



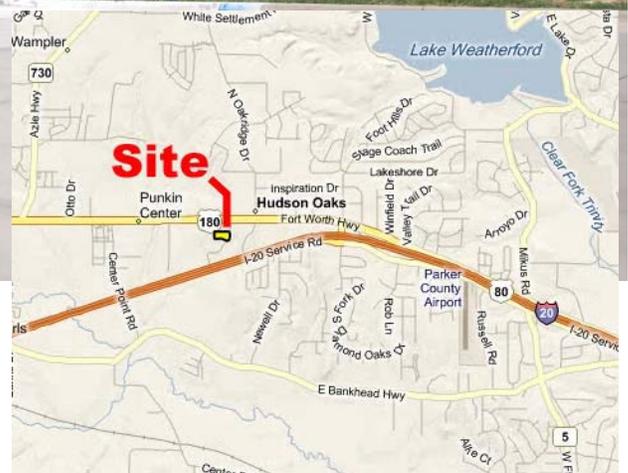
# ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

## For Sale

3.558 +/- Acres



### Property Information:

- Lot 2R1 on Cinema Drive, Hudson Oaks, TX
- 3.558 Acres
- Zoned GC-General Commercial
- Utilities Available
- Convenient to Highway 180 and Interstate 20
- Retail Power center w/ high density residential area
- Located in the Hudson Oaks Entertainment District
- Partial site work completed
- \$2,000,000

**Aaron Stalberger**  
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[www.angmarrealty.com](http://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.

**Highway 180**

**Wal-Mart**

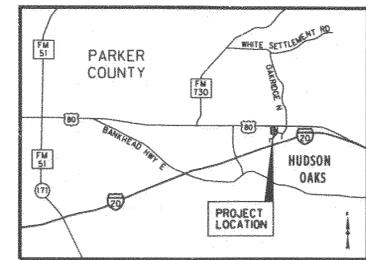
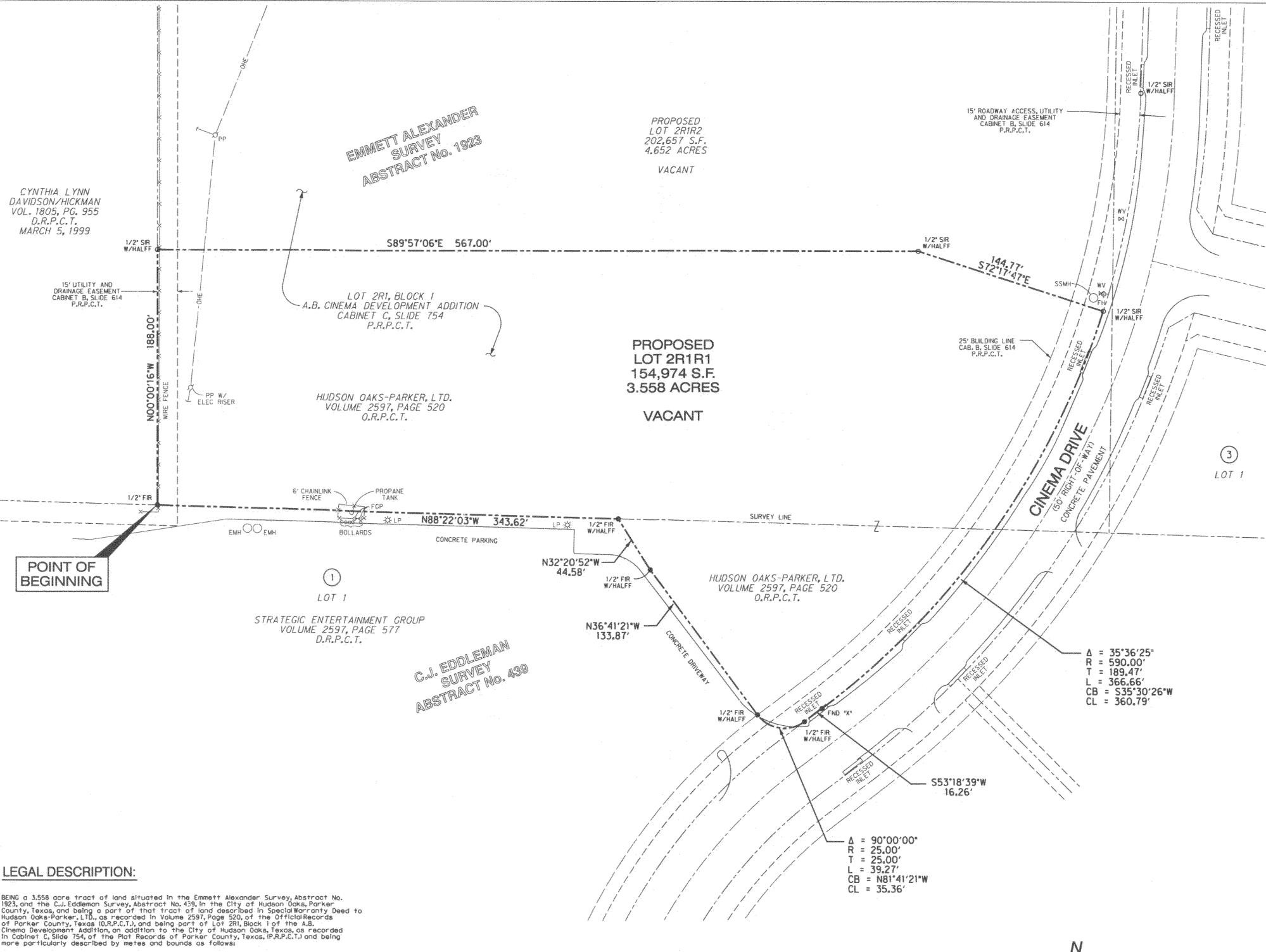
**Cinema**

**Interstate 20**

300 m

1000 ft





LOCATION MAP  
NOT TO SCALE

LEGEND

- FIR FOUND IRON ROD
- 1/2\"/>

NOTES:

- This tract is affected by the following items listed in Schedule B of Title Commitment of Number 10R08376 FR2, as provided by First American Title Insurance Company effective date March 9, 2010, issue date March 24, 2010:
- Restrictive covenants recorded in Volume 2431, Page 1875, Official Records of Parker County, Texas (O.R.P.C.T.).
  - Restrictive covenants recorded in Volume 2618, Page 1138, O.R.P.C.T. (Storm Water Easement as shown in Exhibit 'E' of volume 2618, Page 1138, being all of Lot 2R1, Block 1).
  - 15' utility easement along the West lot line; 15' roadway access, utility and drainage easement along the East lot line; 15' utility easement along the North lot line; 25' building line along the East lot line, all according to the Plat thereof recorded in Cabinet C, Slide 754, Plat Records, Parker County, Texas.
  - Mineral estate and interest, and all rights incident thereto, recorded in Volume 368 Page 638, Real Property Records of Parker County, Texas, Surveyor unable to determine if lease is effective.
  - Mineral estate and interest, and all rights incident thereto, recorded in Volume 467 Page 195, Real Property Records of Parker County, Texas.
  - Mineral estate and interest, and all rights incident thereto, recorded in Volume 2202 Page 603, Real Property Records of Parker County, Texas, Correction Deed, recorded in Volume 2229 Page 1392, Real Property Records of Parker County, Texas.
  - Mineral estate, and all rights incident thereto, to Hollis R. Sullivan, Inc., recorded in Volume 2282 Page 320, Real Property Records of Parker County, Texas, and further affected by Term Royalty Conveyance, recorded in Volume 2282 Page 325, Real Property Records of Parker County, Texas.
  - Mineral estate and interest, and all rights incident thereto, recorded in Volume 132 Page 610, Real Property Records of Parker County, Texas.
  - Terms, provisions, conditions, easements, obligations, assessments and liens, recorded in Volume 2618 Page 1138, Real Property Records of Parker County, Texas.
- This tract is not affected by the following items listed in Schedule B of Title Commitment of Number 10R08376, as provided by First American Title Insurance Company effective date March 9, 2010, issue date March 24, 2010:
- Terms, conditions and stipulations of Declaration of Access Easement and Restrictions, recorded in Volume 2325, Page 1811 Real Property Records of Parker County, Texas.
  - Mineral estate and interest, and all rights incident thereto, recorded in Volume 219 Page 166, Real Property Records of Parker County, Texas.
- This tract may or may not be affected by the following items listed in Schedule B of Title Commitment of Number 10R08376, as provided by First American Title Insurance Company effective date March 9, 2010, issue date March 24, 2010. Surveyor is unable to locate below easements by the deed provided:
- Easement granted to Consumer Gas & Fuel Company, recorded in Volume 117 Page 148, Real Property Records of Parker County, Texas.
  - Easement granted to Brazos River Gas Company, recorded in Volume 299 Page 454, Real Property Records of Parker County, Texas.
  - Mineral estate to F. Temple, recorded in Volume 129 Page 561, Real Property Records of Parker County, Texas.
- Basis of bearing is North 00 degrees 00 minutes 16 seconds West, based on the west line of Lot 2R1, Block 1, as recorded in Cabinet C, Slide 353 P.R.P.C.T.

LEGAL DESCRIPTION:

BEING a 3.558 acre tract of land situated in the Emmett Alexander Survey, Abstract No. 1923, and the C.J. Eddleman Survey, Abstract No. 439, in the City of Hudson Oaks, Parker County, Texas, and being a part of that tract of land described in Special Warranty Deed to Hudson Oaks-Parker, L.T.D., as recorded in Volume 2597, Page 520, of the Official Records of Parker County, Texas (O.R.P.C.T.), and being part of Lot 2R1, Block 1 of the A.B. Cinema Development Addition, an addition to the City of Hudson Oaks, Texas, as recorded in Cabinet C, Slide 754, of the Plat Records of Parker County, Texas (P.R.P.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of said Lot 2R1 and the southeast corner of that tract of land described in deed to Cynthia Lynn Davidson/Hickman, as recorded in Volume 1805, Page 955, of the Deed Records of Parker County, Texas (D.R.P.C.T.), from which a 1/2-inch found iron rod bears North 21 degrees 28 minutes 28 seconds East, a distance of 0.11 feet, said point also being on the north line of Lot 1, Block 1 of said A.B. Cinema Development Addition;

THENCE North 00 degrees 00 minutes 16 seconds West, departing said north line and along the common line between said Lot 2R1 and said Davidson/Hickman tract, a distance of 188.00 feet to a 1/2-inch set iron rod with yellow plastic cap stamped 'HALFF ASSOC. INC.' hereinafter referred to as 'with cap';

THENCE South 89 degrees 57 minutes 06 seconds East, departing said common line, a distance of 567.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 72 degrees 17 minutes 47 seconds East, a distance of 144.77 feet to a 1/2-inch set iron rod with cap for corner on the west right-of-way line of Cinema Drive (50 foot right-of-way), said iron rod being on a circular curve to the right having a radius of 590.00 feet, whose chord bears South 35 degrees 30 minutes 26 seconds West, a distance of 360.79 feet;

THENCE Southerly, along said west right-of-way line and along said curve to the right, through a central angle of 35 degrees 36 minutes 25 seconds, an arc length of 366.66 feet to a X-cut found for corner;

THENCE South 53 degrees 18 minutes 39 seconds West, continuing along said west right-of-way line, a distance of 16.26 feet to a 1/2-inch found iron rod with cap for corner on the common line between said Lot 2R1 and said Lot 1, said iron rod being on a circular curve to the right having a radius of 25.00 feet, whose chord bears North 81 degrees 41 minutes 21 seconds West, a distance of 35.36 feet;

THENCE Northwesterly, departing said west right-of-way line, along said common line and along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet to a 1/2-inch found iron rod with cap;

THENCE North 36 degrees 41 minutes 21 seconds West, continuing along said common line, a distance of 133.87 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 32 degrees 20 minutes 52 seconds West, continuing along said common line, a distance of 44.58 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 88 degrees 22 minutes 03 seconds West, continuing along said common line, a distance of 343.62 feet to the POINT OF BEGINNING AND CONTAINING 154,974 square feet or 3.558 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to Mark Eddins and Angelo Eddins and/or assigns, Hudson Oaks-Parker, L.T.D. and Republic Title of Texas, Inc., that this map or plat and the survey on which it is based were made (1) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors in 2005, and includes items 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. By graphical plotting, the Property is located in Zone 'X' as delineated on the Parker County Flood Insurance Rate Map, Panel Number 48367C0300E, dated September 26, 2008, as published by the Federal Emergency Management Agency. Zone 'X' is defined as 'Areas determined to be outside the 0.2% annual chance floodplain.' The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.



*Douglas A. Calhoun*  
Registered Professional Land Surveyor  
State of Texas No. 5619



SURVEYOR

NAME: HALFF ASSOCIATES, INC.  
DOUGLAS A. CALHOUN, R.P.L.S. NO. 5619  
ADDRESS: 4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
PHONE: (817) 847-1422  
FAX: (817) 232-9784  
EMAIL: dacalhou@halff.com

ENGINEER

NAME: HALFF ASSOCIATES, INC.  
J. RUSSELL KILLEN, P.E. NO. 64688  
ADDRESS: 4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
PHONE: (817) 847-1422  
FAX: (817) 232-9784  
EMAIL: rkillen@halff.com

OWNER/DEVELOPER

NAME: CONNELL REALTY SERVICES, INC.  
MARK W. CONNELL  
ADDRESS: 2351 W. NORTHWEST HIGHWAY #2301  
DALLAS, TEXAS 75220  
PHONE: (214) 357-4634  
FAX: (214) 357-4953  
EMAIL: mwc@connellcompanies.com

ALTA/ACSM SURVEY  
of a portion of  
LOT 2R1, BLOCK 1  
A.B. CINEMA DEVELOPMENT ADDITION  
BEING 3.558 ACRES  
out of the  
EMMETT ALEXANDER SURVEY, ABSTRACT NO. 1923  
and the  
C.J. EDDLEMAN SURVEY, ABSTRACT NO. 439  
City of Hudson Oaks  
Parker County, Texas



| Revision No. | Date | Description |
|--------------|------|-------------|
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|              |      |             |
|              |      |             |
|              |      |             |

|              |                  |
|--------------|------------------|
| Project No.: | 23257A           |
| Issued:      | APRIL 2010       |
| Drawn By:    | NUM              |
| Checked By:  | DAC              |
| Scale:       | 1" = 40'         |
| Sheet Title  | ALTA/ACSM SURVEY |
| Sheet Number |                  |



# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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:
  - 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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|  |               |                                  |                      |
|--|---------------|----------------------------------|----------------------|
| <b>AngMar Realty</b>   | <b>591895</b> | <b>aaron@angmarcompanies.com</b> | <b>(817)469-6739</b> |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.   | Email                            | Phone                |
| <b>Aaron Stalberger</b>  | <b>549000</b> | <b>aaron@angmarcompanies.com</b> | <b>(817)726-6454</b> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.   | Email                            | Phone                |
| _____  | _____         | _____                            | _____                |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.   | Email                            | Phone                |
| _____  | _____         | _____                            | _____                |
| Name of Sales Agent/Associate  | License No.   | Email                            | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date