

LOT 3C-1

LOTS 3A,3B,3C-1,4R-1 & 5 ADDISON TOWN CENTER

VOLUME 94176, PAGE 01630 VI.R.).C.T.

BELT LINE ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

S89'00'26"E 178.12"

Delta=9"22'09"

Chd=N76"9'50"E 320.15'

R=1960.00'

T=160.61'

L=320.51°

RIGHT-OF-WAY EASHENT

DARYL N. SNADO VOLUME 88165, PAGE3914

BELTINE ROAD

SANITARY EWER EASEMENT -- VOLUME 9308, PAGE 3477

MR.D.C.T.

Delta=0°27'01"

Chd=N83'13'38"E 15.49'

R=1971.00'

T=7.74' L=15.49'

N05'46'28"W

SEE SHEET 2 OF ; FOR EXISTING EASEMENT: TO BE ABANDONED BY THE PLAT

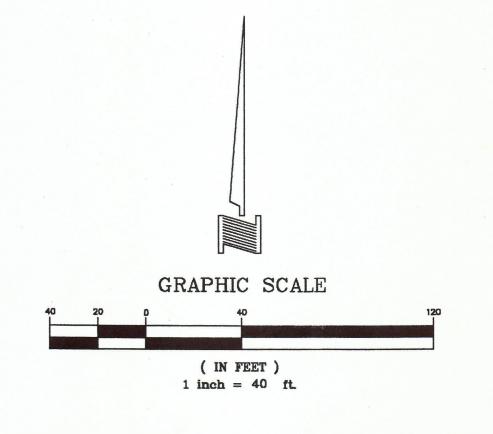
PARK DEDICATION

ADDISON TOWN CENTER VOLUME 93237, PAGE 3840 M.R.D.C.T.

POINT OF BEGINNING

JAN54

BILLY MITCHELL ADDISON WEST BELT LINE WINTER PARK LE BELTWOOD POKOLODI BOBBIN LEADVILLE NORTH LOCATION MAP NOT TO SCALE



73 LOTS ~ 8.140 ACRES FINAL PLAT

ASBURY CIRCLE

BEING A REPLAT OF

PART OF LES LACS PLAZA SUBDIVISION

SKIP BAILEY ADDITION LOT 1 AND LOT 2, BLOCK A

> AND LOT 4R-1

ADDISON TOWN CENTER LOTS 3A,3B,3C-1,4R-1 & 5

AN ADDITION TO THE CITY OF ADDISON

THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273

DALLAS COUNTY, TEXAS

AUGUST 2006 OWNER

ASHTON DALLAS RESIDENTIAL, L.L.C. 13800 MONFORT DRIVE SUITE 100 972-490-3255 DALLAS, TEXAS 75240

**ENGINEER** 



1 OF 3

SCALE: 1"=40'

REVISED: September 26, 2007

**LEGEND** 

BL = BUILDING LINE

DE = DRAINAGE EASEMENT

UE = UTILITY EASEMENT

WE = WATER EASEMENT

DOC# = DOCUMENT NUMBER IRF = IRON ROD FOUND

IPF = IRON PIPE FOUND

HOA = HOMEOWNER'S ASSOCIATION SUE = SIDEWALK & UTILITY EASEMENT SSE = SANITARY SEWER EASEMENT

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

= DENOTES STREET NAME CHANGE

DISK STAMPED AS NOTED

⊕ = CONCRETE MONUMENT FOUND W/ALUMINUM

• = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"

T75 N31"17'08"W 5.00' T76 N58'42'52"E 29.80'

 T78
 S64'51'17"W
 28.41'

 T79
 N70'08'43"W
 14.73'

 T80
 N25'08'43"W
 52.19'

N88°23'22"E 24.16'

CURVE TABLE

90°00'00" 20.50' 20.50' 32.20' S19°51'17"W 28.99'

90°00'00" 20.50' 20.50' 32.20' \$70°08'43"E 28.99' 42°28'20" 20.00' 7.77' 14.83' N43°37'07"E 14.49' 57"14'27" 69.50' 37.92' 69.43' N20°09'42"E 66.58'

3512'35" 250.00' 79.33' 153.63' N66'23'12"E 151.23'

1017'10" 150.00' 13.50' 26.93' \$78'50'55"W 26.89'

28'08'06" 110.00' 27.56' 54.02' \$27'09'01"E 53.47'

16'04'22" 188.00' 26.54' 52.74' S56'49'06"W 52.57' 16'04'22" 212.00' 29.93' 59.47' S56'49'06"W 59.28' 16'04'22" 169.50' 23.93' 47.55' \$56'49'06"W 47.39'

16°04'22" 230.50' 32.54' 64.66' S56'49'06"W 64.45'

 C57
 13°23'01"
 55.00'
 6.45'
 12.85'
 \$58'09'47"W 12.82'

 C58
 61°00'46"
 20.00'
 11.78'
 21.30'
 N34'20'54"E 20.31'

 C59
 61°00'46"
 45.00'
 26.51'
 47.92'
 \$34'20'54"W 45.69'

C29 54°31′03" 100.00' 51.52' 95.15' N21°31′24"E 91.60'

 C37
 28'08'06"
 110.00'
 27.56'
 54.02'
 \$27'09'01"E
 53.47'

 C38
 90'00'00"
 37.00'
 37.00'
 58.12'
 \$86'3'05"E
 52.33'

 C39
 43'16'58"
 32.50'
 12.89'
 24.55'
 \$19'34'36"E
 23.97'

 C40
 90'00'00"
 32.00'
 32.00'
 50.27'
 \$86'13'05"E
 45.25'

 C41
 35'05'59"
 20.00'
 6.33'
 12.25'
 N66'19'54"E
 12.06'

 C42
 16'04'22"
 200.00'
 28.24'
 56.10'
 \$56'49'06"W
 55.92'

 C43
 90'00'00"
 38.00'
 38.00'
 59.69'
 N19'51'17"E
 53.74'

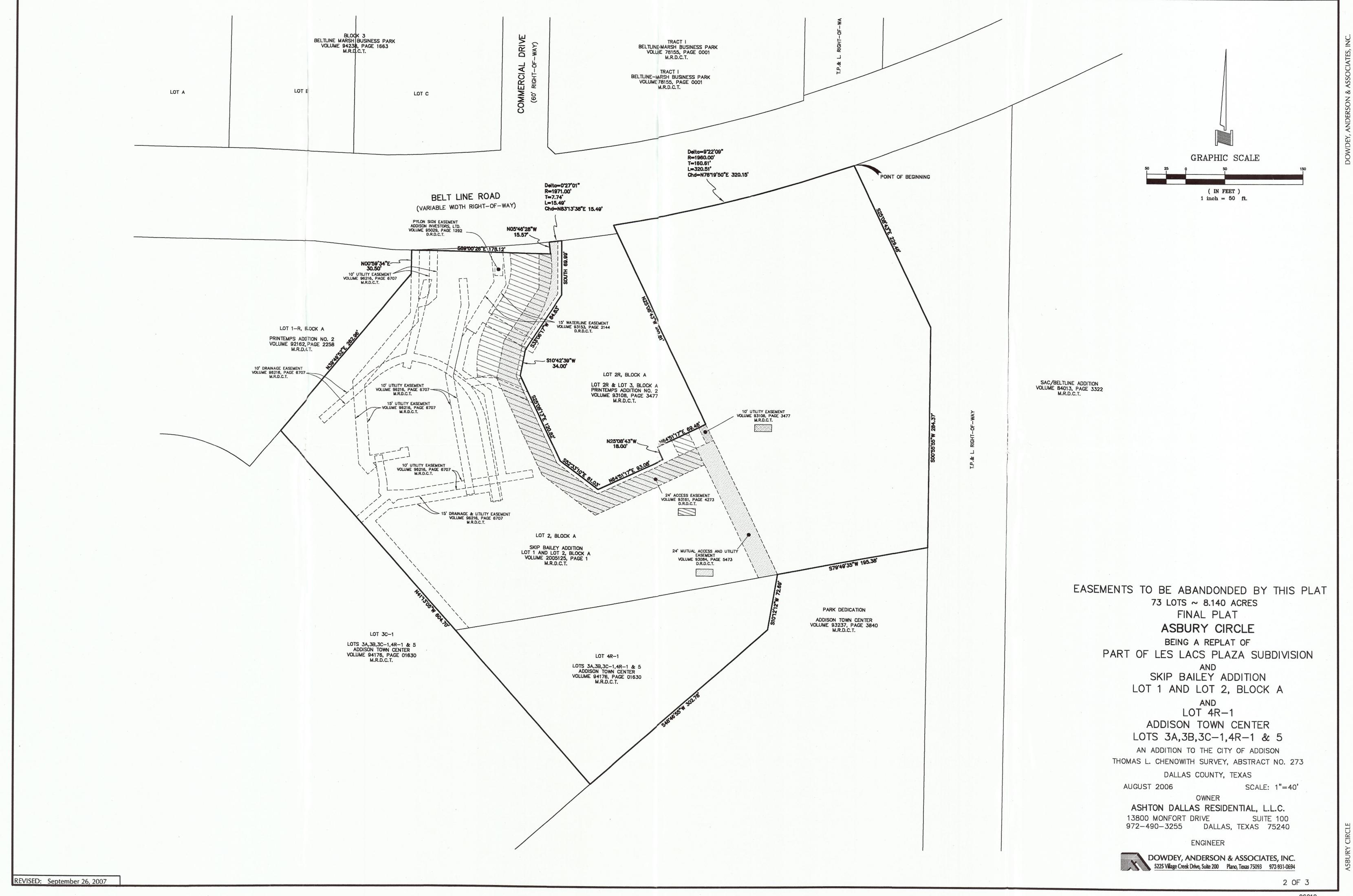
 C44
 26'15'04"
 26.00'
 6.06'
 11.91'
 N51'43'45"E
 11.81'

 C45
 16'04'22"
 200.00'
 28.24'
 56.10'
 \$56'49'06"W
 55.92'

 C46
 67'21'23"
 37.00'
 24.66'
 43.50'
 N31'10'36"E
 41.04'

 C47
 22'38'37"
 110.00'
 22.02'
 43.47'

CURVE DELTA RADIUS TANGENT LENGTH



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS ASHTON DALLAS RESIDENTIAL, L.L.C. is the owner of a tract of land located in the THOMAS L. CHENOWITH SURVEY. ABSTRACT NO. 273, Addison, Dallas County, Texas and being a part of LES LACS PLAZA SUBDIVISION, an Addition to the Town of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 83064, Page 2724, Map Records. Dallas County, Texas and being all of a tract of land described in Deed to PHCG Investments, recorded in Volume 93233. Page 3084, Deed Records, Dallas County, Texas and and being all of Lot 2, Block A of SKIP BAILEY ADDITION, an Addition to the Town of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 2005125, Page 1, Map Records, Dallas County, Texas and being all of Lots 3A, 3B, 3C-1, 4R-1 & 5 of ADDISON TOWN CENTER, an Addition to the Town of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 94176, Page 1630, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the South right-of-way line of Belt Lire Road, a variable width right-of way, at the Northeast corner of said Addition and said PHCG tract;

THENCE South 25 degrees 08 minutes 43 seconds East, leaving said South right—d—way line and along the East line of said LES LACS PLAZA SUBDIVISION and said PHCG tract, a distance of 229.48 feet to (1/2 inch iron rod with a yellow plastic cap found for corner;

THENCE South 00 degrees 55 minutes 55 seconds West, continuing along the East line of said LES LACS PLAZA SUBDIVISION and said PHCG tract, a distance of 284.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southeast corner of said PHCG tract and the Northeast corner of Addison Town Cinter, an Addition to the Town of Addison. Dallas County, Texas according to the Plat thereof recorded in Volume 93237, Page 3840, Map Records, Dallas County.

THENCE South 79 degrees 49 minutes 35 seconds West, leaving the East line of sid LES LACS PLAZA SUBDIVISION and along the common line of said PHCG tract and ADDISON TOWN CENTER, an Addition to the Town of Addison, Dallas County. Texas, according to the Plat thereof recorded in Volume 93237, Page 3840, Map lecords, Dallas County, Texas, a distance of 195.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southwest corner of said PHCG tract and the Southeast corner of said Lot 2:

THENCE South 10 degrees 12 minutes 12 seconds West, leaving said common line, a distance of 72.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 48 degrees 46 minutes 55 seconds West, a distance of 302.78 fee to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 41 degrees 13 minutes 05 seconds West, passing at a distance of 61.78 feet a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southwest corner of said Lot 2, and continuing for a total distance of 604.70 feet to an "X" set at the most Westerly corner of said Lot 2;

THENCE North 39 degrees 49 minutes 52 seconds East, a distance of 262.96 feet to an "X" found in concrete paving at the most Southerly Northwest corner of said Lot 2;

THENCE North 00 degrees 59 minutes 34 seconds East, a distance of 30.50 feet o a 1/2 inch iron rod found in said South right—of—way line of Belt Line Road at the most Northerly Northwest corner of sal Lot 2;

THENCE Northerly and Easterly, along said South right—of—way line, the following tree (3) courses and distances:

South 89 degrees 00 minutes 26 seconds East, a distance of 178.12 feet to a 12 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 05 degrees 46 minutes 28 seconds West, a distance of 15.57 feet to a 1/ inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non—tangent curve to the let having a central angle of 00 degrees 27 minutes 01 seconds, a radius of 1971.00 feet and a chord bearing and distance of North 83 degrees 13 minutes 38 seconds East, 15.49 feet;

Easterly, along said curve to the left, an arc distance of 15.49 feet to a 5/8 inc iron rod found at the Northwest corner of Lot 2R, Block A of PRINTEMPS ADDITION NO. 2, an Addition to the Town of Adison, Dallas County, Texas according to the Plat thereof recorded in Volume 93108, Page 3477, Map Records, Dallas Coury, Texas;

THENCE Southerly and Easterly, leaving said South right-of-way line and along the common line of said Lot 2 and said Lot 2R, the following eight (8) courses and distances:

South, a distance of 69.99 feet to a 1/2 inch iron rod found for corner;

South 33 degrees 06 minutes 17 seconds West, a distance of 84.83 feet to an X" found in concrete paving;

South 10 degrees 42 minutes 39 seconds West, a distance of 34.00 feet to an "X" found in concrete paving;

South 25 degrees 08 minutes 13 seconds East, a distance of 120.82 feet a 1/2 nch iron rod with a red plastic cap found

South 52 degrees 33 minutes 10 seconds East, a distance of 61.03 feet to a 1/ inch iron rod with a yellow plastic cap stamped "DAA" set for corner; North 64 degrees 51 minutes 17 seconds East, a distance of 93.08 feet to a 1/1 inch iron rod with a red plastic cap

found for corner; North 25 degrees 08 minutes 43 seconds West, a distance of 18.00 feet to an " found in concrete paving:

North 64 degrees 51 minutes 17 seconds East, a distance of 69.48 feet to a 1/inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of said LES LACS SUBDIVISION and and PHCG tract at the most Easterly Southeast corner of said Lot 2R;

THENCE North 25 degrees 08 minutes 43 seconds West, along the common line of aid LES LACS SUBDIVISION and said PHCG tract, a distance of 282.81 feet to a 1/2 inch iron rod with a yellow plasticap found in said South right—of—way line at the Northwest corner of said LES LACS SUBDIVISION and said PHCG tract at the beginning of a non—tangent curve to the left having a central angle of 09 degrees 22 minutes 09 seconds, a idius of 1960.00 feet and a chord bearing and distance of North 76 degrees 19 minutes 50 seconds East, 320.15 fee

THENCE Easterly, along said South right—of—way line and said curve to the left, ararc distance of 320.51 feet to the POINT OF BEGINNING and containing 8.140 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ASHTON DALLAS RESIDENTIAL ("Owner") does hereby (dopt this plat designating the hereinabove property as ASBURY CIRCLE, 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 easement 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, storn sewer, drainage, election, 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 ecsements 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 easiments for the benefit of the provider of services for which

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 low 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 my type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the righ, 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 mintenance 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 rom 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, ruls, regulations and resolutions of the Town of Addison, Texas.

Witness my hand at Dallas, Texas this the \_\_\_\_\_ day d \_\_\_\_\_, 2007. ASHTON DALLAS RESIDENTIAL, L.L.C.

Eric Robinson Division President

STATE OF TEXAS COUNTY OF COLLIN &

BEFORE ME, the undersigned, a Notary Public, on this daypersonally appeared Eric Robinson, known to me to be the person and officer whose name is subscribed to the foregoing insument and acknowledged to me that the same was the act of said Ashton Dallas Residential, L.L.C., and that he execute the same as the act of said Limited Partnership for the purpose and consideration therein expressed and in the capacity threin stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE STATE OF TEXAS

COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Shropshire, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Addison, Texas.

Sean Shropshire Registered Professional Land Surveyor No. 5674

STATE OF TEXAS COUNTY OF COLLIN &

CITY SECRETARY

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Shropshire, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL APPROVED BY THE CITY COUNGL OF THE TOWN OF ADDISON, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

MAYOR

73 LOTS ~ 8.140 ACRES FINAL PLAT ASBURY CIRCLE BEING A REPLAT OF PART OF LES LACS PLAZA SUBDIVISION

SKIP BAILEY ADDITION LOT 1 AND LOT 2, BLOCK A

AND LOT 4R-1 ADDISON TOWN CENTER

LOTS 3A,3B,3C-1,4R-1 & 5 AN ADDITION TO THE CITY OF ADDISON

THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273 DALLAS COUNTY, TEXAS

AUGUST 2006

OWNER ASHTON DALLAS RESIDENTIAL, L.L.C. 13800 MONFORT DRIVE

**ENGINEER** 



DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

972-490-3255 DALLAS, TEXAS 75240

SCALE: 1"=40'