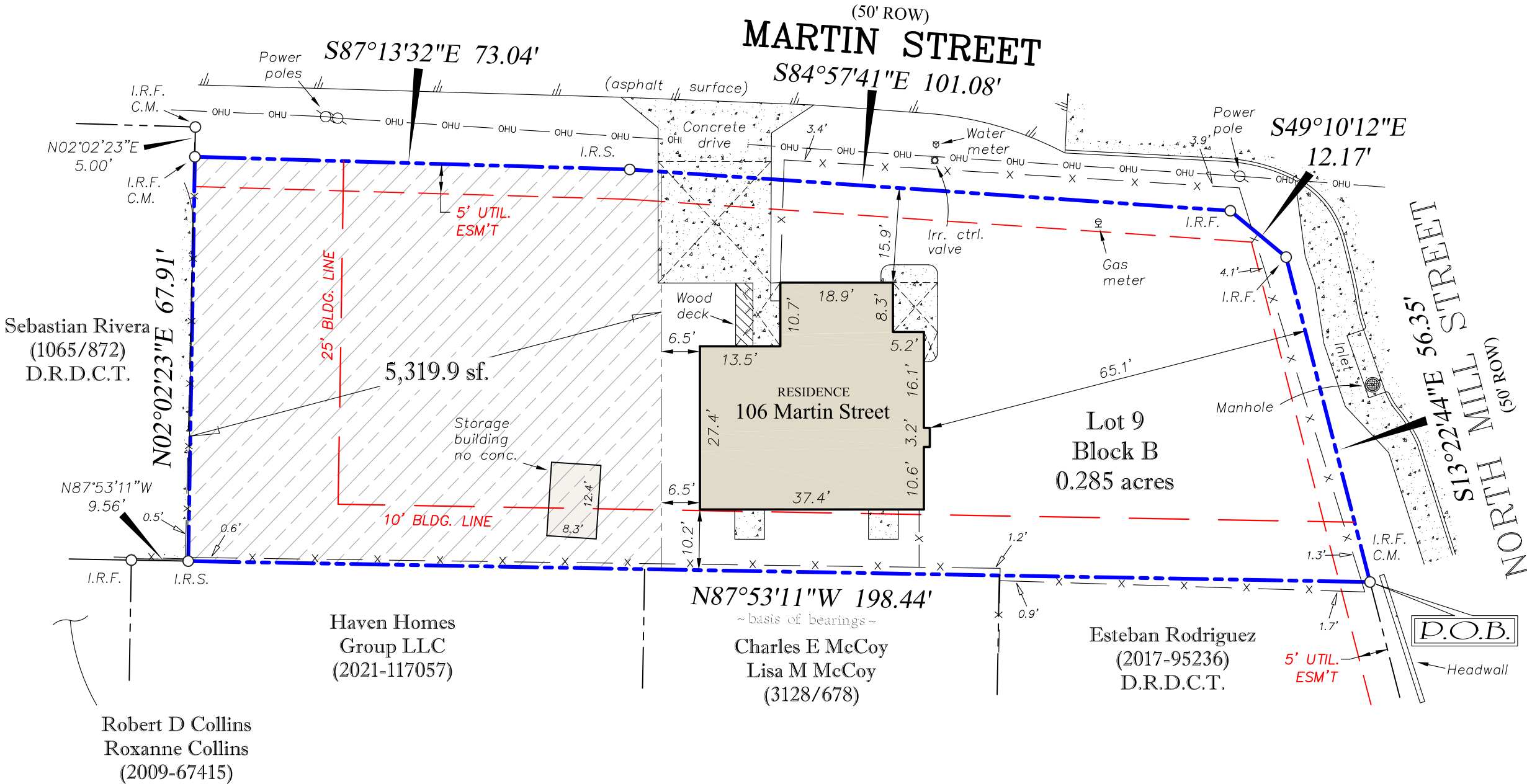
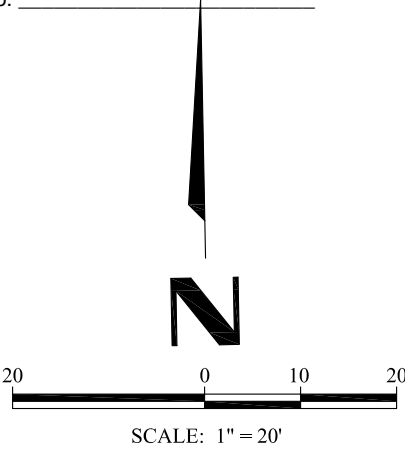


106 Martin Street



PROPERTY DESCRIPTION:

See sheet 2 of 2.

LEGEND:

- ~ Boundary Line
- OHE — ~ Overhead Utility Line
- x — ~ Fence Line
- C.M. Controlling Monument
- I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
- I.P.F. 1/2" Iron Pipe Found
- I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)
- Basis of Bearings: Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.



106 Martin Street
Lewisville, Texas

Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

FLOOD NOTE: 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 0565 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).

Layne Stapp

Fieldwork Date: 03/03/2022

Party Chief: C.E.

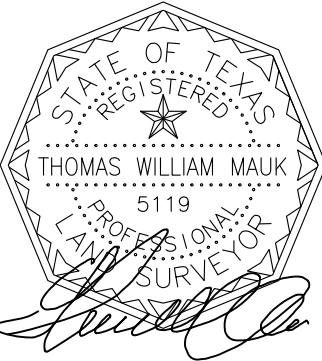
Job No.: 202201167

Tech: T3

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

March 18, 2022

Revised ~ December 21, 2023



Old Town Surveying, LLC
Professional Land Surveyors



810 Office Park Circle., Ste. 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611



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TFRN Number: 10194611

PROPERTY DESCRIPTION:

BEING Replat No. 1 of Lot 9, in Block B, the Stewart Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 179, Plat Records, Denton County, Texas (P.R.D.C.T.), same being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of a tract of land described by deed to Esteban Rodriguez, recorded under County Clerk's File Number (C.C.F.N.) 2017-95236 of the Deed Records of Denton County, Texas (D.R.D.C.T.), same being on the westerly Right-of-Way (R.O.W.) of North Mill Street (a 50.00 foot R.O.W.);

THENCE North 87 degrees 53 minutes 11 seconds West, with the north line of said Rodriguez tract and passing the northwest corner thereof, same being the northeast corner of a tract of land described by deed to Charles E McCoy and Lisa M McCoy, recorded in Volume 3128, Pg. 678 of the D.R.D.C.T. and passing the northwest corner thereof, same being the northeast corner of a tract of land described by deed to Haven Homes Group LLC, recorded under C.C.F.N. 2021-117057 of the D.R.D.C.T., in all a total distance of 198.44 feet to a 1/2 inch iron rod with blue "OTS" (Old Town Surveying) cap set for the southeast corner of a tract of land described by deed to Sebastian Rivera, recorded in Volume 1065, Page 872 of the D.R.D.C.T.;

THENCE North 02 degrees 02 minutes 23 seconds East, with the east line of said Rivera tract, a distance of 67.91 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 9, same being on the south R.O.W. line of Martin Street (a 50.00 foot R.O.W.);

THENCE South 87 degrees 13 minutes 32 seconds East, with the south R.O.W. line of said Martin Street, a distance of 73.04 feet to a 1/2 inch iron rod with blue "OTS" cap set for corner;

THENCE South 84 degrees 57 minutes 41 seconds East, with the south R.O.W. line of said Martin Street, a distance of 101.08 feet to a 1/2 inch iron rod found for corner at angle point;

THENCE South 49 degrees 10 minutes 12 seconds East, transiting from the south R.O.W. of said Martin Street to the westerly R.O.W. of said North Mill Street, a distance of 12.17 feet to a 1/2 inch iron rod found for corner;

THENCE South 13 degrees 22 minutes 44 seconds East, with the westerly R.O.W. line of said North Mill Street, a distance of 56.35 feet to the **POINT OF BEGINNING**, containing in all 0.285 acres of land, more or less.