

TBD E HWY 31 ATHENS, TEXAS 75751



Approximate Boundary Line



**PROPERTY INFORMATION BROCHURE ON:
TBD HWY 31 E, Athens, TX 75751**

Location: Approximately 2 acres located at Lot 12B, AB 19 in the J B Atwood Survey in C H Coleman Subdivision known as TBD HWY 31 E, Athens, TX 75751.

A. Directions: From Athens take HWY 31 East, property on right.

II. **See website for price**

III. Financing Information:

- A. Existing—Treat as clear
- B. Terms—
 - 1. Cash
 - 2. Conventional

IV. Property Description:

2.036 acres of HIGH visibility! Currently zoned for Planned Development and with a daily traffic count of 7,369 per day per TxDOT, this wooded property has plenty of potential for a variety of uses.

- B. Terrain-
 - 1. Soil—Sandy loam
- C. Water Source
 - 1. City of Athens
- D. Other Information –
 - 1. Sewer— At road
 - 2. Electric - ONCOR

*****Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies***

- 6. Easements—Subject to all visible and apparent easements and any easements of record.
- 7. Restrictions—Subject to any restrictions of record

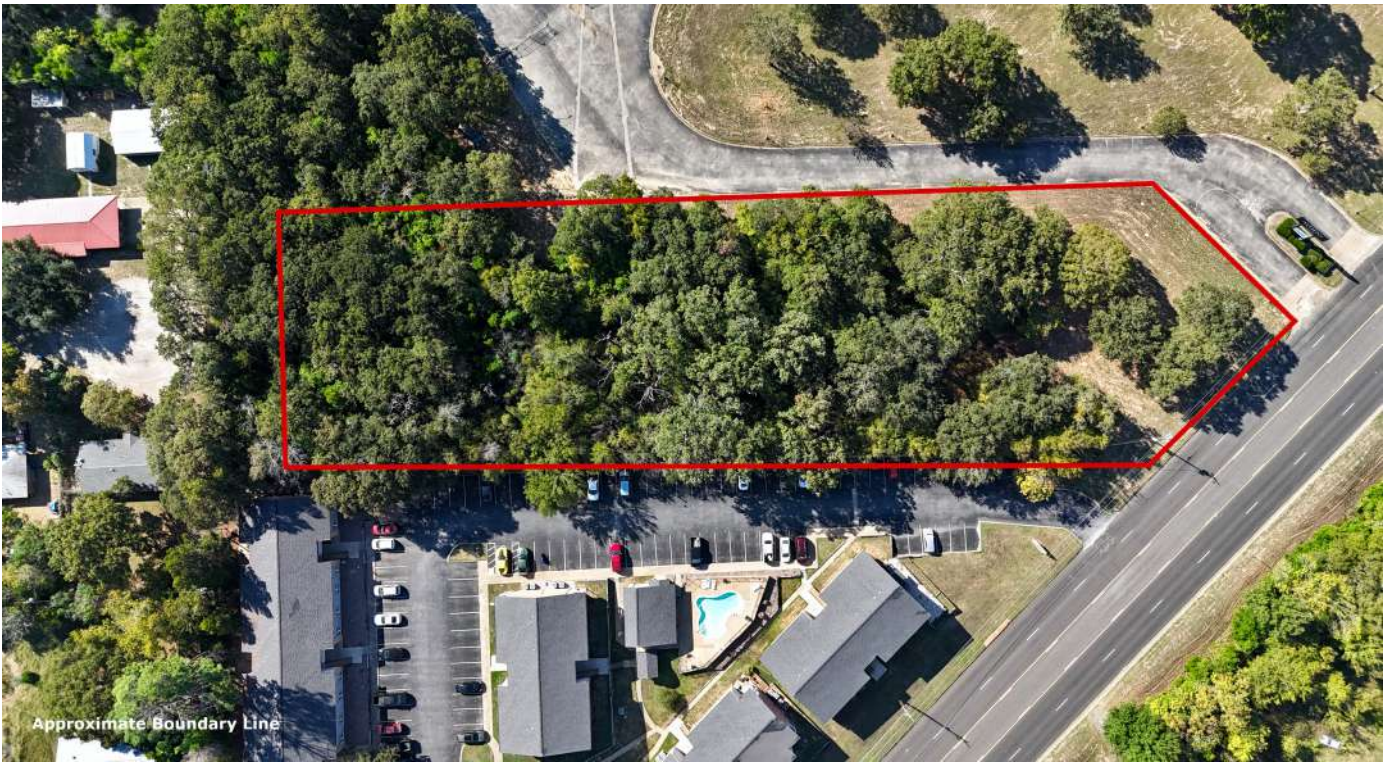
V. Taxing Authority and Taxes:

- A. Henderson County
- B. Athens Independent School District
- C. Total Estimated Taxes – Approximately \$1,157 per the Henderson County Appraisal District (without exemptions in place at this time)

VI. Minerals:

- A. Oil, Gas, and Other Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, Sulphur or any mineral which if mined is done by surface mining operations.

***** NOTE: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.***



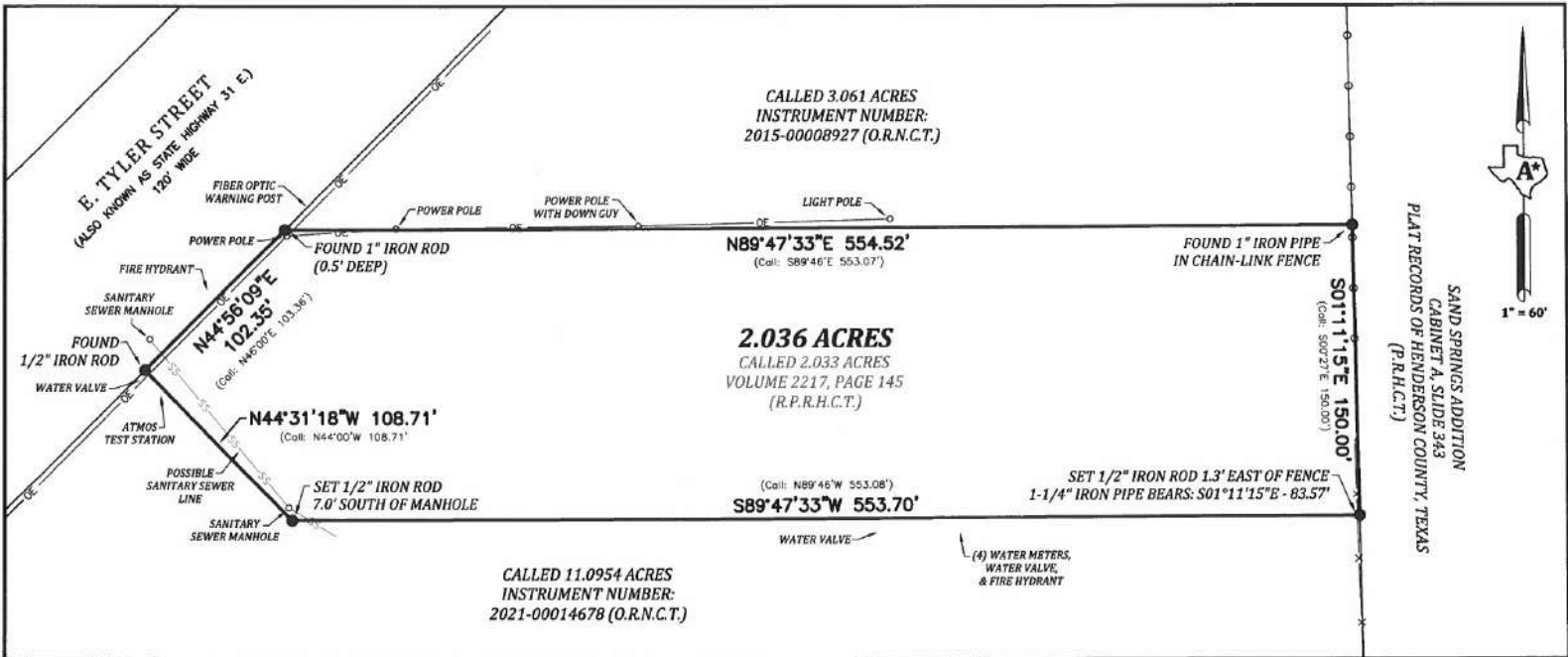
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SURVEY: J.B. ATWOOD SURVEY, A-19
DESCRIPTION: ALL OF CALLED 2.033 ACRES DESCRIBED IN VOLUME 1987, PAGE 761 (R.P.R.H.C.T.)
COUNTY: HENDERSON COUNTY, TEXAS
SURVEY FOR: TORTOISE VENTURES LLC & JAREN BARNES
SCALE: 1" = 60'
DATE: 01/19/2022
JOB NO.: 2023-0008

FIELD BOOK: 30
DRAWN BY: RCA
SHEET NUMBER: 1 OF 1

ADDRESS SURVEYING, LLC
 506 Richardson Street ~ Athens, Texas 75751
 Phone: (903) 904-5043 | Fax: (903) 904-5044
 AddressSurveying.com TBPLS Firm No. 10194120

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON JANUARY 19, 2016 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. ORIGINAL PLAT MARKED WITH A RED OR RAISED SEAL.

RCA
 ROSS C. ANDRESS
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464

DISCLAIMER:
 THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES; NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

NOTE:
 1.) A SET OF FIELD NOTES WITH AN EVEN DATE ACCOMPANIES THIS PLAT.
 2.) BEARINGS WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4202).
 3.) HENDERSON COUNTY, TEXAS EASEMENT RECORDED IN VOLUME 141, PAGE 388 (D.R.H.C.T.) IS ON, OVER AND ACROSS, AND IS NON-LOCATIVE.
 4.) TEXAS POWER AND LIGHT COMPANY EASEMENTS RECORDED AT THE FOLLOWING ARE ON, OVER AND ACROSS, AND ARE NON-LOCATIVE:
 o VOLUME 200, PAGE 309 (D.R.H.C.T.); o VOLUME 249, PAGE 347 (D.R.H.C.T.);
 o VOLUME 251, PAGE 323 (D.R.H.C.T.); o VOLUME 296, PAGE 527 (D.R.H.C.T.);
 o VOLUME 357, PAGE 522 (D.R.H.C.T.); o VOLUME 628, PAGE 252 (D.R.H.C.T.);
 5.) EAST TEXAS TITLE GP NUMBER 23-0002ATH.

