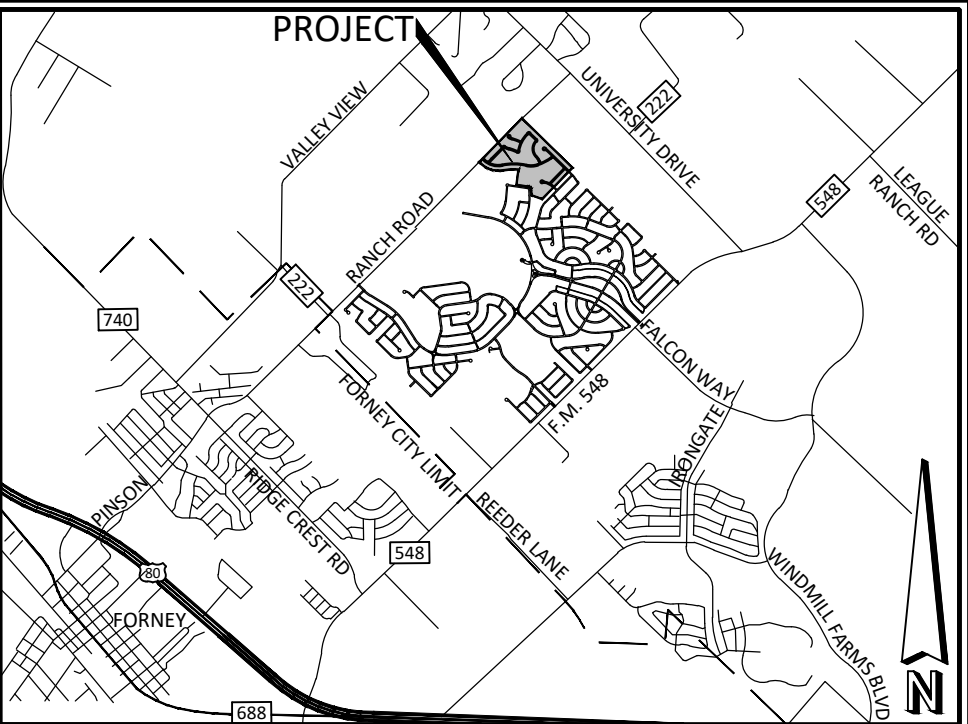


Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	164.13	80.00	117°33'07"	136.82
C4	149.38	280.00	030°34'05"	147.62
C5	81.73	170.00	027°32'44"	80.95
C6	74.93	170.00	025°15'18"	74.33
C7	110.30	750.00	008°25'36"	110.20
C8	129.01	570.00	012°58'04"	128.73
C9	190.48	50.00	218°16'15"	94.47
C10	266.81	425.00	035°58'09"	262.45
C11	227.25	50.00	260°24'21"	76.38
C12	126.37	170.00	042°35'28"	123.48
C13	56.73	300.00	010°50'08"	56.65
C14	419.04	1475.00	016°16'38"	417.63
C15	131.53	316.00	023°50'56"	130.59
C16	326.41	600.00	031°10'12"	322.40

Line Table		
Line	Length	Direction
L2	76.41	S29° 41' 56"W
L3	58.71	S45° 45' 31"E
L4	24.22	N13° 18' 00"W
L19	14.25	S1° 01' 07"E
L20	14.14	N89° 23' 54"E
L21	41.92	N44° 23' 54"E
L22	14.80	S70° 18' 30"W
L23	25.00	S30° 22' 50"W
L24	14.02	S21° 37' 07"E
L25	12.61	S60° 55' 44"W
L26	16.70	N81° 00' 58"E
L27	81.08	S45° 45' 31"E
L28	15.78	S83° 33' 47"W
L29	12.37	N9° 41' 44"W



VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 127 (5F)  
& 128 (5A & 6A)

#### 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

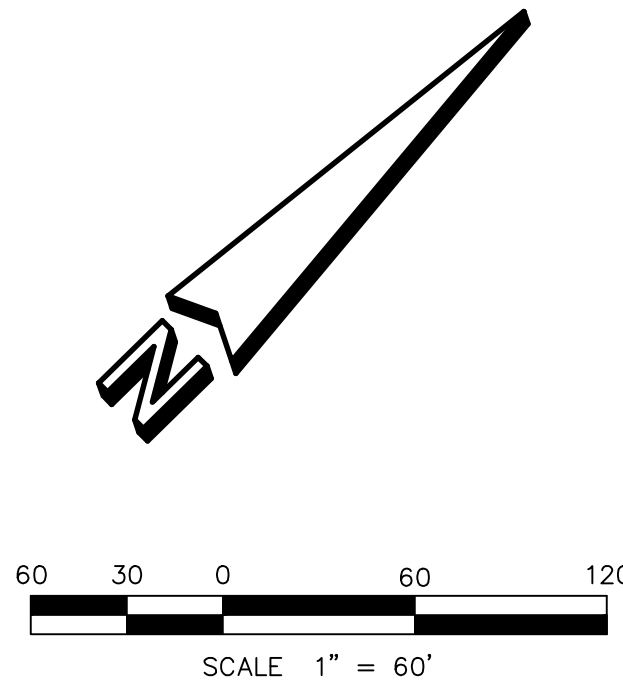
#### GENERAL NOTES:

- 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 170 RESIDENTIAL LOTS FROM A 64.476 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

### PRELIMINARY PLAT DEVONSHIRE VILLAGE 14

LOTS 21-63, BLOCK 29; LOTS 10-18, BLOCK 32;  
LOTS 39-107 BLOCK RR & LOTS 1-49 BLOCK 66  
170 SINGLE FAMILY LOTS AND  
6 COMMON AREAS  
64.476 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-515



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

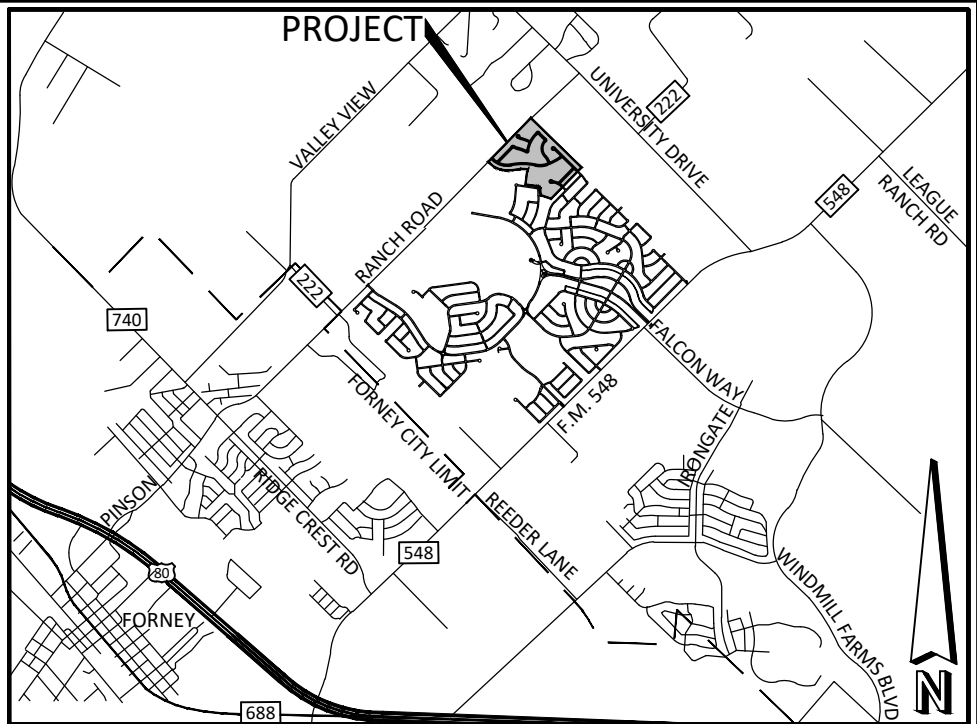
Owner/Applicant:  
Devonshire (Dallas) ASLI VIII, LLC  
923 N. Pennsylvania Ave.  
Winter Park, FL 32789  
407-628-8488

21 October 2020  
SHEET 1 OF 3



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





VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 127 (5F)  
& 128 (5A & 6A)

#### 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 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."
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- No structures exist within the boundaries of the property.

PURPOSE OF PLAT  
THE PURPOSE OF THIS PLAT IS TO CREATE 170 RESIDENTIAL LOTS FROM A 64.476 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

## PRELIMINARY PLAT DEVONSHIRE VILLAGE 14

LOTS 21-63, BLOCK 29; LOTS 10-18, BLOCK 32;  
LOTS 39-107 BLOCK RR & LOTS 1-49 BLOCK 66  
170 SINGLE FAMILY LOTS AND  
6 COMMON AREAS  
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OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S201-515

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972-201-3100  
TBPLS NO.: 101940033

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

21 October 2020  
SHEET 2 OF 3

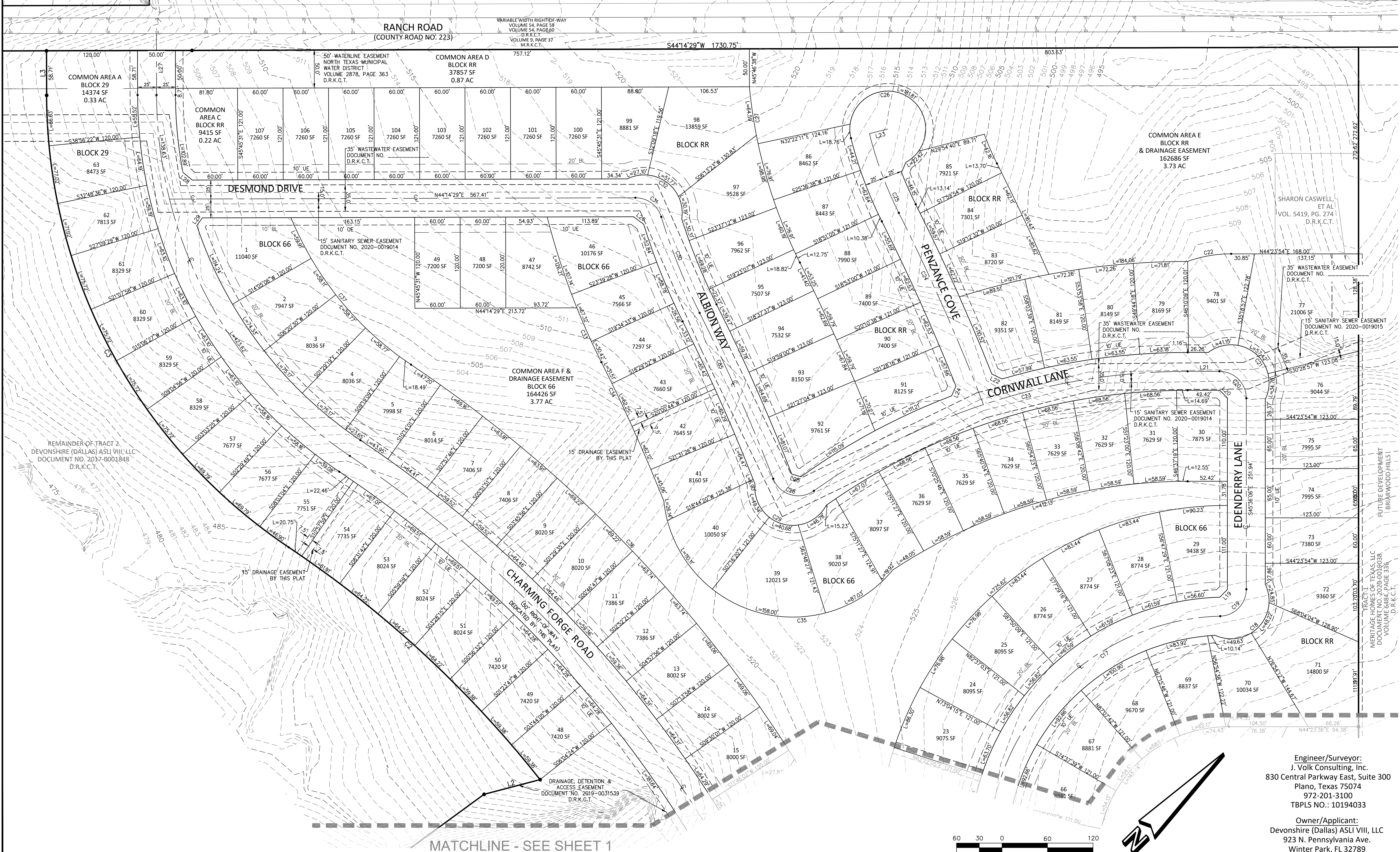
**J. VOLK**  
consulting  
830 Central Parkway East, Suite 300  
Plano, Texas 75074  
972.201.3100 Texas Registration No. F-11962

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C2	453.46	1455.00	01°51'23"	451.62
C3	704.03	720.00	05°01'29"	676.31
C17	484.99	316.00	08°56'09"	438.77
C18	122.71	50.00	140°36'40"	94.15
C19	54.70	35.50	088°17'18"	49.45
C20	55.76	35.50	090°00'00"	50.20
C21	133.27	50.00	152°42'43"	97.18
C22	58.60	170.00	019°45'13"	58.31
C23	526.01	850.00	035°27'25"	517.66
C24	276.61	2794.00	005°40'21"	276.50
C25	111.71	506.00	012°38'58"	111.49
C26	222.99	50.00	255°31'43"	79.05
C27	76.00	652.00	006°40'42"	75.95

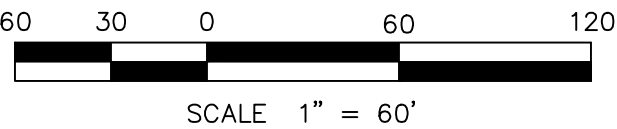
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C28	64.61	35.50	104°16'31"	56.05
C29	136.80	50.00	156°45'53"	97.95
C30	136.55	800.00	009°46'46"	136.38
C31	45.40	35.50	073°16'09"	42.37
C32	109.07	50.00	124°59'04"	88.69
C33	78.68	945.00	004°46'14"	78.66
C34	200.94	2355.00	004°33'20"	200.88
C35	401.20	171.00	134°25'38"	315.31
C36	745.09	1745.00	024°27'52"	739.44
C37	254.05	430.00	033°51'04"	250.37
C38	562.24	575.00	056°01'29"	540.11
C39	683.17	1600.00	024°27'52"	678.00

Line Table		
Line	Length	Direction
L1	1230.04	N44° 23' 54"E
L5	74.80	S81° 34' 15"E
L6	24.95	S45° 36' 06"E
L7	15.39	N5° 55' 45"W
L8	11.51	S79° 32' 56"W
L9	14.14	N89° 23' 54"E
L10	14.14	S0° 36' 06"E
L11	25.00	N44° 23' 54"E

Line Table		
Line	Length	Direction
L12	12.91	S85° 48' 17"E
L13	23.79	N44° 23' 54"E
L14	13.98	S0° 03' 11"W
L15	16.56	S82° 45' 11"E
L16	14.00	N66° 59' 41"W
L17	94.67	N21° 24' 01"W
L18	14.00	S24° 11' 40"W



MATCHLINE - SEE SHEET 1





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 all of that tract of land described in Deed to Sharon Caswell, et al, as recorded in Volume 5419, Page 274, Deed Records, 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 most northerly northeast corner of said Tract 2;

THENCE South 45 degrees 36 minutes 06 seconds East, leaving said southeast line, a distance of 2,003.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast corner of said Tract 2 for the most northerly northeast corner of DEVONSHIRE VILLAGE 9, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2019–0023937 (Cabinet 3, Slide 532), Map Records, Kaufman County, Texas;

THENCE South 44 degrees 23 minutes 54 seconds West, leaving said northeast line and with the northwest line of said Addition, a distance of 1,230.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common north corner of Lot 13, Block 29 of said Addition and west corner of Lot 14, Block 29 of said Addition;

THENCE North 70 degrees 55 minutes 37 seconds West, leaving said northwest line, a distance of 311.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 04 degrees 57 minutes 33 seconds West, a distance of 152.79 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 117 degrees 33 minutes 07 seconds, a radius of 80.00 feet and a chord bearing and distance of North 43 degrees 22 minutes 16 seconds West, 136.82 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 164.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 81 degrees 46 minutes 58 seconds West, a distance of 327.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 08 degrees 13 minutes 02 seconds East, a distance of 169.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 29 degrees 41 minutes 56 seconds East, a distance of 76.41 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 17 degrees 51 minutes 23 seconds, a radius of 1,455.00 feet and a chord bearing and distance of South 87 degrees 08 minutes 42 seconds West, 451.62 feet;

THENCE Westerly, with said curve to the left, an arc distance of 453.46 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 56 degrees 01 minutes 29 seconds, a radius of 720.00 feet and a chord bearing and distance of North 73 degrees 46 minutes 15 seconds West, 676.31 feet;

THENCE Westerly, with said curve to the right, an arc distance of 704.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 45 minutes 31 seconds West, a distance of 58.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southeast line of the above mentioned Ranch Road;

THENCE North 44 degrees 14 minutes 29 seconds East, with said southeast line, a distance of 1,730.75 feet to the POINT OF BEGINNING and containing 64.476 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 14** 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. 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 (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 \_\_\_\_\_, 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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PURPOSE OF PLAT  
THE PURPOSE OF THIS PLAT IS TO CREATE 170  
RESIDENTIAL LOTS FROM A 64.476 ACRE TRACT OF  
LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

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**DEVONSHIRE  
VILLAGE 14**  
LOTS 21-63, BLOCK 29; LOTS 10-18, BLOCK 32;  
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170 SINGLE FAMILY LOTS AND  
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TBPLS NO.: 10194033

Owner/Applicant:  
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21 October 2020  
SHEET 3 OF 3

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consulting**  
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