AngMar Realty
A Commercial Real Estate Company

FOR SALE

4518 E. US HWY 377, GRANBURY, TEXAS

1.22+/- ACRES

4518 E. US HWY 377, GRANBURY, TEXAS
Zoned – Light Commercial
Water/Sewer Taps
Entitlements in place w/ TXDOT/City requirements
Geotech soils report completed
High traffic flow – traffic study completed
Land plan available up to 10k sqft retail building

$1,550,000.00

Aaron Stalberger / Broker - V.P. of Operations
AngMar Realty
2301 FM Hwy 1187, Suite 203
Mansfield, TX 76063

Office: 817-469-6739
Cell: 817-726-6454
Fax: 817-801-3486

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF HOOD

WHEREAS, We Marline Twenty–Eight, LLC are the owners of a part of the U. MARTIN SURVEY, Abstract No. 384 situated in Hood County, Texas; embracing all of the 0–69/100 of an acre tract described in the deed to Marline Twenty Eight, LLC recorded in Document No. 2024–0002841 of the Real Records of Hood County, Texas and all of the 0–62/100 of an acre described in the deed to Marline Twenty–Eight, LLC recorded in Document No. 2023–0004463 of the said Real Records, and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011).

Beginning at the southeasterly corner of said 0–69/100 of an acre tract, and the southwesterly corner of Lot 1R Block 1 of TOWN AND COUNTRY ADDITION, an Addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide B–386 of the Plat Records of Hood County, Texas in the northwesterly right–of–way of U. S. Highway No. 377 from which a 5/8" iron found bears north 37 degrees–09 minutes–05 seconds west 0–44/100 of a foot.

Thence south 57 degrees–11 minutes–39 seconds west, along the southwesterly line of said 0–69/100 of an acre tract, and the northwesterly right–of–way of said U. S. Highway No. 377, to and along the southeasterly line of said 0–62/100 of an acre tract, 189–87/100 feet to a ½" iron found for the southwesterly corner of said 0–62/100 of an acre tract, and for the southeasterly corner of the 0–759/1000 of an acre tract described in the deed to Elliot Partners, LTD. recorded in Document No. 2012–0004163 of the said Real Records.

Thence north 30 degrees–18 minutes–40 seconds west, along the southwesterly line of said 0–62/100 of an acre tract, and the northeasterly line of said 0–759/1000 of an acre tract, 299–88/1000 feet to a ⅝" iron found for the northwesterly corner of said 0–62/100 of an acre tract, and the northeasterly corner of said 0–759/1000 of an acre tract.

Thence north 57 degrees–06 minutes–42 seconds east, along the northwesterly line of said 0–62/100 of an acre tract, to and along the northwesterly line of said 0–69/100 of an acre tract, 190–05/100 feet to a 5/8" capped iron found for the northeasterly corner of said 0–69/100 of an acre tract, and the northwesterly corner of said Lot 1R.

Thence south 30 degrees–16 minutes–16 seconds east, along the southwesterly line of said 0–69/100 of an acre tract, and the southwesterly line of said Lot 1R, a distance of 300–18/100 feet to the place of beginning and containing 1–31/1000 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We Marline Twenty–Eight, LLC, do hereby adopt this plat designating the herein above described property as Lot 1 Block 1 ANGIE'S ALLEY, an addition to the City of Granbury, Texas and do hereby dedicate, to the simple, to the public use, the streets, alleys shown thereon. The streets and alleys are dedicated for street purposes, and purposes and curbs are dedicated generally for ingress/egress purposes as shown thereon. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings or other improvements shall be constructed or placed upon, over or across the Easements as shown, except as exempted under Section 3.3.C contained herein. In addition, Utility Easements may also be used for the mutual use and accommodation of all public and franchise utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public and franchise utilities being subordinate to the Public's, City of Granbury, and/or Hood County's use thereof. The City of Granbury, Hood County, and public utility and franchise utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which are placed at the sole risk of the property owner or builder and which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/Business Owner's Association. Additionally, the City of Granbury, Hood County, or franchise utility may request from the owner or its a lien against the property to recover the cost of such removal of any encumbrances within easements or dedicated areas. The City of Granbury, Hood County, public utility and franchise utility entities shall at all times have the full right of ingress and Egress to or from their respective easements or dedicated areas, even if these easements or dedicated areas are to be maintained by the property owner or Home/Business Owner's Association for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This property is located within the (City of Granbury).

This plat, approved subject to all platting ordinances, rules, regulations and resolutions of the City of Granbury, Texas.

WITNESS, my hand, this the 21 day of October 2024.

BY:
Mark Eddins (Owner)

STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mark Eddins known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 21 day of October 2024.

Notary Public in and for the State of Texas

> AARON JOSEPH STALBERGER
> Notary Public, State of Texas
> Comm. Expires 04-06-2026
> Notary ID 133691209

KNOW ALL MEN BY THESE PRESENTS:

That I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Granbury, Texas.

Alan W. Hickey Seal
Registered Professional Land Surveyor No. 5420

> STATE OF TEXAS
> REGISTERED
> ALAN W. HICKEY
> 5420
> PROFESSIONAL
> LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HOOD

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Alan W. Hickey, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to this instrument.

Given under my hand and seal of office, this 20 day of Oct 2024.

Mildred E. Hickey Seal
Notary Public in and for the State of Texas

> MILDRED E. HICKEY
> My Notary ID # 123993303
> Expires September 21, 2025

Final Plat
"Certificate of Approval"

Approved by the Community Development Date: October 21, 2024

Director of Community Development

> KELLI J WAXMAN
> NOTARY PUBLIC
> STATE OF TEXAS
> ID # 13426881-6
> My Comm. Expires 03-23-2027

Notary Public Date: 11-4-2024

Approved by the Public Works Department Date: October 21, 2024

Director of Public Works/City Engineer

Notary Public Date: 11-4-2024

> KELLI J WAXMAN
> NOTARY PUBLIC
> STATE OF TEXAS
> ID # 13426881-6
> My Comm. Expires 03-23-2027

FILED
OCT 2 1 2024
County Clerk, Hood County, TX

The Sole Purpose of this Final Plat is to create Lot 1 Block 1 of ANGIE'S ALLEY, from the 0–69/100 of an acre tract described in the deed to LjK & Associates, and the 0–62/100 of an acre tract described in the deed Marline Twenty–Eight, LLC, and to vacate and abandon existing tract as shown hereon. At this time there is no development planned.

By affixing my signature below, I, Mark Eddins hereby certify that proper research has been conducted to verify that this Preliminary Plat does not attempt to amend or remove any covenants or restrictions as referenced in Section 212.014 (3) of the Texas Local Government Code.

WITNESS, my hand on this, the ___ day of October 2024.

Mark Eddins (Owner)

Before me, the undersigned authority, a Notary Public in and for said Hood County, Texas, on this day personally appeared Mark Eddins known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledge to me that they each executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ___ day of October 2024.

Notary
Public in and for the State of Texas

> AARON JOSEPH STALBERGER
> Notary Public, State of Texas
> Comm. Expires 04-06-2026
> Notary ID 133691209

FILED this the ___ day of ___ 2024 SLIDE **P-1022** PLAT RECORDS OF HOOD COUNTY, TEXAS

GRAPHIC SCALE IN FEET
-30 -15 0 30 60 90

FILE NAME: DON24\AAL1P.DWG   DRAWN BY: MMS

LEGEND

UE   UTILITY EASEMENT
BL   BUILDING LINE

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY TEXAS AND INCORPORATED AREAS MAP NO. 4822IC0I200L, EFFECTIVE DATE APRIL 5, 2019 IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

IT IS THE OWNER/DEVELOPER OF THE CONTRACTORS RESPONSIBILITY TO CONTACT TEXAS 811 BEFORE BEGINNING EXCAVATION.

ALL OF THE EASEMENT SET OUT IN THE TITLE COMMITMENT PREPARED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF. NO. 23–728639–BL, DATED MARCH 13, 2023 AND IN FIDELITY NATIONAL TITLE INSURANCE COMPANY GF. NO. 2302700–HNIS, DATED DECEMBER 1, 2023 ARE AS SHOWN HEREON.

AT THIS TIME THERE ARE NO PLANS FOR DEVELOPMENT. DRAINAGE AT THE TIME OF DEVELOPMENT OF LOT 1, BLOCK 1 ANGIE'S ALLEY, PRE AND POST DEVELOPMENT DRAINAGE SHALL BE ADDRESSED. DRAINAGE EASEMENTS MAY BE REQUIRED TO BE DEDICATED TO ADDRESS THE DRAINAGE ONTO AND THROUGH THE PROPERTY AS WELL AS DOWNSTREAM MITIGATION AS MAY BE REQUIRED BASED ON DRAINAGE ANALYSIS. ANY DRAINAGE OR DETENTION EASEMENTS NEEDED AT THAT TIME WILL BE DEDICATED WITH FUTURE DEVELOPMENT.

FIRE LANES IF NEEDED WILL BE DEDICATED WITH FUTURE DEVELOPMENT.

ADDITIONAL UTILITY EASEMENTS MAY NEED TO BE DEDICATED UPON DEVELOPMENT OF THE PROPERTY.

VICINITY MAP
NOT TO SCALE

14.677 ACRES TRACT
TO
JOANNA KEAYS
DOC. NO. 2019–0016411
R.R.H.C.T.

15' PERMANENT UTILITY EASEMENT
TO
CITY OF GRANBURY
VOL. 1680, PG. 373
R.R.H.C.T.

LOT 1R
TOWN AND COUNTRY ADDITION
SLIDE B–386
P.R.H.C.T.

0.69 OF AN ACRE TRACT
TO
MARLINE TWENTY EIGHT,
LLC.
DOC. NO. 2024–0002841
R.R.H.C.T.

LOT 1 BLOCK 1
ANGIE'S ALLEY
1.222 ACRES

0.62 OF AN ACRE TRACT
TO
MARLINE
TWENTY–EIGHT, LLC
DOC. NO.
2023–0004463
R.R.H.C.T.

0.759 OF AN ACRE TRACT
TO
ELLIOT PARTNERS, LTD.
DOC. NO. 2012–0004163
R.R.H.C.T.

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION
N=6,852,459.013 FEET
E=2,210,505.711 FEET

AIRPORT MONUMENT
N=6,844,892.933 GRID FEET
E= 2,179,590.777 GRID FEET

U.S. HIGHWAY NO. 377
RIGHT-OF-WAY

FINAL PLAT
of
Lot 1, Block 1 of
ANGIE'S ALLEY, an Addition to the City of
Granbury, Hood County, Texas being a part of the
U. MARTIN SURVEY, Abstract No. 384 situated in
Hood County, Texas.
We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate
System, North Central Zone, NAD 83 (2011). The
lengths shown hereon are horizontal ground
lengths.
Surveyed on the ground January, 2024.
BROOKES BAKER SURVEYORS

PL-2024-14

OWNER: 0.62 OF AN ACRE TRACT
MARLINE TWENTY–EIGHT, LLC
2301 FM 1187 SUITE 203
MANSFIELD, TX 76063

OWNER: 0.69 OF AN ACRE TRACT
LjK & ASSOCIATES, LLC
610 WEST 6TH STREET
CISCO, TX 76437

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279–0232
TBPLS FIRM No. 10092800
alanh@brookesbakersurveyors.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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

AngMar Realty	591895	aaron@angmarcompanies.com	(817)469-6739
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Aaron Stalberger	549000	aaron@angmarcompanies.com	(817)726-6454
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**   IABS 1-2