

VACANT LAND FOR SALE



SPUR 364

TYLER, TEXAS 75709

- SITE: 11.02 ± ACRES
- NO ZONING/OUTSIDE CITY LIMITS
- FRONTAGE: 2,200' ± (SPUR 364)
- ADJACENT TO CASCADES OF TYLER
- APPROXIMATELY 175' OF DEPTH
- PARTIALLY IN FLOOD PLAIN

OFFERED AT: \$499,000



MARK WHATLEY
 BROKER
 903-530-0955
 MWHATLEY@BCPTX.COM

BURNS COMMERCIAL PROPERTIES

HUNTER STINSON
 LEASING AGENT
 214-240-4556
 HSTINSON@BCPTX.COM



Plat of Survey

11.027 Acres

Being All that Called 11.020 Acre Tract
Recorded in Volume 4808, Page 255
Official Public Records of Smith County, Texas
Tobias Coulter Survey, Abstract No. 199

Buyer/Borrower: Larry Calhoun

Second Amending Plat
Owner: Larry Calhoun
Caddell E. Side 92-B



Legend

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set. N.P.
- ◆ 1/2" Iron Rod Found
- ◆ 5/8" Iron Rod Found
- ◆ 3/4" Iron Rod Found
- ◆ 1" Iron Rod Found
- ◆ 1 1/2" Iron Rod Found
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- ◆ 108" Iron Rod Found
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- ◆ 144" Iron Rod Found
- ◆ 168" Iron Rod Found
- ◆ 192" Iron Rod Found
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- ◆ 240" Iron Rod Found
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- ◆ 360" Iron Rod Found
- ◆ 384" Iron Rod Found
- ◆ 408" Iron Rod Found
- ◆ 432" Iron Rod Found
- ◆ 456" Iron Rod Found
- ◆ 480" Iron Rod Found
- ◆ 504" Iron Rod Found
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Tobias Coulter Survey
Abstract No. 199

- A) Original Easement to State of Texas
Vol. 1126, Pg. 178
Plat 15-2, Part 1 - Called 0.417 Acre
- B) Original Easement to State of Texas
Vol. 1126, Pg. 178
Plat 15-2, Part 2 - Called 0.145 Acre
- C) Original Easement to State of Texas
Vol. 1126, Pg. 178
Plat 15-2, Part 3 - Called 0.522 Acre



Steven L. Freeman, S
REGISTERED PROFESSIONAL LAND
SURVEYOR No. 6339



LINE TABLE (ACTUAL)

LINE	BEARING	DISTANCE
1	S 03°34'01" E	947.80
2	S 03°33'51" E	118.40
3	S 87°34'58" W	177.72
4	S 87°35'11" W	401.06
5	N 03°34'45" W	215.27

LINE TABLE (CALLS)

LINE	BEARING	DISTANCE
1	S 00°55'50" E	118.19
2	S 87°34'58" W	177.72
3	S 87°35'11" W	189.00
4	S 87°34'45" W	214.56
5	N 01°37'00" W	214.56

The survey shows homestead for the transaction under G.L. No. 6219790 and is not valid for use in any other transaction involving the above referenced property.

Base of Bearings: This survey is related to the Texas State Plane Coordinate System NAD 83 (2011), Texas North Central Zone 48020, U.S. Survey Feet from the NAD83 UTM NAD83 System.

This plat is an integral part of a survey & should be read in conjunction with the survey instrument and the survey plat from which it was derived.

The following documents appear to apply to the subject tract:
Vol. 1126, Pg. 178

The following document does not appear to apply to the subject tract:
Vol. 1126, Pg. 178

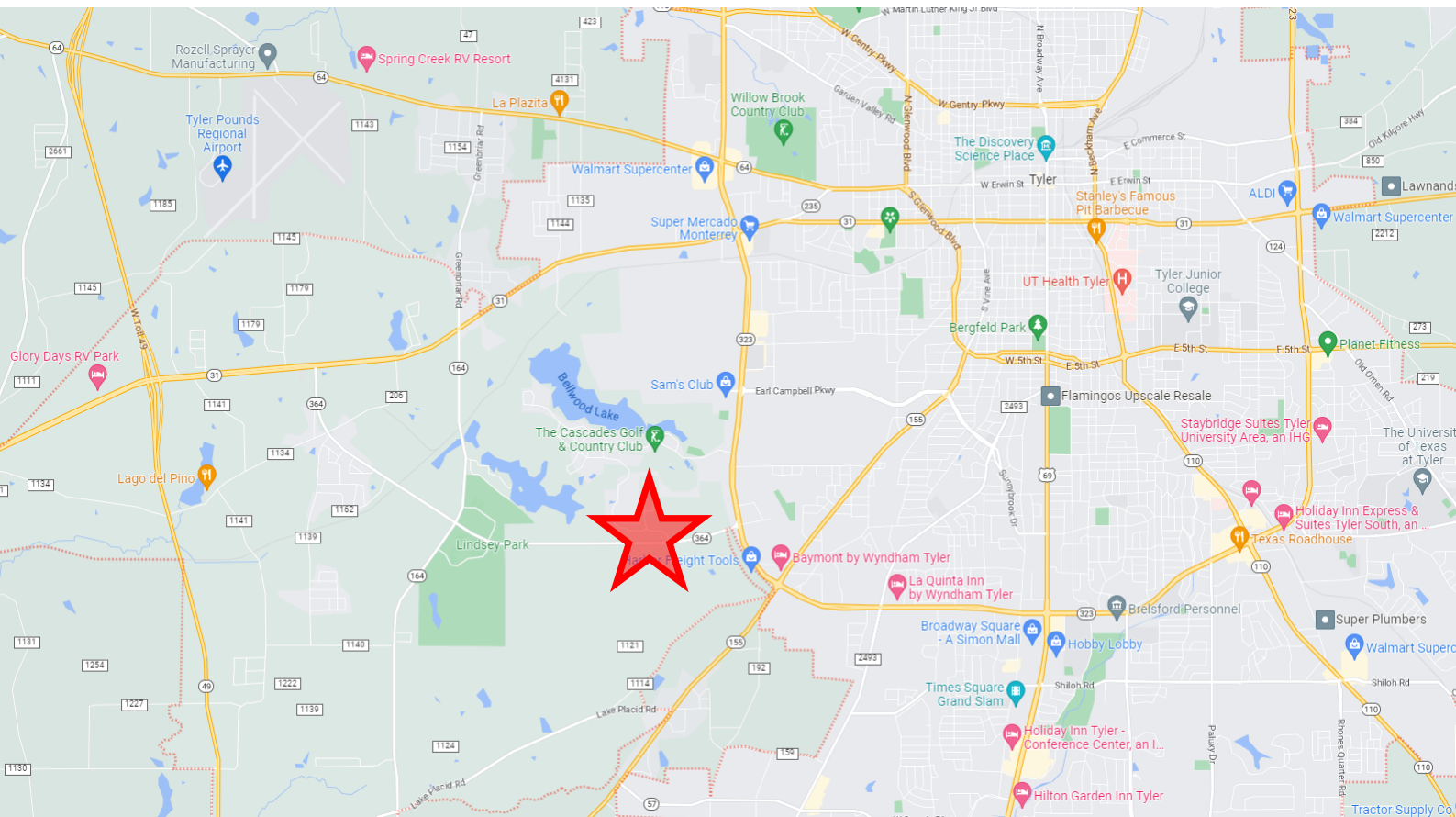
There may be underground utilities on or near the subject tract. It is the contractor's and/or landowner's responsibility to verify the location of the underground utilities before any construction is done.

Final Plat Statement: According to FIRM Map Form No. 4802020000, dated April 18, 2014, part of the subject tract appears to be within Zone 7*, areas determined to be outside the 0.2% annual chance flood plain and part of the subject tract appears to be within Zone 5*, special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood event.

PHYSICAL: 5081 C.R. 127, Ste. D
FLINT, TEXAS 75762
MAILING: P.O. BOX 146
FLINT, TEXAS 75762
VOICE (903) 504-5344
CELL (903) 630-1890

FREEMAN
SURVEYING & MAPPING LLC
T.R.E.L.S. FIRM NO. 07045423
www.freemanm.com

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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.

11-2-2015



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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
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