

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, DCO Greenhaven LP, a Delaware limited partnership and DCO Addison at Brookhaven LP, a Delaware limited partnership, is the owner of a 11.9406 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. 200600335782 and a portion of that certain tract of land conveyed to DCO Addison at Brookhaven LP by Deed recorded in Instrument No. 200600407616, both in Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner in the Southeast ROW line of Brookhaven Club Drive (a 100' ROW), said iron rod being North 41 degrees 12 minutes 11 seconds East, a distance of 638.50 feet from a 1/2 inch iron rod found for corner at the Northeast corner of Brooktown Townhouses, recorded in Volume 90205 Page 85, Map Records, Dallas County, Texas;

THENCE: along the Southeast ROW line of Brookhaven Club Drive, the following bearings and distances:

North 41 degrees 12 minutes 11 seconds East, a distance of 91.00 feet to 1/2 inch iron rod set at the beginning of a curve to the right, having a central angle of 44 degrees 34 minutes 26 seconds, a radius of 334.00 feet and a chord bearing North 63 degrees 29 minutes 24 seconds East, a distance of 253.33 feet;

Northeasterly, along said curve to the right, an arc distance of 259.84 feet to a 1/2 inch iron rod set at the beginning of a reverse curve to the left, having a central angle of 59 degrees 28 minutes 38 seconds, a radius of 434.00 feet and a chord bearing North 56 degrees 02 minutes 18 seconds East, a distance of 430.56 feet;

Northeasterly, along said curve to the left, an arc distance of 450.52 feet to a 1/2 inch iron rod set at the end of said curve;

North 26 degrees 18 minutes 00 seconds East, a distance of 47.00 feet to a 1/2 inch iron rod set for corner;

THENCE: South 63 degrees 42 minutes 00 seconds East, departing the Southeast ROW line of Brookhaven Club Drive, a distance of 60.00 feet to a 1/2 inch iron rod set for corner;

THENCE: South 26 degrees 18 minutes 00 seconds West, a distance of 47.00 feet to a 1/2 inch iron rod set for corner;

THENCE: South 48 degrees 47 minutes 49 seconds East, a distance of 238.78 feet to a 1/2 inch iron rod set at the beginning of a curve to the left, having a central angle of 59 degrees 54 minutes 11 seconds, a radius of 130.00 feet and a chord bearing South 78 degrees 44 minutes 55 seconds East, a distance of 129.61 feet;

THENCE: Northeasterly, along said curve to the left, an arc distance of 135.92 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE: North 71 degrees 18 minutes 00 seconds East, a distance of 73.20 feet to a 1/2 inch iron rod set for angle point;

THENCE: South 89 degrees 50 minutes 23 seconds East, a distance of 166.41 feet to a 1/2 inch iron rod set for corner;

THENCE: South 00 degrees 09 minutes 37 seconds West, a distance of 200.00 feet to a 1/2 inch iron rod set for corner;

THENCE: South 89 degrees 50 minutes 23 seconds East, a distance of 129.87 feet to a 1/2 inch iron rod set at the beginning of a curve to the left, having a central angle of 48 degrees 57 minutes 26 seconds, a radius of 100.00 feet and a chord bearing South 65 degrees 40 minutes 54 seconds West, a distance of 82.87 feet;

THENCE: Southwesterly, along said curve to the left, an arc distance of 85.45 feet to a 1/2 inch iron rod set at the end of said curve;

THENCE: South 41 degrees 12 minutes 11 seconds West, a distance of 471.68 feet to a 1/2 inch iron rod set for angle point;

THENCE: South 86 degrees 12 minutes 11 seconds West, a distance of 170.00 feet to a 1/2 inch iron rod set for angle point;

THENCE: North 48 degrees 47 minutes 49 seconds West, a distance of 70.00 feet to a 1/2 inch iron rod set for angle point;

THENCE: South 86 degrees 12 minutes 11 seconds West, a distance of 43.89 feet to a 1/2 inch iron rod set for angle point;

THENCE: South 41 degrees 12 minutes 11 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod set for angle point;

THENCE: North 48 degrees 47 minutes 49 seconds West, a distance of 555.57 feet to the PLACE OF BEGINNING and containing 11.9406 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DCO Greenhaven LP, a Delaware limited partnership and DCO Addison at Brookhaven LP, a Delaware limited partnership, does hereby adopt this plat designating the herein above property as VITRUVIAN PARK ADDITION, LOTS 1 AND 2, BLOCK B, 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  
DCO Addison at Brookhaven LP, a Delaware limited partnership

By: DCO Realty, Inc., a Delaware corporation

By: Mark M. Culwell, \_\_\_\_\_ (Title)

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_, 2010 by Mark M. Culwell, authorized agent for DCO Realty, Inc., a Delaware corporation, general partner of DCO Greenhaven LP, a Delaware limited partnership and DCO Addison at Brookhaven LP, a Delaware limited partnership, on behalf of said limited partnership.

GIVEN under my Hand and Seal of Office this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of TEXAS  
My commission expires: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of TEXAS  
My commission expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the Town Council of Addison, Texas.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

FINAL PLAT

LOTS 1 AND 2, BLOCK B  
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: JAN, 2010 SCALE 1" = 50' 0 25 50 100 FILE No. RP-833F-1	PG 2 OF 2
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