

HENRY BANTA SURVEY, A - 73

23.298 ACRES  
ROBERT BAUMANN  
2012-5430

70.195 ACRES  
TRACT 3  
JEREMY STROOPE  
2012-7355

P.O.B. TR. 1  
1/2" IRS

TRACT 1  
38.422 ACRES

N 00°52'24" E 1086.71'  
S 00°52'24" W 1086.71'

C.R. 4103

TRACT 2  
38.422 ACRES

JAMES RUSSELL SURVEY, A - 883

156.310 ACRES  
B&W BUCHANAN FAMILY  
LIMITED PARTNERSHIP  
1225 / 243

100 YEAR FLOOD PLAIN

POND

60' RAW WATER LINE  
CITY OF GREENVILLE

H.R.S. LINE

N 09°47'13" E 470.61'

1/2" IRS

N 04°28'27" E 895.91'

1/2" IRS

1/2" IRS

1/2" IRS

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1/2" IRS

1/2" IRS

LINE	BEARING	DISTANCE
L1	S 49°02'35" W	105.34'
L2	S 09°05'17" E	47.78'
L3	S 01°49'05" W	44.62'
L4	S 27°01'29" W	48.24'
L5	S 09°52'23" E	22.19'
L6	S 60°47'34" E	55.23'
L7	S 46°17'32" E	53.32'
L8	S 25°42'37" E	24.90'
L9	S 42°23'26" E	147.49'
L10	S 21°45'07" E	104.27'
L11	N 86°30'05" E	106.45'
L12	N 67°53'05" E	47.05'
L13	S 79°21'25" E	53.05'
L14	S 66°57'24" E	128.01'
L15	S 40°18'09" E	54.46'
L16	S 13°01'22" W	130.83'

LINE	BEARING	DISTANCE
L17	S 45°02'34" W	30.45'
L18	S 71°51'18" W	75.81'
L19	S 49°19'01" W	23.87'
L20	S 24°21'37" W	115.05'
L21	S 56°51'50" E	91.58'
L22	N 87°42'46" E	68.09'
L23	S 65°41'33" E	72.52'
L24	S 21°44'46" E	129.15'
L25	S 40°28'01" W	134.99'
L26	S 02°00'46" W	72.65'
L27	S 12°58'46" E	58.87'
L28	S 02°28'34" E	79.32'
L29	S 09°29'31" W	86.68'
L30	S 26°48'29" E	241.70'
L31	S 43°43'06" E	25.08'

SCALE: 1" = 200'  
LEGEND

POWER POLE WATER VALVE MAILBOX UNDERGROUND CABLE MARKER  
WATER METER FIRE HYDRANT CLEAN OUT  
GAS METER ELECTRIC METER TELEPHONE PEDESTAL

WOOD FENCE  
BARBED WIRE FENCE  
CHAINLINK FENCE



**Owens Land Surveying**

www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400  
P.O. BOX 1025  
GREENVILLE, TX 75403



DATE: APRIL 25, 2019  
DRAWN BY: B. EBERT

SCALE: 1" = 200'  
JOB NO.: 2019-068

## LEGAL DESCRIPTION

### TRACT 1

BEING a tract or parcel of land situated within the City of Greenville, Hunt County, Texas, being part of the James Russell Survey, Abstract No. 883, being all of Block 617 of the ORIGINAL TOWN OF GREENVILLE, an addition to the City of Greenville, Hunt County, Texas, being all of a 10.97 acre tract as described in a Warranty Deed from Mamie Bonham and husband, Ruth Bonham to Wall Dairy, Inc. as recorded in Volume 708 at Page 383 of the Deed Records of Hunt County, Texas, also being all of a 65.1 acre tract as described in a Warranty Deed with Vendor's Lien from Willie Mae Atkinson to Wall Dairy, Inc. as recorded in Volume 708 at Page 381 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northwest corner of said 65.1 acre tract in the projected center of Hunt County Road No. 4103;  
THENCE S 89°29'23" E along the north line of said 65.1 acre tract and the center of Hunt County Road No. 4103, a distance of 589.70 feet to a 1/2 inch iron rod set for a corner;  
THENCE S 00°52'24" W a distance of 1086.71 feet to a point for a corner;  
THENCE S 37°39'51" E a distance of 1044.56 feet to a 1/2 inch iron rod set for a corner on the northwest Right-of-Way of the Kansas City Southern Railroad;  
THENCE S 70°39'23" W along the southeast line of said 65.1 acre tract, the southeast line of said 10.97 acre tract and the northwest Right-of-Way of the Kansas City Southern Railroad, a distance of 1375.94 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 10.97 acre tract;  
THENCE N 04°28'27" E along the west line of said 10.97 acre tract, a distance of 895.91 feet to a 1/2 inch iron rod set for a corner;  
THENCE N 09°47'13" E a distance of 470.61 feet to a point for a corner, said corner being at the existing northeast corner of a 70.195 acre tract (Tract 3) as conveyed to Jeremy Stroope as recorded in/under Document No. 2012-7355 of the Official Public Records of Hunt County, Texas;  
THENCE S 49°02'35" W a distance of 105.34 feet to a point for a corner, said corner being at the existing southeast corner of a 23.298 acre tract as conveyed to Robert Baumann as recorded in/under Document No. 2012-5430 of the Official Public Records of Hunt County, Texas;  
THENCE N 00°52'24" E along the east line of said 23.298 acre tract, a distance of 1086.71 feet returning to the Point of Beginning and containing 38.422 acres of land.

### TRACT 2

BEING a tract or parcel of land situated within the City of Greenville, Hunt County, Texas, being part of the James Russell Survey, Abstract No. 883, being all of Block 617 of the ORIGINAL TOWN OF GREENVILLE, an addition to the City of Greenville, Hunt County, Texas, being all of a 10.97 acre tract as described in a Warranty Deed from Mamie Bonham and husband, Ruth Bonham to Wall Dairy, Inc. as recorded in Volume 708 at Page 383 of the Deed Records of Hunt County, Texas, also being all of a 65.1 acre tract as described in a Warranty Deed with Vendor's Lien from Willie Mae Atkinson to Wall Dairy, Inc. as recorded in Volume 708 at Page 381 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner in the center of Hunt County Road No. 4103, said Point of Beginning being further marked by a 1/2 inch iron rod set at the northwest corner of said 65.1 acre tract bearing N 89°29'23" W at a distance of 589.70 feet;  
THENCE S 89°29'23" E along the north line of said 65.1 acre tract and the center of Hunt County Road No. 4103, a distance of 356.43 feet to a 1/2 inch iron rod set for a corner;  
THENCE S 81°38'17" E along the north line of said 65.1 acre tract and the center of Hunt County Road No. 4103, a distance of 233.28 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said 65.1 acre tract;  
THENCE S 09°05'17" E along the center of a creek, a distance of 47.78 feet to a point for a corner;  
THENCE S 01°49'05" W along the center of said creek, a distance of 44.62 feet to a point for a corner;  
THENCE S 27°01'29" W along the center of said creek, a distance of 48.24 feet to a point for a corner;  
THENCE S 09°52'23" E along the center of said creek, a distance of 22.19 feet to a point for a corner;  
THENCE S 60°47'34" E along the center of said creek, a distance of 55.23 feet to a point for a corner;  
THENCE S 46°17'32" E along the center of said creek, a distance of 53.32 feet to a point for a corner;  
THENCE S 25°42'37" E along the center of said creek, a distance of 24.90 feet to a point for a corner;  
THENCE S 42°23'26" E along the center of said creek, a distance of 147.49 feet to a point for a corner;  
THENCE S 21°45'07" E along the center of said creek, a distance of 104.27 feet to a point for a corner;  
THENCE N 86°30'05" E along the center of said creek, a distance of 106.45 feet to a point for a corner;  
THENCE N 67°53'05" E along the center of said creek, a distance of 47.05 feet to a point for a corner;  
THENCE S 79°21'25" E along the center of said creek, a distance of 53.05 feet to a point for a corner;  
THENCE S 66°57'24" E along the center of said creek, a distance of 128.01 feet to a point for a corner;  
THENCE S 40°18'09" E along the center of said creek, a distance of 54.46 feet to a point for a corner;  
THENCE S 13°01'22" W along the center of said creek, a distance of 130.83 feet to a point for a corner;  
THENCE S 45°02'34" W along the center of said creek, a distance of 30.45 feet to a point for a corner;  
THENCE S 71°51'18" W along the center of said creek, a distance of 75.81 feet to a point for a corner;  
THENCE S 49°19'01" W along the center of said creek, a distance of 23.87 feet to a point for a corner;  
THENCE S 24°21'37" W along the center of said creek, a distance of 115.05 feet to a point for a corner;  
THENCE S 56°51'50" E along the center of said creek, a distance of 91.58 feet to a point for a corner;  
THENCE N 87°42'46" E along the center of said creek, a distance of 68.09 feet to a point for a corner;  
THENCE S 65°41'33" E along the center of said creek, a distance of 72.52 feet to a point for a corner;  
THENCE S 21°44'46" E along the center of said creek, a distance of 129.15 feet to a point for a corner;  
THENCE S 40°28'01" W along the center of said creek, a distance of 134.99 feet to a point for a corner;  
THENCE S 02°00'46" W along the center of said creek, a distance of 72.65 feet to a point for a corner;  
THENCE S 12°58'46" E along the center of said creek, a distance of 58.87 feet to a point for a corner;  
THENCE S 02°28'34" E along the center of said creek, a distance of 79.32 feet to a point for a corner;  
THENCE S 09°29'31" W along the center of said creek, a distance of 86.68 feet to a point for a corner;  
THENCE S 26°48'29" E along the center of said creek, a distance of 241.70 feet to a point for a corner;  
THENCE S 43°43'06" E along the center of said creek, a distance of 25.08 feet to a point for a corner on the northwest Right-of-Way of the Kansas City Southern Railroad;  
THENCE S 70°39'23" W along the southeast line of said 65.1 acre tract and the northwest Right-of-Way of the Kansas City Southern Railroad, a distance of 691.81 feet to a 1/2 inch iron rod set for a corner;  
THENCE N 37°39'51" W a distance of 1044.56 feet to a point for a corner;  
THENCE N 00°52'24" E a distance of 1086.71 feet returning to the Point of Beginning and containing 38.422 acres of land.

## SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

*Frank R. Owens*

Frank R. Owens  
R.P.L.S. No. 5387

Date: April 25, 2019  
Scale: 1" = 200'

### NOTES:

- Bearings are based on WGS84.
- Survey was performed without benefit of title commitment.
- According to my interpretations of the Flood Insurance Rate Map No. 48231CO265G dated January 6, 2012, published by the Federal Emergency Management Agency, the subject property appears to lie within Flood Zone "X", areas not shown to be within a Special Flood Hazard Area and within Flood Zone "A", areas shown to be within a Special Flood Hazard Area **AS SHOWN**. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

