



# HAWKS CREEK AVE. WESTWORTH VILLAGE, TX

## COMMERCIAL

### DEVELOPMENT SITE - PRIME LOCATION



- 2.389 ACRES
- LOCATED IN THE GROWING WESTWORTH VILLAGE AREA
- SURROUNDED BY NUMEROUS RETAILERS INCLUDING LOWES, WALMART AND SAM'S CLUB

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

**TIM CLARK | 817.578.0609 | TIM@CLARKREG.COM**



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# CLARK

# COMMERCIAL

REAL ESTATE GROUP

## PROPERTY INFORMATION

**PROPERTY INFORMATION:** Great development land just one block to the north of Westworth Blvd. Located in prospering Westworth Village, this property is in walking distance or short drive to numerous restaurants and shopping.

**LOCATION:** From Westworth Blvd-Hwy 183, turn north onto White Settlement Rd, turn right onto Hawks Creek Ave. Property will be on the left facing the backside of the Navy Federal Credit Union.

**LAND SIZE:** 2.389 Acres

**UTILITIES:** City Sewer & City Water

**ZONING:** Commercial



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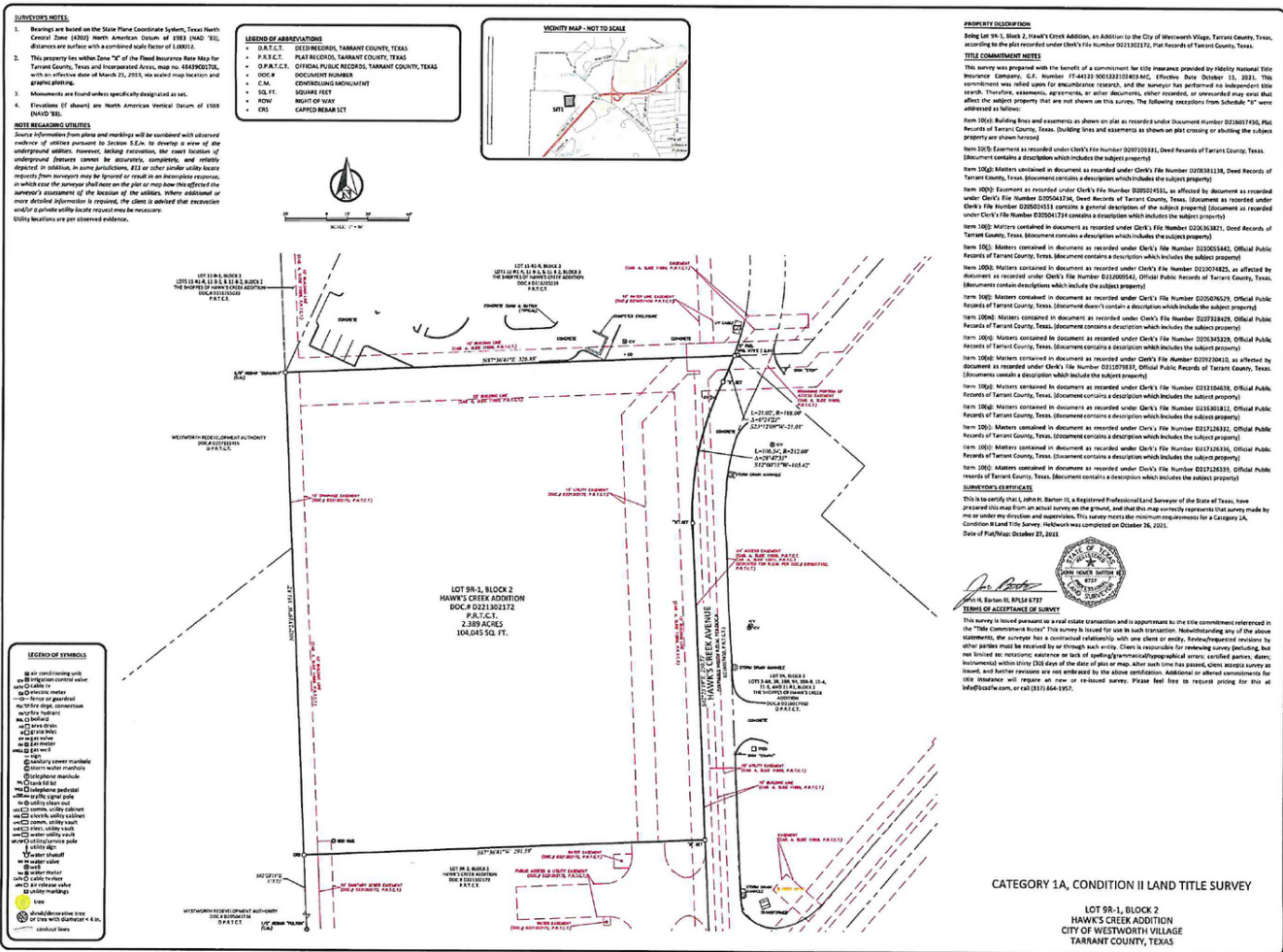
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## SURVEY



**SURVEYOR'S NOTES:**

- Boundaries are based on the State Plane Coordinate System, Texas North Central Zone (NAD 83) North American Datum of 1983 (NAD 83); distances are surface with a combined scale factor of 1.00011.
- This property lies within Zone "C" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 16A000020L, with an effective date of March 31, 2015. We would map location and drainage profile.
- Monuments are found unless specifically designated as not.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD 88).

**NOTE REGARDING UTILITIES:**

Source information from plans and markings will be combined with observed evidence of utility placement to Section 55.04 in the event of a view of the underground utilities. However, before excavation, the exact location of underground utilities cannot be accurately confirmed, and utility depths in addition to some jurisdictions, 811 or other similar utility locate requests from the survey may be ignored or result in inaccurate responses, in which case the surveyor shall note on the plat or map how this affects the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or advance utility locate requests may be necessary. Utility locations are not guaranteed evidence.

**LEGEND OF ABBREVIATIONS:**

- D.A.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.A.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.A.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC# DOCUMENT NUMBER
- CM# CONTINUING MORTGAGE
- SQ. FT. SQUARE FEET
- R/W# RIGHT OF WAY
- CR# CONVEYED RECORD SET



**PROPERTY DESCRIPTION:**

Being Lot 99-1, Block 2, Hawks Creek Addition, an Addition to the City of Westworth Village, Tarrant County, Texas, according to the plat recorded under Clerk's File Number 022132172, Plat Records of Tarrant County, Texas.

**TITLE COMMITMENT NOTES:**

This survey was prepared with the benefit of a commitment to title insurance provided by Victory National Title Insurance Company, C.F. Number 174412130012310434MG, effective from October 31, 2021. This commitment was relied upon for encumbrance records, and the surveyor has performed no independent title search. Therefore, easements, appurtenances, or other documents, or other interests, or recorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

- Item 150(a) Building lines and easements as shown on plat as recorded under Document Number 0218017450, Plat Records of Tarrant County, Texas. (Building lines and easements as shown on plat crossing or abutting the subject property are shown here.)
- Item 150(b) Easement as recorded under Clerk's File Number 020109319, Deed Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(c) Matters contained in document as recorded under Clerk's File Number 000818138, Deed Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(d) Easement as recorded under Clerk's File Number 020020161, as affected by document as recorded under Clerk's File Number 020504174, Deed Records of Tarrant County, Texas. (Document as recorded under Clerk's File Number 020504174, contains a general description of the subject property. (Document as recorded under Clerk's File Number 020504174 contains a description which includes the subject property.)
- Item 150(e) Matters contained in document as recorded under Clerk's File Number 020363681, Deed Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(f) Matters contained in document as recorded under Clerk's File Number 020305544, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(g) Matters contained in document as recorded under Clerk's File Number 021000544, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(h) Matters contained in document as recorded under Clerk's File Number 020504328, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(i) Matters contained in document as recorded under Clerk's File Number 020109422, as affected by document as recorded under Clerk's File Number 021010837, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(j) Matters contained in document as recorded under Clerk's File Number 020504328, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(k) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(l) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(m) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(n) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(o) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
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- Item 150(r) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(s) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(t) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(u) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(v) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(w) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(x) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(y) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)
- Item 150(z) Matters contained in document as recorded under Clerk's File Number 021128133, Official Public Records of Tarrant County, Texas. (Document contains a description which includes the subject property.)



JOB NO. 202106110	
DRAWN BY:	BCS
CHECKED BY:	JMB
TABLE OF REVISIONS	
DATE	SUMMARY

**HAWKS CREEK DENTAL - LOT 99-1 WESTWORTH VILLAGE, TEXAS**

**VO1**  
CATEGORY 1A, CONDITION II LAND TITLE SURVEY

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## LOCATION MAP



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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>CLARK REAL ESTATE GROUP</b>	<b>0590750</b>	<b>tim@clarkreg.com</b>	<b>(817)458-0402</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Clark Real Estate Group</b>	<b>590750</b>	<b>tim@clarkreg.com</b>	<b>(817)458-0402</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Tim Clark</b>	<b>0516005</b>	<b>tim@clarkreg.com</b>	<b>(817)578-0609</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tim Clark</b>	<b>0516005</b>	<b>tim@clarkreg.com</b>	<b>(817)578-0609</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date