

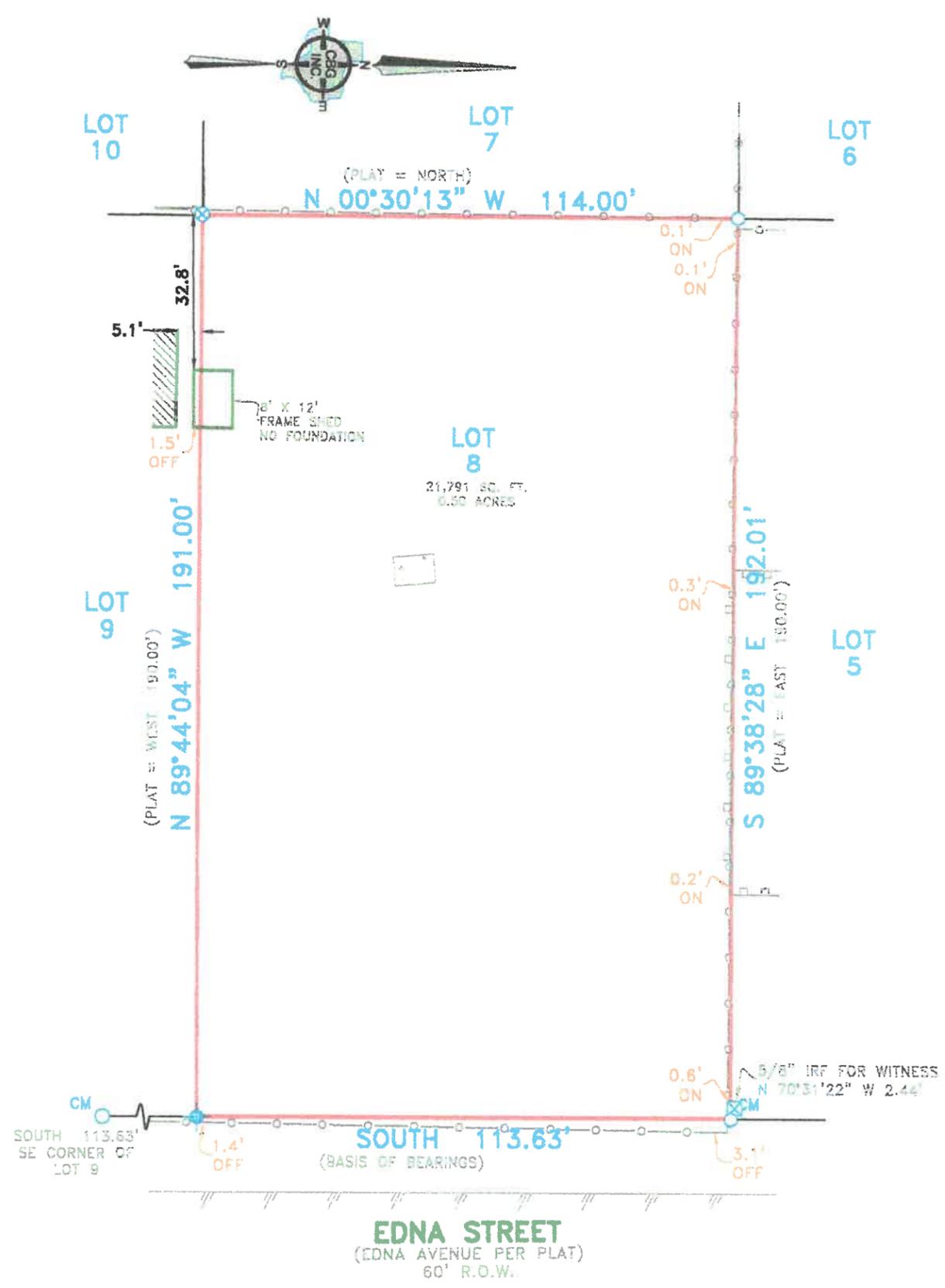


Edna Street

Being Lot 8, Block B, of Cowan Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Volume 75, Page 158, Real Property Records, Denton County, Texas.



- LEGEND**
- 1/2" ROD FOUND
 - ⊗ 1/2" ROD SET
 - 3/8" ROD FOUND
 - ⊗ "X" FOUND/SET
 - ◆ POINT FOR CORNER
 - FENCE POST FOR CORNER
 - CM CONTROLLING MONUMENT
 - AC AIR CONDITIONER
 - PE POOL EQUIPMENT
 - TE TRANSFORMER PAD
 - COLUMN
 - POWER POLE
 - ▲ UNDERGROUND ELECTRIC
 - △ OVERHEAD ELECTRIC
 - OHP— OVERHEAD ELECTRIC POWER
 - OES— OVERHEAD ELECTRIC SERVICE
 - CHAIN LINK
 - WOOD FENCE 0.5' WIDE TYPICAL
 - II— IRON FENCE
 - X— BARBED WIRE
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - CONCRETE
 - COVERED AREA



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48121C0545G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____ Purchaser
 _____ Purchaser

Drawn By: JHH
 Scale: 1" = 20'
 Date: 02/09/17
 GF No.: N/A
 Job No. 1825216-01

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Metes & Bounds Description

BEING Lot 8, Block B, of Cowan Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Volume 75, Page 158, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 8, Block B, Cowan Addition and the northwest corner of Lot 9, Block B, Cowan Addition; at a 1/2" iron rod set for the **POINT OF BEGINNING** found 113.63' SOUTH of the southeast corner of said Lot 9;

THENCE N 89°44'04" W, with the north line of said Lot 9 and the south line of said lot 8, a distance of 191.00 feet to an 1/2" iron set located at the southeast corner of Lot 7, Block B, Cowan Addition;

THENCE N 00°30'13" W, with the east line of said Lot 7 and the west line of said lot 8, a distance of 114.00 feet to a 1/2" iron rod found on the southwest corner of Lot 5, Block B, Cowan Addition;

THENCE S 89°38'28" E, with the north line of said Lot 5, and a south line of said lot 8 a distance of 192.01 feet to a 1/2" iron rod found;

THENCE SOUTH, with the east line of said Lot 8, and a west line of the Edna Street Right-of-way, called Edna Avenue per the plat, a distance of 113.63 feet to the **POINT OF BEGINNING** and containing approximately 0.50 acres of land.