

Vicinity Map 1"=1000'

LEGAL DESCRIPTION
1.141 Acres
J.W. King Survey, Abstract No. 696
City of Lewisville
Denton County, Texas

BEING all that certain lot, tract, or parcel of land situated in the J. W. King Survey, Abstract No. 696, City of Lewisville, Denton County, Texas, and being the same tract of land described as Tract I, Tract II, and Tract III, in deed to TMSJV, LLC, recorded in 2017-137111, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southeast corner of said Tract II, being in the north line of College Avenue, and the west line of Mill Street;

THENCE N 89°14'05" W, with the north line of College Avenue, a distance of 108.00' to a 1/2" rebar with cap stamped "ARTHUR SURVEYING COMPANY" found at the southwest corner of said Tract II, and the southeast corner of said Tract III;

THENCE N 89°14'05" W, continuing with the north line of College Avenue, a distance of 100.00' to the southwest corner of said Tract III, being the south east corner of that certain tract of land described in deed to George L. Glazener and wife Helen L. Glazener, recorded in Volume 5010, Page 1798, Real Property Records, Denton County, Texas;

THENCE N 00°20'32" W, with the east line of said Glazener tract, a distance of 124.00' to a 1/2" rebar with cap stamped "ARTHUR SURVEYING COMPANY" found at the northeast corner thereof;

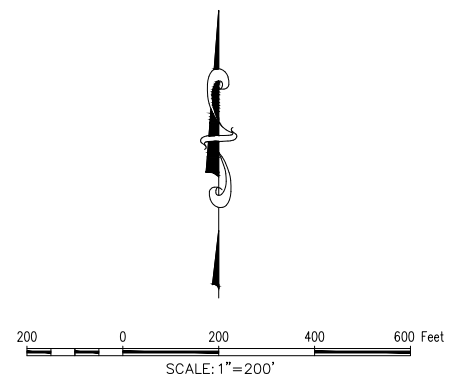
THENCE N 89°14'05 W, with the north line of said Glazener tract, a distance of 59.00' to a 1/2" rebar with cap stamped "ARTHUR SURVEYING COMPANY" found at the northwest corner thereof, and being in the east line of that certain tract of land described in deed to Michael A. McCall and wife, Carrie McCall, recorded in Instrument No. 2010-53270, Official Records, Denton County, Texas;

THENCE N 00°20'47" W, with the east line of said McCall tract, a distance of 87.50' to the northeast corner thereof and the northwest corner of said Tract I, and being in the south line of Stuart Street;

THENCE N 89°51'01" E, with the south line of said Stuart Street, a distance of 159.00' to a 1/2" rebar with cap stamped "ARTHUR SURVEYING COMPANY" found at the northeast corner of said Tract I, and the northwest corner of said Tract II;

THENCE N 89°50'59" E, continuing with the south line of Stuart Street, a distance of 108.00' to a 1/2" rebar with cap stamped "ARTHUR SURVEYING COMPANY" found at the northeast corner of said Tract II, and being in the west line of Mill Street;

THENCE S 00°19'56" E, with the west line of Mill Street, a distance of 215.76' to the POINT OF BEGINNING and containing approximately 1.141 acres of land;



OWNER/DEVELOPER
BENNY JAFARI AND HENRY RAHMANI
1800 VALLEY VIEW LANE SUITE 320
Ph. 489-892-7200

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 7/18/2018

Drawn By: PF
Date: 02/07/2018
Scale: 1"=200'
Revisions:
07/18/2018

18096

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CONSULTANTS, LLC
CIVIL ENGINEERING PLANNING
LAND SURVEYING LANDSCAPE ARCHITECTURE

GA

MILL STREET LOFTS
Lot 33
1.142 Acres
in the

J.W. KING SURVEY, ABSTRACT NO. 696
JACKSON TRUST ADDITION
DENTON COUNTY, TEXAS

ZONING EXHIBIT

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