

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 7/13/18

LEGAL DESCRIPTION

A portion of Lot 2, Block A
Wayne Ferguson Plaza Addition
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 a portion of Lot 2, Block A, Wayne Ferguson Plaza Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Document No. 2015-438, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete at the southeast corner of that certain tract of land described in deed to Envser, LLC DBA Enviroserve, recorded in deed to 2013-69344, Official Records, Denton County, Texas, and being in the west line of Lot 1, Block A, Berend Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Document No. 2014-215, Plat Records, Denton County, Texas, and being an inner ell corner of said Lot 2;

THENCE S 01°06'50" E, with the west line of said Lot 1, a distance of 6.71' to an "X" set in concrete;

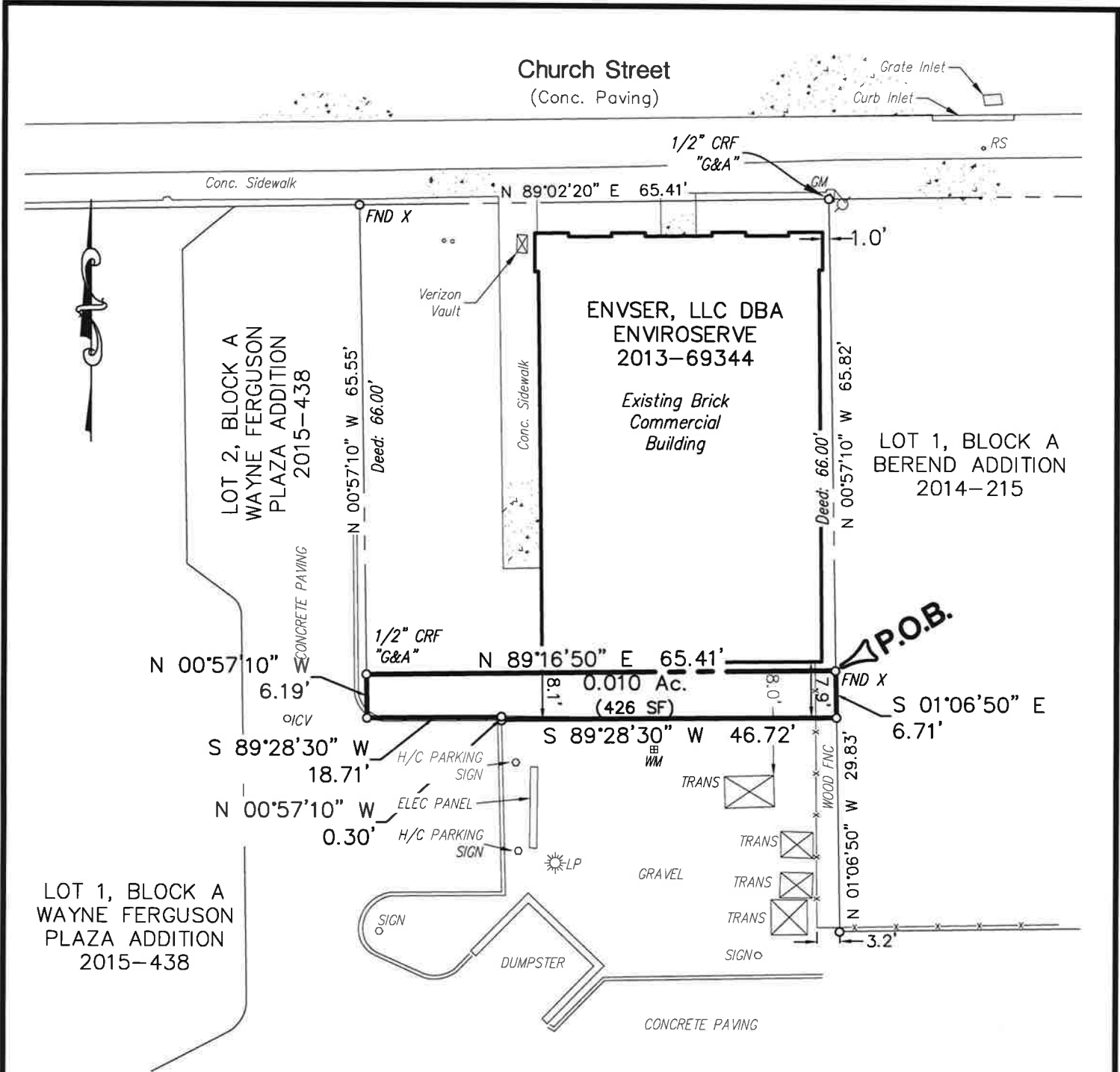
THENCE S 89°28'30" W, a distance of 46.72' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 00°57'10" W, a distance of 0.30' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 89°28'30" W, a distance of 18.71' to an "X" set in concrete;

THENCE N 00°57'10" W, a distance of 6.19' to a 1/2" rebar with cap stamped "G&A CONSULTANTS" found at the southwest corner of said Envser tract, and being an inner ell corner of said Lot 2;

THENCE N 89°16'50" E, with the south line of said Envser tract, a distance of 65.41' to the **POINT OF BEGINNING** and containing approximately 0.010 acres of land.



NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A Consultants, LLC, and the Surveyor shall not be liable for any unauthorized use hereof.
4. This survey was performed without the benefit of a current Title Opinion. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
5. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject Property.
6. This map or plat is accompanied by a metes & bounds description of equal date.

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EXHIBIT
A portion of Lot 2, Block A
Wayne Ferguson Plaza Additon
0.021 Acres
in the
J.W. KING SURVEY, ABSTRACT NO. 696
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

L E G E N D	
CO	= CLEAN OUT
CRF	= CAPPED REBAR FOUND
FH	= FIRE HYDRANT
UGGM	= UNDERGROUND GAS MARKER
ICV	= IRRIGATION CONTROL VALVE
LP	= LIGHT POLE
R.O.W.	= RIGHT OF WAY
UE	= UTILITY EASEMENT
PP	= POWER POLE
SSMH	= SANITARY SEWER MANHOLE
WM	= WATER METER
WV	= WATER VALVE
RS	= ROAD SIGN



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: TM DATE: 07/11/18 SCALE: 1" = 20' JOB. NO. **13086**

Plotted: 7/13/2018 2:40 PM by Thad Murley. Saved: 7/13/2018 8:14 AM by Thad