



Available Property

0.981 acres +/- at SH 205

Real Estate Broker Gerald Porter gporter@geraldporter.com 214 676 3818-asking \$8 psf



Property Located City of Lavon ETJ

Current TXDOT Traffic Counts SH 205 – 10,300 ADT

SH 78 under construction to 6 lanes

Future Land Use Plan – Commercial Business

Lavon Water Supply Corporation, 4" water line along SH 205

Lavon Sanitary Sewer on adjacent property

Population within 10 minutes – 7,724

Average Age of Lavon Resident - 36

Average Household Income - \$90,586

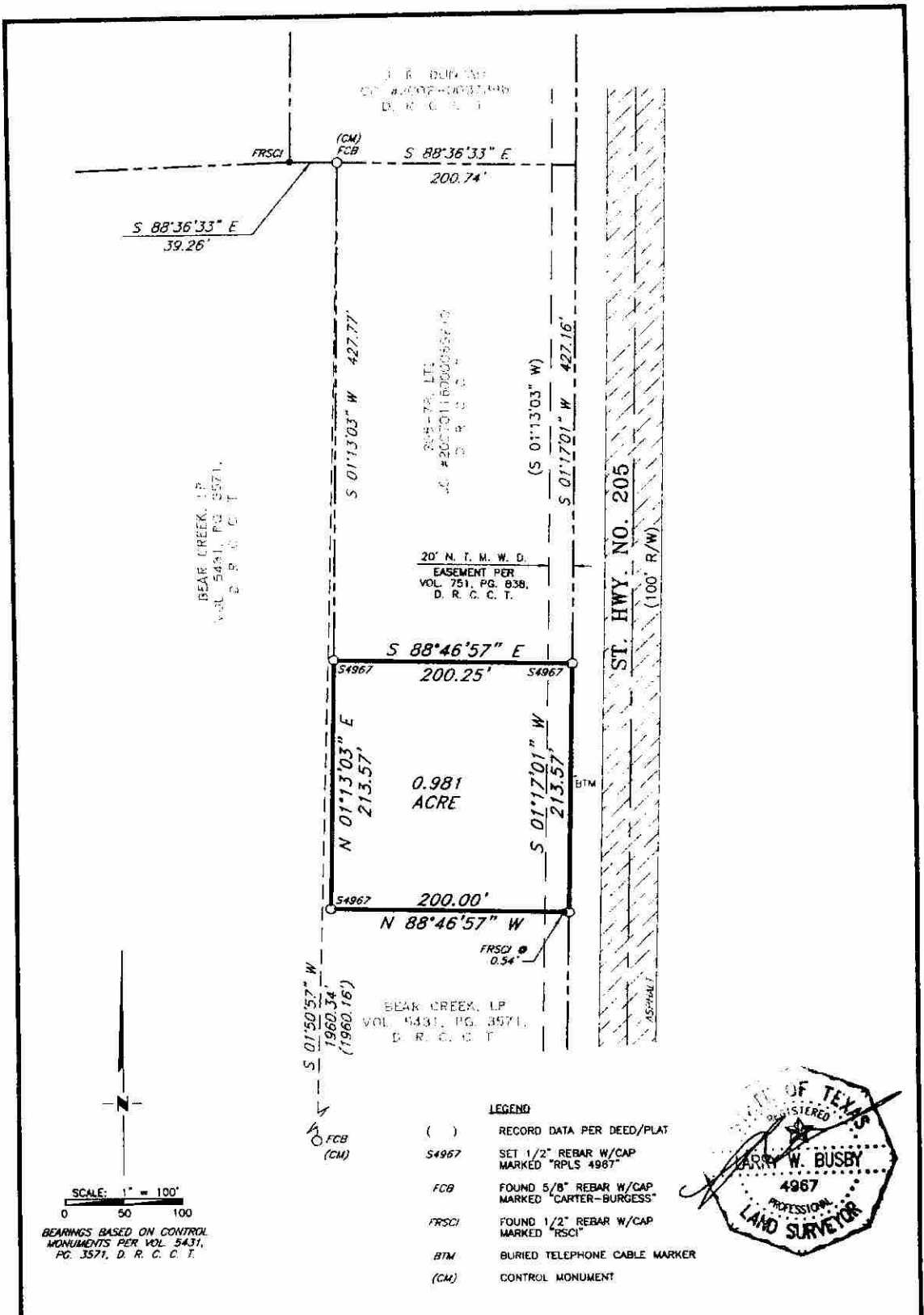
For more information

Contact Pam Mundo, Executive Director

Pam.mundo@lavonedc.com

214 773 0966

214 934 7190



SCALE: 1" = 100'
 0 50 100
 BEARINGS BASED ON CONTROL MONUMENTS PER VOL. 5437, PG. 3571, D. R. C. C. T.

- LEGEND**
- () RECORD DATA PER DEED/PLAT
 - S4967 SET 1/2" REBAR W/CAP MARKED "RPLS 4967"
 - FCB FOUND 5/8" REBAR W/CAP MARKED "CARTER-BURGESS"
 - FRSCI FOUND 1/2" REBAR W/CAP MARKED "RSCI"
 - BTM BURIED TELEPHONE CABLE MARKER
 - (CM) CONTROL MONUMENT



Note: The survey shown and described hereon was prepared for use by the above Client for the above noted title commitment ONLY and Delta Land Surveying shall not be liable for the use of this survey for any other purpose.

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NO.	REVISION	DATE
JOB NO.:	10047	
DWG. NO.:	10047B-2	



DELTA LAND SURVEYING
 1520 Road Runner Road
 Anna, Texas 75409
 Tel.: (214) 534-5118 Fax: (972) 924-4082

SCALE: 1" = 100'
DATE: 6/12/10
SURVEYED BY: LWB
DRAWN BY: LWB
APPROVED BY: LWB
SHEET : 2 OF 2

Improvement Survey for (Reference Name): D.P. Brown Estate
 Client: D. P. Brown Estate
 For Title Commitment by: None at Client's Request GF # None ONLY.
 Property Address: (Unposted) St. Hwy. No. 205

DESCRIPTION

A tract of land situated within the W. A. S. Bohannon Survey, Abstract Number 121, Collin County, Texas and being the same tract of land as described in a Trustee's Deed filed for record at County Clerk's Instrument Number 2010040600329400 of the Deed Records of Collin County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 5/8" rebar with a cap marked "Carter-Burgess" found for the common North corner of a tract of land conveyed to Bear Creek, LP by a deed filed for record in Volume 5431 at Page 3571 of the Deed Records of Collin County, Texas and a tract of land conveyed to 205-78, Ltd. by a deed filed for record at County Clerk's Instrument Number 20070116000069210 of the Deed Records of Collin County, Texas, from which a 5/8" rebar with a cap marked "Carter-Burgess" found for the most Southerly Southeast corner of said Bear Creek tract bears S 01°50'57" W, 1960.34 feet;

Thence S 01°13'03" W, along the common boundary line of the aforementioned Bear Creek and 205-78 Ltd. tracts, 427.77 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the Northwest corner of the tract of land herein described and the Point of Beginning;

Thence S 88°46'57" E, 200.25 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the Northeast corner of the tract of land herein described on the established (Vol. 5431, Pg. 3571) West right-of-way line of State Highway 205, a right-of-way 100 feet in width;

Thence S 01°17'01" W, along the aforementioned West right-of-way line, 213.57 feet to a common East corner of the tract of land herein described and the above-mentioned Bear Creek tract;

Thence N 88°46'57" W, along the common boundary line of the tract of land herein described and the aforementioned Bear Creek tract, passing at 0.54 feet a 1/2" rebar with a cap marked "RSCI" found for a reference corner and continuing for a total distance of 200.00 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for a common corner;

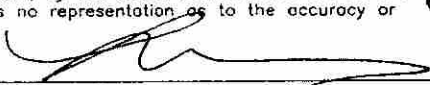
Thence N 01°13'03" E, continuing along the aforementioned common boundary line, 213.57 feet to the Point of Beginning.

Said tract of land containing 42,740 square feet or 0.981 acre, more or less.

Note: The tract of land surveyed and described hereon was prepared without the benefit of a current title commitment and may be subject to easements and other matters of records which would be reflected by a current title commitment.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48085C-0440-J, Revised on 6/2/09, the subject property's scaled location lies within Flood Zone(s) X, which is not designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas; there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; all easements and other matters of record of which I have been advised, by the above commitment, are as shown hereon. Delta Land Surveying makes no representation as to the accuracy or completeness of said commitment.


 Larry W. Busby
 TX R.P.L.S. No. 4967



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			DELTA LAND SURVEYING		SCALE: 1" = 100'
			1520 Road Runner Road		DATE: 6/12/10
			Anna, Texas 75409		SURVEYED BY: LWB
			Tel.: (214) 534-5118 Fax: (972) 924-4082		DRAWN BY: LWB
					APPROVED BY: LWB
NO.	REVISION	DATE			SHEET : 1 OF 2
JOB NO.:	10047				
DWG. NO.:	10047B-1				