

Metes and Bounds Description
51.12 Acres
City of Greenville
March 2021

Being 51.12 acres of land, situated within the corporate limits of the City of Greenville, being a part of the Sarah F. Arnold Survey, Abstract Number 1345 and a part of the Joel Odell Survey, Abstract Number 808 and being part of a called 74.999 acre (95 acres save and except 20.001 acres) tract of land conveyed from William Bogart to Cynthia Hayter Green and Nancy Green Bogart on January 17, 1997 as Tract Two in General Warranty Deed recorded in Volume 429, Page 354 of the Deed Records of Hunt County Texas. The said 51.12 acre tract fully described by metes and bounds as follows:

Beginning at a ½ inch iron rod found (Controlling Monument hereafter referred to as CM) at the Northwest corner of the aforementioned Tract Two at the Southwest corner of a called 33.945 acre tract of land conveyed as Tract Two in the aforementioned Green and Bogart deed recorded in Volume 429, Page 354, and said rod also being located in the East boundary line of a called 24.5 acre tract of land conveyed from Mel Hobratch Inc to East Texas Properties, Inc on September 03, 1976 by Warranty Deed recorded in Volume 785, Page 533 of the Deed Records of Hunt County Texas;

Thence South 89°43'59" East, along the common boundary line of the aforementioned Tract Two and the aforementioned Tract One, a distance of 1,472.18 feet to a ½ inch iron rod found (CM) at the Southernmost Southeast corner of said Tract One and at the Southwest corner of a called 11.503 acre tract of land conveyed from Bram Arthur Burring as Independent Executor of the Estate of David Myron Burring to John Allen Vitz and Tamara W Vitz on September 14, 22017 by Warranty Deed with Vendor's Lien recorded in Hunt County Clerk's Document Number 2018-00506;

Thence South 89°46'13" East, along the common boundary line of the aforementioned Tract Two and the aforementioned called 11.503 acre tract, a distance of 358.05 feet to a ¾ inch iron rod found (CM) at the Northeast corner of said Tract Two and at the Northwest corner of a Boles Addition as shown on the Plat of said Boles Addition recorded in Volume 400, Page 1498, Slide E-71 of the Plat Records of Hunt County Texas and as conveyed from J.L. Boles, Jr and Martha E. Boles to Damon Armstrong and Teresa Kae Armstrong by Warranty Deed with Vendor's Lien recorded in Hunt County Clerk's Document Number 2019-16825;

Thence South 05°25'47" East, along the East boundary line of the aforementioned Tract Two and the aforementioned Boles Addition, a distance of 343.97 feet to a ¾ inch iron rod found (CM) at the Southwest corner of said Boles Addition and at the Northwest corner of Hunters Run Addition, Section Two and the Northwest corner of Lot 12, Block A of Hunters Run Addition Section Two as shown on the Plat of said Addition recorded in Volume 400, Page 939, Slide D-297 of the Plat Records of Hunt County Texas and as conveyed from National Asset Placement Corporation to Henry P. Black on September 20, 1996 by Quitclaim Deed recorded in Volume 415, Page 362 of the Deed Records of Hunt County Texas;

Thence South 00°11'13" East, along the common boundary line of the aforementioned Tract Two and the aforementioned Hunters Run Addition Section Two, a distance of 139.92 feet to a ½ inch capped iron rod set at the Southwest corner of the aforementioned Lot 12, Block A and in the North right of way line of Cheltenham Place (50' right of way width per the aforementioned Plat of Hunters Run Addition Section Two;

KKW

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HAYTER
ENGINEERING

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Thence South 89°42'43" West, along the North right of way line of Cheltenham Place, a distance of 8.42 feet to a ½ inch capped iron rod set at the Northwest corner of the right of way of said Cheltenham Place;

Thence South 00°32'04" East, along the West boundary line of the aforementioned Hunters Run Addition Section Two, at a distance of 151.68 feet a ½ inch iron rod found (CM) bears East 0.28 feet, at a distance of 339.09 feet a ¾ inch iron rod found (CM) bears West 0.08 feet, at 433.11 feet a ¾ inch iron rod found (CM) bears West 0.15 feet and continuing on for a total distance of 710.10 feet to a ½ inch capped iron rod set in the West boundary line of Lot 4, Block D of said Hunters Run Addition and from said rod a ½ inch capped [Stovall] iron rod found bears South 00°55'12" East, a distance of 4.86 feet;

Thence West, across the aforementioned Tract Two a distance of 1,871.90 feet to a ½ inch capped iron rod set for the Southwest corner of the 51.12 acre tract of land described herein, said rod being located in the West boundary line of said Tract Two and in the East boundary line of a called 24.107 acre tract of land conveyed from Eric Joshua Bain to Vivek Ashok Kanethkar et al on April 11, 2019 as Tract I in Warranty Deed with Vendor's Lien recorded in Hunt County Clerk's Document Number 2019-05251, and from said rod a 1 inch diameter iron rod found (CM) at the Southeast corner of said called 24.107 acre tract bears South 00°14'50" West, a distance of 479.61 feet;

Thence North 00°14'50" East, along the common boundary line of the aforementioned Tract Two and the aforementioned called 24.107 acre tract, a distance of 264.39 feet to a ½ inch capped [Stovall] iron rod found (CM) at the Northeast corner of said called 24.107 acre tract, and said rod also being the Southeast corner of a called 21.995 acre tract of land conveyed to Kanethkar et al as Tract II in the aforementioned Warranty Deed with Vendor's Lien recorded in Hunt County Clerk's Document Number 2019-05251;

Thence North 00°34'16" East along the West boundary line of the aforementioned Tract Two and the East boundary line of the aforementioned called 21.995 acre Kanethkar et al tract, passing the Northeast corner of said called 21.995 acre Kanethkar et al tract and the Southeast corner of the aforementioned called 24.5 acre East Texas Properties, Inc tract, and continuing on for a total distance of 936.42 feet to the place of beginning and containing 51.12 acres of land.

NOTES

1. The Reference Bearing for the land described hereon is NAD 1983 Texas State Plane Coordinate System Zone 4202.
2. A one page 11"x17" plat that shows the tract of land described herein accompanies this metes and bounds description and should be considered as a part of this document as it contains information not shown hereon.

I, KEVIN K. WHITLEY, REGISTERED PROFESSIONAL LAND SURVEYOR, #5892, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS TAKEN FROM MEASUREMENTS MADE UPON THE GROUND AND WAS COMPLETED ON MARCH 24, 2021.


KEVIN K. WHITLEY RPLS

03/29/2021
DATE



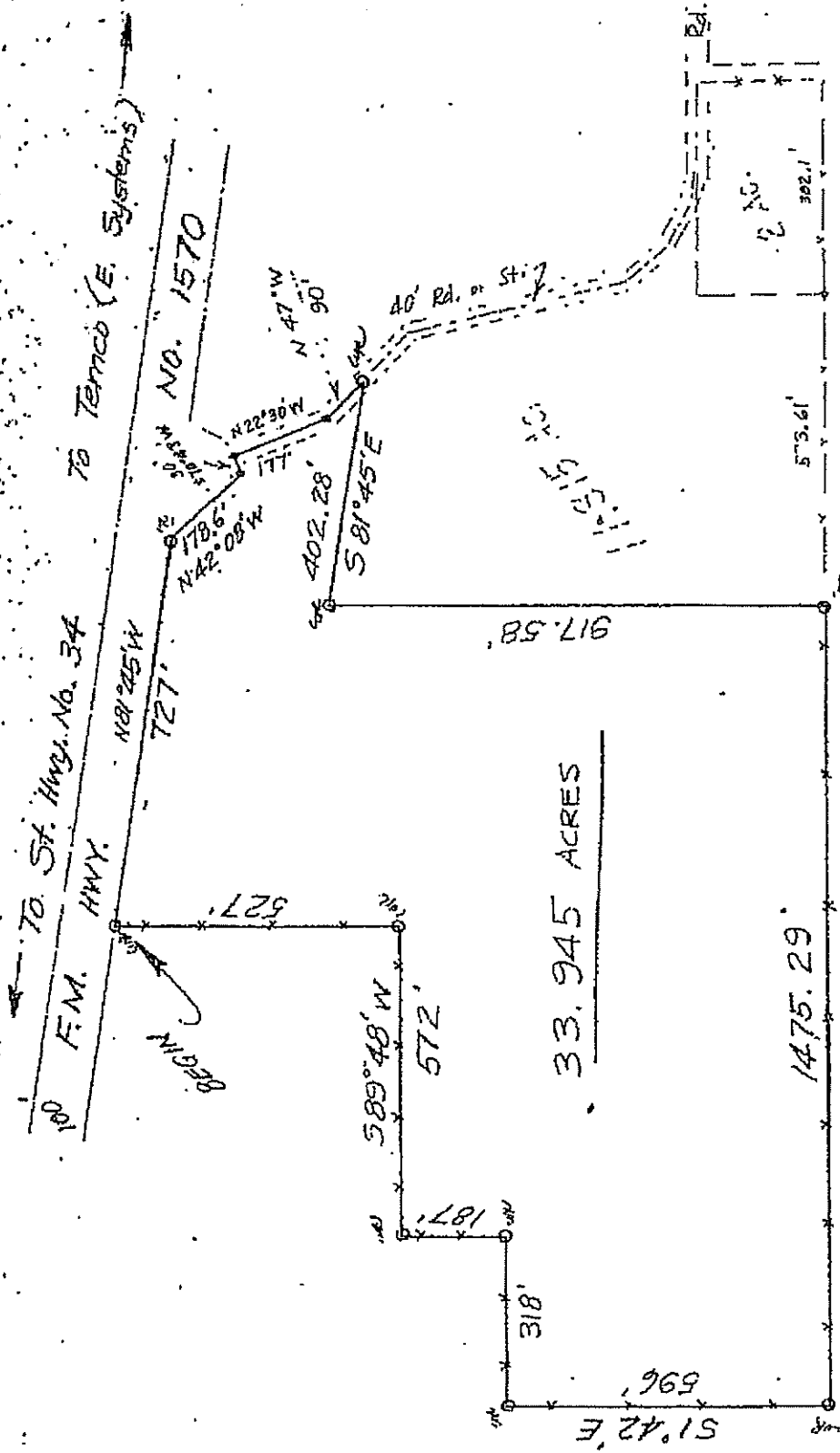
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SCALE: 1"=300'



FIELD NOTES

Situated in Hunt County, Texas, and being a tract or parcel of land lying partially within the Southerly City Limits of the City of Greenville, and being a part of the 45.26 acres of land described in a deed from Jane Hayter to Danny Darby, L. L. Bowman, III, Don M. Hayter and Joan C. Hayter, of record in Vol. 730, page 903 of the Hunt County Deed Records, and with said 45.26 acres being part of the Reuben Barker Survey, Abst. No. 103, the Joel O'Dell Survey, Abst. No. 808 and the Sarah Arnold Survey, Abst. No. 1345, and said 45.26 acres is part of 50 acres of land in said surveys described in a deed from A. E. Hayter, et ux, to Jane Hayter, and of record in Vol. 578, page 61 of the Hunt County Deed Records,

F I E L D N O T E S

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BEGINNING at iron stake for corner at fence corner and at the Northern N.W. corner of said 45.26 acres and said point also being at the N.W. corner of said 45.26 acres and in the Southerly R.O.W. line of F. M. Hwy. No. 1570;

THENCE South along F. M. Hwy. No. 1570, 572 feet to front fence corner at fence corner and at the S.W. corner of said 45.26 acres;

THENCE South with fence, 187 feet to front fence corner at fence corner and at the S.W. corner of said 45.26 acres;

THENCE West with fence, 318 feet to front fence corner at fence corner and at the S.W. corner of said 45.26 acres;

THENCE S. 1 deg 42 min E., 596 feet along fence to iron stake for corner at fence corner and at the S.W. corner of said 45.26 acres;

THENCE East with fence and S.E.L. of said 45.26 acres, a distance of 1475.29 feet to iron stake for corner;

THENCE North, 917.58 feet to iron stake for corner;

THENCE S. 81 deg 45 min E., 402.28 feet to corner in middle of roadway;

THENCE in a Northwesterly direction with the middle of said roadway and E.B.L. of Hayter land as follows:

N. 47 deg W., 90 feet;
N. 22 deg 30 min W., 177 feet to intersection of middle of said road with the Southerly R.O.W. line of F. M. Hwy. No. 1570;

THENCE S. 70 deg 43 min W., 30 feet with hwy. R.O.W. to stake for corner;
THENCE N. 42 deg 08 min W., 178.6 feet with hwy. R.O.W. to stake for corner;
THENCE N. 81 deg 45 min W., 727 feet along said hwy. R.O.W. to the place of beginning, and containing 33.945 acres of land.

Tarpley, REALTORS

EXHIBIT "A"

SURVEY AND/OR LEGAL DESCRIPTION

+/- 85 acres, being the Green/Hayter, Bowman and Darby land as shown on the attached

EXCLUSIVE LISTING AGREEMENT

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Randall Tarpley

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Hayter Bowman