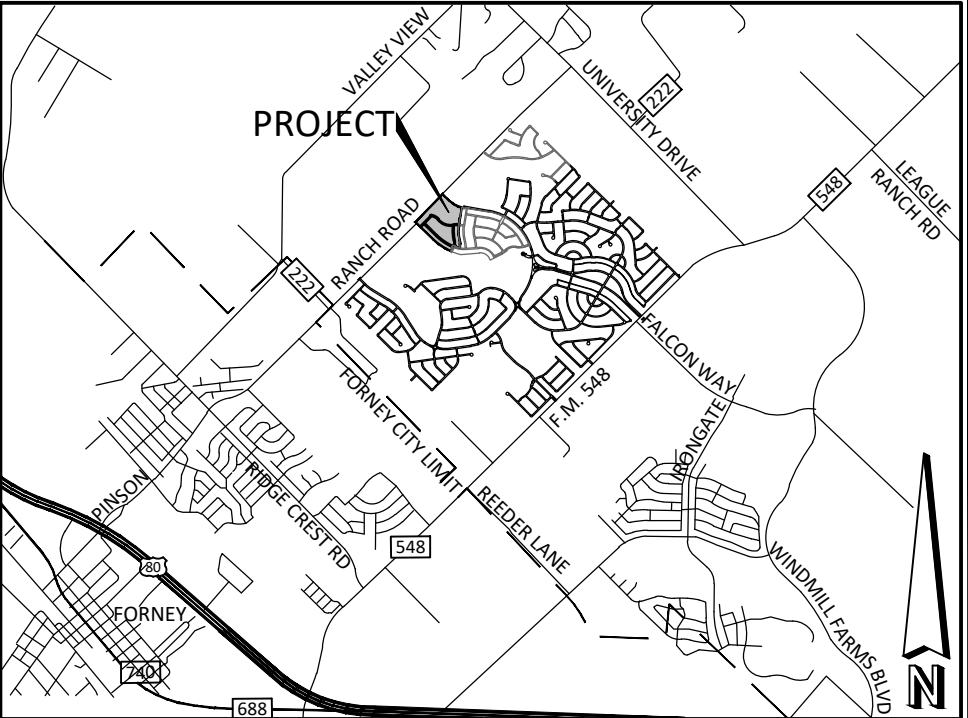


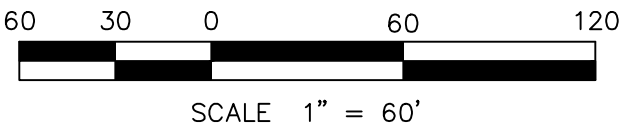
Line Table		
Line	Length	Direction
L1	39.08	S15° 10' 37"W
L2	50.00	S6° 48' 31"W
L3	13.98	N24° 02' 44"W
L4	50.00	N71° 47' 29"W
L5	14.72	S66° 51' 19"W
L6	50.00	S24° 26' 37"W
L7	13.99	S21° 26' 52"E
L8	8.25	S12° 10' 57"E
L9	13.81	N36° 54' 50"E
L10	14.21	S51° 04' 00"E
L11	8.80	N70° 19' 50"E
L12	14.14	N0° 45' 31"W
L13	14.14	N89° 14' 29"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	51.70	780.00	003°47'50"	51.69
C2	2.36	475.00	000°17'03"	2.36
C3	405.07	1120.00	020°43'20"	402.87
C4	228.16	600.00	021°47'17"	226.79
C5	123.16	625.00	011°17'27"	122.96
C6	16.41	1530.00	000°36'53"	16.41
C7	10.20	280.00	002°05'11"	10.20
C8	5.00	230.00	001°14'44"	5.00
C9	5.00	1530.00	000°11'14"	5.00
C10	7.18	1580.00	000°15'38"	7.18
C11	607.57	1700.00	020°28'38"	604.34
C12	420.22	780.00	030°52'03"	415.15
C13	153.01	450.00	019°28'53"	152.27
C14	70.51	255.00	015°50'38"	70.29
C15	137.99	255.00	031°00'20"	136.32
C16	110.75	50.00	126°54'57"	89.46
C17	32.37	35.50	052°14'13"	31.26
C18	56.54	130.00	024°55'14"	56.10
C19	286.86	570.00	028°50'06"	283.84



VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 127 (6E & 6F)

- 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 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.

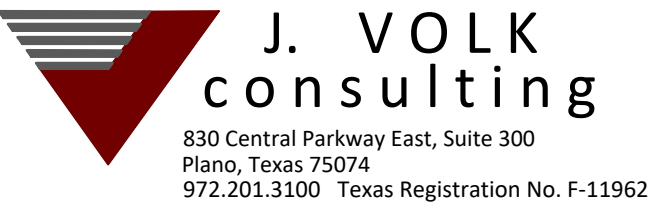
PURPOSE OF PLAT  
THE PURPOSE OF THIS PLAT IS TO CREATE 95 RESIDENTIAL LOTS FROM A 28.104 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

PRELIMINARY PLAT  
DEVONSHIRE  
VILLAGE 18

LOTS 4-27, BLOCK 60; LOTS 13-24, BLOCK 61;  
LOTS 1-36 BLOCK 62 & LOTS 1-23 BLOCK 63  
95 SINGLE FAMILY LOTS AND  
3 COMMON AREAS  
28.104 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-579

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



03 February 2021  
SHEET 1 OF 2



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:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Abbeygreen Road, a 60 foot right-of-way, for the most westerly, southwest corner 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 right having a central angle of 03 degrees 47 minutes 50 seconds, a radius of 780.00 feet and a chord bearing and distance of North 78 degrees 31 minutes 29 seconds West, 51.69 feet;

THENCE Northwesterly, leaving said south line and with said curve to the right, an arc distance of 51.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE South 09 degrees 34 minutes 05 seconds West, a distance of 315.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 15 degrees 10 minutes 37 seconds West, a distance of 39.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 07 degrees 22 minutes 45 seconds West, a distance of 120.00 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 left having a central angle of 00 degrees 17 minutes 03 seconds, a radius of 475.00 feet and a chord bearing and distance of North 83 degrees 02 minutes 57 seconds West, 2.36 feet;

THENCE Westerly, with said curve to the left, an arc distance of 2.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 06 degrees 48 minutes 31 seconds West, 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 left having a central angle of 20 degrees 43 minutes 20 seconds, a radius of 1,120.00 feet and a chord bearing and distance of South 02 degrees 58 minutes 59 seconds East, 402.87 feet;

THENCE Southerly, with said curve to the left, an arc distance of 405.07 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 21 degrees 47 minutes 17 seconds, a radius of 600.00 feet and a chord bearing and distance of South 02 degrees 27 minutes 01 seconds East, 226.79 feet;

THENCE Southerly, with said curve to the right, an arc distance of 228.16 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 11 degrees 17 minutes 27 seconds, a radius of 625.00 feet and a chord bearing and distance of North 74 degrees 38 minutes 47 seconds West, 122.96 feet;

THENCE Westerly, with said curve to the right, an arc distance of 123.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a compound curve to the right having a central angle of 00 degrees 36 minutes 53 seconds, a radius of 1,530.00 feet and a chord bearing and distance of North 68 degrees 41 minutes 37 seconds West, 16.41 feet;

THENCE Westerly, with said curve to the right, an arc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 24 degrees 02 minutes 44 seconds West, a distance of 13.98 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 02 degrees 05 minutes 11 seconds, a radius of 280.00 feet and a chord bearing and distance of North 19 degrees 15 minutes 07 seconds East, 10.20 feet;

THENCE Northerly, with said curve to the left, an arc distance of 10.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 71 degrees 47 minutes 29 seconds West, 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 14 minutes 44 seconds, a radius of 230.00 feet and a chord bearing and distance of South 18 degrees 49 minutes 53 seconds West, 5.00 feet;

THENCE Southerly, with said curve to the right, an arc distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 66 degrees 51 minutes 19 seconds West, a distance of 14.72 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 00 degrees 11 minutes 14 seconds, a radius of 1,530.00 feet and a chord bearing and distance of North 65 degrees 39 minutes 00 seconds West, 5.00 feet;

THENCE Westerly, with said curve to the right, an arc distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 24 degrees 26 minutes 37 seconds West, 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 left having a central angle of 00 degrees 15 minutes 38 seconds, a radius of 1,580.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 12 seconds East, 7.18 feet;

THENCE Easterly, with said curve to the left, an arc distance of 7.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 21 degrees 26 minutes 52 seconds East, a distance of 13.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 22 degrees 55 minutes 18 seconds West, a distance of 110.20 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 20 degrees 28 minutes 38 seconds, a radius of 1,700.00 feet and a chord bearing and distance of North 55 degrees 59 minutes 50 seconds West, 604.34 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 607.57 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 700.03 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, a variable width right-of-way;

THENCE North 44 degrees 15 minutes 12 seconds East, with said southeast line, a distance of 1,103.16 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 251.23 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 30 degrees 52 minutes 03 seconds, a radius of 780.00 feet and a chord bearing and distance of South 61 degrees 11 minutes 33 seconds East, 415.15 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 420.22 feet to the POINT OF BEGINNING and containing 28.104 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 18** 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 (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.
4. All Utility easements and Drainage easements within this plotted property are created by this plat, unless otherwise noted.
5. 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."
6. All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.

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THE PURPOSE OF THIS PLAT IS TO CREATE 95  
RESIDENTIAL LOTS FROM A 28.104 ACRE TRACT OF  
LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

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28.104 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-579

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

03 February 2021  
SHEET 2 OF 2

