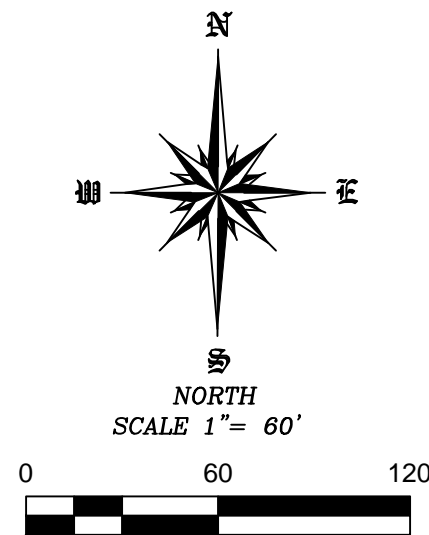


LINE	BEARING	DISTANCE
L1	N 44°43'07" E	128.89
L2	S 44°43'07" W	41.33
L3	N 59°50'13" W	64.74
L4	S 59°50'13" E	73.74
L5	N 44°43'07" E	163.82
L6	N 45°16'53" W	47.73
L7	N 44°43'07" E	50.00
L8	S 45°16'53" W	47.73
L9	S 44°43'07" W	50.00
L10	N 44°43'07" E	234.73
L11	N 45°16'53" W	15.00
L12	N 44°43'07" E	20.00
L13	S 45°16'53" E	15.00
L14	N 44°43'07" E	219.75
L15	N 45°16'53" W	15.00
L16	N 44°43'07" E	15.00
L17	S 45°16'53" E	15.00
L18	N 44°43'07" E	84.62
L19	N 89°14'54" E	112.33
L20	S 55°16'53" E	19.53
L21	N 34°43'07" E	40.00
L22	S 55°16'53" E	15.00
L23	S 34°43'07" W	40.00
L24	S 55°16'53" E	306.79
L25	S 34°43'07" W	262.36
L26	N 55°16'53" W	23.78
L27	S 34°43'07" W	15.00
L28	N 55°16'53" W	15.00
L29	N 34°43'07" E	15.00
L30	N 55°16'53" W	145.32
L31	S 89°43'07" W	28.52
L32	S 45°16'53" E	16.61
L33	N 44°43'07" W	11.00
L34	N 45°16'53" W	20.00
L35	N 44°43'07" W	170.03
L36	S 45°16'53" E	15.00
L37	S 44°43'07" W	15.00
L38	N 45°16'53" W	15.00
L39	N 44°43'07" W	216.08
L40	S 78°28'07" W	64.44
L41	N 78°28'07" E	60.76
L42	N 44°43'07" E	414.39
L43	N 89°43'07" E	4.10
L44	N 00°16'53" W	45.00
L45	N 89°43'07" E	10.00
L46	S 00°16'53" E	45.00
L47	N 89°43'07" E	33.12
L48	S 55°16'53" E	173.84
L49	N 34°43'07" E	232.36
L50	S 55°16'53" W	321.53
L51	S 89°14'54" W	101.39
L52	N 44°43'07" W	568.85

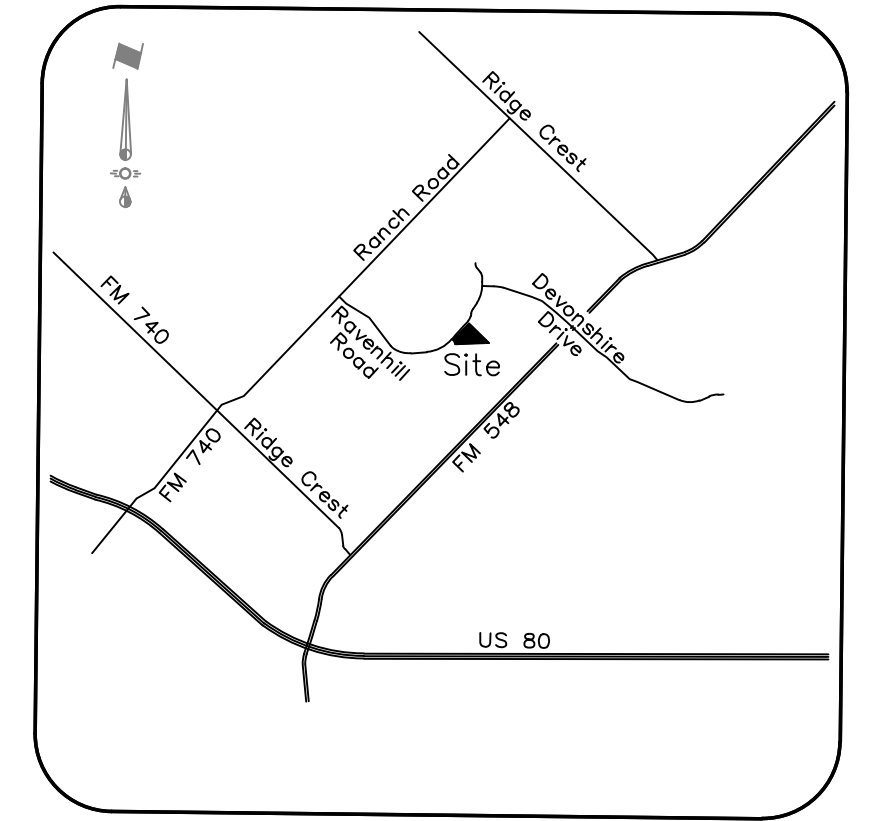
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°56'22"	780.25	140.03	N 32°08'23" E	140.02
C2	1°35'13"	704.20	119.51	S 44°03'59" E	119.50
C3	1°13'21"	704.20	115.03	N 14°52'08" W	115.03
C4	6°40'40"	480.00	153.61	S 10°35'38" E	153.58

15' SANITARY SEWER EASEMENT  
KAUFMAN COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 4  
DOCUMENT NO. 2009-00005862  
D.R.K.C.T.

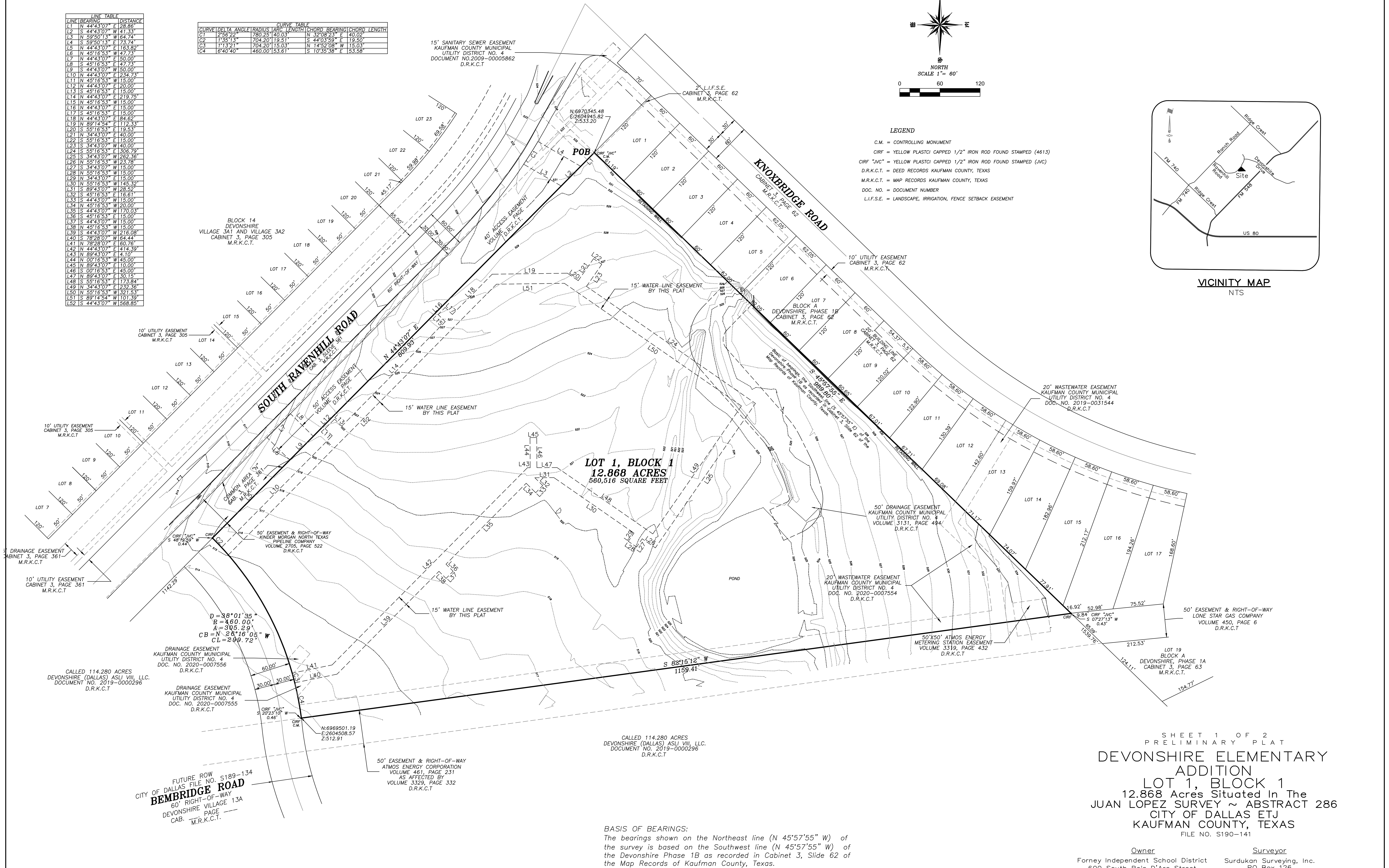


**LEGEND**

- C.M. = CONTROLLING MONUMENT
- CIRF = YELLOW PLASTIC CAPPED 1/2" IRON ROD FOUND STAMPED (4613)
- CIRF "IWC" = YELLOW PLASTIC CAPPED 1/2" IRON ROD FOUND STAMPED (IWC)
- D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY, TEXAS
- M.R.K.C.T. = MAP RECORDS KAUFMAN COUNTY, TEXAS
- DOC. NO. = DOCUMENT NUMBER
- L.I.F.S.E. = LANDSCAPE, IRRIGATION, FENCE SETBACK EASEMENT



**VICINITY MAP**  
NTS



**LOT 1, BLOCK 1**  
**12.868 ACRES**  
**560,516 SQUARE FEET**

$D = 38^{\circ}01'35''$   
 $R = 460.00'$   
 $A = 305.29'$   
 $C.B. = N 28^{\circ}16'05'' W$   
 $CL = 299.72'$

CALLED 114.280 ACRES  
DEVONSHIRE (DALLAS) ASU VIII, LLC.  
DOCUMENT NO. 2019-000296  
D.R.K.C.T.

FUTURE ROW  
CITY OF DALLAS FILE NO. S189-134  
**BEMBRIDGE ROAD**  
60' RIGHT-OF-WAY  
DEVONSHIRE VILLAGE 13A  
PAGE 3  
CAB. M.R.K.C.T.

50' EASEMENT & RIGHT-OF-WAY  
ATMOS ENERGY CORPORATION  
VOLUME 461, PAGE 231  
AS AFFECTED BY  
VOLUME 3329, PAGE 332  
D.R.K.C.T.

**BASIS OF BEARINGS:**  
The bearings shown on the Northeast line (N 45°57'55" W) of the survey is based on the Southwest line (N 45°57'55" W) of the Devonshire Phase 1B as recorded in Cabinet 3, Slide 62 of the Map Records of Kaufman County, Texas.

SHEET 1 OF 2  
PRELIMINARY PLAT  
**DEVONSHIRE ELEMENTARY**  
**ADDITION**  
**LOT 1, BLOCK 1**  
12.868 Acres Situated In The  
JUAN LOPEZ SURVEY ~ ABSTRACT 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S190-141

**Owner**  
Forney Independent School District  
600 South Bois D'Arc Street  
Forney, Texas 75126  
Telephone 469 762-4100

**Surveyor**  
Surdukan Surveying, Inc.  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

May 20, 2020 Job No. 2019-109

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF KAUFMAN

WHEREAS, the Forney Independent School District is the owner of a tract of land situated in the Juan Lopez Survey, Abstract No. 286, Kaufman County, Texas, and being all of a 12.868 acre tract conveyed by Special Warrant Deed to the Board of Trustees of the Forney Independent School District as recorded in Document Number 2019-007927 of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2" iron rod with yellow plastic cap stamped "JVC" found for corner at the western most corner of Lot 1, Block A, Devonshire, Phase 1B, an addition to Kaufman County, Texas as recorded in Cabinet 3, Slide 62 of the Map Records of Kaufman County, Texas, said iron rod being in the southeast line of Common Area "N" as recorded in Cabinet 3, Page 361, Map Records of Kaufman County, Texas, and said corner being the northern most corner of the 12.868 acre tract;

THENCE S 45°57'55" E along the southwest line of Block A, Devonshire, Phase 1B, a distance of 989.80 feet to an 1/2" iron rod with yellow plastic cap stamped "4613" set for corner from which an 1/2" iron rod with yellow plastic cap stamped "JVC" bears S 07°27'13" W a distance of 0.43';

THENCE S 82°15'12" W a distance of 1159.41' to an 1/2" iron rod with yellow plastic cap stamped "4613" set for the corner at the beginning of a non-tangent curve to the left, with a central angle of 38°01'35", with a radius of 460.00', with a chord length of 299.72' and from which an 1/2" iron rod with yellow plastic cap stamped "JVC" bears S 20°23'10" W a distance of 0.46';

THENCE with the curve an arc length of 305.29', to an 1/2" iron rod with yellow plastic cap stamped "4613" set for the corner, from which an 1/2" iron rod with yellow plastic cap stamped "JVC" bears S 48°12'59" W a distance of 0.44', said iron rod also being in the southeast line of said Common Area "N";

THENCE N 44°43'07" E following the southeast line of said Common Area "N" a distance of 809.93' to the PLACE OF BEGINNING and containing 560,516 square feet or 12.868 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the Forney Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat, designating the herein described property as **DEVONSHIRE ELEMENTARY ADDITION, LOT 1, BLOCK 1**, 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.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_\_, 2020.

Forney Independent School District

By Printed name and title \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF KAUFMAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, David J. Surdukan, 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 the plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
David J. Surdukan  
Registration No. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, Land Surveyor, 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 considerations therein expressed. GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

NOTICE:

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

PURPOSE:

The purpose of this plat is to plat this site to meet City and County development standards.

GENERAL NOTES:

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."

SHEET 2 OF 2  
PRELIMINARY PLAT  
**DEVONSHIRE ELEMENTARY  
ADDITION  
LOT 1, BLOCK 1**  
12.868 Acres Situated In The  
JUAN LOPEZ SURVEY ~ ABSTRACT 286  
CITY OF DALLAS ETJ  
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