

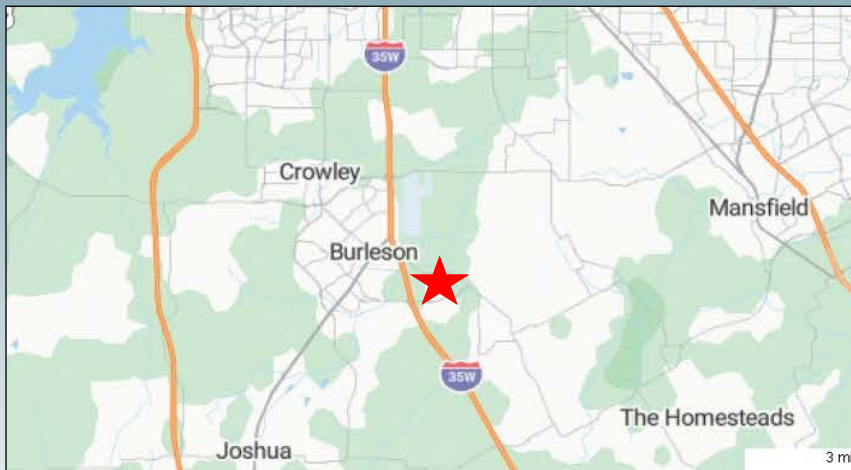
7.5 Acres - For Sale

1185 E. Hidden Creek Pkwy.

Burleson, TX

PROPERTY INFORMATION:

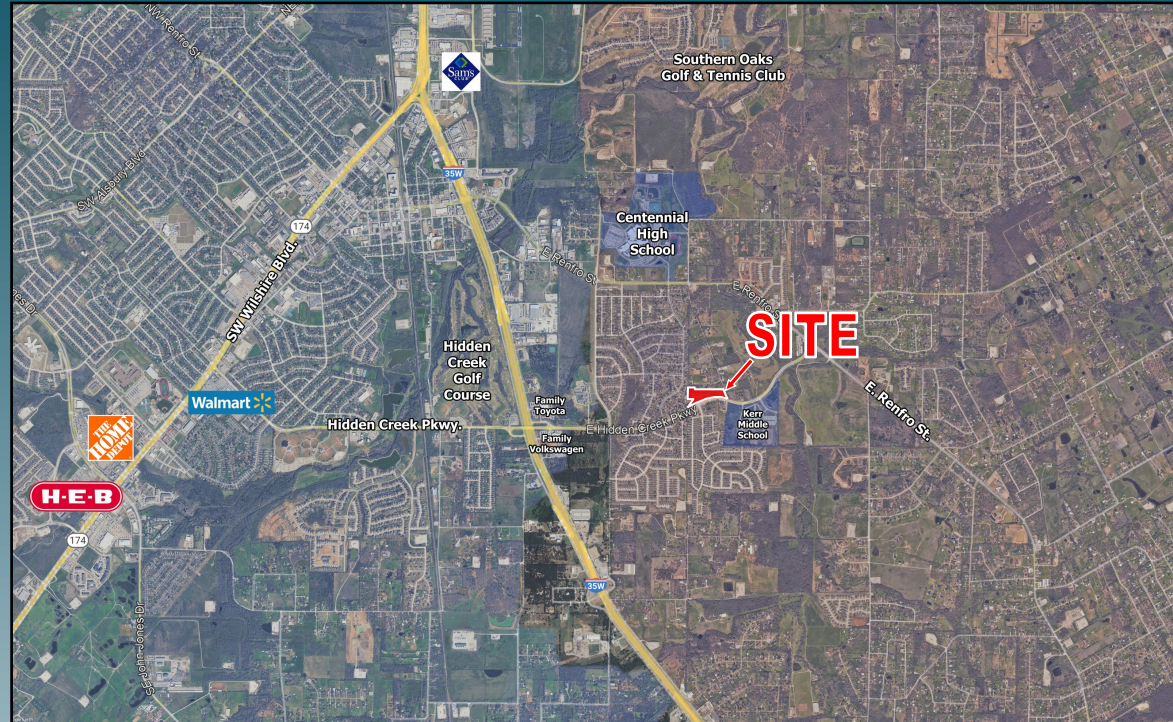
- Size: 7.5 Acres
- Zoning: .66 Ac. - SF7 (>7,000 sf SF Lots)
6.84 Ac. - AG
- Utilities: *12" Water Line to southern boundary
*Sewer extension needed from south side of Hidden Creek or 1,500' to the east.
- Road Frontage: Hidden Creek Pkwy. - 1,195'
Fox Lane - 257'
- Traffic Counts: Hidden Creek Pkwy. - 12,000+ vpd
I-35W - 60,000+ vpd
- School District: Burleson ISD
- Adjacent 4.3 Acres potentially available
- Less than 1 mile from Centennial HS
- Strong residential growth in the area
- Price - \$900,000 (\$2.75/sf)



Matt Patterson

817-944-3524

mpatterson@pattersoncommercial.com



LOCATION DESCRIPTION: Property is located at 1185 E. Hidden Creek, less than a mile East of I-35W.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,591	31,126	88,484
Avg. Household Income	\$128,630	\$104,306	\$106,097



KNOWLEDGE. EXPERIENCE. RESULTS.

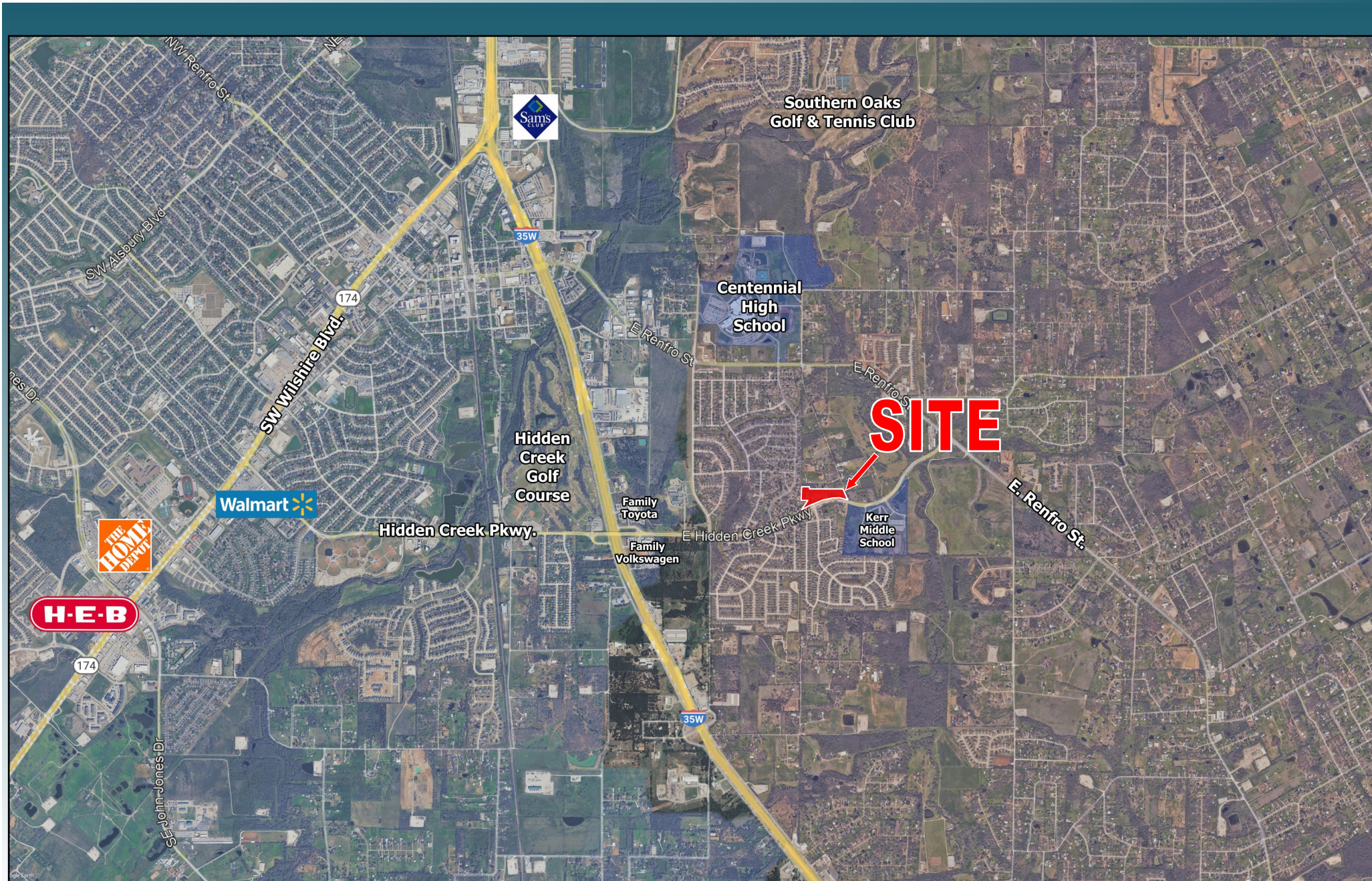
P.O. Box 471516
Fort Worth, Texas 76147
(817) 877-0422
Fax (817) 877-0115

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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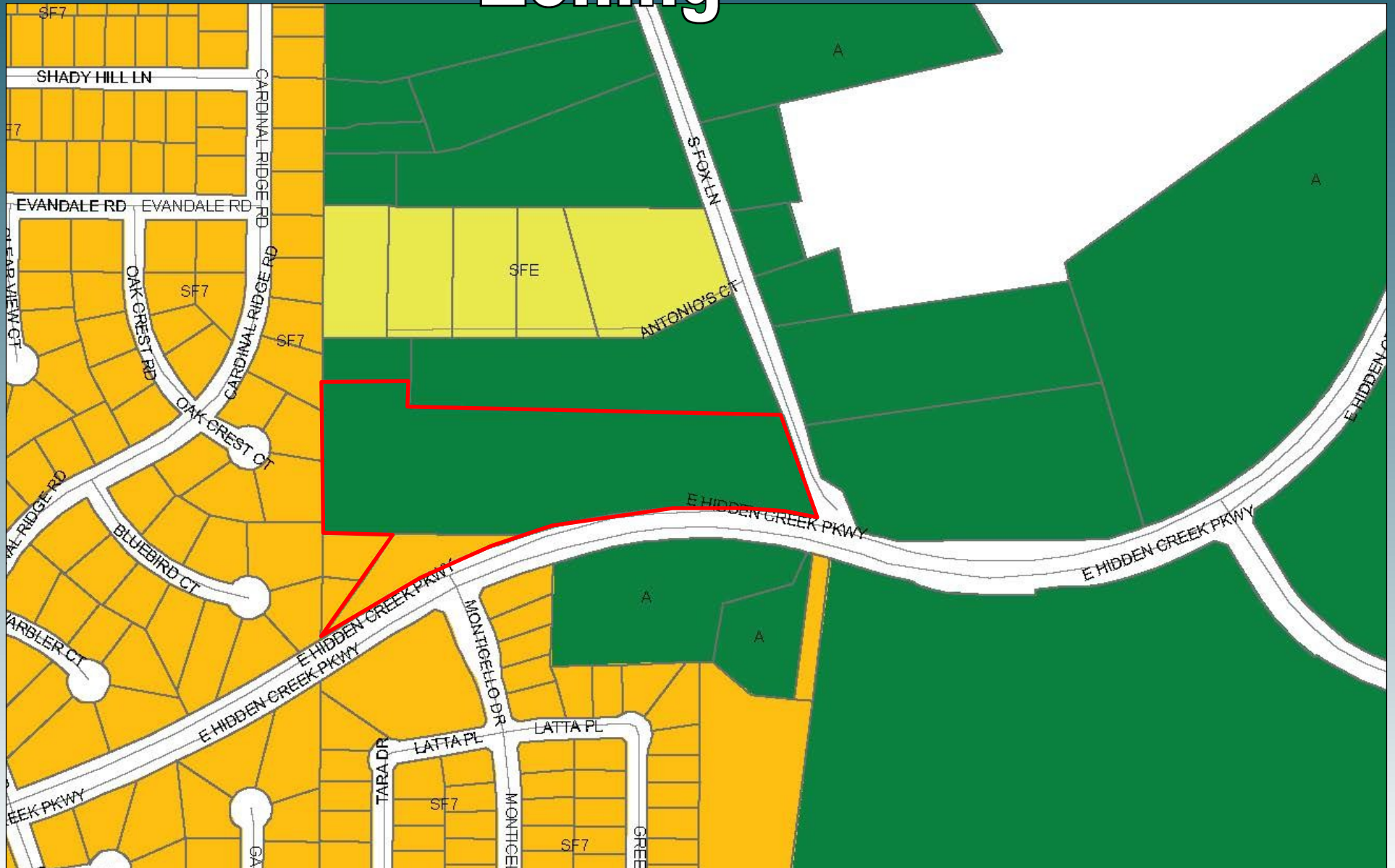
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Zoning

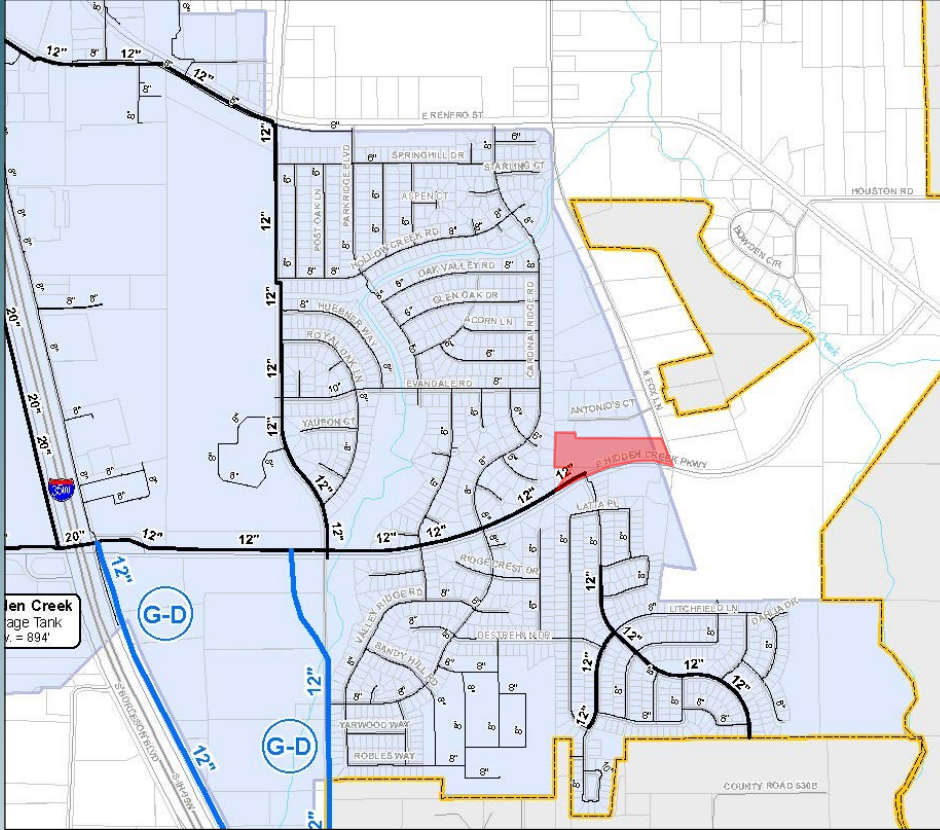


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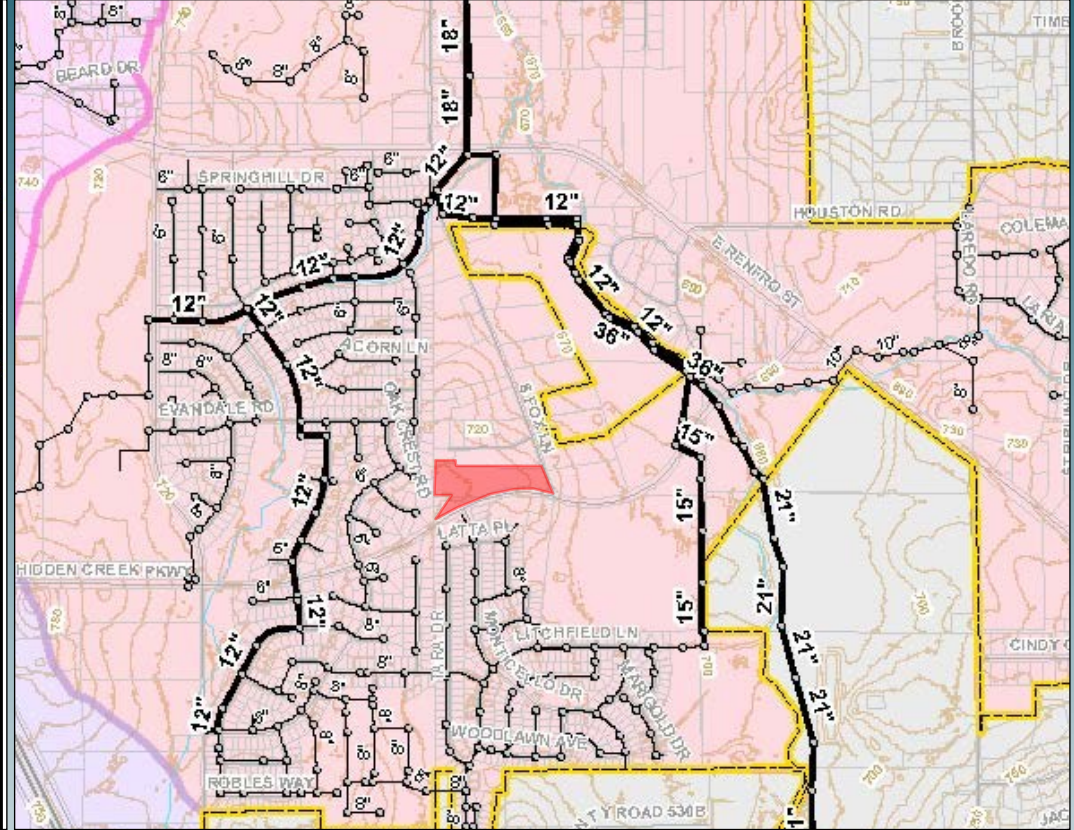
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Water



Sewer



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Hidden Creek & S Fox Ln



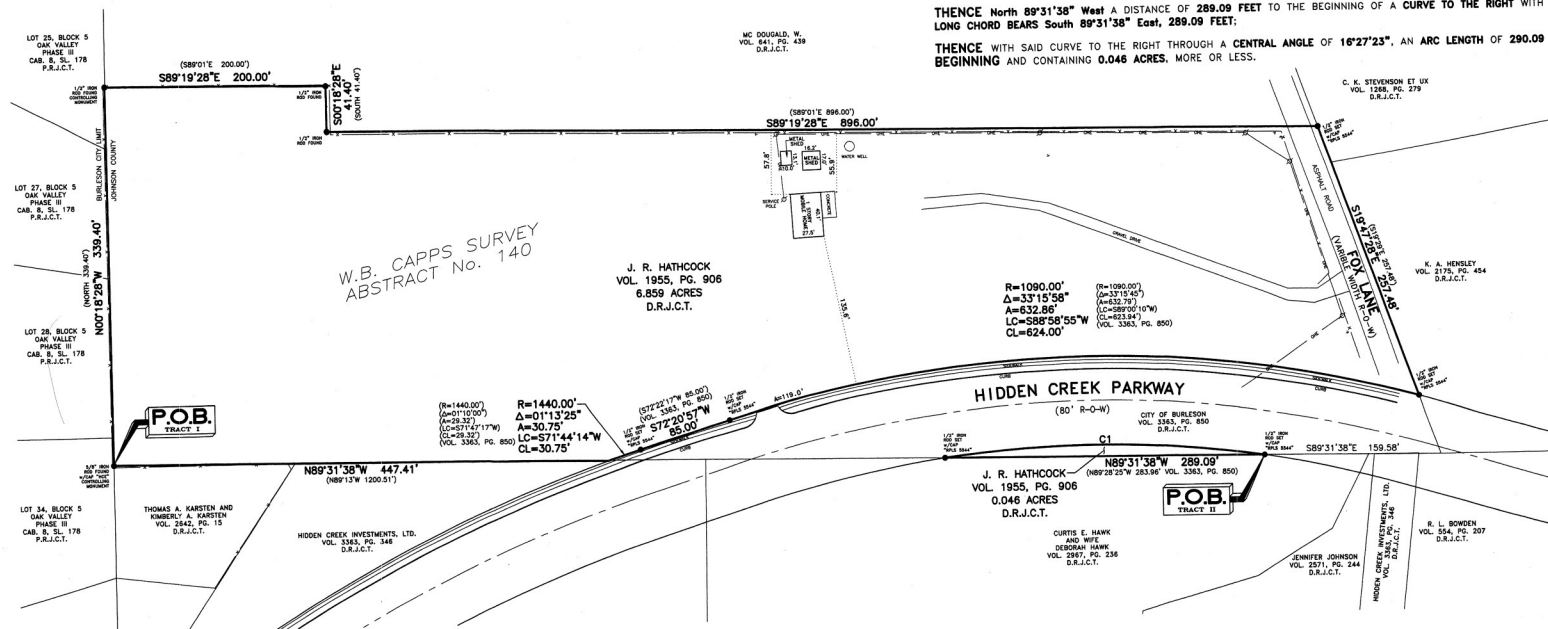
LEGEND	
	FENCE
	OVERHEAD ELECTRIC
	POWER POLE
	GUY WIRE
	CORNER MONUMENT

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL MAP NO. 48251C0033 H, EFFECTIVE JANUARY 6, 1999, THE SUBJECT TRACT APPEARS TO BE IN THE FOLLOWING ZONE AREA:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1010.00'	290.09'	16°27'23"	S89°31'38"E	289.08'
RECORD	1010.00'	284.90'	16°09'44"	S89°28'25"W	283.96'



LEGAL DESCRIPTION:

BEING TWO TRACTS OF LAND SITUATED IN THE W. B. CAPPS SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, SAID TWO TRACTS BEING A PORTION OF A TRACT OF LAND CONVEYED TO J. R. HATHCOCK IN VOLUME 1955, PAGE 906, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT I

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "HCE", SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF SAID HATHCOCK PROPERTY;

THENCE North 00°18'28" West a DISTANCE OF 339.40 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE South 89°19'28" East a DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE South 00°18'28" East a DISTANCE OF 41.40 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE South 89°19'28" East a DISTANCE OF 896.00 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544";

THENCE South 19°47'28" East a DISTANCE OF 257.48 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1090.00 FEET, WHOSE LONG CHORD BEARS South 88°58'55" West, 624.00 FEET;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°15'58", AN ARC LENGTH OF 632.86 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544";

THENCE South 72°20'57" West a DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1440.00 FEET, WHOSE LONG CHORD BEARS South 71°44'14" West, 30.75 FEET;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°13'25", AN ARC LENGTH OF 30.75 FEET;

THENCE North 89°31'38" West a DISTANCE OF 447.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.859 ACRES, MORE OR LESS.

TRACT II

BEGINNING AT A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" FROM WHICH THE SOUTHEAST CORNER OF THE FOREMENTIONED HATHCOCK TRACT BEARS South 89°31'38" East, 159.58 FEET;

THENCE North 89°31'38" West a DISTANCE OF 289.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 1010.00 FEET, WHOSE LONG CHORD BEARS South 89°31'38" East, 289.09 FEET;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°27'23", AN ARC LENGTH OF 290.09 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.046 ACRES, MORE OR LESS.

NOTES:

- THE EASEMENTS RECORDED IN VOLUME 1972, PAGE 687, VOLUME 2665, PAGE 985, VOLUME 3612, PAGE 359, AND THE AFFIDAVIT RECORDED IN VOLUME 2516, PAGE 243, ALL IN THE DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECT THE SUBJECT TRACTS OF LAND BUT CANNOT BE PLOTTED FROM RECORD.
- THE BEARINGS SHOWN HEREON ARE BASED UPON MONUMENTS RECOVERED ALONG THE EASTERLY LINE OF BLOCK 5, OAK VALLEY, PHASE III, AND A TRACT OF LAND CONVEYED TO HIDDEN CREEK INVESTMENTS, LTD. AS RECORDED IN VOLUME 3363, PAGE 346, D.R.J.C.T.
- THE RECORD INFORMATION SHOWN HEREON IS BASED UPON THE DEED RECORDED IN VOLUME 1955, PAGE 906, D.R.J.C.T., UNLESS OTHERWISE STATED.

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.



Matt Powell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 05-01-06

A BOUNDARY SURVEY OF
6.905 ACRES

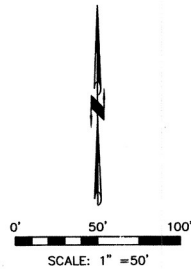
OF LAND SITUATED IN THE
W. B. CAPPS SURVEY
ABSTRACT No. 140
JOHNSON COUNTY, TEXAS

BEING TWO TRACTS OF LAND SITUATED IN THE W. B. CAPPS SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, SAID TWO TRACTS BEING A PORTION OF A TRACT OF LAND CONVEYED TO J. R. HATHCOCK IN VOLUME 1955, PAGE 906, DEED RECORDS, JOHNSON COUNTY, TEXAS

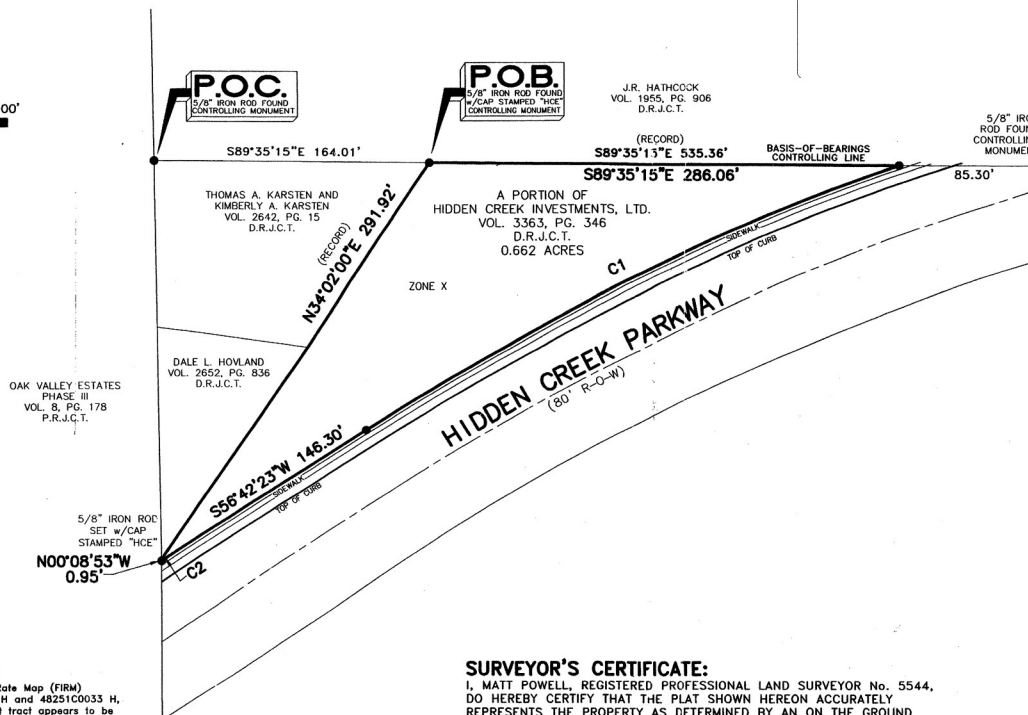
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Burleson, TX



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1440.00'	362.64'	14°25'45"	S 63°55'15" W	361.69'
C2	3460.00'	2.73'	00°02'42"	S 56°43'44" W	2.73'



FLOOD PLAIN NOTE:

According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0041 H and 48251C0033 H, dated January 6, 1999, the subject tract appears to be in the following zone area:

ZONE X - Areas Determined to be Outside the 500-Year Floodplain.

NOTE:

ALL CORNERS ARE 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED, "RPLS 5544", UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.



Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 06-02-06

LEGAL DESCRIPTION:

BEING A 0.662 ACRE TRACT OF LAND SITUATED IN THE WILLIAM B. CAPPS SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS CONVEYED TO HIDDEN CREEK INVESTMENT, LTD., IN THE DEED RECORDED IN VOLUME 3363, PAGE 346 DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF OAK VALLEY ESTATES, PHASE III, AN ADDITION TO THE CITY OF BURLESON, TEXAS, AS RECORDED IN VOLUME 8, PAGE 178, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID CORNER BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J.R. HATHCOCK, AS RECORDED IN VOLUME 1955, PAGE 906, D.R.J.C.T., SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS A. KARSTEN AND KIMBERLY A. KARSTEN, AS RECORDED IN VOLUME 2642, PAGE 15, D.R.J.C.T.;

THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 164.01 FEET TO A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "HCE" FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID KARSTEN TRACT, AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 286.06 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "RPLS 5544" IN THE NORTHERLY RIGHT OF WAY LINE OF HIDDEN CREEK PARKWAY (80' R-O-W) BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1440.00 FEET, WHOSE LONG CHORD BEARS SOUTH 63°55'15" WEST, 361.69 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°25'45" AN ARC LENGTH OF 362.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5544"

THENCE SOUTH 56°42'23" WEST, ALONG THE NORTHERLY RIGHT OF WAY OF HIDDEN CREEK PARKWAY (80' R-O-W) A DISTANCE OF 146.30 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5544"

THENCE BEING AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 3460.00, WHOSE LONG CHORD BEARS SOUTH 56°43'44" WEST, 2.73 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°02'42", AN ARC LENGTH OF 2.73 FEET, TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF SAID OAK VALLEY PHASE III;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°08'53" WEST, A DISTANCE OF 0.95 FEET TO A 5/8 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HCE";

THENCE NORTH 34°02'00" EAST, A DISTANCE OF 291.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.662 ACRES OF LAND MORE OR LESS.

A BOUNDARY SURVEY OF

0.662 ACRES

SITUATED IN THE

WILLIAM B. CAPPS SURVEY
ABSTRACT NO. 140

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.662 ACRE TRACT OF LAND SITUATED IN THE WILLIAM B. CAPPS SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS CONVEYED TO HIDDEN CREEK INVESTMENT, LTD., IN THE DEED RECORDED IN VOLUME 3363, PAGE 346 DEED RECORDS, JOHNSON COUNTY, TEXAS.



() DENOTES RECORD DATA.

Hidden Creek & S Fox Ln



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.

11-2-2015



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:
 - 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.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0