

40 20 0 40 80
SCALE FEET
Bearings based on Deed

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

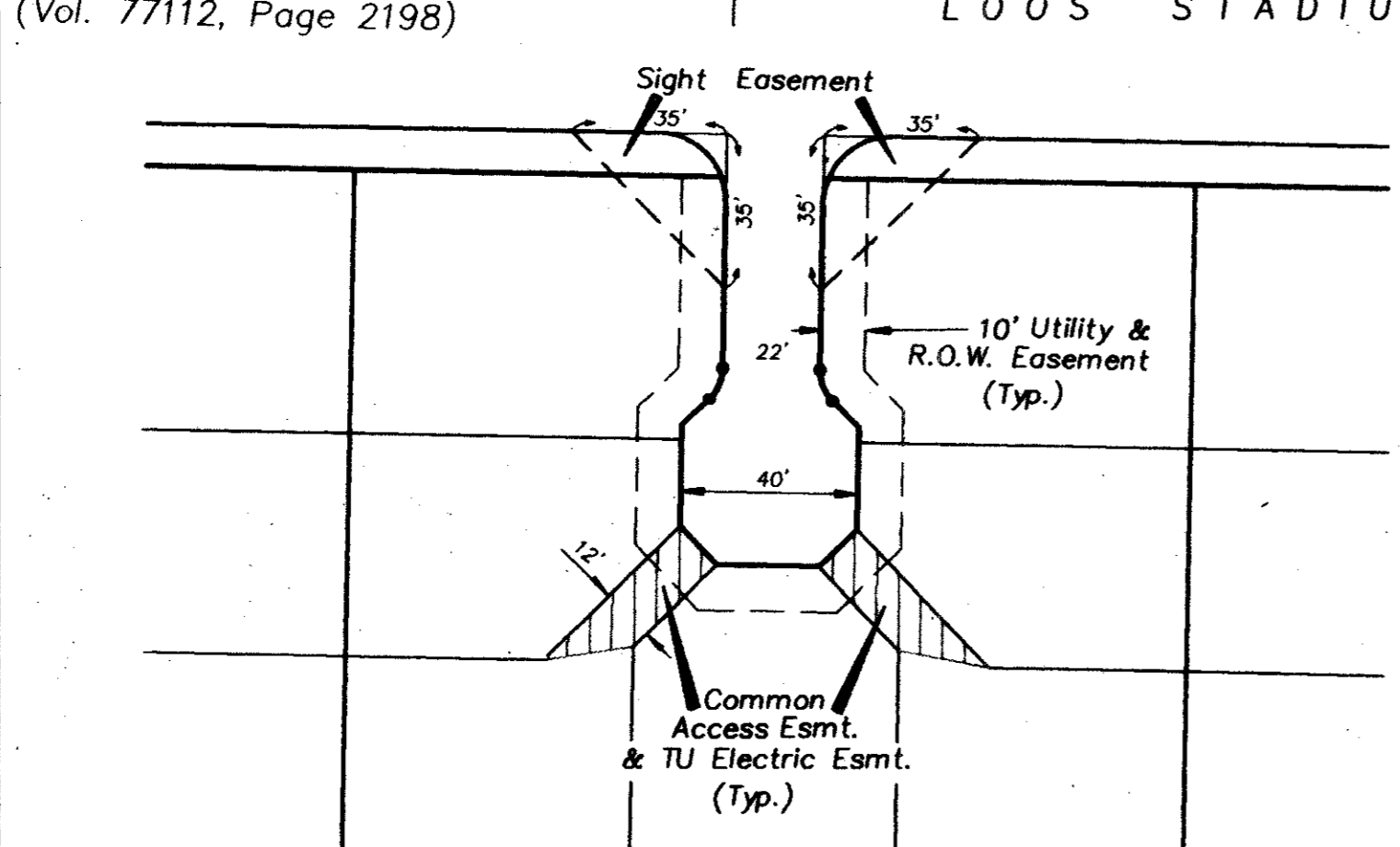
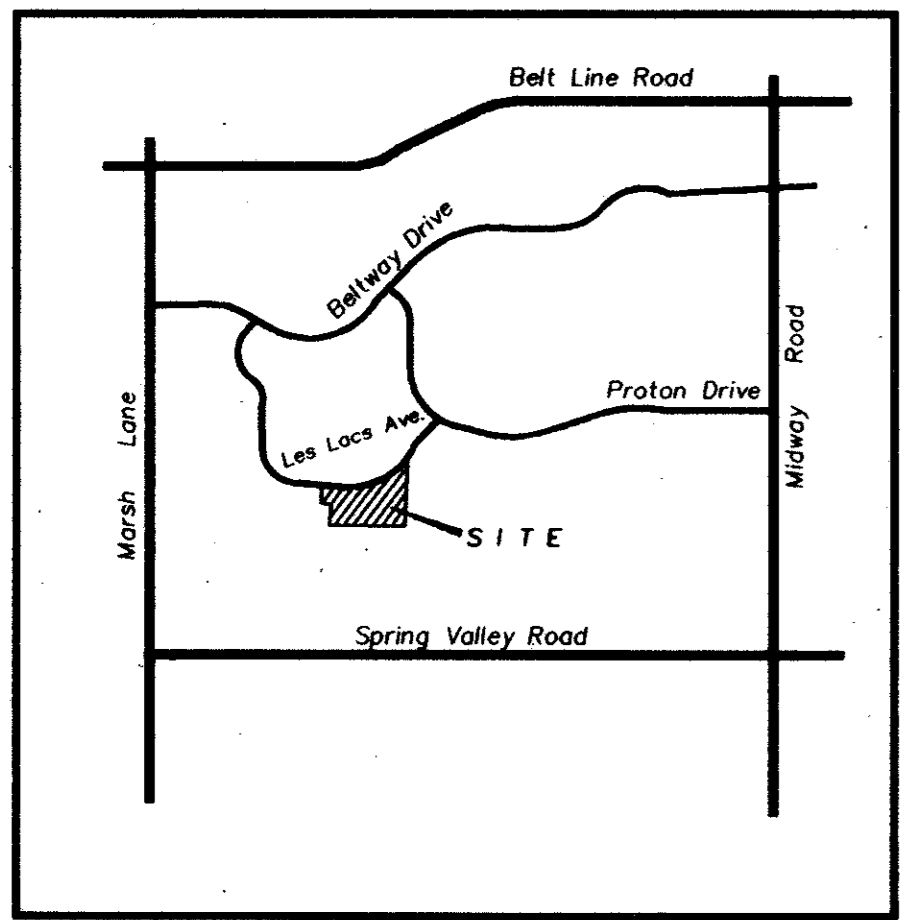
A = 59°17'39"
R = 700.00'
T = 398.42'
L = 724.42'
CD = 692.52'
CB = N 72°46'19" E

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"
R = 101.12'
T = 83.12'
L = 101.12'
CD = 83.12'
CB = S 89°12'35" E

A = 00°47'25"
R = 253.50'
T = 50.00'
L = 253.50'
CD = 50.00'
CB = N 00°47'25" E

A = 89°12'35"
R = 1079.12'
T = 1079.12'
L = 1079.12'
CD = 1079.12'
CB = N 89°12'35" W



- The following minimum setbacks apply from the property line.
I. 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 Les 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
- II. The following minimum setbacks apply from the R.O.W.
Adjacent to cul-de-sacs
20 feet to garage door
15 feet to remainder of structure
- III. Driveway access/curb cuts to Les Lacs Avenue are prohibited.
- IV. Driveway access/curb cuts to Beau Park Lane are prohibited for lots 1, 2, & 3, Bk. B
- V. Driveway access/curb cuts to Brookwood Lane are prohibited for lots 23, 24, & 25, Bk. B

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

AMENDED FINAL PLAT OF GRAND ADDISON II

TOWN OF ADDISON

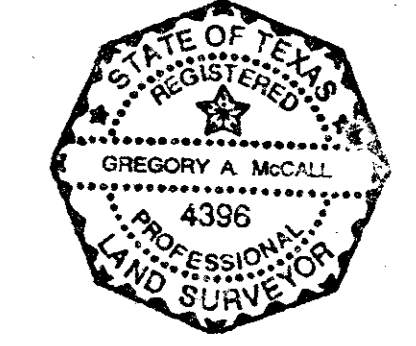
THOMAS L. CHENOWITH SURVEY ABSTRACT NO. 273
DALLAS COUNTY, TEXAS

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



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

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