

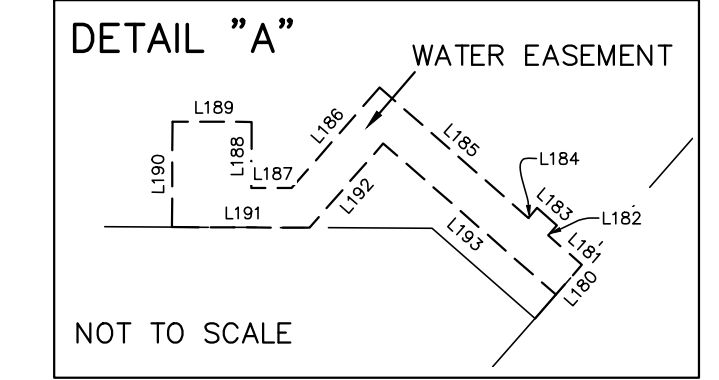
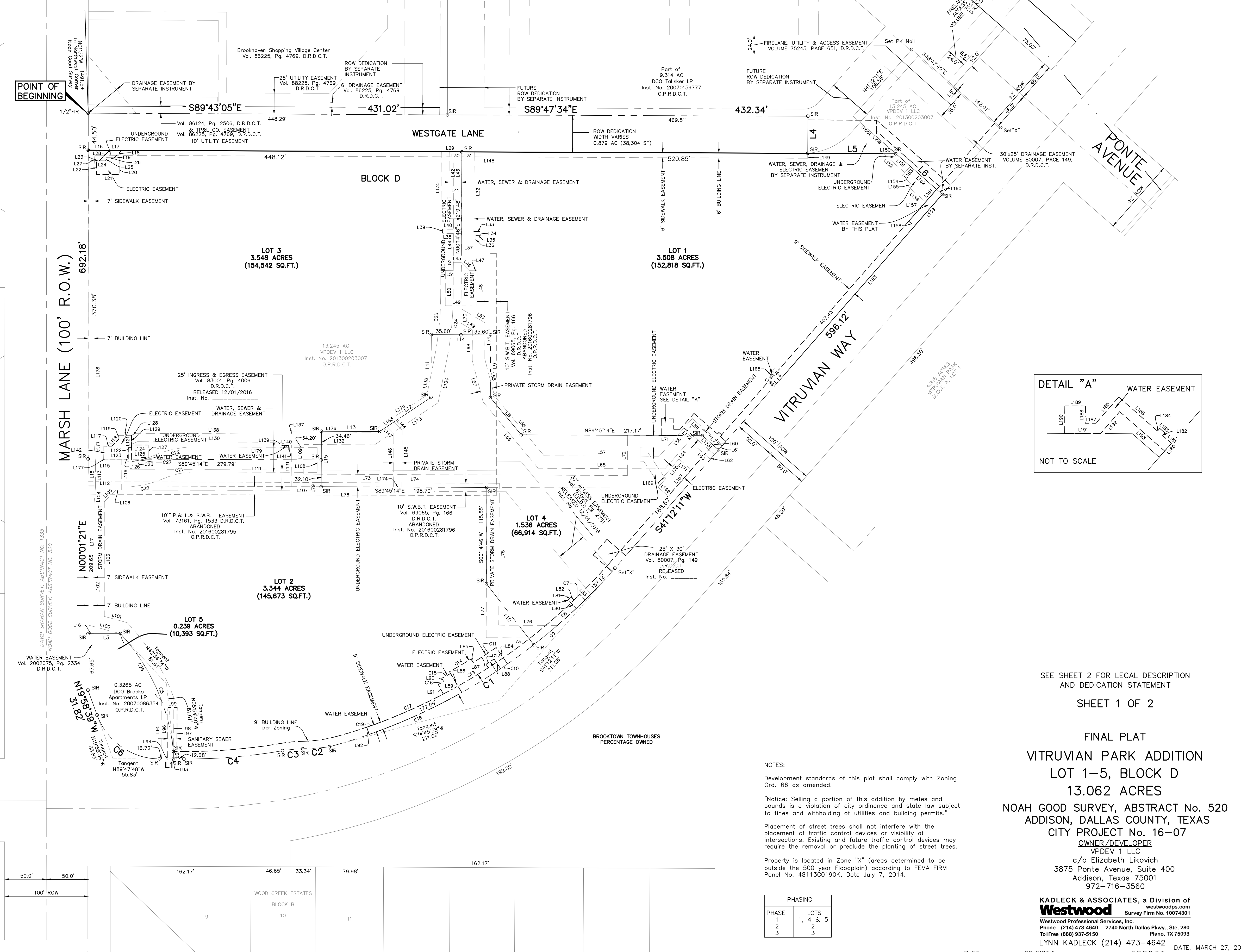
SCALE: 1"=60'
 0 30 60 120
LEGEND
 FIR Found Iron Rod
 SIR Set 5/8" Iron Rod with a plastic cap stamped "KADLECK NO. 3952"

EASEMENT CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	00°48'57"	691.00'	N45°52'52"E	9.84'	9.84'
C8	00°29'23"	700.00'	N47°56'45"E	30.42'	30.42'
C9	00°15'42"	700.00'	S50°08'38"W	23.29'	23.29'
C10	00°49'07"	700.00'	N55°46'57"E	10.00'	10.00'
C11	00°24'01"	676.00'	N56°46'24"E	33.04'	33.04'
C12	00°57'08"	689.15'	N56°41'12"E	11.45'	11.45'
C13	00°31'14"	691.00'	N58°55'46"E	42.45'	42.46'
C14	00°23'43"	671.00'	N59°26'40"E	30.00'	30.00'
C15	02°32'18"	261.30'	S31°48'56"E	106.22'	106.93'
C16	00°37'17"	678.00'	S62°02'15"W	7.35'	7.35'
C17	00°29'40"	691.00'	S66°05'43"W	90.32'	90.38'
C18	00°58'51"	700.00'	N65°39'53"E	121.78'	121.94'
C19	00°50'06"	677.01'	S70°54'31"W	9.87'	9.87'
C20	02°37'38"	127.00'	S78°30'57"E	51.64'	52.00'
C21	02°37'38"	97.00'	S78°30'57"E	39.44'	39.72'
C22	02°37'38"	127.00'	S78°30'57"E	51.64'	52.00'
C23	02°37'38"	97.00'	N78°30'57"E	39.44'	39.72'
C24	01°15'01"	407.50'	S05°52'16"W	79.89'	80.01'
C25	01°15'01"	392.50'	N05°52'16"E	76.95'	77.07'
C26	02°15'21"	246.30'	N31°38'24"W	93.45'	94.02'
C27	01°20'28"	97.00'	N77°22'00"E	20.52'	20.55'

EASEMENT LINE TABLE		EASEMENT LINE TABLE		EASEMENT LINE TABLE	
LINE #	LENGTH	LINE #	LENGTH	LINE #	BEARING
L16	7.00	L73	386.33	L135	172.54
L16	25.78	L74	218.70	L136	43.84
L17	199.20	L75	170.25	L137	2.50
L17	14.14	L76	70.29	L138	186.56
L18	30.00	L77	175.25	L139	2.17
L18	12.73	L78	203.70	L140	5.00
L19	7.18	L79	10.00	L141	2.17
L20	20.00	L80	14.00	L142	15.48
L21	28.00	L81	5.00	L143	10.20
L22	16.25	L82	5.00	L144	13.79
L23	2.93	L83	9.00	L145	68.43
L24	8.07	L84	24.00	L146	64.29
L25	3.75	L85	5.00	L147	11.63
L26	9.82	L86	29.01	L148	855.17
L27	11.61	L87	15.00	L149	6.00
L28	18.03	L88	14.00	L150	15.26
L29	15.00	L89	26.51	L151	23.03
L30	15.00	L90	4.50	L152	34.55
L31	15.00	L91	13.00	L153	15.00
L32	95.50	L92	9.11	L154	14.00
L33	7.50	L93	11.00	L155	5.00
L34	5.00	L94	15.00	L156	28.00
L35	5.00	L95	70.66	L157	50.77
L36	10.00	L96	61.74	L158	9.00
L37	17.50	L97	61.74	L159	50.77
L38	22.50	L98	73.38	L160	9.00
L39	5.00	L99	11.00	L161	20.00
L40	22.50	L100	40.26	L162	42.00
L41	15.00	L101	28.38	L163	296.45
L42	50.76	L102	154.04	L164	11.50
L43	50.76	L103	137.66	L165	5.00
L44	172.54	L104	22.14	L166	11.50
L45	9.14	L105	19.96	L167	42.00
L46	14.14	L106	6.62	L168	16.54
L47	9.36	L107	35.97	L169	3.46
L48	42.29	L108	30.00	L170	27.75
L49	38.00	L109	35.56	L171	20.00
L50	42.29	L110	145.23	L172	15.00
L51	9.50	L111	40.25	L173	33.50
L52	10.00	L112	30.00	L174	10.00
L53	33.10	L113	22.10	L175	80.64
L54	43.50	L114	40.37	L176	95.21
L55	46.09	L115	37.00	L177	40.38
L56	93.10	L116	12.18	L178	334.31
L57	138.16	L117	4.64	L179	145.23
L58	60.18	L118	15.00	L180	7.50
L59	48.50	L119	15.00	L181	8.50
L60	25.94	L120	15.00	L182	2.50
L61	15.00	L121	3.79	L183	5.00
L62	15.00	L122	29.21	L184	2.50
L63	20.34	L123	20.00	L185	37.50
L64	52.02	L124	19.83	L186	25.32
L65	152.01	L125	13.73	L187	7.84
L66	103.42	L126	15.26	L188	12.50
L67	51.38	L127	5.82	L189	15.00
L68	36.81	L128	10.82	L190	20.00
L69	15.78	L129	184.57	L191	26.06
L70	17.32	L130	53.06	L192	21.24
L71	89.61	L131	84.76	L193	43.50
L72	48.25	L132	91.40		
L73	67.48	L133	50.06		

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N89°47'48"W	29.40'	L8	N39°41'00"W	58.13'
L2	N00°12'12"E	9.00'	L9	N00°14'46"E	75.17'
L3	N89°58'39"W	38.88'	L10	S37°49'10"E	92.67'
L4	S00°14'46"W	44.52'	L11	S00°14'46"W	75.31'
L5	S89°45'14"E	105.78'	L12	S56°29'47"W	74.03'
L6	S48°47'49"E	74.03'	L13	N89°45'14"W	69.73'
L7	N48°47'49"W	25.94'	L14	N89°45'14"W	71.20'
			L15	N00°14'46"E	66.56'

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'	S82°32'54"W	S88°52'50"W		16.04'
C3	08°41'54"	24.29'	160.00'	S84°31'53"W	24.27'	S88°52'50"W	S80°10'56"W		12.17'
C4	10°01'16"	118.85'	679.51'	S85°11'34"W	118.70'	S80°10'56"W	N89°47'48"W		59.58'
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	



SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT
 SHEET 1 OF 2

FINAL PLAT
VITRUVIAN PARK ADDITION
LOT 1-5, BLOCK D
13.062 ACRES
 NOAH GOOD SURVEY, ABSTRACT No. 520
 ADDISON, DALLAS COUNTY, TEXAS
 CITY PROJECT No. 16-07
 OWNER/DEVELOPER
 VPDEV 1 LLC
 c/o Elizabeth Likovich
 3875 Ponte Avenue, Suite 400
 Addison, Texas 75001
 972-716-3560

NOTES:
 Development standards of this plat shall comply with Zoning Ord. 66 as amended.
 *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	
PHASE	LOTS
1	1, 4 & 5
2	2
3	3

KADLECK & ASSOCIATES, a Division of
Westwood Survey Firm No. 10074301
 Westwood Professional Services, Inc.
 Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
 TollFree (888) 937-5150 Plano, TX 75093
 LYNX KADLECK (214) 473-4642
 DATE: MARCH 27, 2019
 O.P.R.D.C.T. KA JOB #3045-A