

**Joe Goldsmith, Broker**  
**Tel: 214 / 499-8569**  
**Email: gdj405@gmail.com**

**8.18 Acres**

6277 S I-35 E  
Corinth, TX 76208

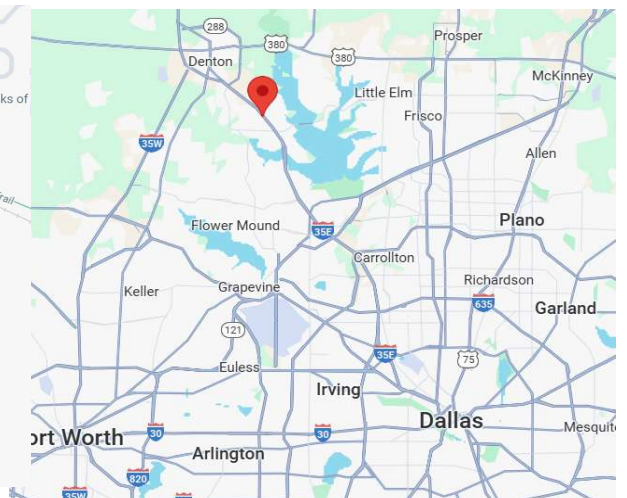
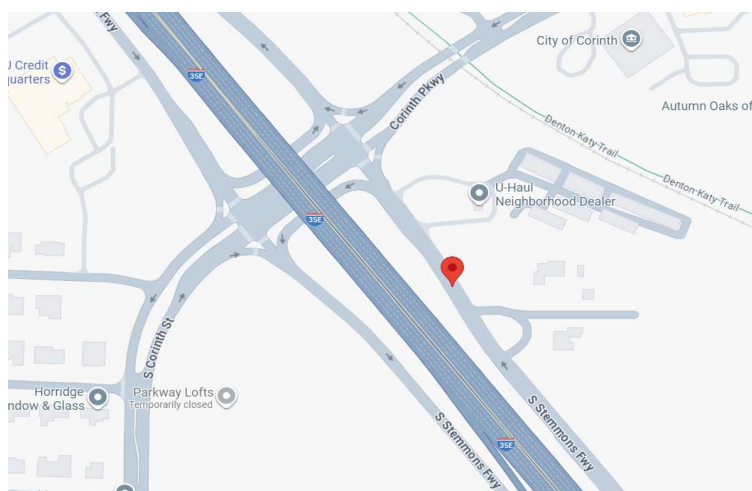
**7,485,000 / \$21 psf**

Acres  
Zoning  
Flood

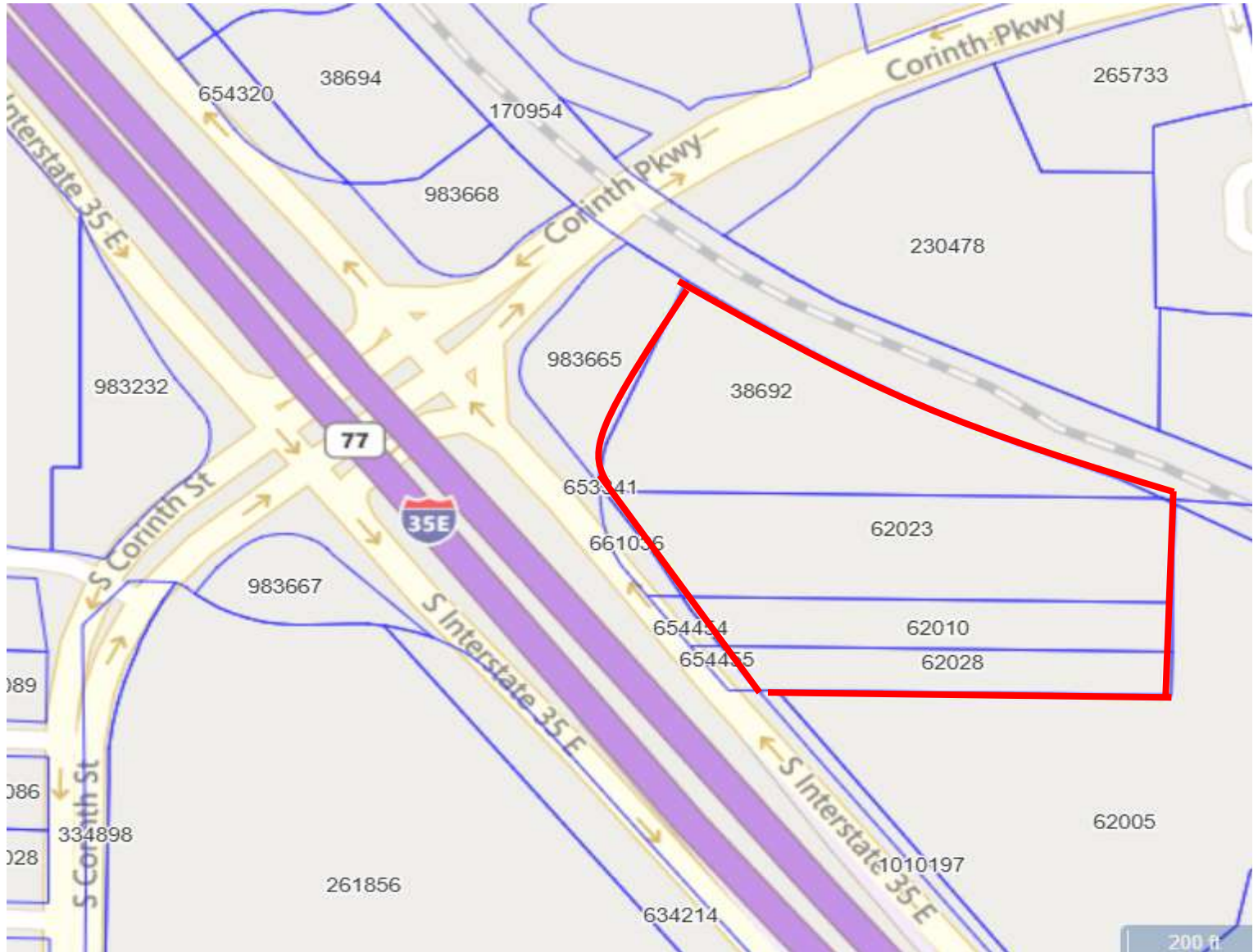
8.18  
MX-C  
No



Mixed Use Commercial Zoning allows Multifamily, QSR & Various Commerical Uses. City will not allow Tax Credit Property.



**8.18 acres**  
6277 S I35 E  
Cornith, TX 76210



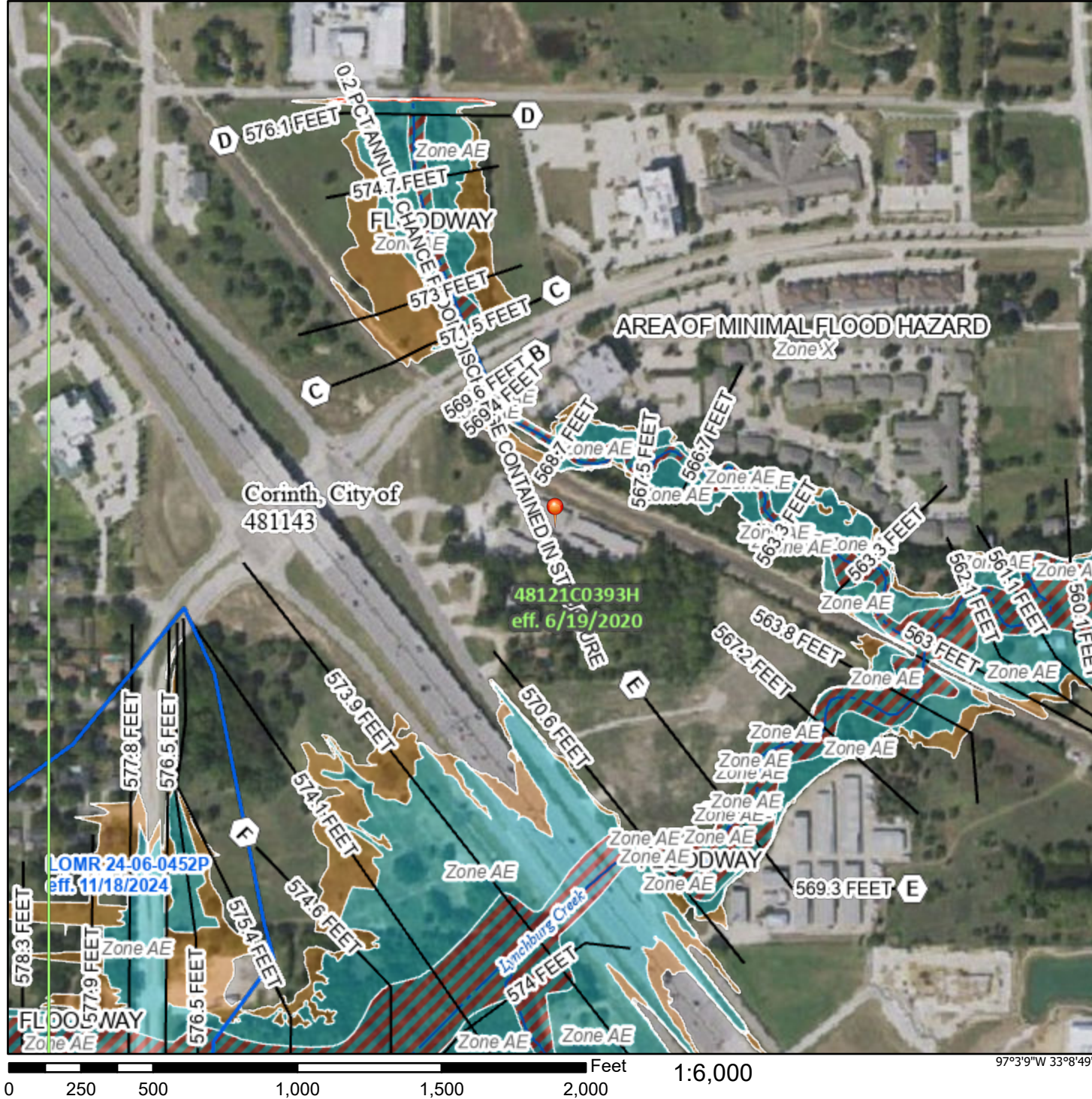
The information contained herein is believed to be correct, however, no representation as to the completeness or accuracy of this information is made. The property is subject to withdrawal from the market, change in price, or prior sale at any time.



# National Flood Hazard Layer FIRMette



97°3'46"W 33°9'19"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



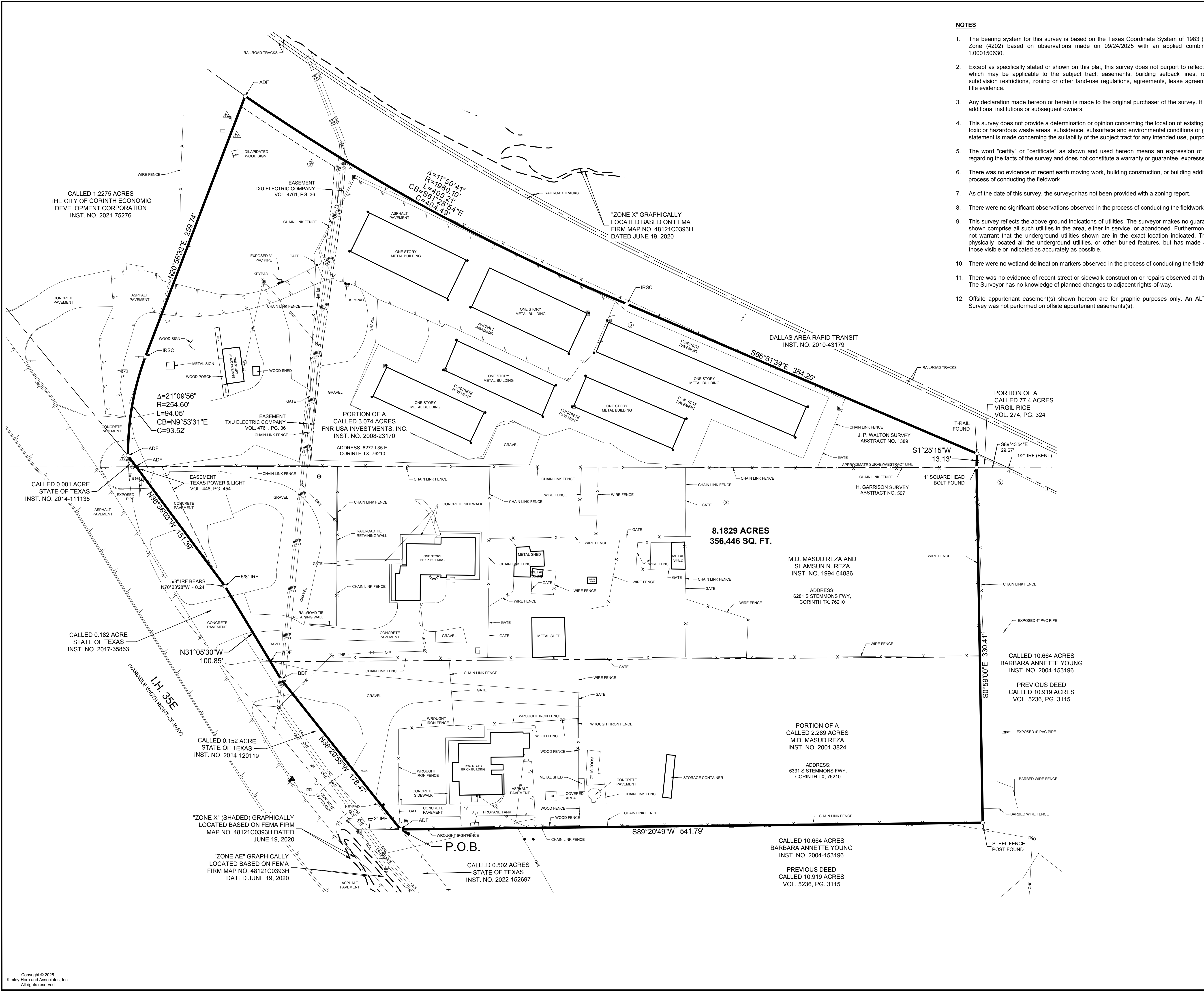
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/9/2025 at 7:42 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

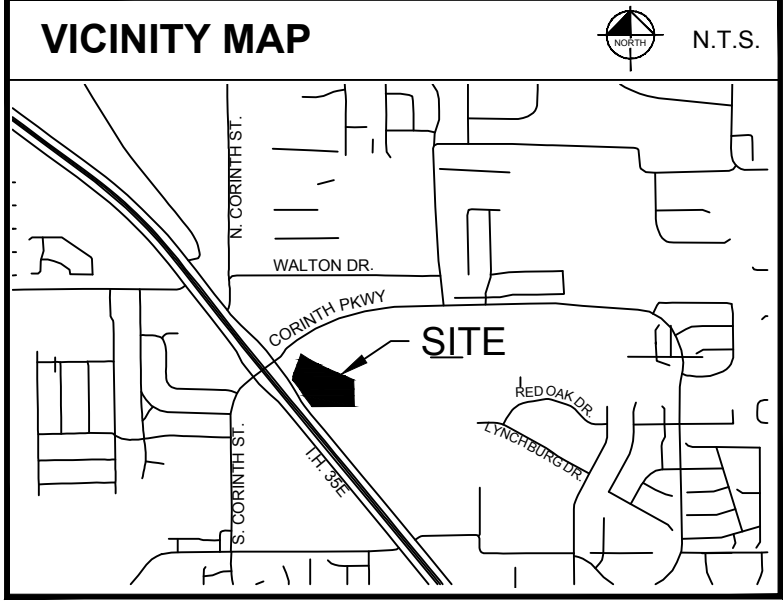
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 09/24/2025 with an applied combined scale factor of 1.000150630.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- As of the date of this survey, the surveyor has not been provided with a zoning report.
- There were no significant observations observed in the process of conducting the fieldwork.
- This survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Furthermore, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs observed at the time of the survey. The Surveyor has no knowledge of planned changes to adjacent rights-of-way.
- Offsite appurtenant easement(s) shown hereon are for graphic purposes only. An ALTA/NSPS Land Title Survey was not performed on offsite appurtenant easements(s).

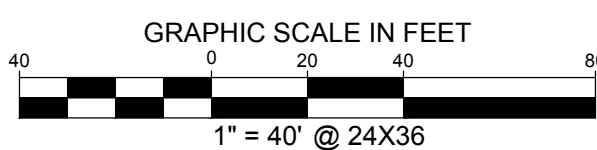
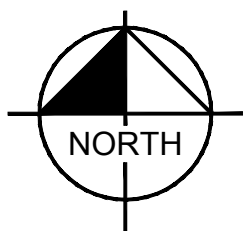


LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MANHOLE	STORM SEWER VAULT
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	IRRIGATION VALVE
TELEPHONE MARKER FLAG	WATER BOX
TELEPHONE MARKER SIGN	FIRE DEPT. CONNECTION
TELEPHONE VAULT	WATER HAND HOLE
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	WATER WELL
ELECTRIC METER	IRIG. S/P. IRON ROD W/ "KH" CAP SET
ELECTRIC MANHOLE	IRFC. IRON ROD WITH CAP FOUND
ELECTRIC MARKER FLAG	MNS. MAG NAIL SET
ELECTRIC MARKER SIGN	MNF. MAG NAIL FOUND
UTILITY POLE	IRF. IRON ROD FOUND
ELECTRIC TRANSFORMER	IRP. IRON PIPE FOUND
ELECTRIC VAULT	ADF. ALUMINUM DISK FOUND
HANDICAPPED PARKING	BDF. BRASS DISK FOUND
SIGN	CMF. CONCRETE MONUMENT FOUND
MARKER/BILLBOARD	XS. "X" CUT IN CONCRETE SET
BORER LOCATION	XF. "X" CUT IN CONCRETE FOUND
FLAG POLE	P.O.B. POINT OF BEGINNING
GREASE TRAP	P.O.C. POINT OF COMMENCING

LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING LINE
W. WATER LINE
SS. SANITARY SEWER LINE
ST. STORM SEWER LINE
UG. UNDERGROUND GAS LINE
OHE. OVERHEAD UTILITY LINE
UGE. UNDERGROUND ELECTRIC LINE
UT. UNDERGROUND TELEPHONE LINE
CB. UNDERGROUND CABLE LINE
FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT
DENIAL OF ACCESS LINE



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ALTA/NSPS LAND TITLE SURVEY

8.1829 ACRES  
J.P. WALTON SURVEY,  
ABSTRACT No. 1389  
H. GARRISON SURVEY,  
ABSTRACT No. 507  
CITY OF CORINTH,  
DENTON COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	KBM	JDW	10/24/2025	064446606	1 OF 2

Population			
	2 miles	5 miles	10 miles
2020 Population	33,123	116,063	473,030
2024 Population	35,239	127,600	530,848
2029 Population Projection	42,201	153,475	639,806
Annual Growth 2020-2024	1.6%	2.5%	3.1%
Annual Growth 2024-2029	4.0%	4.1%	4.1%
Median Age	40.1	39.7	37.3
Bachelor's Degree or Higher	43%	41%	41%
U.S. Armed Forces	0	25	272
Population By Race			
	2 miles	5 miles	10 miles
White	23,583	83,986	314,677
Black	2,779	10,630	55,906
American Indian/Alaskan Native	277	1,086	4,864
Asian	1,755	5,602	38,621
Hawaiian & Pacific Islander	20	74	294
Two or More Races	6,824	26,222	116,485
Hispanic Origin	6,042	25,797	116,607
Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$314,113	\$347,167	\$344,876
Median Year Built	2000	2000	2000

## Households

	2 miles	5 miles	10 miles
2020 Households	11,607	41,137	167,939
2024 Households	12,377	45,546	189,976
2029 Household Projection	14,891	55,064	230,295
Annual Growth 2020-2024	1.6%	2.3%	2.7%
Annual Growth 2024-2029	4.1%	4.2%	4.2%
Owner Occupied Households	11,356	38,046	148,354
Renter Occupied Households	3,534	17,018	81,941
Avg Household Size	2.8	2.7	2.7
Avg Household Vehicles	2	2	2
Total Specified Geographic Area (sq. miles)	\$507,914	\$1,000,000	\$3,000,000

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$134,189	\$124,410	\$118,710
Median Household Income	\$115,336	\$98,200	\$94,533
< \$25,000	662	4,143	21,160
\$25,000 - 50,000	932	6,247	27,248
\$50,000 - 75,000	2,126	7,096	27,621
\$75,000 - 100,000	1,592	5,697	24,265
\$100,000 - 125,000	1,428	5,017	23,268
\$125,000 - 150,000	1,698	4,148	16,069
\$150,000 - 200,000	2,016	5,817	22,363
\$200,000+	1,922	7,381	27,983

LEGAL DESCRIPTION

**BEING** a 8.1829 acre (356,446 square foot) tract of land situated in the J.P. Walton Survey, Abstract No. 1389, Denton County, Texas and the H. Garrison Survey, Abstract No. 507, Denton County, Texas; being a portion of a called 3.074 acre tract of land described in Warranty Deed with Vendor's Lien to FNR USA Investments, Inc. recorded in Instrument Number 2008-23170, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and a portion of a tract of land described in Warranty Deed with Vendor's Lien to M.D. Masud Reza and Shamsun N. Reza recorded in Instrument Number 1994-64886, O.P.R.D.C.T., and a portion of a called 2.289 acre tract of land described in Warranty Deed with Vendor's Lien to M.D. Masud Reza recorded in Instrument Number 2001-3824 O.P.R.D.C.T.; said tract being more particularly described as follows:

**BEGINNING** at an aluminum disk found stamped "TXDOT" in the northeast right-of-way line of Interstate Highway 35E (a variable width right-of-way), at the northeast corner of a called 0.502 acre tract of land described in Judgment of Court in Absence of Objection to the State of Texas recorded in Instrument Number 2022-152697 O.P.R.D.C.T., at the southeast corner of a called 0.152 acre tract of land described in Special Warranty Deed to the State of Texas recorded in Instrument Number 2014-120119 O.P.R.D.C.T., in the most southerly north line of a called 10.664 acre tract of land described Warranty Deed with Vendor's Lien to Barbara Annette Young recorded in Instrument Number 2004-153196 O.P.R.D.C.T., and in the south line of said 2.289 acre tract;

**THENCE** with said northeast right-of-way line of Interstate Highway 35E the following calls:

North 38°29'55" West, with the northeast line of said 0.512 acre tract, a distance of 178.47 feet to a brass disk found stamped "TXDOT";

North 31°05'30" West, with said northeast line of the 0.512 acre tract and the northeast line of a called 0.182 acre tract of land described in Deed to the State of Texas recorded in Instrument Number 2017-35863 O.P.R.D.C.T., a distance of 100.85 feet to a 5/8-inch iron rod found, from which a 5/8-inch iron rod found bears North 70°23'28" West, a distance of 0.24 feet;

North 36°36'03" West, continuing with said northeast line of the 0.182 acre tract and with the northeast line of a called 0.001 acre tract of land described in Deed to the State of Texas recorded in Instrument Number 2014-111135 O.P.R.D.C.T., a distance of 151.39 feet to an aluminum disk found stamped "TXDOT" at the north corner of said 0.001 acre tract, in the northwest line said 3.074 acre tract, and at the south corner of a called 1.2275 acre tract of land described in Special Warranty Deed to The City of Corinth Economic Development Corporation recorded in Instrument Number 2021-75276 O.P.R.D.C.T., at the beginning of a non-tangent curve to the right with a radius of 254.60 feet, a central angle of 21°09'56", and a chord bearing and distance of North 09°53'31" East, 93.52 feet;

**THENCE** in a northeasterly direction, with said northwest line of the 3.074 acre tract and the southeast line of said 1.2275 acre tract, with said non-tangent curve to the right, an arc distance of 94.05 feet to a 5/8-inch iron rod with "KHA" cap set;

**THENCE** North 20°56'33" East, continuing with said northwest line of the 3.074 acre tract and the southeast line of said 1.2275 acre tract, a distance of 259.74 feet to an aluminum disk found stamped "TXDOT" at the north corner of said 3.074 acre tract and at the east corner of said 1.2275 acre tract, and in the southwest line of a tract of land described in Quitclaim to Dallas Area Rapid Transit recorded in Instrument Number 2010-43179, O.P.R.D.C.T., at the beginning of a non-tangent curve to the left with a radius of 1,960.10 feet, a central angle of 11°50'41", and a chord bearing and distance of South 61°25'54" East, 404.49 feet;

**THENCE** in a southeasterly direction, with the northeast line of said 3.074 acre tract and said southwest line of the Dallas Area Rapid Transit tract, with said non-tangent curve to the left, an arc distance of 405.21 feet to a 5/8-inch iron rod with "KHA" cap set;

**THENCE** South 66°51'39" East, continuing with said northeast line of the 3.074 acre tract and said southwest line of the Dallas Area Rapid Transit tract a distance of 354.20 feet to a T-Rail found at the northeast corner of said 3.074 acre tract, and at the northwest corner of the remainder of a called 77.4 acre tract of land described in Warranty Deed to Virgil Rice recorded in Volume 274, Page 324, O.P.R.D.C.T.;

**THENCE** South 01°25'15" West, with the east line of said 3.074 acre tract and the west line of said remainder of the 77.4 acre tract, a distance of 13.13 feet to a 1-inch square head bolt found at the southeast corner of said 3.074 acre tract, the southwest corner of said remainder of the 77.4 acre tract, at the northeast corner of said M.D. Masud Reza and Shamsun N. Reza tract, and at the most northerly northwest corner of said 10.664 acre tract, from which a 1/2-inch iron rod found (bent) in said south line of the Dallas Area Rapid Transit tract, at the southeast corner of said remainder of the 77.4 acre tract, and at the northeast corner of said 10.664 acre tract bears South 89°43'54" East, a distance of 29.67 feet;

**THENCE** South 00°59'00" East, with the east line of said M.D. Masud Reza and Shamsun N. Reza tract, the the west line of said 10.664 acre tract, and the east line of said 2.289 acre tract, a distance of 330.41 feet to a found steel fence post at the southeast corner of said 2.289 acre tract and at an interior corner of said 10.664 acre tract;

**THENCE** South 89°20'49" West, with the most southerly north line of said 10.664 acre tract and the south line of said 2.289 acre tract, a distance of 941.79 feet to the **POINT OF BEGINNING** and containing 356,446 square feet or 8.1829 acres of land, more or less.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-406650-RTT, effective date July 16, 2025, issued July 28, 2025.)

- 10e. Easement executed by Joe C. Jones to Texas Power & Light Company, filed June 28, 1949, recorded in Volume 355, Page 53, of the Real Property Records of Denton County, Texas, is not located on the surveyed property.
- 10f. Due to the vague description of the Easement executed by Joe C. Jones to Texas Power & Light Company, filed April 2, 1969, recorded in Volume 582, Page 397, of the Real Property Records of Denton County, Texas, the Surveyor is unable to determine its exact location.
- 10g. Due to the vague description of the Easement executed by Joe C. & Mildred T. Jones to the City of Corinth, filed July 11, 1972, recorded in Volume 650, Page 311, of the Real Property Records of Denton County, Texas, the Surveyor is unable to determine its exact location. The easement is based on the pipeline as installed. Surveyor does not know where the pipeline is installed.
- 10h. Easement executed by Shirley Ann Enlow and husband, Julius B. Enlow to TXU Electric Company, filed January 25, 2001, recorded in Volume 4761, Page 36, of the Real Property Records of Denton County, Texas, is located on the surveyed property as shown hereon.
- 10i. Not a survey item.
- 10j. Not a survey item.
- 10k. Not a survey item.
- 10l. Not a survey item.
- 10m. Easement executed by E. A. Kiger and wife, Bertha Kiger to Texas Power & Light Company, filed June 28, 1949, recorded in Volume 355, Page 51, of the Deed Records of Denton County, Texas, is not located on the surveyed property.
- 10n. Due to the vague description of the Easement executed by E. A. Kiger and wife, Bertha Kiger to Texas Power & Light Company, filed March 9, 1951, recorded in Volume 365, Page 364, of the Deed Records of Denton County, Texas, the Surveyor is unable to determine its exact location.
- 10o. Easement executed by E.A. Kiger and wife, Bertha Kiger to Texas Power & Light filed 10/30/1958, recorded in Volume 441, Page 248 of the Real Property Records of Denton County, Texas is not located on the survyed property.
- 10p. Easement executed by Red Parker and Jack Bell to Texas Power & Light filed 07/20/1959, recorded in Volume 448, Page 454 of the Real Property Records of Denton County, Texas is located on the surveyed property as shown hereon.
- 10q. Due to the vague description of the Easement executed by James C. Chambers and wife Juanita Chambers to Texas Power & Light, filed February 23, 1966, recorded in Volume 534, Page 607 of the Real Property Records of Denton County, Texas, the Surveyor is unable to determine its exact location.
- 10r. Due to the vague description of the Easement executed by James C. Chambers to the City of Corinth, filed July 11, 1972, recorded in Volume 650, Page 269 of the Real Property Records of Denton County, Texas, the Surveyor is unable to determine its exact location. The easement is based on the pipeline as installed. Surveyor does not know where the pipeline is installed.
- 10s. Not a survey item.
- 10t. Terms, provisions, and conditions in the Notice of Petroleum Contaminated Site by and between M.D. Masud Reza and the Texas Natural Resource Conservation Commission filed July 23, 2003, recorded in Volume 5380, Page 2737, Real Property Records of Denton County, Texas is located on the surveyed property.

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0393H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded)

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION

To: JPI Real Estate Acquisition II, LLC;  
First American Title Insurance Company;  
FNR USA Investments, Inc.;  
M.D. Masud Reza and Shamsun N. Reza, husband and wife;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b), 8, 11(b), 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 10/08/2025.

Survey Date: October 24, 2025

Joshua D. Wargo  
Registered Professional Land Surveyor No. 6391  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-335-6511  
josh.wargo@kimley-horn.com

PRELIMINARY

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NOT BE RECORDED FOR  
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SURVEY DOCUMENT

ALTA/NSPS LAND TITLE SURVEY  
8.1829 ACRES  
J.P. WALTON SURVEY,  
ABSTRACT No. 1389  
H. GARRISON SURVEY,  
ABSTRACT No. 507  
CITY OF CORINTH,  
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KBM	JDW	10/24/2025	064446606	2 OF 2

Uses		Residential Zoning Districts								Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference	
Legend for Use Chart		SF-1, Single Family Residential (detached)	SF-2, Single Family Residential (detached)	SF-3, Single Family Residential (detached)	SF-4, Single Family Residential (detached)	SF-A, Single Family Residential (attached)	MX-D, Mixed Density Residential	MF-1, Multi-Family Residential	MF-2, Multi-Family Residential	MF-3, Multi-Family Residential	C-1, Commercial	C-2, Commercial	C-3, Commercial	I, Industrial	U-1, Utility	MX-R, Mixed Use Residential	MX-C, Mixed Use Commercial	PD, Planned Development	
P	Use is permitted in district indicated																		
	Use is prohibited in district indicated																		
S	Use is permitted in district upon approval of a <u>2.10.10</u> . Specific Use Permit																		
#	Use is permitted (or permitted by SUP) if the use complies with conditional development standards or limitations in the corresponding numeric end note in <u>2.07.04</u> . Conditional Development Standards.																		
§	Reference for Future Reference																		
Residential Uses																			
Assisted Living/Nursing Home								P	P	P	S	S	S	P		P	S	20	



Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Carport																	20	
Dwelling, Single Family (detached)	P	P	P	P	P	P-1	P	P	P							P	20	
Dwelling, Single Family (attached - duplex)					P	P-1	P	P	P						P	P	20	
Dwelling, Single Family (attached - townhouse)					P	P-1	P	P	P						P	P	20	
Dwelling, Multi-Family						P-1	P	P	P						P	P	20	
Guest House/Servants' Quarters	P-2	P-2															20	
Manufactured Home (HUD Code)																	20	
Modular (Industrialized) Home	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3	P-3						P-3	S	20	
Retirement Housing							P	P	P						P	S	20	
Studio Residence															P	S	20	
<b>Nonresidential Uses</b>																		
Adult Day-Care Services	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	20	
Agricultural Use	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	P-4	20	
Ambulance Service											P	P	P			P	20	
Amusement, Commercial (indoors)											P	P	P		P	P	20	

Uses	Residential Zoning Districts										Nonresidential Zoning Districts				Special Zoning Districts			Reserved for Future Reference
Amusement, Commercial (outdoors)											S-5	S-5	S-5			S-5	20	
Antique Shop										P	P	P	P		P	P	20	
Art Gallery or Museum										P	P	P	P		P	P	20	
Automobile Body Shop												P	P				20	
Automobile Rental											S-6	S-6	S-6				20	
Automobile Sales, Used												S-6	S-6				20	
Automobile Sales/Leasing, New											S-6	S-6	S-6				20	
Automobile Parts Store										P	P	P	P				20	
Automobile Service Garage (Major)												P	P				20	
Automobile Service Garage (Minor)											S	P	P				20	
Bank or Financial Institution										P	P	P		P	P	P	20	
Barber, Beauty Shop or Personal Services										P	P	P	P		P	P	20	
Bed and Breakfast Home/Bed and Breakfast Inn	S-24	S-24	S-24	S-24	S-24	S-24	S-24	S-24	S-24	S-24	S-24	S-24	S-24		S-24	S-24	20	
Book Store										P	P	P	P		P	P	20	
Bowling Alley										P	P	P	P		P	P	20	

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Business Services										S	S	S	P		S	S	20	
Car Wash, Full Service											S-10	P-10					20	
Car Wash, Self Service											S-10	P-10					20	
Carpentry Shop												S	P				20	
Caterer or Wedding Service										P	P	P	P		P	P	20	
Ceramic and Pottery Manufacturer													P				20	
Child-Care: Foster Family Home (Independent)	P	P	P	P													20	
Child-Care: Foster Group Home (Independent)	P	P	P	P													20	
Child-Care: Licensed Child-Care Center										S	S	S	S		S	S	20	
Child-Care: Licensed Child-Care Home	P	P	P	P													20	
Child-Care: Listed Family Home	P	P	P	P													20	
Child Care: Registered Child-Care Home	P	P	P	P													20	
College, University or Trade School										S	S	P	P			P	20	



Uses	Residential Zoning Districts									Nonresidential Zoning Districts				Special Zoning Districts			Reserved for Future Reference		
Computer/Chip Manufacturer													P					20	
Concrete Batching Plant, Temporary	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	P-7	20	
Concrete Batching Plant, Permanent																		20	
Country Club	P	P	P	P			P	P	P									20	
Dance, Music, or Drama Studio										P	P	P	P				P	20	
Drone, Commercial Delivery Service										P	P	P	P				P	20	
Educational Services Office										P	P	P	P			P	P	20	
Electrical Power Substations														P				20	
Equipment and Machinery Sales and Rental, Major												S-15	S-15					20	
Equipment and Machinery Sales and Rental, Minor											P	P	P			P	P	20	
Exterminating Company										P	P	P	P					20	
Farmer's Market										S	P	P	P			S	P	20	
Feed Store											P	P	P				P	20	
Financial Loan - Credit Access Business													P-8					20	

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Financial Loan - Deferred Presentment Transaction													P-8				20	
Financial Loan - Motor Vehicle Title Loan													P-8				20	
Firewood Sales	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	S-9	20	
Fix-It Shop, Bicycle Repair, Blade Sharpening, Small Engine Repair											P	P	P		P	P	20	
Food Truck											P-23	P-23	P-23		S-23	P-23	20	
Furniture Repair and Upholstering Shop										P	P	P	P		P	P	20	
Gas Regulator Stations or Metering Stations														P			20	
Gas or Oil Well and Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P			20	
Gasoline Filling or Service Station with Car Wash											S-10	P-10	P-10				20	
Gasoline Filling or Service Station without Car Wash											S-10	P-10	P-10			P	20	
Golf Course	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	
Grocery Store										P	P	P	P			P	20	
Gym or Health/Fitness Center										P	P	P	P		P	P	20	

Uses	Residential Zoning Districts										Nonresidential Zoning Districts				Special Zoning Districts			Reserved for Future Reference
Heliport or Helistop											S-11	S-11	S-11	S-11		S-11	20	
Home Based Business	P-12	P-12	P-12	P-12													20	
Hospital, Acute Care											S	S	S		S	S	20	
Hospital, Chronic Care											S	S	S		S	S	20	
Hotel, Full-Service or Limited Service											S-24	S-24	S-24		S-24	P	20	
Institution for the Care of Alcoholic, Psychiatric, or Narcotic Patients										S	S						20	
Jewelry Manufacturing or Assembly													P				20	
Kennel with Indoor Runs Only											P-13	P-13	P-13			P-13	20	
Kennel with Outdoor Runs											S-13	S-13	P-13			S-13	20	
Laundry, Commercial											P	P	P			P	20	
Laundry, Dry Cleaning Drop-Off/Pick-Up										P	P	P	P		P	P	20	
Laundry, Self-Service										P	P	P	P		P	P	20	
Leather Product and Saddle Manufacturing													P				20	
Library	P	P	P	P	P	P	P	P	P						P	P	20	



Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Light Assembly and Manufacturing Processes													P				20	
Manufactured Home Sales											S	S					20	
Manufacturing or Industrial Operations													S				20	
Massage Therapy, Licensed										P	P	P	P		P	P	20	
Massage Therapy, Unlicensed																		
Medical Clinic										P	P	P	P		P	P	20	
Motel, Motor Hotel, or Tourist Court																		
Movie Picture Theatre										S	P	P	P		P	P	20	
Newspaper Printing											P	P	P			P	20	
Office, Professional, Medical, or Business										P	P	P	P		P	P	20	
Outside Display, Permanent										S-14	S-14	S-14	S-14		S-14	S-14	20	
Outside Display, Temporary										P-14	P-14	P-14	P-14		P-14	P-14	20	
Outside Storage										S-15	S-15	S-15	S-15	S-15		P-15	20	
Park, Playground, or Community Center, Public	P	P	P	P	P	P	P	P	P						P	P	20	

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Pet Shop (Retail Sales Only)										P	P	P	P		P	P	20	
Photographer's or Artist's Studio/Film Processing										P	P	P	P		P	P	20	
Photovoltaic Systems (Attached)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	
Photovoltaic Systems (Detached)	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22	P-22		
Plastic Products Manufacturing													P				20	
Play Field or Stadium, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	
Plumbing/Electrical/Air Conditioning Store (Retail Sales Only)										P	P	P	P			P	20	
Police or Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20	
Portable Building	S-16	S-16	S-16	S-16						S-16	S-16	S-16	S-16	S-16		S-16	20	
Printing/Duplication Shop or Mailing Center										P	P	P	P		P	P	20	
Private Club										S-21	S-21	S-21	S-21				20	
Public Building										P	P	P	P		P	P	20	
Public Parking Garage										P	P	P	P		P	P	20	
Radio or TV Station													P			P	20	

Uses	Residential Zoning Districts										Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Religious Facility	P	P	P	P	P	P	P	P	P	P	P	P				P	P	20	
Research and Development Laboratories													P					20	
Restaurant without Drive-In or Drive-through Service										P	P	P	P			P	P	20	
Restaurant with Drive-in or Drive-through Service											S-25	S-25	S-25				P	20	
Retail Stores and Shops										P	P	P	P			P	P	20	
RV Park													S					20	
School, Career													S			P		20	
School, Private	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	20	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	20	
Seamstress or Tailor Shop										P	P	P	P			P	P	20	
Sexually Oriented Business												P-17							
Shoe Repair Shop										P	P	P	P			P	P	20	
Storage Units, Mini												S	S					20	
Tattoo Studio											S	S	S				P	20	
Taxi Garage or Dispatch											S	P	P					20	



Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Telephone Exchange (No Offices or Storage Facilities)	P	P	P	P			P	P	P								20	
Temporary Building for New Construction	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	P-18	20	
Textile Manufacturing, with dust and odor control																	20	
Tower/Antenna: TV, Radio, Microwave, Telephone, or Cellular													S-19	S-19			20	
Trailer Rental (Accessory Use)												S-6	S-6				20	
Truck Sales, Heavy Trucks												S-6	S-6				20	
Unattended Outdoor Temporary Receptacle	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	P-26	26, 20	
Utility Storage/Repair Buildings														P			20	
Veterinary Office, including Indoor Runs											P	P	P			P	20	
Veterinary Office, including Outdoor Runs											S	S	P				20	
Water Storage													P	P			20	
Water Treatment Facility														P			20	
Warehouse													P			S	20	

Uses	Residential Zoning Districts									Nonresidential Zoning Districts					Special Zoning Districts			Reserved for Future Reference
Wedding Chapel, Reception Facility, Special Events Center										S	S	S	S			S	20	
Weight Loss Center										P	P	P	P		P	P	20	
Wholesale Center										P	P	P	P			P	20	
Woodworking and Planing Mill													P				20	

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3660.



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