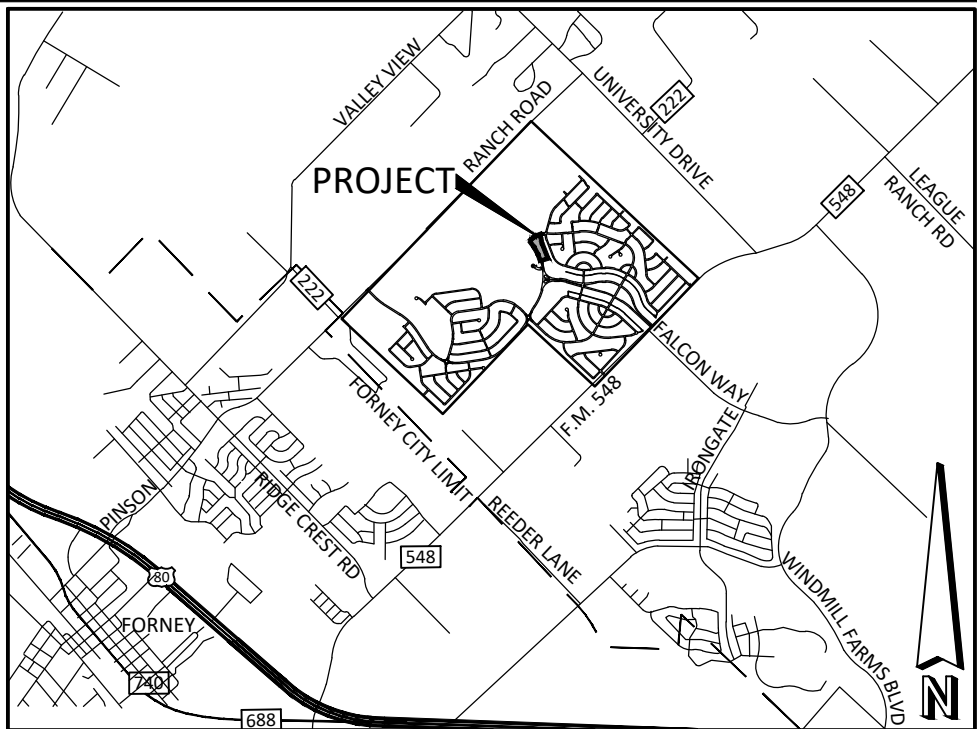


Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	3.35	375.00	000°30'45"	3.35	N03° 18' 09"E
C2	194.85	1000.00	011°09'51"	194.54	S79° 21' 10"E
C3	218.27	1050.00	011°54'37"	217.87	S79° 43' 33"E
C4	461.50	339.00	078°00'00"	426.68	S46° 40' 51"E
C5	163.84	1532.00	006°07'38"	163.76	S10° 44' 41"E
C6	440.89	550.00	045°55'44"	429.18	N50° 48' 21"W
C7	155.62	785.00	011°21'29"	155.36	N79° 26' 59"W
C8	54.98	35.00	090°00'00"	49.50	N28° 46' 15"W
C9	78.54	50.00	090°00'00"	70.71	N28° 46' 15"W
C10	95.54	230.00	023°48'04"	94.86	S61° 52' 12"E
C11	31.61	35.50	051°01'23"	30.58	N75° 28' 52"W
C12	44.53	50.00	051°01'23"	43.07	N75° 28' 52"W

Line Table		
Line	Length	Direction
L1	14.09	N49° 33' 02"E
L2	28.61	S44° 43' 07"W
L3	14.15	N28° 46' 05"W
L4	14.56	S59° 32' 37"W
L5	65.49	N16° 13' 45"E
L6	14.14	S28° 46' 15"E
L7	13.28	N50° 13' 46"E
L8	52.26	N10° 59' 34"W
L9	18.74	N79° 00' 26"E
L10	14.07	N33° 44' 08"E
L11	13.81	N54° 39' 14"W

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.

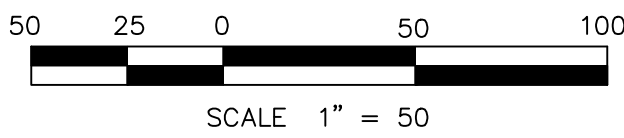
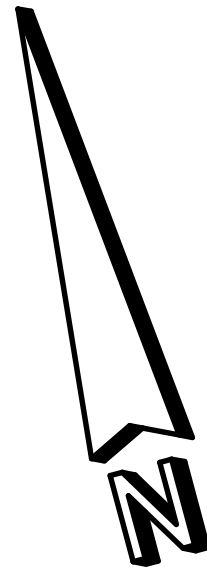


VICINITY MAP
NOT TO SCALE

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



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 44
RESIDENTIAL LOTS FROM A 6.705 ACRE TRACT OF
LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

PRELIMINARY PLAT
DEVONSHIRE
VILLAGE 11

LOTS 1-29, BLOCK 64;
LOTS 1-15, BLOCK 65
44 SINGLE FAMILY LOTS AND
2 COMMON AREAS
6.705 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S189-305

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



10 September 2019
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:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the west line of Brigham Drive, a 50 foot right-of-way, for the southeast corner of Common Area 2, Block R of DEVONSHIRE PHASE 1C, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Slide 58, Map Records, Kaufman County, Texas;

THENCE South 03 degrees 02 minutes 46 seconds West, with said west line, a distance of 201.73 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 00 degrees 30 minutes 45 seconds, a radius of 375.00 feet and a chord bearing and distance of South 03 degrees 18 minutes 09 seconds West, 3.35 feet;

THENCE Southerly, continuing with said west line and with said curve to the right, an arc distance of 3.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the north end of a corner clip;

THENCE South 49 degrees 33 minutes 02 seconds West, with said corner clip, a distance of 14.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common north line of Devonshire Drive, a variable width right-of-way, and north line of DEVONSHIRE VILLAGE 1A, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Slide 63, Map Records, Kaufman County, Texas, at the south end of said corner clip, said point being at the beginning of a non-tangent curve to the right having a central angle of 11 degrees 09 minutes 51 seconds, a radius of 1,000.00 feet and a chord bearing and distance of North 79 degrees 21 minutes 10 seconds West, 194.54 feet;

THENCE Northwesterly, with the north line of said DEVONSHIRE VILLAGE 1A Addition, the following six (6) courses and distances:

Westerly, with said curve to the right, an arc distance of 194.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 73 degrees 46 minutes 15 seconds West, a distance of 236.80 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 11 degrees 54 minutes 37 seconds, a radius of 1,050.00 feet and a chord bearing and distance of North 79 degrees 43 minutes 33 seconds West, 217.87 feet;

Westerly, with said curve to the left, an arc distance of 218.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 85 degrees 40 minutes 52 seconds West, a distance of 123.09 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 78 degrees 00 minutes 00 seconds, a radius of 339.00 feet and a chord bearing and distance of North 46 degrees 40 minutes 51 seconds West, 426.68 feet;

Northwesterly, with said curve to the right, an arc distance of 461.50 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 06 degrees 07 minutes 38 seconds, a radius of 1,532.00 feet and a chord bearing and distance of North 10 degrees 44 minutes 41 seconds West, 163.76 feet;

Northerly, with said curve to the left, an arc distance of 163.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 76 degrees 11 minutes 31 seconds East, leaving said north line, a distance of 180.23 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 45 degrees 55 minutes 44 seconds, a radius of 550.00 feet and a chord bearing and distance of South 50 degrees 48 minutes 21 seconds East, 429.18 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 440.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 73 degrees 46 minutes 15 seconds East, a distance of 476.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above mentioned DEVONSHIRE VILLAGE 1C Addition at the beginning of a curve to the left having a central angle of 11 degrees 21 minutes 29 seconds, a radius of 785.00 feet and a chord bearing and distance of South 79 degrees 26 minutes 59 seconds East, 155.36 feet;

THENCE Easterly, with said south line and said curve to the left, an arc distance of 155.62 feet to the POINT OF BEGINNING and containing 6.705 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 11** 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. 2 and Municipal Utility District No. 3 (as indicted hereon by the table shown). 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. 2 and 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. 2 and 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. 2 and 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. 2 and 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 _____, 2018.

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:

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OUT OF THE

JUAN LOPEZ SURVEY, ABSTRACT NO 286
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KAUFMAN COUNTY, TEXAS
FILE NO. S189-305

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
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10 September 2019
SHEET 2 OF 2

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