



BASIS OF BEARING:
THE SOUTHEAST RIGHT-OF-WAY
LINE OF BROOKHAVEN CLUB
DRIVE, AS RECORDED IN
VOL. 76235, PG. 2247,
M.R.D.C.T.

PURPOSE OF PLAT:
TO CREATE LEGAL LOTS

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHD
C1	84.50	54.87	48°47'49"	S 24°23'25" E	53.29
C2	192.50	88.40	20°39'23"	S 10°19'40" E	69.03
C3	192.50	33.37	06°56'28"	S 30°39'11" E	23.31
C4	207.50	50.91	08°46'26"	N 28°27'03" W	20.80
C5	207.50	82.58	22°48'08"	N 11°24'55" W	82.04
C6	49.50	42.18	48°47'59"	N 24°23'55" W	40.80

LINE TABLE		
L1	S 41°12'11" W	10.00
L2	N 48°47'49" W	82.87
L3	S 88°47'49" E	9.00
L4	N 48°47'49" W	35.00
L5	N 41°12'11" E	26.00
L6	S 88°47'49" E	60.00
L7	S 41°12'11" W	10.00
L8	S 48°47'49" E	57.87
L9	N 41°12'11" E	10.00
L10	S 48°47'49" E	54.48
L11	S 41°12'11" W	10.00
L12	N 48°47'49" W	54.48
L13	N 41°12'11" E	10.53
L14	S 88°47'49" E	45.72
L15	S 22°55'30" W	10.00
L16	N 67°04'30" W	90.02
L17	N 41°12'11" E	10.00
L18	S 78°00'13" E	81.36
L19	N 48°47'49" W	10.00
L20	S 41°12'11" W	123.17
L21	N 41°12'11" E	3.00
L22	S 48°47'49" E	7.00
L23	N 41°12'11" E	7.50
L24	S 48°47'49" E	10.00
L25	N 41°12'11" E	149.48
L26	S 48°47'49" E	149.48
L27	S 41°12'11" W	7.50
L28	S 48°47'49" E	10.00
L29	S 00°00'00" W	292.81
L30	S 48°47'49" E	14.90
L31	S 89°50'23" E	121.12
L32	N 67°04'30" W	21.30
L33	N 45°13'39" E	19.00
L34	S 44°46'21" E	10.00
L35	S 45°13'39" W	14.90
L36	S 00°13'39" W	17.14
L37	S 89°50'23" E	287.22
L38	S 00°09'37" W	15.00
L39	N 89°50'23" W	424.54
L40	S 44°46'21" E	27.20
L41	NORTH	252.21
L42	N 48°47'49" W	159.68
L43	N 67°04'30" W	293.01
L44	N 27°32'28" E	185.38
L45	N 41°12'11" E	271.44
L46	N/A	N/A
L47	S 41°12'11" W	269.64
L48	S 27°32'28" W	180.83
L49	S 06°45'39" W	288.54
L50	N 89°46'21" W	15.10
L51	S 13°56'47" W	12.00
L52	N 78°00'13" W	78.16
L53	N 03°47'49" W	10.00
L54	N 89°50'23" E	102.82
L55	N 00°09'37" W	20.00
L56	S 89°50'23" E	20.00
L57	N 41°12'11" E	107.33
L58	N 41°12'11" E	16.45
L59	N 48°47'49" W	5.28
L60	N 41°12'11" E	35.00
L61	S 48°47'49" E	42.00
L62	S 41°12'11" W	35.00
L63	N 48°47'49" W	24.72
L64	S 41°12'11" W	16.45
L65	S 48°47'49" E	15.36
L66	S 00°00'00" W	21.06
L67	S 00°00'00" W	20.00
L68	N 89°46'21" W	17.87
L69	N 89°46'21" W	2.09
L70	N 89°46'21" W	20.77
L71	N 89°46'21" W	11.88
L72	N 36°27'54" E	30.15
L73	N 89°46'21" W	5.03
L74	N 89°46'21" W	185.22
L75	N 41°12'11" E	12.00
L76	N 41°12'11" E	12.00
L77	N 41°12'11" E	12.00
L78	N 41°12'11" E	12.00
L79	N 41°12'11" E	12.00
L80	N 41°12'11" E	12.00
L81	N 41°12'11" E	12.00
L82	N 41°12'11" E	12.00
L83	N 41°12'11" E	12.00
L84	N 41°12'11" E	12.00
L85	N 41°12'11" E	12.00
L86	N 41°12'11" E	12.00
L87	N 41°12'11" E	12.00
L88	N 41°12'11" E	12.00
L89	N 41°12'11" E	12.00
L90	N 41°12'11" E	12.00
L91	N 41°12'11" E	12.00
L92	N 41°12'11" E	12.00
L93	N 41°12'11" E	12.00
L94	N 41°12'11" E	12.00
L95	N 41°12'11" E	12.00
L96	N 41°12'11" E	12.00
L97	N 41°12'11" E	12.00
L98	N 41°12'11" E	12.00
L99	N 41°12'11" E	12.00
L100	N 41°12'11" E	12.00

FINAL PLAT

LOTS 1 AND 2, BLOCK A VITRUVIAN PARK ADDITION

LOCATED IN THE NOAH GOOD SURVEY A-520
TOWN OF ADDISON, DALLAS, COUNTY, TEXAS

REVISION	DATE
10/14/08	05/29/09
03/03/09	06/16/09
04/06/09	
04/20/09	

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR, SUITE B
MESQUITE, TEXAS 75150-3812
Phone (972) 681-4442
Fax 681-4829

DATE: JULY 2008
SCALE: 1" = 50'
FILE NO. RP-833F

PG 1
OF 2

C:\ARCHIVE\DAVID\CONDO\BROOKHAVEN\ADDITION\WORKS\RP-833F.DWG A:\RP-833.DWG (M)

C:\MAPSHE.D\DAVID\TOWN\BROOKHAVEN\ADDITION\W44598L.RP-833F.DWG
C:\OFFICE\MP\WIN\WPDOS\REFLATE.RP-833F.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DCO Greenhaven, LP, a Delaware limited partnership, is the owner of a 10.314 acre tract of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas and being a portion of that certain tract of land conveyed to DCO Greenhaven, LP by Deed recorded in Instrument No. 200800335782, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of Brooktown Townhouses, Volume 90205 Page 85, Dallas County, Texas and the South line of Brookhaven Club Drive (100 foot ROW);

THENCE: North 41 degrees 12 minutes 11 seconds East, 638.50 feet along Brookhaven Club Drive (100 foot ROW) to a 1/2 inch iron rod set in the South line of Brookhaven Club Drive (100 foot ROW);

THENCE: South 48 degrees 47 minutes 49 seconds East, 705.81 feet to a 1/2 inch iron rod set;

THENCE: South 41 degrees 12 minutes 11 seconds West, 92.00 feet to a 1/2 inch iron rod set;

THENCE: North 48 degrees 47 minutes 49 seconds West, 150.24 feet to a 1/2 inch iron rod set;

THENCE: South 41 degrees 12 minutes 11 seconds West, 294.27 feet to a 1/2 inch iron rod set;

THENCE: South 00 degrees 09 minutes 37 seconds West, 238.07 feet to a 1/2 inch iron rod set at the North line of Brookhaven College REP, Volume 86105 Page 2676;

THENCE: North 89 degrees 50 minutes 23 seconds West, 127.16 feet to a 1/2 inch iron rod found at the Northeast common corner of Lots 20 and 21 of Wooded Creek Estates Volume 92134 Page 3046 and the Northwest corner of Brookhaven College REP Volume 86105 Page 2676;

THENCE: North 89 degrees 46 minutes 21 seconds West, 349.43 feet along the North line of Lot 20 of Wooded Creek Estates Volume 92134 Page 3046 to a 1/2 inch iron rod found at the Southwest corner of Brooktown Townhouses Volume 90205 Page 85 and the North line of Lot 19 of Wooded Creek Estates Volume 92134 Page 3046;

THENCE: North 318.93 feet along the East line of Brooktown Townhouses Volume 90205 Page 85 to a 1/2 inch iron rod found;

THENCE: North 48 degrees 47 minutes 49 seconds West, 142.08 feet to the PLACE OF BEGINNING and containing 10.314 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DCO Greenhaven LP, a Delaware limited partnership, does hereby adopt this plat designating the herein above property as VITRUVIAN PARK ADDITION, an Addition in 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, 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 of 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 of 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 and 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.

DCO Greenhaven LP, a Delaware limited partnership

By: DCO Realty, Inc., a Delaware corporation
By: Mark M. Culwell, *Mark M. Culwell* (Title)

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on 10/14/08 2009 by Mark M. Culwell, authorized agent for DCO Realty, Inc., a Delaware corporation, general partner of DCO Greenhaven LP, a Delaware limited partnership, on behalf of said limited partnership.

GIVEN under my Hand and Seal of Office this the 14th day of June 2009.

J. L. Lane
NOTARY PUBLIC in and for the State of TEXAS
My commission expires: 10/24/2009



SURVEYOR'S CERTIFICATE

I, J. L. LANE, 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/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

GIVEN under my Hand and Seal of Office this the 16th day of June 2009.

J. L. Lane
J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared, J. L. LANE, 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 consideration therein expressed.

GIVEN under my Hand and Seal of Office this the 16th day of June 2009.

Katie Lutz
NOTARY PUBLIC in and for the State of TEXAS
My commission expires: Aug 25, 2012



CERTIFICATE OF APPROVAL
APPROVED THIS 9th day of September 2008 by the City Council of Addison, Texas.

John P. Motley
Mayor
John P. Motley
City Secretary
John P. Motley

Confirmed Copy
Official Public Records
John P. Motley, County Clerk
Dallas County, TEXAS
09/03/2008 12:29:33 pm
\$50.00



20950022870

FINAL PLAT
LOTS 1 AND 2, BLOCK A
VITRUVIAN PARK ADDITION

LOCATED IN THE NOAH GOOD SURVEY A-520
TOWN OF ADDISON, DALLAS, COUNTY, TEXAS

REVISION		LANE'S SOUTHWEST SURVEYING INC. 2717 MOTLEY DR., SUITE B MESQUITE, TEXAS 75150-3812 Phone (972) 681-4442 Fax 681-4829	DATE: JULY 2008 SCALE: 1"= 50' 0 25 50 100 FILE No. RP-833F	PG 2 OF 2
10/14/08	05/29/09			
03/03/09	06/16/09			
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04/20/09				