

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF KAUFMAN

LEGAL DESCRIPTION
PRELIMINARY PLAT
DEVONSHIRE PHASE 3 & 4
87.934 ACRES

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 in Deed to WS--DDV Development, LLC, as recorded in Volume 4484, Page 254, 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" set in the northeast line of that tract of land described in Deed to Harlan Properties, Inc., as recorded in Volume 1942, Page 350, Deed Records, Kaufman County, Texas for the common northwest corner of that tract of land described in Deed to Harlan Properties, Inc., as recorded in Volume 2035, Page 129, Deed Records, Kaufman County, Texas and most southerly southwest corner of said WS--DDV Development tract;

THENCE North 45 degrees 46 minutes 45 seconds West, with the common southwest line of said WS--DDV Development tract and said northeast line, a distance of 1,276.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 36 minutes 04 seconds West, continuing with said common line, a distance of 321.96 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, leaving said common line, a distance of 1,158.06 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 right having a central angle of 03 degrees 42 minutes 15 seconds, a radius of 425.00 feet and a chord bearing and distance of North 01 degrees 39 minutes 27 seconds East, 27.47 feet;

THENCE Northerly, with said curve to the right, an arc distance of 27.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 03 degrees 30 minutes 35 seconds East, a distance of 68.22 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 left having a central angle of 66 degrees 39 minutes 55 seconds, a radius of 105.00 feet and a chord bearing and distance of North 29 degrees 49 minutes 23 seconds West, 115.39 feet;

THENCE Northerly, with said curve to the left, an arc distance of 122.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 63 degrees 09 minutes 20 seconds West, a distance of 56.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 21 minutes 08 seconds West, a distance of 6.91 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 right having a central angle of 00 degrees 37 minutes 04 seconds, a radius of 1,030.00 feet and a chord bearing and distance of North 62 degrees 57 minutes 37 seconds West, 11.10 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 11.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 26 degrees 42 minutes 32 seconds East, a distance of 60.00 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 00 degrees 39 minutes 02 seconds, a radius of 970.00 feet and a chord bearing and distance of South 62 degrees 56 minutes 13 seconds East, 11.01 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 11.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 68 degrees 09 minutes 58 seconds East, a distance of 58.70 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 left having a central angle of 88 degrees 51 minutes 58 seconds, a radius of 68.50 feet and a chord bearing and distance of North 67 degrees 24 minutes 03 seconds East, 95.91 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 106.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 22 degrees 58 minutes 04 seconds East, a distance of 30.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 16 degrees 54 minutes 11 seconds East, a distance of 464.48 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 left having a central angle of 08 degrees 41 minutes 25 seconds, a radius of 470.00 feet and a chord bearing and distance of North 12 degrees 33 minutes 28 seconds East, 71.22 feet;

THENCE Northerly, with said curve to the left, an arc distance of 71.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 81 degrees 47 minutes 15 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 18 minutes 19 seconds East, a distance of 56.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 27 minutes 56 seconds East, a distance of 48.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 82 degrees 28 minutes 38 seconds East, a distance of 49.46 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 550.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 79 degrees 40 minutes 22 seconds East, a distance of 52.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 66 degrees 58 minutes 15 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 65 degrees 40 minutes 15 seconds East, a distance of 58.16 feet to a

1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 52 degrees 52 minutes 19 seconds East, a distance of 55.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 43 minutes 07 seconds East, a distance of 238.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 14 minutes 56 seconds East, a distance of 4.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 39 degrees 11 minutes 20 seconds East, a distance of 46.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 02 minutes 19 seconds East, a distance of 46.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 20 degrees 51 minutes 37 seconds East, a distance of 47.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 11 degrees 29 minutes 48 seconds East, a distance of 47.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 02 degrees 49 minutes 36 seconds East, a distance of 187.86 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 right having a central angle of 113 degrees 04 minutes 37 seconds, a radius of 170.00 feet and a chord bearing and distance of North 46 degrees 08 minutes 59 seconds East, 283.65 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 335.51 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 right having a central angle of 29 degrees 49 minutes 22 seconds, a radius of 570.00 feet and a chord bearing and distance of South 74 degrees 05 minutes 53 seconds East, 293.35 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 296.69 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 05 degrees 29 minutes 07 seconds, a radius of 555.00 feet and a chord bearing and distance of North 24 degrees 12 minutes 39 seconds East, 53.11 feet;

THENCE Northerly, with said curve to the left, an arc distance of 53.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 02 degrees 53 minutes 38 seconds, a radius of 1,540.00 feet and a chord bearing and distance of North 22 degrees 54 minutes 54 seconds East, 77.78 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 77.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 60 degrees 07 minutes 28 seconds East, 10.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 18 minutes 46 seconds East, a distance of 60.00 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 right having a central angle of 14 degrees 24 minutes 22 seconds, a radius of 760.00 feet and a chord bearing and distance of South 52 degrees 29 minutes 03 seconds East, 190.59 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 191.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 16 minutes 53 seconds East, a distance of 117.56 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 10 degrees 35 minutes 11 seconds, a radius of 630.00 feet and a chord bearing and distance of South 39 degrees 59 minutes 18 seconds East, 116.24 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 116.40 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 right having a central angle of 1 degree 20 minutes 15 seconds, a radius of 570.00 feet and a chord bearing and distance of South 35 degrees 21 minutes 50 seconds East, 13.31 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 13.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 04 minutes 27 seconds East, a distance of 38.09 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 107 degrees 14 minutes 34 seconds, a radius of 28.50 feet and a chord bearing and distance of North 82 degrees 18 minutes 17 seconds East, 45.89 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 53.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE Northeasterly 28 degrees 41 minutes 00 seconds East, a distance of 90.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE Northeasterly 26 degrees 09 minutes 49 seconds East, a distance of 14.58 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 right having a central angle of 09 degrees 28 minutes 03 seconds, a radius of 1030.00 feet and a chord bearing and distance of North 30 degrees 53 minutes 50 seconds East, 170.00 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 170.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 54 degrees 22 minutes 08 seconds East, a distance of 60.00 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 09 degrees 28 minutes 03 seconds, a radius of 970.00 feet and a chord bearing and distance of South 30 degrees 53 minutes 50 seconds West, 160.10 feet;

THENCE South, with said curve to the left, an arc distance of 160.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 09 minutes 49 seconds West, a distance of 14.58 feet to a

1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 23 degrees 38 minutes 38 seconds West, a distance of 34.71 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 57 degrees 42 minutes 50 seconds, a radius of 178.50 feet and a chord bearing and distance of South 5 degrees 12 minutes 47 seconds East, 172.30 feet;

THENCE South, with said curve to the left, an arc distance of 179.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 39 minutes 24 seconds West, a distance of 3.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 57 minutes 55 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the southeast line of the above mentioned WS--DDV Development, LLC tract;

THENCE South 44 degrees 43 minutes 07 seconds West, with said southeast line, a distance of 3,606.31 feet to the POINT OF BEGINNING and containing 86.231 acres of land, more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That WS -- DDV Development, LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Devonshire Village 3A, Village 3B, Village 4A and Village 4B 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.2. 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.2. 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. 2'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.2, 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.2 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 _____, 20____.

By: WS--DDV Development, LLC

Name
Position

State of Texas
County of Dallas

Before me, the undersigned, a notary public in and for the said county and state 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

given under my hand and seal of office this _____ day of _____, 20 ____ .

Notary Public in and for the state of Texas my commission expires:

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, Registered Professional Land Surveyor do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Dallas County, Texas.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.
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 on this the _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____.

This the _____ day of _____, 20____.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	27.48	425.00	003°42'15"	27.47	N01° 39' 27"E
C2	122.17	105.00	066°39'55"	115.39	N29° 49' 23"W
C3	11.10	1030.00	000°37'04"	11.10	N62° 57' 37"W
C4	11.01	970.00	000°39'02"	11.01	S62° 56' 13"E
C6	71.29	470.00	008°41'25"	71.22	N12° 33' 28"E
C7	53.13	555.00	005°29'07"	53.11	N24° 12' 39"E
C8	77.78	1540.00	002°53'38"	77.78	N22° 54' 54"E
C9	116.40	630.00	010°35'11"	116.24	S39° 59' 18"E
C10	116.40	630.00	010°35'11"	116.24	S39° 59' 18"E
C11	13.31	570.00	001°20'15"	13.31	S35° 21' 50"E
C12	53.34	28.50	107°14'34"	45.89	N82° 18' 17"E
C13	170.20	1030.00	009°28'03"	170.00	N30° 53' 50"E
C14	160.28	970.00	009°28'03"	160.10	S30° 53' 50"W
C15	179.80	178.50	057°42'50"	172.30	S05° 12' 47"E
C16	136.28	50.00	156°09'48"	97.84	N89° 10' 08"E
C17	55.45	35.50	089°30'08"	49.99	N89° 28' 11"E
C18	195.49	50.00	224°01'07"	92.71	N57° 14' 52"E
C19	76.45	375.00	011°40'49"	76.32	S01° 54' 22"E
C20	56.02	425.00	007°33'08"	55.98	S03° 58' 14"E
C21	27.88	115.50	013°49'53"	27.81	S10° 51' 00"W
C22	138.22	100.00	079°11'45"	127.48	S57° 21' 49"W
C23	101.61	68.50	084°59'32"	92.55	S35° 31' 55"E
C24	75.84	500.00	008°41'25"	75.77	N12° 33' 28"E
C25	51.99	628.00	004°44'36"	51.98	N73° 54' 33"E
C26	153.08	140.00	062°38'55"	145.57	N01° 39' 23"E
C27	81.66	50.00	093°34'17"	72.88	N24° 20' 16"W
C28	55.76	35.50	090°00'00"	50.20	N00° 16' 53"W
C29	52.96	35.50	085°28'36"	48.18	S45° 18' 14"W
C30	36.66	50.00	042°00'20"	35.84	S43° 10' 42"W
C31	100.35	1495.00	003°50'45"	100.33	S23° 23' 28"W
C32	110.86	600.00	010°35'11"	110.70	N39° 59' 18"W
C33	118.02	600.00	011°16'13"	117.83	S40° 19' 49"E
C34	12.73	630.00	001°09'27"	12.73	S35° 16' 26"E
C35	49.37	28.50	099°14'54"	43.42	S78° 21' 31"W

Parcel Line Table		
Line	Length	Direction
L1	68.22	N3° 30' 35"E
L2	56.69	N63° 09' 20"W
L3	6.91	N59° 21' 08"W
L4	60.00	N28° 42' 32"E
L5	58.70	S68° 09' 58"E
L6	30.27	N22° 58' 04"E
L7	60.00	S81° 47' 15"E
L8	56.71	S83° 18' 19"E
L9	48.01	N88° 27' 56"E
L10	49.46	N82° 28' 38"E
L11	52.43	N79° 40' 22"E
L12	50.00	N66° 58' 15"E
L13	58.16	N65° 40' 15"E
L14	55.13	N52° 50' 19"E
L15	4.80	N44° 14' 56"E
L16	46.90	N39° 11' 20"E
L17	46.93	N30° 02' 19"E
L18	47.02	N20° 51' 37"E
L19	47.33	N11° 29' 48"E
L20	10.68	S60° 07' 28"E
L21	60.00	N30° 18' 46"E
L22	117.56	S45° 16' 53"E
L23	38.09	S44° 04' 27"E
L24	90.34	N28° 41' 00"E
L25	60.00	S54° 22' 08"E
L26	14.58	S26° 09' 49"W

Parcel Line Table		
Line	Length	Direction
L27	34.71	S23° 38' 38"W
L28	3.82	S44° 39' 24"W
L29	50.00	S45° 57' 55"E
L30	22.39	N7° 44' 48"W
L31	29.96	N7° 44' 48"W
L32	21.70	S16° 16' 54"E
L33	55.01	N8° 37' 23"W
L34	55.47	S83° 02' 19"E
L35	58.70	N78° 01' 41"W
L36	30.27	N10° 50' 18"E
L37	19.24	S83° 27' 08"E
L38	19.18	S87° 59' 21"E
L39	9.85	N87° 29' 03"E
L40	49.58	N83° 12' 22"E
L41	65.45	N65° 43' 25"E
L42	9.20	N58° 42' 09"E
L43	21.86	N54° 07' 47"E
L44	16.46	N49° 33' 27"E
L45	27.97	N45° 59' 06"E
L46	29.49	S66° 06' 10"W
L47	46.13	S54° 16' 43"E
L48	41.54	S3° 41' 55"W
L49	54.93	N36° 02' 41"E
L50	12.07	N32° 02' 49"W