

It is not allowed to leave a partially platted lot. Please go ahead and include the western lot, reach out to property owner and add a signature block for that ownership.

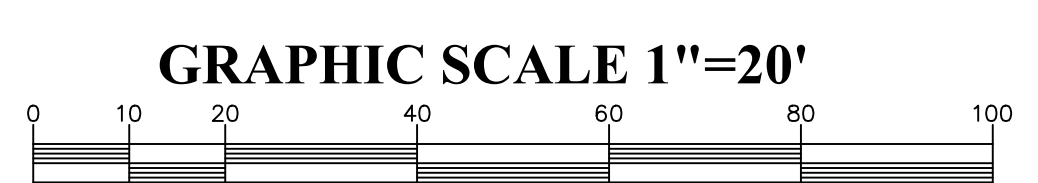
Please show or list the setbacks for the lot, OTMU1 setbacks included below for reference.

Exhibit VLS 17-1 "OTMU-1" OLD TOWN MIXED-USE ONE AREA, YARD AND BULK REQUIREMENTS	
DESCRIPTION	REQUIREMENT
Minimum Lot Area	- 5,000 square feet
Minimum Front Yard	15 feet- 20 feet for front garage entry
Minimum Side Yard	5 feet
- Corner Lot	- 10 feet
Minimum Rear Yard	20 feet
Minimum Dwelling Unit Size	1,000 square feet
Maximum Height	35 feet and 2 1/2 stories

Title opinion needed

Please include a revision chart with date of original and any subsequent submissions.

Sheet size must be 22 x 34



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

- LEGEND**
- B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - F.I.R. = FOUND IRON ROD
 - S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
 - P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
 - POB = PLACE OF BEGINNING
 - R.O.W. = RIGHT OF WAY
 - C.F. = CLERK'S FILE
 - R = RADIUS
 - L = LENGTH
 - CD = CHORD DISTANCE
 - CB = CHORD BEARING
 - Δ = DELTA
 - CL = CENTERLINE OF ROAD
 - = PROPERTY LINE
 - = CENTER LINE OF ROAD
 - = EASEMENT LINE
 - - - - = TRACT LINE

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Charles Street Resources, LLC, are the owners of that certain lot, tract, or parcel of land situated in the J. W. King Survey Abstract Number 696 in the City of Lewisville, Denton County, Texas, being a part of Lots 1 and 2, Block 1 of the Original Town of Lewisville, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Volume 75, Page 158, Deed Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from William Gilbert Parr to Charles Street Resources, LLC, recorded under Document Number 2024-49261, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a PK nail found for corner in the west line of North Charles Street, a public roadway having a right-of-way of 60.0 feet, said point being the northeast corner of Lot 3, Block A of Lewisville Town Square, and addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2015-94, Plat Records, Denton County, Texas;

THENCE S 89° 59' 00" W, 107.28 feet with the north line of said Lewisville Town Square to a capped iron rod marked Brittain Crawford found for corner;

THENCE S 89° 19' 28" W, 26.93 feet with said north line of said Lewisville Town Square to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of that certain tract of land conveyed by deed from J. W. Tucker and Helen Tucker to Daniel Tsakonias recorded in Volume 4866, Page 2507, Real Property Records, Denton County, Texas;

THENCE N 00° 53' 00" W, 87.68 feet with the east line of said Tsakonias tract to a capped iron rod marked RPLS 4561 set for corner in the south line of West Walters Street, a public roadway having a right-of-way of 67.0 feet;

THENCE N 89° 34' 06" E, 134.58 feet with said south line of said West Walters Street to a capped iron rod marked RPLS 4561 set for corner in said west line of said North Charles Street;

THENCE S 00° 38' 26" E, 88.35 feet with said west line of said North Charles Street to the **PLACE OF BEGINNING** and containing 0.271 acre of land of which 0.002 is hereby dedicated as public right-of-way.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That William Parr, CEO, Charles Street Resources, LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as **Lot 1R, Block 1 of the Original Town of Lewisville, being a replat of part of Lots 1 and 2, Block 1 of the Original Town of Lewisville an addition to the City of Lewisville, Denton County, Texas**, and does 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 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 part 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time 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.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

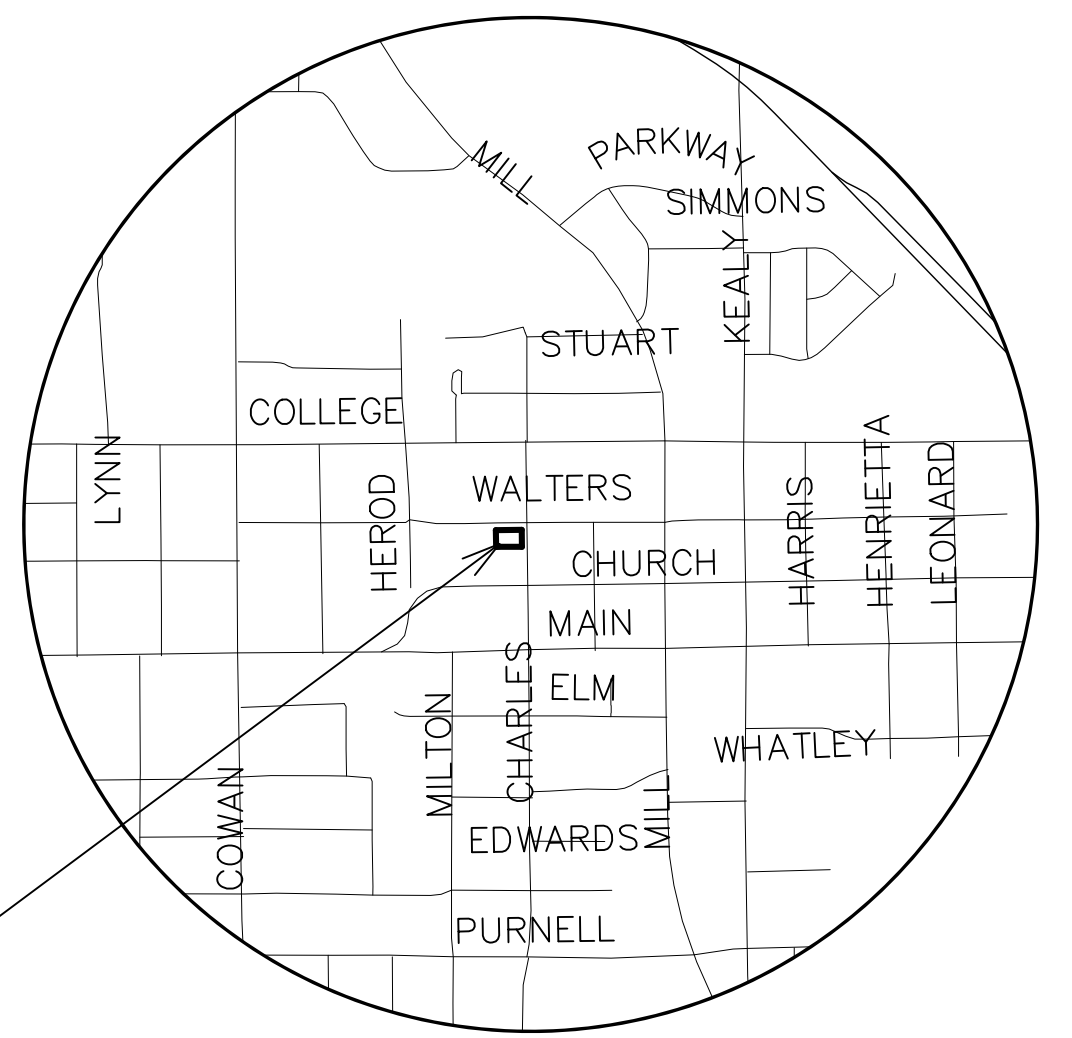
WITNESS MY HAND this ____ day of _____, 2024.

William Parr, CEO Charles Street Resources, LLC

STATE OF TEXAS
COUNTY OF DENTON:
 This instrument was acknowledged before me on _____, 2024 by William Parr.

NOTARY PUBLIC
STATE OF TEXAS

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 1000'

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the as **Lot 1R, Block 1 of the Original Town of Lewisville** an Addition to the City of Lewisville was submitted to the appropriate Planning & 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 public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness by my hand this ____ day of _____, 2024

Thomas Harris III, City Secretary
 City of Lewisville, Texas

Approved

MaryEllen Miksa, Chair, Planning & Zoning Commission Date

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan

GENERAL NOTES:

- The purpose of this Plat is to combine remnants of existing platted lots into a single platted lot.
- All monuments are capped 1/2" steel rods unless otherwise noted.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The subject property does not lie within a 100-year flood plain according to the FLOOD INSURANCE RATE MAP for Denton County and incorporated area, Map Number 48121CO565G, dated April 18, 2011. (Subject property lies in Zone X).
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

Now Karen Locke

This rezoning was approved by CC on 07/01. Please update to correct zoning OTMU-1

OWNER/DEVELOPER
 CHARLES STREET RESOURCES
 WILLIAM PARR
 227 N. CHARLES ST.
 LEWISVILLE, TX 75057
 817-913-4699

SURVEYOR
 LANDMARK SURVEYORS
 4238 I-35 N
 DENTON, TEXAS 76207
 (940) 382-4016

FINAL PLAT
LOT 1R, BLOCK 1 OF THE ORIGINAL TOWN LEWISVILLE
0.271 ACRE, ZONED R7.5
BEING A REPLAT OF PART OF LOTS 1 AND 2, BLOCK 1 OF THE ORIGINAL TOWN LEWISVILLE
VOLUME 75, PAGE 158
J.W. KING SURVEY A-696
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
 TX FIRM REGISTRATION NO. 10098600
 4238 I-35 NORTH DENTON, TEXAS 76207
 (940) 382-4016
 FAX (940) 387-9784
 DRAWN BY: BTH SCALE: 1"=20' DATE: 17 JUNE, 2024 JOB NO: 237238