

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:

COMMENCING 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, at the intersection of said southeast line with the northeast line of Ravenhill Road, a 60 foot right-of-way;

THENCE North 44 degrees 14 minutes 29 seconds East, with said southeast line, a distance of 396.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE North 44 degrees 14 minutes 29 seconds East, continuing with said southeast line, a distance of 1,832.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 45 minutes 31 seconds East, leaving said southeast line, a distance of 700.03 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 angel of 26 degrees 12 minutes 46 seconds, a radius of 1,700.00 feet and a chord bearing and distance of South 58 degrees 51 minutes 54 seconds East, 770.98 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 777.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 22 degrees 55 minutes 18 seconds West, a distance of 90.16 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 113 degrees 07 minutes 03 seconds, a radius of 170.00 feet and a chord bearing and distance of South 68 degrees 33 minutes 00 seconds West, 293.13 feet;

THENCE Westerly, with said curve to the right, an arc distance of 353.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 64 degrees 28 minutes 21 seconds West, a distance of 51.92 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 53 degrees 27 minutes 07 seconds, a radius of 470.00 feet and a chord bearing and distance of South 67 degrees 37 minutes 23 seconds West, 422.74 feet;

THENCE Westerly, with said curve to the right, an arc distance of 438.47 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 34 degrees 53 minutes 45 seconds, a radius of 680.00 feet and a chord bearing and distance of South 76 degrees 54 minutes 04 seconds West, 407.78 feet;

THENCE Westerly, with said curve to the left, an arc distance of 414.15 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 37 degrees 27 minutes 47 seconds, a radius of 645.00 feet and a chord bearing and distance of South 78 degrees 11 minutes 05 seconds West, 414.26 feet;

THENCE Westerly, with said curve to the right, an arc distance of 421.74 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 30 degrees 39 minutes 34 seconds, a radius of 495.00 feet and a chord bearing and distance of South 81 degrees 35 minutes 11 seconds West, 261.73 feet;

THENCE Westerly, with said curve to the left, an arc distance of 264.88 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 68 degrees 44 minutes 27 seconds, a radius of 570.00 feet and a chord bearing and distance of North 79 degrees 22 minutes 22 seconds West, 643.58 feet;

THENCE Westerly, with said curve to the right, an arc distance of 683.86 feet to the POINT OF BEGINNING and containing 39.555 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 19 in 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 _____, 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.
4. All Utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
5. 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."
6. All 1/2" iron rods found w/ yellow plastic caps stamped "JVC" were set in previous surveys.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 155 RESIDENTIAL LOTS FROM A 39.555 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

PRELIMINARY PLAT
DEVONSHIRE VILLAGE 19

LOTS 22-58, BLOCK 53; LOTS 28-38, BLOCK 60; LOTS 24-44, BLOCK 63; LOTS 1-35, BLOCK 70; LOTS 1-20, BLOCK 71; LOTS 1-12, BLOCK 72 & LOTS 1-19 BLOCK 73

155 SINGLE FAMILY LOTS AND 7 COMMON AREAS 39.555 ACRES

OUT OF THE JUAN LOPEZ SURVEY, ABSTRACT NO 286

CITY OF DALLAS ETJ KAUFMAN COUNTY, TEXAS

FILE NO. S201-592

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

22 February 2021 SHEET 3 OF 3

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



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