

70 Acres - ETJ Land Available

John Day Rd, south of Hwy. 114

Ft. Worth ETJ (Denton County)

PROPERTY INFORMATION:

- **Size:** 70 Acres Total
Tract 1 - 55 Acres
Tract 2 - 15 Acres
- **Zoning:** No zoning restrictions
- **Utilities:** Well and Septic required. City of Ft. Worth utilities available to the east / northeast.
- **Tract 1 Frontage:** John Day Rd. - 2,550' (west boundary)
 John Day Rd. - 774' (south boundary)
- **Tract 2 Frontage:** John Day Rd. - 256' (south boundary)
- **School District:** Northwest ISD
- **Traffic Counts:** *Hwy. 114 - 39,352 vpd
- Adjacent to 3 million sf+ planned industrial.
- 1 mile from BNSF Intermodal
- 3 miles from Alliance Airport
- Strong residential growth to the south, west and north



LOCATION DESCRIPTION: Property is located on John Day Rd, less than 3/4 mile south of Hwy. 114, in the Ft. Worth ETJ, southern Denton County.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,156	8,886	45,168
Avg. Household Income	\$109,886	\$120,998	\$124,442

Matt Patterson

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KNOWLEDGE. EXPERIENCE. RESULTS.

P.O. Box 471516
 Fort Worth, Texas 76147
 (817) 877-0422
 Fax (817) 877-0115

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.

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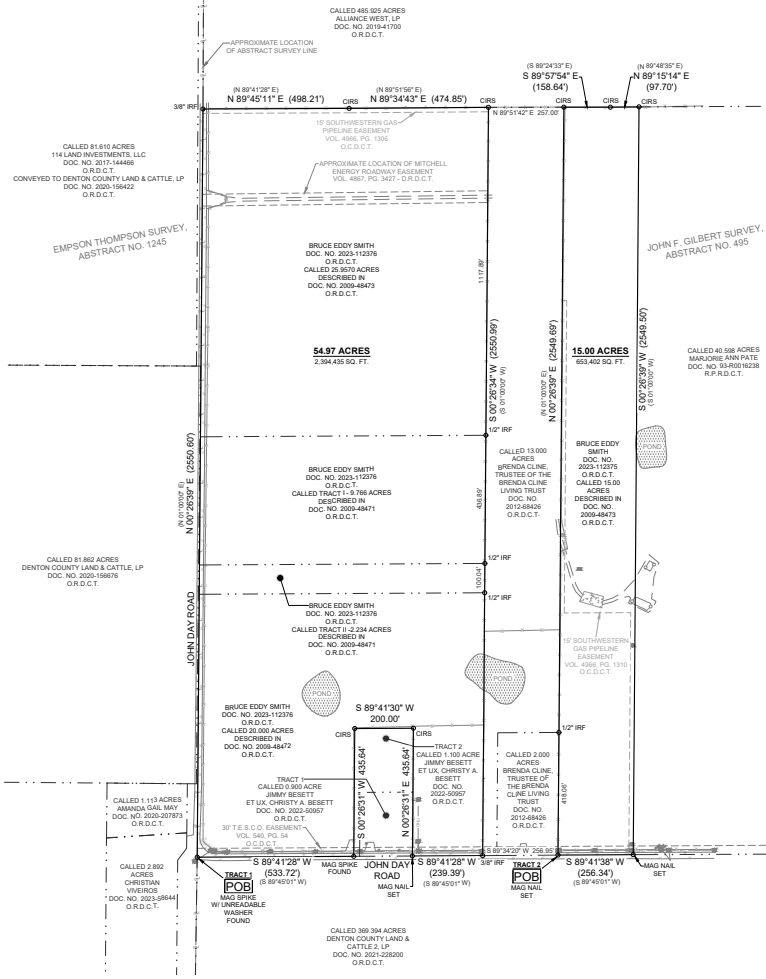
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LAND TITLE SURVEY



LEGAL DESCRIPTION

TRACT 1: BEING a 54.97 acre tract of land out of the JOHN F. GILBERT SURVEY, ABSTRACT NUMBER 495, situated in Denton County, Texas and being all of that certain tract of land conveyed to Bruce Eddy Smith by Warranty Deed with Enhanced Life Estate Reservation of record in Document Number 2023-112376 of the Official Records of Denton County, Texas, described as all of a called Tract 1 - 9.768 acre tract, all of a called Tract 1F - 2.234 acre tract of record in Document Number 2009-48471, all of a called 20,000 acre tract of record in Document Number 2009-48172, and all of a called Tract 3 - 25.9570 acre tract of record in Document Number 2009-48373, all of said Official Records, and being more particularly described by metes and bounds as follows:
BEGINNING at a Mag Spike with unreadable washer found at or near the center of a band in John Day Road, being the Northwest corner of a called 369.394 acre tract of land conveyed to Denton County Land & Cattle, LP by deed of record in Document Number 2021-228200 of said Official Records, also being the Southwest corner of said 20,000 acre tract and hereof;
THENCE, N00°20'39"E, along or near the center of John Day Road, being the West lines of said 20,000 acre tract, said 2.234 acre tract, said 9.768 acre tract and said 25.9570 acre tract, a distance of 2550.60 feet to a 3/8 inch iron rod found at the Southwest corner of a called 485.925 acre tract of land conveyed to Alliance West, LP by deed of record in Document Number 2019-41700 of said Official Records, being the Northwest corner of said 25.9570 acre tract and hereof;
THENCE, along the South line of said 485.925 acre tract, being the common North line of said 25.9570 acre tract, the following two (2) courses and distances:
1. N89°49'17"E, a distance of 498.21 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N89°24'30"E, a distance of 474.85 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 13,000 acre tract of land conveyed to The Brenda Cline Living Trust by deed of record in Document Number 201268426 of said Official Records, being the Northeast corner of said 25.9570 acre tract and hereof;
THENCE, S00°20'34"W, leaving the South line of said 485.925 acre tract, along the West line of said 13,000 acre tract, being the common East lines of said 25.9570 acre tract, said 9.768 acre tract, said 2.234 acre tract and said 20,000 acre tract, passing at a distance of 117.89 feet, a 1/2 inch iron rod found at the common East corner of said 25.9570 acre tract and said 9.768 acre tract, also passing at a distance of 1554.79 feet, a 1/2 inch iron rod found at the common East corner of said 9.768 acre tract and said 2.234 acre tract, also passing at a distance of 1654.83 feet, a 1/2 inch iron rod found at the common East corner of said 2.234 acre tract and said 20,000 acre tract, and continuing a total distance of 2550.99 feet to a 3/8 inch iron rod found at or near the center of John Day Road, being in the North line of said 369.394 acre tract, also being the Southwest corner of said 13,000 acre tract, also being the Southeast corner of said 20,000 acre tract and hereof;
THENCE, S89°41'28"W, along or near the center of John Day Road, being the North line of said 369.394 acre tract, also being the South line of said 20,000 acre tract, a distance of 239.59 feet to a Mag Nail Set at the Southeast corner of a called Tract 1 - 0.900 acre tract of land conveyed to Jimmy Beesett et. ux by deed of record in Document Number 2022-50957 of said Official Records;
THENCE, leaving the North line of said 369.394 acre tract, in part, along the East line of said 0.900 acre tract and in part, along the East line of a called Tract 2 - 1.100 acre tract of land conveyed to Jimmy Beesett et. ux by deed of record in Document Number 2022-50957 of said Official Records, being the common South line of said 20,000 acre tract, the following three (3) courses and distances:
1. N00°20'31"E, a distance of 435.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 1.100 acre tract;
2. S89°41'30"W, a distance of 200.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 1.100 acre tract;
3. S00°20'31"W, a distance of 435.64 feet to a Mag Spike found at or near the center of John Day Road, being in the North line of said 369.394 acre tract, also being the Southwest corner of said 1.100 acre tract;
THENCE, S89°41'28"W, along or near the center of John Day Road, being the North line of said 369.394 acre tract, also being the common South line of said 20,000 acre tract, a distance of 533.72 feet to the POINT OF BEGINNING and containing an area of 54.97 Acres, or (2,384,435 Square Feet) of land, more or less.
TRACT 2: BEING a 15.00 acre tract of land out of the JOHN F. GILBERT SURVEY, ABSTRACT NUMBER 495, situated in Denton County, Texas and being all of that certain tract of land conveyed to Bruce Eddy Smith by Warranty Deed with Enhanced Life Estate Reservation of record in Document Number 2023-112376 of the Official Records of Denton County, Texas, described as all of a called Tract 1 - 15.00 acre tract of record in Document Number 2009-48373 of said Official Records and being more particularly described by metes and bounds as follows:
BEGINNING at a Mag Nail Set at or near the center of John Day Road, being in the North line of a called 369.394 acre tract of land conveyed to Denton County Land & Cattle 2, LP by deed of record in Document Number 2021-228200 of said Official Records, also being the Southeast corner of a called 2.0 acre tract of land conveyed to The Brenda Cline Living Trust by deed of record in Document Number 201268426 of said Official Records, also being the Southwest corner of said 15.00 acre tract;
THENCE, N00°20'31"E, leaving the North line of said 369.394 acre tract, being in part, the common East line of said 2.0 acre tract and in part, the common East line of a called 13.0 acre tract of land conveyed to The Brenda Cline Living Trust by deed of record in Document Number 201268426 of said Official Records, passing at a distance of 418.06 feet, a 1/2 inch iron rod found at the common East corner of said 2.0 acre tract and said 13.0 acre tract and continuing a total distance of 2549.69 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of a called 485.925 acre tract of land conveyed to Alliance West, LP by deed of record in Document Number 2019-41700 of said Official Records, being the Northeast corner of said 13.0 acre tract, also being the Northwest corner of said 15.0 acre tract;
THENCE, along the South line of said 485.925 acre tract, being the common North line of said 15.00 acre tract, the following two Courses and distances:
1. S89°57'59"E, a distance of 158.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N89°19'14"E, a distance of 87.70 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 40.598 acre tract of land conveyed to Marjorie Ann Pate by deed of record in Document Number 93-0016228 of the Real Property Records of Denton County, Texas, also being the Northeast corner of said 15.00 acre tract;
THENCE, S00°20'31"W, leaving the South line of said 485.925 acre tract, along the West line of said 40.598 acre tract, being the common East line of said 15.00 acre tract, a distance of 2549.50 feet to a Mag Nail Set at or near the center of John Day Road, being in the North line of said 369.394 acre tract, also being the Southwest corner of said 40.598 acre tract, also being the Southeast corner of said 15.00 acre tract;
THENCE, S89°41'28"W, along or near the center of John Day Road, being the North line of said 369.394 acre tract, also being the common South line of said 15.00 acre tract, a distance of 256.34 feet to the POINT OF BEGINNING and containing an area of 15.00 Acres, or (653,402 Square Feet) of land, more or less.

FLOOD NOTE

This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 4812104703.

SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment provided by Title Resources with G.F. No. FT-44122-900122400152-NJ as listed below:
10(1) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Denton County Electric Cooperative, Inc.
Purpose: As provided in said document.
Recording Date: June 25, 1964.
Recording No. Volume 510, Page 243, Deed Records, Denton County, Texas
AFFECTS TRACT 1 - BLANKET TYPE EASEMENT
10(2) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Electric Service Company
Purpose: As provided in said document.
Recording Date: July 19, 1969.
Recording No. Volume 561, Page 54, Deed Records, Denton County, Texas
AFFECTS TRACT 1 AS SHOWN
10(3) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Electric Service Company
Purpose: As provided in said document.
Recording Date: May 13, 1976.
Recording No. Volume 798, Page 361, Deed Records, Denton County, Texas
DOES NOT AFFECT
10(4) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Electric Service Company
Purpose: As provided in said document.
Recording Date: May 13, 1976.
Recording No. Volume 798, Page 361, Deed Records, Denton County, Texas
DOES NOT AFFECT
10(5) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Mitchell Energy Company, L.P.
Purpose: As provided in said document.
Recording Date: June 27, 2001.
Recording No. Volume 4867, Page 3427, Real Property Records, Denton County, Texas
AFFECTS TRACT 1 AS SHOWN
10(6) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Southwestern Gas Pipeline, Inc.
Purpose: As provided in said document.
Recording Date: October 24, 2001.
Recording No. Volume 4802, Page 1376, Real Property Records, Denton County, Texas
AFFECTS TRACT 2 - UNABLE TO LOCATE PER DOCUMENT DESCRIPTION
10(7) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Southwestern Gas Pipeline, Inc.
Purpose: As provided in said document.
Recording Date: November 16, 2001.
Recording No. Volume 4985, Page 1306, Real Property Records, Denton County, Texas
AFFECTS TRACT 1 AS SHOWN
10(8) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Southwestern Gas Pipeline, Inc.
Purpose: As provided in said document.
Recording Date: November 16, 2001.
Recording No. Volume 4985, Page 1310, Real Property Records, Denton County, Texas
AFFECTS TRACT 2 AS SHOWN

SURVEYOR NOTES

This survey is certified to Fidelity National Title Insurance Company, Sandford Acquisition Company, Inc., Bruce Eddy Smith, Mary Ruth Smith, JDR 70, LP, and is only valid for G.F. No. FT-44122-900122400152-NJ
1. The bearings shown on this survey are based on GPS observations utilizing the AITerna RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
2. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005, Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
3. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
4. This document represents an accurate on the ground survey in Denton County, Texas, on February 19, 2024.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

Job Number: 2402 019
Date: 03/01/2024
Revision: 04/23/2024
Eagle Surveying logo and contact information: Eagle Surveying, LLC, 222 South Elm Street, Suite: 200, Denton, TX 76201, 940.222.3009, www.eaglesurveying.com, TX Fm # 10194177

Surveyor Certification: I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Certified Survey, was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.
Matthew Rade, R.P.L.S. # 6402

Professional seal of Matthew Rade, Registered Professional Land Surveyor, State of Texas, No. 6402.

Legend: Symbols for various features including Gas Wye, Power Pole, Electric Utility Mark, Buried Gas Utility Sign, Buried Electric Utility Sign, Overhead Utilities, Boundary Monumentation, Volume, Page, Record Call, etc.



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.

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.

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.

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.

Patterson & Associates 551241 mpatterson@pattersoncommercial.com (817) 877-0422

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Matthew C. Patterson

524673

mpatterson@pattersoncommercial.com

(817) 877-0422

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____