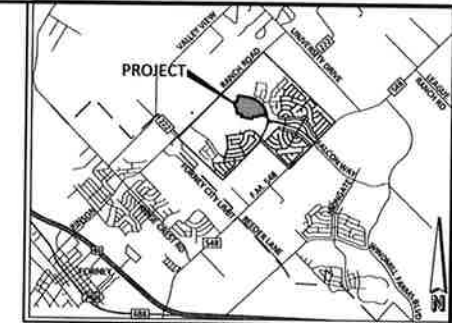


Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	39.21	1320.00	001°42'00"	19.61	39.21	S14°17'25"E
C2	22.54	55.00	023°25'49"	11.43	22.38	S88°43'04"W
C3	63.71	50.00	073°00'32"	37.00	59.49	S70°32'30"W
C4	10.82	20.00	031°00'10"	5.55	10.89	N88°27'19"W
C5	245.16	528.00	026°36'12"	124.83	242.96	S89°20'43"W
C15	45.10	300.00	008°36'50"	22.58	45.06	N24°12'24"W
C16	58.21	35.90	099°42'51"	35.95	50.52	N25°27'27"E
C17	123.34	50.00	141°20'00"	142.51	94.36	N25°59'24"E
C18	107.17	928.00	011°41'44"	53.77	106.98	S64°54'00"W
C19	46.08	300.00	009°49'02"	23.09	46.03	N35°16'55"W
C20	78.01	150.00	030°10'53"	40.45	78.10	S74°08'50"E
C21	67.49	870.00	004°28'41"	33.78	67.48	N53°48'51"W
C22	153.36	280.00	031°23'09"	78.67	151.47	N55°22'28"W
C23	82.31	400.00	008°55'32"	31.22	82.25	S30°15'02"W
C24	304.13	800.00	021°46'54"	153.92	302.30	N23°49'22"E

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C25	43.01	238.50	010°19'35"	21.56	42.95	S15°17'49"W
C26	76.26	201.50	010°42'31"	38.40	75.99	S18°29'07"W
C27	47.69	281.50	010°26'59"	23.91	47.63	N32°03'52"E
C28	79.88	238.50	010°12'53"	40.37	79.81	N27°40'55"E
C29	69.11	370.00	005°06'33"	34.58	69.09	N15°30'11"E
C30	37.10	873.72	002°25'59"	18.55	37.10	N14°07'10"E
C31	65.54	705.00	005°19'36"	32.79	65.52	S15°35'43"W
C32	367.21	170.00	123°45'39"	318.12	299.87	S80°08'21"W
C33	70.92	380.00	014°30'46"	35.85	70.73	S16°26'27"W
C34	68.82	35.50	111°04'46"	51.73	58.54	S79°14'13"W
C35	161.29	50.00	184°49'09"	-118.24	89.91	S79°14'13"W
C36	151.07	1195.00	007°14'35"	75.83	150.98	N41°36'07"W
C37	195.40	670.00	016°42'38"	98.40	194.71	N36°52'07"W
C38	48.00	380.00	007°23'18"	24.54	48.97	N36°41'00"W
C39	129.95	445.00	018°43'52"	65.44	129.48	N20°08'52"W

Line	Length	Direction
L1	18.16	N78°32'24"W
L2	14.20	S26°02'39"W
L3	7.20	N19°11'07"W
L4	14.24	N78°17'36"W
L5	25.32	S30°53'52"E
L6	14.02	S13°39'14"W
L7	14.45	N17°46'46"W
L8	29.44	N25°47'16"E
L9	14.49	S69°31'58"W
L10	49.22	N34°42'48"E

Line	Length	Direction
L11	13.86	S25°57'14"E
L12	13.86	S61°48'49"W
L13	14.33	N84°08'23"E
L14	14.43	N27°57'01"W
L15	17.02	S43°59'12"W
L16	14.12	S85°02'21"W
L17	14.97	N0°41'32"W
L18	36.56	S23°41'50"W
L19	11.32	N78°14'13"E



VICINITY MAP  
NOT TO SCALE

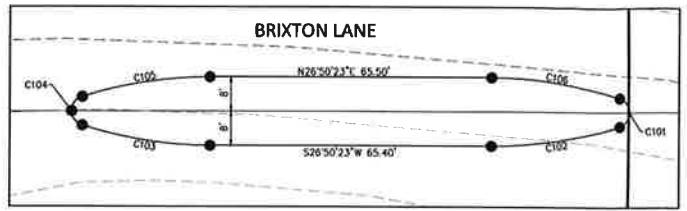
**PURPOSE OF PLAT**  
THE PURPOSE OF THIS PLAT IS TO CREATE 161 RESIDENTIAL LOTS AND 10 COMMON AREAS FROM A 47.780 ACRE TRACT OF LAND CONVEYED TO K. HOVNANIAN HOMES - DFW, LLC.

**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
- M.R.K.C.T. = Map Records of Kaufman County, Texas
- D.R.K.C.T. = Deed Records of Kaufman County, Texas

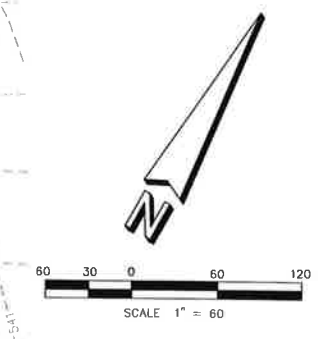
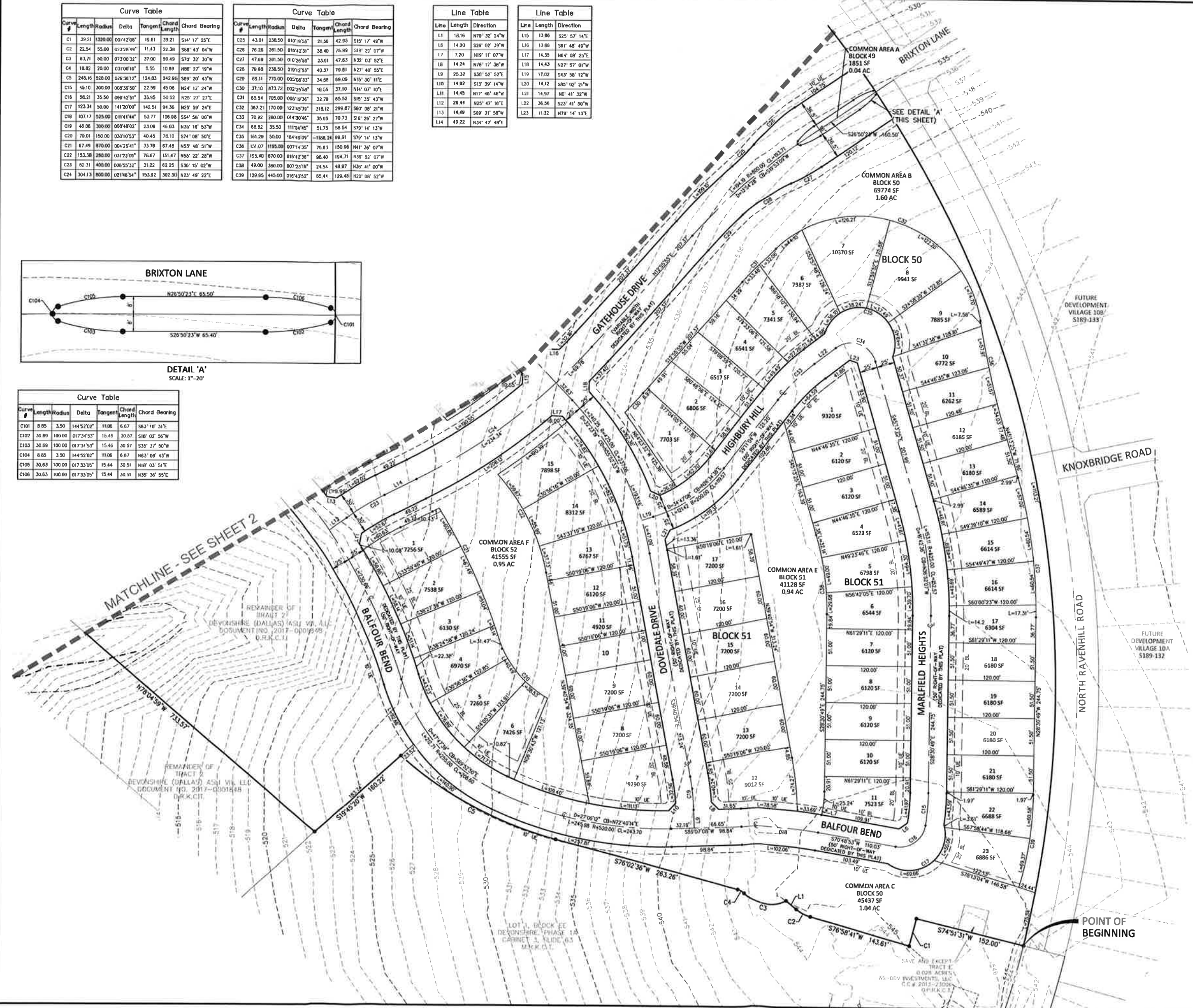
**GENERAL NOTES:**

- 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 north line of Devonshire Village 3A1, being South 82 degrees 15 minutes 12 seconds West, as recorded in Cabinet 3, Slide 305 (Document No. 2016-0023649, 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.



DETAIL 'A'  
SCALE: 1"=20'

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C101	8.85	3.50	144°52'02"	11.06	8.87	S83°10'31"E
C102	30.69	100.00	017°34'53"	15.46	30.57	S18°02'56"W
C103	30.69	100.00	017°34'53"	15.46	30.57	S35°37'50"W
C104	8.85	3.50	144°52'02"	11.06	8.87	N63°06'43"W
C105	30.63	100.00	017°33'05"	15.44	30.51	N18°03'51"E
C106	30.63	100.00	017°33'05"	15.44	30.51	N35°34'55"E



**PRELIMINARY PLAT  
FOUR SEASONS AT  
DEVONSHIRE PHASE 1**  
LOTS 1-23, BLOCK 50; LOTS 1-17, BLOCK 51  
LOTS 1-15, BLOCK 52; LOTS 1-30, BLOCK 53  
LOTS 1-18, BLOCK 54; LOTS 1-46, BLOCK 55  
LOTS 1-8, BLOCK 56; LOTS 1-4, BLOCK 57  
COMMON AREAS A, B, C, D, E, F, G, H, I & J  
161 SINGLE FAMILY LOTS AND  
10 COMMON AREAS  
47.780 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S 189-180

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

**Applicant:**  
K. Hovnanian Homes - DFW, LLC.  
5808 W. Plano Parkway  
Plano, TX 75093  
469-737-1426

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



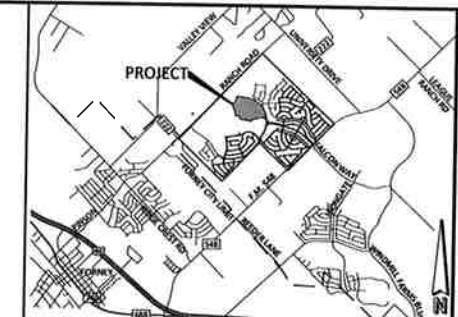
16 April 2019  
SHEET 1 OF 3

S 198-186



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C5	186.43	1170.00	009°07'46"	93.41	186.23	N06°39'24"E
C7	224.51	880.00	014°37'04"	112.87	223.90	N05°13'01"W
C8	5.48	850.00	000°28'59"	2.74	5.48	N89°20'29"E
C9	170.69	882.00	011°05'10"	85.61	170.42	N21°21'34"W
C10	238.14	478.00	029°01'52"	121.69	235.66	N12°24'03"W
C11	4.88	400.00	000°41'55"	2.44	4.88	N82°53'33"E
C12	159.79	225.00	040°42'27"	83.43	156.46	N82°53'20"E
C13	191.65	800.00	013°43'33"	96.29	191.19	N19°25'52"E
C14	1077.16	472.00	085°16'55"	542.87	1587.94	S47°48'57"E
C40	80.72	250.00	018°30'00"	40.72	80.37	N60°01'22"E
C41	210.03	841.00	012°47'19"	105.48	209.60	N78°27'52"W
C42	121.87	585.00	011°44'42"	61.20	121.76	S89°18'07"W
C43	522.70	870.00	014°00'34"	261.36	520.50	N67°11'13"W
C44	290.82	170.00	097°56'50"	145.41	289.64	S47°37'49"E
C45	45.64	565.00	004°23'41"	22.82	45.63	N00°51'15"W
C46	399.30	791.00	028°55'47"	204.09	395.16	S11°24'49"W
C47	217.69	969.99	012°51'32"	109.31	217.34	N15°58'51"E
C48	186.51	220.00	048°34'25"	93.27	186.97	S01°51'36"E
C49	238.83	1170.00	011°44'04"	120.23	239.20	N20°16'46"W
C50	69.86	678.00	005°55'47"	34.96	69.83	N68°37'05"E
C51	79.97	800.00	003°43'38"	40.02	79.93	S66°31'00"W
C52	5.18	425.00	000°41'55"	2.59	5.18	N82°53'33"E
C53	157.56	200.00	043°08'18"	81.12	153.52	S85°06'44"W
C54	71.17	250.00	016°18'36"	35.63	70.93	N17°43'23"E
C55	52.73	35.00	085°06'31"	26.37	48.02	S49°40'02"E
C56	35.66	50.00	040°51'56"	18.83	34.91	S70°20'41"E
C57	382.01	686.00	020°09'19"	193.00	380.04	N82°08'50"W
C58	63.59	1000.00	003°38'30"	31.80	63.58	S15°46'06"W
C59	35.22	300.00	008°43'38"	17.63	35.20	N14°15'35"E
C60	53.74	35.00	086°43'46"	26.87	48.75	N32°28'07"W
C61	108.35	50.00	124°09'40"	54.18	108.36	N50°27'13"W
C62	109.30	1312.00	004°35'50"	54.65	109.27	N78°07'58"W
C63	111.45	395.00	016°09'56"	55.73	111.08	N17°47'43"E
C64	79.23	501.00	009°08'27"	40.05	79.84	S11°57'14"W
C65	41.51	1145.00	002°04'37"	20.76	41.50	S15°32'26"W
C66	86.89	1195.00	004°10'15"	43.51	86.96	N82°31'02"W
C67	319.25	170.00	107°36'01"	159.63	318.77	N30°48'08"W
C68	157.24	894.99	010°03'58"	78.62	157.04	S17°57'54"W
C69	14.10	705.00	001°08'44"	7.05	14.10	S13°30'17"W

Line Table		
Line	Length	Direction
L2	50.00	N20°25'01"W
L3	48.73	N2°37'01"W
L4	50.00	N82°45'29"W
L5	15.21	N63°34'28"E
L24	14.53	N44°19'06"E
L25	22.29	S89°18'22"W
L26	14.11	N47°28'26"W
L27	64.10	N78°09'09"E
L28	12.93	S63°18'40"E
L29	14.80	S25°10'36"W
L30	16.73	S72°19'08"E
L31	14.25	S31°48'47"E
L32	14.14	N54°34'05"E
L33	14.14	N35°25'55"W
L34	13.95	S34°40'08"E
L35	24.00	N0°34'02"E
L36	14.30	N55°11'24"E
L37	14.76	N50°00'09"W
L38	14.36	S58°00'00"W
L39	14.31	N30°21'10"W
L40	14.69	S32°52'22"E
L41	51.05	N14°05'25"E

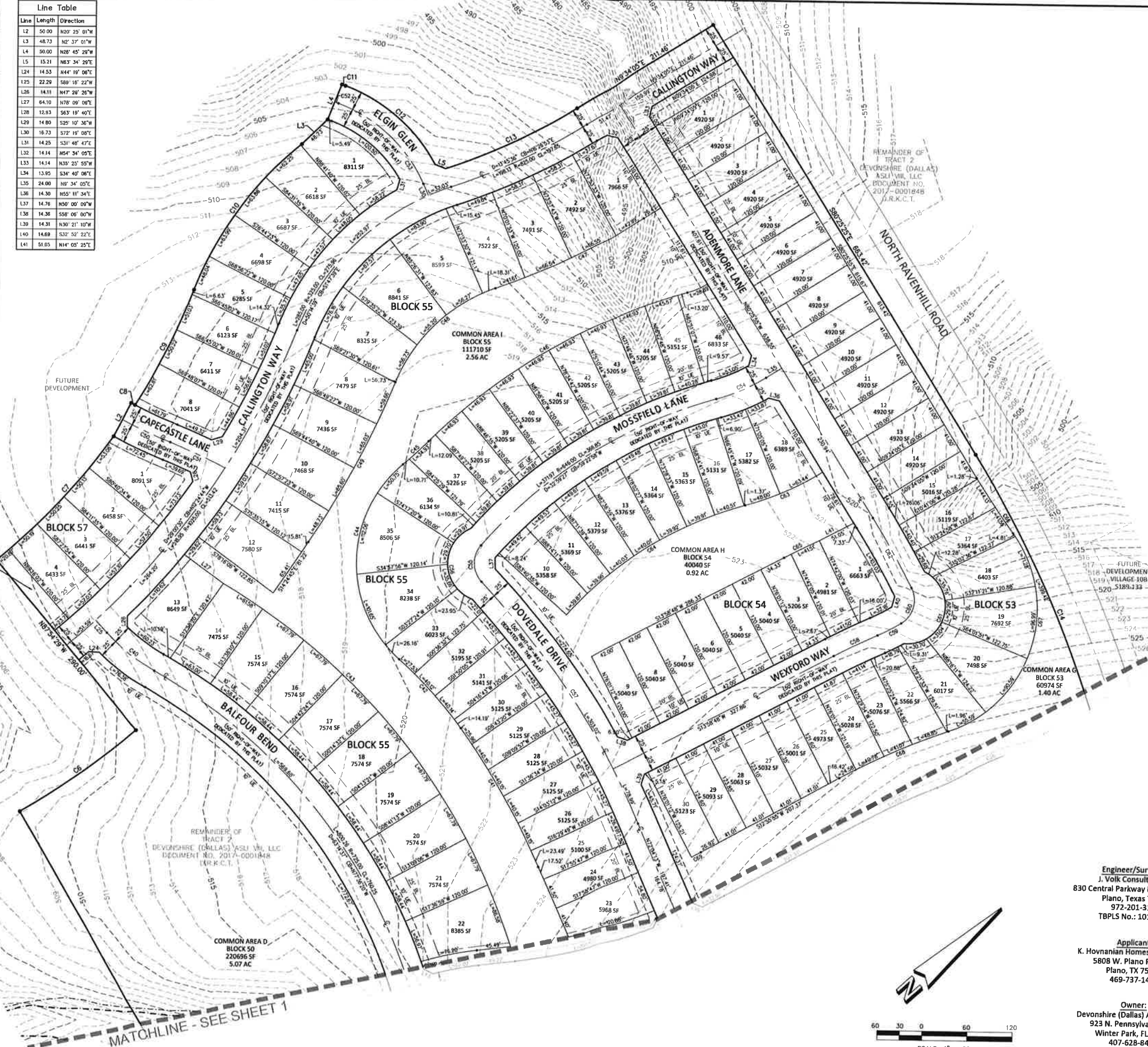


**VICINITY MAP**  
NOT TO SCALE

**PURPOSE OF PLAT**  
THE PURPOSE OF THIS PLAT IS TO CREATE 161 RESIDENTIAL LOTS AND 10 COMMON AREAS FROM A 47.780 ACRE TRACT OF LAND CONVEYED TO K. HOVNANIAN HOMES - DFV, LLC.

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
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 north line of Devonshire Village 3A1, being South 82 degrees 15 minutes 12 seconds West, as recorded in Cabinet 3, Slide 305 (Document No. 2016-0023649, 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 herein refer to "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
  - 1/2" Iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.

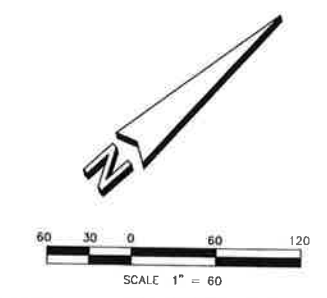


**PRELIMINARY PLAT**  
**FOUR SEASONS AT**  
**DEVONSHIRE PHASE 1**  
LOTS 1-23, BLOCK 50; LOTS 1-17, BLOCK 51  
LOTS 1-15, BLOCK 52; LOTS 1-30, BLOCK 53  
LOTS 1-18, BLOCK 54; LOTS 1-46, BLOCK 55  
LOTS 1-8, BLOCK 56; LOTS 1-4, BLOCK 57  
COMMON AREAS A, B, C, D, E, F, G, H, I & J  
161 SINGLE FAMILY LOTS AND  
10 COMMON AREAS  
47.780 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. 5189-184

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

**Applicant:**  
K. Hovnanian Homes - DFV, LLC.  
5808 W. Plano Parkway  
Plano, TX 75093  
469-737-1426

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



MATCHLINE - SEE SHEET 1

OWNER'S CERTIFICATE:  
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) ASU 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" set in the west line of Ravenhill Road, a 60 foot right-of-way, for the northeast corner of Lot 1, Block EE of DEVONSHIRE, PHASE 1A, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Slide 63, Map Records, Kaufman County, Texas;

THENCE Westerly, with the north line of said Lot 1, the following ten (10) courses and distances:

South 74 degrees 51 minutes 31 seconds West, leaving said west line, a distance of 152.00 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 42 minutes 08 seconds, a radius of 1,320.00 feet and a chord bearing and distance of South 14 degrees 17 minutes 25 seconds East, 39.21 feet;

Southerly, with said curve to the right, an arc distance of 39.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 76 degrees 58 minutes 41 seconds West, a distance of 143.61 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 23 degrees 28 minutes 49 seconds, a radius of 55.00 feet and a chord bearing and distance of South 88 degrees 43 minutes 04 seconds West, 22.38 feet;

Westerly, with said curve to the right, an arc distance of 22.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 79 degrees 32 minutes 24 seconds West, a distance of 18.16 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 73 degrees 00 minutes 32 seconds, a radius of 50.00 feet and a chord bearing and distance of South 70 degrees 32 minutes 30 seconds West, 59.49 feet;

Westerly, with said curve to the right, an arc distance of 63.71 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 31 degrees 00 minutes 10 seconds, a radius of 20.00 feet and a chord bearing and distance of North 88 degrees 27 minutes 19 seconds West, 10.69 feet;

Westerly, with said curve to the left, an arc distance of 10.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 76 degrees 02 minutes 36 seconds West, a distance of 263.26 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 26 degrees 36 minutes 12 seconds, a radius of 528.00 feet and a chord bearing and distance of South 89 degrees 20 minutes 43 seconds West, 242.96 feet;

Westerly, with said curve to the right, an arc distance of 245.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 19 degrees 45 minutes 20 seconds West, a distance of 160.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 78 degrees 04 minutes 59 seconds West, leaving said north line, a distance of 733.57 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 09 degrees 07 minutes 46 seconds, a radius of 1,170.00 feet and a chord bearing and distance of North 06 degrees 39 minutes 24 seconds East, 186.23 feet;

THENCE Northerly, with said curve to the left, an arc distance of 186.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 87 degrees 54 minutes 29 seconds West, a distance of 290.00 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 14 degrees 37 minutes 04 seconds, a radius of 880.00 feet and a chord bearing and distance of North 05 degrees 13 minutes 01 seconds West, 223.90 feet;

THENCE Northerly, with said curve to the left, an arc distance of 224.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 20 degrees 25 minutes 01 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 28 minutes 59 seconds, a radius of 650.00 feet and a chord bearing and distance of North 69 degrees 20 minutes 29 seconds East, 5.48 feet;

THENCE Easterly, with said curve to the left, an arc distance of 5.48 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 11 degrees 05 minutes 18 seconds, a radius of 882.00 feet and a chord bearing and distance of North 21 degrees 21 minutes 34 seconds West, 170.42 feet;

THENCE Northerly, with said curve to the left, an arc distance of 170.69 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 29 degrees 01 minutes 52 seconds, a radius of 470.00 feet and a chord bearing and distance of North 12 degrees 24 minutes 03 seconds West, 235.60 feet;

THENCE Northerly, with said curve to the right, an arc distance of 238.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 02 degrees 37 minutes 01 seconds West, a distance of 48.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 26 degrees 45 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;

THENCE North 62 degrees 53 minutes 33 seconds East, a distance of 4.88 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 40 degrees 41 minutes 27 seconds, a radius of 225.00 feet and a chord bearing and distance of North 82 degrees 53 minutes 20 seconds East, 156.46 feet;

THENCE Easterly, with said curve to the right, an arc distance of 159.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 63 degrees 34 minutes 29 seconds East, a distance of 15.21 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 13 degrees 43 minutes 33 seconds, a radius of 800.00 feet and a chord bearing and distance of North 16 degrees 25 minutes 52 seconds East, 191.19 feet;

THENCE Northerly, with said curve to the left, an arc distance of 191.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 09 degrees 34 minutes 05 seconds East, a distance of 211.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 80 degrees 25 minutes 25 seconds East, a distance of 663.42 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 65 degrees 16 minutes 55 seconds, a radius of 1,472.00 feet and a chord bearing and distance of South 47 degrees 46 minutes 57 seconds East, 1,587.92 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 1,677.18 feet to the POINT OF BEGINNING and containing 47.780 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That K. Hovnanian Homes - DFW, LLC, acting by and through its duly authorized agent, does hereby adopt this Plat, designating the herein described property as **Four Seasons at Devonshire 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. 4. 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. 4. The 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. 4'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. 4, public utilities shall place utilities only in designated easements shown thereon reserved for No. 4 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 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 location as installed.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DEVONSHIRE (DALLAS) ASU 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 ASU 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 \_\_\_\_\_, 2017.

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.

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 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: \_\_\_\_\_

PURPOSE OF PLAT  
THE PURPOSE OF THIS PLAT IS TO CREATE 161 RESIDENTIAL LOTS AND 10 COMMON AREAS FROM A 47.780 ACRE TRACT OF LAND CONVEYED TO K. HOVNANIAN HOMES - DFW, LLC.

LEGEND table with symbols and descriptions for Point of Curvature or Tangency on Center Line, 1/2" iron rod w/ yellow plastic cap stamped "JVC" set, 1/2" iron rod found w/ yellow plastic cap stamped "JVC" set, AC Acre, BL Building Line, C1 Curve No., CL Center Line, <CM> Control Monument, DE Drainage Easement, Eamt Easement, L1 Line No., SF Square Feet, UE Utility Easement, U.T.E. Utility & Telecommunications 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:

- 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 north line of Devonshire Village 3A1, being South 82 degrees 15 minutes 12 seconds West, as recorded in Cabinet 3, Slide 305 (Document No. 2016-0023649, Map Records, Kaufman County, Texas).
4. All Utility easements and Drainage easements within this platted 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.

PRELIMINARY PLAT  
FOUR SEASONS AT  
DEVONSHIRE PHASE 1

LOTS 1-23, BLOCK 50; LOTS 1-17, BLOCK 51  
LOTS 1-15, BLOCK 52; LOTS 1-30, BLOCK 53  
LOTS 1-18, BLOCK 54; LOTS 1-46, BLOCK 55  
LOTS 1-8, BLOCK 56; LOTS 1-4, BLOCK 57  
COMMON AREAS A, B, C, D, E, F, G, H, I & J  
161 SINGLE FAMILY LOTS AND  
10 COMMON AREAS

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

Applicant:  
K. Hovnanian Homes - DFW, LLC.  
5808 W. Plano Parkway  
Plano, TX 75093  
469-737-1426

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

47.780 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS

FILE NO. S 189-186

16 April 2019  
SHEET 3 OF 3

