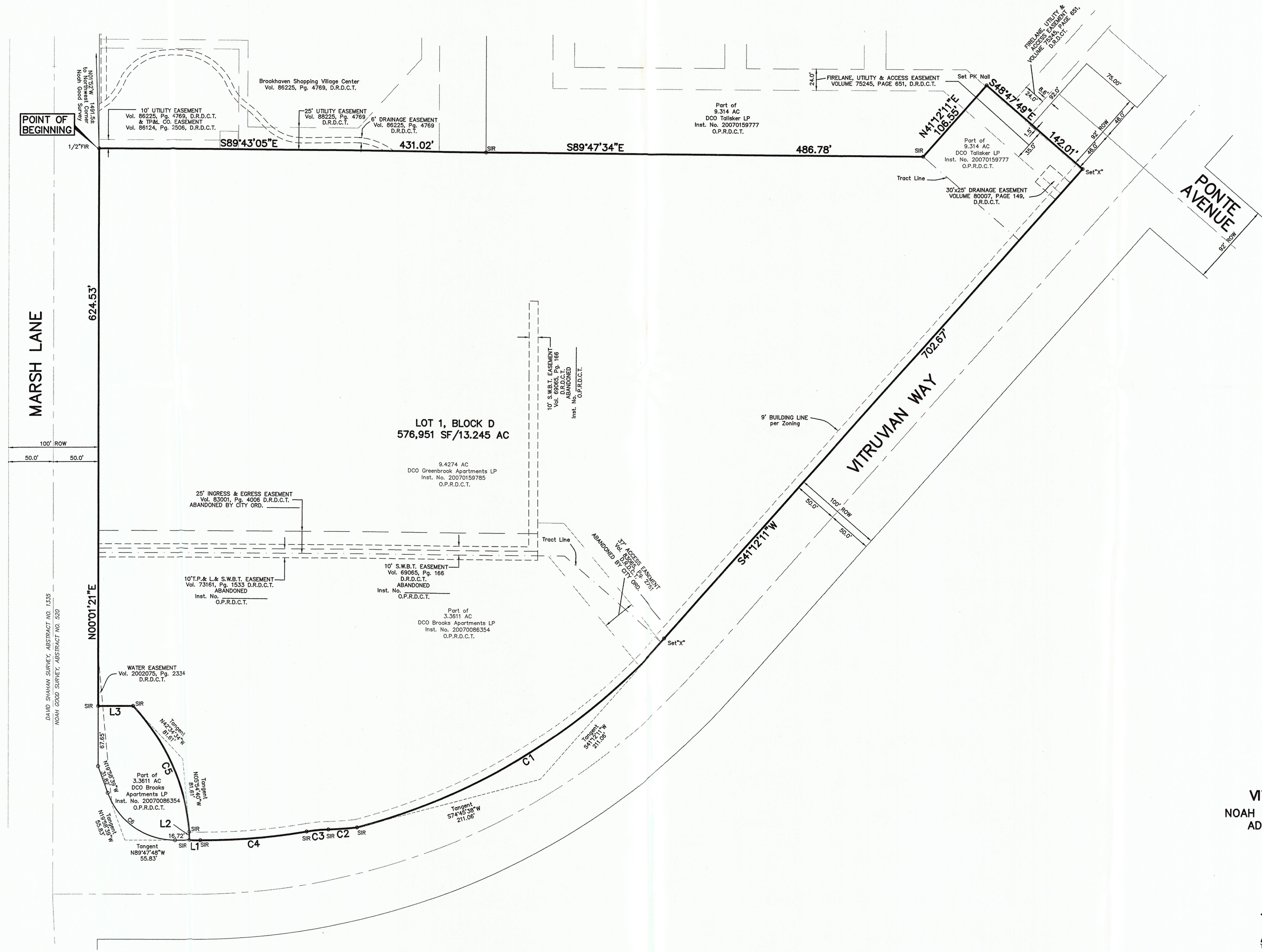


VICINITY MAP
No Scale

NUM	BEARING	DISTANCE
L1	N89°47'48"W	12.68'
L2	N00°12'12"E	9.00'
L3	N89°58'39"W	38.88'

NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT BEARING		
						E	W	TANGENT
C1	33°33'27"	409.98'	700.00'	S57°58'54"W	404.15'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C2	06°19'56"	32.05'	290.00'	S85°42'52"W	32.03'	S89°32'55"W	S88°52'50"W	16.04'
C3	08°41'54"	24.29'	160.00'	N84°31'53"W	24.27'	S88°52'50"W	S80°10'56"W	12.17'
C4	10°01'18"	118.85'	679.51'	S85°11'34"W	118.70'	S80°10'56"W	N89°47'48"W	54.58'
C5	36°39'54"	157.61'	246.30'	N24°14'37"W	154.94'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C6	69°49'09"	97.49'	80.00'	N54°53'13"W	91.57'	SEE DRAWING	SEE DRAWING	SEE DRAWING

LEGEND
 FIR Found Iron Rod
 SIR Set 5/8" Iron Rod with a plastic cap stamped "KADLECK NO. 3952"



SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT

SHEET 1 OF 2

FINAL PLAT

LOT 1, BLOCK D

VITRUVIAN PARK ADDITION

NOAH GOOD SURVEY, ABSTRACT NO. 520

ADDISON, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER

DCO Brooks Apartments LP
 DCO Greenbrook Apartments LP
 DCO Talisker LP
 c/o Tom Lamberth
 3875 Ponte Avenue, Suite 400
 Addison, Texas 75001
 972-718-3560

PREPARED BY

KADLECK & ASSOCIATES
 ENGINEERING PLANNING SURVEYING
 2000 N. CENTRAL EXPY. SUITE 113
 (972) 861-0771 PLANO, TX 75074
 TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

FILED _____ CC INST.# _____ D.R.D.C.T. DATE: APR. 29, 2013 JOB #3045-A

F:\3000-3959\3045 Vitruvian Park Plats\PLAT A.dwg, 01/13/2013 9:48:35 AM

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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

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 10th day of March, 2016.



L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

FOR REVIEW ONLY
NOT FOR RECORDING

STATE OF TEXAS }

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

CERTIFICATE OF APPROVAL

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

Mayor - Chair, Planning & Zoning Commission

City of Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, are the owners of a tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being part of a called 3.3611 acre tract of land conveyed to DCO Brooks Apartments LP by deed recorded in County Clerk Instrument Number 20070086354, Official Public Records of Dallas County, Texas, all of a called 9.4274 acre tract of land conveyed to DCO Greenbrook Apartments LP by deed recorded in County Clerk Instrument Number 20070159785, Official Public Records of Dallas County, Texas and part of a called 9.314 acre tract of land conveyed to DCO Talisker LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner in the east line of Marsh Lane (a 100 foot right of way), said point being the southwest corner of Brookhaven Shopping Center addition as recorded in Volume 86225, Page 4769, Deed Records of Dallas County, Texas and being the northwest corner of the said 9.4274 acre tract;

THENCE, S 89°43'05" E, departing the east line of Marsh Lane and with the south line of the said Brookhaven Shopping Center addition, a distance of 431.02 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner, said point being the southeast corner of the said Brookhaven Shopping Center addition and the southwest corner of a called 9.314 acre tract of land conveyed to DCO Talisker, LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas;

THENCE, S 89°47'34" E, with the south line of the said 9.314 acre tract, a distance of 486.78 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, N 41°12'11" E, departing the said common line, a distance of 106.55 feet to a PK nail for a corner;

THENCE, S 48°47'49" E, a distance of 142.01 feet to a "x" cut of concrete pavement for a corner in the northwest line of Vitruvian Way (a 100 foot right of way);

THENCE, the following courses and distances with the northwest and north line of Vitruvian Way:

- S 41°12'11" W, passing at a distance of 101.55 feet the common east corner of the said 9.314 acre tract and the said 9.4274 acre tract, continuing in all a distance of 702.67 feet to a set "x" cut on concrete pavement at the beginning of a tangent curve to the right with a central angle of 33°33'27", a radius of 700.00 feet, a chord bearing of S 57°58'54" W and a chord distance of 404.15 feet;

- Southwesterly, along said curve, an arc distance of 409.98 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a compound curve to the right with a central angle of 06°19'56", a radius of 290.00 feet, a chord bearing of S 85°42'52" W and a chord distance of 32.03 feet;

- Southwesterly, along said curve, an arc distance of 32.05 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the left with a central angle of 08°41'54", a radius of 160.00 feet, a chord bearing of S 84°31'53" W and a chord distance of 24.27 feet;

- Southwesterly, along said curve, arc distance of 24.29 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the right with a central angle of 10°01'16", a radius of 679.51 feet, a chord bearing of S 85°11'34" W and a chord distance of 11870 feet;

- Southwesterly, along said curve, an arc distance of 118.85 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;

- N 89°47'48" W, a distance of 29.40 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner departing the north line of Vitruvian Way, at the beginning of a tangent curve to the right with a central angle of 69°49'09", a radius of 80.00 feet, a chord bearing of N 54°53'18" W and a chord distance of 91.57 feet;

- Northwesterly, along said curve, an arc distance of 97.49 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;

THENCE, N 19°58'39" W, a distance of 31.62 feet to the east line of said Marsh Lane;

THENCE, N 0012'12" E, with the east line of Marsh Lane a distance of 624.53 feet to the Point of Beginning and Containing 587,344 square feet or 13.484 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, ("Owners") do hereby adopt this plat designating the hereinabove property as Lots 1-5, Block D, 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 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 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 BROOKS APARTMENTS LP, a Delaware limited partnership
DCO GREENBROOK APARTMENTS LP, a Delaware limited partnership
DCO TALISKER LP, a Delaware limited partnership
By: DCO REALTY, INC., a Delaware corporation

By: _____
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 Addison at Brookhaven, LP, a Delaware limited partnership, DCO Greenhaven, LP, and DCO Talisker 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

SHEET 2 OF 2

PRELIMINARY PLAT
VITRUVIAN PARK ADDITION
LOT 1-5, BLOCK D
NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
DCO Brooks Apartments LP
VPDEV 1 LLC
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972-716-3560

KADLECK & ASSOCIATES, a Division of
westwoods.com
Westwood Survey Firm No. 10074301
Westwood Professional Services, Inc.
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-6150 Plano, TX 75093

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, are the owners of a tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being part of a called 3.3611 acre tract of land conveyed to DCO Brooks Apartments LP by deed recorded in County Clerk Instrument Number 20070086354, Official Public Records of Dallas County, Texas, all of a called 9.4274 acre tract of land conveyed to DCO Greenbrook Apartments LP by deed recorded in County Clerk Instrument Number 20070159785, Official Public Records of Dallas County, Texas and part of a called 9.314 acre tract of land conveyed to DCO Talisker LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner in the east line of Marsh Lane (a 100 foot right of way), said point being the southwest corner of Brookhaven Shopping Center addition as recorded in Volume 86225, Page 4769, Deed Records of Dallas County, Texas and being the northwest corner of the said 9.4274 acre tract;

THENCE, S 89°43'05" E, departing the east line of Marsh Lane and with the south line of the said Brookhaven Shopping Center addition, a distance of 431.02 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck NO. 3952" for a corner, said point being the southeast corner of the said Brookhaven Shopping Center addition and the southwest corner of a called 9.314 acre tract of land conveyed to DCO Talisker, LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas;

THENCE, S 89°47'34" E, with the south line of the said 9.314 acre tract, a distance of 486.78 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, N 41°12'11" E, departing the said common line, a distance of 106.55 feet to a PK nail for a corner;

THENCE, S 48°47'49" E, a distance of 142.01 feet to a "x" cut of concrete pavement for a corner in the northwest line of Vitruvian Way (a 100 foot right of way);

THENCE, the following courses and distances with the northwest and north line of Vitruvian Way:

- S 41°12'11" W, passing at a distance of 106.55 feet the common east corner of the said 9.314 acre tract and the said 9.4274 acre tract, continuing in all a distance of 702.67 feet to a set "x" cut on concrete pavement at the beginning of a tangent curve to the right with a central angle of 33°33'27", a radius of 700.00 feet, a chord bearing of S 57°58'54" W and a chord distance of 404.15 feet;
- Southwesterly, along said curve, an arc distance of 409.98 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a compound curve to the right with a central angle of 06°19'56", a radius of 290.00 feet, a chord bearing of S 85°42'52" W and a chord distance of 32.03 feet;
- Southwesterly, along said curve, an arc distance of 32.05 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the left with a central angle of 08°41'54", a radius of 160.00 feet, a chord bearing of S 84°31'53" W and a chord distance of 24.27 feet;
- Southwesterly, along said curve, an arc distance of 24.29 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the right with a central angle of 10°01'16", a radius of 679.51 feet, a chord bearing of S 85°11'34" W and a chord distance of 118.70 feet;
- Southwesterly, along said curve, an arc distance of 118.85 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;
- N 89°47'48" W, a distance of 1268 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, N 00°12'12" E, departing the north line of Vitruvian Way, a distance of 9.00 feet to the beginning of a tangent curve to the left with a central angle of 36°39'54", a radius of 246.30 feet, a chord bearing of N 24°14'37" W and a chord distance of 154.94 feet;

THENCE, Northwesterly, along said curve, an arc distance of 157.61 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, N 89°58'39" W, a distance of 38.88 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner in the east line of Marsh Lane;

THENCE, N 00°01'21" E, with the east line of Marsh Lane, a distance of 624.53 feet to the Point of Beginning and Containing 576,951 square feet or 13.245 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, ("Owners") do hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK D, 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 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 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 Addison, Texas, this the 21st day of June, 2013.

By: DCO BROOKS APARTMENTS LP, a Delaware limited partnership
DCO GREENBROOK APARTMENTS LP, a Delaware limited partnership
DCO TALISKER LP, a Delaware limited partnership
By: DCO REALTY, INC., a Delaware corporation

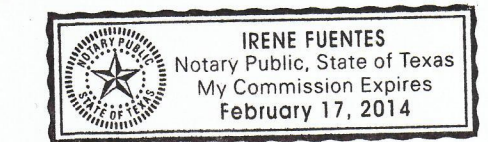
By: Tom Lamberth, Authorized Agent

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 Brooks Apartments LP, a Delaware limited partnership, DCO Greenbrook Apartments LP, and DCO Talisker 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 21st day of June, 2013.

Notary Public, State of Texas



NOTES

- 1. 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

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 19th day of June, 2013.

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

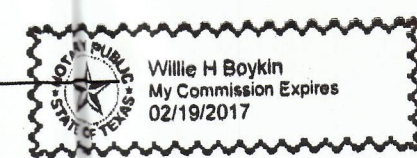


STATE OF TEXAS }
COUNTY OF COLLIN }

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 19th day of June, 2013.

Notary Public, State of Texas



CERTIFICATE OF APPROVAL

APPROVED this 11th day of June, 2013 by Town of Addison, Texas.

Mayor
City of Secretary

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/12/2013 09:20:18 AM
\$91.00



201300219334

SHEET 2 OF 2

FINAL PLAT
LOT 1, BLOCK D
VITRUVIAN PARK ADDITION
NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
DCO Brooks Apartments LP
DCO Greenbrook Apartments LP
DCO Talisker LP
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972-716-3560

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL, EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

FILED CC INST.# D.R.D.C.T. DATE: APR. 29, 2013 JOB #3045-A