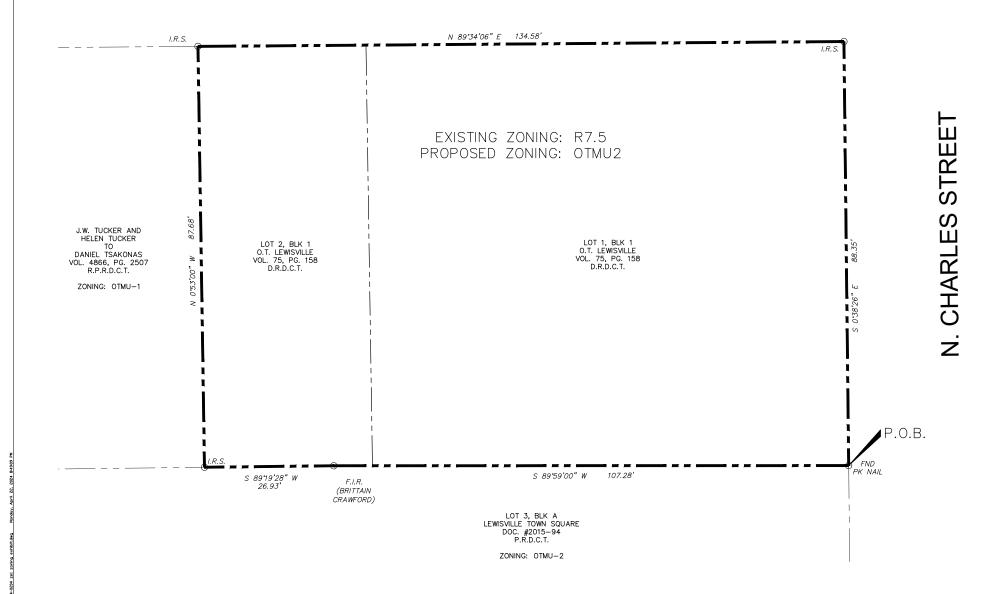
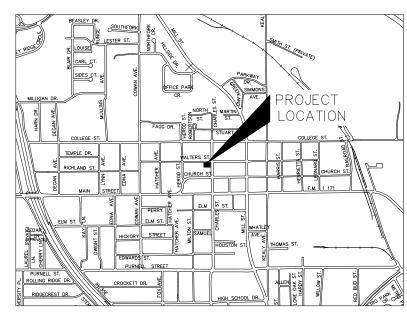


W. WALTERS STREET



<u>ENGINEER</u> Homeyer Engineering, Inc. P.O. Box 294527 Lewisville, Texas 75029 Contact: Steven R. Homeyer, PE Phone: 972-906-9985

OWNER William Parr 1041 Oak View Dr. Little Elm, Texas 75068 Contact: William Parr Phone: 817-913-4699



Vicinity Map 1"=1000

BEING ALL 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 CATHERINE PARR GARRETT TO WILLIAM GILBERT PARR PERCORDED LINDER DOCUMENT NUMBER 2010—1368, PEAL PROPERTY PERCORDS RECORDED UNDER DOCUMENT NUMBER 2010—12688, 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 LEWSVILLE TOWN SQUARE, AND ADDITION TO THE CITY OF LEWSVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2015-94, PLAT RECORDS,

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

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 TSAKONAS 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 TSAKONAS 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

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

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. STEVEN R. HOMEYER, PE # 86942

DATE: 04/22/2024



227 N. CHARLES STREET 0.271 ACRE CITY OF LEWISVILLE DENTON COUNTY, TEXAS

EXHIBIT ZONING

DRAWN: JG

DATE: 05/16/2022 HEI #: 24-0204

SHEET NO: