



ZONING EXHIBIT

0.304 Acres out of the
J.W. King Survey, Abstract No. 696
City of Lewisville,
Denton County, Texas

Tech: JJ DATE: 1/4/2018 ASC NO.: 9909405-ZE

FIELD NOTE DESCRIPTION:

BEING a 0.304 acre tract of land situated in the J.W. King Survey, Abstract No. 696, City of Lewisville, Denton County, Texas, same being that same tract or parcel of land as monumented on the ground and described in deed to Douglas L. Arthur as recorded under Instrument Number 2016-96757 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 0.304 acre tract being more particularly described as follows:

COMMENCING at an iron rod found for the northwest corner of a tract of land as described in deed to John R. Hopkin as recorded under Instrument Number 2016-136041, O.P.R.D.C.T., said rod also being the intersection of the south right-of-way line of Main Street (an 80 foot wide right-of-way) with the east right-of-way line of Milton Street (a 40 foot wide right-of-way) and being North 90 degrees 00 minutes 00 seconds West, a distance of 113.00 feet from an iron rod found for the northeast corner of said Hopkin tract same being the northwest corner of Lot 1, Block A of Thomas Addition, an addition to the City of Lewisville, Texas, according to the map or plat thereof recorded in Cabinet P, Page 235 of the Plat Records of Denton County, Texas;

THENCE South 00 degrees 43 minutes 09 seconds West, along the east right-of-way line of Milton Street, and along the west line of said Hopkin tract, passing at a distance of 91.00 feet an iron rod found for the southwest corner of said Hopkin tract same being the northwest corner of a tract of land as described in deed to Santiago Figueroa as recorded under Instrument Number 2002-44212, O.P.R.D.C.T., in all a total distance of 149.00 feet to an iron rod found for the **POINT OF BEGINNING**, same being the southwest corner of said Figueroa tract;

THENCE North 89 degrees 40 minutes 12 seconds East, along the south line of said Figueroa tract, a distance of 115.00 feet to an iron rod set for the southeast corner of said Figueroa tract, the southwest corner of aforesaid Lot 1 and the northwest corner of a tract of land as described in deed to Douglas Whitmore as recorded under Instrument Number 2013-79864, O.P.R.D.C.T.;

THENCE South 00 degrees 42 minutes 43 seconds West, along the west line of said Whitmore tract, a distance of 115.59 feet to an iron rod set for the southwest corner of said Whitmore tract same being in the north right-of-way line of Elm Street (a variable width right-of-way);

THENCE South 89 degrees 57 minutes 55 seconds West, along the north right-of-way line of Elm Street, a distance of 115.01 feet to an iron rod set for the intersection of the north right-of-way line of Elm Street with the east right-of-way line of Milton Street;

THENCE North 00 degrees 43 minutes 09 seconds East, along the east right-of-way line of Milton Street, a distance of 115.00 feet to the **POINT OF BEGINNING** and containing 0.304 acres or 13,258 square feet of land more or less and being subject to any and all easements that may affect.