**LOCATION**

NWQ of Chisholm Trail Parkway and Highway 67, Johnson County, Cleburne, Texas 76033

PROPERTY SIZE

± 75 Acres

ZONING

Current: Agriculture
Proposed: Mixed Use

TRAFFIC COUNTS

31,756 VPD on Highway 67
16,056 VPD on Chisholm Trail
7,873 VPD on Nolan River Road

UTILITIES

Water and Electricity to the property

PROPERTY ACCESS

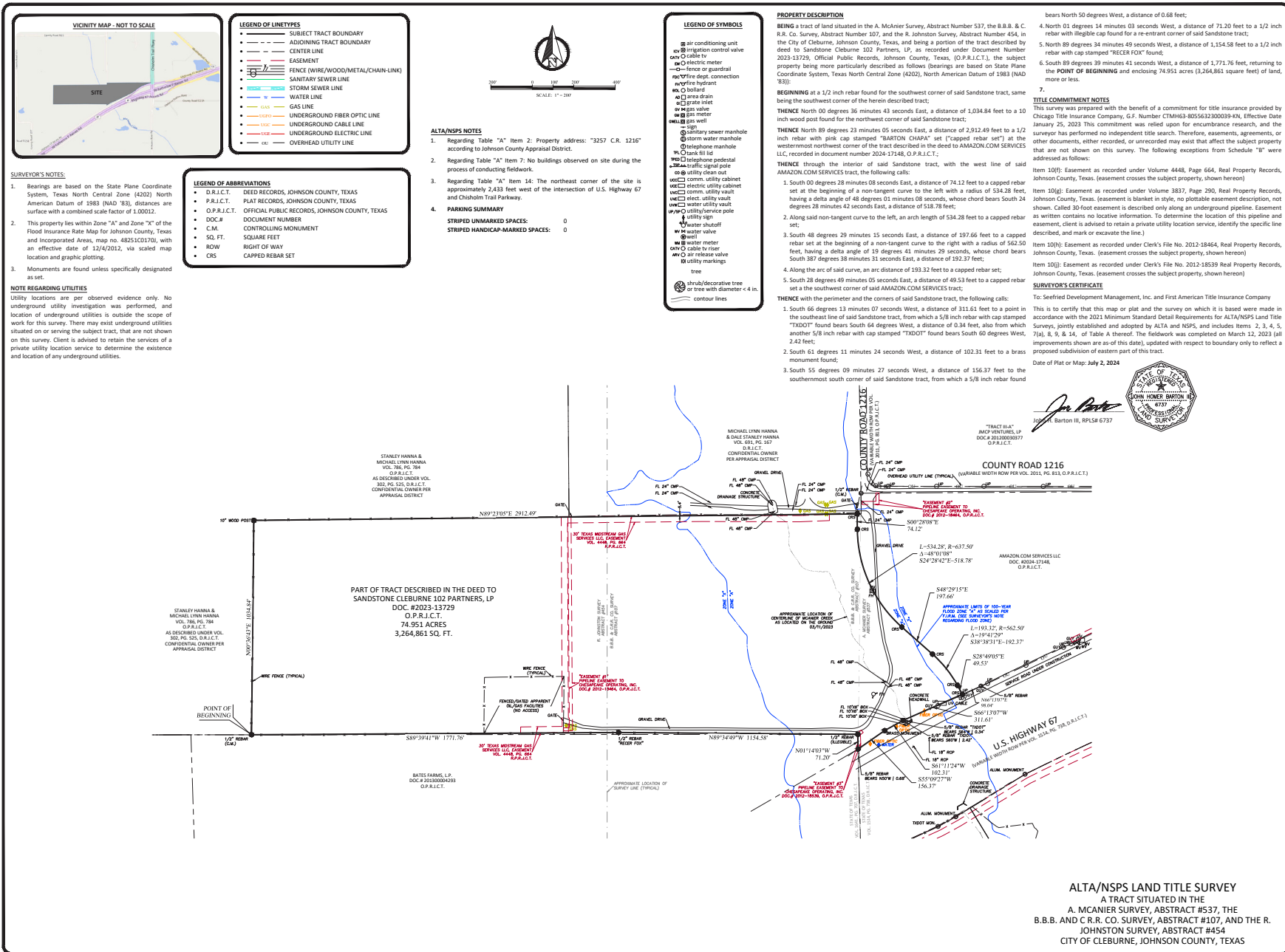
Highway 67 Frontage

BY THE NUMBERS

Population		
5-miles	10-miles	15-miles
38,000	84,400	199,000
Median Household Income		
5-miles	10-miles	15-miles
\$58,100	\$66,100	\$76,600

HIGHLIGHTS

- Prime site for a mixed use development
- Situated at a major intersection of highways, one being a major arterial into Cleburne
- Heavy traffic with excellent access on to the property
- Located in an enterprise/opportunity zone
- Booming housing and industrial developments in the immediate area



- LEGEND OF LINES**
- SUBJECT TRACT BOUNDARY
 - ADJOINING TRACT BOUNDARY
 - CENTER LINE
 - EASEMENT
 - FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - GAS LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND CABLE LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD UTILITY LINE

- LEGEND OF SYMBOLS**
- air conditioning unit
 - irrigation control valve
 - cable tv
 - electric meter
 - fence or guardrail
 - fire dept. connection
 - fire hydrant
 - holland
 - iron drain
 - grate inlet
 - gas valve
 - gas meter
 - gas well
 - sanitary sewer manhole
 - storm water manhole
 - telephone manhole
 - bank fill
 - telephone pedestal
 - traffic signal pole
 - utility clean out
 - common utility cabinet
 - electric utility cabinet
 - common utility vault
 - elect. utility vault
 - water utility vault
 - utility/service pole
 - utility
 - water shutoff
 - water valve
 - water meter
 - gas by frost
 - air release valve
 - utility markings
 - tree
 - shrub/decorative tree with diameter < 4 in.
 - contour lines

- SURVEYOR'S NOTES:**
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
 - This property lies within Zone "A" and Zone "X" of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 48251C0370, with an effective date of 12/4/2012, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.

- LEGEND OF ABBREVIATIONS**
- D.R.I.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.I.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - O.P.R.I.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 - DOC# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- ALTA/NSPS NOTES**
- Regarding Table "A" Item 2: Property address: "3257 C.R. 1216" according to Johnson County Appraisal District.
 - Regarding Table "A" Item 7: No buildings observed on site during the process of conducting fieldwork.
 - Regarding Table "A" Item 14: The northeast corner of the site is approximately 2,433 feet west of the intersection of U.S. Highway 67 and Chisholm Trail Parkway.
 - PARKING SUMMARY**
 STRIPED UNMARKED SPACES: 0
 STRIPED HANDICAP-MARKED SPACES: 0

NOTE REGARDING UTILITIES
 Utility locations are per observed evidence only. No underground utility investigation was performed, and location of underground utilities is outside the scope of work for this survey. There may exist underground utilities situated on or serving the subject tract, that are not shown on this survey. Client is advised to retain the services of a private utility location service to determine the existence and location of any underground utilities.

STANLEY HANNA & MICHAEL LYNN HANNA VOL. 786, PG. 784 O.P.R.I.C.T. AS DESCRIBED UNDER VOL. 800, PG. 525, O.P.R.I.C.T. CONFIDENTIAL OWNER PER APPRAISAL DISTRICT

STANLEY HANNA & MICHAEL LYNN HANNA VOL. 786, PG. 784 O.P.R.I.C.T. AS DESCRIBED UNDER VOL. 800, PG. 525, O.P.R.I.C.T. CONFIDENTIAL OWNER PER APPRAISAL DISTRICT

MICHAEL LYNN HANNA & DANIEL STANLEY HANNA VOL. 824, PG. 587 O.P.R.I.C.T. CONFIDENTIAL OWNER PER APPRAISAL DISTRICT

AMAZON.COM SERVICES LLC DOC. #2023-13729 O.P.R.I.C.T. 74.951 ACRES 3,264,861 SQ. FT.

BATES FARMS, L.P. DOC. # 200300453 O.P.R.I.C.T.

- PROPERTY DESCRIPTION**
- bears North 50 degrees West, a distance of 0.68 feet;
4. North 01 degrees 14 minutes 03 seconds West, a distance of 71.20 feet to a 1/2 inch rebar with ligible cap found for a re-entrant corner of said Sandstone tract;
5. North 89 degrees 34 minutes 49 seconds East, a distance of 1,154.58 feet to a 1/2 inch rebar with cap stamped "RECCER FOX" found;
6. South 89 degrees 38 minutes 41 seconds West, a distance of 1,771.76 feet, returning to the POINT OF BEGINNING and enclosing 74,951 acres (3,264,861 square feet) of land, more or less.
- 7.
- TITLE COMMITMENT NOTES**
- This survey was prepared with the benefit of a commitment for title insurance provided by Chicago Title Insurance Company, G.F. Number CTMHG5-8056320039-KN, Effective Date January 25, 2023. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded 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 10(f): Easement as recorded under Volume 4448, Page 664, Real Property Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
- Item 10(g): Easement as recorded under Volume 3837, Page 290, Real Property Records, Johnson County, Texas. (easement is blanket in style, no plottable easement description, not shown. Called 30-foot easement is described only along an underground pipeline. Easement as written contains no locative information. To determine the location of this pipeline and easement, client is advised to retain a private utility location service, identify the specific line described, and mark or excavate the line.)
- Item 10(h): Easement as recorded under Clerk's File No. 2012-18464, Real Property Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
- Item 10(i): Easement as recorded under Clerk's File No. 2012-18539 Real Property Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
- SURVEYOR'S CERTIFICATE**
- To: Seaford Development Management, Inc. and First American Title Insurance Company
- 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 2, 3, 4, 5, 7(a), 8, 9, & 14, of Table A thereof. The fieldwork was completed on March 12, 2023 (all improvements shown are as of this date), updated with respect to boundary only to reflect a proposed subdivision of eastern part of this tract.
- Date of Plat or Map: July 2, 2024



TABLE OF REVISIONS	
DATE	SUMMARY

JOB NO. 2023.001.303
DRAWN: SMW
CHECKED: JHB
DATE

CLEBURNE 120

CLEBURNE, TEXAS

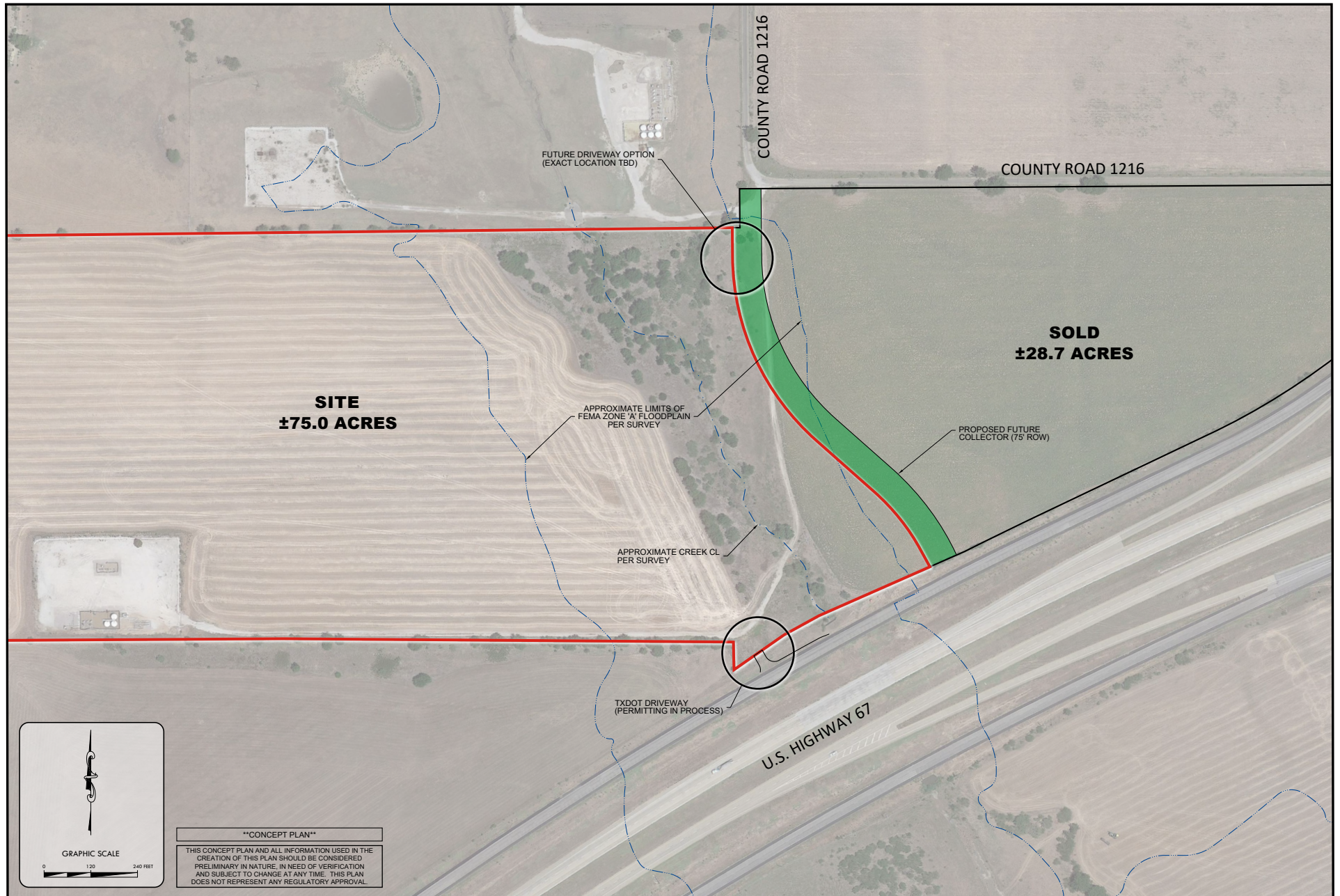
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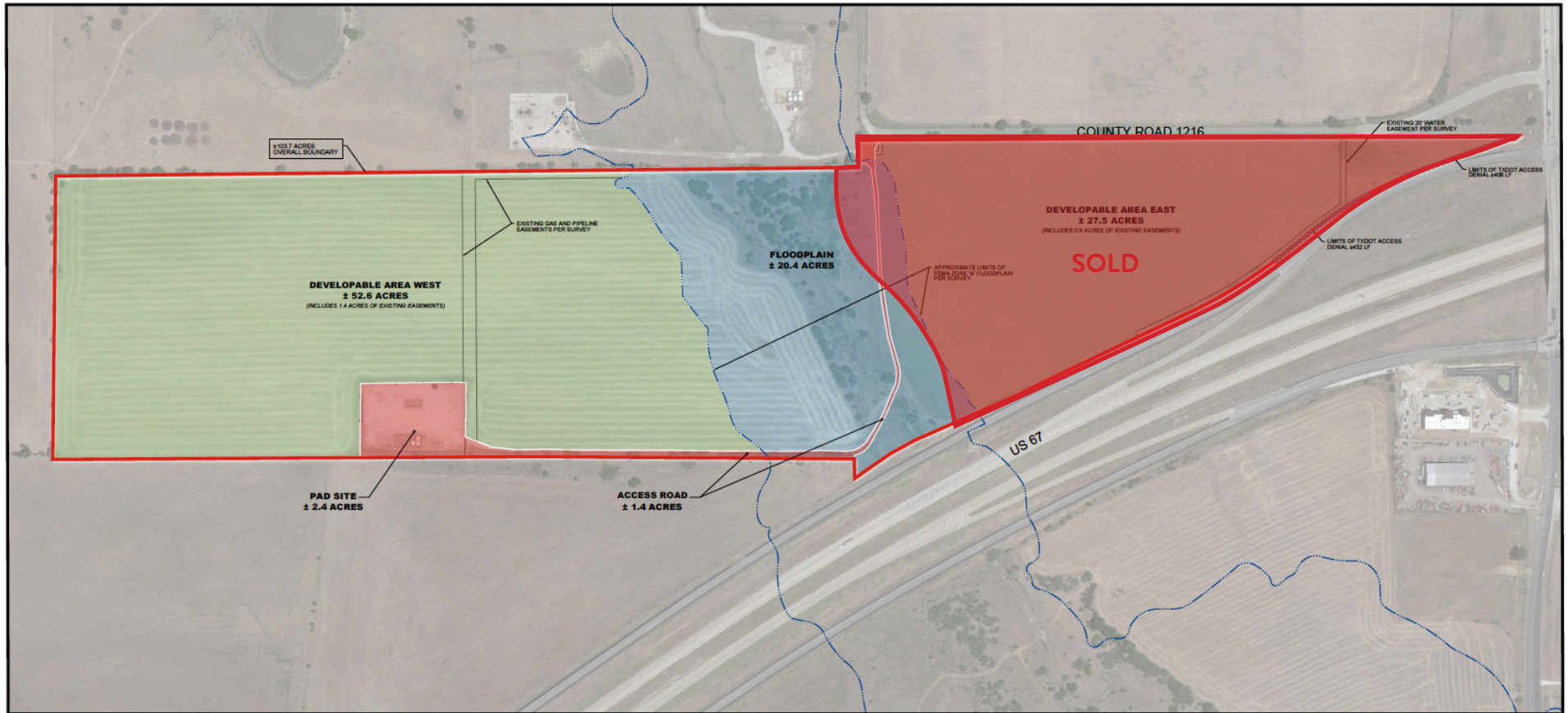
VO1

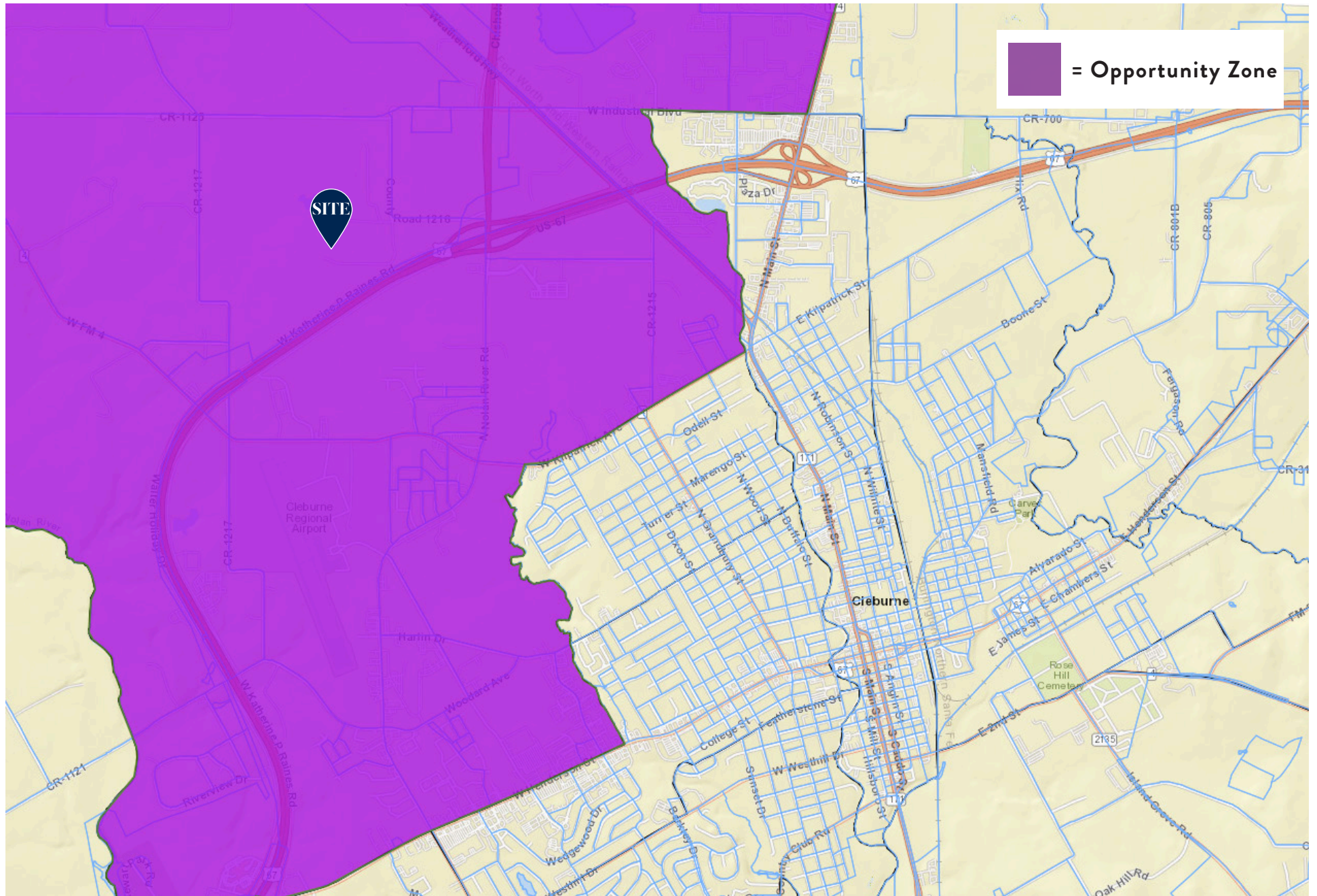
ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY
 A TRACT SITUATED IN THE
 A. MCANIER SURVEY, ABSTRACT #537, THE
 B.B.B. AND C.R.R. CO. SURVEY, ABSTRACT #107, AND THE R.
 JOHNSTON SURVEY, ABSTRACT #454
 CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS











LISTING TEAM

LESTER DAY

817.919.8515

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The information provided in this package has been prepared by Briggs Freeman Sotheby's International Realty for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantees, warranties, or representation about this information. It is recommended to confirm independently for completeness and accuracy. All projections provided by Briggs Freeman Sotheby's International Realty are based upon assumptions relating to the general economy, competition, and other factors beyond our control and therefore subject to variation.



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.

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