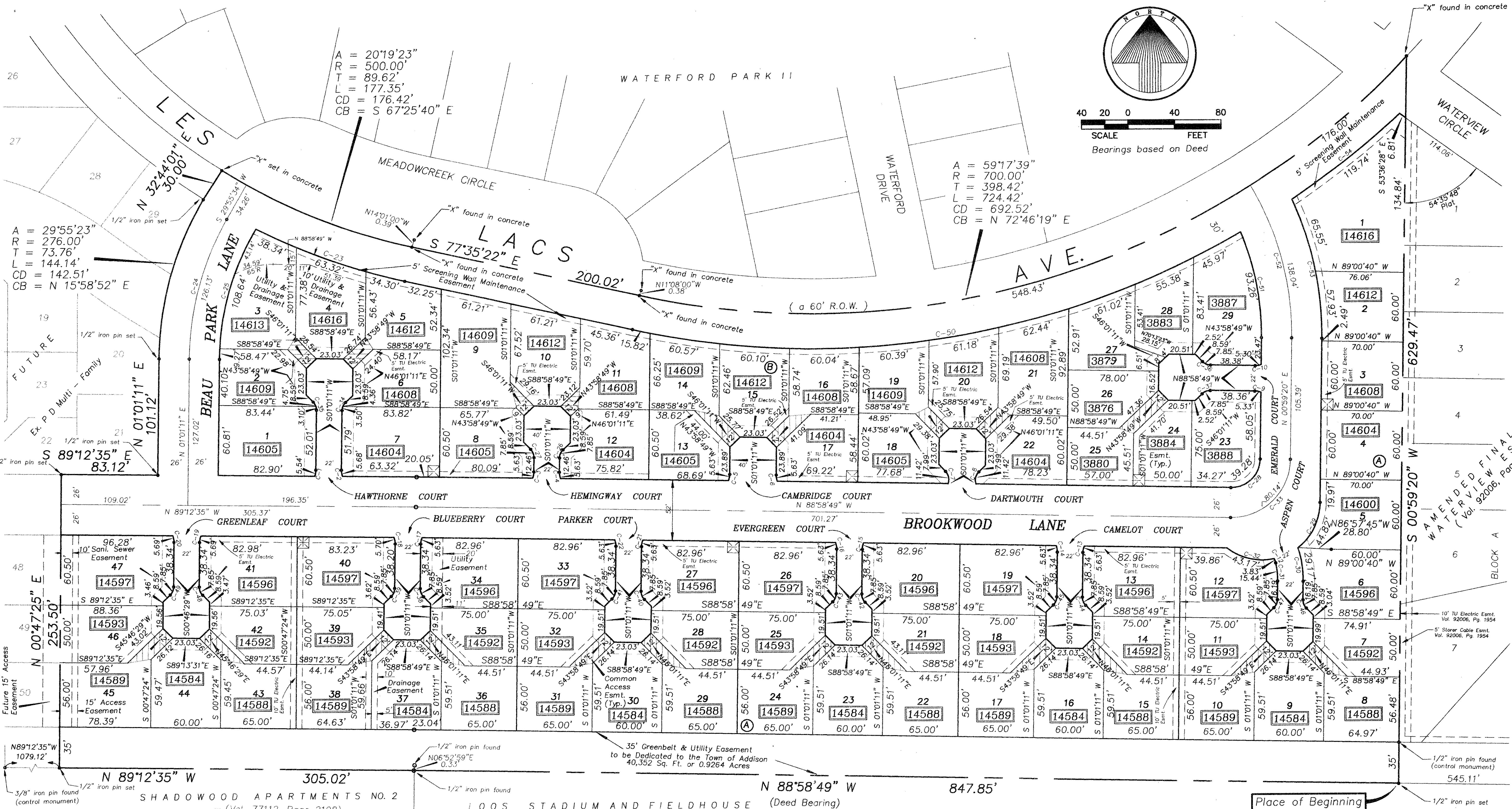


40 20 0 40 80
SCALE FEET
Bearings based on Deed



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

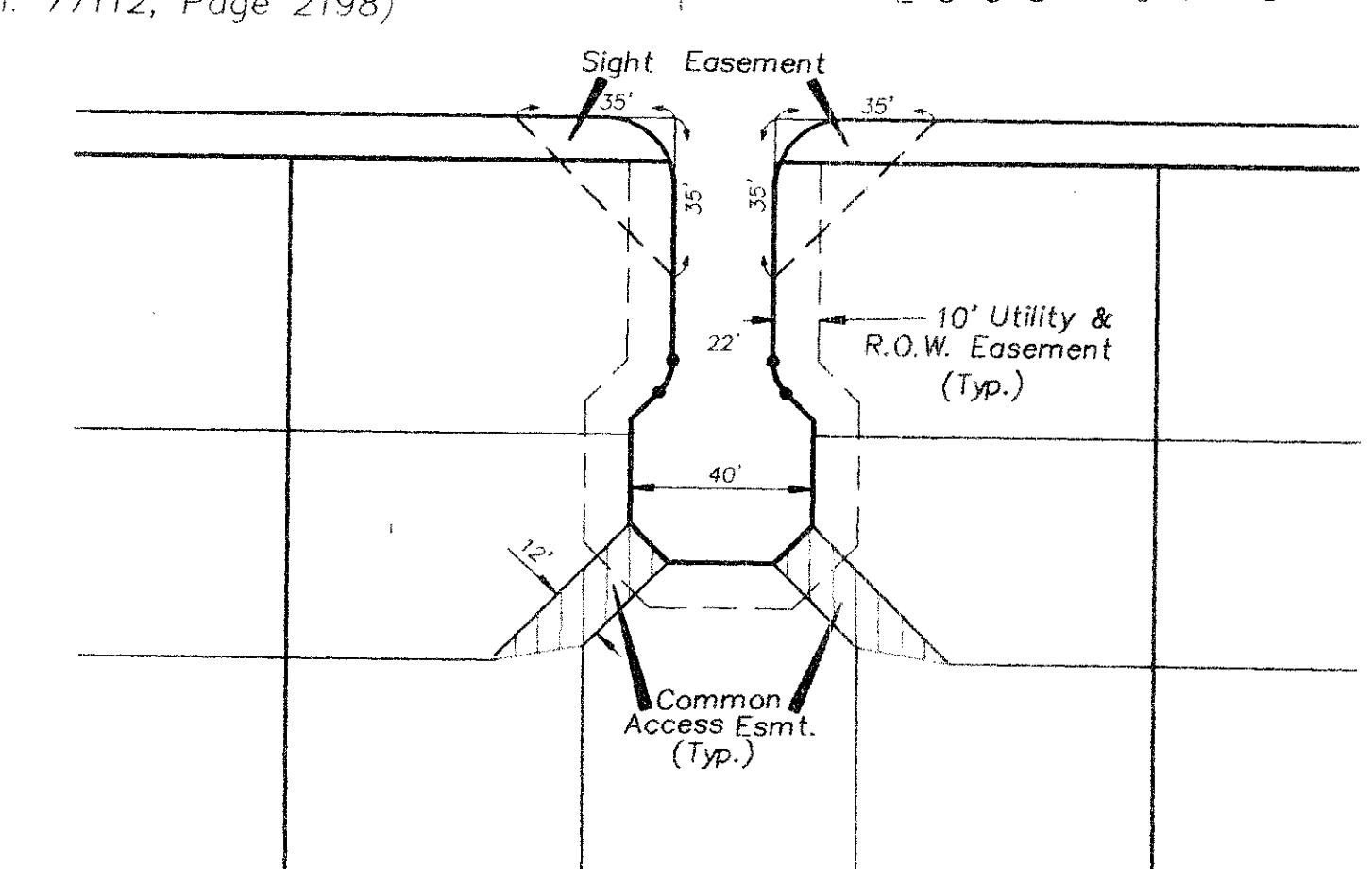
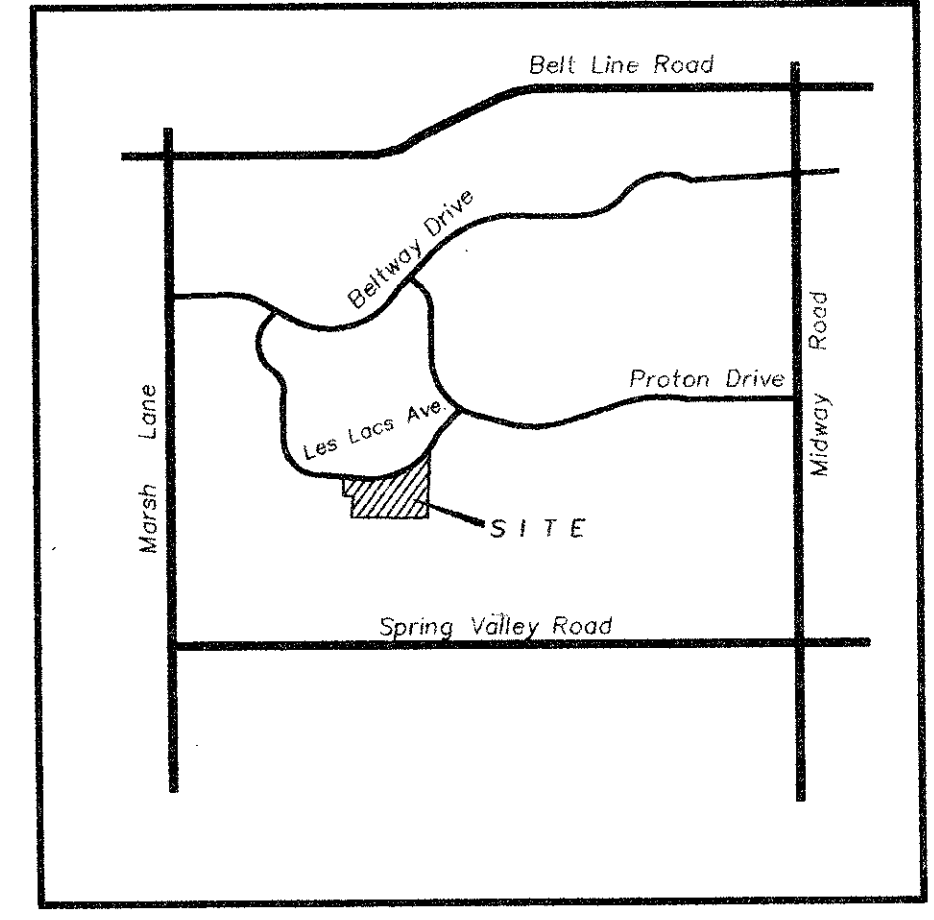
A = 20°19'23"
R = 500.00'
T = 89.62'
L = 177.35'
CD = 176.42'
CB = S 67°25'40" E

N 00°47'25" E
253.50'
N 89°12'35" W
1079.12'

N 89°12'35" W
305.02'
SHADOWOOD APARTMENTS NO. 2
(Vol. 77112, Page 2198)

N 88°58'49" W
847.85'
LOOS STADIUM AND FIELDHOUSE DISD
(Deed Bearing)

N 86°57'45" W
28.80'
N 89°00'40" W
60.00'



- The following minimum setbacks apply from the property line.
- I. Adjacent to main streets.
 - A. Where garage enters into main street. 15.5 feet to garage door. 10.5 feet to remainder of structure.
 - B. Where garage does not enter into main street. 5.5 feet to structure.
 - C. 5 feet to Les Lacs Avenue.
 - D. 5 feet to structure for lots 1, 2, & 3, Bk. B along Beau Park Lane.
 - E. 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. All internal property line setbacks shall be 5 feet.
 - IV. Driveway access/curb cuts to Les Lacs Avenue are prohibited.
 - V. Driveway access/curb cuts to Beau Park Lane are prohibited for lots 1, 2, & 3, Bk. B.
 - VI. Driveway access/curb cuts to Brookwood Lane are prohibited for lots 23, 24, & 25, Bk. B.

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

ADDRESS PLAT
GRAND ADDISON II
TOWN OF ADDISON

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

~ 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