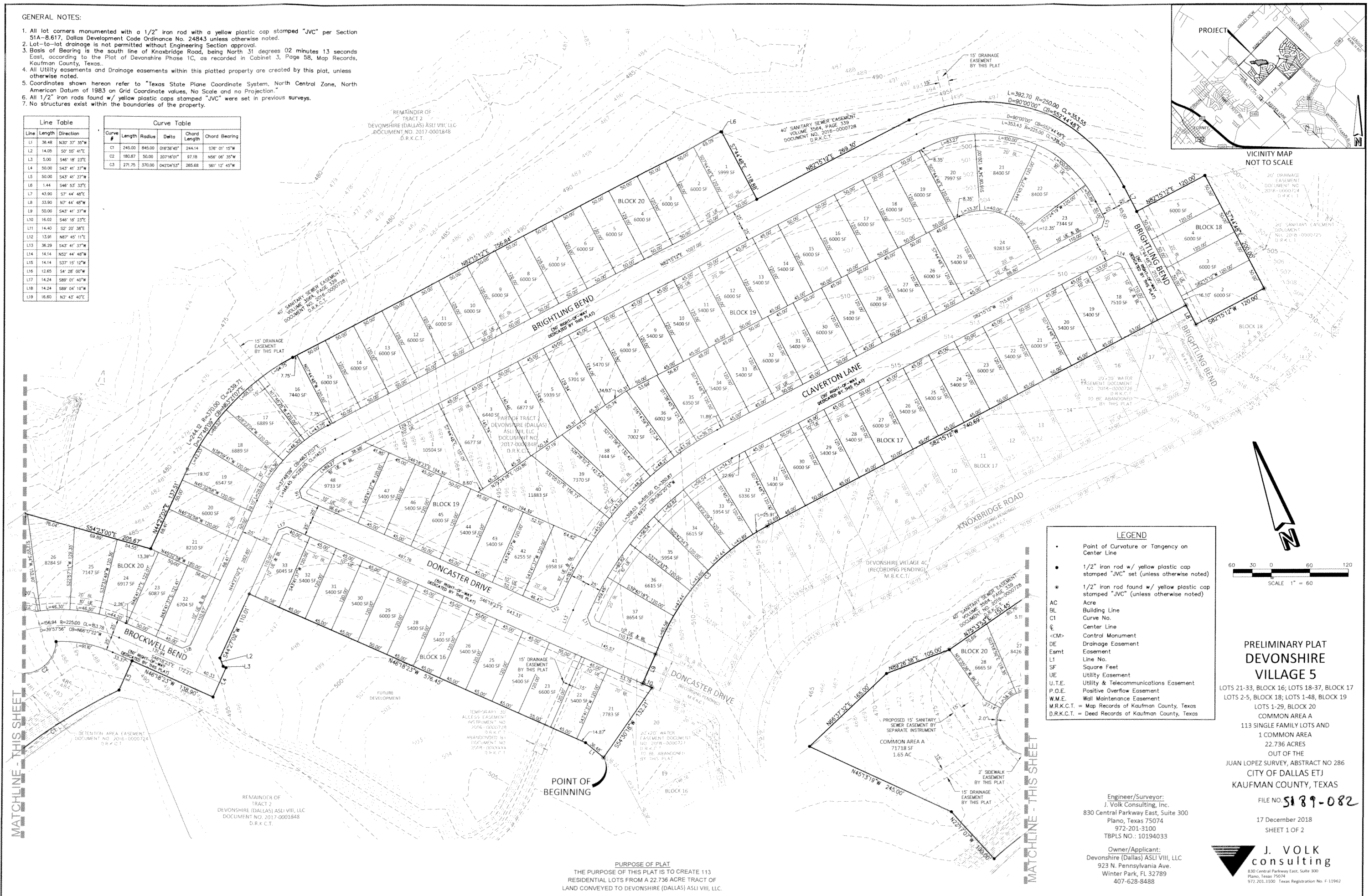
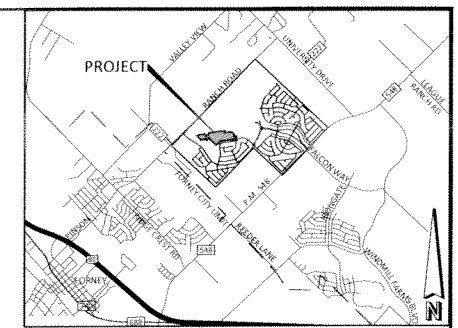


GENERAL NOTES:

- 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 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."
- 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.

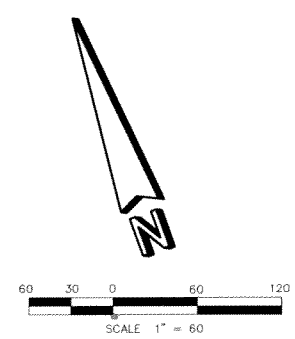
Line Table		Curve Table						
Line	Length	Direction	Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
L1	38.48	N30° 37' 35"W						
L2	14.05	S0° 56' 41"E						
L3	5.00	S46° 18' 23"E						
L4	50.00	S43° 41' 37"W						
L5	50.00	S43° 41' 37"W						
L6	1.44	S46° 53' 33"E						
L7	43.90	S7° 44' 48"E						
L8	33.90	N7° 44' 48"W						
L9	50.00	S43° 41' 37"W						
L10	16.02	S46° 18' 23"E						
L11	14.40	S2° 20' 38"E						
L12	13.91	N87° 45' 11"E						
L13	36.29	S43° 41' 37"W						
L14	14.14	N52° 44' 48"W						
L15	14.14	S37° 15' 12"W						
L16	12.65	S4° 28' 00"W						
L17	14.24	S89° 01' 40"W						
L18	14.24	S89° 04' 12"W						
L19	16.60	N3° 43' 40"E						



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
 CL Curve No.
 CL Center Line
 CM Control Monument
 DE Drainage Easement
 Easmt Easement
 LI 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



**PRELIMINARY PLAT
 DEVONSHIRE
 VILLAGE 5**
 LOTS 21-33, BLOCK 16; LOTS 18-37, BLOCK 17
 LOTS 2-5, BLOCK 18; LOTS 1-48, BLOCK 19
 LOTS 1-29, BLOCK 20
 COMMON AREA A
 113 SINGLE FAMILY LOTS AND
 1 COMMON AREA
 22.736 ACRES
 OUT OF THE
 JUAN LOPEZ SURVEY, ABSTRACT NO 286
 CITY OF DALLAS ETJ
 KAUFMAN COUNTY, TEXAS

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

FILE NO. **5189-082**
 17 December 2018
 SHEET 1 OF 2

**J. VOLK
 consulting**
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972-201-3100 Texas Registration No. F-11962

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO CREATE 113
 RESIDENTIAL LOTS FROM A 22.736 ACRE TRACT OF
 LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

MATCHLINE - THIS SHEET

MATCHLINE - THIS SHEET

70N-6AT S 189-082