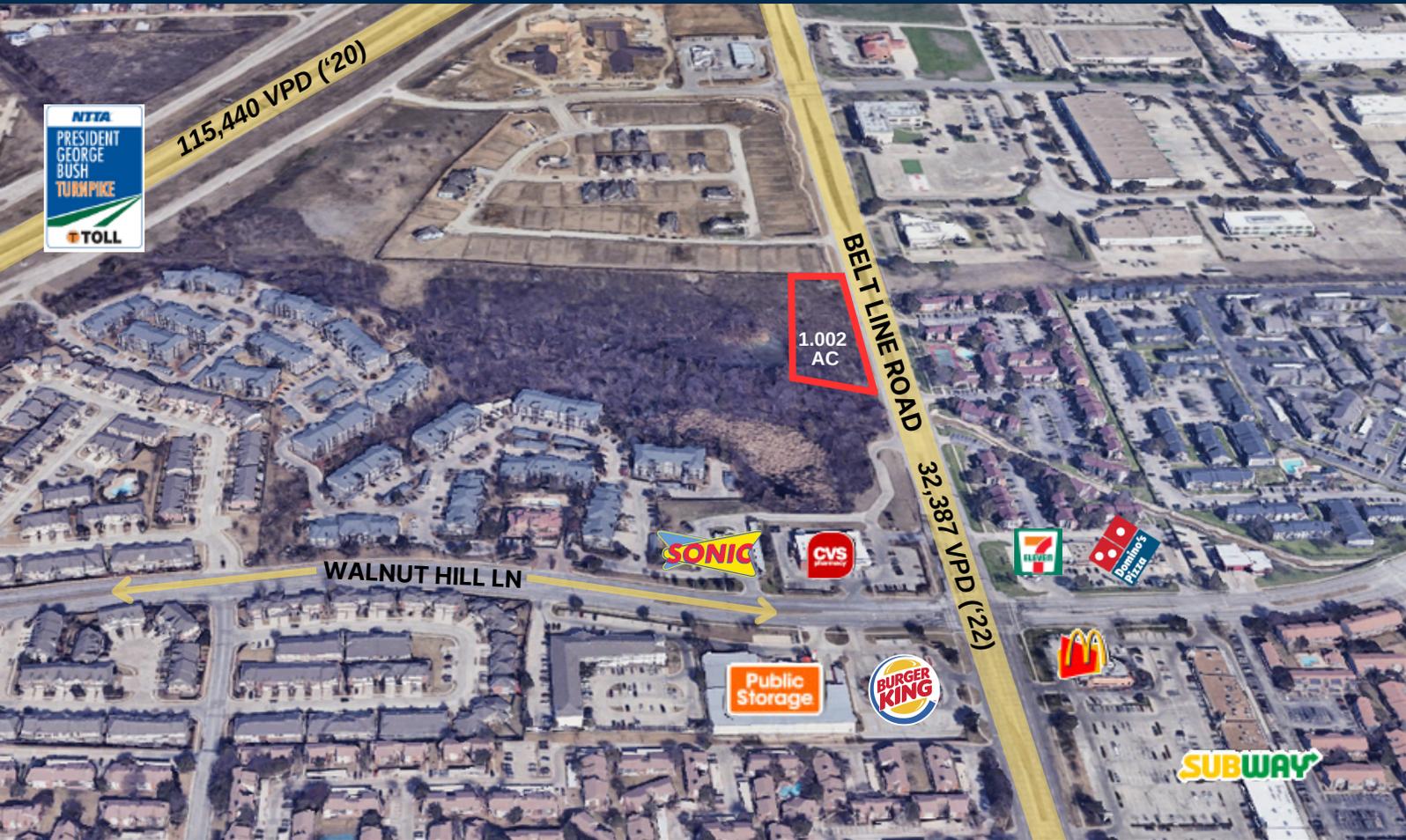


FOR SALE/LEASE



115,440 VPD ('20)



1.002 AC

BELT LINE ROAD

32,387 VPD ('22)

WALNUT HILL LN



4201 N. BELT LINE RD- LOT 2

Irving, TX 75038

Eric Deuillet
214-466-1545
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4201 N. BELT LINE RD- LOT 2

Irving, TX 75038

HIGHLIGHTS

- 1.002 AC (43,630 SF)
- Located adjacent to the Las Colinas master-planned community and the DFW International Airport, along the fast-growing State Highway 161 Corridor.

AREA RETAILERS



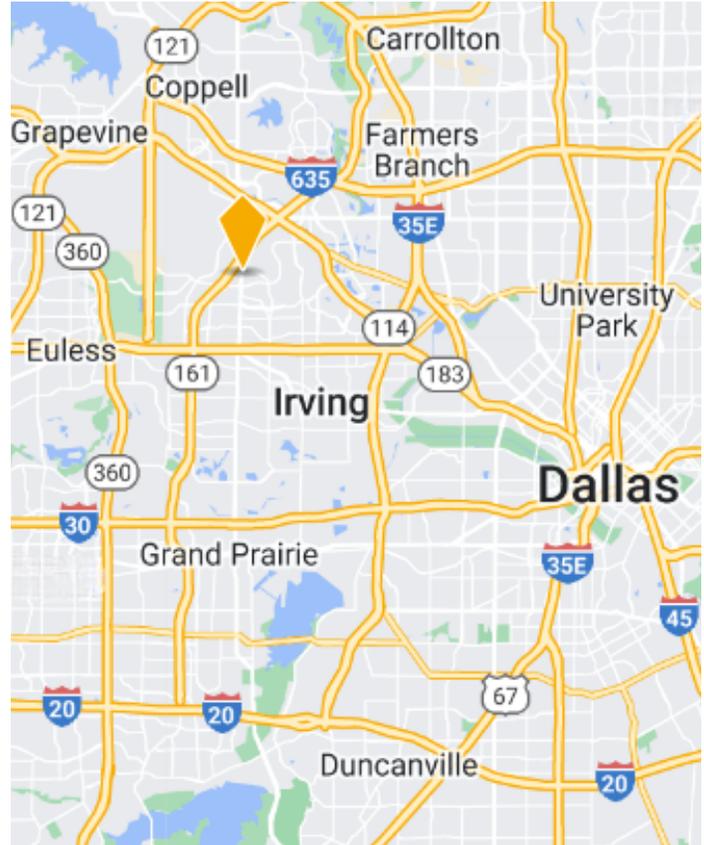
TRAFFIC COUNTS

Belt Line Rd 32,387 VPD-'22
Walnut Hill Ln 16,800 VPD-'22

DEMOGRAPHICS

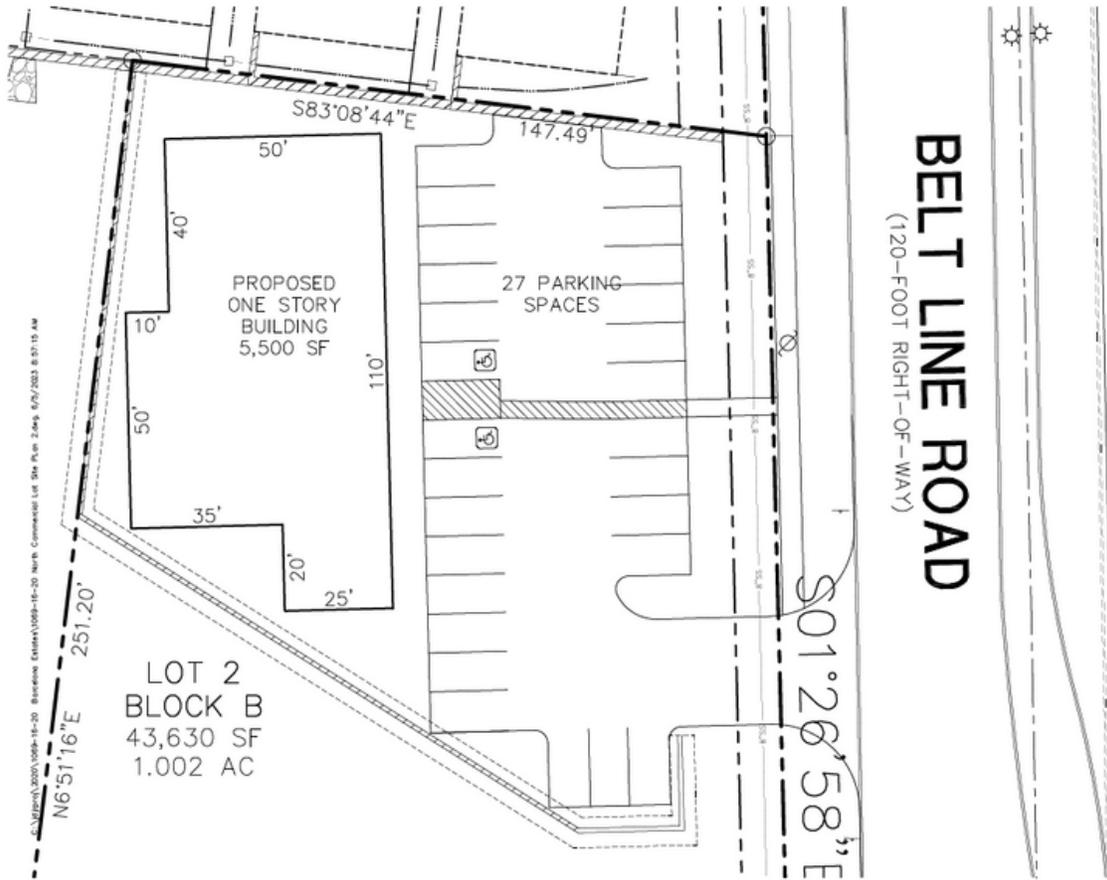
	1 Mile	3 Mile	5 Mile
Population	20,449	104,046	236,940
Average HH Inc	\$69,305	\$83,444	\$90,090
Households	8,546	41,365	94,277
Daytime Pop	5,525	76,640	175,363

**2023 Estimates*



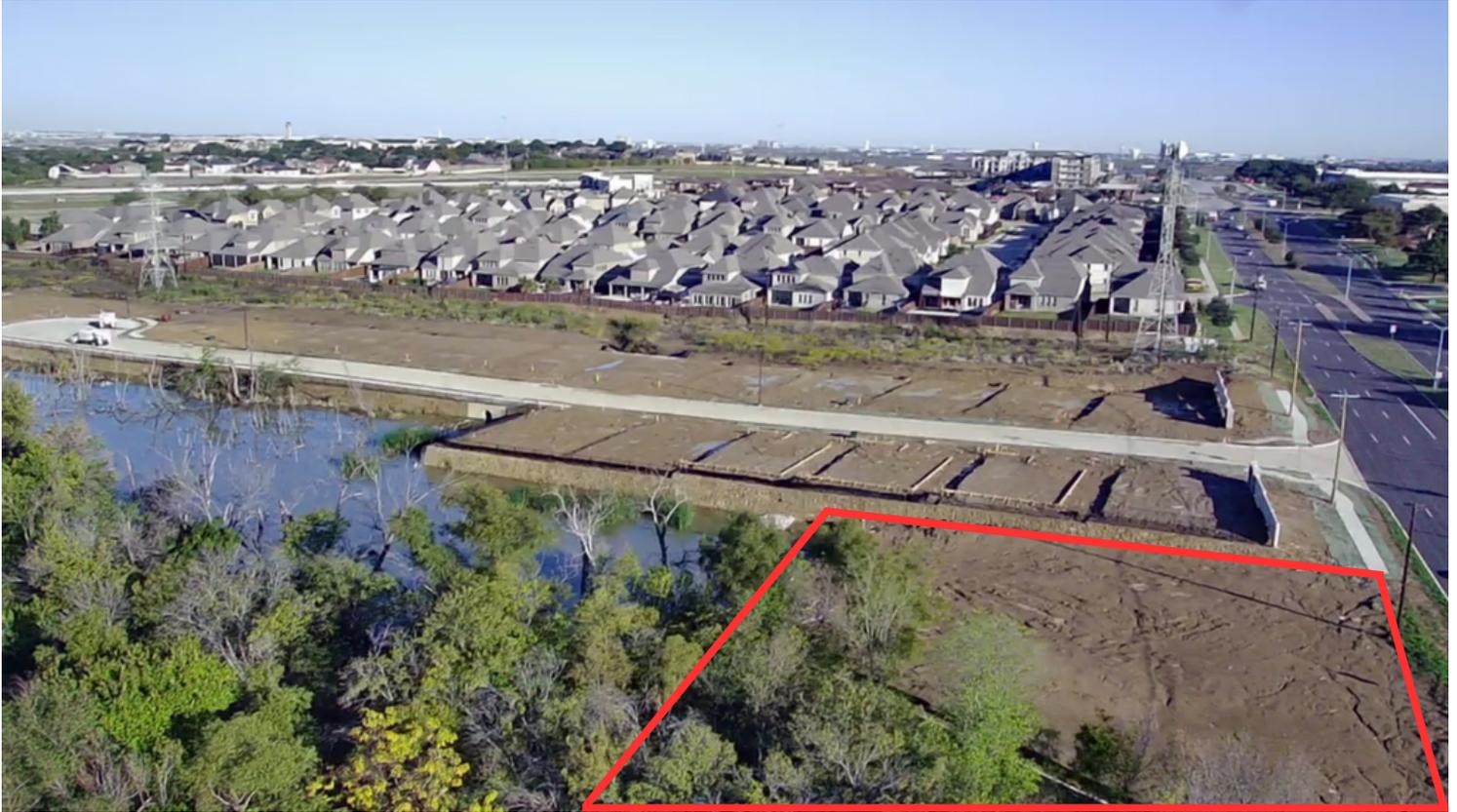
4201 N. BELT LINE RD- LOT 2

Irving, TX 75038



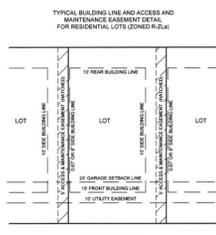
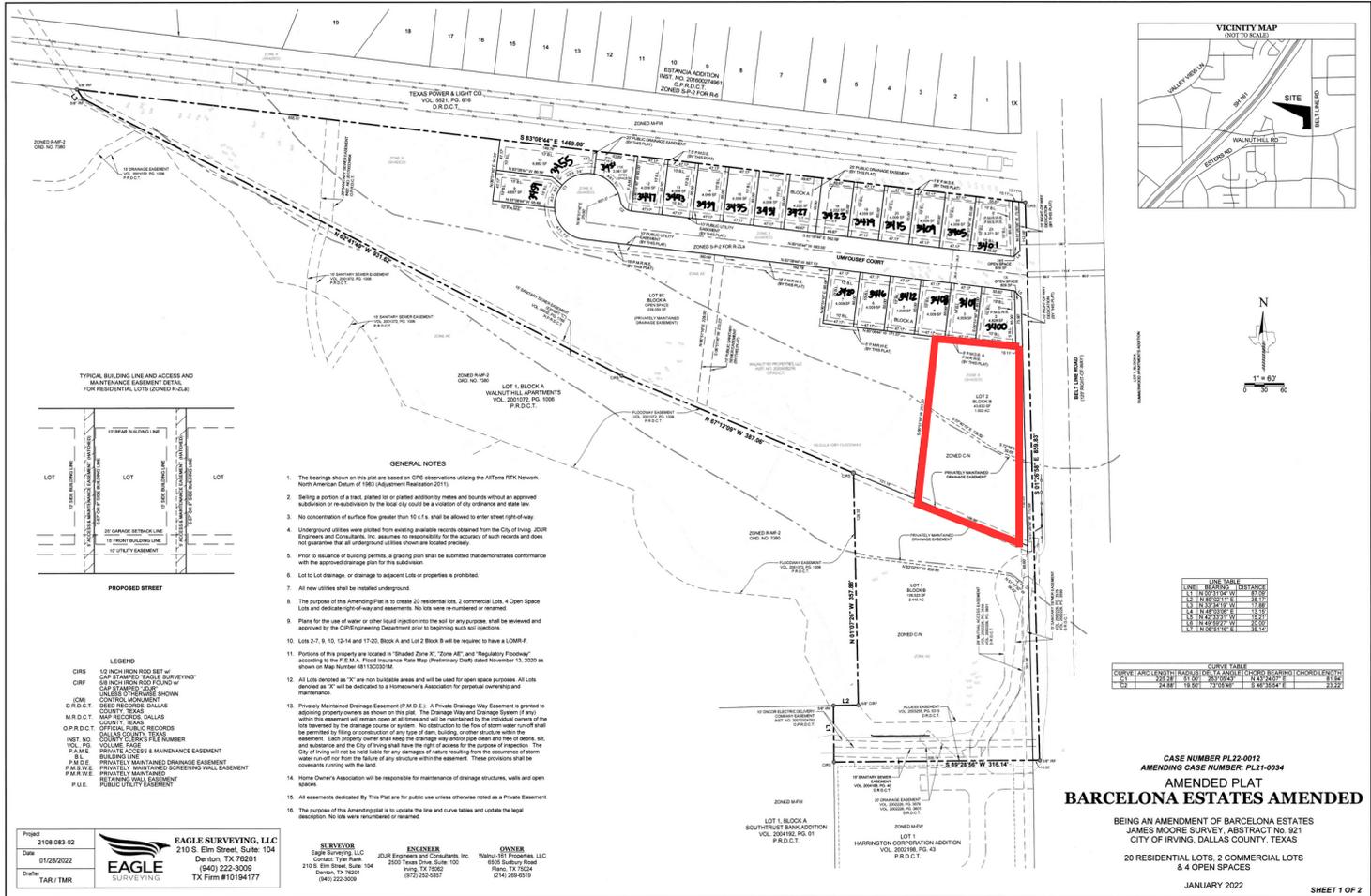
4201 N. BELT LINE RD- LOT 2

Irving, TX 75038



4201 N. BELT LINE RD- LOT 2

Irving, TX 75038



GENERAL NOTES

- The bearings shown on this plat are based on GPS observations utilizing the AITerra RTX Network, North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of a tract, platted lot or platted addition by means and bounds without an approved subdivision or re-subdivision by the local city could be a violation of city ordinance and state law.
- No construction of surface flow greater than 1% is to be allowed on any street right-of-way.
- Underground utilities were plotted from existing available records obtained from the City of Irving, JCR Engineers and Consultants, Inc. assurance no responsibility for the accuracy of such records and does not guarantee that all underground utilities known are located precisely.
- Prior to issuance of building permits, a grading plan shall be submitted that demonstrates compliance with the approved drainage plan for this subdivision.
- Lot to Lot drainage, or drainage to adjacent Lots or properties is prohibited.
- All new utilities shall be installed underground.
- The purpose of this Amending Plat is to create 20 residential lots, 2 commercial Lots, 4 Open Space Lots and dedicate right-of-way and easements. No lots were re-platted or merged.
- Plans for the use of water or other liquid injection into the soil for any purpose, shall be reviewed and approved by the City/Engineering Department prior to beginning such activities.
- Lots 2-7, 9, 10, 12-14 and 17-20; Block 4 and Lot 2 Block 9 will be required to have a LDM/F.
- Portions of this property are located in "Shaded Zone A" (Zone A) and "Regulatory Floodway" according to the F.E.M.A. Flood Insurance Rate Map (Preliminary Draft) dated November 13, 2020 as shown on Map Number 01100220141.
- All Lots denoted as "X" are non-habitable areas and will be used for open space purposes. All Lots denoted as "X" will be dedicated to a Homeowners' Association for perpetual ownership and maintenance.
- Privately Maintained Drainage Easement (P.M.D.E.): A Private Drainage Way Easement is granted to adjoining property owners as shown on this plat. The Drainage Way and Drainage System (if any) within this easement will remain open at all times and will be maintained by the individual owners of the lots traversed by the drainage course or pipes. No obstruction to the flow of storm water runoff shall be permitted by filling or construction of any type of dam, building, or other structure within the easement. Each property owner shall keep the drainage way proper care clean and free of debris, silt, and sediment and the City of Irving shall have the right of access to the area of inspection. The City of Irving will not be held liable for any damages of nature resulting from the occurrence of storm water runoff from the basin of any structure within the easement. These provisions shall be covenants running with the land.
- Home Owner's Association will be responsible for maintenance of drainage structures, walls and open space.
- All easements dedicated by This Plat are for public use unless otherwise noted as a Private Easement.
- The purpose of this Amending plat is to update the line and curve tables and update the legal description. No lots were re-platted or merged.

LINE	BEARING	DISTANCE
1-2	N 82°08'41" E	1489.00'
2-3	S 89°00'00" W	100.00'
3-4	N 89°00'00" E	100.00'
4-5	S 89°00'00" W	100.00'
5-6	N 89°00'00" E	100.00'
6-7	S 89°00'00" W	100.00'
7-8	N 89°00'00" E	100.00'
8-9	S 89°00'00" W	100.00'
9-10	N 89°00'00" E	100.00'
10-11	S 89°00'00" W	100.00'
11-12	N 89°00'00" E	100.00'
12-13	S 89°00'00" W	100.00'
13-14	N 89°00'00" E	100.00'
14-15	S 89°00'00" W	100.00'
15-16	N 89°00'00" E	100.00'
16-17	S 89°00'00" W	100.00'
17-18	N 89°00'00" E	100.00'
18-19	S 89°00'00" W	100.00'
19-20	N 89°00'00" E	100.00'
20-21	S 89°00'00" W	100.00'
21-22	N 89°00'00" E	100.00'
22-23	S 89°00'00" W	100.00'
23-24	N 89°00'00" E	100.00'
24-25	S 89°00'00" W	100.00'
25-26	N 89°00'00" E	100.00'
26-27	S 89°00'00" W	100.00'
27-28	N 89°00'00" E	100.00'
28-29	S 89°00'00" W	100.00'
29-30	N 89°00'00" E	100.00'
30-31	S 89°00'00" W	100.00'
31-32	N 89°00'00" E	100.00'
32-33	S 89°00'00" W	100.00'
33-34	N 89°00'00" E	100.00'
34-35	S 89°00'00" W	100.00'
35-36	N 89°00'00" E	100.00'
36-37	S 89°00'00" W	100.00'
37-38	N 89°00'00" E	100.00'
38-39	S 89°00'00" W	100.00'
39-40	N 89°00'00" E	100.00'
40-41	S 89°00'00" W	100.00'
41-42	N 89°00'00" E	100.00'
42-43	S 89°00'00" W	100.00'
43-44	N 89°00'00" E	100.00'
44-45	S 89°00'00" W	100.00'
45-46	N 89°00'00" E	100.00'
46-47	S 89°00'00" W	100.00'
47-48	N 89°00'00" E	100.00'
48-49	S 89°00'00" W	100.00'
49-50	N 89°00'00" E	100.00'
50-51	S 89°00'00" W	100.00'
51-52	N 89°00'00" E	100.00'
52-53	S 89°00'00" W	100.00'
53-54	N 89°00'00" E	100.00'
54-55	S 89°00'00" W	100.00'
55-56	N 89°00'00" E	100.00'
56-57	S 89°00'00" W	100.00'
57-58	N 89°00'00" E	100.00'
58-59	S 89°00'00" W	100.00'
59-60	N 89°00'00" E	100.00'
60-61	S 89°00'00" W	100.00'
61-62	N 89°00'00" E	100.00'
62-63	S 89°00'00" W	100.00'
63-64	N 89°00'00" E	100.00'
64-65	S 89°00'00" W	100.00'
65-66	N 89°00'00" E	100.00'
66-67	S 89°00'00" W	100.00'
67-68	N 89°00'00" E	100.00'
68-69	S 89°00'00" W	100.00'
69-70	N 89°00'00" E	100.00'
70-71	S 89°00'00" W	100.00'
71-72	N 89°00'00" E	100.00'
72-73	S 89°00'00" W	100.00'
73-74	N 89°00'00" E	100.00'
74-75	S 89°00'00" W	100.00'
75-76	N 89°00'00" E	100.00'
76-77	S 89°00'00" W	100.00'
77-78	N 89°00'00" E	100.00'
78-79	S 89°00'00" W	100.00'
79-80	N 89°00'00" E	100.00'
80-81	S 89°00'00" W	100.00'
81-82	N 89°00'00" E	100.00'
82-83	S 89°00'00" W	100.00'
83-84	N 89°00'00" E	100.00'
84-85	S 89°00'00" W	100.00'
85-86	N 89°00'00" E	100.00'
86-87	S 89°00'00" W	100.00'
87-88	N 89°00'00" E	100.00'
88-89	S 89°00'00" W	100.00'
89-90	N 89°00'00" E	100.00'
90-91	S 89°00'00" W	100.00'
91-92	N 89°00'00" E	100.00'
92-93	S 89°00'00" W	100.00'
93-94	N 89°00'00" E	100.00'
94-95	S 89°00'00" W	100.00'
95-96	N 89°00'00" E	100.00'
96-97	S 89°00'00" W	100.00'
97-98	N 89°00'00" E	100.00'
98-99	S 89°00'00" W	100.00'
99-100	N 89°00'00" E	100.00'

CURVE TABLE	
SURVEY LINE LENGTH	CHORD BEARING CHORD LENGTH
0.00	0.00
10.00	10.00
20.00	19.94
30.00	29.82
40.00	39.63
50.00	49.37
60.00	59.04
70.00	68.64
80.00	78.17
90.00	87.63
100.00	97.01

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #12194177

SURVEYOR
 Eagle Surveying, LLC
 Contact: Troy Morgan
 210 S. Elm Street, Suite 104
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 JCR Engineers and Consultants, Inc.
 2000 Texas Drive, Suite 100
 Irving, TX 75032
 (972) 250-0201

OWNER
 Walnut Hill Properties, LLC
 4000 Southern Road
 Plano, TX 75074
 (972) 288-0191

CASE NUMBER PL23-0012
 AMENDING CASE NUMBER: PL21-0034
AMENDED PLAT
BARCELONA ESTATES AMENDED
 BEING AN AMENDMENT OF BARCELONA ESTATES
 JAMES MOORE SURVEY, ABSTRACT NO. 921
 CITY OF IRVING, DALLAS COUNTY, TEXAS
 20 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS
 & 4 OPEN SPACES
 JANUARY 2022



ERIC DEUILLET 214-466-1545 ERIC@STRUCTURECOMMERCIAL.COM
 TROY MORGAN 214-466-1543 TROY@STRUCTURECOMMERCIAL.COM



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.

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.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

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