

Joe Goldsmith, Broker
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Email: gdj405@gmail.com

Irving 9.72 Acres

1929 S MacArthur
Irving, TX 75060

Zoning R-6
Acres 9.72



Hard to find 9.72 acres next to private lake vilbig in Irving. Property is currently used as a ranch. Property is in the 100 year flood plain.

\$1,995,000 / \$4.71 psf

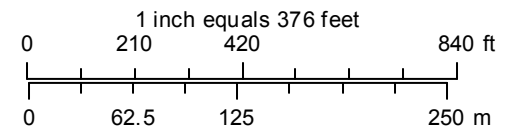
Aerial



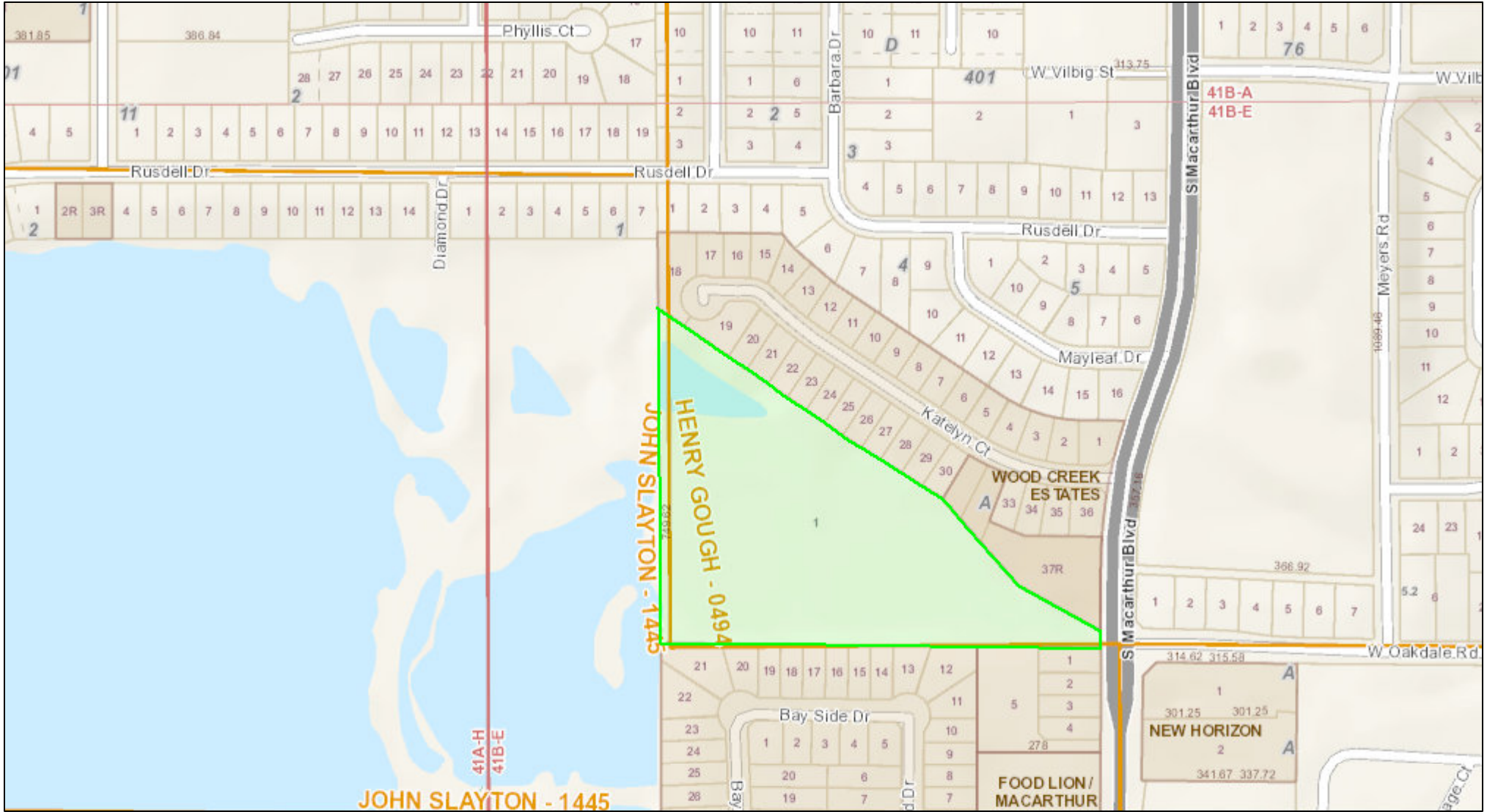
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
 2949 N Stemmons Freeway
 Dallas, TX 75247-6195
 (214) 631-1342
www.dallascad.org



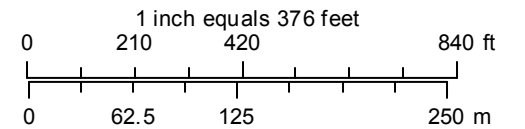
Plat



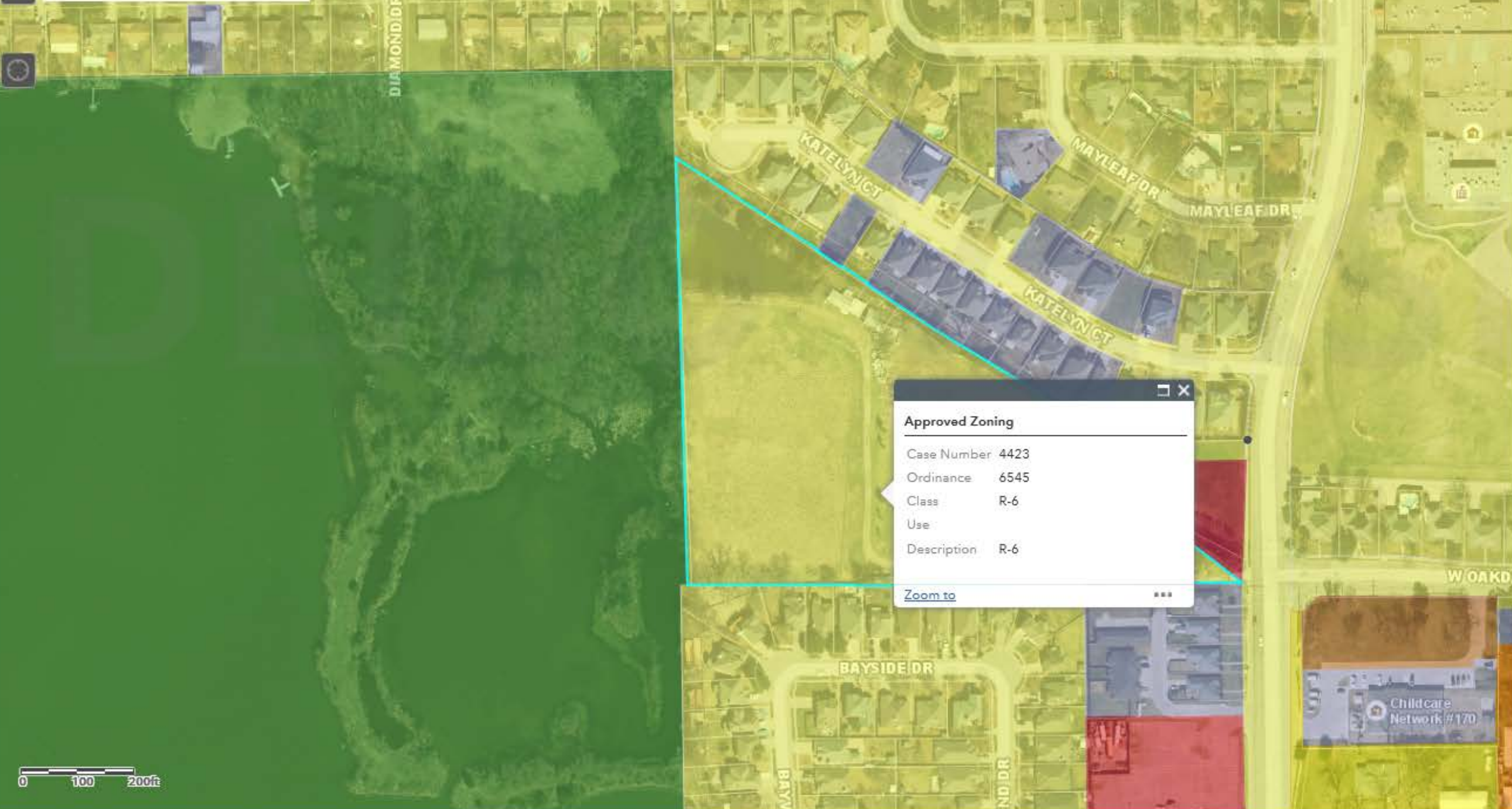
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hur Blvd, Irving, TX, 75060, USA X Q
Show search results for 1929 S MacA...



Basemap Gallery



Imagery



Street View

ON

Approved Zoning

Case Number	4423
Ordinance	6545
Class	R-6
Use	
Description	R-6

[Zoom to](#) ...

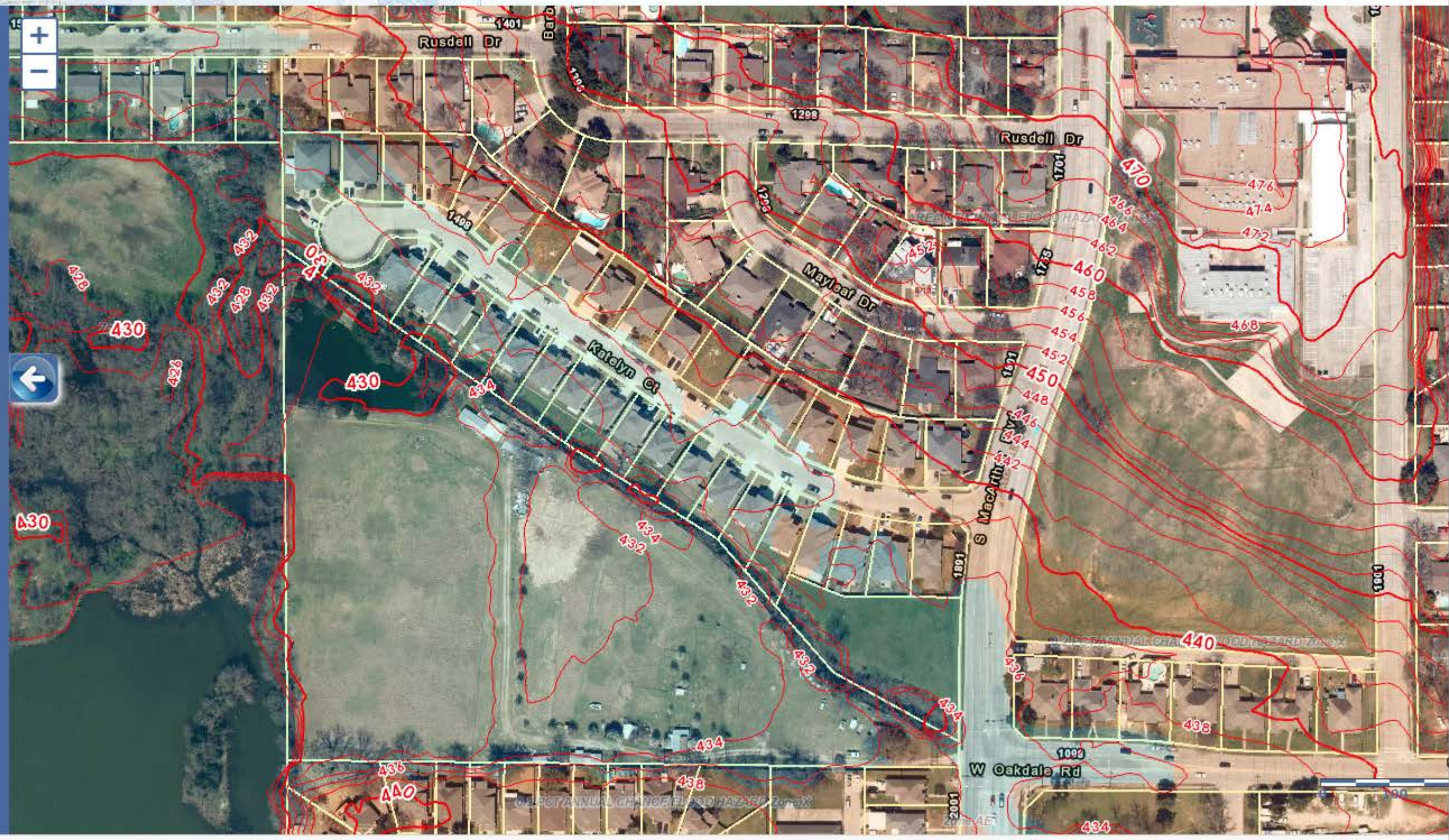
Childcare Network #170

Close Legend

- FEMA Flood Plain**
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee

- Elevation Contours**
- Two Foot Contours
- 2 foot contours
 - 10 foot contours
 - 100 foot contours

- Imagery Hybrid 2019**
- 0.5K Parcel
- 1K Parcel
- 2K Parcel
- 4K Parcel
- 9K Parcel

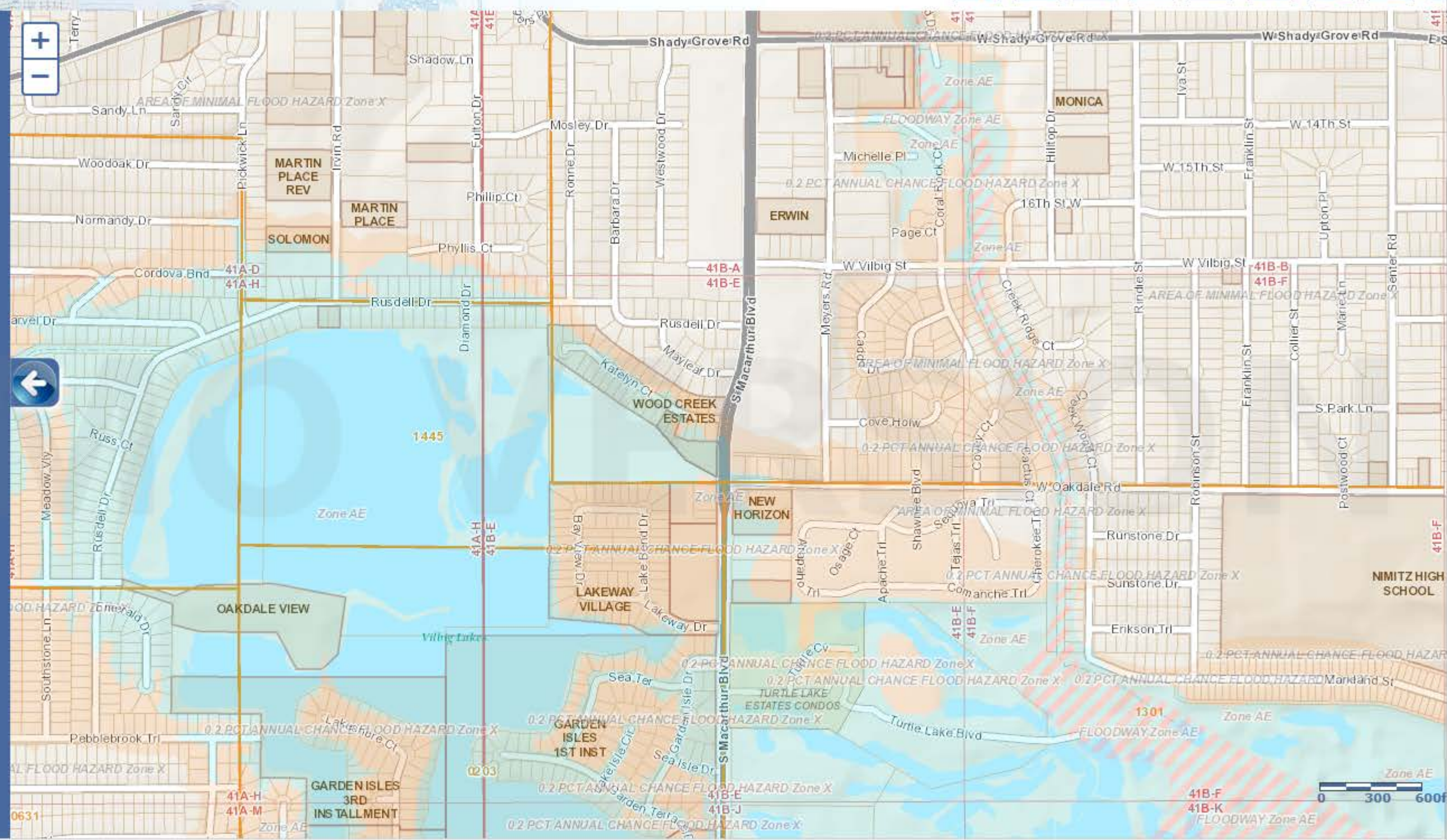




Close Legend

- FEMA Flood Plain**
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee

- Current Property Map**
- 0.5K
- County Boundaries
 - Map Page
 - Map Index
 - Survey Abstracts
 - Tract Number Labels
 - Block Labels
 - Parcel Dimension Labels
 - Railroads
 - Rail
 - Lightrail
 - Subdivisions and Condos
 - Subdivision
 - Unrecorded Subdivision



Commercial Account #65049404010010000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#)
[Building Footprint](#) [History](#)

Location (Current 2021) Address: 1929 S MACARTHUR BLVD
Market Area: 0
Mapsc0: 41B-E (DALLAS)

[DCAD Property Map](#)

[View Photo](#)

[2020 Appraisal Notice](#)

[Electronic Documents \(ENS\)](#)



[Print Homestead Exemption Form](#)

Owner (Current 2021) NGUYEN HOANG KIM &
ANH TRINH
1228 W GRAUWYLER RD
IRVING, TEXAS 750612207

Multi-Owner (Current 2021)

Owner Name	Ownership %
NGUYEN HOANG KIM &	100%

Legal Desc (Current 2021)

- 1: HENRY GOUGH ABST 494 PG 040
 - 2: TR 1 9.2226 AC
 - 3: SEE 650494040100100HS FOR REM ACS
 - 4: INT200600286262 DD06282006 CO-DC
 - 5: 0494040100100 1CI04940401
- Deed Transfer Date:** 8/4/2006

Value

2020 Certified Values	
Improvement:	\$0
Land:	+ \$184,460
Market Value:	= \$184,460
Ag Use Value: \$1,198	
Revaluation Year:	2020

Previous Revaluation Year:	2017
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Improvements (Current 2021)

No Improvements.

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	QUALIFIED OPEN SPACE LAND	SINGLE FAMILY R-6	0	0	9.2230 ACRE	STANDARD	\$20,000.00	0%	\$184,460	Y

*** All Exemption information reflects 2020 Certified Values. ***

Exemptions (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	IRVING	IRVING ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
AG EXEMPTION	\$183,262	\$183,262	\$183,262	\$183,262	\$183,262	\$0
Taxable Value	\$1,198	\$1,198	\$1,198	\$1,198	\$1,198	\$0

Exemption Details

Estimated Taxes (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	IRVING	IRVING ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED

Tax Rate per \$100	\$0.5941	\$1.2751	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$1,198	\$1,198	\$1,198	\$1,198	\$1,198	\$0
Estimated Taxes	\$7.12	\$15.28	\$2.99	\$1.49	\$3.19	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$30.06

Residential Account #650494040100100HS

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [History](#)

Property Location (Current 2021)

Address: 1929 S MACARTHUR BLVD
Neighborhood: SISAB3
Mapsc0: 41B-E (DALLAS)

[DCAD Property Map](#)

[2020 Appraisal Notice](#)

Legal Desc (Current 2021)

1: HENRY GOUGH ABST 494 PG 040
2: TR 1 ACS 0.5
3: SEE 65049404010010000 FOR REM ACS
4: INT200600286262 DD06282006 CO-DC
5: 0494040100100 2CI04940401
Deed Transfer Date: 8/4/2006

Electronic Documents (ENS)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Value

2020 Certified Values	
Improvement:	\$27,880
Land:	+ \$13,610
Market Value:	= \$41,490
Revaluation Year:	2020
Previous Revaluation Year:	2017

Owner (Current 2021)

NGUYEN HOANG KIM &
 ANH TRINH
 1228 W GRAUWYLER RD
 IRVING, TEXAS 750612207

Multi-Owner (Current 2021)

Owner Name	Ownership %
NGUYEN HOANG KIM &	100%

Main Improvement (Current 2021)

Building Class	04	Construction Type	FRAME	# Baths (Full/Half)	1/ 0
Year Built	1932	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1932	Roof Type	GABLE	# Bedrooms	2
Actual Age	89 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	CHAIN	# Fireplaces	0
Living Area	592 sqft	Ext. Wall Material	FRAME	Sprinkler (Y/N)	N
Total Area	592 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	50%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	ALUMINIUM	434
2	OUTBUILDING		UNASSIGNED	FRAME	180
3	STORAGE BUILDING		UNASSIGNED	ALUMINIUM	680

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	MULTI-FAMILY R-MF-2	0	0	0.5000 ACRE	STANDARD	\$108,900.00	-75%	\$13,613	N

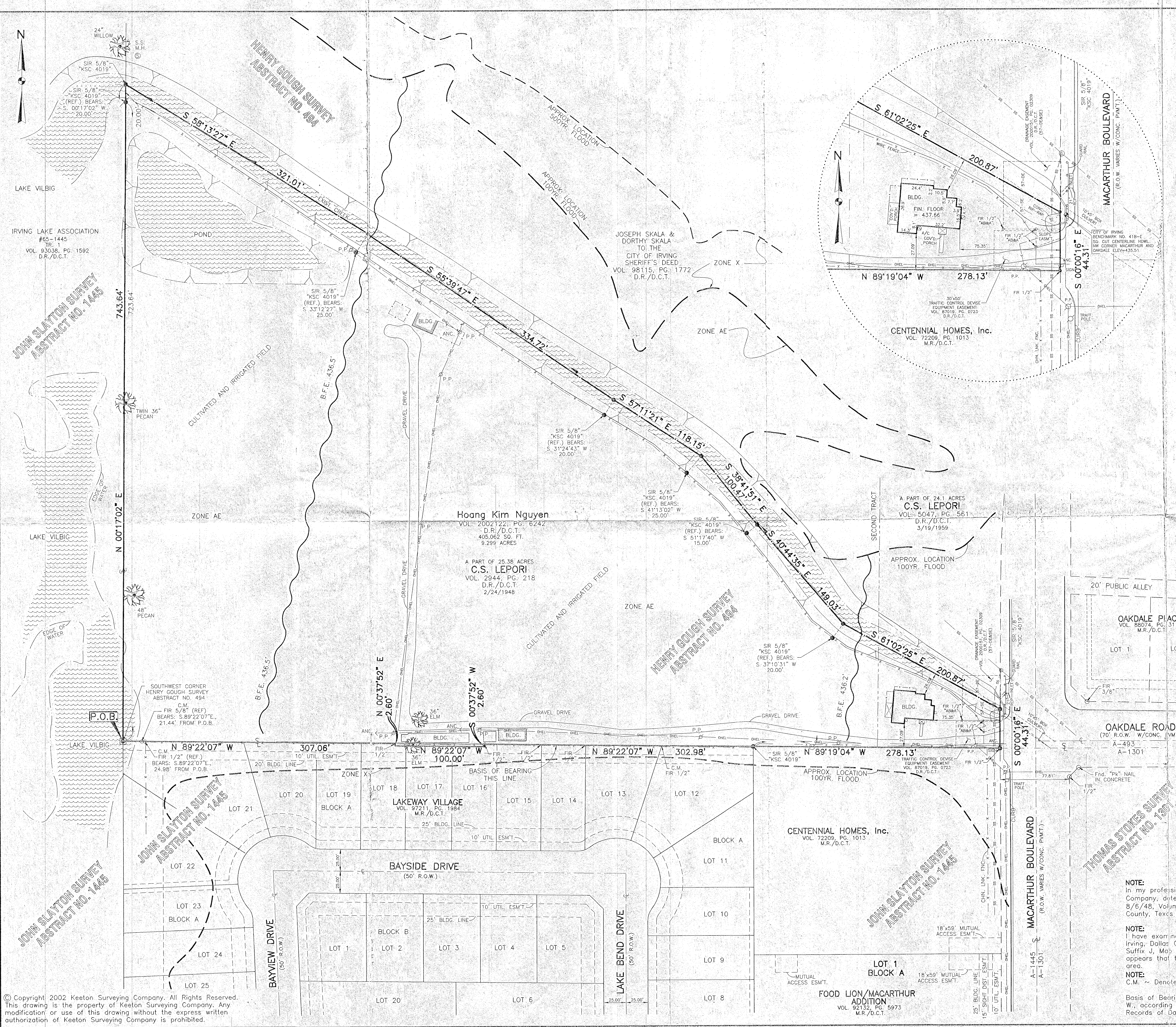
*** All Exemption information reflects 2020 Certified Values. ***

Exemptions (2020 Certified Values)

No Exemptions

Estimated Taxes (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	IRVING	IRVING ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.5941	\$1.2751	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$41,490	\$41,490	\$41,490	\$41,490	\$41,490	\$0
Estimated Taxes	\$246.49	\$529.04	\$103.62	\$51.45	\$110.40	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$1,041.00



LEGAL DESCRIPTION:
 BEING a certain 9.299 acre tract of land out of the Henry Gough Survey, Abstract No. 494, and being a part of that certain 25.38 acre tract conveyed unto C.S. Lepori, by deed filed 2/24/48, and recorded in Volume 2944, Page 218, Deed Records of Dallas County, Texas, and a part of that certain 24.1 acre tract conveyed unto C.S. Lepori, by deed filed 3/19/59, and recorded in Volume 5047, Page 561, of the Deed Records of Dallas County, Texas, and being the same tract of land conveyed from Charles Douglas Lepori, to Hoang Kim Nguyen by deed filed 6/24/02, and recorded in Volume 2002122, Page 6242, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner of the southwest corner of said Nguyen Tract and being the southwest corner of said Henry Gough Survey, Abstract No. 494, and being at an ell corner of the John Slayton Survey, Abstract No. 1445, also being at the northwest corner of Lot 21, Block A, Lakeway Village, an Addition to the City of Irving according to the Amended Plat thereof recorded in Volume 97211, Page 1984, and being in the east line of a tract of land known as Lake Vilbig, conveyed to Irving Lake Association by deed recorded in Volume 93038, Page 1592, of the Deed Records of Dallas County, Texas, said Point of Beginning lies under the waters of said Lake Vilbig and from said Point of Beginning a 5/8 inch iron rod found bears: S. 89°22'07" E., 21.44 feet and a 1/2 inch iron rod found for reference bears: S. 89°22'07" E., for a distance of 24.98 feet;

THENCE N. 00°17'02" E., with the west line of said Nguyen Tract and the east line of said Irving Lake Association Tract and the approximate common west line of said Gough Survey, for a distance of 743.64 feet to a 5/8 inch iron rod set in the center of creek from which a 5/8 inch iron rod set for reference at the top of south bank bears: S. 00°17'02" W., 20.00 feet;

THENCE S. 58°13'27" E., with the center of creek for a distance of 321.01 feet to a point for corner under water, from which a 5/8 inch iron rod set for reference at the top of the south bank bears: S. 33°12'27" W., 25.00 feet;

THENCE S. 55°39'47" E., continuing with the center of said creek for a distance of 334.72 feet to a point for corner under water from which a 5/8 inch iron rod set for reference at the top of the south bank bears: S. 31°24'43" W., 20.00 feet;

THENCE S. 57°11'21" E., continuing with the center of said creek for a distance of 118.15 feet to a point for corner under water from which a 5/8 inch iron rod set for reference at the top of the south bank bears: S. 41°13'02" W., 25.00 feet;

THENCE S. 38°41'51" E., continuing with the center of said creek for a distance of 100.47 feet to a point for corner under water from which a 5/8 inch iron rod set for reference at the top of the south bank bears: S. 51°17'40" W., 15.00 feet;

THENCE S. 40°44'35" E., continuing with the center of said creek for a distance of 149.03 feet to a point for corner under water from which a 5/8 inch iron rod set for reference at the top of the south bank bears: S. 37°10'31" W., 20.00 feet;

THENCE S. 61°02'25" E., continuing with the center of said creek for a distance of 200.87 feet to a 5/8 inch iron rod set for corner in the west line of MacArthur Boulevard, (a variable width road, as shown on Dallas County Bond Program Right-of-way Plans, and acquired by Condemnation Proceeding as filed in CC-70-8644-C, Court Records of Dallas County, Texas;

THENCE S. 00°00'16" E., with the west line of said MacArthur Boulevard for a distance of 44.31 feet to a 1/2 inch iron rod found for corner in the north line of a certain tract of land conveyed to Centennial Homes, Inc., by deed recorded in Volume 72209, Page 1013, of the Deed Records of Dallas County, Texas and being in the south line of said Henry Gough Survey, Abstract No. 494, and the north line of said John Slayton Survey, Abstract No. 1445;

THENCE N. 89°19'04" W., with the south line of said Nguyen tract, the south line of said Henry Gough Survey and the north line of said Centennial Homes, Inc. tract and the north line of said John Slayton Survey, for a distance of 278.13 feet to a 5/8 inch iron rod set for corner at the northwest corner of said Centennial Homes, Inc. tract and the northeast corner of Lot 12, Block A, said Lakeway Village;

THENCE N. 89°22'07" W., with the south line of said Nguyen tract, the south line of said Henry Gough Survey and the north line of said John Slayton Survey, and the north line of said Lakeway Village, for a distance of 302.98 feet to a 1/2 inch iron rod found for corner;

THENCE S. 00°37'52" W., departing said Survey line and with the north line of said Lakeway Village for a distance of 2.60 feet to a point for corner;

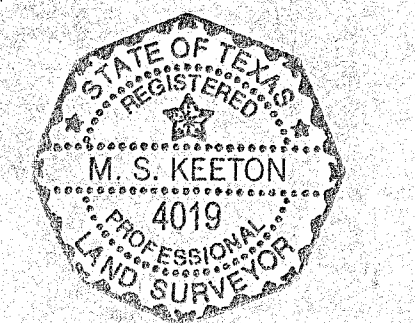
THENCE N. 89°22'07" W., with a line that is 2.60 feet south of and parallel to said Survey line for a distance of 100.00 feet to a point for corner, under a metal storage building;

THENCE N. 00°37'52" E., with the north line of said Lakeway Village for a distance of 2.60 feet to a 1/2 inch iron rod found for corner;

THENCE N. 89°22'07" W., with the north line of said Lakeway Village for a distance of 307.06 feet to the Point of Beginning and containing 405,062 square feet or 9.299 acres of land more or less.

SURVEYOR'S CERTIFICATE:
 This is to certify that this Map or Plat of survey (this "Survey Map") (1) as being based on a field survey made on September 2, 2003, by me or directly under my supervision in accordance with the most recently adopted minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, Items 1, 2, 3, 4, 6, 8, 9, 10 & 11 from table 3 thereof, pursuant to the accuracy standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this survey, the undersigned further certifies that the proper field procedures, instruments, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys".

(Signature)
M.S. (Steve) Keeton
 Registered Professional Land Surveyor
 Registration No. 4019



NOTE:
 In my professional opinion the easements to Texas Power and Light Company, dated 5/13/41, Volume 2286, Page 109, and dated 8/6/48, Volume 3040, Page 348, Real Property Records of Dallas County, Texas do not affect subject tract.

NOTE:
 I have examined the Flood Insurance Rate Map for the City of Irving, Dallas County, Texas, Community Panel No. 48113C 0315, Suffix J, Map Effective Date: August 23, 2001, Zone X, and it appears that the subject tract does lie in a special flood hazard area.

NOTE:
 C.M. ~ Denotes Controlling Monuments.

Basis of Bearing is the north line of Lakeway Village N.89°22'07" W., according to the plat recorded in Vol. 97211, Page 1984, Map Records of Dallas County, Texas.

ALTA/ACSM LAND TITLE SURVEY
 9.299 ACRES OUT OF THE
 HENRY GOUGH SURVEY
 ABSTRACT NO. 494
 City of Irving, Dallas County, Tx.
KEETON SURVEYING COMPANY
 H.B. KEETON M.S. STEVE KEETON
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
 PHONE: (972) 641-0843 FAX: (972) 647-0154
 E-MAIL: KSC4019@aol.com
 DATE: 9/2/2003 SCALE: 1"=50' FILE: SAC-TRACT.dwg
 STA. 1/F/LAND PROJECTS/MACARTHUR NINE ACRES

HENRY GOUGH SURVEY
ABSTRACT NO. 494

C.S. LEPORI
VOL. 2944, PG. 218
SECOND TRACT
FIRST TRACT

JOSEPH SKALA &
DORTHY SKALA
TO THE
CITY OF IRVING
SHERIFF'S DEED
VOL. 98115, PG. 1772
D.R./D.C.T.



APPROXIMATE LIMITS
OF FLOOD PLAIN

A PART OF 24.1 ACRES
C.S. LEPORI
VOL. 5047, PG. 561
D.R./D.C.T.
3/19/1959

Hoang Kim Nguyen
VOL. 2002122, PG. 6242
D.R./D.C.T.
405,062 SQ. FT.
9.299 ACRES

A PART OF 25.38 ACRES
C.S. LEPORI
VOL. 2944, PG. 218
D.R./D.C.T.
2/24/1948

SIR 5/8"
"KSC 4019"
(REF.)

21,780 SQ. FT.
0.500 ACRES

GRAVEL DRIVE

N. 00°17'02" E., 179.45'

SIR 5/8"
"KSC 4019"
(REF.)
S. 37°10'31" W.
20.0'
B.F.E.
436.2'



NOTE:
O/H ELEC.

S 89°19'04" E.
66.68'

N 89°19'04" W
211.46'

LOT 12, BLK. A
LAKEWAY VILLAGE
VOL. 97211, PG. 1984
M.R./D.C.T.

P.O.C.
SIR 5/8"
"KSC 4019"

P.O.B.
SIR 5/8"
"KSC 4019"

30'x50'
TRAFFIC CONTROL DEVICE
EQUIPMENT EASEMENT
VOL. 87019, PG. 0723
D.R./D.C.T.

CENTENNIAL HOMES, Inc.
VOL. 72209, PG. 1013
D.R./D.C.T.

JOHN SLAYTON SURVEY
ABSTRACT NO. 1445

DRAINAGE EASEMENT
VOL. 2000151, PG. 02309
D.R./D.C.T.
(57-DE&SE)

FIR 1/2"
"AB&A"
75.35'

FIR 1/2"
"AB&A"

FIR 1/2"
"AB&A"

SIR 5/8"
"KSC 4019"

S 00°00'16" E
44.31'

SIR 5/8"
"KSC 4019"

TRAFF. POLE

MACARTHUR BOULEVARD
(R.O.W. VARIES W/CONC. P.W.M'T.)

OAKDALE ROAD
(70' R.O.W. W/CONC. P.W.M'T.)

NOTE:

I have examined the Flood Insurance Rate Map for the City of Irving, Dallas County, Texas, Community Panel No. 48113C 0315, Suffix J, Map Effective Date: August 23, 2001, Zone X, and it appears that the subject tract does lie in a special flood hazard area.

SURVEY PLAT		
0.500 OF AN ACRE PART OF A 9.299 ACRE TRACT OUT OF THE HENRY GOUGH SURVEY ABSTRACT NO. 494		
City of Irving, Dallas County, Tx.		
KEETON SURVEYING COMPANY		
H.B. KEETON		M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS		
2037 DALWORTH STREET		GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843	FAX: (972) 647-0154	
E-MAIL: KSC4019@AOL.COM		
DATE: 9/23/2003	SCALE: 1"=50'	FILE: HALF-AC-EXH.dwg
STA. 1/F:/LAND PROJECTS/MACARTHUR NINE ACRES		

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 512-465-3600.



01A

TREC No. OP-K