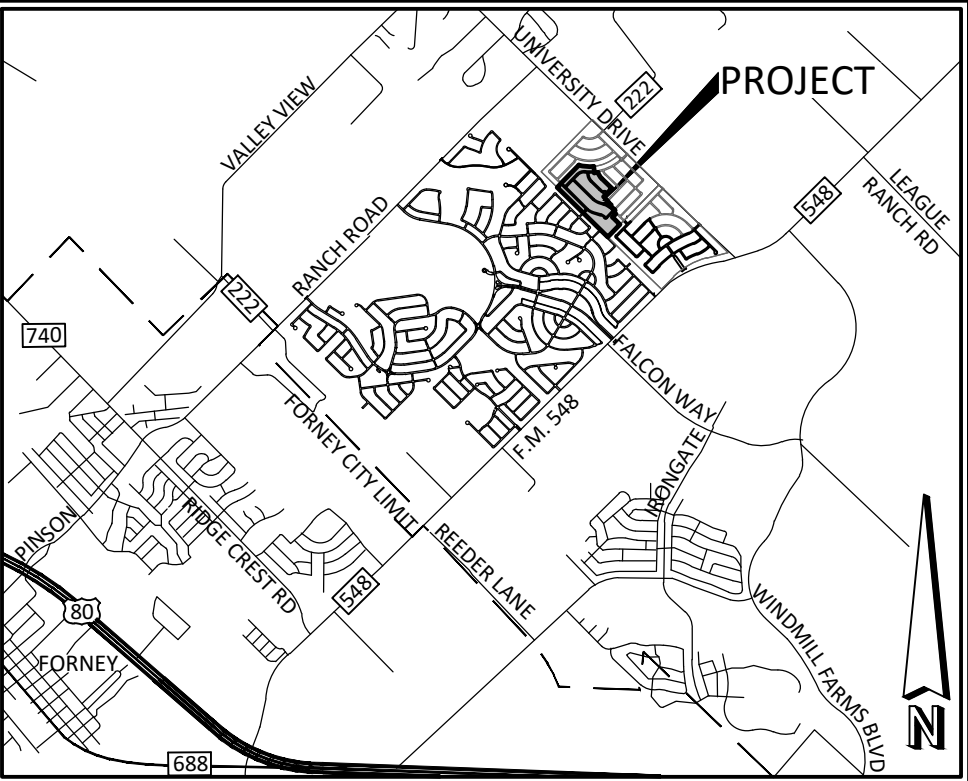
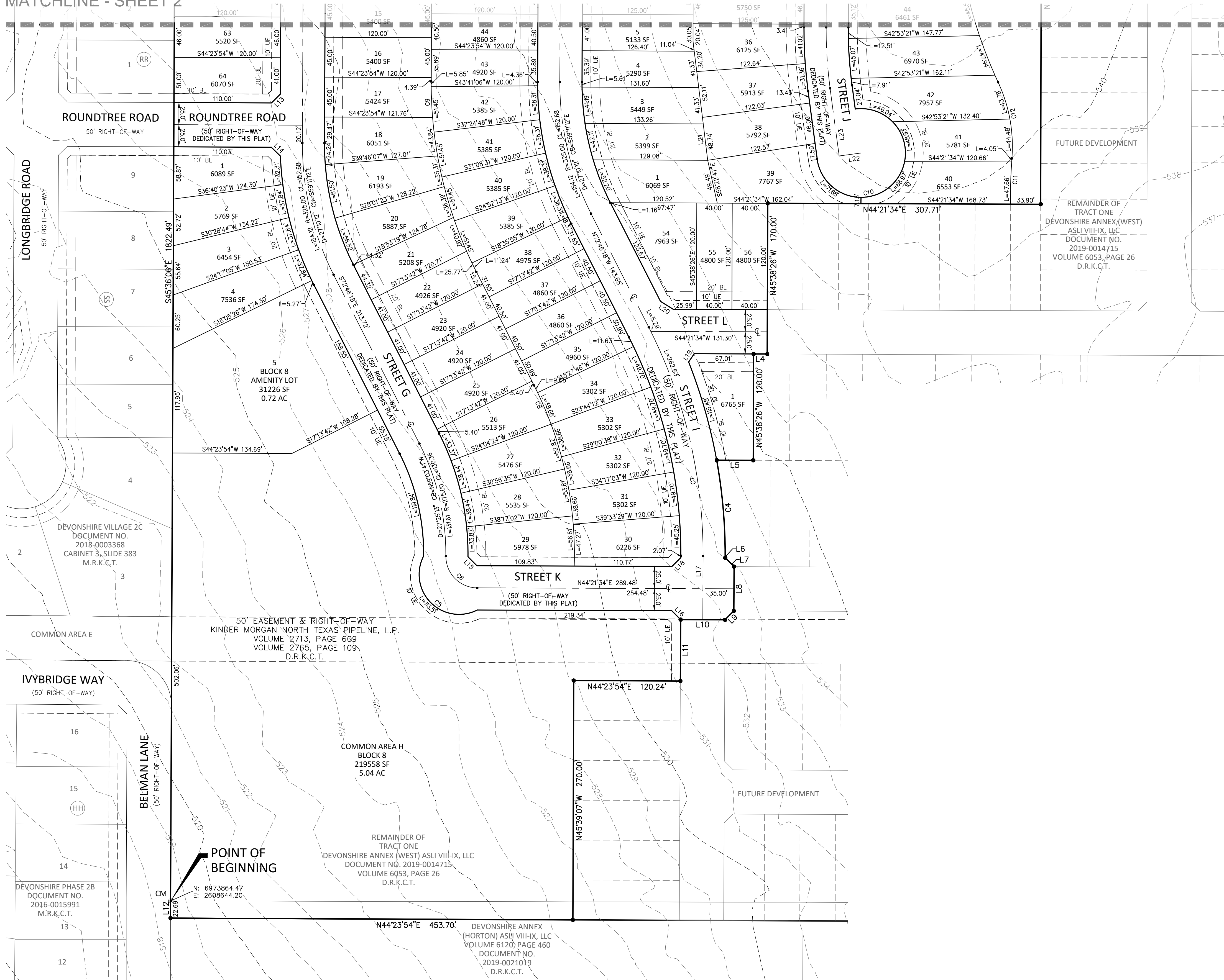


MATCHLINE - SHEET 2



VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE & 128 (5A,5B,6A & 6B)

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

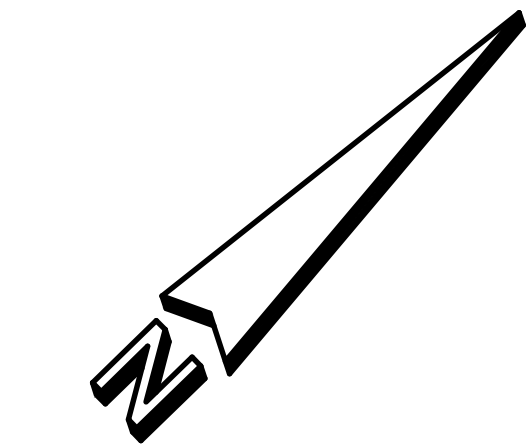
GENERAL NOTES:

- 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 163 RESIDENTIAL LOTS FROM A 33.714 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE ANNEX (WEST) ASLI VIII-IX, LLC.

PRELIMINARY PLAT  
FALCON HEIGHTS  
VILLAGE 2

LOTS 45-64; BLOCK 1, LOTS 36-57, BLOCK 5;  
LOTS 1-60; BLOCK 7, LOTS 1-5, BLOCK 8;  
LOTS 1-56, BLOCK 9; LOT 1, BLOCK 13  
163 SINGLE FAMILY LOTS  
1 AMENITY LOT  
2 COMMON AREAS  
33.714 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-633



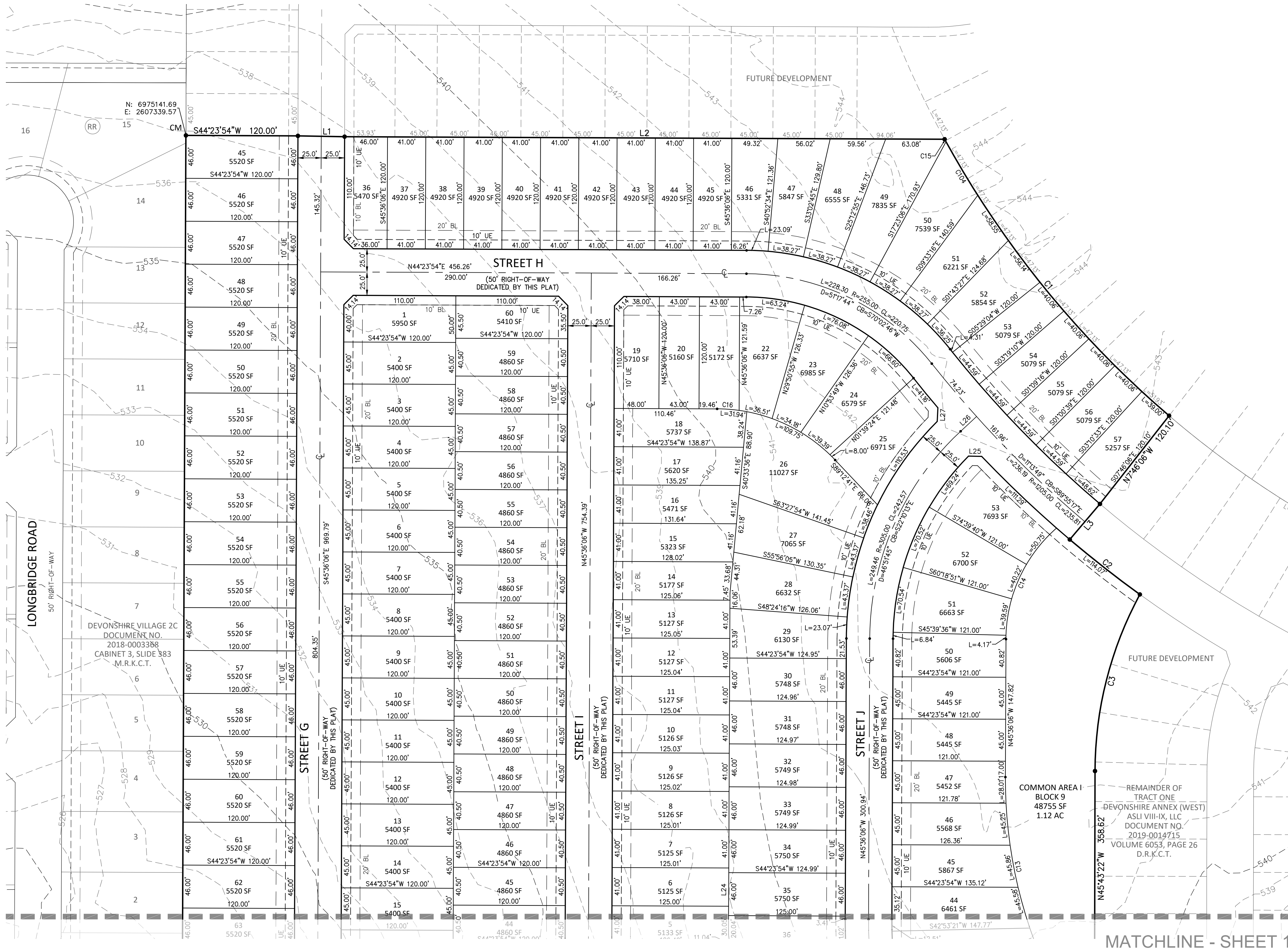
60 30 0 60 120  
SCALE 1" = 60'

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 (WEST) 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

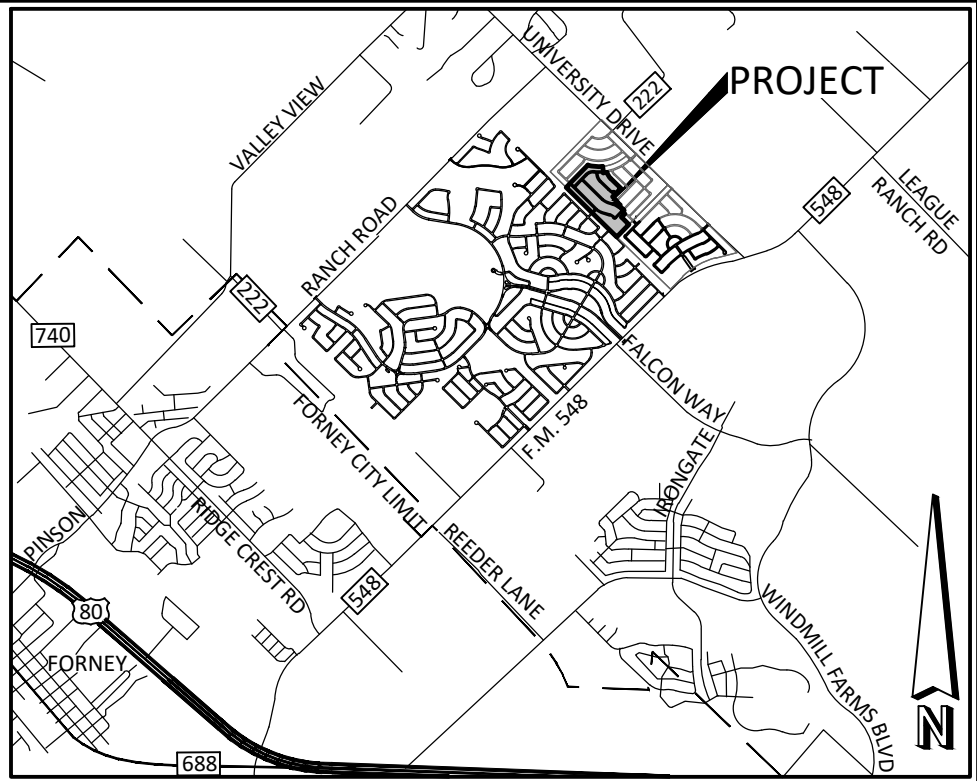
08 April 2021  
SHEET 1 OF 3



Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C1	383.72	1060.00	020°44'28"	193.98	381.63
C2	95.44	1230.00	004°26'45"	47.74	95.41
C3	197.27	400.00	028°15'23"	100.68	195.27
C4	108.54	590.00	010°32'27"	54.42	108.39
C5	113.51	45.00	144°31'13"	140.67	85.72
C6	55.94	35.50	090°17'22"	35.68	50.33
C7	267.93	565.00	027°10'12"	136.53	265.42
C8	47.71	420.00	006°30'30"	23.88	47.68
C9	40.66	470.00	004°57'23"	20.34	40.64
C10	235.62	50.00	270°00'00"	-50.00	70.71
C11	51.71	500.51	005°55'10"	25.88	51.69
C12	88.27	170.00	029°44'54"	45.15	87.28
C13	221.42	500.00	025°22'24"	112.56	219.62
C14	134.73	159.00	048°33'06"	71.71	130.74
C15	3.04	1060.00	000°09'51"	1.52	3.04

Line Table		
Line	Length	Direction
L1	50.00	S45° 08' 16"W
L2	642.99	S44° 23' 54"W
L3	50.00	N5° 32' 11"W
L4	15.32	N44° 21' 34"E
L5	41.16	N44° 21' 34"E
L6	2.07	N45° 38' 26"W
L7	14.14	S89° 21' 34"W
L8	50.00	N45° 35' 33"W
L9	14.15	N0° 37' 16"W
L10	50.00	N44° 21' 34"E
L11	69.25	N45° 36' 06"W
L12	22.69	S45° 51' 37"E
L13	14.14	S0° 36' 06"E
L14	14.34	N88° 35' 18"E

Line Table		
Line	Length	Direction
L15	14.15	S89° 21' 34"W
L16	14.14	N89° 22' 44"E
L17	71.68	S45° 36' 06"E
L18	14.14	S0° 38' 26"E
L19	11.15	N11° 45' 37"W
L20	17.06	S75° 47' 38"W
L21	41.33	N52° 54' 03"W
L22	25.00	S36° 29' 57"W
L23	77.04	S53° 30' 03"E
L24	41.00	S45° 35' 29"E
L25	14.03	N45° 18' 08"E
L26	23.26	N1° 15' 39"E
L27	14.55	S43° 07' 44"E



VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE & 128 (5A,5B,6A & 6B)

#### 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)
- Acre
- Building Line
- Curve No.
- Center Line
- Control Monument
- Drainage Easement
- Easement
- Line No.
- Square Feet
- Utility Easement
- Utility & Telecommunications Easement
- Positive Overflow Easement
- 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 163 RESIDENTIAL LOTS FROM A 33.714 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE ANNEX (WEST) ASLI VIII-IX, LLC.

### PRELIMINARY PLAT FALCON HEIGHTS VILLAGE 2

LOTS 45-64; BLOCK 1, LOTS 36-57, BLOCK 5;  
LOTS 1-60; BLOCK 7, LOTS 1-5, BLOCK 8;  
LOTS 1-56, BLOCK 9; LOT 1, BLOCK 13  
163 SINGLE FAMILY LOTS  
1 AMENITY LOT  
2 COMMON AREAS  
33.714 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-633

60 30 0 60 120  
SCALE 1" = 60'

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 (WEST) 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

08 April 2021  
SHEET 2 OF 3

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 One in Deed to Devonshire Annex (West) ASLI VIII–IX, LLC, as recorded in Document No. 2019–0014715 (Volume 6053, Page 26), 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 Document No. 2019–0021019 (Volume 6120, Page 460), 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 for the common west corner of said Devonshire Anne (Horton) ASLI VIII–IX, LLC tract and south corner of said Tract One;

THENCE North 45 degrees 36 minutes 06 seconds West, with the southwest line of said Tract One, a distance of 1,822.49 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, leaving said southwest line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 08 minutes 16 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 North 44 degrees 23 minute4s 54 seconds East, a distance of 642.99 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 20 degrees 44 minutes 28 seconds, a radius of 1,060.00 feet and a chord bearing and distance of South 84 degrees 54 minutes 47 seconds East, 381.63 feet;

THENCE Easterly, with said curve to the left, an arc distance of 383.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 07 degrees 46 minutes 06 seconds East, a distance of 120.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 05 degrees 32 minutes 11 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 left having a central angle of 04 degrees 26 minutes 45 seconds, a radius of 1,230.00 feet and a chord bearing and distance of North 82 degrees 14 minutes 27 seconds East, 95.41 feet;

THENCE Easterly, with said curve to the left, an arc distance of 95.44 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 28 degrees 15 minutes 23 seconds, a radius of 400.00 feet and a chord bearing and distance of South 31 degrees 35 minutes 41 seconds East, 195.27 feet;

THENCE Southerly, with said curve to the left, an arc distance of 197.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 43 minutes 22 seconds East, a distance of 358.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 21 minutes 34 seconds West, a distance of 307.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 38 minutes 26 seconds East, a distance of 170.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 21 minutes 34 seconds West, a distance of 15.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 38 minutes 26 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 21 minutes 34 seconds West, a distance of 41.16 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 10 degrees 32 minutes 27 seconds, a radius of 590.00 feet and a chord bearing and distance of South 50 degrees 54 minutes 40 seconds East, 108.39 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 108.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 38 minutes 26 seconds East, a distance of 2.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 21 minutes 34 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 35 minutes 33 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 00 degrees 37 minutes 16 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 21 minutes 34 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;

THENCE South 45 degrees 36 minutes 06 seconds East, a distance of 69.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 120.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 39 minutes 07 seconds East, a distance of 270.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 453.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southwest line of the above mentioned Devonshire Annex (Horton) ASLI VIII–IX, LLC tract;

THENCE North 45 degrees 51 minutes 37 seconds West, with said southwest line, a distance of 22.69 feet to the POINT OF BEGINNING and containing 33.714 acres of land, more or less.

OWNER’S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DEVONSHIRE ANNEX (WEST) ASLI VIII–IX, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FALCON HEIGHTS, VILLAGE 2** on 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 (WEST) ASLI VII–IX, LLC**, a Delaware limited liability company

By:     Devonshire Annex (WEST) 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:

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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FALCON HEIGHTS  
VILLAGE 2

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OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
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Engineer/Surveyor:  
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972-201-3100  
TBPLS NO.: 101940033

08 April 2021  
SHEET 3 OF 3

Owner/Applicant:  
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