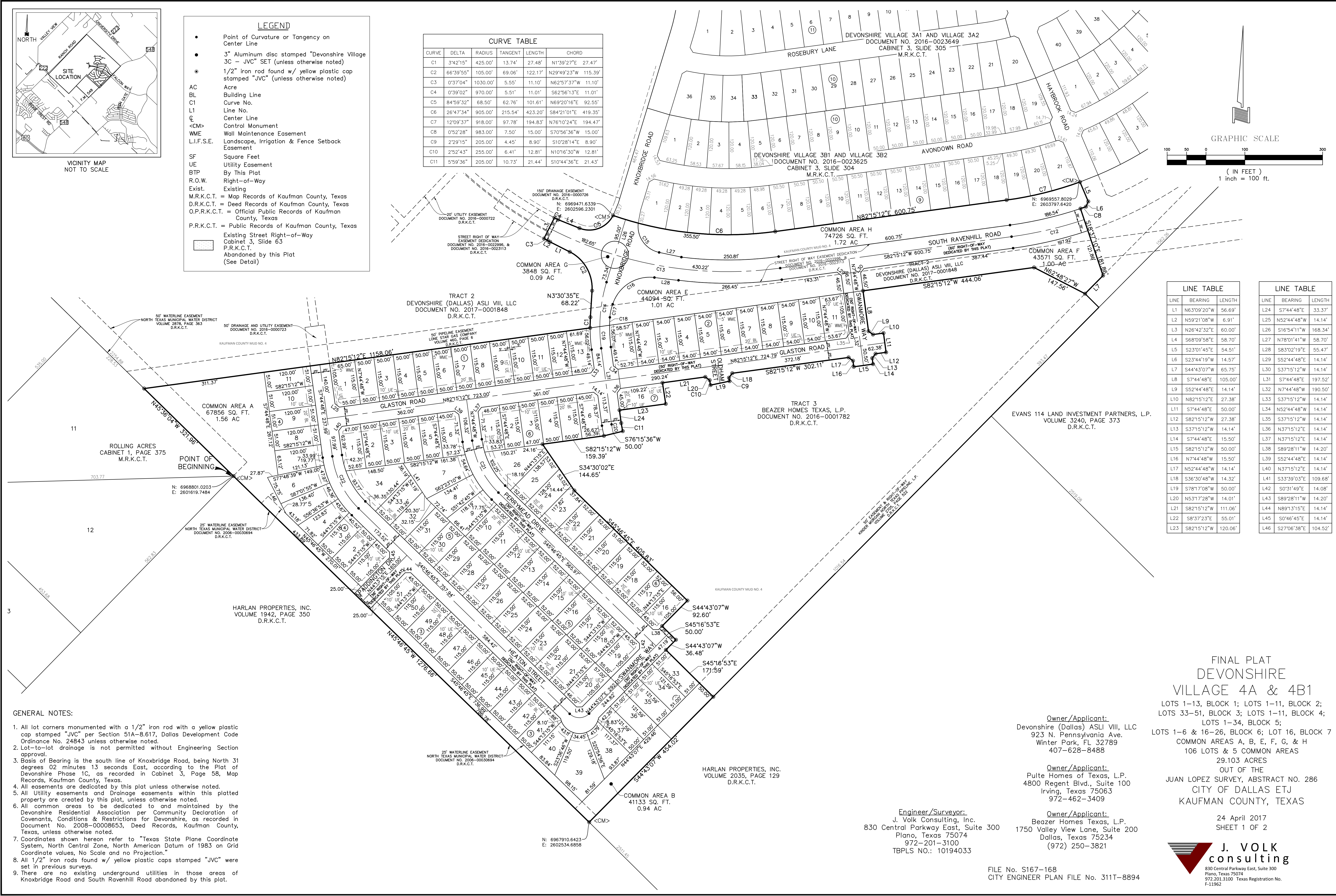
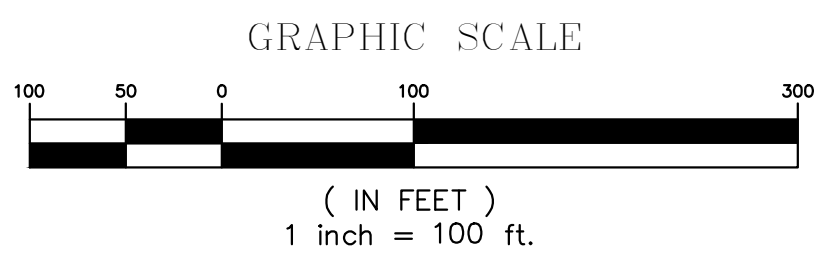


VICINITY MAP
NOT TO SCALE

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 3" Aluminum disc stamped "Devonshire Village 3C - 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.
 - L1 Line No.
 - CL Center Line
 - <CM> Control Monument
 - WME Wall Maintenance Easement
 - L.I.F.S.E. Landscape, Irrigation & Fence Setback Easement
 - SF Square Feet
 - UE Utility Easement
 - BTP By This Plat
 - R.O.W. Right-of-Way
 - Exist. Existing
 - M.R.K.C.T. = Map Records of Kaufman County, Texas
 - D.R.K.C.T. = Deed Records of Kaufman County, Texas
 - O.P.R.K.C.T. = Official Public Records of Kaufman County, Texas
 - P.R.K.C.T. = Public Records of Kaufman County, Texas
 - Existing Street Right-of-Way
 - P.R.K.C.T. P.R.K.C.T.
 - Abandoned by this Plat (See Detail)

CURVE TABLE

| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
|-------|-----------|----------|---------|---------|---------------------|
| C1 | 3°42'15" | 425.00' | 13.74' | 27.48' | N1°39'27"E 27.47' |
| C2 | 66°39'55" | 105.00' | 69.06' | 122.17' | N29°49'23"W 115.39' |
| C3 | 0°37'04" | 1030.00' | 5.55' | 11.10' | N62°57'37"W 11.10' |
| C4 | 0°39'02" | 970.00' | 5.51' | 11.01' | S62°56'13"E 11.01' |
| C5 | 84°59'32" | 68.50' | 62.76' | 101.61' | N69°20'16"E 92.55' |
| C6 | 26°47'34" | 905.00' | 215.54' | 423.20' | S84°21'01"E 419.35' |
| C7 | 12°09'37" | 918.00' | 97.78' | 194.83' | N76°10'24"E 194.47' |
| C8 | 0°52'28" | 983.00' | 7.50' | 15.00' | S70°56'36"W 15.00' |
| C9 | 2°29'15" | 205.00' | 4.45' | 8.90' | S10°28'14"E 8.90' |
| C10 | 2°52'43" | 255.00' | 6.41' | 12.81' | N10°16'30"W 12.81' |
| C11 | 5°59'36" | 205.00' | 10.73' | 21.44' | S10°44'36"E 21.43' |



LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N63°09'20"W | 56.69' |
| L2 | N59°21'08"W | 6.91' |
| L3 | N26°42'32"E | 60.00' |
| L4 | S68°09'58"E | 58.70' |
| L5 | S23°01'45"E | 54.51' |
| L6 | S23°44'19"W | 14.57' |
| L7 | S44°43'07"W | 65.75' |
| L8 | S7°44'48"E | 105.00' |
| L9 | S52°44'48"E | 14.14' |
| L10 | N82°15'12"E | 27.38' |
| L11 | S7°44'48"E | 50.00' |
| L12 | S82°15'12"W | 27.38' |
| L13 | S37°15'12"W | 14.14' |
| L14 | S7°44'48"E | 15.50' |
| L15 | S82°15'12"W | 50.00' |
| L16 | N7°44'48"W | 15.50' |
| L17 | N52°44'48"W | 14.14' |
| L18 | S36°30'48"W | 14.32' |
| L19 | S78°17'08"W | 50.00' |
| L20 | N53°17'28"W | 14.01' |
| L21 | S82°15'12"W | 111.06' |
| L22 | S8°37'23"E | 55.01' |
| L23 | S82°15'12"W | 120.06' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L24 | S7°44'48"E | 33.37' |
| L25 | N52°44'48"W | 14.14' |
| L26 | S16°54'11"W | 168.34' |
| L27 | N78°01'41"W | 58.70' |
| L28 | S83°02'19"E | 55.47' |
| L29 | S52°44'48"E | 14.14' |
| L30 | S37°15'12"W | 14.14' |
| L31 | S7°44'48"E | 197.52' |
| L32 | N7°44'48"W | 190.50' |
| L33 | S37°15'12"W | 14.14' |
| L34 | N52°44'48"W | 14.14' |
| L35 | S37°15'12"W | 14.14' |
| L36 | N37°15'12"E | 14.14' |
| L37 | N37°15'12"E | 14.14' |
| L38 | S89°28'11"W | 14.20' |
| L39 | S52°44'48"E | 14.14' |
| L40 | N37°15'12"E | 14.14' |
| L41 | S33°39'03"E | 109.68' |
| L42 | S0°31'49"E | 14.08' |
| L43 | S89°28'11"W | 14.20' |
| L44 | N89°15'15"E | 14.14' |
| L45 | S0°46'45"E | 14.14' |
| L46 | S27°06'38"E | 104.52' |

- 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 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.
 - All easements are dedicated by this plat unless otherwise noted.
 - All utility easements and Drainage easements within this platted property are created by this plat, unless otherwise noted.
 - All common areas to be dedicated to and maintained by the Devonshire Residential Association per Community Declaration of Covenants, Conditions & Restrictions for Devonshire, as recorded in Document No. 2008-00008653, Deed Records, Kaufman County, Texas, 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.
 - There are no existing underground utilities in those areas of Knoxbridge Road and South Ravenhill Road abandoned by this plat.

**FINAL PLAT
DEVONSHIRE
VILLAGE 4A & 4B1**

LOTS 1-13, BLOCK 1; LOTS 1-11, BLOCK 2;
LOTS 33-51, BLOCK 3; LOTS 1-11, BLOCK 4;
LOTS 1-6 & 16-26, BLOCK 6; LOT 16, BLOCK 7
COMMON AREAS A, B, E, F, G, & H
106 LOTS & 5 COMMON AREAS
29.103 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO. 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS

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

Owner/Applicant:
Pulte Homes of Texas, L.P.
4800 Regent Blvd., Suite 100
Irving, Texas 75063
972-462-3409

Owner/Applicant:
Beazer Homes Texas, L.P.
1750 Valley View Lane, Suite 200
Dallas, Texas 75234
(972) 250-3821

24 April 2017
SHEET 1 OF 2

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

FILE No. S167-168
CITY ENGINEER PLAN FILE No. 311T-8894

