



2.59 AC

# 2.59 ACRES POSSUM KINGDOM LAKE OFFERING MEMORANDUM

BRA PUBLIC  
BOAT RAMP



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## CONFIDENTIALITY AND CONDITIONS

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 2.59 acres at Possum Kingdom Lake (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Axis Realty Group ("Axis"). The material is based in part upon information supplied by Owner and in part upon information obtained by Axis from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Axis, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Axis and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Axis or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and Axis expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Axis is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Axis and may be used only by parties approved by Axis and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Axis immediately upon request of Axis or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Axis and Owner.

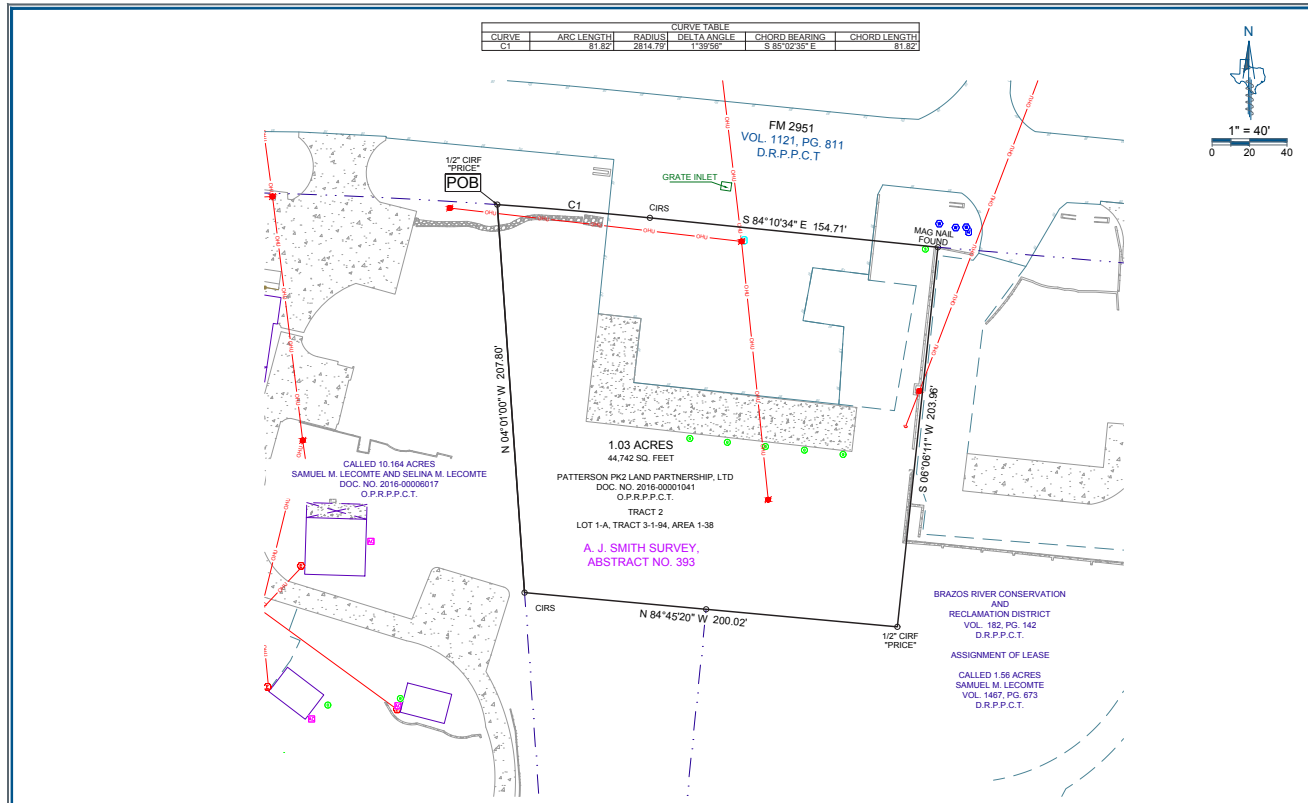
The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

## 2.59-ACRE PARCEL

Directly next to Dry Dock & Lock sits 2.59 acres of prime lakefront land with vast views, ready for commercial or residential development. The property is unrestricted and has no zoning limitations. Water is supplied by Possum Kingdom Water Supply, and electricity is provided by United Cooperative Services. Although the property currently has a septic system that was able to handle a restaurant and residential units, the new Owner may be able to negotiate sewer access along FM 2951 with the MUD district. Fiber optic data will be available in Summer 2023.

Commercial Land	
Address	1778 FM 2951 Graford, TX 76449
Size	2.59 AC
Utilities	Water, electric, septic
Zoning	None
Access	FM 2951
Asking Price	\$1,495,000





**LEGAL DESCRIPTION**

Being a 1.03 acre tract or parcel of land situated in the A. J. Smith Survey, Abstract Number 393 in Palo Pinto County, Texas and being a tract of land conveyed to Patterson PK2 Land Partnership, LTD., recorded in Document Number 2016-00001041 of the Official Public Records of Palo Pinto County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a capped 1/2" iron rod stamped "PRICE" found at the Northeast corner of a called 10.164 acre tract of land described in the deed to Samuel M. LeComte and Selina M. LeComte, recorded in Document Number 2016-00006017 of the Official Public Records of Palo Pinto County, Texas and being in the South right-of-way line of Farm to Market Road 2951;

**THENCE** with the South right-of-way line of Farm to Market Road 2951 the following courses and distances:

With a curve to the right having a radius of 2814.79 feet, a delta angle of 01°39'56", a chord bearing and distance of South 85°02'35" East, 81.82 feet and an arc length of 81.82 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 84°10'34" East, a distance of 154.71 feet to a PK nail found at the Northwest corner of a called 1.56 acre tract of land, recorded in Volume 1467, Page 673;

**THENCE** South 06°06'11" West, with the West line of said 1.56 acre tract, a distance of 203.96 feet to a capped 1/2" iron rod stamped "PRICE" found;

**THENCE** North 84°45'20" West, with the West line of said 1.56 acre tract, a distance of 200.02 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East line of said 10.164 acre tract;

**THENCE** North 04°01'00" West, with the East line of said 10.164 acre tract, a distance of 207.80 feet to the **POINT OF BEGINNING** and containing 1.03 acres 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 5, 2019 and is located in Community Number 480516 as shown on Map Number 48363C0150F. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

**SURVEYOR NOTES**

- This survey is certified to First National Title Insurance Company, MAP Realty Holdings, LLC, NBRH - Juniper Hideaway, LLC, NBRH - Juniper Storage, LLC, Samuel M. LeComte and Selina M. LeComte, Patterson PK2 Land Partnership, LTD and is only valid for G.F. No. 22-00172-ET
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate on the ground survey of 1778 Farm to Market Road in Palo Pinto County, Texas, on May 1st, 2022.

**SCHEDULE B EXCEPTIONS OF COVERAGE**

Subject to the easements as shown on Schedule "B" of the title commitment provided by First National Title Insurance Company with G.F. No. 22-000172-ET as listed below:

**10(h.)** Blanket Water Line Easement in favor of Possum Kingdom Water Supply Corporation, a Texas Corporation, by instrument dated December 16, 1994, recorded on April 27, 2000, in Volume 1045, Page 187, Official Public Records of Palo Pinto County, Texas, and Amendment to Water Line Easement dated June 7, 2000 and recorded in Volume 1065, Page 435 of the Official Public Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**

**10(j.)** Right of way easement granted in favor of State of Texas as recorded in Volume 320, Page 581 and Volume 330, Page 271, Deed Records of Palo Pinto County, Texas.  
**DOES AFFECT - NO PLOTTABLE EASEMENTS**

**10(l.)** Right of way agreement in favor of Southwestern Gas Pipeline, Inc., as recorded in Volume 513, Page 442, Deed Records of Palo Pinto County, Texas.  
**EASEMENT CENTERED ON PIPELINE NOT LOCATED AT TIME OF MAPPING**

**10(m.)** Blanket electric utility easement and covenant of access granted in favor of Erath County Electric Cooperative Association, as recorded in Volume 840, Page 888, and Volume 1047, Page 664, Official Public Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**

**10(n.)** Blanket Easements granted in favor of United Electric Cooperative Services, Inc., recorded in Volume 1091, Page 725, Volume 1104, Page 113, Volume 1122, Page 289, Volume 1127, Page 138, Volume 1142, Page 886, Volume 1142, Page 898, Volume 1142, Page 901, Volume 1164, Page 376, Volume 1174, Page 884, Volume 1185, Page 155, Volume 1197, Page 132, Volume 1197, Page 138, Volume 1231, Page 437, Volume 1241, Page 926 and Volume 1233, Page 670, Official Public Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**

**10(q.)** Right of Way Encroachment Agreement dated October 21, 2011, by and between United Telephone Company of Texas, Inc. dba CenturyLink and Samuel M. & Selina LeComte as recorded in Volume 1902, Page 173, Official Public Records, Palo Pinto County, Texas.  
**DOES AFFECT TRACT ONE - NO PLOTTABLE EASEMENTS**

**10(r.)** Encroachment Agreement dated November 4, 2016, by and between Brazos River Authority and Samuel M. LeComte dba Hideaway Cabins by Lake, as recorded in Volume 2168, Page 6, Official Public Records, Palo Pinto County, Texas.  
**DOES AFFECT TRACT THREE - NO PLOTTABLE EASEMENTS**

JOB NUMBER	2204.091
DATE	05/02/2022
REVISION	05/23/2022
DRAWN BY	HSB



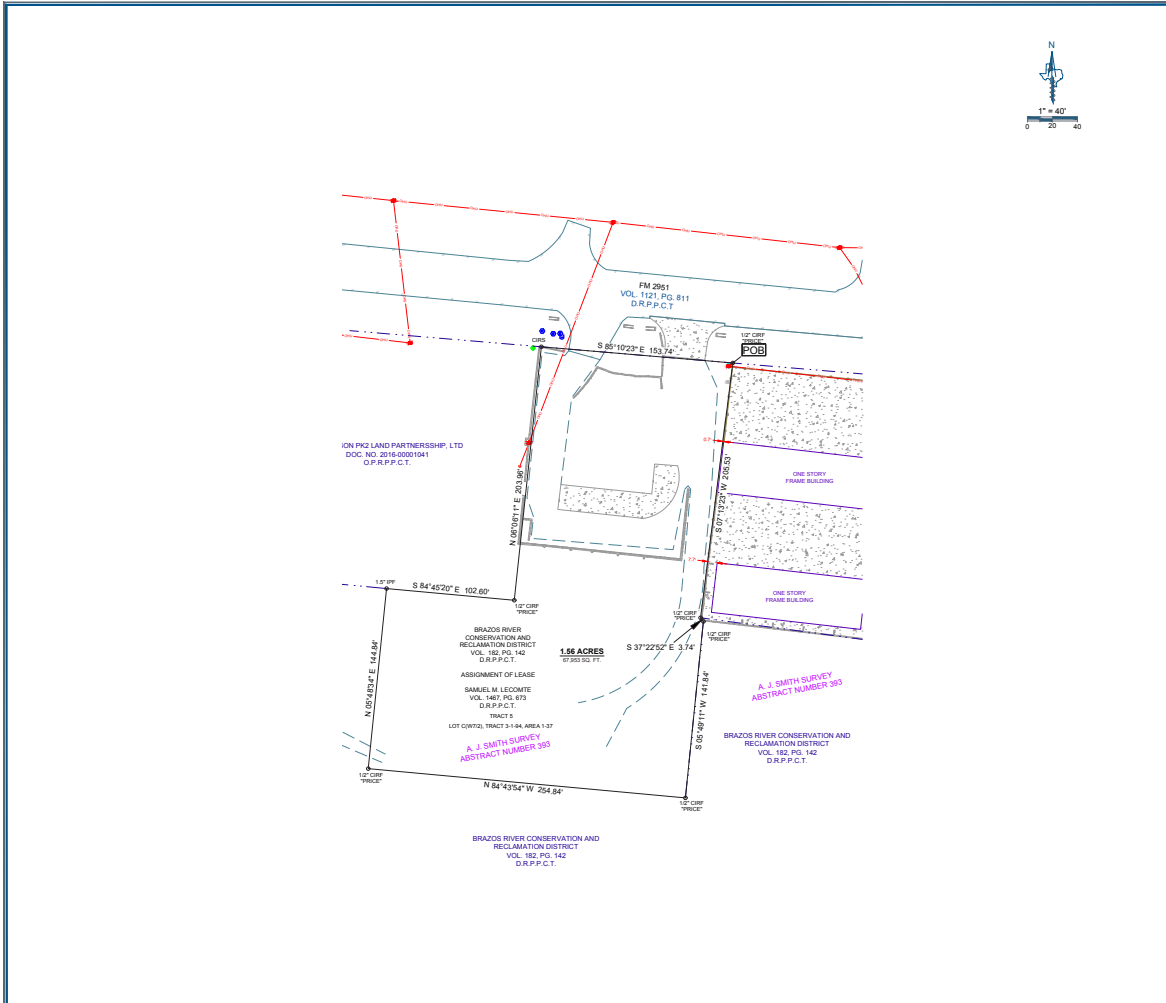
Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

I hereby certify that this survey, plan or report 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 Raabe*  
Matthew Raabe  
R.P.L.S. # 6402



LEGEND	
	CIRF Capped Iron Rod Set
	Boundary Monument
	Survey Marker
	Survey Chain Out
	Water Meter
	Telecommunications River
	Concrete
	Copper Wire
	Power Pole
	Overhead Utilities
	Edge of Asphalt
	Edge of Gravel
	Capped Iron Rod Found
	Volume
	Page
	Document Number
	Deed Records, Deed County, Texas
	Original Public Records, Palo Pinto County, Texas



**LEGAL DESCRIPTION**

Being a 1.56 acre tract or parcel of land situated in the A. J. Smith Survey, Abstract Number 393 in Palo Pinto County, Texas and being a portion of a tract of land conveyed to Brazos River Conservation and Reclamation District, recorded in Volume 182, Page 142 of the Deed Records of Palo Pinto County, Texas and described as a called 1.56 acre tract of land in the Assignment of Lease to Samuel M. LeComte, recorded in Volume 1467, Page 673 of the Deed Records of Palo Pinto County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a capped 1/2" iron rod stamped "PRICE" found at the Northeast corner of said 1.56 acre tract and the common Northwest corner of a called 2.10 acre tract of land described in the deed to Samuel M. LeComte and Selma M. LeComte, recorded in Volume 123, Page 611 of the Deed Records of Palo Pinto County, Texas and being in the South right-of-way line of Farm to Market Road 2951;

**THENCE** South 07°13'23" West, with the East line of said 1.56 acre tract and the common West line of said 2.10 acre tract, a distance of 205.53 feet to a capped 1/2" iron rod stamped "PRICE" found at the Southwest corner of said 2.10 acre tract;

**THENCE** with the East line of said 1.56 acre tract the following courses and distances:

South 37°22'52" East, a distance of 3.74 feet to a capped 1/2" iron rod stamped "PRICE" found;

South 05°48'34" West, a distance of 144.84 feet to a capped 1/2" iron rod stamped "PRICE" found at the Southeast corner of said 1.56 acre tract;

**THENCE** North 84°43'54" West, with the South line of said 1.56 acre tract, a distance of 204.84 feet to a capped 1/2" iron rod stamped "PRICE" found at the Southwest corner of said 1.56 acre tract;

**THENCE** with the West line of said 1.56 acre tract the following courses and distances:

North 05°48'34" East, a distance of 144.84 feet to a 1/2" iron pipe found;

South 84°43'54" East, a distance of 202.60 feet to a capped 1/2" iron rod stamped "PRICE" found;

North 05°06'11" East, a distance of 203.96 feet to a PK nail found at the Northwest corner of said 1.56 acre tract and being in the South right-of-way line of said Farm to Market Road 2951;

**THENCE** South 85°10'23" East, with the North line of said 1.56 acre tract and the common South right-of-way line of said Farm to Market Road 2951, a distance of 353.74 feet to the **POINT OF BEGINNING** and containing 1.56 acres 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 5, 2019 and is located in Community Number 488516 as shown on Map Number 4885C1956F. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designations, please contact 1-877-FEMA-MAP.

**SURVEYOR NOTES**

- This survey is certified to First National Title Insurance Company, MAP Realty Holdings, LLC, MBRH - Junior Highway, LLC, MBRH - Junior Storage, LLC, Samuel M. LeComte and Selma M. LeComte, Patterson PK2 Land Partnership, LTD and is only valid for G.F. No. 22-000172-ET.
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTX Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate on the ground survey of 1776 FM 2951 in Palo Pinto County, Texas, on April 5, 2022.

**SCHEDULE B EXCEPTIONS OF COVERAGE**

Subject to the assessments as shown on schedule "B" of the title commitment provided by First National Title Insurance Company with G.F. No. 22-000172-ET as listed below:

- 100.) Blanket Water Line Easement in favor of Possum Kingdom Water Supply Corporation, a Texas Corporation, by instrument dated December 18, 1964, recorded on April 27, 2000, in Volume 1045, Page 187, Official Public Records of Palo Pinto County, Texas, and Amendment to Water Line Easement dated June 7, 2000 and recorded in Volume 1063, Page 433 of the Official Public Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**
- 101.) Right of way easement granted in favor of State of Texas as recorded in Volume 300, Page 581 and Volume 300, Page 271, Deed Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**
- 103.) Right of way agreement in favor of Southeastern Gas Pipeline, Inc., as recorded in Volume 513, Page 442, Deed Records of Palo Pinto County, Texas.  
**EASEMENT CENTERED ON PIPELINE NOT LOCATED AT TIME OF SURVEY**
- 105.) Blanket electric utility easement and covenant of access granted in favor of Earth County Electric Cooperative Association, as recorded in Volume 940, Page 868, and Volume 1047, Page 694, Official Public Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**
- 104.) Blanket Easements granted in favor of United Electric Cooperative Services, Inc., recorded in Volume 1001, Page 725, Volume 1104, Page 113, Volume 1132, Page 239, Volume 1127, Page 138, Volume 1142, Page 886, Volume 1142, Page 893, Volume 1142, Page 901, Volume 1154, Page 293, Volume 1174, Page 864, Volume 1185, Page 155, Volume 1197, Page 132, Volume 1197, Page 138, Volume 1231, Page 433, Volume 1241, Page 508 and Volume 1253, Page 676, Official Public Records of Palo Pinto County, Texas.  
**BLANKET EASEMENT - DOES AFFECT**
- 106.) Right of Way Encroachment Agreement dated October 21, 2011, by and between United Telephone Company of Texas, Inc., dba CenturyLink and Samuel M. & Selma LeComte as recorded in Volume 1902, Page 173, Official Public Records of Palo Pinto County, Texas.  
**DOES AFFECT TRACT ONE - NO PLOTTABLE EASEMENTS**
- 100.) Encroachment Agreement dated November 4, 2010, by and between Brazos River Authority and Samuel M. LeComte, dba Junior Highway, Cattle by Lease, as recorded in Volume 2168, Page 6, Official Public Records, Palo Pinto County, Texas.  
**DOES AFFECT TRACT THREE - NO PLOTTABLE EASEMENTS**

JOB NUMBER	2203 079
DATE	05/02/2022
REVISION	05/23/2022
DRAWN BY	MGD/HBS



Eagle Surveying, LLC  
 222 South Elm Street  
 Suite: 200  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177

I hereby certify that this survey plan or report 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 Wade*  
 Matthew Wade  
 R.P.L.S. # 6402



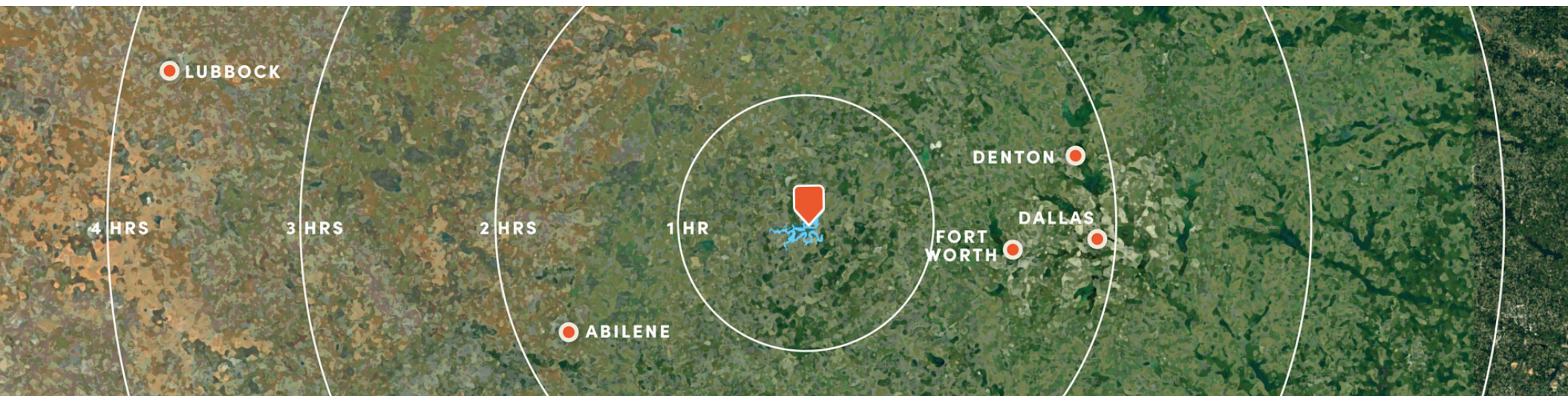
LEGEND	
Blue Line	Boundary Measurement
Red Line	Capitol Hill Parcel
Green Line	Iron Pipe
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## LOCATION OVERVIEW

**Possum Kingdom Lake** is a reservoir on the Brazos River located primarily in Palo Pinto County Texas. It was the first water supply reservoir constructed in the Brazos River basin. PK Lake is a place where 'best day ever' can happen every day. Known for its clear waters, scenic cliffs, and dramatic views, PK Lake is nestled among the foothills of Palo Pinto County, covering over 16,000 acres, and boasting 219 miles of shoreline.

### AN EASY DRIVE FROM ANYWHERE:

FORT WORTH 1 HR 33 MIN	ABILENE 1 HR 42 MIN	DENTON 1 HR 52 MIN	DALLAS 1 HR 53 MIN	LUBBOCK 3 HR 48 MIN
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## DEMOGRAPHICS

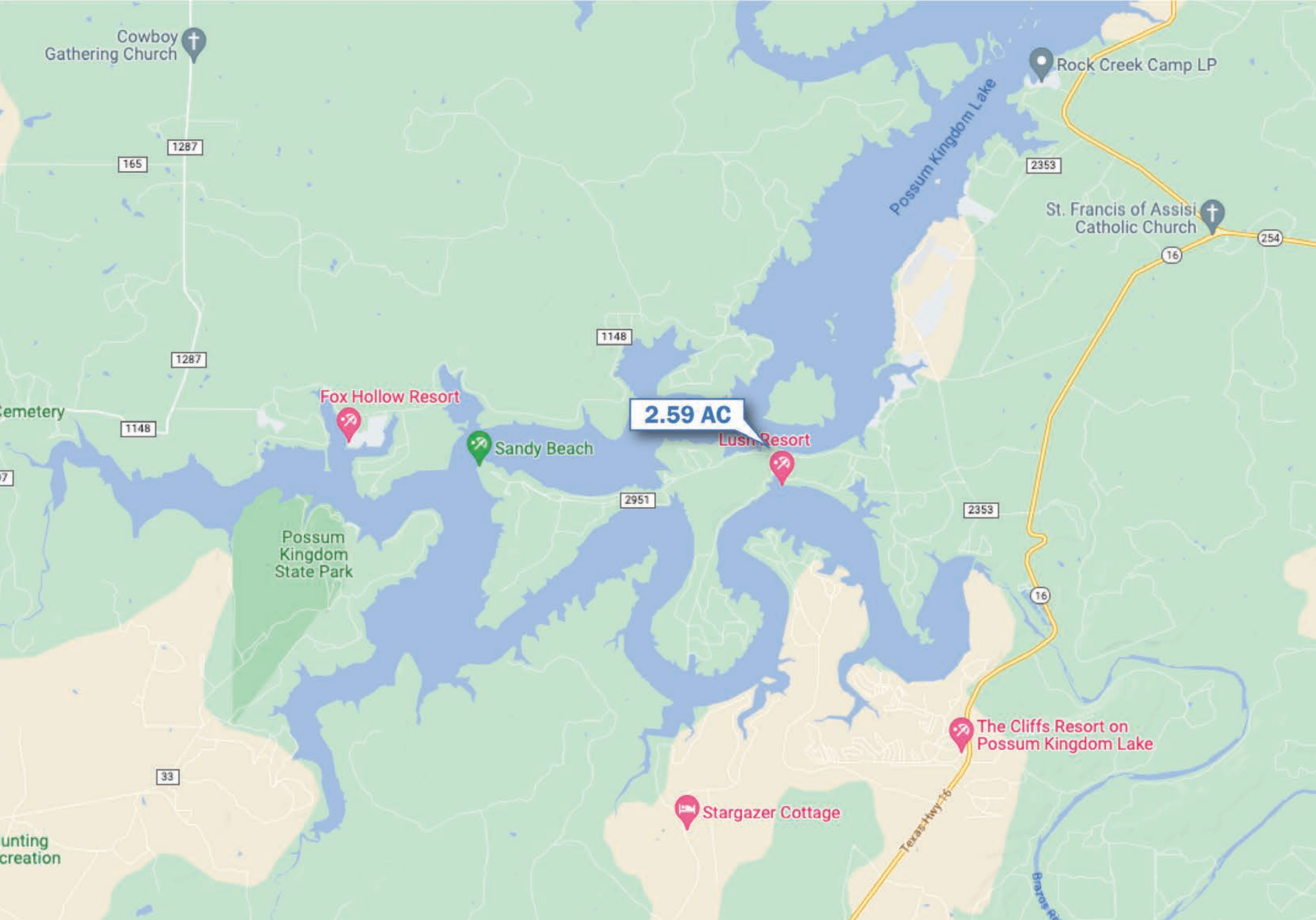
Palo Pinto County population ~28,000

Average Household Income \$102,357 (6.6% Increase)

Median Household Income \$65,625 (12.1% Increase)

Source: U.S. Census Bureau





2.59 AC

Fox Hollow Resort

Sandy Beach

Lush Resort

The Cliffs Resort on Possum Kingdom Lake

Stargazer Cottage

Rock Creek Camp LP

St. Francis of Assisi Catholic Church

Cowboy Gathering Church

Possum Kingdom State Park





2.59 AC

THE TRADING POST

FUTURE HOSPITAL/ER

PUBLIC BOAT RAMP



NORTH D&D CAMPING

SMART HARDWARE

BONITAVILLE

PUBLIC BOAT RAMP

PUBLIC BOAT RAMP



PATTERSON PK MARINA



THE



HELL'S GATE



THE CLIFFS GOLF COURSE



 **Dry Dock  
& Lock**

**2.59 AC**

**BRA PUBLIC  
BOAT RAMP**



# 2.59 ACRES POSSUM KINGDOM LAKE

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brad@axisrealty.biz

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