DCO GLENWOOD APARTMENTS LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520
PG 265, TRACT 38
6.51 ACRES

DCO SPRINGHAVEN LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520
PG 822, TRACT 40
9.411 ACRES

NOAH GOOD
ABSTRACT 520, PG 265
2.691 ACRES

BROOKHAVEN VILLAGE SHOPPING CENTER 2
VOL 94129, PG 0111
10.950 ACRES

EXISTING 100' ROW
BROOKHAVEN CLUB DRIVE

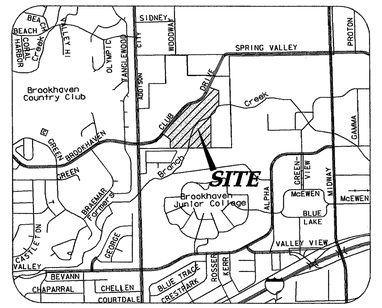
S89°35'11"E 50.05'
N26°33'34"E 58.13'
S89°42'26"E 301.45'
301.4'
38.2'
50.0'
LOT 1
BLOCK C
2.47 AC
217.5'
500.90'
179.0'
125.4'
98.2'
145.7'
318.7'
FUTURE 53' ROW STREET C
481.8'
230.4'
N26°18'00"E
78.7'
111.0'
277.9'
294.4'
185.3'
177.4'
181.1'
87.9'
LOT 4
BLOCK B
2.96 AC
LOT 2
BLOCK C
0.91 AC
PROPOSED
DRAINAGE
EASEMENT
PROP 25'
DRAINAGE
EASEMENT
PROP 20'
DRAINAGE
EASEMENT
PROPOSED
WATER
EASEMENT
PROPOSED SCREEN FENCE

VILLAS @ PARKSIDE I
LOT 1, BLOCK A
22.133 ACRES

VOL. Pg.

NORTH

0 50 100 150 200
GRAPHIC SCALE IN FEET
SCALE: 1"=100'



VICINITY MAP

NOT TO SCALE
(MAPSCO GRID 14J)

DCO TALISKER LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520,
PG 822, TRACT 45
9.47 ACRES

BROOKHAVEN VILLAGE SHOPPING CENTER
VOL 94129, PG 0111
6.944 ACRES

DCO GARDEN OAKS LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520,
PG 265, TRACT 39
7.56 ACRES

DCO CLIPPER POINTE LP,
A DELAWARE LIMITED PARTNERSHIP
VOL 94147, PG 0195
7.837 ACRES

Δ=59°28'36"
R=434.00'
L=450.50'
ChD=430.56'
ChB=N56°02'17"W

Δ=44°34'25"
R=334.00'
L=259.84'
ChD=253.33'
ChB=N63°29'33"W

TEXAS POWER AND LIGHT COMPANY
VOL 71084, PG 684, M.R.D.C.T.
TO BE ABANDONED

PROP 25'
DRAINAGE
EASEMENT

PROPOSED 15'
WASTEWATER
EASEMENT

LOT 1
BLOCK B
3.52 AC

259.8'
156.1'
17.8'
233.2'
91.0'
348.2'
PROP 92' ROW
STREET B

15' WATER EASEMENT
VOL 70219, PG 858, M.R.D.C.T.
TO BE ABANDONED

15' WATER EASEMENT
VOL 70219, PG 854, M.R.D.C.T.
TO BE ABANDONED

15' SANITARY SEWER EASEMENT
VOL 76235, PG 2247, M.R.D.C.T.
TO BE ABANDONED

LOT 2
BLOCK B
8.30 AC

18.7'
70.4'
102.6'
25.4'
104.6'
26.8'
34.6'
153.6'
542.7'

15' DRAINAGE EASEMENT
VOL 76235, PG 2247, M.R.D.C.T.
TO BE ABANDONED

7.5' SANITARY SEWER EASEMENT
VOL 76235, PG 2247, M.R.D.C.T.
TO BE ABANDONED

DCO ADDISON AT BROOKHAVEN LP,
A DELAWARE LIMITED PARTNERSHIP
VOL 98084, PG 0682
23.705 ACRES

LOT 3
BLOCK B
7.79 AC

207.6'
55.9'
80.0'
68.6'
163.3'
335.8'
330.5'
883.2'

10' WATERLINE EASEMENT
VOL 76235, PG 2247, M.R.D.C.T.
TO BE ABANDONED

FUTURE 53' ROW
STREET C
FUTURE 5.57 AC ROW

1618.92'
S0°07'24"E
PARISH EPISCOPAL
SCHOOL
LOT 1, BLOCK A
49.51 ACRES

DCO GREENBROOK APARTMENTS LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520,
PG 822, TRACT 3
9.4274 ACRES

N41°12'11"E
229.50'
498.5'
EXISTING 100' ROW
BROOKHAVEN CLUB DRIVE

15' DRAINAGE & UTILITY EASEMENT
VOL 80049, PG 2080, M.R.D.C.T.
VOL 80049, PG 2086, M.R.D.C.T.
VOL 80049, PG 2091, M.R.D.C.T.
TO BE ABANDONED

LOT 1
BLOCK A
4.78 AC

1.49 AC

PROPOSED 15'
WASTEWATER
EASEMENT

15' SANITARY SEWER EASEMENT
VOL 76235, PG 2247, M.R.D.C.T.
TO BE ABANDONED

DCO BROOKS APARTMENTS LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520,
PG 266, TRACT 36
3.794 ACRES

N45°47'49"W
142.08'
45°
162.8'
273.5'
129.4'
78.7'
6.0'
49.2'
85.8'
149.8'
203.6'
318.93'
NORTH

FARMERS BRANCH CREEK

DCO GREENHAVEN LP,
A DELAWARE LIMITED PARTNERSHIP
NOAH GOOD ABSTRACT 520,
PG 265, TRACT 6
21.516 ACRES

297.6'
LOT 3
BLOCK A
2.78 AC
LOT 2
BLOCK A
4.06 AC
21.3'
39.9'
21.4'
163.1'
27.3'
314.5'
106.6'
179.9'
124.3'
53.0'
120.3'
LOT 1
BLOCK D
0.91 AC
192.7'
120.3'
208.3'
342.3'
FUTURE 53' ROW

PROP 15'
WATER
EASEMENT

STREET C

476.6'
N89°46'21"W
349.43'
N89°50'23"W
1211.36'

PROPOSED SCREEN FENCE

WOODED CREEK ESTATES
VOL 92134, PG 3046

BROOKTOWN TOWNHOUSES
VOL 90205, PG 0085
3.209 ACRES

BROOKHAVEN COLLEGE REP
VOL 86105, PG 2676
192.0966 ACRES

WOODED CREEK DRIVE

☐ STREET NAMES.

OWNER/DEVELOPER:
UDR
THREE LINCOLN CENTRE
5430 LBJ FREEWAY, SUITE 1250
DALLAS, TEXAS 75240
PH: (972) 763-3510
FAX: (972) 866-0163
CONTACT: MATT BRENDEL

CIVIL ENGINEER:
ICON CONSULTING ENGINEERS, INC.
250 W. SOUTHLAKE BLVD., SUITE 117
SOUTHLAKE, TEXAS 76092
PH: (817) 552-6210
FAX: (817) 552-3126
CONTACT: BRUCE F. DUNNE, P.E.

SURVEYOR:
LANE'S SOUTHWEST SURVEYING, INC.
2717 MOTLEY DRIVE, SUITE 'B'
MESQUITE, TEXAS 95150
PH: (972) 681-4442
FAX: (972)681-4829
CONTACT: JIM LANE

A

PRELIMINARY PLAT

OF

VITRUVIAN PARK I

(SOUTH OF BROOKHAVEN CLUB DRIVE)

A

45.16 ACRE TRACT

LOCATED IN THE

NOAH GOOD SURVEY, ABSTRACT NO. 520

IN THE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

EXISTING ZONING: PD ORDINANCE 007-034

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
Southlake, Texas 76092 (817) 552-6210

PROJECT NO. 5019-01

APRIL 21, 2008

SHEET 1 OF 4

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