

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) ASU VIII, LLC, 98 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 for the northwest corner of Lot 20, Block 16 of DEVONSHIRE VILLAGE 4C, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2018-0021967 (Cabinet 3, Slide 433), Map Records, Kaufman County, Texas;

THENCE North 30 degrees 37 minutes 35 seconds West, a distance of 36.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 46 degrees 18 minutes 23 seconds West, a distance of 576.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 27 minutes 02 seconds West, a distance of 110.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 55 minutes 41 seconds East, a distance of 14.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 46 degrees 18 minutes 23 seconds East, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 43 degrees 41 minutes 37 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;

THENCE South 43 degrees 41 minutes 37 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 left having a central angle of 16 degrees 36 minutes 45 seconds, a radius of 845.00 feet and a chord bearing and distance of South 76 degrees 01 minutes 15 seconds West, 244.14 feet;

THENCE Southwesterly, with said curve to the left, an arc distance of 245.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 22 degrees 17 minutes 07 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 13 minutes 19 seconds West, a distance of 245.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 86 degrees 37 minutes 32 seconds East, a distance of 165.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 26 minutes 38 seconds East, a distance of 105.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 75 degrees 13 minutes 53 seconds East, a distance of 151.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 54 degrees 23 minutes 00 seconds East, a distance of 205.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 27 minutes 02 seconds East, a distance of 137.51 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 37 degrees 48 minutes 09 seconds, a radius of 370.00 feet and a chord bearing and distance of North 63 degrees 21 minutes 07 seconds East, 239.71 feet;

THENCE Easterly, with said curve to the right, an arc distance of 244.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 82 degrees 15 minutes 12 seconds East, a distance of 756.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 46 degrees 53 minutes 33 seconds East, a distance of 1.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 07 degrees 44 minutes 48 seconds East, a distance of 118.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 82 degrees 15 minutes 12 seconds East, a distance of 269.30 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 90 degrees 00 minutes 00 seconds, a radius of 250.00 feet and a chord bearing and distance of South 52 degrees 44 minutes 48 seconds East, 353.55 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 392.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 07 degrees 44 minutes 48 seconds East, a distance of 43.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 82 degrees 15 minutes 12 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 07 degrees 44 minutes 48 seconds East, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of Lot 1, Block 18 of the above mentioned DEVONSHIRE VILLAGE 4C Addition;

THENCE Westerly, with the north line of said DEVONSHIRE VILLAGE 4C Addition, the following seven (7) courses and distances:

South 82 degrees 15 minutes 12 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of Brightling Bend, a 50 foot right-of-way, for the northwest corner of said Lot 1;

North 07 degrees 44 minutes 48 seconds West, with said east line, a distance of 33.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 82 degrees 15 minutes 12 seconds West, leaving said east line, a distance of 740.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 42 degrees 04 minutes 53 seconds, a radius of 370.00 feet and a chord bearing and distance of South 61 degrees 12 minutes 45 seconds West, 265.68 feet;

Southwesterly, with said curve to the left, an arc distance of 271.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the northeast line of Dancoaster Drive, a 50 foot right-of-way;

South 43 degrees 41 minutes 37 seconds West, leaving said northeast line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the southwest line of said Dancoaster Drive;

South 46 degrees 18 minutes 23 seconds East, with said southwest line, a distance of 16.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of the above mentioned Lot 20;

South 54 degrees 30 minutes 18 seconds West, leaving said southwest line, a distance of 132.21 feet to the POINT OF BEGINNING and containing 22.736 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire (Dallas) ASU VIII, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as DEVONSHIRE VILLAGE 5 on 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) ASU VIII, LLC
a Delaware limited liability company

By: AVANTI STRATEGIC LAND INVESTORS VIII, L.L.L.P.
a Delaware limited liability partnership, its sole Member

By: APG ASU 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.
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.

PRELIMINARY PLAT
DEVONSHIRE
VILLAGE 5

LOTS 21-33, BLOCK 16; LOTS 18-37, BLOCK 17
LOTS 2-5, BLOCK 18; LOTS 1-48, BLOCK 19
LOTS 1-29, BLOCK 20
COMMON AREA A
113 SINGLE FAMILY LOTS AND
1 COMMON AREA
22.736 ACRES
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
TBPLS NO.: 10194033

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

FILE NO. 5189-082
17 December 2018
SHEET 2 OF 2

