

1.3243 ACRES OF LAND FOR SALE - WATAUGA, TX

LOCATED ADJACENT TO WATAUGA TOWNE CROSSING
SEC DENTON HWY (377) & NEW BURSEY RD, WATAUGA



LAND AVAILABILITY: 1.3243 ACRES OF LAND - LOT 1 BLOCK B
WATAUGA TOWNE CROSSING ADDITION

SALE PRICE: \$5.00 PER SQUARE FOOT OR \$288,433

TRAFFIC COUNTS: US HWY 377 @ BURSEY RD. 50,840 VPD

CO-TENANCY: SUPER TARGET, MARSHALL'S, STAPLES, PETCO, PAYLESS
SHOES, STARBUCKS, BATH AND BODY WORKS,
DOLLAR TREE, LANE BRYANT, FAMOUS FOOTWEAR

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------|----------|----------|----------|
| POPULATION | 14,555 | 130,548 | 266,169 |
| AVG. HH INCOME | \$89,543 | \$87,325 | \$87,299 |

WARREN HOUSER
214.912.0099
WARREN@CENTCOMREALTYCORP.COM

CENTCOM REALTY CORPORATION
2025 CEDAR SPRINGS RD., SUITE D, DALLAS, TX 75201

Texas law requires Centcom Realty Corporation to disclose that it is representing the Landlord in the marketing of this property.
The information contained herein is from sources deemed reliable, however, Centcom Realty Corp. makes no representations or warranties as to accuracy hereof



Bursey Road

1.3243AC

U. S. Highway 377

Whitley Road

DRAINAGE CHANNEL
1.414 AC

Walgreens

Chik-fil-A

BURGER KING

chili's

STARBUCKS
COTTON PATCH
CAFE

MATTRESS FIRM

Radio Shack

PETCO

Famous Footwear

Shoe Source

STAPLES

SUPER TARGET

Not A Part

DOLLAR TREE

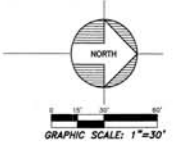
avenue

Marshalls

Embryant

sally Beauty

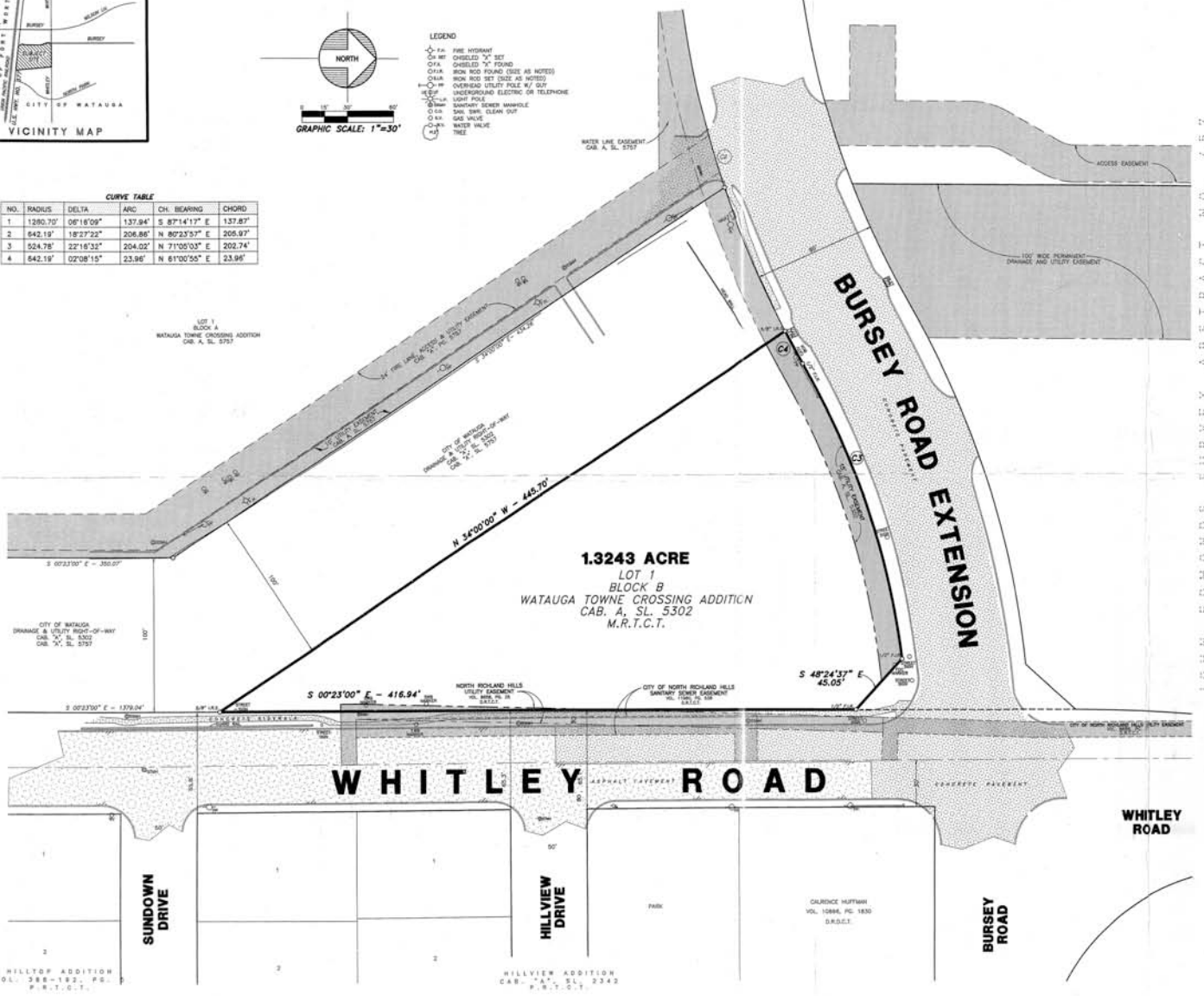
Bath & Body Works



- LEGEND**
- FIRE HYDRANT
 - CHASED "X" SET
 - CHASED "Y" FOUND
 - CHASED "Z" FOUND
 - IRON ROD FOUND (SIZE AS NOTED)
 - CHASED IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE #1/2 SUT
 - UNDERGROUND ELECTRIC OR TELEPHONE
 - W/EP
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - GAS VALVE
 - GAS TANK CLEAN OUT
 - GAS VALVE
 - WATER VALVE
 - TREE

CURVE TABLE

| NO. | RADIUS | DELTA | ARC | CH. BEARING | CHORD |
|-----|----------|-----------|---------|---------------|---------|
| 1 | 1280.70' | 06°18'09" | 137.94' | S 87°14'17" E | 137.87' |
| 2 | 642.19' | 18°27'22" | 206.86' | N 80°23'57" E | 205.97' |
| 3 | 524.78' | 22°18'32" | 204.02' | N 71°00'53" E | 202.74' |
| 4 | 842.19' | 02°08'15" | 23.95' | N 81°00'53" E | 23.96' |



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING PROPERTY DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF WATAUGA, TARRANT COUNTY, TEXAS AND BEING KNOWN AS LOT 1, BLOCK B OF WATAUGA TOWNE CROSSING ADDITION, AN ADDITION TO THE CITY OF WATAUGA, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN CABINET A, SLIDE 5302 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND CONTAINING 1.3243 ACRES OF LAND, MORE OR LESS.

- NOTES:**
- (1) Survey shown herein was prepared with benefit of Commonwealth Land Title Insurance Company - Governmental For Title Insurance Co. No. 223020155, effective date September 7, 2007, and according to terms in Schedule B, "Exceptions From Coverage", the Property is subject to the following:
 - (A) Easement executed by J.B. White and Corlene White, to Texas Electric Service Company, dated October 11, 1938, recorded in Under Volume 1236, Page 174 of the Real Property Records of Tarrant County, Texas. (As shown on the ground)
 - (B) Easement executed by M.A. Blubbugh, to the City of North Richland Hills, dated July 7, 1988, recorded in Under Volume 8856, Page 25 of the Real Property Records of Tarrant County, Texas. (As shown on survey)
 - (C) Sanitary Sewer Easement executed by Federal Deposit Insurance Corporation, to the City of North Richland Hills, dated March 28, 1993, recorded in Under Volume 1182, Page 832 of the Real Property Records of Tarrant County, Texas and as shown on and recorded in Cabinet A, Slide 5302 of the Plat Records of Tarrant County, Texas. (As shown on survey)
 - (D) Terms, conditions, and stipulations contained in Operation and Easement Agreement dated June 30, 1999, recorded in Under Volume 13965, Page 187, of the Real Property Records of Tarrant County, Texas.
 - (E) Terms, conditions and stipulations contained in Assumption and Acknowledgment Agreement dated June 30, 1999, recorded in Under Volume 13965, Page 188, of the Real Property Records of Tarrant County, Texas.
 - (F) Utility Easement on utility along the North property line as shown on and recorded in Cabinet A, Slide 5302 of the Plat Records of Tarrant County, Texas. (As shown on survey)

CERTIFICATION

To: Tolly Realty Advisors, Watauga Towne Crossing, L.P., and Commonwealth Land Title Insurance Company)

I, hereby certify that on the 5th day of October, 2007:

- (1) this survey was made on the ground and in the field notes shown on this survey and correctly show (a) the boundaries and areas of the subject property; (b) the location of all easements, encumbrances and other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (c) all existing dedicated public streets adjoining the subject property together with the width and name thereof;
- (2) except as shown on the survey, there are no (a) encumbrances upon the subject property by improvements on adjacent property, or (b) easements or profits;
- (3) adequate ingress to and egress from the subject property is provided by Bursey Road Extension and Whitley Road, the same being a paved, dedicated public right of way established by the City of Watauga;
- (4) all plotted building set back lines on the subject property are located as shown hereon or noted hereon;
- (5) no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water; and
- (6) this boundary survey (1) substantially conforms to the current standards promulgated by the Texas Society of Professional Land Surveyors; (2) conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition A Survey; and (3) is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1985, and meets the accuracy requirements of an Urban Survey, with accuracy and precision tolerance requirements of the state in which the subject property is located;
- (7) improvements located on the subject property are as shown hereon.

David Petree
 David Petree
 Registered Professional Land Surveyor No. 1890

ALTA/ACSM LAND TITLE SURVEY

1.3243 ACRE

LOT 1 - BLOCK B

WATAUGA TOWNE CROSSING ADDITION

CITY OF WATAUGA, TARRANT COUNTY, TEXAS

BY: DAVID PETREE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1890
 11015 MORNING ROAD
 DALLAS, TEXAS 75229
 (214) 358-4500

DATE: OCTOBER 05, 2007
 SCALE: 1"=30'

FILE NO. 223020155

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P. O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



EQUAL HOUSING
OPPORTUNITY