

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 north line of Devonshire Village 3A1, being South 82 degrees 15 minutes 12 seconds West, as recorded in Cabinet 3, Slide 305 (Document No. 2016-0023649, 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.

| Line | Length | Direction |
|------|--------|---------------|
| L1 | 60.00 | S26° 42' 32"W |
| L2 | 50.00 | S7° 44' 48"E |
| L3 | 50.00 | N42° 47' 28"E |
| L4 | 14.30 | N88° 38' 44"E |
| L5 | 14.07 | N1° 01' 27"W |
| L6 | 14.35 | N87° 44' 36"E |
| L7 | 13.36 | N34° 10' 12"E |
| L8 | 19.00 | S7° 44' 48"E |
| L9 | 14.14 | S52° 44' 48"E |
| L10 | 14.14 | S0° 36' 04"E |
| L11 | 14.14 | S89° 23' 56"W |
| L12 | 14.14 | N0° 36' 04"W |
| L13 | 14.14 | S89° 23' 56"W |
| L14 | 14.14 | S0° 36' 04"E |
| L15 | 17.51 | N44° 23' 56"E |
| L16 | 13.96 | S89° 57' 00"E |
| L17 | 14.39 | N0° 00' 00"E |
| L18 | 14.07 | S5° 00' 22"W |
| L19 | 21.71 | N51° 52' 21"E |
| L20 | 13.87 | S83° 44' 16"E |

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| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|---------|------------|-----------------|--------------|
| C1 | 1.63 | 1295.00 | 000°04'20" | N45°30'33"W | 1.63 |
| C2 | 37.59 | 1295.00 | 001°39'48" | N46°22'37"W | 37.59 |
| C3 | 39.13 | 300.00 | 007°28'26" | S48°08'08"W | 39.13 |
| C4 | 66.81 | 300.00 | 012°45'33" | S50°46'42"W | 66.87 |
| C5 | 255.82 | 50.00 | 293°08'58" | N69°12'39"E | 55.08 |
| C6 | 55.76 | 35.50 | 090°00'00" | S00°36'04"E | 50.20 |

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO CREATE 129 RESIDENTIAL LOTS AND 5 COMMON AREAS FROM A 32.190 ACRE TRACT OF LAND CONVEYED TO DEVONSHIRE (DALLAS) ASLI VIII, LLC.

| 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. |
| ⊕ | 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 |
| 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 |

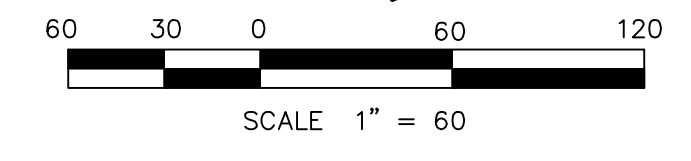
**PRELIMINARY PLAT
 DEVONSHIRE
 VILLAGE 6**
 LOTS 15-24, BLOCK 1; LOTS 1-20, BLOCK 23
 LOTS 1-51, BLOCK 24; LOTS 1-13, BLOCK 25
 LOTS 1-36, BLOCK 26
 129 SINGLE FAMILY LOTS AND
 5 COMMON AREAS
 32.190 ACRES
 OUT OF THE
 JUAN LOPEZ SURVEY, ABSTRACT NO 286
 CITY OF DALLAS ETJ
 KAUFMAN COUNTY, TEXAS

Engineer/Surveyor:
 J. Volk Consulting, Inc.
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972-201-3100

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

FILE NO. S178-162
 22 March 2018
 SHEET 1 OF 2

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



POINT OF BEGINNING

OWNER'S CERTIFICATE:

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:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of ROLLING ACRES, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 1, Page 375, Map Records, Kaufman County, Texas for the northwest corner of Common Area A, Block 4 of DEVONSHIRE VILLAGE 4A & 4B1, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2018-0000732 (Cabinet 3, Slide 375, Map Records, Kaufman County, Texas;

THENCE North 45 degrees 36 minutes 04 seconds West, with said northeast line, a distance of 935.30 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 44 degrees 23 minutes 56 seconds East, leaving said northeast line, a distance of 932.51 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 44 minutes 08 seconds, a radius of 1,295.00 feet and a chord bearing and distance of North 46 degrees 20 minutes 27 seconds West, 39.22 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 39.23 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 42 degrees 47 minutes 28 seconds East, a distance of 50.00 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 88 degrees 38 minutes 44 seconds East, a distance of 14.30 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 44 degrees 16 minutes 57 seconds East, a distance of 132.93 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 01 degrees 01 minutes 27 seconds West, a distance of 14.07 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 11 degrees 12 minutes 01 seconds, a radius of 1,498.00 feet and a chord bearing and distance of North 52 degrees 39 minutes 24 seconds West, 292.37 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 292.83 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 58 degrees 15 minutes 24 seconds West, a distance of 556.55 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner at the beginning of a curve to the right having a central angle of 12 degrees 42 minutes 26 seconds, a radius of 1,030.00 feet and a chord bearing and distance of North 51 degrees 54 minutes 11 seconds West, 227.97 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 228.44 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE North 45 degrees 32 minutes 58 seconds West, a distance of 221.48 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner in the southeast line of Ranch Road, a variable width right-of-way;

THENCE North 44 degrees 14 minutes 29 seconds East, with said southeast line, a distance of 60.00 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE South 45 degrees 32 minutes 58 seconds East, leaving said southeast line, a distance of 221.70 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner at the beginning of a curve to the left having a central angle of 12 degrees 42 minutes 26 seconds, a radius of 970.00 feet and a chord bearing and distance of South 51 degrees 54 minutes 11 seconds East, 214.69 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 215.13 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE South 58 degrees 15 minutes 24 seconds East, a distance of 556.55 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner at the beginning of a curve to the right having a central angle of 25 degrees 24 minutes 53 seconds, a radius of 1,558.00 feet and a chord bearing and distance of South 45 degrees 32 minutes 58 seconds East, 685.43 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 691.08 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE South 32 degrees 50 minutes 31 seconds East, a distance of 556.56 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner at the beginning of a curve to the left having a central angle of 29 degrees 46 minutes 11 seconds, a radius of 970.00 feet and a chord bearing and distance of South 47 degrees 43 minutes 37 seconds East, 498.34 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 503.99 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 4A & 4B1 - JVC" found for corner in the north line of South Ravenhill Road, a 60 foot right-of-way;

THENCE South 26 degrees 42 minutes 32 seconds West, leaving said north line, a distance of 60.00 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 4A & 4B1 - JVC" found for corner in the south line of said South Ravenhill Road, said point being at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 24 minutes 49 seconds, a radius of 1,030.00 feet and a chord bearing and distance of North 58 degrees 26 minutes 41 seconds West, 151.11 feet;

THENCE Northwesterly, leaving said south line, an arc distance of 151.25 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE South 43 degrees 34 minutes 27 seconds West, a distance of 463.19 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE South 82 degrees 15 minutes 10 seconds West, a distance of 111.39 feet to a 3 inch aluminum disk stamped "DEVONSHIRE VILLAGE 6 - JVC" set for corner;

THENCE South 07 degrees 44 minutes 48 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of the above mentioned DEVONSHIRE VILLAGE 4A & 4B1 Addition;

THENCE South 82 degrees 15 minutes 12 seconds West, with said north line, a distance of 481.37 feet to the POINT OF BEGINNING and containing 32.190 acres of land, more or less.

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: _____

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 6** 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.

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) 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 _____ §

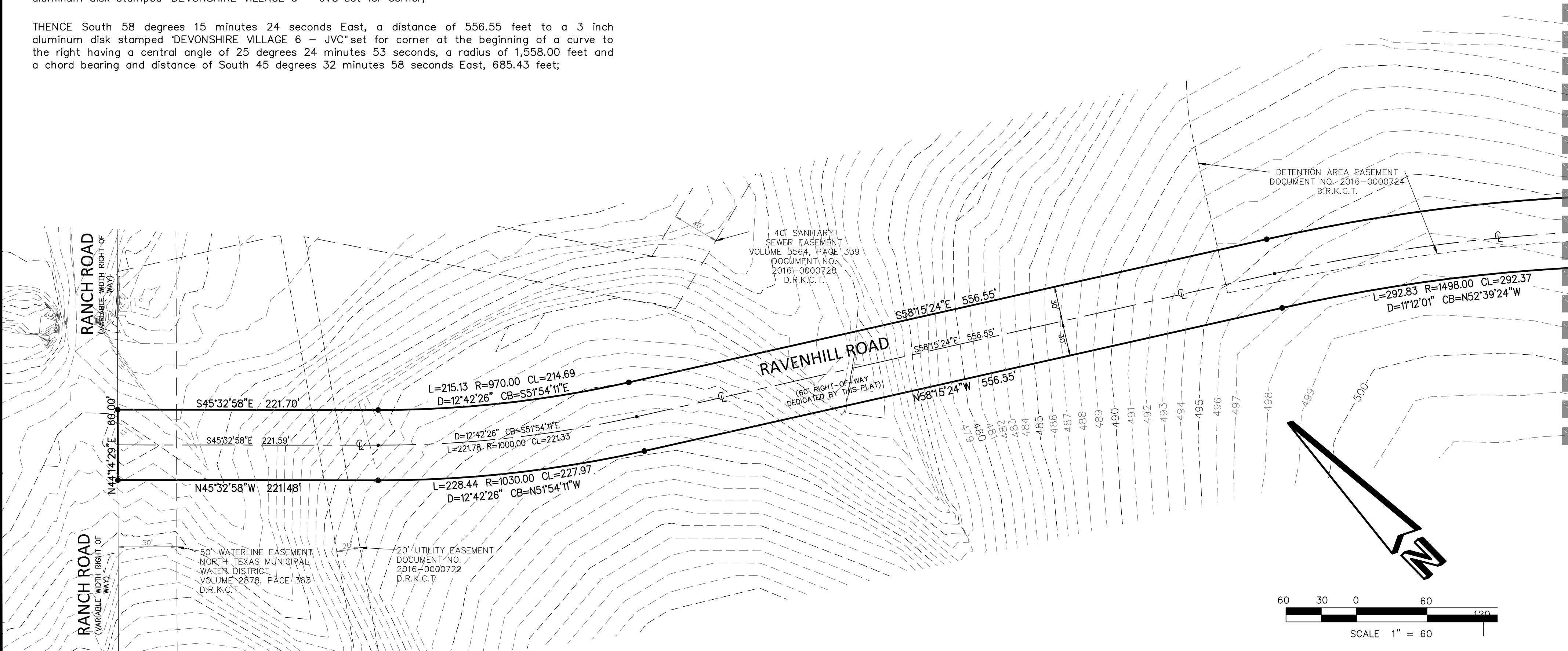
BEFORE ME, the undersigned authority, on this day personally appeared _____ (of _____), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office, this ____ day of _____, 2018.

Notary public for and in the State of Texas

My commission expires: _____

MATCHLINE - SEE SHEET 1



GENERAL NOTES:

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 LOTS 1-51, BLOCK 24; LOTS 1-13, BLOCK 25
 LOTS 1-36, BLOCK 26
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 32.190 ACRES
 OUT OF THE
 JUAN LOPEZ SURVEY, ABSTRACT NO 286
 CITY OF DALLAS ETJ
 KAUFMAN COUNTY, TEXAS

Engineer/Surveyor:
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 830 Central Parkway East, Suite 300
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 972-201-3100

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

FILE NO. S178-162

22 March 2018
 SHEET 2 OF 2