

FOR SALE

12.9 Acres - Burleson, TX



LOCATION:

NE quadrant of I-35 & Hwy 917 in Burleson, TX. This site is located 15 miles south of Fort Worth on Interstate Hwy 35W.

AVAILABLE:

12.988 acres—frontage on Hwy 917, can be divided.

PRICE:

12.988 acres - Call For Price

INFORMATION:

Zoned Commercial.

For Information Contact:

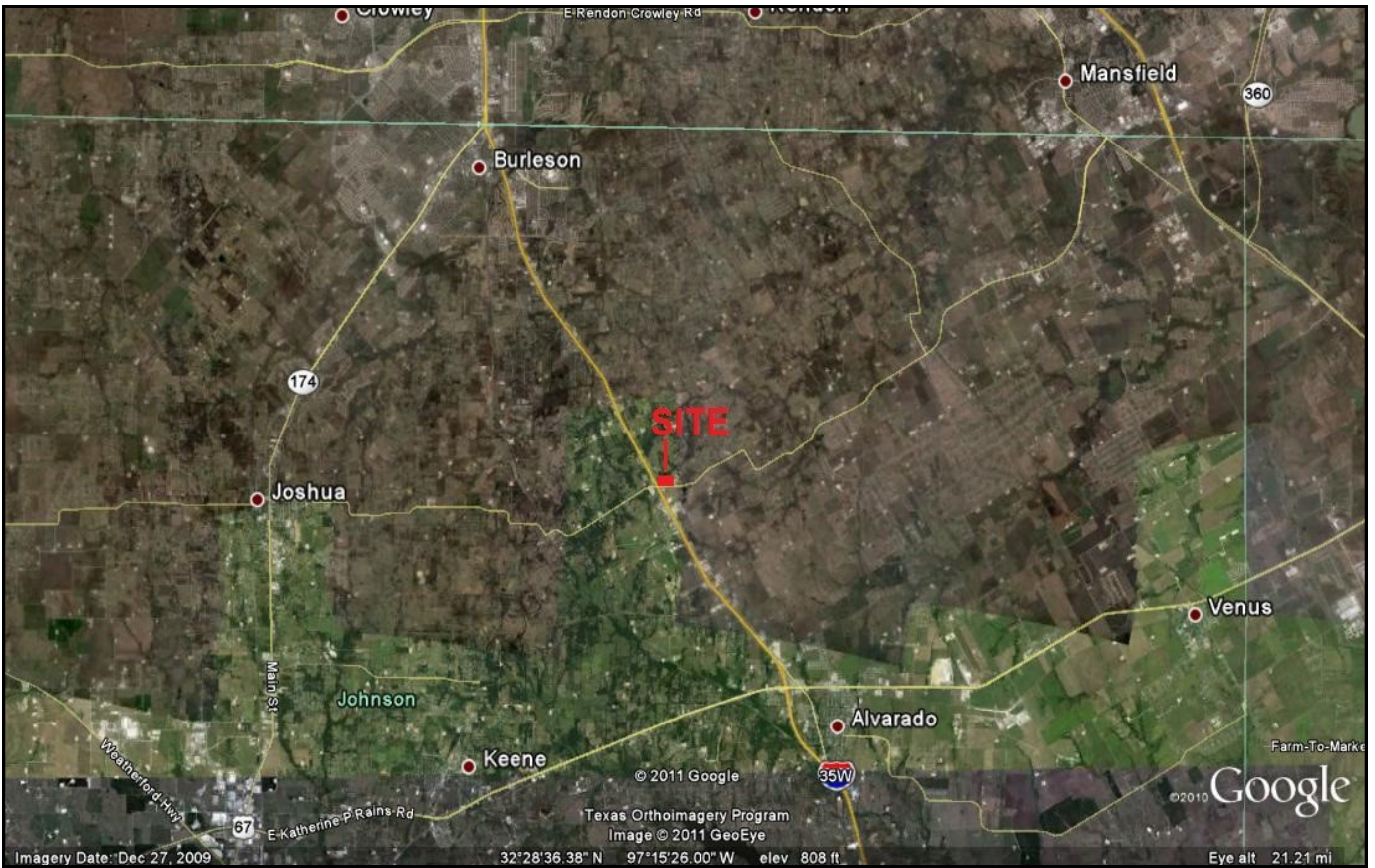
Patrick O'Toole at 214-769-1755, potoole@grayandcorealtors.com

or

Jeremy Gray at 214-498-2979, jgray@grayandcorealtors.com

www.grayandcorealtors.com

*Texas Law requires Gray & Co Realtors to disclose that it is representing the owner in the marketing of this property. The information contained herein is from sources deemed reliable; however, Gray & Co Realtors makes no representations or warranties as to the accuracy hereof.



**NORTHEAST CORNER I.H. 35 W. & F.M. ROAD NO. 917
BURLESON, TEXAS**

LEGAL DESCRIPTION

6323) acre situated in the WILLIAM G. RYF SURVEY, A.M. No. 731, Johnson County, Texas, being that certain tract of land conveyed to Guy Craft, by deed recorded in Volume 203, Page 6875, Deed Records, Johnson County, Texas, said 63.233 acre being more particularly described as follows:

Beginning 74.6 1/2" iron found at the northeast corner of said Craft tract and five northwest corner of that certain tract conveyed to Donald Scott Gibson and wife, Carolyn J. Gibson, by deed recorded in Volume 773, Page 280, Deed Records, Johnson County, Texas, of the rolled northeast corner of said WILLIAM G. RYF SURVEY;

THENCE South 29 degrees 48 minutes 03 seconds East, along the common line of said Craft and Gibson tracts, passing the southwest corner of said Gibson tract and the northwest corner of that certain tract of land conveyed to John W. McIlwain, Jr. and Evelyn Matthews, by deed recorded in Volume 502, Page 113, Deed Records, Johnson County, Texas, and continuing along the common line of said Gibson tract and the northeast corner of that certain tract of land conveyed to James R. Smith and Frances Smith, by deed recorded in Volume 510, Page 258, Deed Records, Johnson County, Texas, and continuing along the common line of said Craft and Smith tracts, in all 911.48 feet to a 1/2" iron found;

THENCE along the common line of said Craft and Smith tracts as follows:

South 30 degrees 04 minutes 49 seconds East, 233.15 feet to a 1/2" iron found;

South 28 degrees 44 minutes 07 seconds East, 550.76 feet to a 1/2" iron found;

South 73 degrees 23 minutes 50 seconds East, 174.89 feet to a 1/2" iron found in the north line of Farm To Market Highway No. 917 (R.O.W. varies);

THENCE along the north line of said Farm To Market Highway No. 917, as follows:

South 78 degrees 04 minutes 54 seconds West, 432.77 feet to a 1/2" iron set at the beginning of a curve to the right whose radius is 2758.87 feet and whose long chord bears South 82 degrees 47 minutes 30 seconds West, 452.82 feet;

Along said curve, in a southeasterly direction, through a central angle of 09 degrees 25 minutes 00 seconds, a distance of 433.43 feet to a 1/2" iron set at the end of said curve;

South 87 degrees 30 minutes 00 seconds West, 725.50 feet to a 1/2" iron set;

South 87 degrees 27 minutes 00 seconds West, 741.75 feet to a 1/2" iron set;

South 89 degrees 28 minutes 00 seconds West, 25.16 feet to a 1/2" iron set at the intersection of the north line of said FARM TO MARKET HIGHWAY and the west line of Interstate Highway No. 35-W (R.O.W. varies);

THENCE along the east line of said Interstate Highway No. 35-W, as follows:

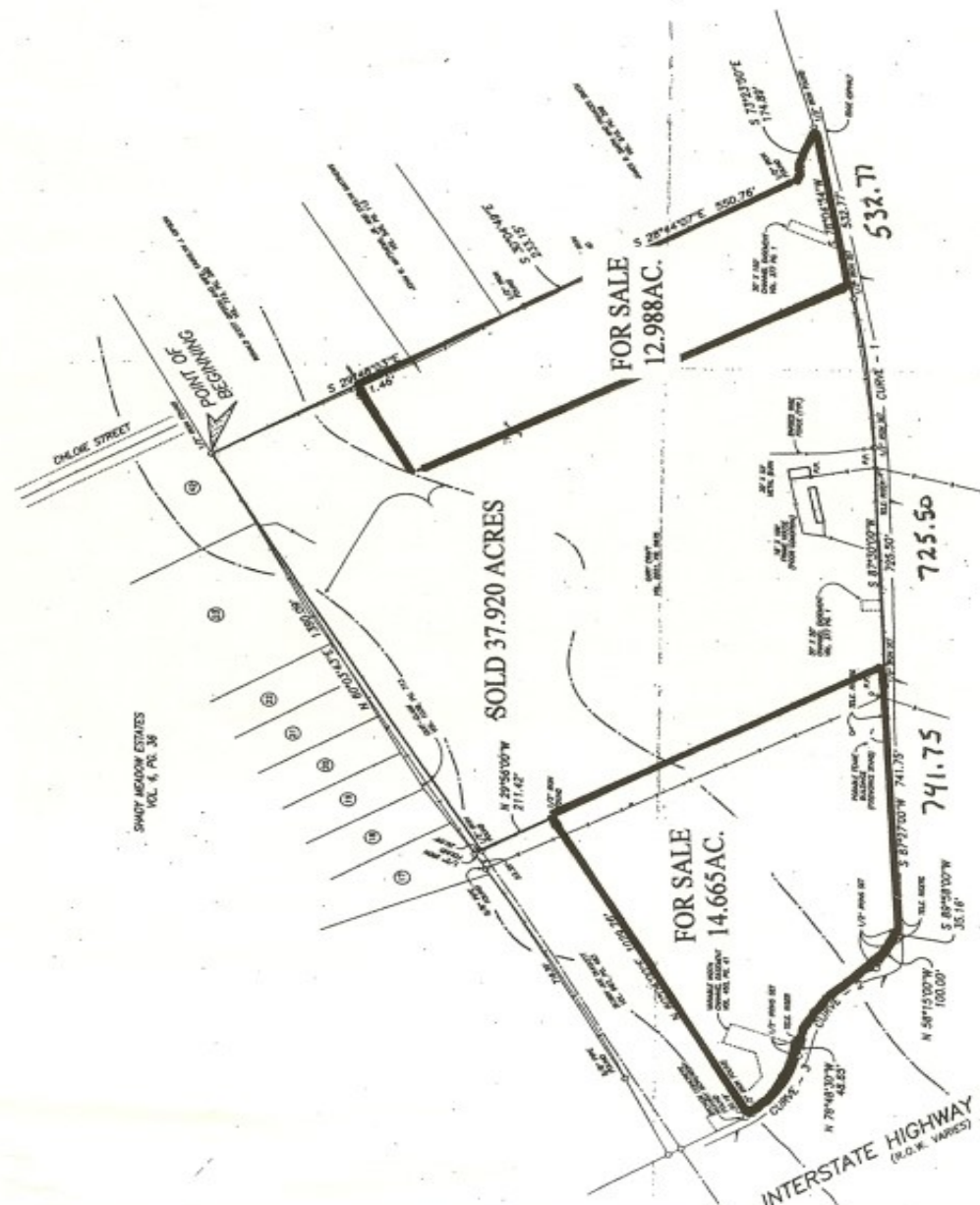
North 58 degrees 15 minutes 00 seconds West, 100.00 feet to a 1/2" iron set at the beginning of a curve to the left whose radius is 200.07 feet and whose long chord bears North 48 degrees 30 minutes 57 seconds West, 282.55 feet;

Along said curve, in a southeasterly direction, through a central angle of 69 degrees 30 minutes 00 seconds, a distance of 206.15 feet to a 1/2" iron set at the end of said curve;

North 72 degrees 48 minutes 30 seconds West, 46.65 feet to a 1/2" iron set at the beginning of a curve to the right whose radius is 200.07 feet and whose long chord bears North 26 degrees 30 minutes 00 seconds West, 212.57 feet;

Along said curve in a northeasterly direction, through a central angle of 44 degrees 37 minutes 01 seconds, a distance of 114.87 feet to a 1/2" iron found at the end corner of said Craft tract and the southwest corner of that certain tract of land conveyed to Bobby Joe Duckert, by deed recorded in Volume 967, Page 463, Deed Records, Johnson County, Texas;

THENCE North 60 degrees 04 minutes 00 seconds East, along the common line of said Craft and Duckert tracts, 1029.25 feet to a 1/2" iron found at the southwest corner of said Duckert tract;



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE BY THE SURVEYOR AND THE PROPERTY SHOWN THEREON IS UNDEVELOPED AND NOT SUBJECT TO ANY RIGHTS OF EASEMENT OR INTEREST OF ANY KIND OR TYPE OF INTEREST AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH RIGHTS OR INTERESTS. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT THAT THE PROPERTY IS SUBJECT TO A MORTGAGE INTEREST ON SAID PROPERTY AS SHOWN ON SAID PLAT. THERE ARE NO ENCUMBRANCES OF ANY KIND OR TYPE OF INTEREST ON SAID PROPERTY.

**FARM TO MARKET HIGHWAY NO. 917
(R.O.W. VARIES - ASPHALT PAVING)**

**INTERSTATE HIGHWAY NO. 35-W
(R.O.W. VARIES)**

Approved by the Texas Real Estate Commission for Voluntary Use

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.



01A TREC No. OP-K