

SURVEYED FOR

PEERS HOLDINGS, LTD

CLAIMED BY DON BECK ESTATE

All that certain lot or parcel of land lying and being situate in the City of Nacogdoches, Nacogdoches County, Texas, and being the residue of **LOTS 1 & 2, BLOCK 1** of the **S. M. ORTON SUBDIVISION** recorded in Volume 4, Page 16 of the Plat Records Nacogdoches County, Texas (re-located from 139/586) and being the same land described as Property Two and Three in a deed from Betty Woodfill and Don Beck, substitute co-trustees of Charlie Beck Testamentary Trust "B" to Don Beck, dated May 16, 2003, recorded in Volume 1894, Page 265 of the Deed Records Nacogdoches County, Texas (DRNCT), see 150/21 and 158/54 for descriptions, and more particularly described as follows:

BEGINNING at a ½" iron rod set for corner at the intersection of the north right-of-way (row) of State Highway 21 (Main Street) 30 feet from centerline as described in a Judgement in the City of Nacogdoches vs Charlie Beck, recorded in Volume 6, Page 524 of the Civil Minutes of Nacogdoches County, Texas and the called WBL of Lot 1, Block 1 of the S. M. Orton Subdivision and the EBL of lot 43-D, Block 54 described in a deed from Pauline Anderson, et vir to the City of Nacogdoches, dated August 7, 1968, recorded in Volume 350, Page 325 of the DRNCT, said corner being N 71°10'35" W, 326.15 feet from centerline of Wedgewood Street (North Shawnee) and S 72°18' E, 307.5 feet (called about 309') from the northeast corner of the concrete bridge over Lananna Creek;

THENCE N 22°16'15" E, 189.12 feet (called N 25° E) with the WBL of Lot 1 and the EBL Lot 43-D to a ½" iron rod found for corner in the east row of Farm-Market Road 1275 (University Drive) at the NWC of Lot 1, the NEC of Lot 43-D and a ½" iron rod found with a cap marked "4168" at the SWC of 1.531 acre tract described in a deed from Randy Bass, et al, to Tempest Investments, LLC, dated May 30, 2008, recorded in Volume 2869, Page 123 of the DRNCT bears S 68°36' E 2.9 feet;

THENCE S 70°34'38" E, (called 150' in 150/21 & 158/54 and S 66°46'25" E 158.93' in 2869/123) 161.86 feet with the NBL of Lots 1 and 2 to a ½" iron pipe found for corner at the NEC of Lot 2, the SEC of the 1.531 acre tract and a corner on the WBL of a 0.51 acre tract (called to be Lot 5-A) described in a deed from Eugene Boins, Jr., and Linda Boins to Pedro Rivera and Ana Hernandez, dated August 2, 2013, recorded in Volume 3970, Page 155 of the DRNCT;

THENCE S 23°18'00" W (called S 27°45'11" W 59.3' in 3970/155) with the occupied EBL of Lot 2 and monumented WBL of Lot 5-A, at 59.4 feet pass a ½" iron rod with a cap marked "4825" at the SWC of Lot 5-A, and continuing with the occupied WBL of Lot 3 described in a deed from JaBruce Boins and Ulanda Wiggins to Barbara Knust Treat, dated December 9, 2019, recorded as document number 2019-8673 of the DRNCT, and in all a total distance of 187.66 feet to a ½" iron rod set for corner in the seam between two parking lots in the north row of State Highway 21, 30' from centerline;

THENCE N 71°10'35" W 158.57 feet (called N 67°40' W 150' in 150/21 and 158/54 and 160' in 6/524) with the north row of State Highway 21 to the place of **BEGINNING** containing within these calls 0.69 acres.

See plat of this date.

Bearings are referred to the Texas Coordinate System of 1983, Central Zone.

½" iron rods are topped with a 1" red plastic cap stamped "Samson 1915".

I, Tommy Findeisen, a duly Registered Professional Land Surveyor for the State of Texas hereby state that the above field note description was prepared from a survey made by me on the ground this the 19th day of May, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



Tommy Findeisen
Registered Professional Land Surveyor No. 1915

