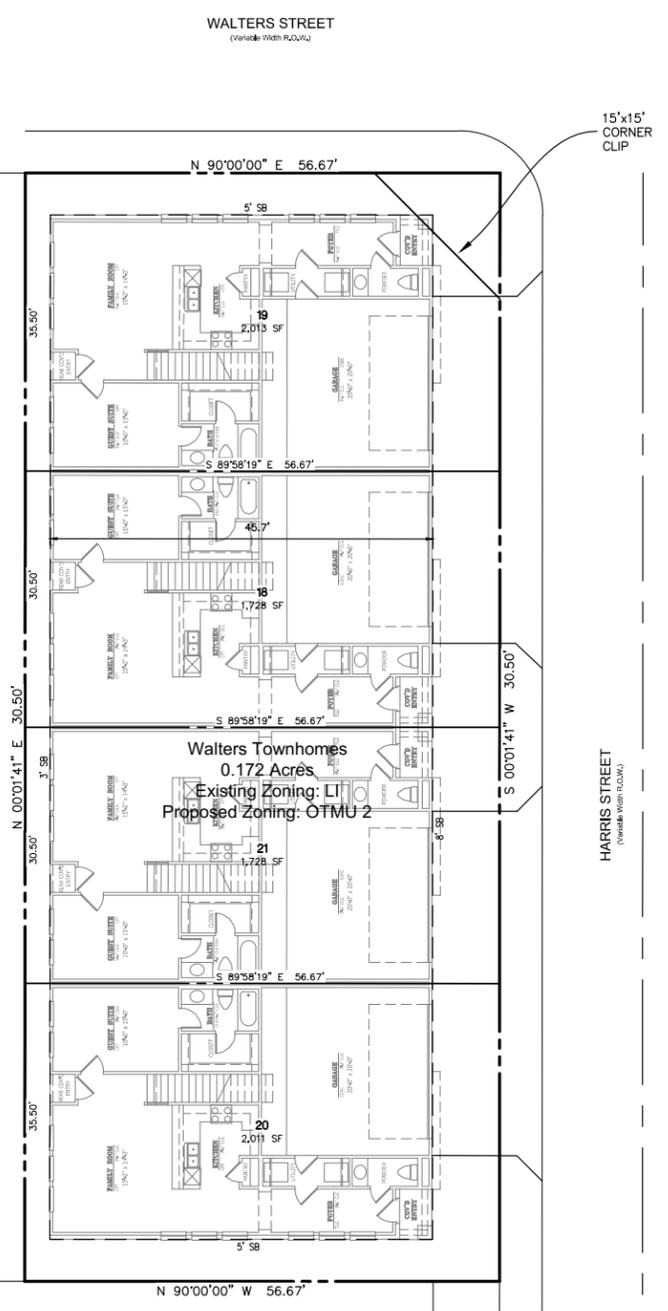
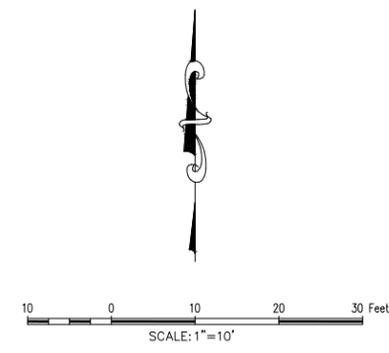


Vicinity Map 1"=500'



Walters Townhomes  
0.172 Acres  
Existing Zoning: LI  
Proposed Zoning: OTMU 2

Lot 1, Block A  
Gavitt Downtown Addition  
Zoned: OTMU 2

John Andrew Orrin Hewitt  
Doc. No. 2011-191  
Zoned: LI

John Hewitt  
Doc. No. 2011-191  
Zoned: LI

Legal Description  
0.172 Acres

BEING a 0.172 acre tract of land situated in the City of Lewisville, Denton County, Texas, being a part of Block VII of Kealy Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Volume 75, Page 161, of Plat Records of Denton County, Texas, and being that same tract of land described by deed to James R. Johnson, as recorded in Volume 2837, Page 43, of the Real Property Records of Denton County, Texas (R.P.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for the northeast corner of the herein described tract, same being the northeast corner of said Block VII and Johnson tract, and being at the intersection of the south line of E. Walters Street (a 60 foot wide right-of-way) and the west line of Harris Street (a 60 foot wide right-of-way);

THENCE South 00 degrees 01 minute 41 seconds West, with the west line of said Harris Street, a distance of 132.00 feet to a 3 inch iron pipe found for the northeast corner of that certain tract of land described by deed to Leslie Moore Construction, Inc., a Texas corporation, as recorded in Document No: 2010-7789, R.P.D.C.T.;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said Leslie Moore Construction Tract, a distance of 56.67 feet to an "X" set in a concrete wall for the southeast corner of that certain tract of land described by deed to John Hewitt, as recorded in Document No. 20111919, R.P.D.C.T.;

THENCE North 00 degrees 01 minute 41 seconds East, with the east line of said Hewitt Tract, a distance of 132.00 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner in the south line of said E. Walters Street;

THENCE North 90 degrees 00 minutes 00 seconds East, with the south line of said E. Walters Street, a distance of 56.67 feet to the POINT OF BEGINNING and containing a total of a 0.172 acres of land, more or less, and being subject to any and all easements that may affect.

**ZONING EXHIBIT /  
CONCEPT PLAN**  
Harris Townhomes  
0.172 Total Acres  
being part of  
Block VII of the  
Kealy Addition  
in the  
CITY OF LEWISVILLE  
DENTON COUNTY, TEXAS

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
ROBERT JOHN DOLLAH, JR.,  
P.E. #86899  
DATE 6/22/2018

**OWNER/DEVELOPER**  
XMPK, LLC  
261 S. MILL ST, SUITE 130  
LEWISVILLE, TX 75067  
Ph. 469-399-0018  
Contact: Benny Jafari

Revisions:

**G&A CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lewisville, TX 75057 - P: 972.436.9712 - F: 972.436.9715  
144 Old Town Blvd. North, Ste 2 - Argyle, TX 75228 - P: 940.240.1012 - F: 940.240.1028  
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: RLR Date: 06/22/2018 SCALE: 1"=10' JOB. No. 18208

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
CM	= CONTROLLING MONUMENT
G&A	= G&A CONSULTANTS, INC.
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PE	= PIPELINE EASEMENT
D.C.E.C.	= DENTON COUNTY ELECTRIC COOPERATIVE

NOTES:

1. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
2. No flood zone area analysis has been performed on the subject property by G&A Consultants.

