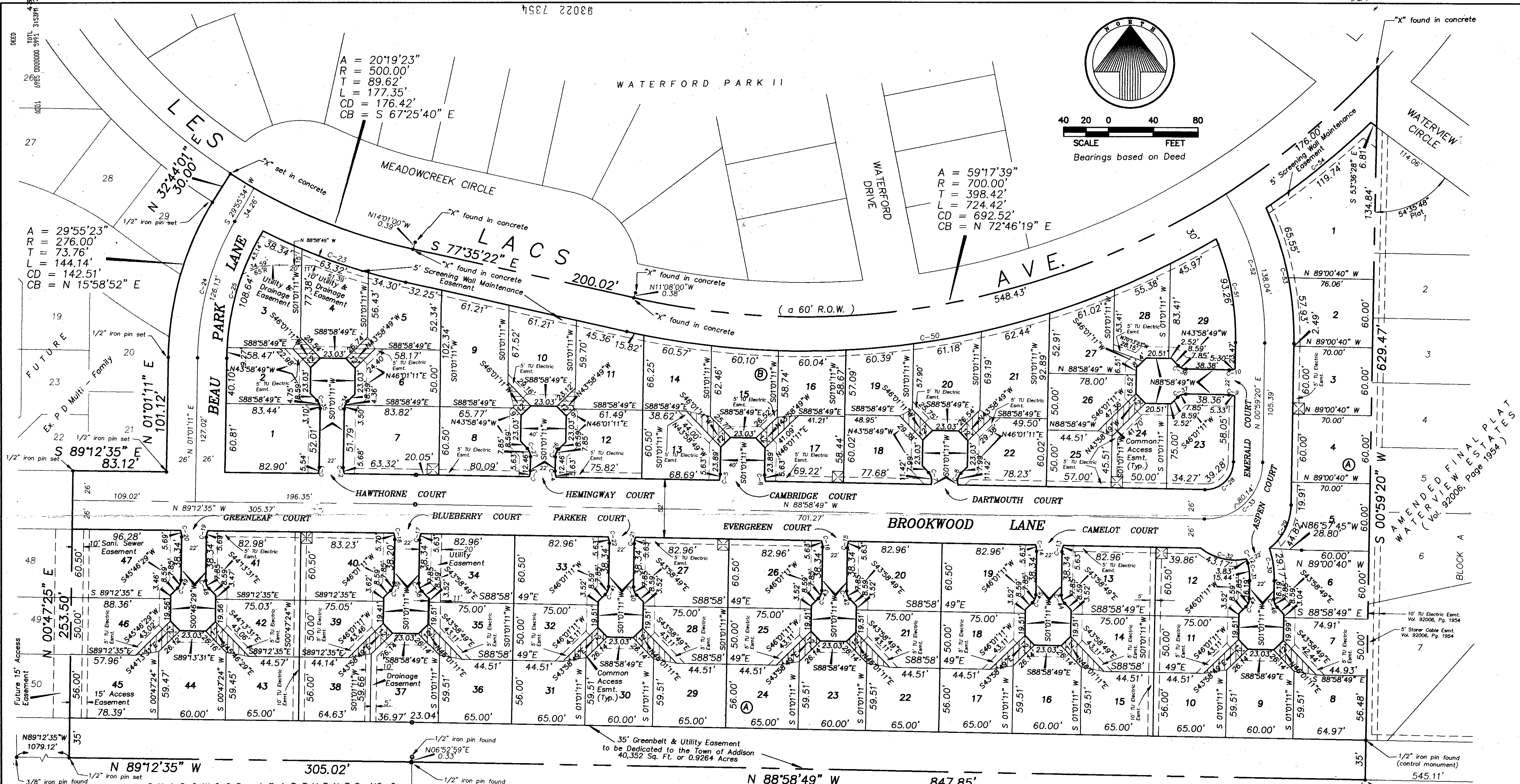


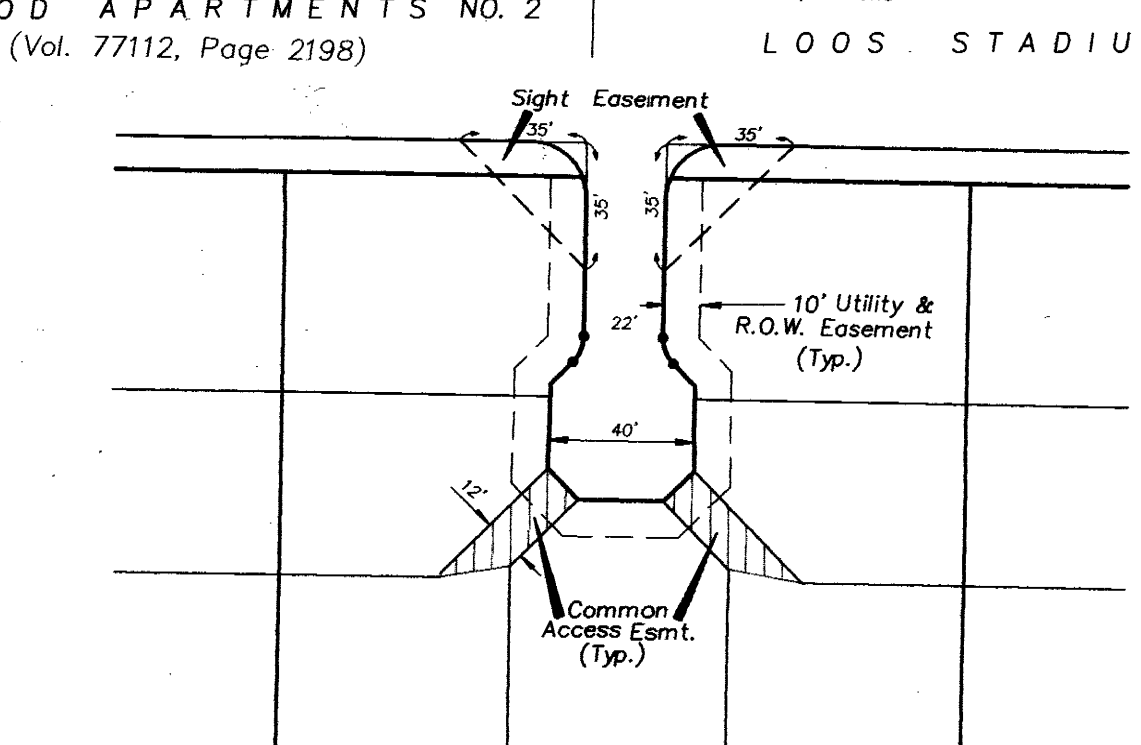
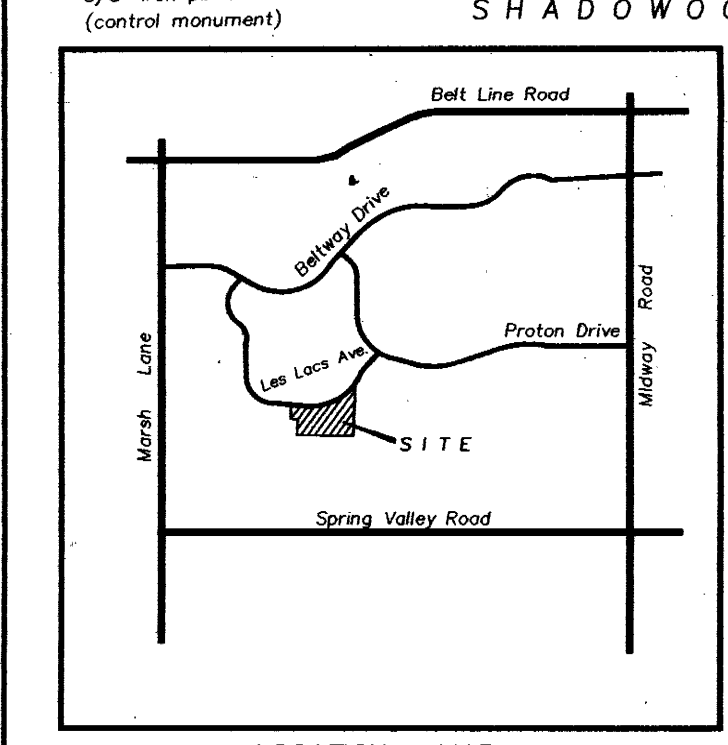
SCALE FEET
40 20 0 40 80
Bearings based on Deed



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



The following minimum setbacks apply from the property line.
Adjacent to main streets
15.5 feet to garage door
10.5 feet to remainder of 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

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

All internal property line setbacks shall be 5 feet
Driveway access/curb cuts to Les 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

TYP. T.U. ELECTRIC CO.
PAD EASEMENTS

FINAL 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

01/27/93 \PLAT\3726RPH1 76 LOTS ~ 11,6780 Acres