

STATE OF TEXAS
COUNTY OF HUNT

BEING all that tract of land in Hunt County, Texas, out of the J. Odell Survey, A-811, and being part of that tract of land described in deed to Joe Newman Peters as recorded in Volume 175, Page 16 of the Real Records of Hunt County, Texas, and being part of an abandoned railroad per Disclaimer from the Southern Pacific Transportation Company as recorded in Volume 477, Page 859 of the Real Records of Hunt County, Texas, and being all of that called 0.316 acres of land described in deed to Joe N. Peters as recorded in Volume 1401, Page 57 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the East line of State Highway No. 34, and at the Northwest corner of Lot 2, Block 1 of Peters No. 1 as recorded in Volume 400, Page 1825 of the Plat Records of Hunt County, Texas;

THENCE Northeasterly, 151.44 feet along said highway and a curve to the left having a radius of 3869.83 feet and a central angle of 02 degrees 14 minutes 32 seconds (Chord bears North 01 degrees 02 minutes 22 seconds East, 151.43 feet) to a 1/2 inch steel rod found at point of tangent;

THENCE North 00 degrees 04 minutes 54 seconds West, 518.27 feet along the East line of said highway to a 5/8 inch steel rod set at the Southwest corner of that tract of land described as Third Tract in deed to Mary Satterwhite as recorded under Document No. 2018-04857 of the Official Public Records of Hunt County, Texas;

THENCE North 89 degrees 19 minutes 59 seconds East, 196.78 feet to a 5/8 inch steel rod found at the Southeast corner of that called 0.475 acres of land described in deed to Mary L. Satterwhite as recorded in Volume 1401, Page 54 of the Official Public Records of Hunt County, Texas;

THENCE North 07 degrees 08 minutes 48 seconds East, 415.24 feet along the East line of said 0.475 acres to a 5/8 inch steel rod set at the Northeast corner of said 0.475 acres;

THENCE North 89 degrees 19 minutes 37 seconds West, 249.04 feet to a 5/8 inch steel rod set on the East line of said State Highway No. 34, and at the Southwest corner of said 0.316 acres;

THENCE North 00 degrees 04 minutes 54 seconds West, 80.02 feet along the East line of said highway to a 1/2 inch steel rod found at the Northwest corner of said 0.316 acres, and at the Southwest corner of that called 1.306 acres of land described in deed to Circle B Two, LLC as recorded under Document No. 2013-13678 of the Official Public Records of Hunt County, Texas;

THENCE South 89 degrees 19 minutes 37 seconds East, 208.85 feet to a 5/8 inch steel rod set at the Northeast corner of said 0.316 acres;

THENCE North 07 degrees 08 minutes 48 seconds East, 499.78 feet along the center of said abandoned railroad to a 1/2 inch steel rod found at the Northeast corner of the Clark Subdivision as recorded in Volume B, Page 227 of the Plat Records of Hunt County, Texas;

THENCE North 11 degrees 11 minutes 01 seconds East, 535.56 feet along the center of said abandoned railroad to a 1/2 inch steel rod found at the Southwest corner of that called 63.636 acres of land described in deed to Keith Allen Smith as recorded in Volume 241, page 252 of the Land Records of Hunt County, Texas;

THENCE South 89 degrees 05 minutes 48 seconds East, 711.50 feet to a fence corner post found at the Northeast corner of said Peters tract (Vol. 175, Pg. 16), at an angle point of said 63.636 acres, and at the Northwest corner of that called 70.811 acres of land described in deed to Keith Allen Smith and Angie Leigh Smith as recorded under Document No. 2018-16642 of the Official Public Records of Hunt County, Texas;

THENCE South 01 degrees 31 minutes 45 seconds West (Directional Control Line), 1818.86 feet along the common line of said Peters tract (Vol. 175, Pg. 16) and said 70.811 acres to a 1/2 inch steel rod found at the Easterly most Southeast corner of said Peters tract (Vol. 175, Pg. 16), at the Southwest corner of said 70.811 acres, and at an angle point in the North line of that called 70.527 acres of land described in deed to Estex Homes, Inc. as recorded under Document No. 2018-16148 of the Official Public Records of Hunt County, Texas;

THENCE South 88 degrees 18 minutes 54 seconds West, 490.46 feet to a 1/2 inch steel rod found at an inside corner of said Peters tract (Vol. 175, Pg. 16), and at the Northwest corner of said 70.527 acres;

THENCE South 02 degrees 26 minutes 20 seconds East, 358.51 feet to a 1/2 inch steel rod found at the Northeast corner of that called 4.376 acres of land described in deed to Bradley A. Pryor as recorded Document No. 2014-3662 of the Official Public Records of Hunt County, Texas;

THENCE North 88 degrees 20 minutes 48 seconds West, 564.30 feet to the POINT OF BEGINNING, containing 40.479 acres of land.

Notes Corresponding to Schedule B:

- 10.f.) Easement to Southwestern Bell Telephone, Vol. 518, Pg. 502 - Blanket.
- 10.g.) Easement to Southwestern Bell Telephone, Vol. 521, Pg. 38 - Blanket.
- 10.h.) 25' Easement to City of Greenville, Vol. 452, Pg. 579 - Shown hereon.
- 10.i.) 40' Power Line Easement, Vol. 3, Pg. 29 - Located South of subject tract as shown on plat (Vol. 400, Pg. 2125).
- 10.l.) 120' Easement to City of Garland, Doc.# 2020-07143 - Shown hereon.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202.

Note: Verify exact location of underground utilities prior to construction.

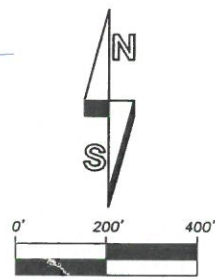
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of December, 2021; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

December 7, 2021



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751



LINE	BEARING	DISTANCE
L1	N 89°19'59" E	196.78
L2	N 07°08'48" E	415.24
L3	N 89°19'37" W	249.04
L4	N 00°04'54" W	80.02
L5	S 89°19'37" E	208.85

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.44	3869.83	2°14'32"	N 01°02'22" E	151.43

BOUNDARY SURVEY

40.479 ACRES
J. ODELL SURVEY, A-811
HUNT COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

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COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/MACSR/LAND TITLE
SURVEYS

CLIENT:

Joe Newman
Peters
to
RMG, LLC

G.F.# 21104236

Drawn by: mjb
B.S.I.Job# 2111-031

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