

Mary Buyukdura &  
Feza Buyukdura  
Instr. No. 20190823001029000

Yuong Nguyen &  
Thyenne Thanh Ngo  
Instr. No. 20180522000625930

Malcom Beck  
Instr. No. 20130509000636700

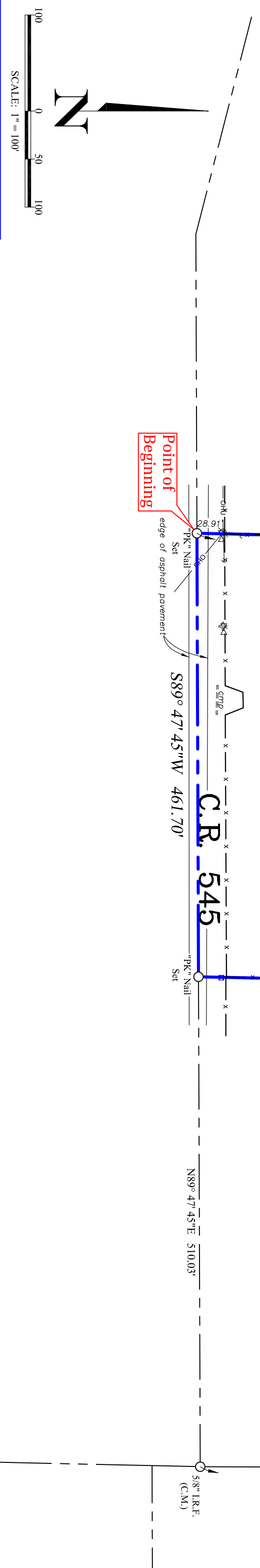
Kim Clary &  
Mike Edwards  
Vol. 5759, Pg. 1684

Malcom Beck  
Instr. No. 20130509000636720

Jim W. Laxton &  
wife, Elizabeth C. Laxton  
Vol. 5336, Pg. 1471

Jim W. Laxton &  
wife, Elizabeth C. Laxton  
Vol. 5128, Pg. 4098

Lauter Investments, LLC  
Instr. No. 20190506000504700



**FIELD NOTES DESCRIPTION:**

**BEING** a 11.320 acre tract of land situated in the Anglin Drury Survey, Abstract Number 3, Collin County, Texas, and being that same tract of land described by deed to Malcom Beck, recorded under Instrument Number 20130509000636720, Official Public Records, Denton County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a "PK" Nail set for corner in asphalt road known as County Road 545 for the southwest corner of the herein described tract, same point being the southeast corner of a tract of land described by deed to Lauter Investments LLC, recorded under Instrument Number 20190506000504700, O.P.R.C.C.T., from which a three (3) inch steel fence corner post bears North 01 degrees 13 minutes 40 seconds East at 28.91 feet;

**THENCE** North 01 degrees 13 minutes 40 seconds East, passing at 531.78 feet a 1/2 inch iron rod found for the northeast corner of said Lauter Investments tract, and continuing on and passing at 375.73 a 1/2 inch iron rod found for the northeast corner of a tract of land described by deed to Kim Clary and Mike Edwards, recorded in Volume 5759, Page 1684, Deed Records, Collin County, Texas (D.R.C.C.T.), and continuing on for a total distance of 1074.73 feet to a 1/2 inch iron rod found for corner being the southwest corner of a tract of land described by deed to Malcom Beck, recorded under Instrument Number 20130509000636700, O.P.R.C.C.T., same point being in the east line of a tract of land described by deed to Yuong Nguyen and Thyenne Thanh Ngo, recorded under Instrument Number 20180522000625930, O.P.R.C.C.T.;

**THENCE** South 88 degrees 46 minutes 51 seconds East, with the south line of said Beck tract (Instr. No. 20130509000636700), a distance of 460.99 feet to a 1/2 inch iron rod found for corner being the northwest corner of a tract of land described by deed to Jim W. Laxton and wife, Elizabeth C. Laxton, recorded in Volume 5336, Page 1471, D.R.C.C.T.;

**THENCE** South 01 degrees 11 minutes 50 seconds West, with the west line of said Laxton tract, passing at 1034.09 feet a three (3) inch steel fence corner post for witness, and continuing on for a total distance of 1063.26 feet to a "PK" Nail set for corner in said County Road 545, same point being the southwest corner of said Laxton tract;

**THENCE** South 89 degrees 47 minutes 45 seconds West, with said County Road 545, a distance of 461.70 feet to the **POINT OF BEGINNING** and containing 11.320 acres of land, more or less.

**NOTES**

- Bearings shown herein are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- Point of Beginning recorded in Volume 265, Pg. 561, Vol. 518, Pg. 450, Volume 1205, Page 76, Volume 1361, Page 401, Volume 3177, Page 389 do not affect the subject tract to the best of my knowledge.
- Easement recorded in Volume 1204, Page 572 is centered on a pipe line not specifically located.
- Easement recorded under instrument Number 20130509000636700, O.P.R.C.C.T., is a pipe line as installed. Exhibit included within the recorded document is ambiguous and subject to interpretation.

**Boundary Survey**

**FLOOD NOTE:** It is my opinion that the property described herein is not within the 100-year floodplain as sealed per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Plan No. 480130430 J, present Effective Date of Map, June 2, 2009, herein property lies within Zone X, Unshaded.



County Road 545,  
Nevada, Texas

**Fair Texas Title**  
Allen, TX 75013  
Ph: 409.214.4033  
Fax: 409.214.5834

1020 W. Exchange Pkwy., Ste. 1100  
Allen, TX 75013  
Ph: 409.214.4033  
Fax: 409.214.5834

Fair Texas Title Co. O.P. No. AV191945  
Fieldwork Date: 02/10/2022 Party Chd: CE  
Job No.: 20220205 Tech TO

**Old Town Surveying, LLC**  
Professional Land Surveyors  
5970 Office Park Circle, Suite 100, Lewisville, Texas 75057  
Ph: 409-292-9079 info@oldtownsurveying.com  
TXRN Number: 0194611

February 11, 2022