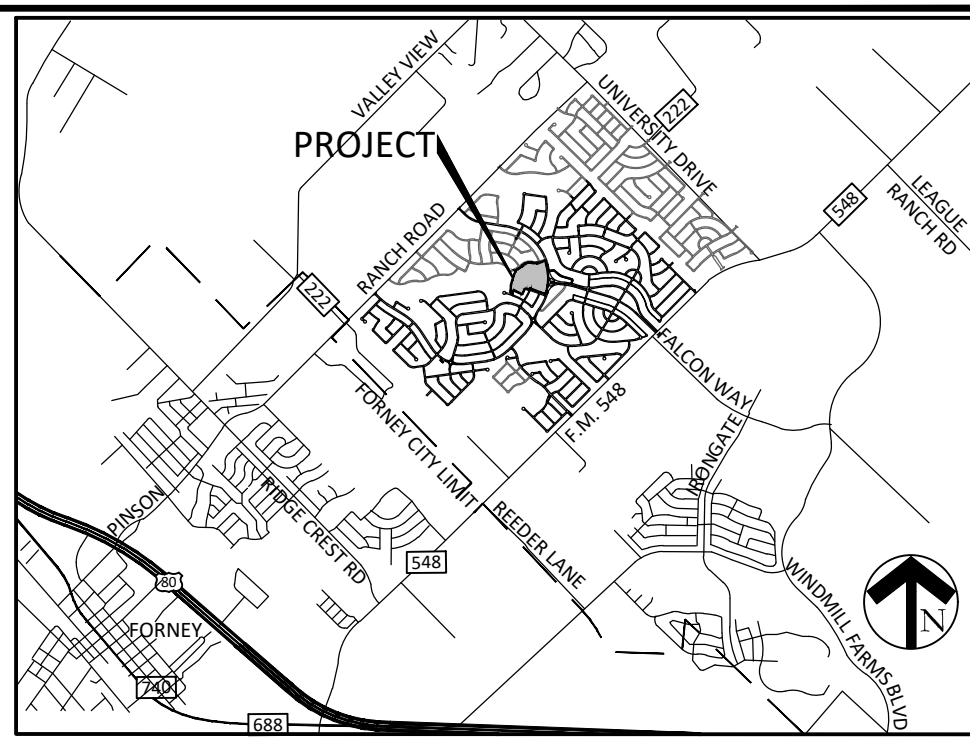




Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	957.39	1472.00	0.371555°	496.32	940.61	S00° 57' 44"E
C2	116.41	60.00	111°09'50"	87.57	98.99	S78° 22' 14"W
C3	177.43	862.00	011°47'37"	89.03	177.12	S25° 15' 21"W
C4	269.68	1975.00	007°49'25"	135.05	269.47	N66° 00' 01"W
C5	61.48	1864.98	001°53'20"	30.75	61.48	N70° 51' 25"W
C6	118.07	500.00	013°31'48"	59.31	117.80	N12° 51' 26"E
C7	160.68	565.00	016°17'38"	80.88	160.13	N55° 09' 50"E
C8	288.73	300.00	055°08'39"	156.65	277.72	N74° 35' 21"E
C9	261.77	450.00	033°19'46"	134.70	258.09	N85° 29' 48"E
C10	120.10	50.90	135°11'36"	123.47	94.12	S48° 13' 56"W
C11	14.77	139.50	006°03'58"	7.39	14.76	N56° 48' 11"W
C12	49.30	87.00	032°28'08"	25.33	48.64	N70° 00' 16"W
C13	55.92	82.00	039°04'23"	29.10	54.84	S73° 18' 23"E
C14	20.39	144.50	008°05'03"	10.21	20.37	S57° 48' 44"E
C15	90.58	584.50	008°52'45"	45.38	90.49	N45° 15' 51"E
C16	102.85	145.00	040°36'32"	53.70	100.71	N61° 08' 45"E
C17	10.29	300.00	001°57'52"	5.14	10.29	S79° 21' 31"W
C18	97.68	152.50	036°41'53"	50.58	96.02	S59° 10' 26"W
C19	93.44	577.00	009°16'43"	46.82	93.34	S45° 27' 50"W

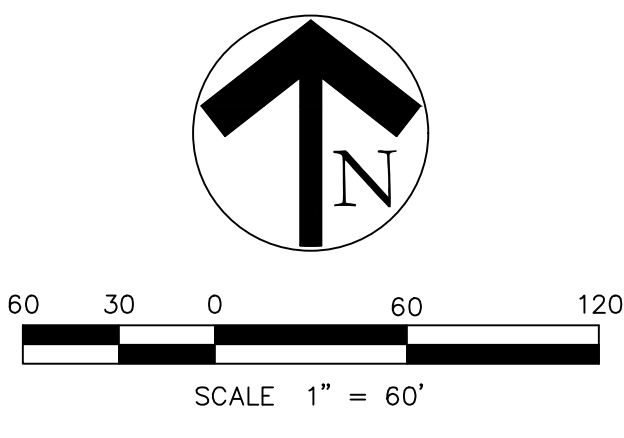
Line Table		
Line	Length	Direction
L1	30.83	N26° 41' 21"W
L2	15.00	N42° 58' 58"W
L3	21.50	S65° 22' 53"E
L4	14.10	N25° 49' 45"E
L5	10.94	S63° 18' 39"W
L6	81.56	S29° 08' 13"W
L7	11.04	S69° 24' 16"W
L8	16.56	S49° 43' 45"W
L9	2.13	N40° 16' 15"W
L10	7.52	N10° 08' 12"W
L11	10.47	N40° 03' 10"W
L12	16.48	N49° 43' 45"E
L13	13.35	S40° 16' 15"E
L14	15.31	N69° 24' 16"E
L15	84.73	N29° 08' 13"E
L16	35.00	S79° 30' 25"W
L17	50.00	N10° 29' 35"W
L18	35.00	N79° 30' 25"E
L19	50.00	S10° 29' 35"E



VICINITY MAP  
NOT TO SCALE  
MAPSCO PAGE 127 (7F) & 128 (7A)

- 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
  - UTE. Utility & Telecommunications Easement
  - P.O.E. Positive Overflow Easement
  - L.I.F.S.E. Landscape, Irrigation & Fence Setback Easement
  - M.R.K.C.T. = Map Records of Kaufman County, Texas
  - D.R.K.C.T. = Deed Records of Kaufman County, Texas

- GENERAL NOTES:**
- All lot corners are monumented per Section 51A-6.617, 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 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.
  - No structures exist within the boundaries of the property.
  - Detention Area Easement Corners are monumented per City of Dallas Monument Ordinance.



**PRELIMINARY PLAT  
DEVONSHIRE  
COMMUNITY CENTER**

LOTS 1R & 2, BLOCK A  
17.379 ACRES  
OUT OF THE  
JUAN LOPEZ SURVEY, ABSTRACT NO 286  
CITY OF DALLAS ETJ  
KAUFMAN COUNTY, TEXAS  
FILE NO. S234-150

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
972-201-3100  
TBPELS NO.: 10194033

Owner/Applicant:  
Devonshire Residential Association  
7800 North Dallas Parkway, Suite 450  
Plano, Texas 75024  
214-673-0575

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 Lot 1, Block EE of DEVONSHIRE, PHASE 1A, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 3, Slide 63, Map Records, Kaufman County, Texas and being part of that tract of land described in and being all of that tract of land described in Deed to Devonshire Residential Association, as recorded in Document No. 2024-0015786, 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 west line of North Ravenhill Road, a 60 foot right-of-way, for the southeast corner of DEVONSHIRE VILLAGE 17, an Addition to Kaufman County, Texas according to the Plat thereof recorded in Document No. 2023-0007830 (Cabinet 4, Sleeve 192), Map Records, Kaufman County, Texas at the beginning of a curve to the right having a central angle of 37 degrees 15 minutes 55 seconds, a radius of 1,472.00 feet and a chord bearing and distance of South 00 degrees 57 minutes 44 seconds East, 940.61 feet;

THENCE Southerly, with said west line and said curve to the right, an arc distance of 957.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southeast corner of the above mentioned Devonshire Residential Association tract and northeast corner of DEVONSHIRE VILLAGE 16, an Addition to Kaufman County, according to the plat thereof recorded in Document No. 2024-0003347 (Cabinet 4, Sleeve 327), Map Records, Kaufman County, Texas;

THENCE Westerly, with the common south line of said Devonshire Residential Association tract and north line of said DEVONSHIRE VILLAGE 16 Addition, the following seven (7) courses and distances:

North 69 degrees 36 minutes 14 seconds West, leaving said west line, a distance of 419.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 111 degrees 09 minutes 50 seconds, a radius of 60.00 feet and a chord bearing and distance of South 78 degrees 22 minutes 14 seconds West, 98.99 feet;

Westerly, with said curve to the left, an arc distance of 116.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 70 degrees 38 minutes 27 seconds West, a distance of 105.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 11 degrees 47 minutes 37 seconds, a radius of 862.00 feet and a chord bearing and distance of South 25 degrees 15 minutes 21 seconds West, 177.12 feet;

Southerly, with said curve to the right, an arc distance of 177.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 07 degrees 49 minutes 25 seconds, a radius of 1,975.00 feet and a chord bearing and distance of North 66 degrees 00 minutes 01 seconds West, 269.47 feet;

Northwesterly, with said curve to the left, an arc distance of 269.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 20 degrees 05 minutes 39 seconds West, a distance of 110.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 53 minutes 20 seconds, a radius of 1,864.98 feet and a chord bearing and distance of North 70 degrees 51 minutes 25 seconds West, 61.48 feet;

Northwesterly, with said curve to the left, an arc distance of 61.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the west line of the above mentioned Lot 1, Block EE Addition for the southwest corner of said Devonshire Residential Association tract;

THENCE Northerly, with said west line, the following three (3) courses and distances:

North 06 degrees 13 minutes 33 seconds East, a distance of 248.65 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 right having a central angle of 13 degrees 31 minutes 48 seconds, a radius of 500.00 feet and a chord bearing and distance of North 12 degrees 59 minutes 26 seconds East, 117.80 feet;

Northerly, with said curve to the right, an arc distance of 118.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 19 degrees 45 minutes 20 seconds East, a distance of 264.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE North 26 degrees 41 minutes 21 seconds West, leaving said west line, a distance of 30.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the common north line of the above mentioned Devonshire Residential Association tract and south line of the above mentioned DEVONSHIRE VILLAGE 17 Addition;

THENCE Easterly, with said common line, the following seven (7) courses and distances:

North 63 degrees 18 minutes 39 seconds East, a distance of 107.71 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 16 degrees 17 minutes 38 seconds, a radius of 565.00 feet and a chord bearing and distance of North 55 degrees 09 minutes 50 seconds East, 160.13 feet;

Northeasterly, with said curve to the left, an arc distance of 160.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 42 degrees 58 minutes 58 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 55 degrees 08 minutes 39 seconds, a radius of 300.00 feet and a chord bearing and distance of North 74 degrees 35 minutes 21 seconds East, 277.72 feet;

Northeasterly, with said curve to the right, an arc distance of 288.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a reverse curve to the left having a central angle of 33 degrees 19 minutes 46 seconds, a radius of 450.00 feet and a chord bearing and distance of North 85 degrees 29 minutes 48 seconds East, 258.09 feet;

Easterly, with said curve to the left, an arc distance of 261.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 68 degrees 49 minutes 55 seconds East, a distance of 107.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 65 degrees 22 minutes 53 seconds East, a distance of 21.50 feet to the POINT OF BEGINNING and containing 17.379 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Devonshire Residential Association, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as DEVONSHIRE COMMUNITY CENTER 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 Districts Nos. 2, 3 & 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 Districts Nos. 2, 3 & 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 Districts No. 2, 3 & 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 Districts Nos. 2, 3 & 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 Districts Nos. 2, 3 & 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 \_\_\_\_\_, 20\_\_.

DEVONSHIRE RESIDENTIAL ASSOCIATION

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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_.  
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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary public for and in the State of Texas

My commission expires: \_\_\_\_\_



PRELIMINARY PLAT
DEVONSHIRE
COMMUNITY CENTER
LOTS 1R & 2, BLOCK A
17.379 ACRES
OUT OF THE
JUAN LOPEZ SURVEY, ABSTRACT NO 286
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS
FILE NO. S234-150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
972-201-3100
TBPELS NO.: 10194033

23 July 2024
SHEET 1 OF 2

Owner/Applicant:
Devonshire Residential Association
7800 North Dallas Parkway, Suite 450
Plano, Texas 75024
214-673-0575



TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100