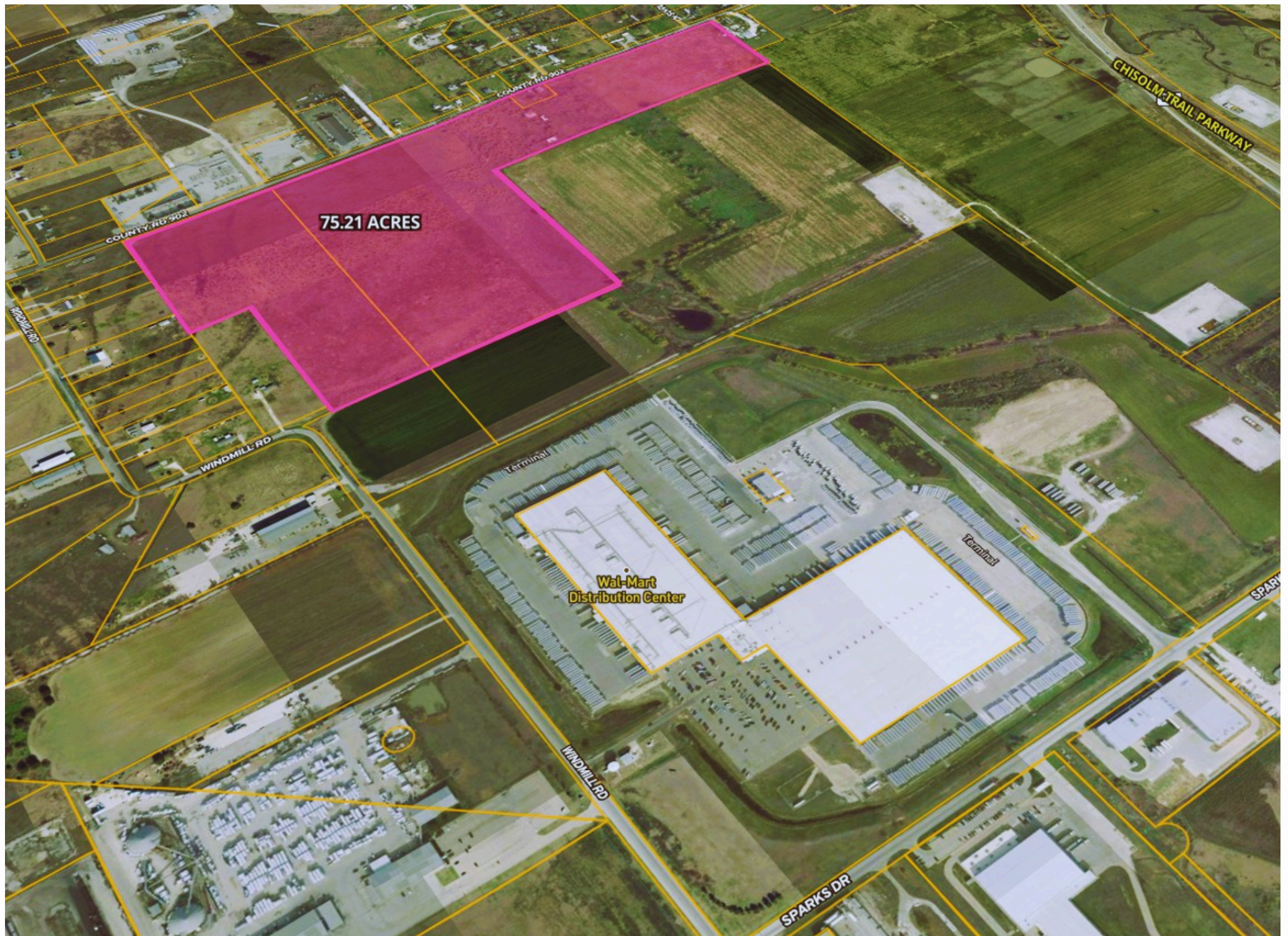


LAND FOR SALE | 75 ACRES

2817 County Rd, Joshua, TX 75068, Joshua County



Contact:

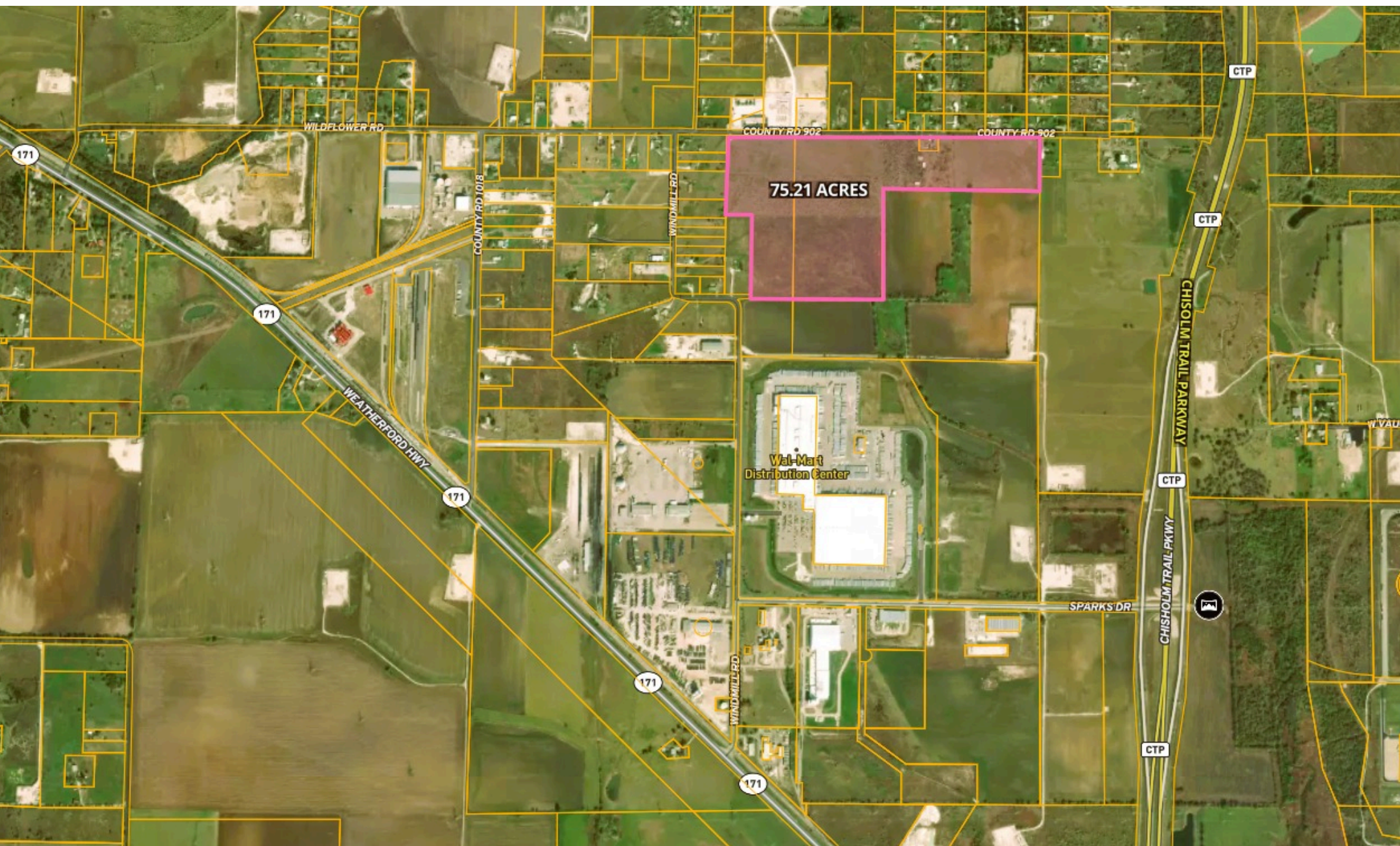
Kesav Venna

214-499-6851

kesav9@gmail.com



PROPERTY DETAILS



Strategic location with Strong growth opportunity and Offering high value

ADDRESS

- 2817 County Rd 902 Joshua, TX 76058 (From Chisolm Trail pkwy exit Sparks Road and go west 0.75 mile)

LAND TYPE

- Approx. 20 acres located within Cleburne city limits
- Remainder in the Cleburne ETJ

AVAILABLE SIZE

- 75 Acres (2 Zonings)

ZONING

- Zoning 1: 19 Acres SF-7, Single-Family
- Zoning 2: 56 Acres ETJ (Extra Territorial Jurisdiction)

PARCEL ID

- 126.0859,00040; ...00041; ...00045 Legal

NAME

- ABST 859 TR 31 J J WARE126.0589.00041

UNIQUE FEATURES

◆ No FEMA Flood plain

◆ City water and sewer close to the property

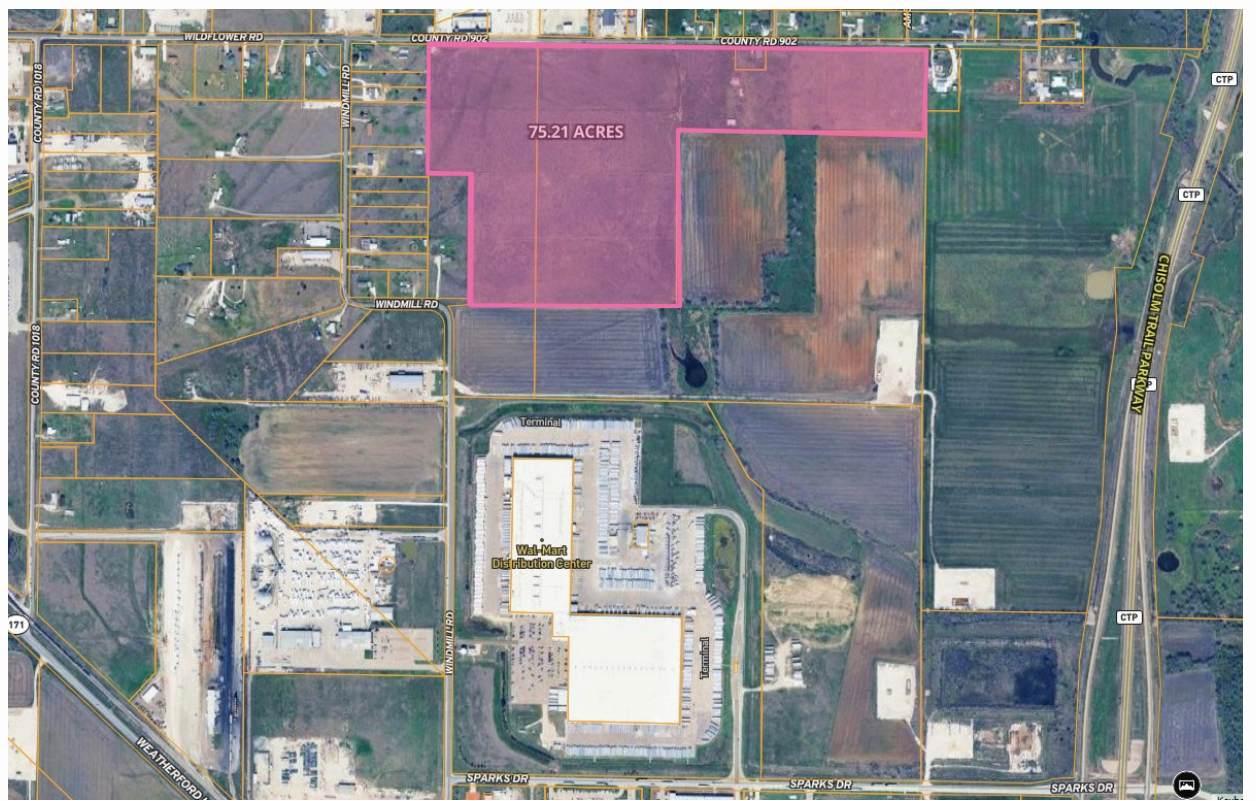
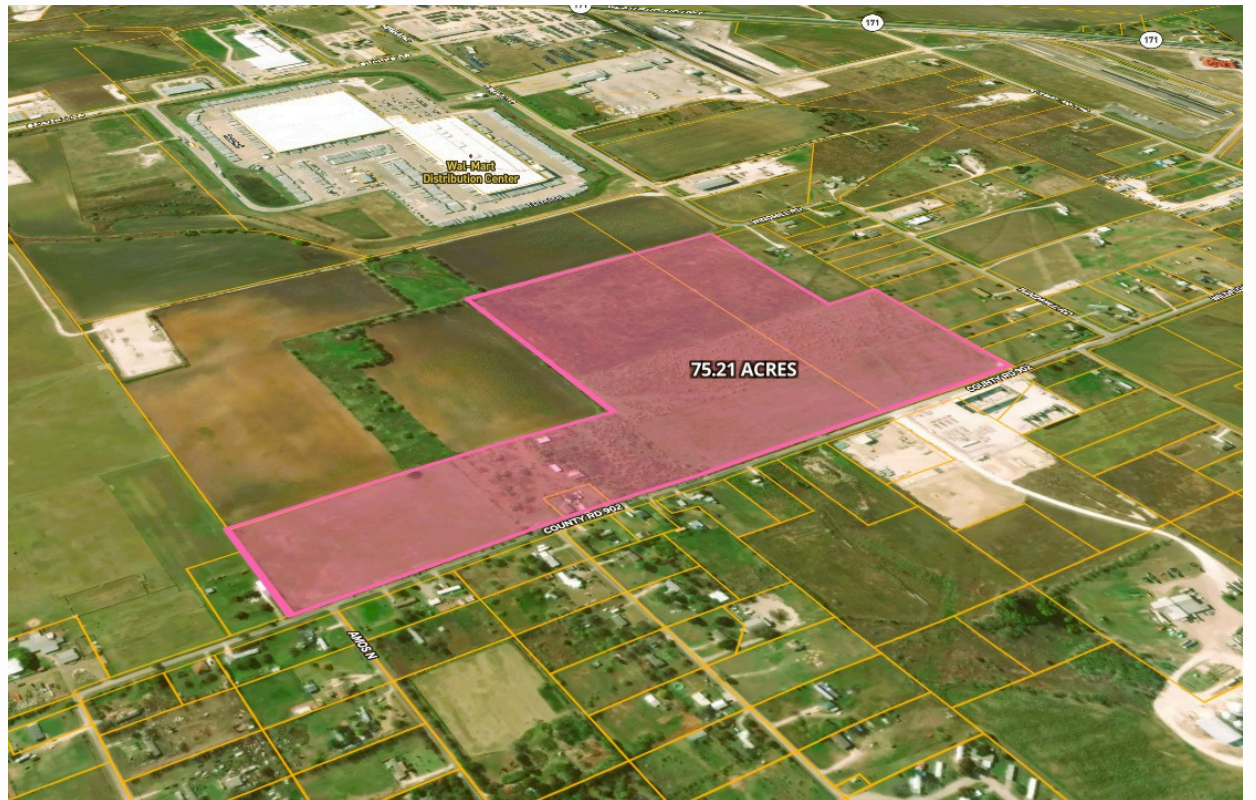
◆ Approx. 3100 feet of front on County Road 902

◆ Several housing developments nearby -

- Silos Mills
- Rock Creek Ranch
- The Right Mix Ranch

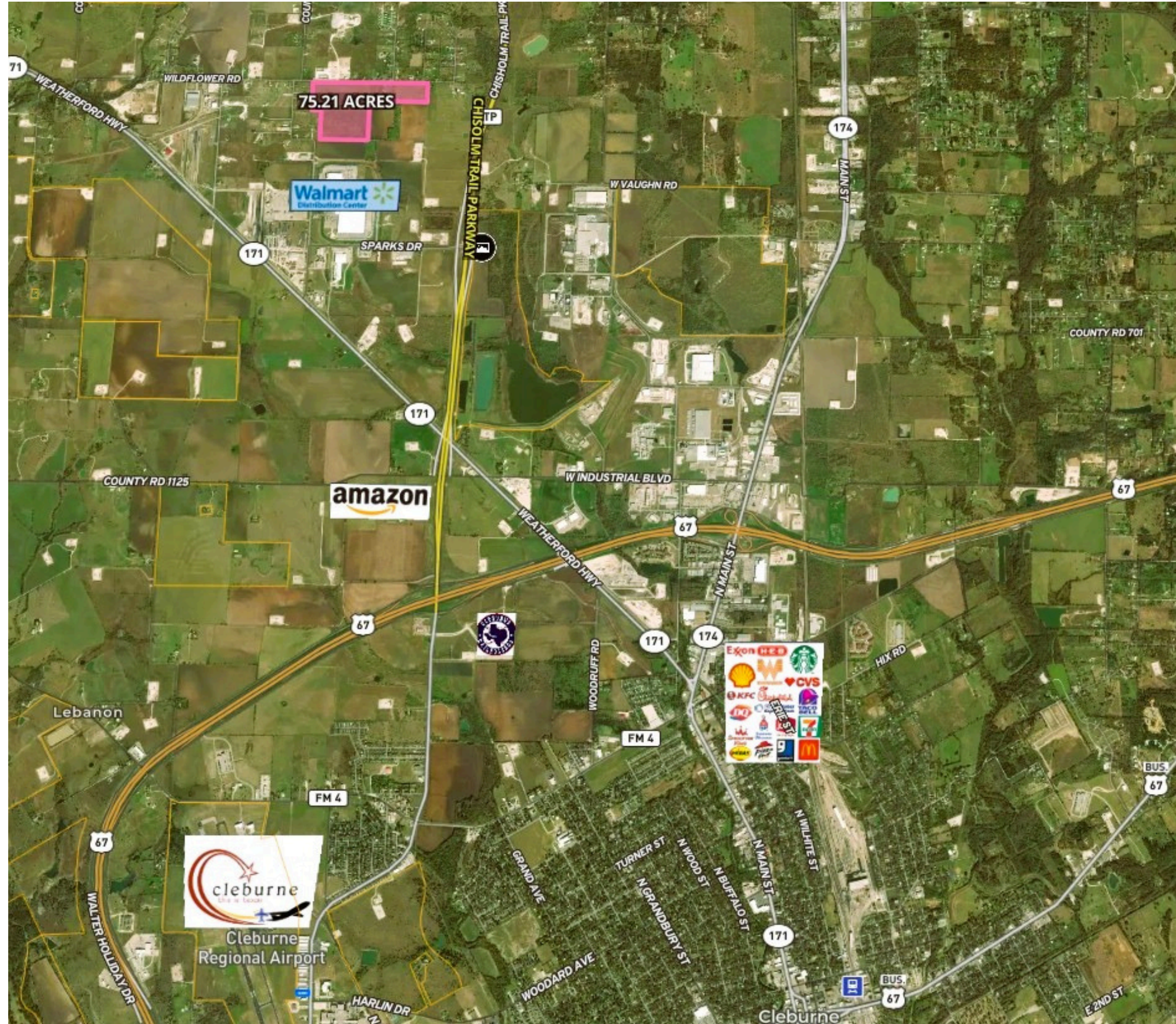
◆ Investments from Walmart, Schlumberger, Cleburne Station Commercial

◆ Located in the designated opportunity zone

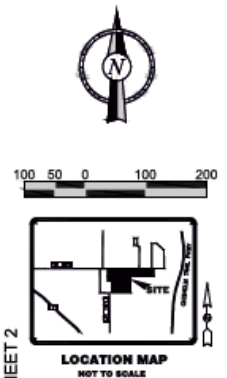
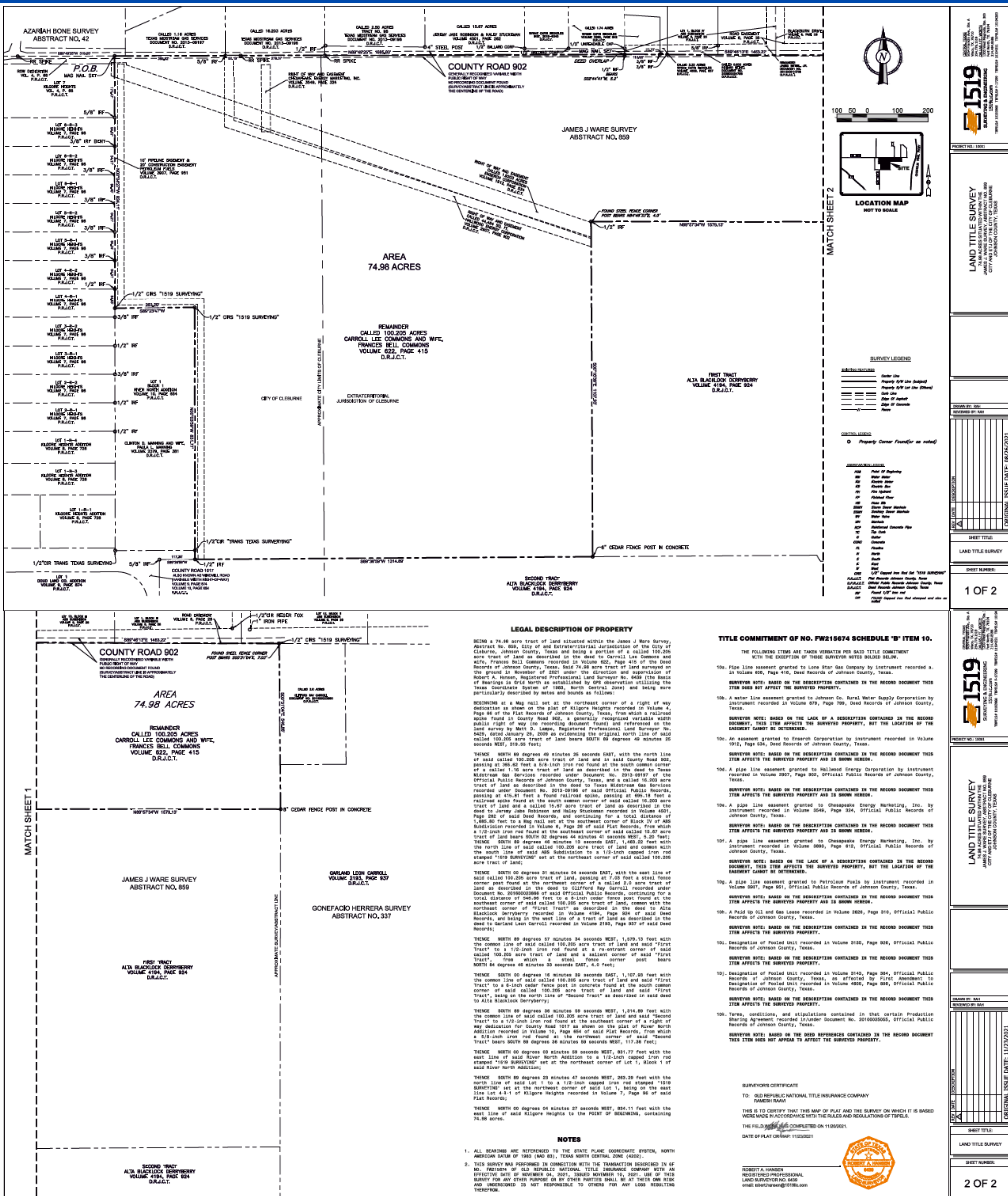


OTHER NEARBY LANDMARKS

- ◆ **Walmart Distribution Center** - Approx. 1M sq-ft facility, is located behind the property
- ◆ **Amazon Operations Facility** - 1.7M sq-ft facility expected to generate up to 1000 jobs, is located approx. 3.5 miles south



LAND TITLE SURVEY



SURVEY LEGEND

BOUNDARIES

- Outer Line
- Property N/W Lot Line (Other)
- Core Line
- Edge of Asphalt
- Edge of Concrete
- None

NOTES

- Property Corner Found (or as noted)

ABBREVIATIONS

- ASB Point of Beginning
- BR River Bank
- BRB River Bank
- BRD River Bank
- BRV River Bank
- BRW River Bank
- BRX River Bank
- BRZ River Bank
- BR1 River Bank
- BR2 River Bank
- BR3 River Bank
- BR4 River Bank
- BR5 River Bank
- BR6 River Bank
- BR7 River Bank
- BR8 River Bank
- BR9 River Bank
- BR0 River Bank
- BR10 River Bank
- BR11 River Bank
- BR12 River Bank
- BR13 River Bank
- BR14 River Bank
- BR15 River Bank
- BR16 River Bank
- BR17 River Bank
- BR18 River Bank
- BR19 River Bank
- BR20 River Bank
- BR21 River Bank
- BR22 River Bank
- BR23 River Bank
- BR24 River Bank
- BR25 River Bank
- BR26 River Bank
- BR27 River Bank
- BR28 River Bank
- BR29 River Bank
- BR30 River Bank
- BR31 River Bank
- BR32 River Bank
- BR33 River Bank
- BR34 River Bank
- BR35 River Bank
- BR36 River Bank
- BR37 River Bank
- BR38 River Bank
- BR39 River Bank
- BR40 River Bank
- BR41 River Bank
- BR42 River Bank
- BR43 River Bank
- BR44 River Bank
- BR45 River Bank
- BR46 River Bank
- BR47 River Bank
- BR48 River Bank
- BR49 River Bank
- BR50 River Bank
- BR51 River Bank
- BR52 River Bank
- BR53 River Bank
- BR54 River Bank
- BR55 River Bank
- BR56 River Bank
- BR57 River Bank
- BR58 River Bank
- BR59 River Bank
- BR60 River Bank
- BR61 River Bank
- BR62 River Bank
- BR63 River Bank
- BR64 River Bank
- BR65 River Bank
- BR66 River Bank
- BR67 River Bank
- BR68 River Bank
- BR69 River Bank
- BR70 River Bank
- BR71 River Bank
- BR72 River Bank
- BR73 River Bank
- BR74 River Bank
- BR75 River Bank
- BR76 River Bank
- BR77 River Bank
- BR78 River Bank
- BR79 River Bank
- BR80 River Bank
- BR81 River Bank
- BR82 River Bank
- BR83 River Bank
- BR84 River Bank
- BR85 River Bank
- BR86 River Bank
- BR87 River Bank
- BR88 River Bank
- BR89 River Bank
- BR90 River Bank
- BR91 River Bank
- BR92 River Bank
- BR93 River Bank
- BR94 River Bank
- BR95 River Bank
- BR96 River Bank
- BR97 River Bank
- BR98 River Bank
- BR99 River Bank
- BR00 River Bank

LEGAL DESCRIPTION OF PROPERTY

BEING a 74.98 acre tract of land situated within the James J Ware Survey, Abstract No. 859, City of Cleburne, Johnson County, Texas and being a portion of a called 100.205 acre tract of land as described in the deed to Carroll Lee Commons and wife, Frances Bell Commons recorded in Volume 822, Page 415 of the Deed Records of Johnson County, Texas. Said 74.98 acre tract of land surveyed on the ground in November of 2021 under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6409 (the Basis of Bearings is 1912 North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone) and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail set at the northeast corner of a right of way dedication as shown on the plat of Kilgore Heights recorded in Volume 4, Page 86 of the Plat Records of Johnson County, Texas, from which a railroad spike found in County Road 902, a generally recognized variable width public right of way (see recording document found) and referenced on the land survey by Matt W. Hansen, Registered Professional Land Surveyor No. 6429, dated January 29, 2019 as evidencing the original north line of said called 100.205 acre tract of land bears SOUTH 89 degrees 49 minutes 25 seconds WEST, 319.35 feet;

THENCE NORTH 89 degrees 49 minutes 25 seconds EAST, with the north line of said called 100.205 acre tract of land and in said County Road 902, passing at 386.82 feet a 5/8-inch iron rod found at the south common corner of a called 1.16 acre tract of land as described in the deed to Texas Midstream Gas Services recorded under Document No. 2013-09197 of the Official Public Records of Johnson County, Texas, and a called 16.200 acre tract of land as described in the deed to Texas Midstream Gas Services recorded under Document No. 2013-09196 of said Official Public Records, passing at 415.81 feet a found railroad spike, passing at 699.19 feet a railroad spike found at the south common corner of said called 16.200 acre tract of land and a called 15.87 acre tract of land as described in the deed survey James Robinson and Haley Stockman recorded in Volume 4051, Page 82 of said Deed Records, and continuing for a total distance of 1,685.80 feet to a Mag nail set at the southeast corner of Block IV of ABS Subdivision recorded in Volume 5, Page 26 of said Plat Records, from which a 1/2-inch iron rod found at the southeast corner of said called 15.87 acre tract of land bears SOUTH 02 degrees 44 minutes 41 seconds WEST, 5.20 feet;

THENCE SOUTH 89 degrees 46 minutes 19 seconds EAST, 1,403.23 feet with the north line of said called 100.205 acre tract of land and common with the south line of said ABS Subdivision to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northeast corner of said called 100.205 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 04 seconds EAST, with the east line of said called 100.205 acre tract of land, passing at 7.00 feet a steel fence corner post found at the northwest corner of a called 2.0 acre tract of land as described in the deed to Clifford Ray Carroll recorded under Document No. 20160202866 of said Official Public Records, continuing for a total distance of 64.88 feet to a 5/8-inch iron rod found at the southeast corner of said called 100.205 acre tract of land, common with the northeast corner of "First Tract" as described in the deed to Alta Blacklock Derrberry recorded in Volume 4194, Page 824 of said Deed Records, and being in the west line of a tract of land as described in the deed to Garland Leon Carroll recorded in Volume 2193, Page 937 of said Deed Records;

THENCE SOUTH 89 degrees 07 minutes 34 seconds WEST, 1,579.15 feet with the common line of said called 100.205 acre tract of land and said "First Tract" to a 1/2-inch iron rod found at a re-entrant corner of said called 100.205 acre tract of land and a ballast corner of said "First Tract", from which a steel fence corner post bears NORTH 84 degrees 46 minutes 33 seconds EAST, 4.0 feet;

THENCE SOUTH 00 degrees 16 minutes 30 seconds EAST, 1,107.50 feet with the common line of said called 100.205 acre tract of land and said "First Tract" to a 5/8-inch cedar fence post in concrete found at the south common corner of said called 100.205 acre tract of land and said "First Tract", being on the north line of "Second Tract" as described in said deed to Alta Blacklock Derrberry;

THENCE SOUTH 89 degrees 06 minutes 59 seconds WEST, 1,314.89 feet with the common line of said called 100.205 acre tract of land and said "Second Tract" to a 1/2-inch iron rod found at the southeast corner of a right of way dedication for County Road 1017 as shown on the plat of River North Addition recorded in Volume 10, Page 864 of said Plat Records, from which a 5/8-inch iron rod found at the northwest corner of said "Second Tract" bears SOUTH 89 degrees 06 minutes 59 seconds WEST, 157.36 feet;

THENCE NORTH 80 degrees 03 minutes 08 seconds WEST, 891.77 feet with the east line of said River North Addition to a 1/2-inch capped iron rod stamped "1519 SURVEYING" set at the northeast corner of Lot 1, Block 1 of said River North Addition;

THENCE SOUTH 89 degrees 23 minutes 47 seconds WEST, 263.29 feet with the north line of said Lot 1 to a 1/2-inch capped "1519 SURVEYING" set at the northwest corner of said Lot 1, being on the east line Lot 4-R-1 of Kilgore Heights recorded in Volume 7, Page 96 of said Plat Records;

THENCE NORTH 80 degrees 04 minutes 27 seconds WEST, 894.11 feet with the east line of said Kilgore Heights to the POINT OF BEGINNING, containing 74.98 acres.

NOTES

- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSMISSION DESCRIBED IN OF NO. 19215074 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2021. TITLED NOVEMBER 10, 2021. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSTOOD IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE COMMITMENT OF NO. FW215674 SCHEDULE 'B' ITEM 10.

- THE FOLLOWING ITEMS ARE TAKEN VERBATIM PER SAID TITLE COMMITMENT WITH THE EXCEPTION OF THOSE SURVEY NOTES BOLDED BELOW.
- A pipe line easement granted to Lone Star Gas Company by instrument recorded in Volume 808, Page 415, Deed Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM DOES NOT AFFECT THE SURVEYED PROPERTY.
 - A water line easement granted to Johnson Co. Rural Water Supply Corporation by instrument recorded in Volume 879, Page 799, Deed Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE LACK OF A DESCRIPTION CONTAINED IN THE RECORD DOCUMENT, THIS ITEM AFFECTS THE SURVEYED PROPERTY, BUT THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED.
 - An easement granted to Enserch Corporation by instrument recorded in Volume 1915, Page 534, Deed Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREIN.
 - A pipe line easement granted to Hallwood Energy Corporation by instrument recorded in Volume 2907, Page 951, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREIN.
 - A pipe line easement granted to Chesapeake Energy Marketing, Inc. by instrument recorded in Volume 3548, Page 324, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREIN.
 - A pipe line easement granted to Chesapeake Energy Marketing, Inc. by instrument recorded in Volume 3693, Page 612, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE LACK OF A DESCRIPTION CONTAINED IN THE RECORD DOCUMENT, THIS ITEM AFFECTS THE SURVEYED PROPERTY, BUT THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED.
 - A pipe line easement granted to Petroltek Fuels by instrument recorded in Volume 3907, Page 951, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREIN.
 - A Paid Up Oil and Gas Lease recorded in Volume 2608, Page 310, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY.
 - Designation of Pooled Unit recorded in Volume 3135, Page 926, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY.
 - Designation of Pooled Unit recorded in Volume 3140, Page 934, Official Public Records of Johnson County, Texas, as affected by First Amendment to Designation of Pooled Unit recorded in Volume 4900, Page 898, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT THIS ITEM AFFECTS THE SURVEYED PROPERTY.
 - Terms, conditions, and stipulations contained in that certain Production Sharing Agreement recorded in Volume 2019020505, Official Public Records of Johnson County, Texas.
SURVEYOR NOTE: BASED ON THE DEED REFERENCES CONTAINED IN THE RECORD DOCUMENT THIS ITEM DOES NOT APPEAR TO AFFECT THE SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAMESH RAMM

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF TPELS.

THE FIELD WORK WAS COMPLETED ON 11/23/2021.
DATE OF PLAT OR MAP: 11/23/2021

ROBERT A. HANSEN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6409
email: rhan@hanhensurvey.com

PROJECT NO. 15001

LAND TITLE SURVEY

JAMES J WARE SURVEY ABSTRACT NO. 859
CITY AND TOWNSHIP OF THE CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS

DRAWN BY: SAH
REVIEWED BY: SAH

SHEET NUMBER:
1 OF 2

ORIGINAL ISSUE DATE: 08/26/2021

PROJECT NO. 15001

LAND TITLE SURVEY

JAMES J WARE SURVEY ABSTRACT NO. 859
CITY AND TOWNSHIP OF THE CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS

DRAWN BY: SAH
REVIEWED BY: SAH

SHEET NUMBER:
2 OF 2

ORIGINAL ISSUE DATE: 11/23/2021



Information About Brokerage Services

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

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

Rekonnexion, LLC	9010467	admin@rekonnexion.com	(972)914-0989
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Praveen Billa	611849	prbilla@yahoo.com	(972)965-7751
Designated Broker of Firm	License No.	Email	Phone
Praveen Billa	611849	prbilla@yahoo.com	(972)965-7751
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kesav Venna	804413	kesav9@gmail.com	(214)499-6851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date