

REVISION	DATE	BY
3-11-10		
4-21-10		

**LEGEND**  
 FIR FOUND IRON ROD  
 SIR SET IRON ROD  
 ALL PROPERTY CORNERS SET WITH 1/2" IRON RODS WITH YELLOW CAPS STAMPED AT LANE PLS 2599

DCO ADDISON AT BROOKHAVEN  
 A DELAWARE LIMITED PARTNERSHIP  
 THREE LINCOLN CENTER  
 5430 LBJ FREEWAY, STE 11250  
 DALLAS, TEXAS 75240  
 INST. NO. 200600407616  
 OPRDCT

**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

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

DATE: JUN, 2010  
 SCALE: 1" = 50'  
 PG 1 OF 2  
 FILE NO. RP-833F-1

NUM	BEARING	DISTANCE
L1	S83°42'00"E	60.00'
L2	S48°47'49"E	107.87'
L3	S41°18'00"W	64.19'
L4	S41°18'00"W	39.19'
L5	S48°47'49"E	79.56'
L6	S63°42'00"E	57.45'
L7	S27°57'03"W	25.01'
L8	N16°15'17"W	61.07'
L9	S71°51'03"W	10.01'
L10	N16°15'17"W	61.41'
L11	S73°44'43"W	10.00'
L12	S48°47'49"E	126.10'
L13	S83°47'49"E	15.34'
L14	S26°12'11"W	10.00'
L15	S63°47'49"E	16.86'
L16	S41°12'11"E	172.42'
L17	S21°42'11"E	90.89'
L18	S31°33'01"E	10.00'
L19	S68°26'59"W	82.53'
L20	S31°33'01"E	82.53'
L21	S41°12'11"W	10.47'
L22	N21°22'48"W	61.18'
L23	S68°37'12"W	10.00'
L24	N21°22'48"W	64.35'
L25	N86°12'11"E	10.49'
L26	S41°12'11"W	87.34'
L27	S41°12'11"W	100.92'
L28	S41°12'11"W	100.92'
L29	N41°12'11"E	78.77'
L30	N48°47'49"W	10.00'
L31	N41°12'11"E	22.25'
L32	N48°47'49"W	10.00'
L33	N41°12'11"E	12.25'
L34	N41°12'11"E	20.54'
L35	N41°12'11"E	60.00'
L36	S48°47'49"E	25.00'
L37	N41°12'11"E	35.00'
L38	S48°47'49"E	35.00'
L39	N41°12'11"E	55.34'
L40	S48°47'49"E	55.34'
L41	S68°12'11"W	305.59'
L42	S41°12'11"W	44.19'
L43	S68°12'11"W	284.18'
L44	S41°12'11"W	17.82'
L45	N68°12'11"E	17.82'
L46	S39°47'49"E	17.82'
L47	S48°47'49"E	24.70'
L48	S39°47'49"E	24.70'
L49	S39°47'49"E	94.56'
L50	N41°12'11"E	0.00'
L51	N41°12'11"E	0.00'
L52	N68°12'11"E	24.56'
L53	S48°47'49"E	23.43'
L54	N48°47'49"W	16.51'
L55	S26°56'02"E	1.362'
L56	N48°47'49"W	243.43'
L57	N48°47'49"W	22.22'
L58	N48°47'49"W	5.000'
L59	S41°12'11"W	25.000'
L60	N48°47'49"W	35.000'
L61	S41°12'11"W	25.000'
L62	N48°47'49"W	60.000'
L63	S41°12'11"W	21.112'
L64	N41°12'11"E	5.000'
L65	S48°47'49"E	12.000'
L66	N41°12'11"E	16.011'
L67	N48°47'49"W	3.853'
L68	S48°47'49"E	1.837'
L69	S48°47'49"E	48.832'
L70	N41°12'11"E	48.832'
L71	S48°47'49"E	18.282'
L72	S41°12'11"W	7.500'
L73	N48°47'49"W	18.000'
L74	N41°12'11"E	24.500'
L75	S48°47'49"E	36.282'
L76	S41°12'11"W	17.000'
L77	S48°47'49"E	339.437'
L78	S63°42'00"E	28.000'
L79	N26°18'00"E	6.000'
L80	S63°42'00"E	10.000'
L81	S26°18'00"E	6.000'
L82	S63°42'00"E	22.000'

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 11,480 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 (G 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 34.00 feet and a chord bearing North 63 degrees 29 minutes 24 seconds East, a distance of 253.33 feet;

Northwesterly, 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 36 degrees 02 minutes 15 seconds East, a distance of 430.56 feet;

Northwesterly, 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 North 78 degrees 44 minutes 55 seconds East, a distance of 129.81 feet;

THENCE: Northwesterly, 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 170.80 feet to a 1/2 inch iron rod set for corner in the East line of said DCO Addison at Brookhaven tract and the West line of a 70' T. P. and L. Easement, recorded in Volume 70202, Page 1805, Deed Records, Dallas County, Texas and the West line of Lot 1, Block A, The Villas at Parkside, Phase 1, recorded in Volume 95174, Page 4325, Map Records, Dallas County, Texas;

THENCE: South 00 degrees 07 minutes 24 seconds East, along the East line of said DCO Addison at Brookhaven tract and the West line of said T. P. and L. Easement, a distance of 200.00 feet to a 1/2 inch iron rod set for corner in the West line of Lot 1, Block A, The Parish Episcopal School, recorded in Instrument No. 200600450015, Official Public Records, Dallas County, Texas;

THENCE: South 89 degrees 50 minutes 23 seconds East, departing the East line of said DCO Addison at Brookhaven and the West line of said T. P. and L. Easement, a distance of 135.25 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 11.9630 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 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, covering the drainage and floodway easement when remain as an open channel and shall be maintained in the same manner as the things contained in the plat. The plat shall be maintained by the individual owners of the 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 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

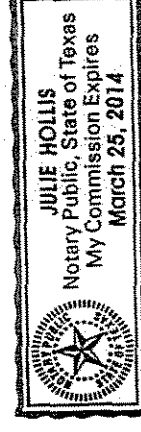
By: Mark M. Culwell, Ashwasee Akast (Title)  
DCO Realty, Inc., a Delaware corporation

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on May 4th, 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 4th day of May, 2010.

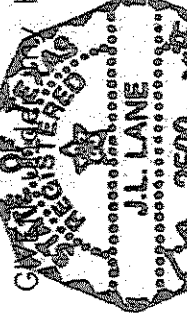
Jalil Noel  
NOTARY PUBLIC in and for the State of TEXAS  
My commission expires: March 25, 2014



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 21 day of April, 2010.



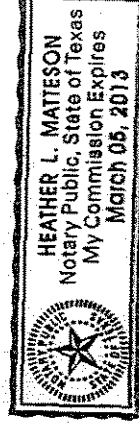
J. L. LANE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

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 21 day of April, 2010.

Deborah S. Mattson  
NOTARY PUBLIC in and for the State of TEXAS  
My commission expires: March 5, 2013

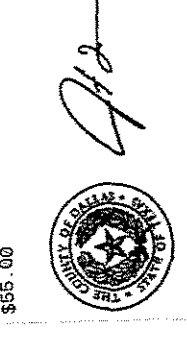


CERTIFICATE OF APPROVAL

APPROVED this 9th day of February, 2010, by the Town Council of Addison, Texas.

Lo R. D.  
Mayor  
City Secretary

Filed and Recorded  
Official Public Records, Clerk  
Dallas County, Texas  
08/17/2010 11:06:29 AM  
\$25.00



201000123804

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
3-11-10
4-21-10

LANE'S SOUTHWEST SURVEYING INC.  
2717 MOTLEY DR., SUITE B  
MESQUITE, TEXAS 75150-5812  
Phone (972) 681-4442  
Fax 681-4829

DATE: JAN, 2010  
SCALE: 1" = 50'  
FILE No. RP-833F-1



DALLAS COUNTY TAX OFFICE  
JOHN R. AMES, CTA  
TAX ASSESSOR/COLLECTOR  
500 Elm Street Dallas, TX 75202  
Phone: 214-653-7811

**TAX CERTIFICATE**

**Owner Name and Address:**

**Account Number:** 10005100000010000

DCO ADDISON AT BROOKHAVEN **Date of Certificate:** 05/11/2010

%B&D Equity Property Tax Grp  
Po Box 06408  
Chicago, Il 60606-0408

**Property Legal Description:**  
MILLCREEK APARTMENTS  
ACS 23.705

**Property Location:**

INT200600407616 DD10252006 CO-DC  
0051000000100 31000510000

4010 BROOKHAVEN CLUB DR, CA

**Property Class:** COMMERCIAL PROPERTY

**Taxing Jurisdictions included in this Tax Certificate:**

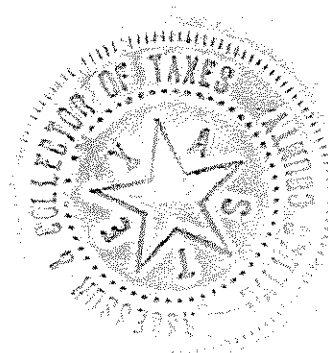
DALLAS COUNTY  
PARKLAND HOSPITAL  
DALLAS COUNTY COMMUNITY COLL  
SCHOOL EQUALIZATION  
TOWN OF ADDISON

**This is to certify that, after a careful check of the tax records as of the date of this certificate the following information is applicable:**

All current year taxes are **Paid.**

Prior year taxes are **Paid.**

  
\_\_\_\_\_  
**Signature of Authorized Officer of Collecting Office**



\* This Tax Certificate does not include delinquent tax suit cost and expenses which may be due and owing. \*  
\*\* This Tax Certificate does not cover any changes made to the Tax Rolls or Records subsequent to the date of the certificate which may result in additional tax liability for this account. \*\*



DALLAS COUNTY TAX OFFICE  
JOHN R. AMES, CTA  
TAX ASSESSOR/COLLECTOR  
500 Elm Street Dallas, TX 75202  
Phone: 214-653-7811

**TAX CERTIFICATE**

**Owner Name and Address:**

DCO GREENHAVEN LP

%B&D Equity Property Tax Grp  
Po Box 06408  
Chicago, Il 60606-0408

**Property Location:**

3850 BROOKHAVEN CLUB DR , CA

**Account Number:** 65052026510060000

**Date of Certificate:** 05/11/2010

**Property Legal Description:**

NOAH GOOD ABST 520 PG 265  
TR 6 ACS 21.516  
LOC ON PG 822 (SHEET 2)  
INT200600335782 DD09072006 CO-DC  
0520265100600 3CA05202651

**Property Class:** COMMERCIAL PROPERTY

**Taxing Jurisdictions included in this Tax Certificate:**

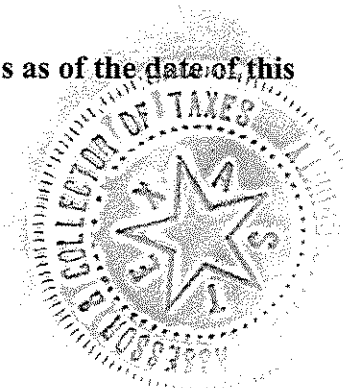
DALLAS COUNTY  
PARKLAND HOSPITAL  
DALLAS COUNTY COMMUNITY COLL  
SCHOOL EQUALIZATION  
TOWN OF ADDISON

**This is to certify that, after a careful check of the tax records as of the date of this certificate the following information is applicable:**

All current year taxes are **Paid.**

Prior year taxes are **Paid.**

Signature of Authorized Officer of Collecting Office



\* This Tax Certificate does not include delinquent tax suit cost and expenses which may be due and owing. \*  
\*\* This Tax Certificate does not cover any changes made to the Tax Rolls or Records subsequent to the date of the certificate which may result in additional tax liability for this account. \*\*

TAX CERTIFICATE

NO: 0001174

Collecting Office: CARROLLTON-FARMERS BRANCH I.S.D.  
1445 N. PERRY ROAD  
P.O. BOX 110611  
CARROLLTON, TEXAS 75011-0611

Collecting Taxes For: CARROLLTON-FARMERS BRANCH I.S.D.

PROPERTY OWNER DCO GREENHAVEN LP %B&D EQUITY PROPERTY TAX GRP PO BOX 06408 CHICAGO IL 60606-0408	PROPERTY DESCRIPTION BROOKHAVEN CLUB DR 0003850 NOAH GOOD ABST 520 PG 265 TR 6 ACS 21.516 LOC ON PG 822 (SHEET 2) INT200600335782 DD09072006 CO- ACRES: 0.0000
Property Account Number: 0000074446	PIDN: 65052026510060000

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Other Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
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TOTAL DELINQUENT: \$ 0.00

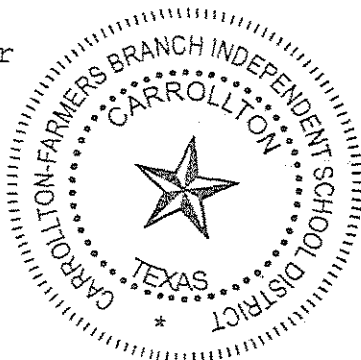
\* \* \* \* \* CURRENT YEAR TAXES \* \* \* \* \*

YEAR	ENTITY TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2009	903	28,401,570	381,205.87	381,205.87	0.00
TOTAL DUE:					\$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

*Diane Krashes*  
Signature of Authorized Officer

MAY 11, 2010  
Date of Tax Certificate



TAX CERTIFICATE

NO: 0001173

Collecting Office: CARROLLTON-FARMERS BRANCH I.S.D.  
1445 N. PERRY ROAD  
P.O. BOX 110611  
CARROLLTON, TEXAS 75011-0611

Collecting Taxes For: CARROLLTON-FARMERS BRANCH I.S.D.

PROPERTY OWNER	PROPERTY DESCRIPTION
DCO ADDISON AT BROOKHAVEN	BROOKHAVEN CLUB DR 0004010
%B&D EQUITY PROPERTY TAX GRP	MILLCREEK APARTMENTS
PO BOX 06408	ACS 23.705
CHICAGO IL 60606-0408	
	INT200600407616 DD10252006 CO-
	ACRES: 0.0000
Property Account Number: 0000008653	PIDN: 10005100000010000

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Other Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
-----------------	-------------	------------	--------------	--

TOTAL DELINQUENT: \$ 0.00

\* \* \* \* \* CURRENT YEAR TAXES \* \* \* \* \*

YEAR	ENTITY TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2009	903	15,488,850	207,891.34	207,891.34	0.00

TOTAL DUE: \$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

*Diane Thrasher*  
Signature of Authorized Officer

MAY 11, 2010  
Date of Tax Certificate

