

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 }
COUNTY OF DALLAS }

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 _____ day of _____, 2019.



L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

FOR REVIEW ONLY
NOT FOR RECORDING

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 ____ day of _____, 2019.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2019 by Town of Addison, Texas.

Chair, Planning and Zoning Commission

City of Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, VPDEV I LLC, 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 I LLC by deed recorded in County Clerk Instrument Number 201300203007, Official Public Records of Dallas County, Texas, 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 9.4274 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 "Kadleck NO. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" 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 "Kadleck No. 3952" at the point of tangency;

THENCE, N 19°58'39" W, a distance of 31.82 feet to 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 DPDEV I LLC, ("Owners") do hereby adopt this plat designating the hereinabove property as Lots 1-5, 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 _____, _____, this the ____ day of _____, 2019.

By: DPDEV I LLC
a limited liability company

By: _____
Elizabeth Likovich, Authorized Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Elizabeth Likovich, authorized agent for DPDEV I 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 DPDEV I 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 ____ day of _____, 2019.

Notary Public, State of Texas

SHEET 2 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 I LLC
c/o Elizabeth Likovich
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972-716-3560

KADLECK & ASSOCIATES, a Division of
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Westwood Professional Services, Inc.
Survey Firm No. 10074301
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Toll Free (888) 937-5150 Plano, TX 75093

LYNN KADLECK (214) 473-4642

FILED _____ CC INST.# _____ O.P.R.D.C.T. DATE: MARCH 27, 2019
KA JOB #3045-A