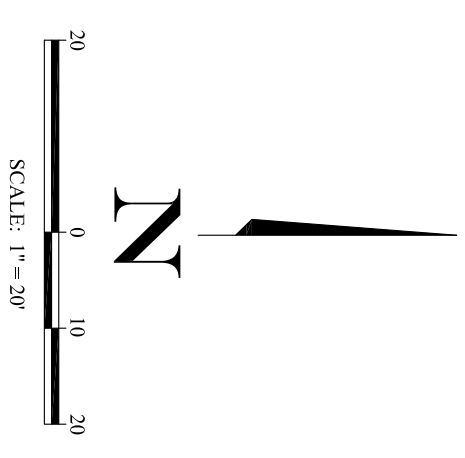
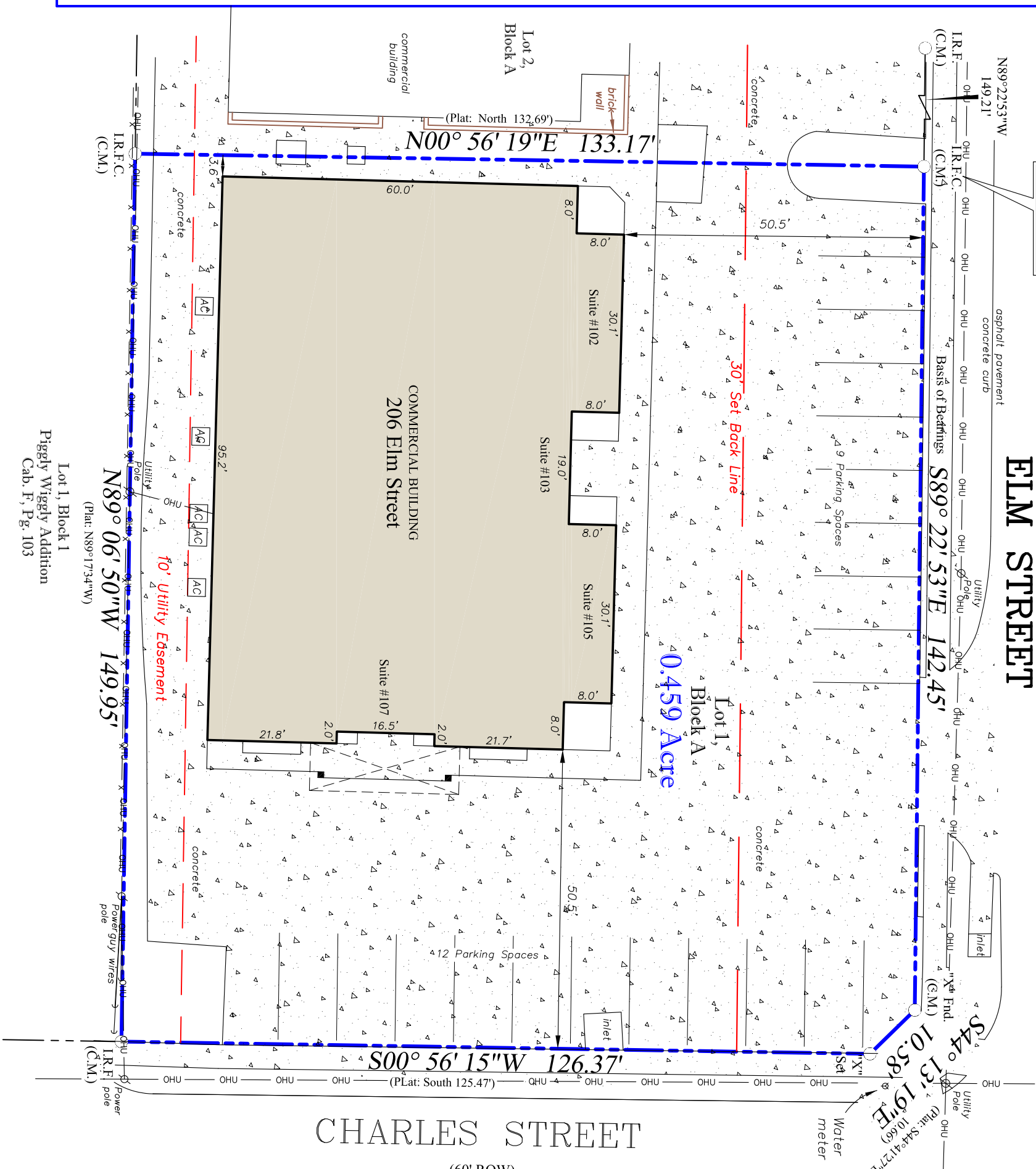


# 206 Elm Street

## ELM STREET (60' ROW)

P.O.B.

**PROPERTY DESCRIPTION:**  
**BEING** all of Lot 1, Block A, Elm Centre Addition, an Addition to the City of Lewisville, Texas, according to the map thereof recorded in Cabinet E, Page 55, Plat Records of Denton County, Texas (P.R.D.C.T.), and being in the J.W. King Survey, Abstract No. 696, Denton County, Texas; said Lot 1 being more particularly described by metes and bounds as follows:  
**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of Lot 2, Block A of said Elm Centre Addition; on the south Right-of-Way (R.O.W.) line of Elm Street (a 60.00 foot R.O.W.);  
**THENCE** South 89 degrees 22 minutes 53 seconds East, with the south R.O.W. line of said Elm Street, a distance of 142.45 feet to a cut "X" found for corner at the beginning of a southeasterly corner clip;  
**THENCE** South 44 degrees 13 minutes 19 seconds East, with said corner clip, a distance of 10.58 feet to a cut "X" found for corner on the west R.O.W. line of Charles Street (a 60.00 foot R.O.W.);  
**THENCE** South 00 degrees 56 minutes 15 seconds West, with the west R.O.W. line of said Charles Street, a distance of 126.37 feet to a 1/2 inch iron rod found for the northeast corner of Lot 1, Block 1 of Piggy Wiggly Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 103 of the P.R.D.C.T.;  
**THENCE** North 89 degrees 06 minutes 50 seconds West, with the north line of said Lot 1, a distance of 149.95 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 2 of Elm Centre Addition;  
**THENCE** North 00 degrees 56 minutes 19 seconds East, with the east line of said Lot 2, a distance of 133.17 feet to the **POINT OF BEGINNING**, containing in all 0.459 acres of land, more or less, being subject to any and all easements which may affect.



<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>--- Boundary Line</li> <li>--- Overhead Utility Line</li> <li>--- Fence Line</li> <li>--- Controlling Monument</li> <li>--- 1/2" Iron Rod Found (unless otherwise noted)</li> <li>--- 1/2" Iron Pipe Found</li> <li>--- 1/2" Iron Rod Set ("Old Town Surveying" (blue cap))</li> </ul> <p>Basis of Bearings: Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.</p> <p><b>FLOOD NOTE:</b> It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480195 0565 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).</p>	<p>206 Elm Street Lewisville, Texas</p> <p><b>stewart</b></p> <p>15950 Dallas Pkwy., Ste. 100 Dallas, Texas 75248 Ph: 972.308.8004 Fax: 972.715.5602</p>
---	--

<p>Title Co. G.F. No. 1286076</p> <p>Fieldwork Date: 07/12/2021</p> <p>Job No.: 20210727</p> <p>Party Chief: TI</p> <p>Tech: T3</p> <p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>--- Boundary Line</li> <li>--- Overhead Utility Line</li> <li>--- Fence Line</li> <li>--- Controlling Monument</li> <li>--- 1/2" Iron Rod Found (unless otherwise noted)</li> <li>--- 1/2" Iron Pipe Found</li> <li>--- 1/2" Iron Rod Set ("Old Town Surveying" (blue cap))</li> </ul> <p>Basis of Bearings: Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.</p> <p><b>FLOOD NOTE:</b> It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480195 0565 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).</p>	<p><b>STEWART SURVEYING</b></p> <p>THOMAS WILLIAM MAUK</p> <p>5119</p> <p>PROFESSIONAL SURVEYOR</p> <p>July 13, 2021</p>
---	--

**Old Town Surveying, LLC**  
Professional Land Surveyors

579 N. Valley Pkwy., Ste. 120, Lewisville, Texas, 75067  
Ph. 469-293-8079 info@oldtownsurveying.com  
TRRN Number: 10194611