

NOT TO SCALE

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO CREATE 83 RESIDENTIAL LOTS FROM A 20.136 ACRE TRACT OF LAND CONVEYED TO WS-DDV DEVELOPMENT, LLC

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 Utility easements and Drainage easements within this plotted 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.

LEGEND

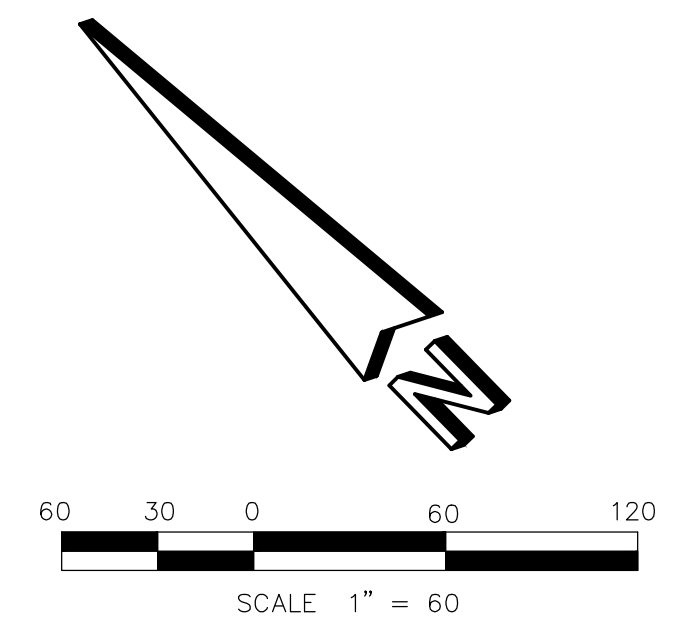
- Point of Curvature or Tangency on Center Line
- 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
- 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
- AC Acre
- BL Building Line
- C1 Curve No.
- CL Center Line
- <CM> Control Monument
- DE Drainage Easement
- Esmt Easement
- L1 Line No.
- SF Square Feet
- UE Utility Easement
- U.T.E. Utility & Telecommunications Easement
- M.R.K.C.T. = Map Records of Kaufman County, Texas
- D.R.K.C.T. = Deed Records of Kaufman County, Texas



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	142.89	50.00	163°44'23"	98.99	S40° 07' 53"W
C2	55.76	35.50	090°00'00"	50.20	S40° 07' 53"W
C3	142.89	50.00	163°44'37"	99.00	S89° 24' 01"W
C4	55.76	35.50	089°59'59"	50.20	S89° 23' 54"W

Line	Length	Direction
L1	84.40	N78° 05' 24"W
L2	84.40	N81° 55' 01"W
L3	84.40	N85° 44' 39"W
L4	84.39	N89° 34' 15"W
L5	83.63	S86° 36' 11"W
L6	20.00	N4° 52' 07"W
L7	50.00	S85° 07' 53"W
L8	20.65	S4° 52' 07"E
L9	45.77	N45° 36' 06"W
L10	155.86	S19° 23' 21"W
L11	18.68	S19° 23' 20"W
L12	14.32	N26° 20' 28"W

Line	Length	Direction
L13	13.88	S64° 03' 54"W
L14	13.97	N36° 43' 18"W
L15	13.97	S51° 53' 23"W
L16	13.97	N48° 08' 03"W
L17	14.27	N40° 39' 05"E
L18	14.14	S40° 07' 53"W
L19	13.65	N2° 34' 54"W
L20	14.14	N89° 23' 54"E
L21	14.14	S89° 23' 54"W
L22	14.14	N0° 36' 06"W
L23	14.14	S89° 23' 54"W
L24	13.84	N0° 36' 06"W



PRELIMINARY PLAT
DEVONSHIRE VILLAGE 2C
20.136 ACRES
LOTS 2-11, BLOCK X; LOTS 9-19, BLOCK Y;
LOTS 4-24, BLOCK RR; LOTS 1-24, BLOCK TT
LOTS 1-17, BLOCK UU;
83 SINGLE FAMILY LOTS AND
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:
WS - DDV Development, LLC
660 Steamboat Road
3rd floor
Greenwich, CT 06830
203-413-7345



FILE NO. S156-214
06 June 2016
SHEET 1 OF 2