

Harnett Regional Water
700 McKinney Parkway
Lillington, NC 27546
Telephone: 910-893-7575
harnettwater.org

User: CPCIS2 POS
Date: 4/5/2023 17990 Receipt: 149706

Customer	Account	Name
062389	215533	FRED ROBINSON
229 W LISA ST		

Misc Fees/POS/Sys Dev

1	SEWER SYSTEM DEVE	2,500.00
1	RESIDENTIAL SEWER	1,500.00
Amount Due		<u>\$4,000.00</u>

GRAND TOTAL: 4,000.00

CHECK #102	<u>\$(4,000.00)</u>
Total Payment:	\$(4,000.00)

BALANCE REMAINING \$0.00

CHANGE \$0.00

Trans Date: Apr 05, 2023 Time: 10:49:09AM

*** Thank You For Your Payment ***
**** Enroll in Auto Pay Today ****

HARNETT REGIONAL WATER
Equal Opportunity Provider and Employer

RESIDENTIAL WATER/SEWER USER AGREEMENT

COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED

() COATS Water and Sewer District of Harnett County

() Retrofitted Sprinkler Connection

() Full Service Sprinkler Connection

Owner's Mailing/Billing Address:

FRED ROBINSON

LAND OWNER'S NAME

234 W. LISA ST

CURRENT STREET, ROUTE OR P.O. BOX

COATS NC 27521

CITY OR TOWN, STATE, ZIP

919 820 1175

TELEPHONE NUMBER

2

NUMBER OF PERSONS LIVING IN HOME

241 78 8254 1875251

OWNER SOCIAL SECURITY & DRIVERS LICENSE #

241 88 0474 DOES NOT DRIVE

SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE#

FRED@RABBITRIDGE.NURSERIES.COM

EMAIL ADDRESS

SELF EMPLOYED

EMPLOYER, ADDRESS AND PHONE NUMBER

COATS MEDICAL SERVICES 25 N JOHNSON ST COATS

SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

JENNIFER FULLER 307 W. STEWART ST COATS 919 714 2535

NAME OF NEAREST RELATIVE, ADDRESS AND PHONE NUMBER

For Office Use Only:

AMOUNT PAID

062389 / 215533

CUSTOMER NO.

PROPERTY NO.

STATE RD NAME & NO.

229 W. Lisa St.
Coats
Town Water.

6/29/2022

This Agreement, made and entered into this the 5 day of April, 2023, between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and _____ (hereinafter "Owner").

WITNESSETH:

Harnett Regional Water, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. HRW also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with HRW to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by HRW and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows: new construction 229 LISA ST COATS NC 27521
2. Owner agrees to pay to HRW the amount of _____ per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. HRW, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT HRW DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Owner agrees to pay to HRW a minimum amount of Twenty-five Dollars (\$25.00) as a water deposit (and \$25 as a sewer deposit, if water and sewer tap requested, \$50 total), provided they are approved by the On-line Utility Database procedure described in Section 20 (c) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit may be returned without interest as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants HRW, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the HRW's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided HRW has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and HRW, Owners shall allow no cross connection to exist between HRW's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by HRW and agrees to the penalties for non-compliance with the above, as set out in HRW's Rules and Regulations.

6/29/2022

9. HRW shall install a water and/or sewer service connection for the Owner, and Owner shall then have thirty (30) days from the date of such installation to make the plumbing connection from the place of use on the above described property to the HRW's system. Charges for water and/or sewer shall commence on the date that the plumbing connection is completed, but in no event later than the end of the thirty (30) day period. That is to say, if the plumbing connection is not completed by the end of the thirty (30) day period, user charges shall commence and Owner shall be obligated to pay the minimum user bill from and after the end of such period, regardless of whether water and/or sewer service is being provided to Owner.

9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS. No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of HRW as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other HRW ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Building Inspections Division of the Harnett County Development Services.

11. HRW shall purchase and install a cutoff valve and water meter for each service. HRW shall own said meter and shall have the exclusive right to use it.

12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. HRW shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.

15. After HRW has executed this Agreement, a copy shall be provided to Owner by person delivery or by mailing to the Owner's address as indicated above.

Signed by Owner this 5 day of April, 2023

X Fred Robinson
Owner

X Linda M. Robinson MW
Owner

Witness

Signed by County this 5 day of April, 2023

HARNETT REGIONAL WATER

BY: _____
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SENT TO:

6/29/2022

Harnett Regional Water
Post Office Box 1119
Lillington, NC 27546

APPLICATION DIRECTIONS

DATE: 3/25/2023

FRED ROBINSON is requesting a water and/or sewer service at the location as noted below. This request is for a N/A inch water service and/or a residential sewer service. The cost of the service will be as follows:

Water tap total cost + deposit:

3/4" \$3200
1" \$4200
2" \$5500

Residential Sewer tap total cost + deposit:

ALL DISTRICTS \$4000
BUNNLEVEL & RIVERSIDE \$5300

Retrofitted sprinkler tap fee: \$500 + \$325 3/4" meter & mxu fee = total cost \$825

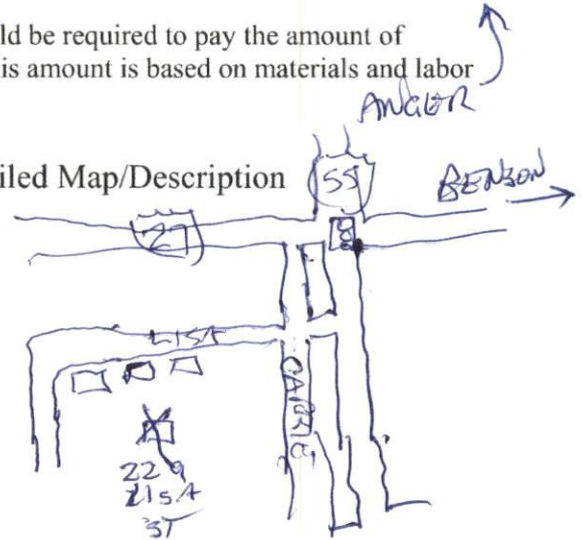
*There will also be a deposit on all new accounts for water and/or sewer as required.

For all other sizes refer to Harnett Regional Water @ (910) 893-7575.

Should a line extension be required to install this service, the customer would be required to pay the amount of \$ _____ before the installation of the requested service. This amount is based on materials and labor as required to extend the line to the customer's property.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

29 FROM HILLINGTON TO 55 IN COATS,
RIGHT @ LIGHT, RIGHT AGAIN ONE
BLOCK ON 55 SOUTH TURN ON WEAVER



CUSTOMERS SIGNATURE

Fred Robinson

Office Use:

This service can be installed as noted above. _____

This service requires a line extension: cost above. _____

Date of returned notification from Maintenance. _____

Maintenance Personnel Signature: _____

6/29/2022

VOLUNTARY SURVEY OF CUSTOMER DEMOGRAPHICS

The following information is requested by the Federal Government in order to monitor compliance with Federal laws prohibiting discrimination against applicants seeking to apply for water service. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or discriminate against you in any way. However, if you choose not to furnish it, we are required to note the ethnicity, race, and gender of the individual applicants on the basis of visual observation or surname.

Gender: <input type="checkbox"/> Male (1) <input type="checkbox"/> Female (2)
Ethnicity: <input type="checkbox"/> Hispanic or Latino (0) <input type="checkbox"/> Not Hispanic or Latino (9)
Race: <input type="checkbox"/> American Indian/Alaskan Native (3) <input type="checkbox"/> Asian (4) <input type="checkbox"/> Black or African American (5) <input type="checkbox"/> Native Hawaiian or Other Pacific Islander (6) <input type="checkbox"/> White (7) <input type="checkbox"/> Other (8)
<input checked="" type="checkbox"/> I respectfully decline to provide this information.

6/29/2022



HARNETT COUNTY TAX ID#

90-070090-1502 0007

2-6-07 BY S/CB

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2007 FEB 06 04:30:46 PM
BK: 2338 PG: 348-351 FEE: \$20.00
NC REV STAMP: \$60.00
INSTRUMENT # 2007002334

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$60.00

Parcel Identifier No. 0690-64-0550 Verified by _____ County on the _____ day of _____, 20____
By: 0690-64-0217
0690-64-1854

Mail/Box to: Ray McLean PO Box 668 Coats, NC 27521

This instrument was prepared by: Ray McLean, Attorney (DEED PREP ONLY)

Brief description for the Index: _____

THIS DEED made this 11 day of January, 2007, by and between

GRANTOR

Anne Tucker Moore
PO Box 1448
Coats, NC 27521

GRANTEE

Fredrick H. Robinson
and wife,
Linda M. Robinson
PO Box 913
Coats, NC 27521

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Coats, Grove Township, Harnett County, North Carolina and more particularly described as follows:

Being all of that 1,137 sq ft tract as recorded on map #2006-1156 of the Harnett County Registry.

Being all of tracts A and B as recorded on map #2007-1 of the Harnett County Registry.

See Books 415/356; 427/574; 427/95

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

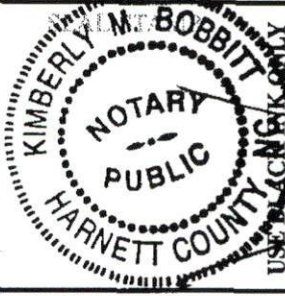
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Any and all covenants, easements, restrictions, right of ways and current year ad valorem taxes not yet payable of record if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Linda L. Robinson by POA (Entity Name) Anne Tucker Moore by (SEAL)
Anne Tucker Moore

By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY



State of North Carolina - County of Harnett
I, the undersigned Notary Public of the County and State aforesaid, certify that Linda M. Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of January, 2007.
My Commission Expires: 11-7-2011 Kimberly M. Bobbitt
Notary Public

SEAL-STAMP

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____
Notary Public

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____
Notary Public


USE BLACK INK ONLY

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

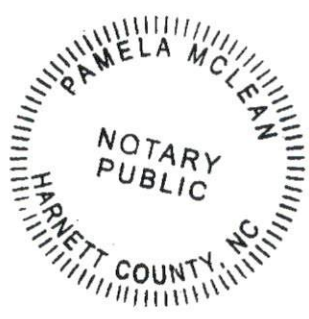
STATE OF NORTH CAROLINA, COUNTY OF Harnett

I, a Notary Public for said County and State, do hereby certify that, Linda M. Robinson as Attorney In Fact for Anne Tu Moore personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of the said Anne Tu Moore and that his/her authority to execute and acknowledge said instrument is contained in instrument duly executed and recorded in Book 1875, Page 730 in the Office of Register of Deeds in the County of Harnett, State of North Carolina, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

And I do further certify that the said Linda M. Robinson acknowledged execution of the foregoing and annexed instrument for the purposes herein expressed for and in behalf of the said Anne Tu Moore. Witness my hand and official seal, this 11 day of Jan, 2007.


Notary Public

My Commission expires: 9-6-2011





KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 02/06/2007 04:30:46 PM
Book: RE 2338 Page: 348-351
Document No.: 2007002334
DEED 4 PGS \$20.00
NC REAL ESTATE EXCISE TAX: \$60.00
Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2007002334

2007002334

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2022 Apr 11 11:16 AM NC Rev Stamp: \$ 3200.00
Book: 4138 Page: 830 - 832 Fee: \$ 26.00
Instrument Number: 2022007605

HARNETT COUNTY TAX ID #
o/o 130630 0096 02

04-11-2022 BY: TC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,200.00 Parcel Identifier No. Out of 130630 0096 03
Mail after recording to Grantee
This instrument was prepared by Gwynn, Edwards & Getter, P.A.
Brief description for the Index **Phase 1- Duncan's Creek - 48.75 Acres**

THIS DEED made this 6th day of April, 2022 by and between

GRANTOR
DUNCAN'S CREEK INVESTORS, LLC
1611 Jones Franklin Road, Suite 101
Raleigh, NC 27606

GRANTEE
DUNCAN'S CREEK DEVELOPMENT
GROUP, LLC
1611 Jones Franklin Road, Suite 101
Raleigh, NC 27606

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Lillington, Upper Little River Township, Harnett County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference

Submitted electronically by "Gwynn, Edwards & Getter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in , Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions of record and ad valorem taxes for the year 2022 and years thereafter.

The property does not include the primary residence of the grantor. NCGS §105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DUNCAN'S CREEK INVESTORS, LLC

✓ By:  _____
Manager

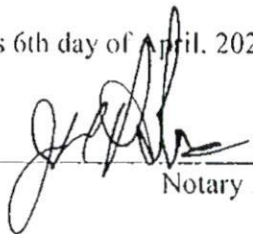
NORTH CAROLINA - HARNETT COUNTY

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Richard L. Van Tassel, II personally came before me this day and acknowledged that he is the Manager of Duncan's Creek Investors, LLC, a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 6th day of April, 2022.

My Commission Expires: _____

(Notary Seal/Stamp)

 _____
Notary Public

JAMES H. PARDUE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 2-9-2027.

Exhibit A

Land Description - Duncan's Creek Phase 1

COMMENCING AT A CONCRETE MONUMENT IN THE WESTERN BOUNDARY OF THE 214.80 ACRE WOLTZ PROPERTY AS SHOWN ON MAP BOOK 2006 PAGE 1026 OF THE HARNETT COUNTY REGISTRY, THENCE S 03° 42' 47" E A DISTANCE OF 247.21' TO A COMMON POINT WITH THAT PARCEL OF LAND DESCRIBED IN DEED BOOK 4123 PAGE 381 AND BEING KNOWN AS THE POINT OF BEGINNING;

THENCE S 03°42'47" E A DISTANCE OF 745.65' TO A POINT;

THENCE N 87°02'51" E A DISTANCE OF 250.05' TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.30', WITH A RADIUS OF 255.00', WITH A CHORD BEARING OF S 03°19'23" E, WITH A CHORD LENGTH OF 3.30' TO A POINT;

THENCE S 03°41'36" E A DISTANCE OF 53.58' TO A POINT;

THENCE N 86°18'24" E A DISTANCE OF 300.00' TO A POINT;

THENCE N 03°41'36" W A DISTANCE OF 56.64' TO A POINT;

THENCE S 87°48'33" E A DISTANCE OF 527.00' TO A POINT;

THENCE S 02°11'27" W A DISTANCE OF 430.76' TO A POINT;

THENCE S 30°38'22" W A DISTANCE OF 199.33' TO A POINT;

THENCE S 28°59'53" W A DISTANCE OF 147.94' TO A POINT;

THENCE S 50°56'30" W A DISTANCE OF 69.76' TO A POINT;

THENCE S 11°54'40" W A DISTANCE OF 112.30' TO A POINT;

THENCE S 04°42'02" E A DISTANCE OF 88.57' TO A POINT;

THENCE S 24°41'16" W A DISTANCE OF 26.61' TO A POINT;

THENCE S 69°19'51" E A DISTANCE OF 245.28' TO A POINT;

THENCE S 02°11'27" W A DISTANCE OF 281.37' TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 69.33', WITH A RADIUS OF 335.00', WITH A CHORD BEARING OF S 80°50'44" E, WITH A CHORD LENGTH OF 69.21' TO A POINT;

THENCE S 01°01'01" W A DISTANCE OF 113.69' TO A POINT;

THENCE N 85°07'58" E A DISTANCE OF 264.41' TO A POINT;

THENCE N 63°16'32" E A DISTANCE OF 50.00' TO A POINT;

THENCE N 26°43'28" W A DISTANCE OF 10.81' TO A POINT;

THENCE N 63°16'32" E A DISTANCE OF 276.59' TO A POINT;

THENCE S 83°25'24" W A DISTANCE OF 64.84' TO A POINT;

THENCE N 02°11'27" E A DISTANCE OF 2184.50' TO A POINT;

THENCE S 85°06'22" W A DISTANCE OF 42.58' TO A POINT;

THENCE S 86°51'35" W A DISTANCE OF 151.27' TO A POINT;

THENCE N 88°44'55" W A DISTANCE OF 47.30' TO A POINT;

THENCE N 88°44'55" W A DISTANCE OF 85.42' TO A POINT;

THENCE S 01°28'41" W A DISTANCE OF 8.51' TO A POINT;

THENCE N 88°43'23" W A DISTANCE OF 12.66' TO A POINT;

THENCE N 85°16'58" W A DISTANCE OF 102.55' TO A POINT;

THENCE N 79°41'56" W A DISTANCE OF 82.25' TO A POINT;

THENCE N 85°26'17" W A DISTANCE OF 28.02' TO A POINT;

THENCE S 02°11'27" W A DISTANCE OF 189.95' TO A POINT;

THENCE N 86°44'04" W A DISTANCE OF 286.14' TO A POINT;

THENCE N 87°49'27" W A DISTANCE OF 275.41' TO A POINT;

THENCE S 59°55'06" W A DISTANCE OF 233.19' TO A POINT;

THENCE N 63°09'05" W A DISTANCE OF 204.20' TO A POINT;

THENCE N 76°58'55" W A DISTANCE OF 210.68' TO THE POINT OF BEGINNING; HAVING AN AREA OF 2,123,548.7 SQUARE FEET, 48.750 ACRES.