



BASIS OF BEARINGS / DIRECTIONAL CONTROL:
 A BEARING OF S 72°58'59"W BETWEEN A CUT X FOUND IN PAVEMENT AND A 5/8 INCH IRON ROD FOUND WITH HUITT-ZOLLARS CAP ALONG THE NORTH RIGHT-OF-WAY LINE OF ADDISON CIRCLE AS ESTABLISHED BY PLAT RECORDED IN VOLUME 97217, PAGE 3056 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

COURSE	BEARING	DISTANCE
L1	N 17°01'01"W	27.99'
L2	N 00°55'13"E	23.28'
L3	N 89°04'47"W	17.25'
L4	N 00°55'13"E	10.00'
L5	S 89°04'47"E	17.25'
L6	N 00°55'13"E	19.52'
L7	S 89°04'47"E	10.00'
L8	S 00°55'13"W	51.22'
L9	S 17°01'01"E	26.41'
L10	S 58°20'25"E	10.86'

G. W. FISHER SURVEY
 ABSTRACT No. 482

(TRACT 3)
 GAYLORD PROPERTIES, L.P.
 VOL.97211 PG.01264

(TRACT 4)
 GAYLORD PROPERTIES, L.P.
 VOL.97211 PG.01264

(TRACT 5)
 GAYLORD PROPERTIES, L.P.
 VOL.97211 PG.01264

SPECTRUM DRIVE
 RIGHT-OF-WAY
 DEDICATION
 0.0697 ACRE

DALLAS PARKWAY
 (VARIABLE WIDTH R.O.W.)

MORRIS AVENUE
 (61' R.O.W. - VOL. 97217, PG. 3056)

SPECTRUM DRIVE
 (88' R.O.W. - VOL. 97217, PG. 3056)

**BLOCK A
 LOT 1
 1.388 ACRES**

ADDISON CIRCLE
 (109' R.O.W. - VOL. 97217, PG. 3056)

ADDISON CIRCLE
 (45' R.O.W. - VOL. 97217, PG. 3056)

ADDISON CIRCLE
 (45' R.O.W. - VOL. 97217, PG. 3056)

$\Delta = 57'31'26"$
 $R = 101.50'$
 $L = 101.90'$
 $CB = N 78'15'18"W$
 $CD = 97.68'$

PUBLIC OPEN SPACE
 TOWN OF ADDISON
 VOL.97217 PG.3056

LOT 2, BLOCK C
 ADDISON CIRCLE PHASE II
 VOL.97217 PG.3056

CHAMPION ADDISON ONE
 LIMITED PARTNERSHIP
 VOL.97224 PG.000007

LOT 1, BLOCK C
 ADDISON CIRCLE PHASE II
 VOL.97217 PG.3056

ADDISON CIRCLE PHASE TWO, LTD.
 VOL.97210 PG.1156

LOT 1, BLOCK B
 ADDISON CIRCLE PHASE II
 VOL.97217 PG.3056

ADDISON CIRCLE PHASE TWO, LTD.
 VOL.97210 PG.1156

POINT OF COMMENCING
 CUT "X" FOUND IN PAVEMENT
 (CONTROL MONUMENT)

POINT OF BEGINNING
 5/8" IRON ROD SET w/ HUITT-ZOLLARS CAP

POINT OF BEGINNING
 SPECTRUM DR. R.O.W. DEDICATION
 5/8" IRON ROD FND. w/HUITT-ZOLLARS CAP

SEE SHEET 2 OF 2 FOR OWNER'S CERTIFICATE, DEDICATIONS, SURVEYOR'S CERTIFICATE AND NOTARY STATEMENTS.

THIS PLAT INCLUDES CONTIGUOUS EASEMENT AREAS OUTSIDE THE LIMITS OF THE BLOCKS WHICH ARE BEING DEDICATED BY THIS PLAT.

**FINAL PLAT
 THE ASHTON**
 1.388 ACRES & SPECTRUM DRIVE RIGHT-OF-WAY DEDICATION
 SITUATED IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PREPARED FOR	FEB. 14, 2000	HUITT-ZOLLARS Engineering / Architecture 3131 McKinney Ave., Ste. 600 Dallas, Texas 75204 Phone (214) 871-3311 Fax (214) 871-0757
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	Project No. 01-2617-07	