

VICINITY MAP
No Scale

LEGEND

○	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
UE	UTILITY EASEMENT
---	Existing Ground Contour

BENCHMARK LIST

BM: City of Addison Monument No. 1 being a disk set in concrete on the north side of Spring Valley Road, approximately 147 feet east of the centerline of Marsh Lane. Elevation 573.00

TBM: Square cut on top of curb inlet on the north side of Spring Valley Road, approximately 500 feet east of the centerline of Brookhaven Club Drive. Elevation 583.49

TBM: Square cut on top of curb inlet on the south side of Spring Valley Road, approximately 1050 feet west of the centerline of Brookhaven Club Drive. Elevation 582.98

- SURVEYOR'S NOTES**
- Development standards of this plat shall comply with Zoning Ord. 66 as amended.
 - "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law subject to fines and withholding of utilities and building permits."
 - Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
 - Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0190K, Date July 7, 2014.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the ___th day of August, 2016.

NOT FOR RECORDING

L. Lynn Kadleck
L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2016.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO BROOKHAVEN CENTER LP, and DCO REALTY, INC., are the owners of a tract or parcel of land situated in the City of Addison, Dallas County, Texas, being a part of the Noah Good Survey, Abstract No. 520 and being all of 1) Greenhaven Village No. 2, an addition to the Town of Addison, Texas as shown by plat of record in Volume 77153, Page 1553 of the Deed Records, Dallas County, Texas, being the same land conveyed to DCO Realty Inc. by deed of record in Instrument No. 2011000102136 of the Official Public Records, Dallas County, Texas and all of 2) Brookhaven Village Shopping Center Phase 2, an addition to the Town of Addison, Texas as shown by plat of record in Volume 98221, Page 20 of said Deed Records, being the same land conveyed to DCO Brookhaven Center, LP by deed of record in Instrument No. 20080371981 of said Official Public Records, said 11.626 acre tract being more particularly described as follows:

Beginning at "X" cut in concrete set in the south right-of-way line of Spring Valley Road for the northeast corner of the 0.344 acre tract of land conveyed to Jeff Staffin, Inc. by deed of record in Volume 99111, Page 3996 of said Deed Records, said "X" being the northwest corner of said Greenhaven Village No. 2;

Thence South 89°45'14" East with said south right-of-way line, a distance of 554.03 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the 6.5138 acre tract of land conveyed to DCO Glenwood Apartments, LP by deed of record in Instrument No. 20070159781 of said Official Public Records, said rod being the northeast corner of said Brookhaven Village Shopping Center Phase 2;

Thence South 00°17'30" West with the west line of said 6.5138 acre tract, passing the southwest corner of said 6.5138 acre tract and a re-entrant corner in the north line of the 7.565 acre tract of land conveyed to DCO Garden Oaks, LP by deed of record in Instrument No. 20070096223 of said Official Public Records, and continuing along the north line thereof a total distance of 709.08 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Brookhaven Village Shopping Center Phase 2;

Thence North 89°46'48" West continuing with the north line of said 7.565 acre tract, passing the northwest corner thereof and continuing along the north lines of Brookhaven Village Shopping Center, an addition to the Town of Addison, Texas as shown by plat of record in Volume 86225, Page 4769 of said Deed Records, being the same land conveyed to Mustang Brookhaven SC, LTD by deed of record in Volume 94129, Page 111 and the 0.485 acre tract of land conveyed to DCO Investments, Inc. by deed of record in Instrument No. 201200173178 said Deed Records a total distance of 800.56 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the east right-of-way line of Marsh Lane for the northwest corner of said 0.485 acre tract and the southwest corner of said Brookhaven Village Shopping Center Phase 2;

Thence North 0°01'21" East with said east right-of-way line, a distance of 30.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of Lot 1, Block A of the Home Savings / Marsh Lane Addition, an addition to the Town of Addison, Texas as shown by plat of record in Volume 94052, Page 4334 of said Deed Records, being the same land conveyed to Banc One Building Corporation by deed of record in Instrument No. 200900130193 of said Official Public Records;

Thence South 89°46'48" East a distance of 209.00 feet 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Lot 1, Block A;

Thence North 0°01'21" East a distance of 120.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said Lot 1, Block A;

Thence North 89°46'48" West a distance of 209.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in said east right-of-way line for the northwest corner of said Lot 1, Block A;

Thence North 0°01'21" East with said east right-of-way line, a distance of 409.45 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the 0.5154 acre tract of land conveyed to A+A Investments Partnership by deed of record in Volume 95245, Page 1056 of said Deed Records;

Thence South 89°45'14" East with the south lines of said 0.5154 acre tract and said 0.344 acre tract, a distance of 250.00 feet to an "X" cut in concrete set for the southeast corner of said 0.344 acre tract;

Thence North 00°01'48" West a distance of 150.00 feet to the Point-of-Beginning and containing 506,418 Square Feet or 11.626 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO BROOKHAVEN CENTER LP, and DCO REALTY, INC. ("Owners") do hereby adopt this plat designating the hereinabove property as Lot 1, Block E, VITRUVIAN PARK ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the Town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer 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 service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND AT _____, this the ___ day of _____, 2016.

By: DCO BROOKHAVEN CENTER LP,
By: DCO REALTY, INC., a Delaware corporation

By: DCO REALTY, INC.

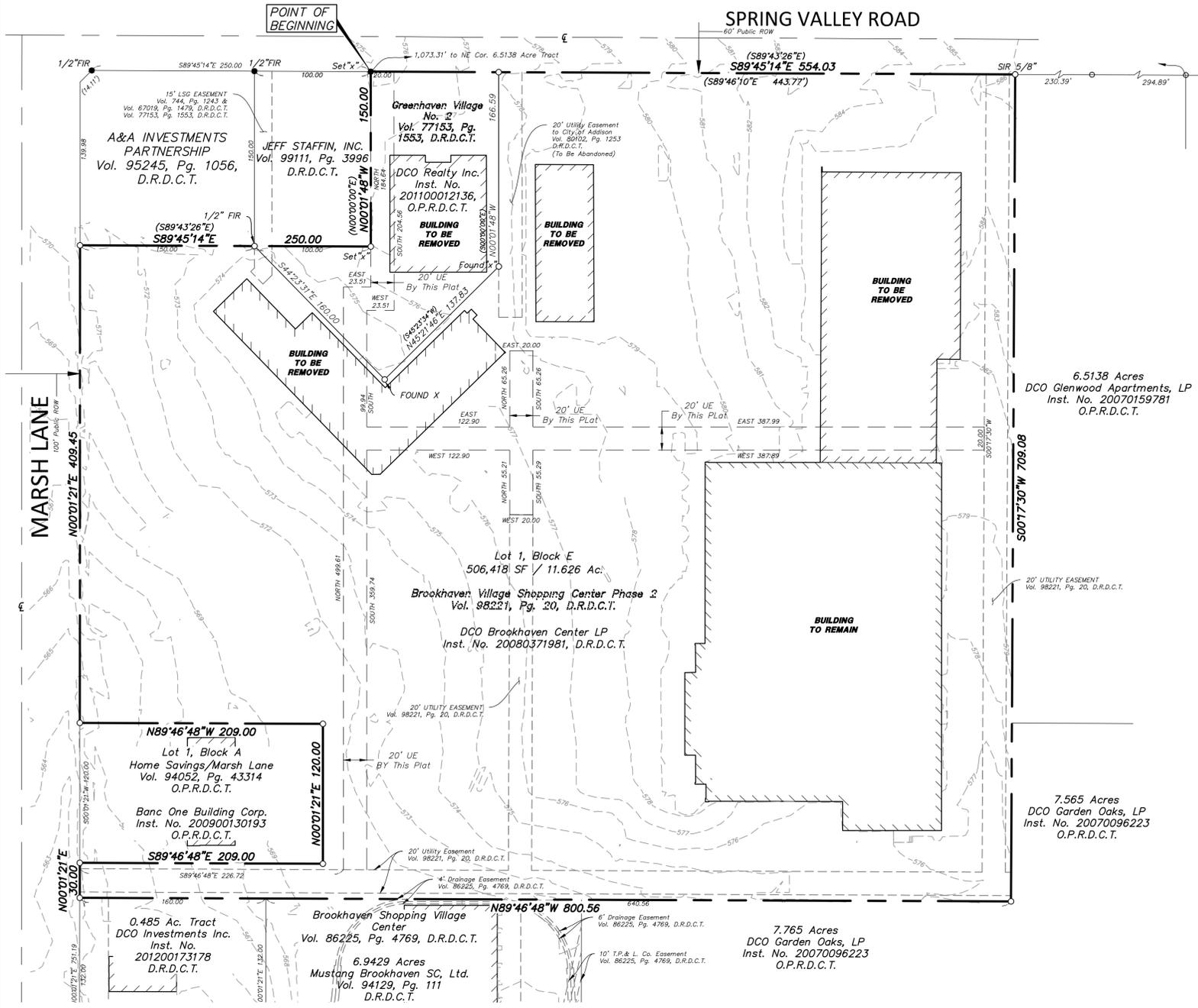
Tom Lamberth, Authorized Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tom Lamberth, authorized agent for DCO Realty, Inc., a Delaware corporation, general partner of DCO Brookhaven Center, LP, a Delaware limited partnership, on behalf of said limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DCO Realty, Inc. and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2016.

Notary Public, State of Texas



NOTES

The bearing basis for this plat is a bearing of S 26°18'00" W for Brookhaven Club Drive (now Vitruvian Way) as indicated in the deed to DCO Clipper Pointe, LP as recorded in County Clerk Instrument No. 20070170325, Deed Records of Dallas County, Texas.

CERTIFICATE OF APPROVAL

APPROVED this ___ day of _____, 2016 by Town of Addison, Texas.

Chair, Planning and Zoning Commission

City of Secretary

**PRELIMINARY PLAT
OF
VITRUVIAN PARK ADDITION
LOT 1, BLOCK E
11.626 ACRES**

OUT OF THE
NOAH GOOD SURVEY, ABSTRACT NO. 520
IN THE
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER
**DCO BROOKHAVEN CENTER LP, AND
DCO REALTY, INC.**
C/O TOM LAMBERTH
3875 PONTE AVENUE, SUITE 400
ADDISON, TEXAS 75001
972-716-3560
ENGINEER/SURVEYOR

KADLECK & ASSOCIATES
a Division of **Westwood**

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Phone (214) 473-4640 Toll Free (888) 937-5150
TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301

THIS PLAT FILED ON _____ IN INSTRUMENT NO. _____, O.P.R.D.C.T.