



Vicinity Map (1" = 1000')

NOTES:

- Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- The purpose of this plat is to create 2 lots of record from a previously recorded Lot.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 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. 480195-0545-C, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).
- This plat was prepared without the benefit of a current title search, therefore no search of recorded easements was performed on subject property.

For all residential subdivisions, a plan summary table, to include total acreage per phase, total number of lots and number of lots per phase and zoning classification, minimum lot size, minimum dwelling size and density per acre. [Sec.III 5.6.1.d.]

List or show R5 zoning setbacks [Sec.III 5.6.2.c.]

please note:

Section VI.g.3. - Modifications to Front Yard Regulations
A. In any residential zoning districts, if 25 percent or more of the existing buildings along the frontage of the same side of a street between two intersecting streets have front yards less than required front yard for the specific zoning district, then the average front yard of all the building lots on that side of the street shall establish the minimum front yard.

Dimension from the center line of the road

Portion of Lots 4 & 5, Block B
T.H.D. Stewart Addition
Vol. 77, Pg. 360
Elwood Enterprises, LLC
Instr. No. 2018-34321 - O.P.R.D.C.T.
Zoned GB

Call out the survey pins from the other side

The ROW corner clip will need to be 15'x15' Section IX 4.7

List the ROW shown on the Thoroughfare Plan [Sec.III 5.6.2.g.]

Is this being abandoned with this plat?

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

Thomas W. Mauk, R.P.L.S.
No. 51119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____ 20__

Notary Public in and for the State of Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the **T.H.D. STUARTS' ADDITION, LOTS 14R1 & 14R2, BLOCK B** of the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ____ day of ____, 2024, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements, water and sewer lines, as shown and set forth in and upon said plat.

Witness my hand this ____ day of ____, 2024.

Thomas Harris III, City Secretary,
City of Lewisville, Texas

APPROVED

Mary Ellen Miksa, Chair,
Planning and Zoning Commission

Date

Should Read:

Variances Approved by the Zoning Board of Adjustment on April 3, 2024:
a. To Allow an Existing House Encroach 10 Feet into the Required 20-Foot Rear Yard Setback
b. To Allow a Reduced Lot Depth from 80 Feet to 67 Feet requested

Recommended for Approval

Karen Locke, Chair, Planning & Zoning Commission

Date

Approved

TJ Gilmore, Mayor, City of Lewisville, Texas

Date

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Inez Aquirre is the owner of Lot 14, Block B of T.H.D. Stuarts' Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat recorded in Cabinet E, Page 179, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southeast corner of said Lot 14, same point being in the west right-of-way line of N. Mill Street, and being the northeast corner of a tract of land described by deed to Esteban Rodriguez, recorded under Instrument Number 2017-95236, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 05 minutes 44 seconds West, a distance of 198.44 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being the southwest corner of said Lot 14, same point being in the north line of a tract of land described by deed to Haven Homes Group, LLC., recorded under Instrument Number 2021-117057, O.P.R.D.C.T., same point being the southeast corner of a tract of land described by deed to Sebastian Rivera, recorded in Volume 1065, Page 872, Deed Records, Denton County, Texas;

THENCE North 00 degrees 58 minutes 42 seconds West, a distance of 67.91 feet to a 1/2 inch iron rod found for corner being in the south right-of-way line of Martin Street, same point being in the east line of said Rivera tract, and being the northwest corner of said Lot 14;

THENCE North 89 degrees 45 minutes 23 seconds East, with the south right-of-way line of said Martin Street, a distance of 73.04 to a 1/2 inch iron rod found for corner;

THENCE South 87 degrees 58 minutes 46 seconds East, with the south right-of-way line of said Martin Street, a distance of 101.08 feet to a 1/2 inch iron rod found for corner;

THENCE South 52 degrees 11 minutes 17 seconds East, a distance of 12.17 feet to a 1/2 inch iron rod found for corner being in the west right-of-way line of said N. Mill Street;

THENCE South 16 degrees 23 minutes 49 seconds East, with the west right-of-way line of said N. Mill Street, a distance of 56.34 feet to the **POINT OF BEGINNING** and containing 0.284 acres of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **INEZ AQUIRRE** the undersigned authority, do hereby adopt this Plat designating the herein above described property as **T.H.D. STUARTS' ADDITION, LOTS 14R1 & 14R2, BLOCK B**, an addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown hereon: And does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using the same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at anytime of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

WITNESS my hand this ____ day of ____, 2024.

2025

By: Inez Aquirre, Owner

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Inez Aquirre, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____ 20__

Notary Public in and for the State of Texas

FINAL PLAT
of
T.H.D. STUARTS' ADDITION
Lots 14R1 & 14R2, Block B

Being a Replat of Lot 14, Block B of
T.H.D. Stuarts' Addition, an addition to the
City of Lewisville, Denton County, Texas
J.W. King Survey, Abstract Number 696
Zoned R5

Prepared: December 9, 2024

Job No.: 202201167-3 Date: 03/03/2022 Drafted By: JJ

OWNER
Inez Aquirre
106 Martin Street
Lewisville, TX 75057

SURVEYOR
Old Town Surveying, LLC
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 1019461

LEGEND

- I.R.F. - 1/2" Iron Rod Found
- I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
- C.M. - Controlling Monument
- R.O.W. - Right-of-Way
- O.P.R.D.C.T. - Official Public Records, Denton County, Texas
- R.P.R.D.C.T. - Real Property Records, Denton County, Texas
- P.R.D.C.T. - Plat Records, Denton County, Texas

FOR DENTON COUNTY USE ONLY

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