

LEGEND

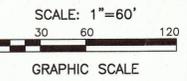
Found Iron Rod
Set 5/8" Iron Rod with a
plastic cap a plastic cap
stamped "WESTWOOD PS"

NUM	BEARING	DISTANCE
L1	N89°47'48"W	29.40'
L2	N00°12'12"E	9.00'
L3	N89°58'39"W	38.88'
L4	S00°14'46"W	44.52'
L5	S89°45'14"E	105.78'
L6	S48°47'49"E	74.03'
L7	N48°47'49"W	25.94'

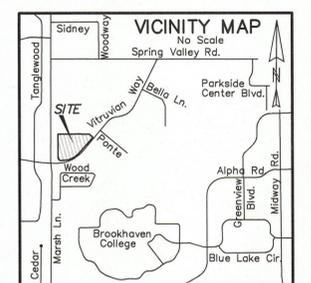
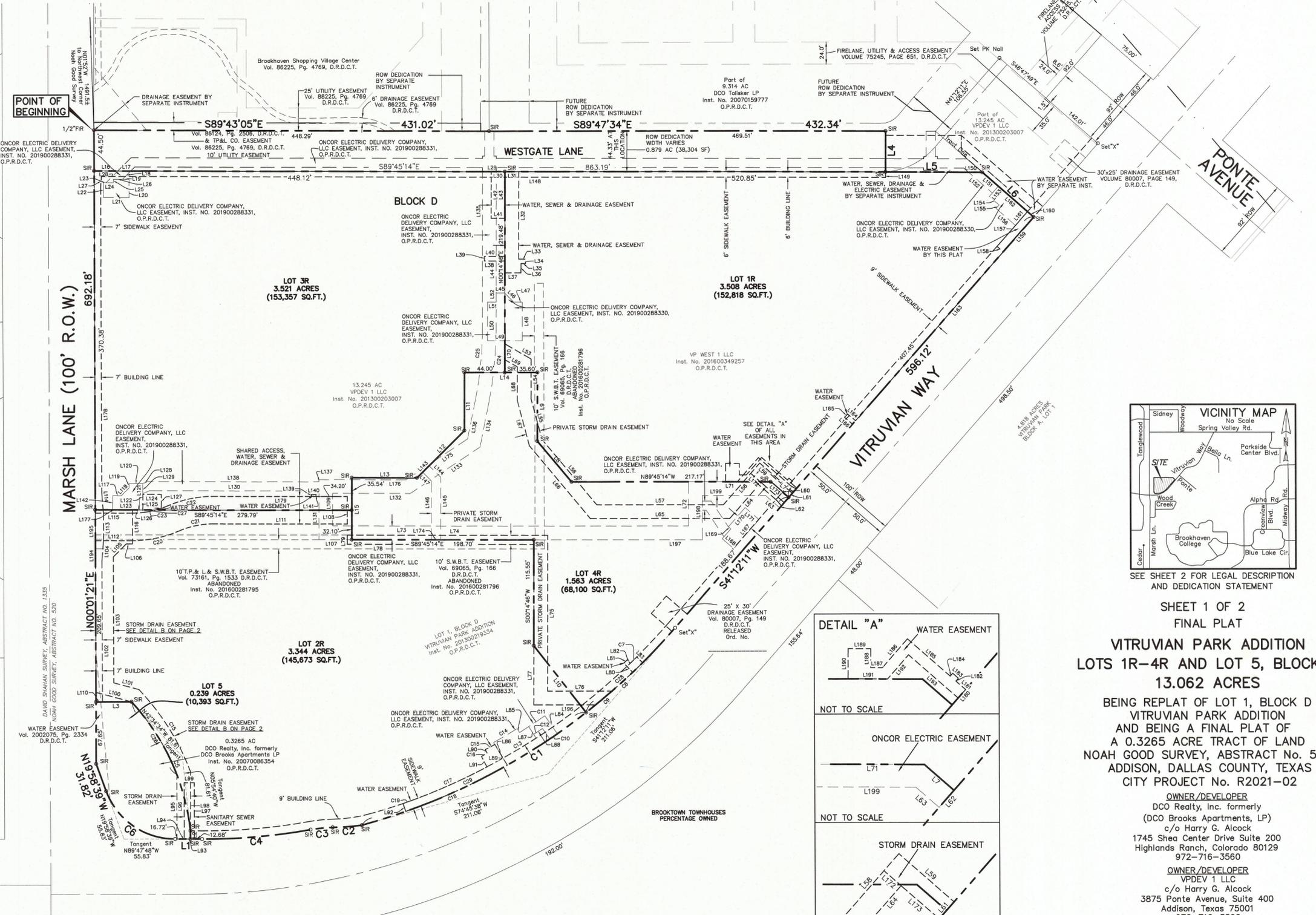
NUM	BEARING	DISTANCE
L8	N39°41'00"W	58.13'
L9	N00°14'46"E	75.17'
L10	S37°49'10"E	92.67'
L11	S00°14'46"W	63.59'
L12	S45°14'46"W	73.21'
L13	N89°45'14"W	71.12'
L14	N89°45'14"W	79.80'
L15	N00°14'46"E	67.64'

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'	S83°42'52"W	32.03'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C3	08°41'54"	24.23'	160.00'	S84°31'53"W	24.27'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C4	10°01'16"	118.85'	679.51'	S85°11'34"W	118.70'	SEE DRAWING	SEE DRAWING	SEE DRAWING
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

CURVE #	DELTA	EASEMENT CURVE TABLE		
		RADIUS	CHORD BEARING	CHORD LENGTH
C7	00°48'57"	891.00'	N45°32'32"E	9.84'
C8	00°22'23"	700.00'	N47°56'45"E	30.42'
C9	00°54'22"	700.00'	S50°08'38"W	23.29'
C10	00°49'07"	700.00'	N55°46'57"E	10.00'
C11	00°48'01"	676.00'	N56°46'24"E	33.04'
C12	00°57'08"	888.15'	N56°41'12"E	11.45'
C13	00°33'14"	891.00'	N58°55'46"E	42.45'
C14	00°23'43"	671.00'	N59°26'40"E	30.00'
C15	00°10'15"	673.50'	S61°13'53"W	12.00'
C16	00°27'18"	261.30'	S31°48'56"E	106.22'
C17	00°03'17"	678.00'	S62°02'15"W	7.35'
C18	00°28'40"	891.00'	S68°05'43"W	90.32'
C19	00°50'06"	677.01'	S70°54'31"W	9.87'
C20	02°23'27"	127.00'	S78°30'57"W	51.64'
C21	02°23'27"	97.00'	S78°30'57"W	39.44'
C22	02°23'27"	127.00'	S78°30'57"W	51.64'
C23	02°23'27"	97.00'	S78°30'57"W	39.44'
C24	01°15'01"	407.50'	S05°52'16"W	78.89'
C25	01°15'01"	392.50'	N05°52'16"E	76.99'
C26	02°52'21"	246.30'	N31°38'24"W	93.45'
C27	01°20'28"	97.00'	N77°22'00"W	20.52'
C28	01°08'39"	700.00'	S48°41'30"W	133.91'
C29	02°23'48"	700.00'	S63°28'14"W	274.09'
C30	01°52'37"	25.00'	N38°51'31"W	8.63'
C31	01°52'37"	25.00'	S58°44'07"E	8.63'



LINE #	LENGTH	BEARING
L16	25.78	S89°45'14"E
L17	14.14	S89°45'14"E
L18	12.73	S45°14'46"W
L19	7.18	S89°45'14"E
L20	20.00	S00°14'46"W
L21	28.00	N89°45'14"W
L22	16.25	N00°14'46"E
L23	2.93	S89°45'14"E
L24	8.07	N89°45'14"W
L25	3.75	S00°14'46"W
L26	9.82	N89°45'14"W
L27	11.61	S04°55'42"W
L28	18.03	N45°14'46"E
L29	15.00	S89°45'14"E
L30	15.00	S89°45'14"E
L31	15.00	S89°45'14"E
L32	95.50	S00°14'46"W
L33	7.50	N89°45'14"W
L34	5.00	N00°14'46"E
L35	5.00	S89°45'14"E
L36	10.00	S00°14'46"W
L37	17.50	N89°45'14"W
L38	22.50	S89°45'14"E
L39	5.00	S00°14'46"W
L40	22.50	N89°45'14"W
L41	15.00	N89°45'14"W
L42	50.78	N00°14'46"E
L43	50.78	S00°14'46"W
L44	172.54	S00°14'46"W
L45	9.14	N89°45'14"W
L46	14.14	N44°45'14"E
L47	9.36	S89°45'14"E
L48	42.29	S00°14'46"W
L49	38.00	N89°45'14"W
L50	42.29	N00°14'46"E
L51	9.50	S89°45'14"E
L52	10.00	N00°14'46"E
L53	33.10	S89°45'14"E
L54	43.50	S00°14'46"W
L55	46.09	S14°45'14"E
L56	93.10	S39°40'59"E
L57	138.16	S89°45'14"E
L58	60.18	N41°21'11"E
L59	48.50	S48°47'49"E
L60	25.94	S48°47'49"E
L61	15.00	S41°21'11"W
L62	15.00	S41°21'11"W
L63	20.34	N48°47'49"W
L64	52.02	S41°21'11"W
L65	152.01	N89°45'14"W
L66	103.42	N39°40'59"W
L67	51.38	N14°45'14"W
L68	36.81	N00°14'46"E
L69	15.78	N59°45'14"W
L70	17.32	N00°14'46"E
L71	89.61	S89°45'14"E
L72	48.25	N00°14'46"E
L73	388.33	S89°45'14"E
L74	218.70	S89°45'14"E
L75	170.25	S00°14'46"W
L76	70.29	S89°45'14"E
L77	175.25	N00°14'46"E
L78	203.70	N89°45'14"W



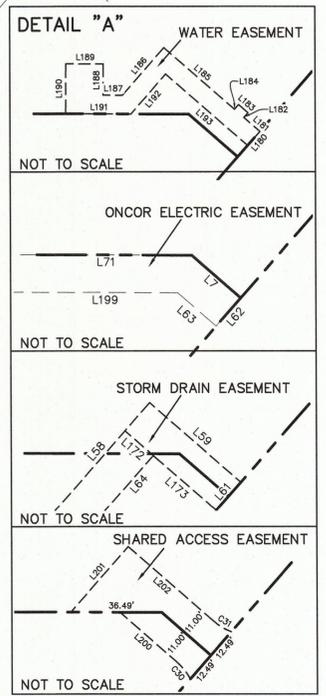
SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT

**SHEET 1 OF 2
FINAL PLAT
VITRUVIAN PARK ADDITION
LOTS 1R-4R AND LOT 5, BLOCK D
13.062 ACRES**
BEING REPLAT OF LOT 1, BLOCK D
VITRUVIAN PARK ADDITION
AND BEING A FINAL PLAT OF
A 0.3265 ACRE TRACT OF LAND
NOAH GOOD SURVEY, ABSTRACT NO. 520
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. R2021-02

OWNER/DEVELOPER
DCO Realty, Inc. formerly
(DCO Brooks Apartments, LP)
c/o Harry G. Alcock
1745 Shea Center Drive Suite 200
Highlands Ranch, Colorado 80129
972-716-3560

OWNER/DEVELOPER
VPDEV 1 LLC
c/o Harry G. Alcock
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972-716-3560

OWNER/DEVELOPER
VP West 1 LLC
c/o Harry G. Alcock
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972-716-3560



NOTES:
Development standards of this plat shall comply with Zoning PD Ordinance No. 016-017.
"Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law subject to fines and withholding of utilities and building permits."
Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0190K, Date July 7, 2014.

PHASING	LOTS
1	1, 4 & 5
2	2
3	3

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 13 day of JANUARY, 2022.

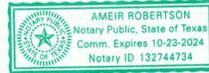


L. LYNN KADLECK
Registered Professional Land Surveyor No. 3952

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 13 day of JANUARY, 2022.

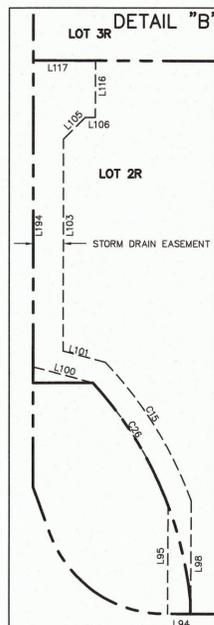


Ameir Robertson
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this 10 day of JANUARY, 2022 by Town of Addison, Texas.

Thomas M. Soren
Chair, Planning and Zoning Commission
City of Secretary



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, VPDEV 1 LLC, VP West 1, LLC and DCO Realty, Inc. (formerly DCO Brooks Apartments, 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 13.245 acre tract of land conveyed to VPDEV 1 LLC by deed recorded in County Clerk Instrument Number 201300203007, Official Public Records of Dallas County, Texas and being part of a tract of land conveyed to VP West 1, LLC, by deed of record in Instrument No. 201600349257, of said Official Public Records, and being all of Lot 1, Block D, Vitruvian Park Addition, an addition to the City of Addison, Dallas County, Texas according to the plat thereof, recorded in Instrument Number 201300219334, of said Official Public Records, and being all of a 0.3265 acre tract of land conveyed to DCO Realty, Inc. (formerly DCO Brooks Apartments, LP), by deed of record in Instrument No. 2007008635, of the Official Public Records of Dallas County, Texas, and as affected by ownership name change from DCO Brooks Apartments LP and DCO Gessner Development LP to DCO Realty, Inc. by Certificate of Merger filed with the Delaware Secretary of State on December 31, 2013 and signed by the Delaware Secretary of State on January 2, 2014; 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 13.245 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 "WESTWOOD PS" 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 432.34 feet to a set 5/8 inch iron rod with a plastic cap stamped "WESTWOOD PS" for a corner;

THENCE, S 00°14'46" W, departing the said common line, a distance of 44.52 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "WESTWOOD PS" for a corner;

THENCE, S 89°45'14" E, a distance of 113.41 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "WESTWOOD PS" for a corner;

THENCE, S 48°47'49" E, a distance of 68.27 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "WESTWOOD PS" for a corner in the north right-of-way line of Vitruvian Way;

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

- S 41°12'11" W, a distance of 601.12 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 "WESTWOOD PS" 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 "WESTWOOD PS" 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 "WESTWOOD PS" 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 "WESTWOOD PS" 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 "WESTWOOD PS" 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°53'13" 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 "WESTWOOD PS" at the point of tangency;

THENCE, N 19°58'39" W, a distance of 31.82 feet to a set 5/8 inch iron rod with a plastic cap stamped "WESTWOOD PS" at the east line of said Marsh Lane;

THENCE, N 00°01'21" E, with the east line of Marsh Lane a distance of 692.18 feet to the Point of Beginning and Containing 569,002 square feet or 13.062 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VPDEV 1 LLC, VP West 1, LLC and DCO Realty, Inc. (formerly DCO Brooks Apartments LP), ("Owners") do hereby adopt this plat designating the hereinabove property as Lots 1R-4R and Lot 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 Highlands Ranch, Colorado, this the 31 day of January, 2022.

By: VPDEV 1 LLC
a limited liability company

VP West 1 LLC
a limited liability company

DCO Realty, Inc.

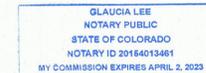
By: Harry G. Alcock, Authorized Agent

THE STATE OF COLORADO
COUNTY OF DOUGLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Colorado, on this day personally appeared Harry G. Alcock, authorized agent for VP West 1 LLC, 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 VP West 1 LLC 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 31 day of January, 2022.

Glaucia Lee
Notary Public, State of Colorado

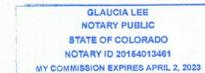


THE STATE OF COLORADO
COUNTY OF DOUGLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Colorado, on this day personally appeared Harry G. Alcock, authorized agent for VPDEV 1 LLC, 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 VPDEV 1 LLC and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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Glaucia Lee
Notary Public, State of Colorado

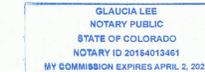


THE STATE OF COLORADO
COUNTY OF DOUGLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Colorado, on this day personally appeared Harry G. Alcock, authorized agent for DCO Realty, Inc., 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 31 day of January, 2022.

Glaucia Lee
Notary Public, State of Colorado



Filed for Record
in the Official Records Of:
Dallas County
On: 9/7/2022 11:08:56 AM
in the PLAT Records

Doc Number: 2022-202200240260
Number of Pages: 2
Amount: 109.00
Order#: 20220907000407
By: DC

OWNER/DEVELOPER
DCO Realty, Inc. formerly
(DCO Brooks Apartments, LP)
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SHEET 2 OF 2
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BEING REPLAT OF LOT 1, BLOCK D
VITRUVIAN PARK ADDITION
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NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. R2021-02

Westwood
Westwood Professional Services, Inc.
Phone (214) 473-4640 2901 North Dallas Pkwy., Ste. 400
Plano, TX 75093
Lynn Kadleck (214) 473-4642