

FOR SALE

TYPE LAND

SIZE +/- 48.32 Acres - Divisible

PRICE \$2,950,000 - undeveloped
Price list attached - Shovel-Ready Lots

ZONED Proposed Residential

PROPERTY VITALS

- 48.32 Acres
- Kaufman County ETJ
- Water, Electric, Available
- Platted for Thirty (30) Residential Lots
- Two (2) Lots for Green Space
- Minimum Lot Size +/- 1 Acre



EXCLUSIVE OFFERED BY:

David D. Martin
(817) 271-2757

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Mike Hare
(817) 929-2886

mhare@capstonecommercial.com



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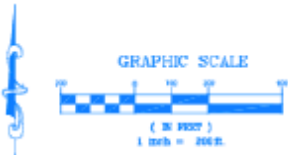
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO HAVING BEEN PERSONALLY AND INDIVIDUALLY PRESENT AT THE TIME THE SURVEY WAS CONDUCTED AND THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY. SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED OR UNDER HIS DIRECTORSHIP. THE PLAN HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR ENCROACHMENTS ON THE SUBJECT PROPERTY AS INDICATED. THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE-NOTED PARTIES AND TRANSACTIONS. ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

DRAWN THIS 15th DAY OF FEBRUARY 2022

Brian Gallia

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 55639



NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 294, PAGE 623 (BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 464, PAGE 140 AND VOLUME 131, PAGE 140 (TO BE LOCATED BY UTILITY COMPANY)

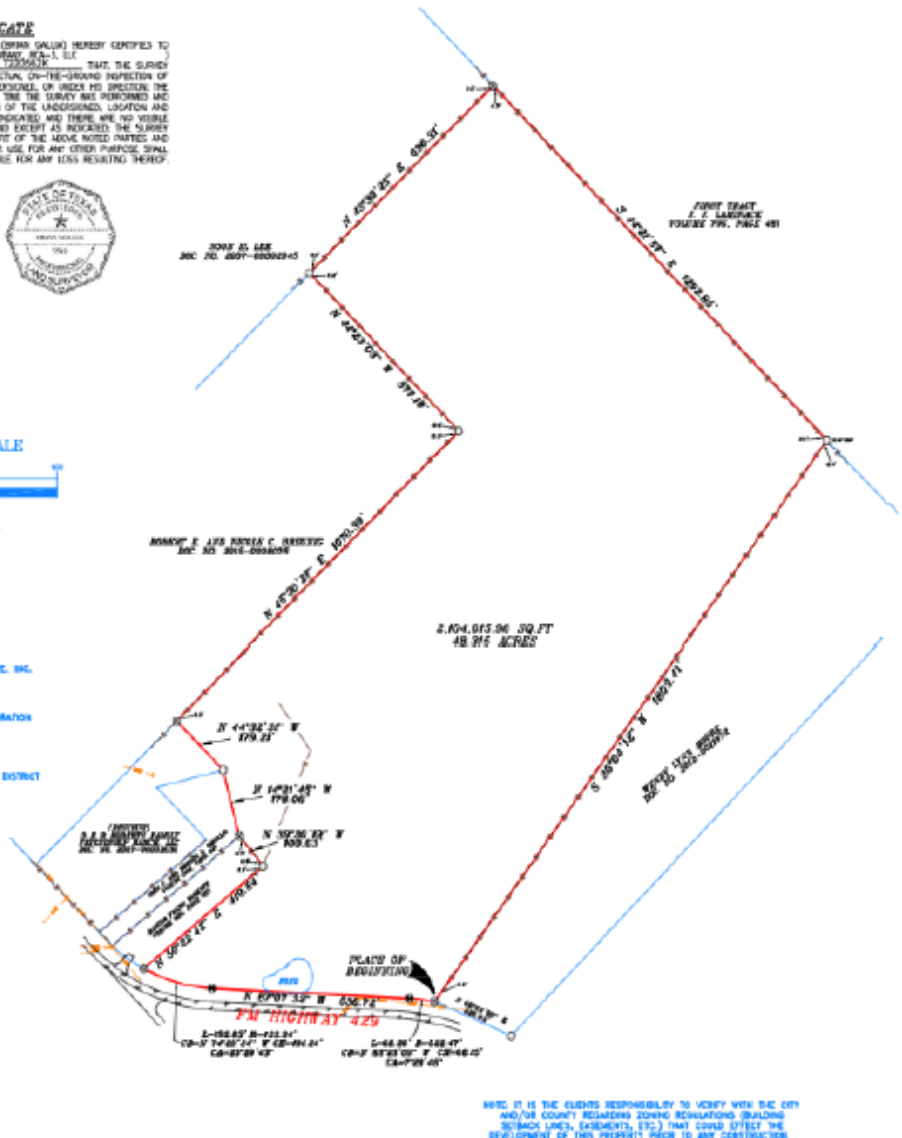
NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO KAUFMAN-MANWORTH SOIL CONSERVATION DISTRICT RECORDED IN VOLUME 449, PAGE 87 (BLANKET)

THE SURVEY SET FORTH HEREON WAS MADE AND CONDUCTED AND PREPARED AT THE REQUEST AND IN CONNECTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTED THEREOF. BCS&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE SEAS EASEMENT SHEET COVER CAN BE LOCATED IN GALLIA 811 CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE FURNISH IN COMMUNITY PANEL NO. 4827028255 THIS PROPERTY APPEARS TO BE IN ZONE L-1 AND APPEARS TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA. THE CLIENT DOES NOT WARRANT THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR BARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY LAND-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BURNING BUSH, CROTON, NORTON, WORLD CROTON SYSTEM 1946 (CROTON), CYS (CROTON). THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF ACCURACY.

TXDAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10159520



NOTE: IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS, SPECIAL SUBDIVISIONS, EASEMENTS, ETC.) THAT COVER EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

LEGEND		DATE: 02/15/2022
BRICK	1/2" - 1/4" IRON ROD FOUND/SET	DATE: 02/15/2022
COVERED AREA	1/2" IRON ROD FOUND (EXCEPT OTHERWISE NOTED)	DATE: 02/15/2022
CONCRETE	1/2" IRON ROD SET	DATE: 02/15/2022
WOOD DECK	1/2" IRON ROD FOUND	DATE: 02/15/2022
STONE	1/2" IRON ROD SET	DATE: 02/15/2022
GRAVEL/PAVING ROAD OR DRIVE	1/2" IRON ROD SET	DATE: 02/15/2022
ASPHALT DRIVE	1/2" IRON ROD SET	DATE: 02/15/2022
DATE: 02/15/2022	DATE: 02/15/2022	DATE: 02/15/2022

DATE: 02/15/2022

DATE: 02/15/2022

DATE: 02/15/2022

STATE OF TEXAS
COUNTY OF BAUFMAN

BEING ALL THAT INTERESTS SURVEY TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2007-0000048, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BCS&A RPLS 5569 FOR CORNER IN THE RECOGNIZED NORTH LINE OF F.M. HIGHWAY 429, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID ROBERTS FAMILY TRACT AND THE APPARENT EAST WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WENDELYN MOORE, RECORDED IN DOCUMENT NO. 2012-001970, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND NOW IN A SURVEY TO THE LEFT BEARING A CENTRAL ANGLE OF 27 DEGREES 15 MINUTES 45 SECONDS, A RADIUS OF 520.47 FEET AND A CHORD BEARING AN DISTANCE OF NORTH 83 DEGREES 13 MINUTES 09 SECONDS 40.27 SECONDS 44.14 FEET, FROM BEING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTH CORNER OF SAID MOORE TRACT BEARS, A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 53 MINUTES 59 SECONDS EAST - 226.03 FEET.

THENCE ALONG THE RECOGNIZED NORTH LINE OF SAID F. M. HIGHWAY 429 AND SAID CURVE TO THE LEFT, AN ARC LENGTH OF 16.25 FEET TO A CONCRETE MONUMENT FOUND, THE END OF SAID CURVE;

THENCE NORTH 87 DEGREES 09 MINUTES 32 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID F. M. HIGHWAY 429, A DISTANCE OF 536.32 FEET TO A CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE, HAVING A CENTRAL ANGLE OF 25 DEGREES 29 MINUTES 43 SECONDS, A RADIUS OF 411.54 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 39 MINUTES 34 SECONDS WEST - 591.24 FEET.

THENCE ALONG THE RECOGNIZED NORTH LINE OF SAID F. M. HIGHWAY 429 AND SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 121.83 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BCS&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST SOUTHERLY WEST CORNER OF SAID ROBERTS FAMILY TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EUGENE FRANK BEARDS, RECORDED IN VOLUME 348, PAGE 347, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 50 DEGREES 22 MINUTES 42 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID ROBERTS TRACT (VOL. 809, PG. 307), A DISTANCE OF 419.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID ROBERTS FAMILY TRACT AND THE APPARENT EAST CORNER OF SAID ROBERTS TRACT (VOL. 809, PG. 307);

THENCE NORTH 39 DEGREES 30 MINUTES 19 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID ROBERTS TRACT (VOL. 809, PG. 307), A DISTANCE OF 106.63 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BCS&A RPLS 5569 FOR CORNER, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID ROBERTS TRACT (VOL. 809, PG. 307) AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JEAN C. AND SPRENDA L. ROLLICO, RECORDED IN VOLUME 1401, PAGE 947, OFFICIAL PUBLIC RECORDS, BAUFMAN COUNTY, TEXAS;

THENCE NORTH 14 DEGREES 21 MINUTES 40 SECONDS WEST, ALONG THE APPARENT EAST LINE OF SAID ROLLICO TRACT, A DISTANCE OF 178.8 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID ROLLICO TRACT;

THENCE NORTH 44 DEGREES 33 MINUTES 11 SECONDS WEST, OVER AND UPON SAID ROBERTS FAMILY TRACT, A DISTANCE OF 179.21 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BCS&A RPLS 5569 FOR CORNER IN THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. AND BECKIE C. BREWSTER, RECORDED IN DOCUMENT NO. 2011-000016, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING A MOBILE WEST CORNER OF HEARD DESCRIBED TRACT;

THENCE NORTH 45 DEGREES 30 MINUTES 27 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID BREWSTER TRACT, A DISTANCE OF 1670.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED POINT ON SAID ROBERTS FAMILY TRACT AND THE APPARENT EAST CORNER OF SAID BREWSTER TRACT;

THENCE NORTH 44 DEGREES 23 MINUTES 03 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID BREWSTER TRACT, A DISTANCE OF 677.18 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN L. IER, RECORDED IN DOCUMENT NO. 2007-0000048, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH WEST CORNER OF SAID ROBERTS FAMILY TRACT AND THE APPARENT NORTH CORNER OF SAID BREWSTER TRACT;

THENCE NORTH 40 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID IER TRACT, A DISTANCE OF 686.31 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BCS&A RPLS 5569 FOR CORNER IN THE APPARENT SOUTHWEST LINE OF FIRST TRACT AS DESCRIBED IN DEED TO J. J. JAMARICK, RECORDED IN VOLUME 796, PAGE 485, SEEDS RECORDED, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID ROBERTS FAMILY TRACT AND THE APPARENT EAST CORNER OF SAID IER TRACT;

THENCE SOUTH 44 DEGREES 23 MINUTES 03 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID ROBERTS FAMILY TRACT, A DISTANCE OF 1162.86 FEET TO A 1/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID ROBERTS FAMILY TRACT AND THE APPARENT NORTH CORNER OF SAID BREWSTER TRACT;

THENCE SOUTH 36 DEGREES 04 MINUTES 13 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID ROBERTS FAMILY TRACT, A DISTANCE OF 1163.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,120,812.39 SQ. FT. OR 48.373 ACRES OF LAND.

ACCEPTED BY: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SURVEY PLAT

FM HIGHWAY 429

BENJAMIN KIMBERLING SURVEY, ABSTRACT NO. 265

KAUFMAN COUNTY, TEXAS

DATE: 02/15/2022



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group, LLC makes no gaurantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

Lot Number	Square Footage	Acres	Frontage	Depth	Left Side	Right Side	Price
1	46152	1.06	150	150	318.16	347.99	\$ 150,000.00
2	47723	1.096	150	150	318.16	318.16	\$ 150,000.00
3	47723	1.096	150	150	318.16	318.16	\$ 150,000.00
4	116986	2.686	340.9	394.5	322.64	318.16	\$ 195,000.00
5	44128	1.013	135	181.89	293.49	267.39	\$ 150,000.00
6	43665	1.002	143	144.96	317.26	293.49	\$ 150,000.00
7	43665	1.002	133	134.82	339.36	317.26	\$ 150,000.00
8	45522	1.045	130	131.78	360.97	339.36	\$ 150,000.00
9	43785	1.005	120	121.95	380.92	360.97	\$ 150,000.00
10	46907	1.077	120	121.95	400.86	380.92	\$ 150,000.00
11	49300	1.132	120	121.95	420.81	400.86	\$ 150,000.00
12	81377	1.868	277.67	111.72	420.81	420.81	\$ 185,000.00
13	44503	1.022	185	185	232.35	277.33	\$ 150,000.00
14	43584	1.001	160	160	350.15	232.35	\$ 150,000.00
15	46152	1.06	115	115	433.06	350.15	\$ 150,000.00
16	50183	1.151	115	115	436.27	433.06	\$ 150,000.00
17	50177	1.152	115	115	436.27	436.27	\$ 150,000.00
18	50177	1.152	115	115	436.27	436.27	\$ 150,000.00
19	50177	1.152	115	115	436.27	436.27	\$ 150,000.00
20	50177	1.152	115	115	436.27	436.27	\$ 150,000.00
21	50177	1.152	115	115	436.27	436.27	\$ 150,000.00
22	57119	1.311	205.28	205.28	218.13	218.13	\$ 165,000.00
23	44779	1.028	218.13	218.13	205.28	205.28	\$ 150,000.00
24	43653	1.002	190.41	178.7	218.13	259.82	\$ 150,000.00
25	43611	1.001	210.06	210.06	259.82	372.87	\$ 150,000.00
26	66735	1.532	154.12	154.12	318.15	312.69	\$ 165,000.00
27	88474	2.031	278.08	278.08	318.15	318.15	\$ 185,000.00
28	44542	1.023	140	140	318.15	318.15	\$ 150,000.00
29	44542	1.023	140	140	318.15	318.15	\$ 150,000.00
30	64312	1.476	207.77	207.77	348.32	318.15	\$ 165,000.00



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client, and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Capstone Commercial Real Estate Group, LLC	480574	sburriss@capstonecommercial.com	(972)250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Burriss	450870	sburriss@capstonecommercial.com	(972)250-5858
Designated Broker of Firm	License No.	Email	Phone
Mike Hare	480574	mhare@capstonecommercial.com	(817)929-2886
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David D. Martin	476787	dmartin@capstonecommercial.com	(817)271-2757
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0