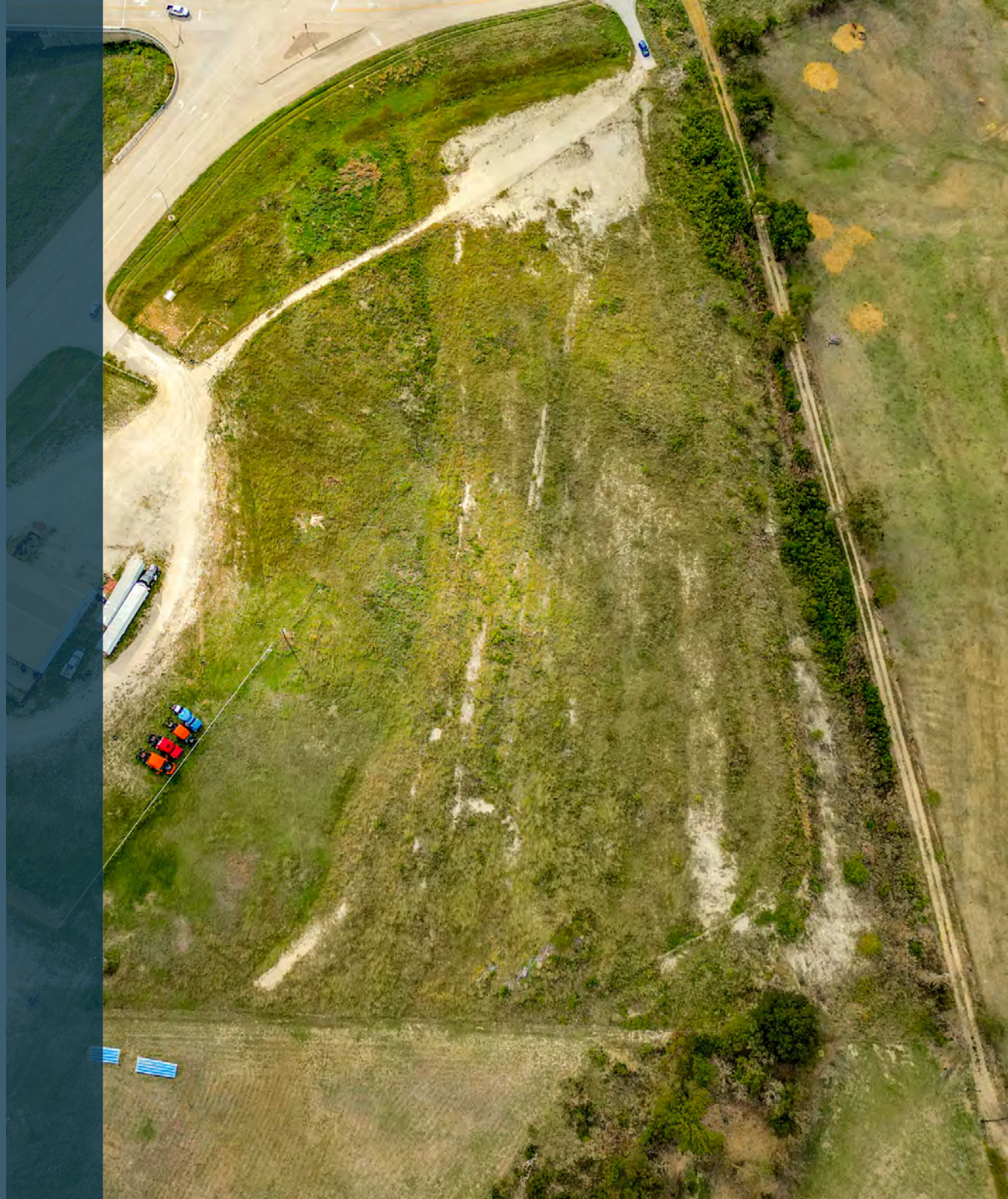




I-35 S & HCR 3102 W

Abbott, TX



Subject
Property

7.2± Acres



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- 1) Property Overview- 7.2± Acres
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- 4) Land Disposition Group
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Property

Overview

Address: I-35 S & HCR 3102 W

County: Hill

Acres: 7.2±

Improvements: N/A

Frontage: 569 ± on HCR 3102 W

Terrain: Level

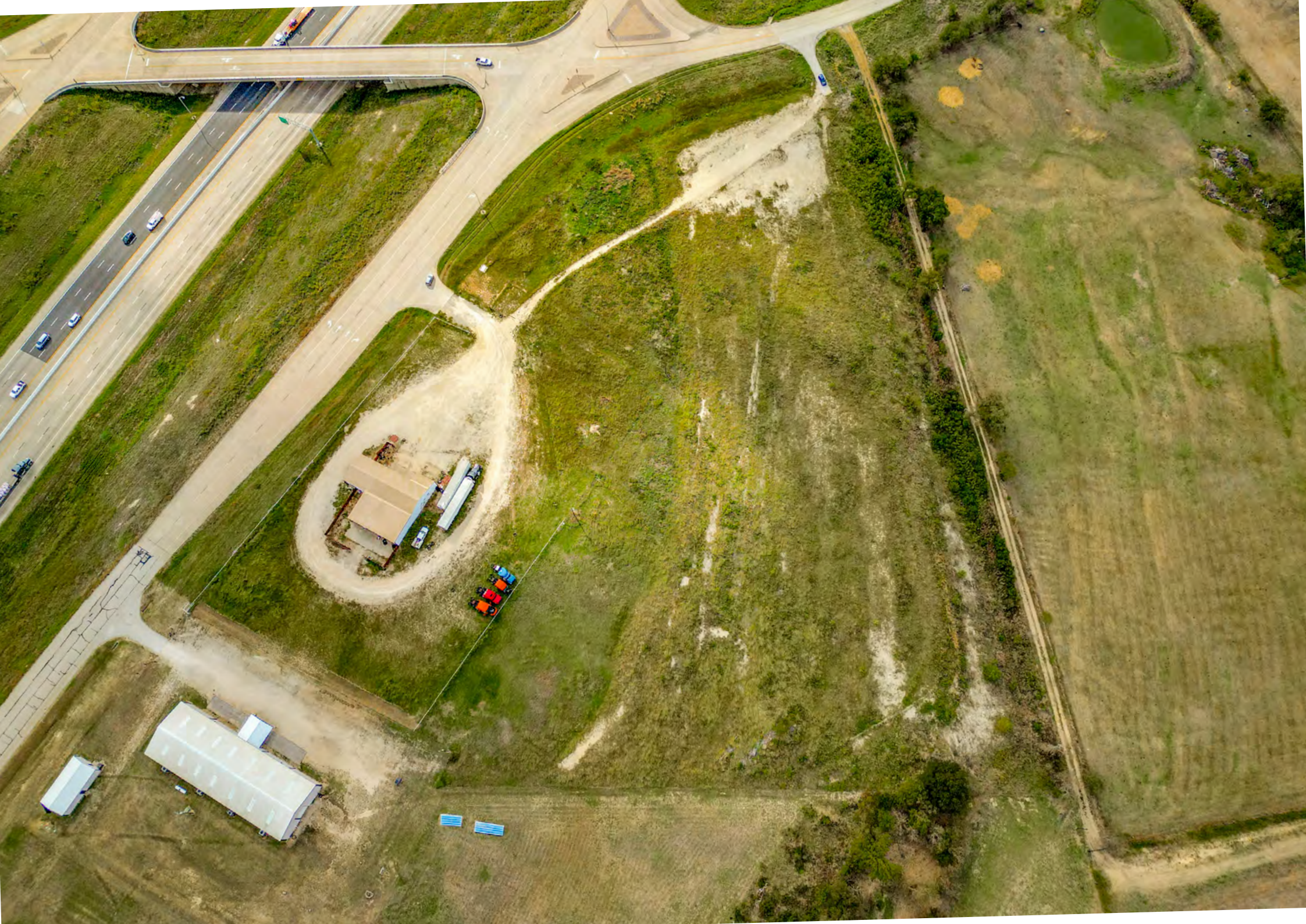
Utilities: Close Proximity

Access: HCR 3102 W









SURVEY PLAT

COPYRIGHT © DATE 06/01/2022

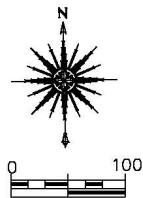
BEING SITUATED IN THE ENOCH POLAND SURVEY, ABSTRACT NO. 743, HILL COUNTY, TEXAS AND PART OF A CALLED 9.77 ACRE TRACT CONVEYED TO ANDREW R. AND TEISHA D. VANDEKOP AS RECORDED IN VOLUME 1911 PAGE 700, DEED RECORDS, HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT A 3/8" IRON ROD SET AT THE NORTHWEST CORNER OF SAID CALLED 9.77 ACRE TRACT;
 THENCE N69°39'53"E, WITH THE NORTH LINE OF SAID CALLED 9.77 ACRE TRACT, 428.51' TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HARVIR SINGH BY DEED RECORDED IN VOLUME 2161 PAGE 692, DEED RECORDS, HILL COUNTY, TEXAS;
 THENCE S32°00'35"E WITH THE WEST LINE OF SAID SINGH TRACT, 459.37' TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SINGH TRACT;
 THENCE S78°53'05"E WITH THE SOUTH LINE OF SAID SINGH TRACT, 101.11' TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SINGH TRACT AND ON THE WEST RIGHT OF WAY LINE OF THE I-35 SERVICE ROAD AND ON THE EAST LINE OF SAID CALLED 9.77 ACRE TRACT AND ALSO BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 6074.16' AND CHORD BEARING AND DISTANCE IS S11°25'47"W-50.82';
 THENCE WITH SAID CURVE AND SAID SERVICE ROAD AN ARC DISTANCE OF 50.82' TO A 3/8" IRON ROD FOUND AT THE END OF SAID CURVE;
 THENCE S22°41'10"W WITH SAID SERVICE ROAD AND SAID CALLED 9.77 ACRE TRACT, 190.38' TO A 3/8" IRON ROD SET FOR CORNER;
 THENCE S62°08'47"W WITH SAID SERVICE ROAD AND SAID CALLED 9.77 ACRE TRACT, 153.45' TO A 3/8" IRON ROD SET FOR CORNER;
 THENCE S39°05'02"W WITH SAID SERVICE ROAD AND SAID CALLED 9.77 ACRE TRACT, 183.93' TO A 3/8" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID CALLED 9.77 ACRE TRACT;
 THENCE N30°19'09"W WITH THE WEST LINE OF SAID CALLED 9.77 ACRE TRACT, 810.95' TO THE PLACE OF BEGINNING AND CONTAINING 7.2 ACRES OF LAND, MORE OR LESS.

NOTE: THE FOLLOWING EASEMENTS DO NOT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AFFECT THIS PROPERTY: VOL. 360/234, 397/19, 396/300, 300/381 AND 1054/433 D.R.H.C.T.
 NOTE: THIS PROPERTY IS SUBJECT TO THE FOLLOWING TERMS, CONDITIONS AND STIPULATIONS RECORDED IN 1220/470, 1667/663 AND 1682/821 D.R.H.C.T.

LEGEND	
	POWER POLE
	WOOD DECK
	CONCRETE
	GRAVEL
	BRICK
	SEPTIC LIDS
	GAS METER
	COVERED AREA
	AC PAD
	FIRE HYDRANT
	UTILITY EASEMENT
	WATER METER
	BUILDING
	FENCE
	BUILDING LINE
	EASEMENT LINE
	IRON ROD FOUND
	IRON ROD SET
	POWER LINE
	NOT TO SCALE
	UTILITY EASEMENT
	ELECT. BOX
	UTILITY EASEMENT
	WATER METER
	BUILDING

BASIS OF BEARING
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
 3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.





JIMMY W. POGUE, INC.
 "Registered Professional Land Surveyors"
 2106 N. HIGHWAY 67 (214) 371-0666 Voice
 MIDLOTHIAN, TX 76085 (214) 371-9900 Fax
 Jimmilyn D. Woodard R.P.L.S. 5398
 Website: www.jimmyw.pogue.com
 Email: kastuar@jimmyw.pogue.com
 FIRM #101219-00


Job Number: 129683-A Date: 06/01/2022 Drawn by: KS
 G.F. Number: 2204114W Title Company: ELLIS COUNTY TITLE
 Certified to: JOSHI PROPERTIES, LLC

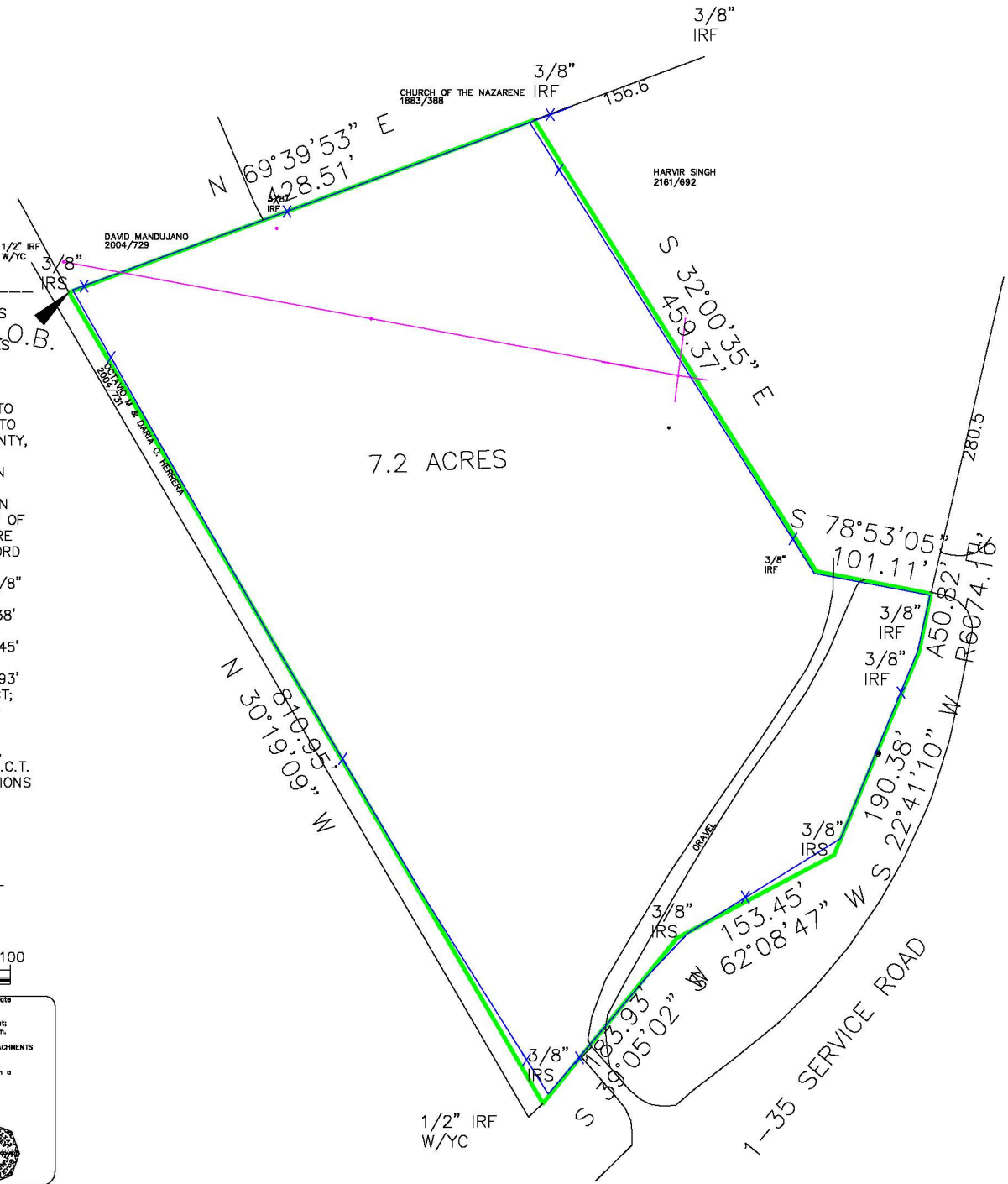
I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; the site, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgement as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.

Jimmilyn D. Woodard
 JIMMILYN D. WOODARD R.P.L.S. 5398
THIS SURVEY VALID WITH ENCLOSED SEAL.





[Learn More](#)

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of \$100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

[Are you looking to invest or dispose of real estate assets?](#) SRCLM has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM provides the expertise you need to keep your real estate investments [on point](#).

Get In Touch

Contact Information

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President

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Vice President

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Email: jallen@srclm.com

Jessica Dansby

Vice President

Mobile: 214.578.5747

Email: jdansby@srclm.com

Disclaimer

The following information is from sources believed to be reliable. SRC Local Markets, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or with-drawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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