

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

DEVONSHIRE VILLAGE 2C
20.136 ACRES

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 as Tract 2A in Deed to WS-DDV Investments, LLC, as recorded in Document No. 2013-23006, Deed Records, Kaufman County, Texas and being part of that tract of land described as Tract 10 in Deed to WS-DDV Investments, LLC, as recorded in Document No. 2013-23006, Deed Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "JACOBS" found in the southeast corner of Lot 8, Block Y of DEVONSHIRE PHASE 1C, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Page 58, Map Records, Kaufman County, Texas;

THENCE Northwesterly, with the north line of said DEVONSHIRE PHASE 1C Addition, the following ten (10) courses and distances:

North 74 degrees 19 minutes 17 seconds West, leaving said northwest line, a distance of 97.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 78 degrees 05 minutes 24 seconds West, a distance of 84.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 81 degrees 55 minutes 01 seconds West, a distance of 84.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 85 degrees 44 minutes 39 seconds West, a distance of 84.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 89 degrees 34 minutes 15 seconds West, a distance of 84.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 36 minutes 11 seconds West, a distance of 83.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 85 degrees 07 minutes 53 seconds West, a distance of 164.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of Remington Drive, a 50 foot right-of-way, for the northwest corner of Lot 1, Block Y of said DEVONSHIRE PHASE 1C Addition;

North 04 degrees 52 minutes 07 seconds West, with said east line, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 85 degrees 07 minutes 53 seconds West, leaving said east line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Remington Drive;

South 04 degrees 52 minutes 07 seconds East, with said west line, a distance of 20.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of Lot 1, Block X of said DEVONSHIRE PHASE 1C Addition;

THENCE South 85 degrees 07 minutes 53 seconds West, leaving said west line and with the north line of said Lot 1, passing at a distance of 85.00 feet the northwest corner of said Lot 1, and continuing in all for a total distance of 129.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 04 degrees 52 minutes 07 seconds West, a distance of 249.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 36 minutes 06 seconds East, a distance of 756.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southwest line of that tract of land described as Tract K37 in Deed to Lane T. West, as recorded in Volume 749, Page 13, Deed Records, Kaufman County, Texas for the north corner of said DEVONSHIRE PHASE 2B Addition;

THENCE South 44 degrees 23 minutes 54 seconds West, leaving said southwest line and with the northwest line of said DEVONSHIRE PHASE 2B Addition, a distance of 130.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 36 minutes 06 seconds West, a distance of 45.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 23 minutes 54 seconds West, a distance of 409.21 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 25 degrees 00 minutes 33 seconds, a radius of 375.00 feet and a chord bearing and distance of South 31 degrees 53 minutes 37 seconds West, 162.39 feet;

THENCE with said curve to the left, an arc distance of 163.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner

THENCE South 19 degrees 23 minutes 21 seconds West, a distance of 155.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 19 degrees 23 minutes 20 seconds West, continuing with said northwest line, a distance of 18.68 feet to the POINT OF BEGINNING and containing 20.136 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WS-DDV Development, LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as DEVONSHIRE VILLAGE 2C 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. 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. 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'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, 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 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____.

WS - DCF INVESTMENTS, LLC
a Delaware limited liability company

By: _____
Michael L. Rafferty
Title: Authorized Signatory

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned authority, on this day personally appeared _____ (of WS - DCF INVESTMENTS, LLC) 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.

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: _____

PRELIMINARY PLAT
DEVONSHIRE
VILLAGE 2C
20.136 ACRES
LOTS 2-11, BLOCK X; LOTS 9-19, BLOCK Y;
LOTS 4-24, BLOCK RR; LOTS 1-24, BLOCK TT
LOTS 1-17, BLOCK UU;
83 SINGLE FAMILY LOTS AND
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

FILE NO. S156-214

06 June 2016
SHEET 2 OF 2

Owner/Applicant:
WS - DDV Development, LLC
660 Steamboat Road
3rd floor
Greenwich, CT 06830
203-413-7345

