

IF YOU ARE LOOKING FOR A CONVIENT PLACE TO LOCATE OR RELOCATE YOUR BUSINESS OR IF YOU'RE JUST LOOKING FOR A SAFE INVESTMENT TO PARK SOME OF YOUR INVESTMENT CAPITAL, THIS COULD BE IT.

THIS LOT IS OVER 37,000 SQ. FT., ZONED COMMERCIAL AND LOCATED IN THE CENTRAL BUSINESS DISTRICT OF GREENVILLE, TEXAS. THE CITY HAS A WIDE ARRAY OF INCENTIVES AVAILABLE TO HELP NEW DEVELOPMENT IN THE AREA.

WITH THE COMPLETION OF HIGHWAY 380, FROM MCKINNEY, THE GREENVILLE MARKET IS BEGINNING TO EXPERIENCE A NEW SURGE OF GROWTH. THIS LOT WILL BE IDEAL FOR AN USER TO TAKE ADVANTAGE OF THIS NEW GROWTH.

THE LOT IS IT IS ONE BLOCK OFF WASHINGTON STREET AND FRONTS ON WRIGHT STREET, ALTHOUGH THE ADDRESS IS A CROCKETT ST.

CROCKETT ST. IS ABANDON AT THIS POINT. THERE IS AN OPPORTUNITY TO HAVE THE CITY DEED THE CROCKETT RIGHT-OF-WAY TO YOU, WITH YOUR DEVELOPMENT PLAN.

Owner Financing is available as follows:

Sales Price is \$ 12,950.00

15% Down Payment is required

Loan Amount = Sales Price – 15% Down Payment

Interest Rate = 11%

Amortization Term = 5 year term

A loan origination fee of one percent (1%) will be charged, minimum \$525.00

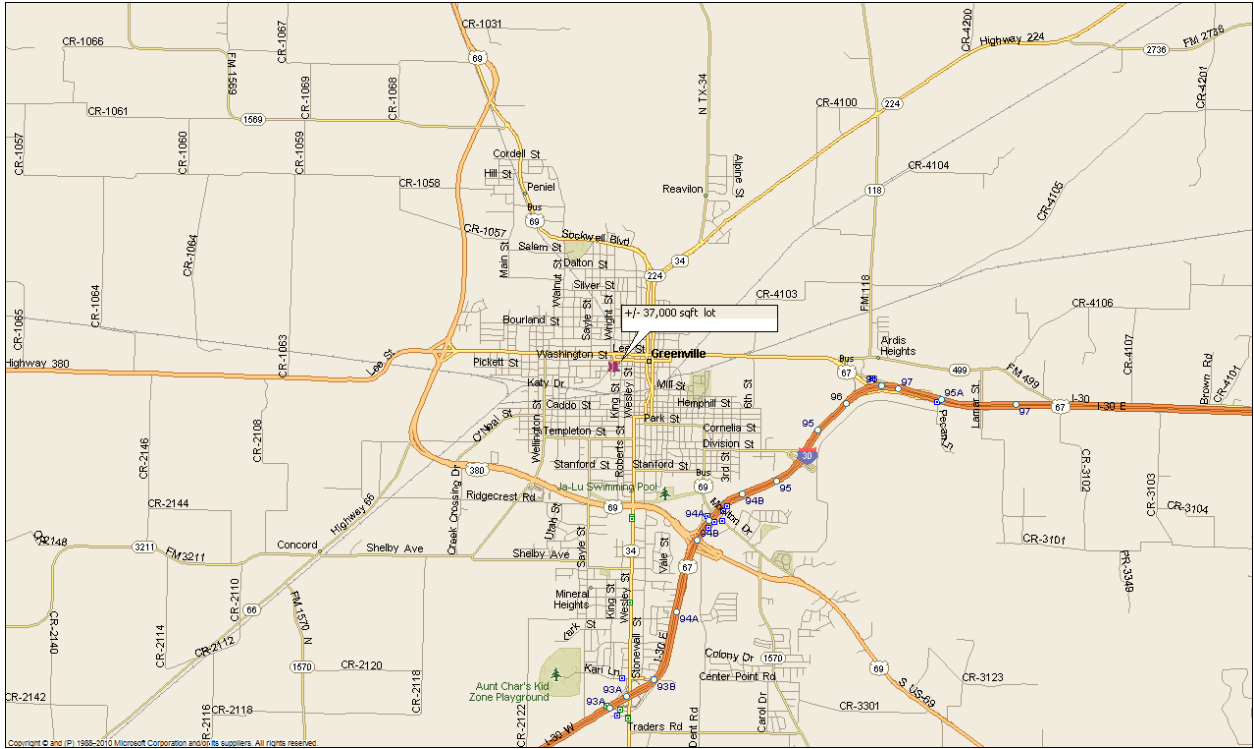
NO Pre-Payment Penalty

Sales Price	\$12,950.00
Down Payment	<u>\$ (1,942.50)</u>
Loan Amount	\$11,007.50

Loan Origination fee	\$ 525.00
Interest rate	11%
Term	5 year term
No pre-pay penalty	0

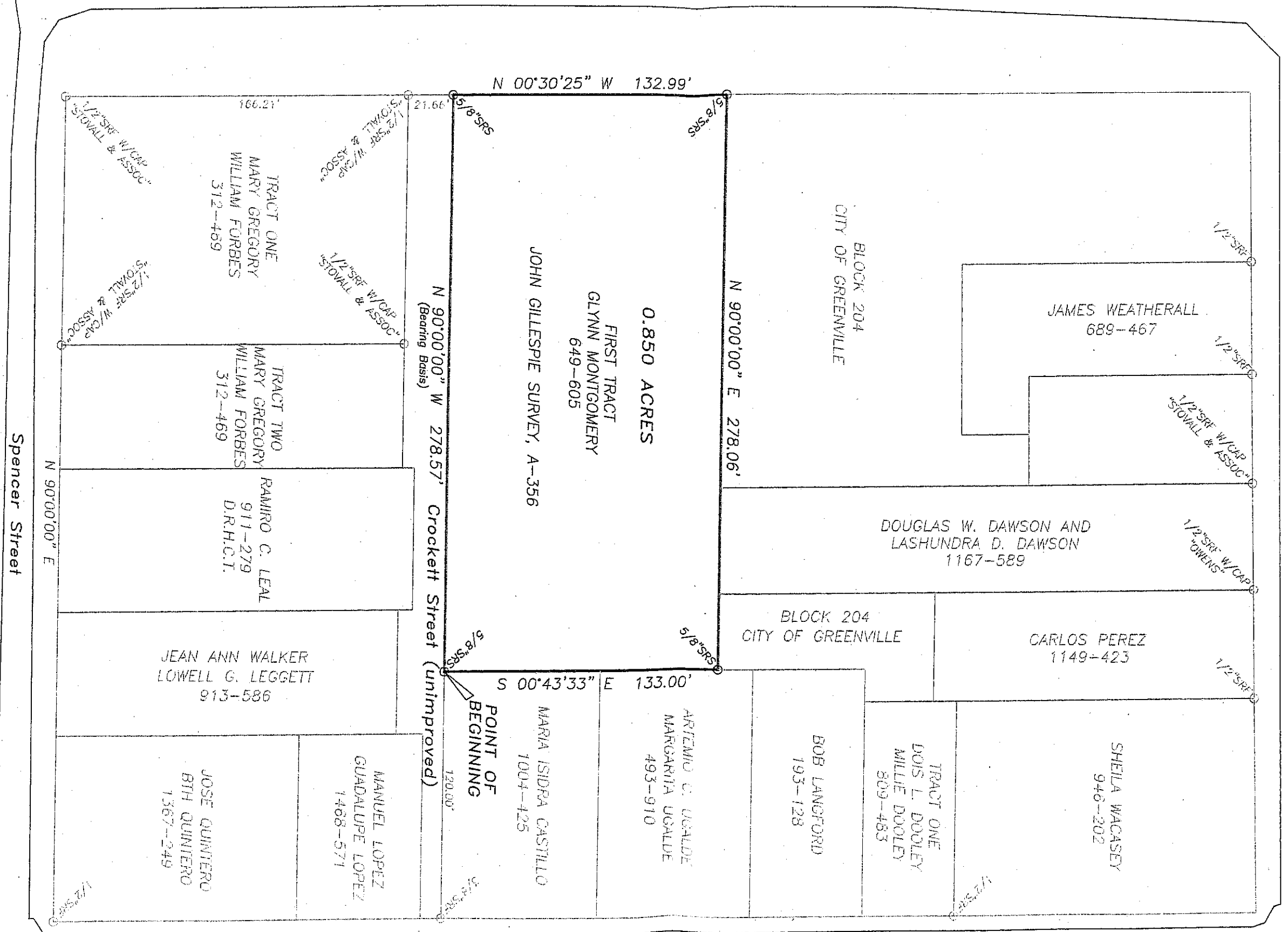
Monthly pmts. \$ 239.33

FOR FURTHER INFORMATION, PLEASE CONTACT: LARRY CROSBY AT 214/240-9041.



M.K. & T. Railroad

Asphalt Road



N 00°30'25" W 132.99'

166.21'

21.66'

JOHN GILLESPIE SURVEY, A-356
 0.850 ACRES
 FIRST TRACT
 GLYNN MONTGOMERY
 649-605

N 90°00'00" E 278.06'

N 90°00'00" W 278.57' Crockett Street (unimproved)

N 90°00'00" E

S 00°43'33" E 133.00'

POINT OF BEGINNING

120.00'

TRACT ONE
 MARY GREGORY
 WILLIAM FORBES
 312-469

TRACT TWO
 MARY GREGORY
 WILLIAM FORBES
 312-469

RAMIRO C. LEAL
 911-279
 D.R.H.C.T.

JEAN ANN WALKER
 LOWELL G. LEGGETT
 913-586

JOSE QUINTERO
 BTH QUINTERO
 1367-249

MANUEL LOPEZ
 GUADALUPE LOPEZ
 1468-571

MARIA ISIDRA CASTILLO
 1004-425

ARTEMIO O. UGALDE
 MARGARITA UGALDE
 493-910

BOB LANGFORD
 193-128

TRACT ONE
 DOIS L. DOOLEY
 MILLIE DOOLEY
 809-483

SHEILA WACASEY
 946-202

BLOCK 204
 CITY OF GREENVILLE

DOUGLAS W. DAWSON AND
 LASHUNDR A. DAWSON
 1167-589

CARLOS PEREZ
 1149-423

JAMES WEATHERALL
 689-467

BLOCK 204
 CITY OF GREENVILLE

Pickett Street

Spencer Street

1/2" SRF W/CAP STOWALL & ASSOC

1/2" SRF W/CAP STOWALL & ASSOC

1/2" SRF W/CAP STOWALL & ASSOC

1/2" SRF W/CAP STOWALL & ASSOC

1/2" SRF W/CAP STOWALL & ASSOC

1/2" SRF W/CAP TOWENS

1/2" SRF

1/2" SRF

1/2" SRF

1/2" SRF

5/8" SRS

5/8" SRS

5/8" SRS

5/8" SRS

1/2" SRF

1/2" SRF

1/2" SRF

1/2" SRF

1/2" SRF

1/2" SRF

1/2" SRF

STATE OF TEXAS
COUNTY OF HUNT

DESCRIPTION

BEING all that of land in the City of Greenville, Hunt County, Texas, out of the John Gillespie Survey, A-356, and being part of Block 204 of the Original Town of Greenville, same being all that tract of land described as First Tract in a deed to Glynn Montgomery as recorded in Volume 649, Page 605 of the Deed Records of Hunt County, Texas, and being further described as follows:

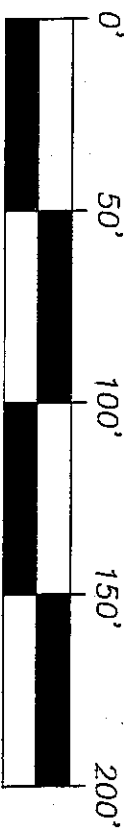
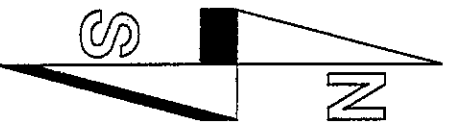
BEGINNING at a 5/8 inch steel rod set capped "Boundary Solutions" on the North line of Crockett Street (unimproved) at the Southeast corner of said Montgomery tract, and at the Southwest corner of that tract of land described in a deed to Maria Isidra Castillo as recorded in Volume 1004, Page 425 of the Official Public Records of Hunt County, Texas, from which a 3/8 inch steel rod found at the intersection of the North line of said Crockett Street with the West line of King Street bears North 90 degrees 00 minutes 00 seconds East, 120.00 feet for witness;

THENCE North 90 degrees 00 minutes 00 seconds West (Bearing Basis), 278.57 feet along the South line of said Montgomery tract and the North line of said Crockett Street to a 5/8 inch steel rod set capped "Boundary Solutions" on the East line of the M.K.& T. Railroad Right of Way, and at the Southwest corner of said Montgomery tract, from which a 1/2 inch steel rod found capped "Stovall & Assoc" bears South 00 degrees 30 minutes 25 seconds East, 21.66 feet for witness, and from which another 1/2 inch steel rod found capped "Stovall & Assoc" bears South 00 degrees 30 minutes 25 seconds East, 187.87 feet for witness;

THENCE North 00 degrees 30 minutes 25 seconds West, 132.99 feet along said M.K.& T. right of way to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northwest corner of said Montgomery tract;

THENCE North 90 degrees 00 minutes 00 seconds East, 278.06 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said Montgomery tract, and on the West line of that tract of land described in a deed to Artemio C. Ugalde and Margarita Ugalde as recorded in Volume 493, Page 910 of the Real Records of Hunt County, Texas;

THENCE South 00 degrees 43 minutes 33 seconds East, 133.00 feet to the POINT OF BEGINNING, containing 0.850 acres of land.



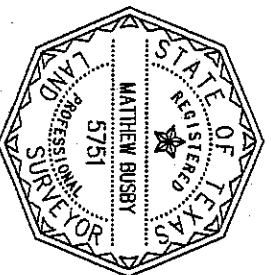
Note: Bearings based on South line of Montgomery tract (649-505).

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 October, 2007; there are no visible encroachments on the ground are as shown on the survey; there are no visible encroachments, overlapping of improvements or conflicts found except as shown on the survey plat.

October 23, 2007



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

BOUNDARY SURVEY

0.850 ACRES
JOHN GILLESPIE SURVEY, A-356
CITY OF GREENVILLE

Boundary Solutions Inc.

The Quality Answer

COMMERCIAL AND RESIDENTIAL
BOUNDARY. TOPOGRAPHIC. &

P.O. BOX 250
CADDO MILLS, TX 75135

OFFICE: 214-499-8472

CLIENT:

North Texas T

G.F.# NT07-0392

Drawn by: mjb
B.S.I.Job# 0710-C