



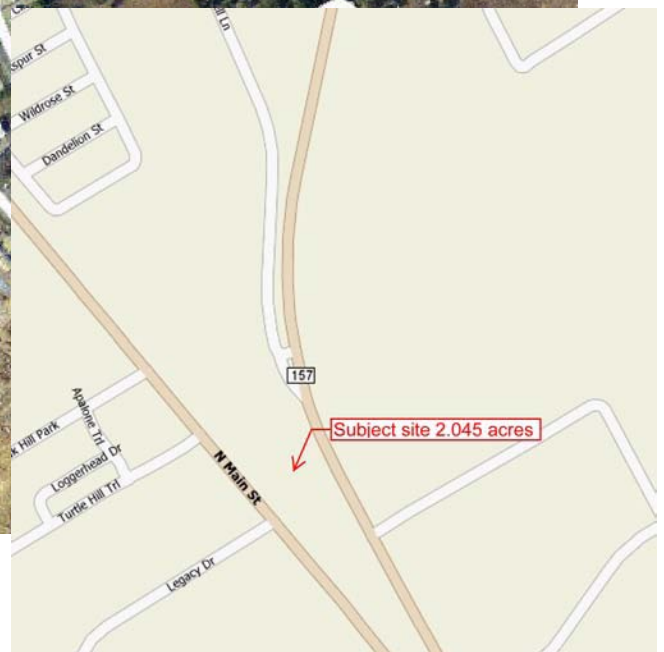
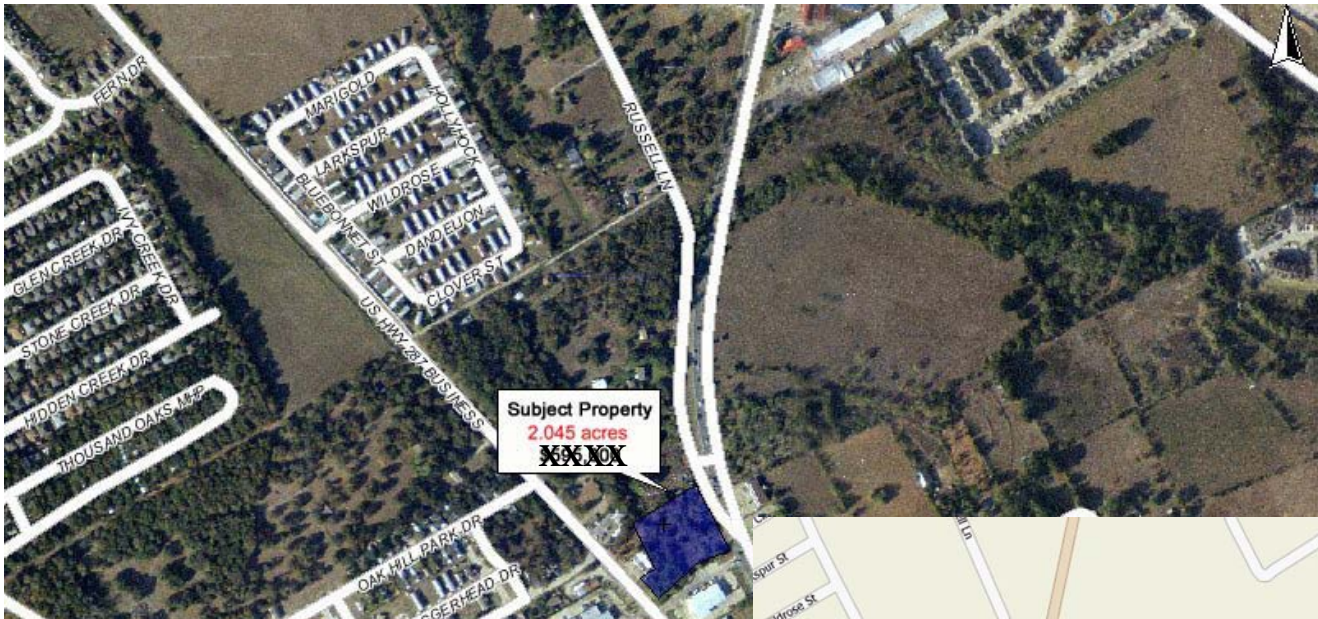
ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

For Sale

2 +/- Acres



Property Information:

- Located at Highway 157 and N. Main Street Mansfield, TX 76063
- 2 +/- acres
- Zoned C2
- Ready for proposed retail/office space
- Architectural drawings and plans are complete
- 20,000 sq. ft. building (10,000 sq. ft. professional office up, 10,000 sq. ft. retail down)
- Asking \$1,066,350.00

Aaron Stalberger
(817) 726-6454

817-801-3486 Fax
aaron@angmarcompanies.com

www.angmarrealty.com

Information furnished from sources deemed reliable but not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

LEGEND

- x— BARBED-WIRE FENCE
- o— PIPE FENCE
- x— CABLE MARKER
- x— FIRE HYDRANT
- x— GAS METER
- x— GUY WIRE
- x— LIGHT POLE
- o/e— OVERHEAD ELECTRIC
- o— POWER POLE
- x— SANITARY SEWER CLEAN OUT
- x— SANITARY SEWER MANHOLE
- x— STOCKADE FENCE
- x— TELEPHONE RISER
- x— WATER METER
- x— WATER VALVE
- x— PIPELINE MARKER

TEXAS ELECTRIC SERVICE CO. EASEMENT V. 1296, P. 456, D.R.T.C.T. COULD BE LOCATED ON THE SUBJECT PROPERTY BUT CANNOT BE LOCATED BY THE DESCRIPTION RECORDED IN THE EASEMENT. THE EASEMENT REFERENCES A 5.46 ACRE TRACT LOCATED IN THE M. ROCKERFELLOW SURVEY AND A 8.14 ACRE TRACT LOCATED IN THE S.S. CALLENDER SURVEY RECORDED IN VOLUME 1336, P. 153 D.R.T.C.T. THE ONLY TRACT DESCRIBED IN V. 1363, P. 1336, P. 153, D.R.T.C.T. IS A 14.4 ACRE TRACT OF LAND. IT CANNOT BE DETERMINED WHAT PART OF THE 14.4 ACRE TRACT OF LAND IS THE 5.46 ACRE TRACT OF THE 8.14 ACRE TRACT. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE 14.4 ACRE TRACT.

THE TEXAS ELECTRIC SERVICE CO. EASEMENT V. 1328, P. 392, D.R.T.C.T. COULD BE LOCATED ON THE SUBJECT PROPERTY. THE EASEMENT REFERENCES A LINE NEAR A HOUSE. A HOUSE WAS NOT FOUND ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS A PART OF THE TRACT DESCRIBED IN VOLUME 201, P. 367, D.R.T.C.T. REFERENCED IN THE EASEMENT.

STATE OF TEXAS RIGHT-OF-WAY & EASEMENT V. 2211, P. 467, D.R.T.C.T. IS LOCATED TO THE NORTHEAST OF THE SUBJECT PROPERTY.

STATE OF TEXAS EASEMENT FOR HIGHWAY PURPOSES V. 3381, P. 362, D.R.T.C.T. IS LOCATED TO THE NORTHEAST OF THE SUBJECT PROPERTY.

REMAINDER E.O. DRISKELL TRACT
V. 1415, P. 543, D.R.T.C.T.
& V. 1417, P. 497,
D.R.T.C.T.

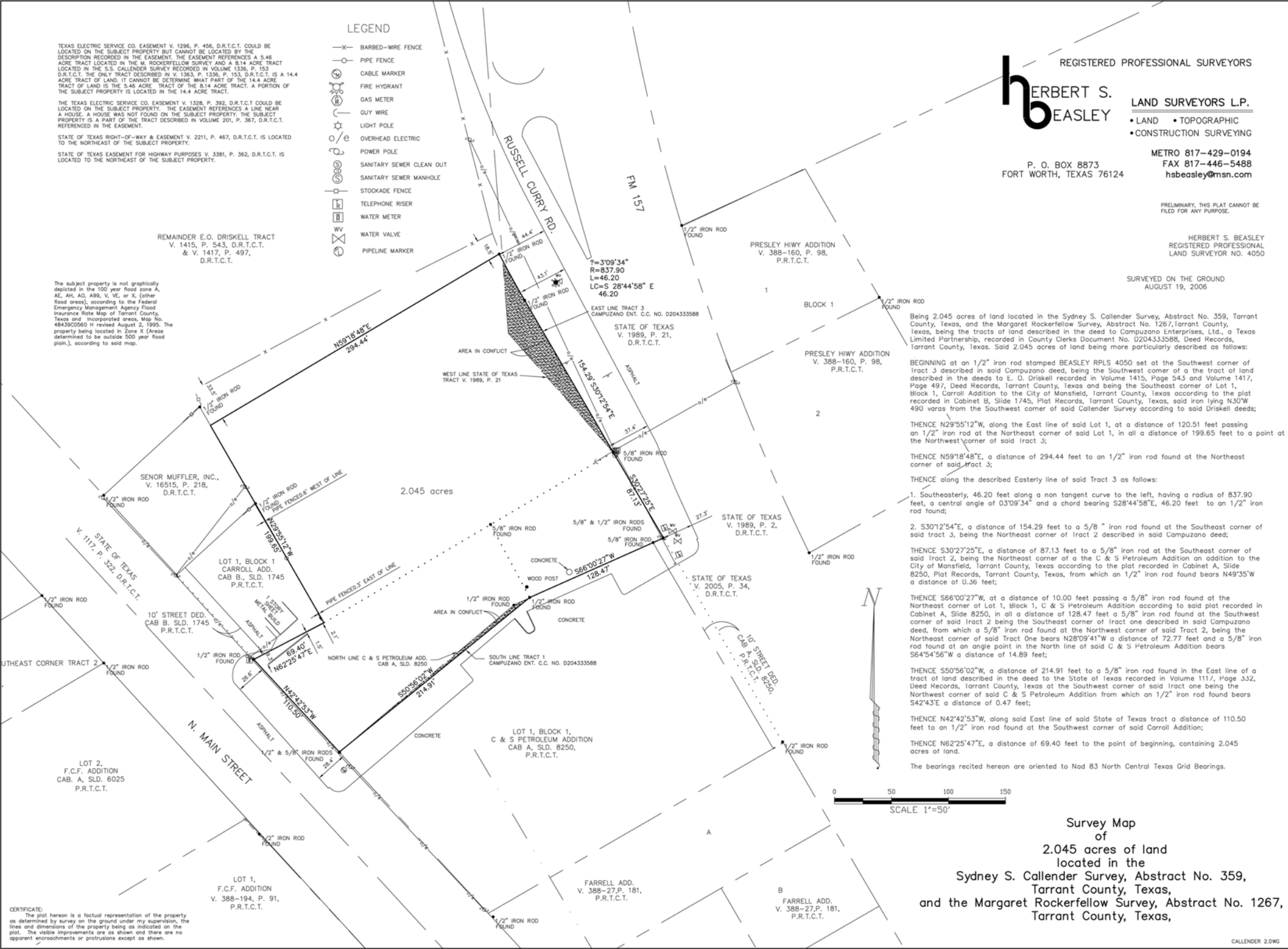
The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AD, A99, V, VE, or X, (either flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 4843000500 H revised August 2, 1995. The property being located in Zone X (Areas determined to be outside 500 year flood plain), according to said map.

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com
P. O. BOX 8873
FORT WORTH, TEXAS 76124

PRELIMINARY. THIS PLAT CANNOT BE FILED FOR ANY PURPOSE.

HERBERT S. BEASLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4050

SURVEYED ON THE GROUND
AUGUST 19, 2006



Being 2.045 acres of land located in the Sydney S. Callender Survey, Abstract No. 359, Tarrant County, Texas, and the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, Texas, being the tracts of land described in the deed to Campuzano Enterprises, Ltd., a Texas Limited Partnership, recorded in County Clerks Document No. D204333588, Deed Records, Tarrant County, Texas. Said 2.045 acres of land being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Southwest corner of Tract 3 described in said Campuzano deed, being the Southwest corner of a tract of land described in the deeds to E. O. Driskell recorded in Volume 1415, Page 543 and Volume 1417, Page 497, Deed Records, Tarrant County, Texas and being the Southeast corner of Lot 1, Block 1, Carroll Addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet B, Slide 1745, Plat Records, Tarrant County, Texas, said iron lying N30°W 490 varas from the Southwest corner of said Callender Survey according to said Driskell deeds;

THENCE N29°55'12"W, along the East line of said Lot 1, at a distance of 120.51 feet passing an 1/2" iron rod at the Northeast corner of said Lot 1, in all a distance of 199.65 feet to a point at the Northwest corner of said Tract 3;

THENCE N59°18'48"E, a distance of 294.44 feet to an 1/2" iron rod found at the Northeast corner of said Tract 3;

THENCE along the described Easterly line of said Tract 3 as follows:

1. Southeasterly, 46.20 feet along a non tangent curve to the left, having a radius of 837.90 feet, a central angle of 03°09'34" and a chord bearing S28°44'58"E, 46.20 feet to an 1/2" iron rod found;

2. S30°12'54"E, a distance of 154.29 feet to a 5/8" iron rod found at the Southeast corner of said tract 3, being the Northeast corner of Tract 2 described in said Campuzano deed;

THENCE S30°27'25"E, a distance of 87.13 feet to a 5/8" iron rod at the Southeast corner of said tract 2, being the Northeast corner of a the C & S Petroleum Addition an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 8250, Plat Records, Tarrant County, Texas, from which an 1/2" iron rod found bears N49°35'W a distance of 0.36 feet;

THENCE S66°00'27"W, at a distance of 10.00 feet passing a 5/8" iron rod found at the Northeast corner of Lot 1, Block 1, C & S Petroleum Addition according to said plat recorded in Cabinet A, Slide 8250, in all a distance of 128.47 feet a 5/8" iron rod found at the Southwest corner of said Tract 2 being the Southeast corner of Tract one described in said Campuzano deed, from which a 5/8" iron rod found at the Northwest corner of said Tract 2, being the Northeast corner of said Tract One bears N28°09'41"W a distance of 72.77 feet and a 5/8" iron rod found at an angle point in the North line of said C & S Petroleum Addition bears S64°54'56"W a distance of 14.89 feet;

THENCE S50°56'02"W, a distance of 214.91 feet to a 5/8" iron rod found in the East line of a tract of land described in the deed to the State of Texas recorded in Volume 1117, Page 332, Deed Records, Tarrant County, Texas at the Southwest corner of said tract one being the Northwest corner of said C & S Petroleum Addition from which an 1/2" iron rod found bears S42°43'E a distance of 0.47 feet;

THENCE N42°42'53"W, along said East line of said State of Texas tract a distance of 110.50 feet to an 1/2" iron rod found at the Southwest corner of said Carroll Addition;

THENCE N62°25'47"E, a distance of 69.40 feet to the point of beginning, containing 2.045 acres of land.

The bearings recited hereon are oriented to Nad 83 North Central Texas Grid Bearings.



Survey Map
of
2.045 acres of land
located in the
Sydney S. Callender Survey, Abstract No. 359,
Tarrant County, Texas,
and the Margaret
Rockerfellow Survey, Abstract No. 1267,
Tarrant County, Texas,

CERTIFICATE:
The plot hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the plot. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.

