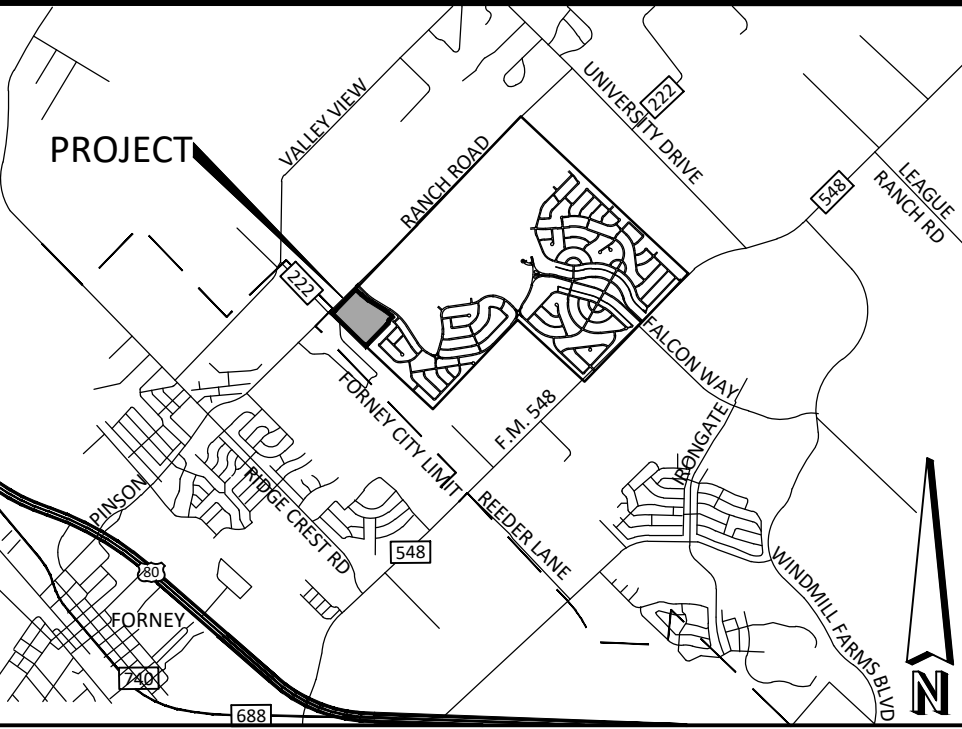


GENERAL NOTES:

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.
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6. All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.



VICINITY MAP  
NOT TO SCALE

Line Table				
Line	Length	Direction		
L1	50.00	S42° 47' 28"W		
L2	14.30	S88° 38' 44"W		
L3	14.07	S1° 01' 27"E		
L4	14.17	S0° 39' 24"E		
L5	14.16	S89° 10' 35"W		
L6	10.60	S0° 48' 57"E		
L7	14.15	N89° 11' 11"E		
L8	14.58	S19° 03' 23"E		
L9	13.69	S74° 56' 37"W		
L10	73.45	S28° 08' 37"W		
L11	14.14	N0° 36' 04"W		
L12	14.14	S0° 36' 04"E		
L13	14.14	N89° 23' 56"E		
L14	13.47	S5° 20' 56"E		
L15	14.44	N85° 34' 57"E		
L16	8.57	N37° 58' 03"E		
L17	14.14	N89° 23' 56"E		
L18	17.23	S10° 07' 47"E		
L19	13.57	S11° 02' 05"E		
L20	14.13	S0° 48' 19"E		
L21	14.15	N89° 11' 45"E		
L22	20.53	N45° 45' 47"W		
L23	14.18	S0° 36' 39"E		
L24	19.24	N45° 45' 47"W		

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	39.23	1295.00	001°44'08"	39.22
C2	254.53	1320.00	011°02'53"	254.13
C3	33.67	300.00	006°25'52"	33.66
C4	55.76	35.50	090°00'00"	50.20
C5	44.05	35.50	071°05'50"	41.28
C6	58.56	35.50	094°30'25"	52.14
C7	116.88	2000.00	003°20'54"	116.86
C8	78.02	275.00	016°15'18"	77.76
C9	55.76	35.50	090°00'00"	50.20

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
- Building Line
- Curve No.
- Center Line
- <CM> Control Monument
- DE Drainage Easement
- Esmt Easement
- SF Line No.
- UE Square Feet
- UE Utility Easement
- U.T.E. Utility & Telecommunications 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 137 RESIDENTIAL LOTS AND 4 COMMON AREAS FROM A 31.135 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

PRELIMINARY PLAT  
DEVONSHIRE  
VILLAGE 7

LOTS 37-96, BLOCK 26; LOTS 1-20, BLOCK 33  
LOTS 1-13, BLOCK 34; LOTS 1-44, BLOCK 35  
137 SINGLE FAMILY LOTS  
31.135 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS

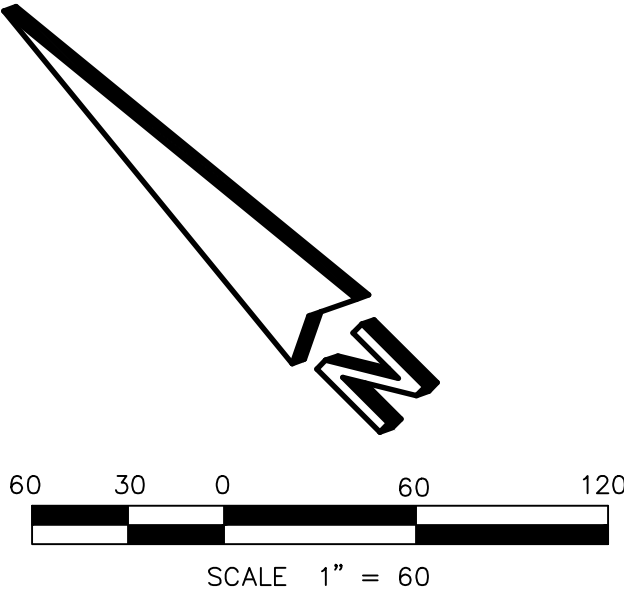
FILE NO. S189-016

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

09 October 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



POINT OF  
BEGINNING

1

2

BLOCK A  
3

4 ROLLING ACRES  
CABINET 1, PAGE 375  
M.R.K.C.T.

5

6

7

8



LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

DEVONSHIRE VILLAGE 7  
31.135 ACRESu

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" found in the southeast line of Ranch Road, a variable width right-of-way, for the west corner of said Tract 2;

THENCE North 44 degrees 14 minutes 29 seconds East, with said southeast line, a distance of 952.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 32 minutes 58 seconds East, leaving said southeast line, a distance of 221.48 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 12 degrees 42 minutes 26 seconds, a radius of 1,030.00 feet and a chord bearing and distance of South 51 degrees 54 minutes 11 seconds East, 227.97 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 228.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 58 degrees 15 minutes 24 seconds East, a distance of 556.55 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 11 degrees 12 minutes 01 seconds, a radius of 1,498.00 feet and a chord bearing and distance of South 52 degrees 39 minutes 24 seconds East, 292.37 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 292.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 01 minutes 27 seconds East, a distance of 14.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 16 minutes 57 seconds West, a distance of 132.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 38 minutes 44 seconds West, a distance of 14.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 42 degrees 47 minutes 28 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 44 minutes 08 seconds, a radius of 1,295.00 feet and a chord bearing and distance of South 46 degrees 20 minutes 27 seconds East, 39.22 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 39.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 56 seconds West, a distance of 932.51 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 Tract 2;

THENCE North 45 degrees 36 minutes 04 seconds West, with said southwest line, a distance of 1,319.58 feet to the POINT OF BEGINNING and containing 31.135 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 7** 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 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. 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 the purposes indicated. All and any public utilities given the right by Kaufman County Municipal Utility District 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 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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
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.
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FILE NO. S189-016

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09 October 2018  
SHEET 2 OF 2

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 **J. VOLK**  
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