


























LEGEND			
	GAS METER		FIRE HYDRANT
	GAS VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MAN HOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MAN HOLE
	MONITORING WELL		TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX		SWB MAN HOLE
	GAS MAN HOLE		VAULT
	TELEPHONE MANHOLE		LIGHT POLE
	IRON PIPE FENCE		OVER HEAD ELECTRIC
	TREE		

NO.	DATE	REVISION
1.		
2.		
3.		

<h1>LARRY TURMAN, RPLS #1740</h1> <p>TBPS No. 10194623</p>	JOB NO.: 25-014
	DATE: March 07, 2025
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063	SCALE: 1" = 20'
	DRAWN BY: RM
(817) 798-4039 CELL surveygroup@att.net	

This is to certify that I have, this date, made an on the ground survey of the property located at 1298 W. Main Street in the City of LEWISVILLE, Texas described as follows:

Being a 0.561 acre tract of land out of the J. W. Craft Survey, Abstract No. 295, City of Lewisville, Denton County, Texas and a portion of Lot 1, Block A, Mobil Oil Addition No. 1, an addition to the City of Lewisville, Denton County, Texas, according to Plat thereof recorded in Cabinet J, Page 302, Plat Records, Denton County, Texas and being more particularly described as follows;

BEGINNING at a Tx. Dot Monument found for corner, said point being the northeast corner of said 0.561 acre tract of land being described, same point being in the west line of Lot 5, Block E, Old Orchard Village East, an addition to the City of Lewisville, according to the plat thereof recorded in Volume E, Page 20, Plat Records, Denton County, Texas, said point being the southeast corner of that certain tract of land conveyed to the City of Lewisville by Condemnation Clause as recorded in Volume 2890, Page 576, Deed Records, Denton County, Texas, said point also being in the south right-of-way line of West Main Street (F.M. Road No. 1171) (a 110.0 foot width right-of-way);

THENCE South 00 degrees 00 minutes 37 seconds East, departing the south right-of-way line of said West Main Street (F.M. Road No. 1171) and along the common line of said Lot 1, Block A, Mobil Oil Addition No. 1 and said Lot 5, Block A, Old Orchard Village East, a distance of 158.52 feet to an "X" cut set in concrete for corner, said point being the most easterly southeast corner of Lot 1, Block A, Mobil Oil Addition No. 1, same point being an angle point of said Lot 5, Block A, Old Orchard Village East, said point also being the most easterly southeast corner of said 0.516 acre tract of land being described;

THENCE South 44 degrees 59 minutes 23 seconds West, continuing along the common line of said Lot 1, Block A, Mobil Oil Station No. 1 and said Lot 5, Block A, Old Orchard Village East, a distance of 21.21 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the most southerly southeast corner of said Lot 1, Block A, Mobil Oil Station No. 1, same point being an angle point of said Lot 5, Block A, Old Orchard Village East, said point also being the most southerly southeast corner of said 0.516 acre tract of land being described;

THENCE South 89 degrees 59 minutes 23 seconds West, continuing along the common line of said Lot 1, Block A, Mobil Oil Addition No. 1 and said Lots 5, Block A, Old Orchard Village East, a distance of 132.00 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the southwest corner of said 0.516 acre tract of land being described, same point being the southeast corner of that certain tract of land conveyed to City of Lewisville by deed as recorded in Instrument No. 2010-34984, Official Public Records, Denton County, Texas, said point also being in the east right-of-way line of Old Orchard Lane (a variable width right-of-way);

THENCE North 04 degrees 29 minutes 21 seconds East, along the east right-of-way line of said Old Orchard Lane, a distance of 89.23 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being an angle point of said City of Lewisville tract, same point being an angle point of said 0.516 acre tract of land being described;

THENCE North 00 degrees 00 minutes 37 seconds West, continuing along the east right-of-way line of said Old Orchard Lane, a distance of 72.00 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the northeast corner of said City of Lewisville tract, same point being the most westerly northern corner of said 0.516 acre tract of land being described, said point also being at the intersection of the east right-of-way line of said Old Orchard Lane and the south right-of-way line of said West Main Street (F.M. Road No. 1171);

THENCE North 45 degrees 05 minutes 23 seconds East, along said aforementioned intersection, a distance of 18.37 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the most northerly northwest corner of said 0.516 acre tract of land being described, same point also being the southwest corner of said City of Lewisville tract;

THENCE South 89 degrees 49 minutes 37 seconds East, along the south right-of-way line of said West Main Street (F.M. Road No. 1171), a distance of 126.99 feet to the POINT of BEGINNING and containing 24,437 square feet or 0.561 acres of computed land.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, Texas, the subject property Does not lie within a Special Flood Hazard Area (100 Year Flood), Map date 04-18-2011 Community Panel No. 48121C0545 G.


If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:

1. IRF - Iron Rod Found
2. IRS-Iron Rod Set
3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
4. C.M. = CONTROLLING MONUMENT

TO: Owner, Lender, Bank and Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7b(1), 7c, 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on March 1, 2025.


Larry Turman
Registered Professional Land Surveyor No. 1740



TOPOGRAPHIC SURVEY
OF
0.597 ACRE TRACT
BEING A PORTION
OF
LOT 1, BLOCK A
MOBIL OIL ADDITION NO. 1
CABINET J, PAGE 302
PLAT RECORDS, DENTON COUNTY, TEXAS
SITUATED IN
J.H. HALLFORD SURVEY, ABSTRACT NO. 545
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS