

411 & 419 Milton Street
John W. King Survey, Abstract No. 696
City of Lewisville, Denton County, Texas

LEGAL DESCRIPTION

Being a 0.93 acre tract or parcel of land situated in the John W. King Survey, Abstract Number 696, in Denton County, Texas and being all of a called 0.42 acre tract of land described in the deed to Terry Bohn, recorded in Document Number 97-R0002854 of the Real Property Records of Denton County, Texas, also being all of a called 1/2 acre tract of land described in the deed to Terry Bohn, recorded in Document Number 2005-22869 of the Real Property Records of Denton County, Texas; Said 0.93 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the West right-of-way line of Milton Street, being the Northeast corner of a tract of land described in the deed to Barbara A. Fitzgerald, recorded in Volume 1094, Page 551 of the Real Property Records of Denton County, Texas, also being the Southeast corner of said 0.42 acre tract and hereof;

THENCE, North 89°22'28" West, along the South line of said 0.42 acre tract, being in part, the North line of said Barbara A. Fitzgerald tract and in part the North line of a called 0.195 acre tract of land described in the deed to Lesa A. Porter, recorded in Document Number 95-R0024219 of the Real Property Records of Denton County, Texas, a distance of 227.23 feet to a 1" iron pipe found in the East line of Block A of Degan Subdivision, an addition to the City of Lewisville, Denton County, Texas, recorded in Volume 2, Page 21 of the Plat Records of Denton County, Texas, being the northwest corner of said 0.195 acre tract, also being the Southwest corner of said 0.42 acre tract and hereof;

THENCE, North 00°43'40" West, along the East line of said Block A of Degan Subdivision, being in part, the West line of said 0.42 acre tract and in part, the West line of said 1/2 acre tract, a distance of 165.31 feet to a capped 1/2" iron rod stamped "ARTHUR" found at the Southwest corner of a called 0.4858 acre tract of land described in the deed to Jose Luis Bravo, recorded in Document Number 98-R0061734 of the Real Property Records of Denton County, Texas, being the Northwest corner of said 1/2 acre tract and hereof;

THENCE, North 88°43'13" East, along the South line of said 0.4858 acre tract and the common North line of said 1/2 acre tract, a distance of 249.50 feet to a mag nail set in the West right-of-way line of Milton Street, being the Northeast corner of said 1/2 acre tract and hereof;

THENCE, South 00°08'59" West, along the West right-of-way line of Milton Street, being the East line of said 1/2 acre tract, a distance of 87.23 feet to a mag nail;

THENCE, South 88°43'13" West, along the West right-of-way line of Milton Street, being the South line of said 1/2 acre tract, a distance of 19.67 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 0.42 acre tract;

THENCE, South 00°08'59" West, along the West right-of-way line of Milton Street, being the East line of said 0.42 acre tract, a distance of 85.68 feet to the **POINT OF BEGINNING** and containing an area of 0.93 acres of land, more or less.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.


Matthew Raabe
R.P.L.S. # 6402

8-6-18
Date




EAGLE
SURVEYING

EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
18-07-49	STB	8-6-2018