

40 20 0 40 80  
SCALE FEET  
Bearings based on Deed

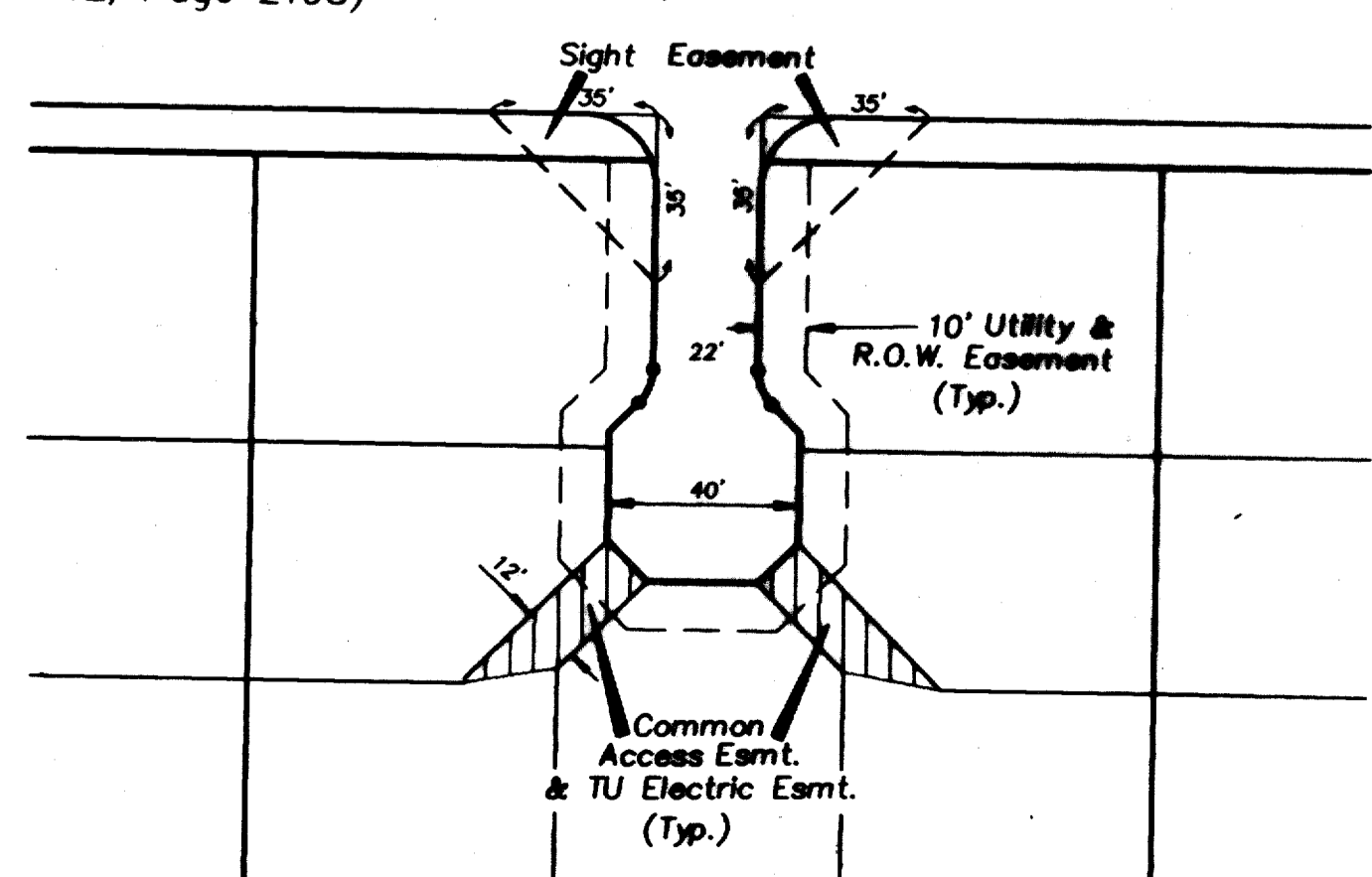
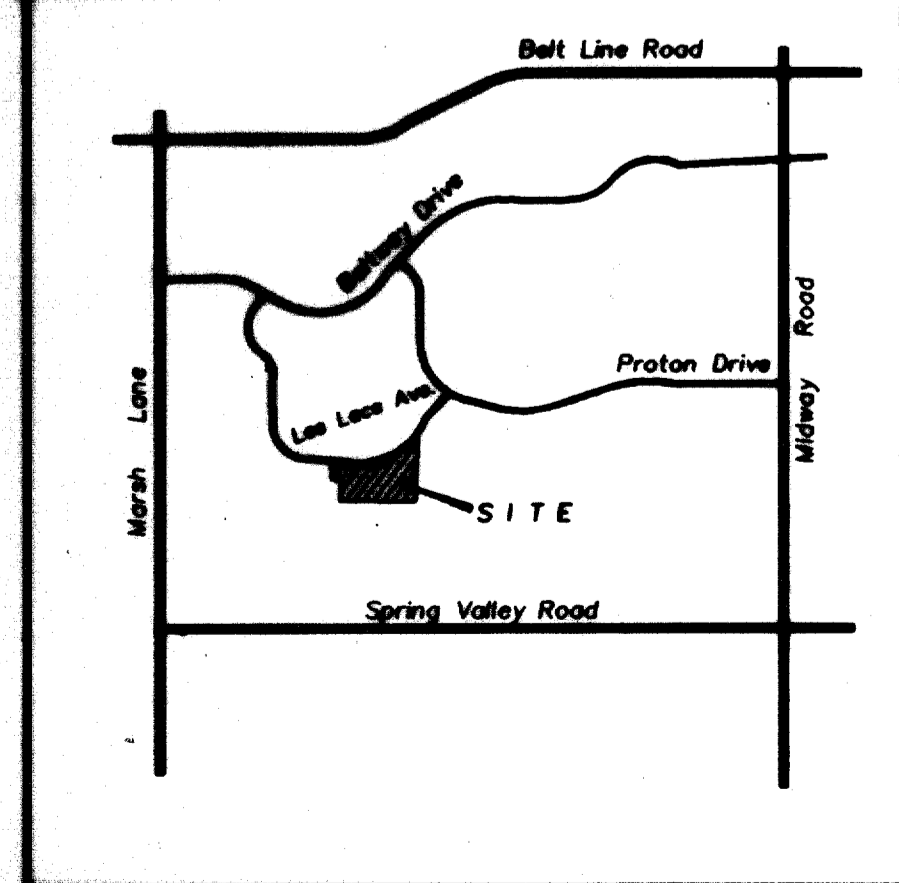
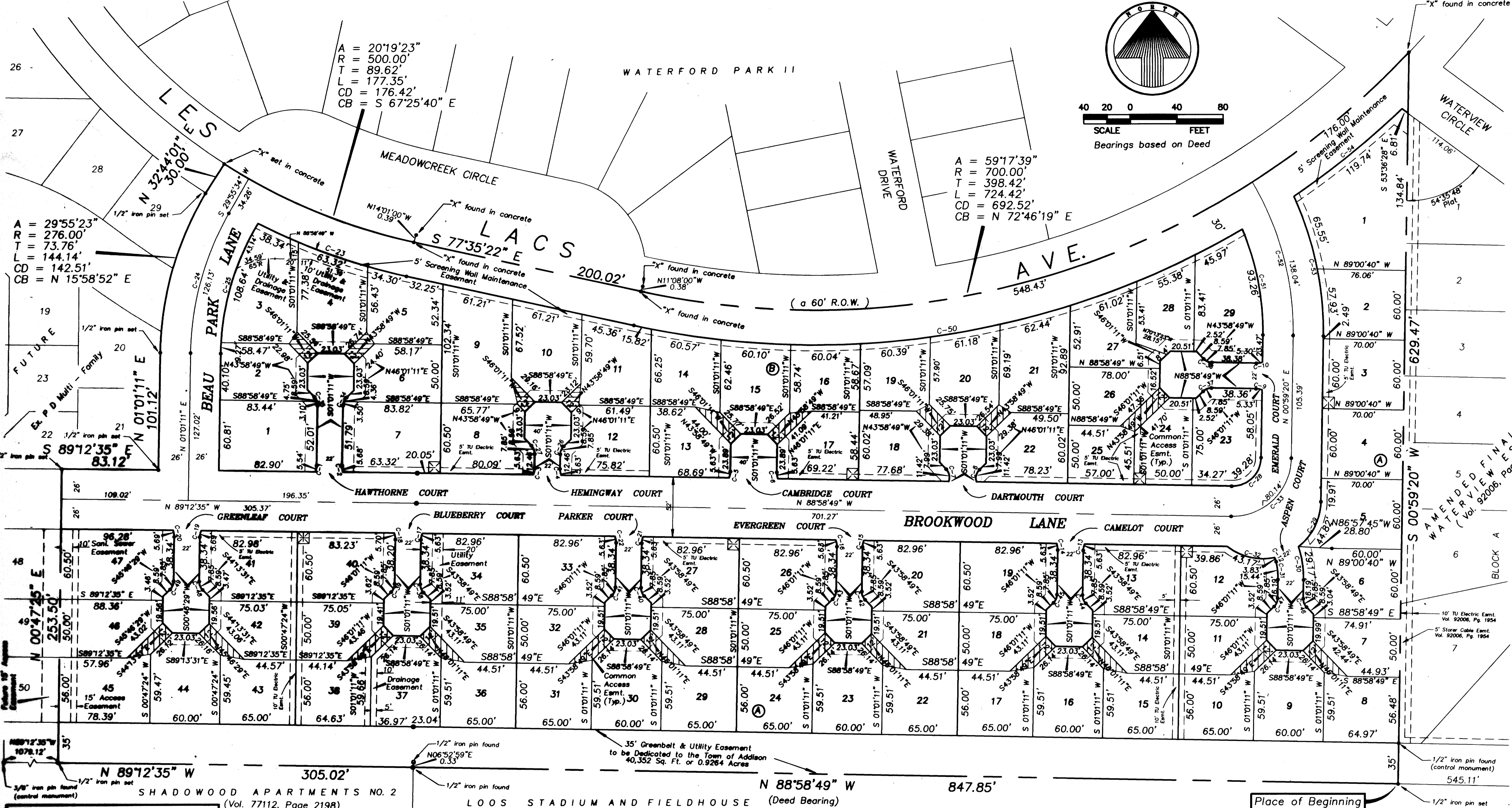
WATERFORD PARK II

A = 20'19'23"  
R = 500.00'  
T = 89.62'  
L = 177.35'  
CD = 176.42'  
CB = S 67°25'40" E

A = 59'17'39"  
R = 700.00'  
T = 398.42'  
L = 724.42'  
CD = 692.52'  
CB = N 72°46'19" E

A = 29'55'23"  
R = 276.00'  
T = 73.76'  
L = 144.14'  
CD = 142.51'  
CB = N 15°58'52" E

A = 89°12'35" W  
S 89°12'35" E  
N 01°01'11" E  
S 01°01'11" E  
N 01°01'11" E  
S 01°01'11" E



35' Greenbelt & Utility Easement to be Dedicated to the Town of Addison 40,352 Sq. Ft. or 0.9264 Acres

- The following minimum setbacks apply from the property line.
- Adjacent to main streets
    - Where garage enters into main street. 15.5 feet to garage door, 10.5 feet to remainder of structure
    - Where garage does not enter into main street. 5.5 feet to structure
  - 5 feet to Lee Lacs Avenue
  - 5 feet to structure for lots 1, 2, & 3, Bk. B along Beau Park Lane
  - 5 feet to structure for lots 23, 24, & 25, Bk. B along Brookwood Lane
- The following minimum setbacks apply from the R.O.W.
- Adjacent to cur-de-voies
    - 20 feet to garage door
    - 15 feet to remainder of structure
  - Driveway access/curb cuts to Lee Lacs Avenue are prohibited.
  - Driveway access/curb cuts to Beau Park Lane are prohibited for lots 1, 2, & 3, Bk. B
  - Driveway access/curb cuts to Brookwood Lane are prohibited for lots 23, 24, & 25, Bk. B

10' x 10' Transformer Pad Eas't.  
TYP. T.U. ELECTRIC CO. PAD EASEMENTS

ENGINEER ~ PLANNER ~ SURVEYOR  
**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043  
PH. # 226-2967

AMENDED FINAL PLAT OF  
**GRAND ADDISON II**  
TOWN OF ADDISON

Volume 93063  
Page 3374  
THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273  
DALLAS COUNTY, TEXAS

~ OWNER ~  
**GRAND HOMES, INC.**

8800 N. Central Expwy. ~ Suite 330 ~ Dallas, Texas 75231  
PH. # 750-6528

~ OWNER ~  
**BELTWAY - LES LACS, LTD.**

4835 LBJ Freeway ~ Suite 280 ~ Dallas, Texas 75244  
PH. # 392-1010

