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5610 Big A Rd

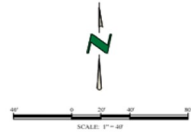
Rowlett City Facility

Dorsey Elementary School

Rowlett High School

Coyle Middle School

PG&T TOLL



SURVEYOR'S NOTES:

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (3-D Foot) with a combined scale factor of 1.00014556.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 41119C0240-K, with an effective date of July 7, 2014, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

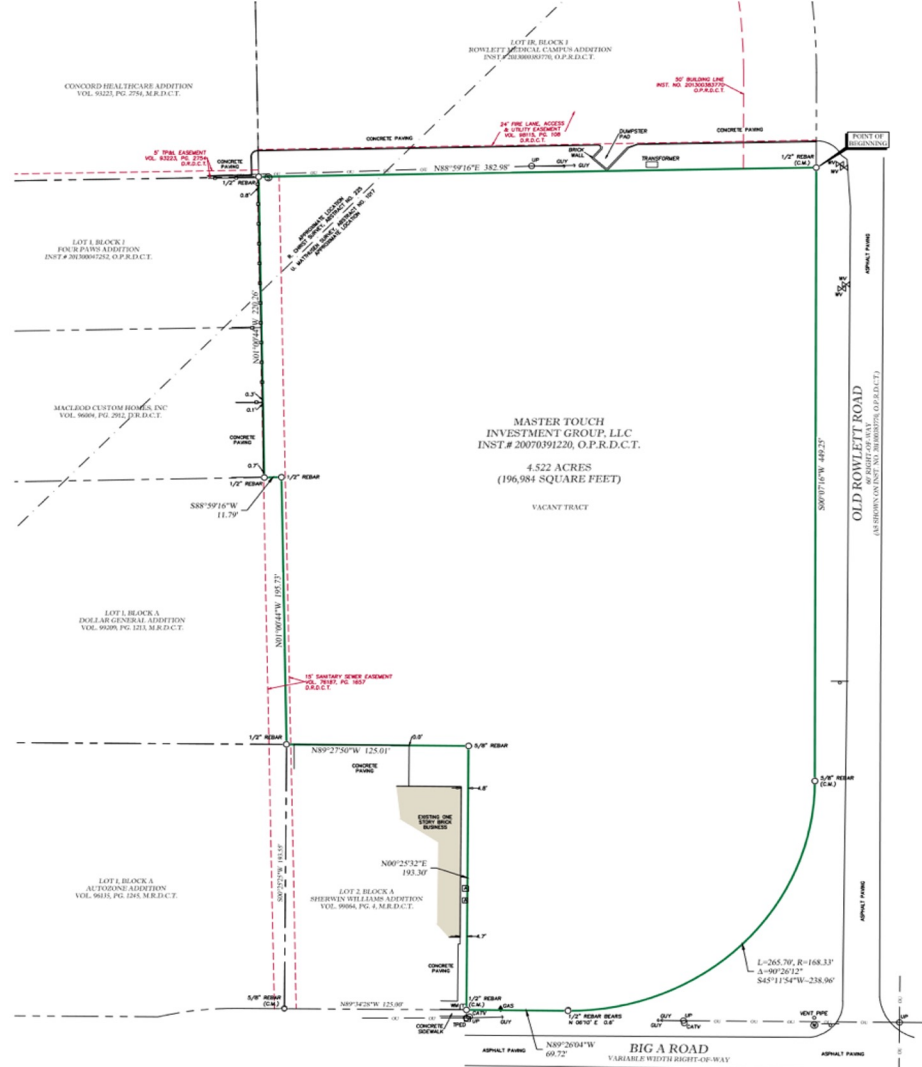
NOTE REGARDING UTILITIES:

Utility locations are per observed evidence only.

LEGEND

- air conditioning unit
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- gas valve
- oil tank
- grate inlet
- gas meter
- sanitary sewer manhole
- sign
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- utility cabinet
- utility vault
- utility markings
- utility pole
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
 - CM CONTROLLING MONUMENT



PROPERTY DESCRIPTION:

Being a 4.522 acre tract of land situated in the R. Christ Survey, Abstract No. 225 and in the U. Mathewson Survey, Abstract No. 1017, in the City of Rowlett, Dallas County, Texas, being that same tract of land described to Master Touch Investment Group, LLC by deed recorded in Instrument No. 20070391220, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (3-D Foot) with a combined scale factor of 1.00014556):

BEGINNING at a 1/2 inch rebar found for the Southeast corner of Lot 1R, Block 1 of Rowlett Medical Campus Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20130003370, O.P.R.D.C.T., same being the Northeast corner of the herein described tract and lying on the West right-of-way line of Old Rowlett Road (60 foot right-of-way);

THENCE South 00 Degrees 07 Minutes 16 Seconds West, with the West right-of-way line of said Old Rowlett Road, a distance of 440.25 feet to a 5/8 inch rebar found for corner at the beginning of a tangent curve to the right, having a central angle of 60 Degrees 30 Minutes 12 Seconds, a radius of 163.33 feet, and a chord bearing and distance of South 45 Degrees 11 Minutes 54 Seconds West, 218.96 feet;

THENCE, in a counterclockwise direction, continuing with the West right-of-way line of said Old Rowlett Road, and along said tangent curve to the right, an arc length of 265.79 feet to a point for corner lying on the North right-of-way line of Big A Road (variable width right-of-way), from which a 1/2 inch rebar found for reference bears North 05 Degrees 10 Minutes East, a distance of 0.5 feet;

THENCE North 89 Degrees 26 Minutes 04 Seconds West, with the North right-of-way line of said Big A Road, a distance of 69.72 feet to a 1/2 inch rebar found for the Southeast corner of Lot 2, Block A of Sherwin Williams Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 9904A, Page 4, of the Map Records of Dallas County, Texas (M.R.D.C.T.), same being the southwestmost Southeast corner of the herein described tract;

THENCE North 00 Degrees 25 Minutes 32 Seconds East, departing the North right-of-way line of said Big A Road, with the East line of said Lot 2, a distance of 193.30 feet to a 5/8 inch rebar found for the Northeast corner of said Lot 2, same being an interior "all" corner of the herein described tract;

THENCE North 89 Degrees 14 Minutes 28 Seconds West, with the North line of said Lot 2, a distance of 125.01 feet to a 1/2 inch rebar found for the Northwest corner of said Lot 2, same being the Southeast corner of Lot 1, Block A of Dollar General Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 99209, Page 1213, M.R.D.C.T., and being the Northeast corner of Lot 1, Block A of Automobile Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 96135, Page 1245, M.R.D.C.T.;

THENCE North 01 Degree 00 Minutes 44 Seconds West, with the East line of said Dollar General Addition, a distance of 195.75 feet to a 1/2 inch rebar found for the Northeast corner of said Dollar General Addition, same being an interior "all" corner of the herein described tract;

THENCE South 88 Degrees 59 Minutes 16 Seconds West, with the North line of said Dollar General Addition, a distance of 11.79 feet to a 1/2 inch rebar found for the Southeast corner of a tract of land described to MacLeod Custom Homes, Inc. by deed recorded in Volume 96094, Page 2912, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), same being the northwesternmost Southeast corner of the herein described tract;

THENCE North 01 Degree 00 Minutes 44 Seconds West, with the East line of said MacLeod Custom Homes, Inc. tract, and with the East line of Lot 1, Block 1 of Four Pines Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20130047252, O.P.R.D.C.T., a distance of 220.26 feet to a 1/2 inch rebar found for the Northeast corner of said Four Pines Addition, same being the Southeast corner of Concord Healthcare Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 99223, Page 2754, M.R.D.C.T., and being the Southwest corner of said Lot 1R, and being the Northwest corner of the herein described tract;

THENCE North 88 Degrees 59 Minutes 16 Seconds East, with the South line of said Lot 1R, a distance of 382.98 feet to the POINT OF BEGINNING and containing 4.522 acres or 196,984 square feet of land, more or less.

TITLE COMMITMENT NOTES:

This survey was prepared without the benefit of a commitment for title insurance. Therefore, assessments, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE:

This is to certify that I, Thomas W. Mank, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey.



CATEGORY 1A, CONDITION II SURVEY

4.522 ACRES
 R. Christ Survey, Abstract No. 225
 U. Mathewson Survey, Abstract No. 1017
 City of Rowlett, Dallas County, Texas

DRAWN BY: CHECKED-T.M. DATE: 03/03/2018 JOB NO.: 201802014-1

DATE	REVISIONS



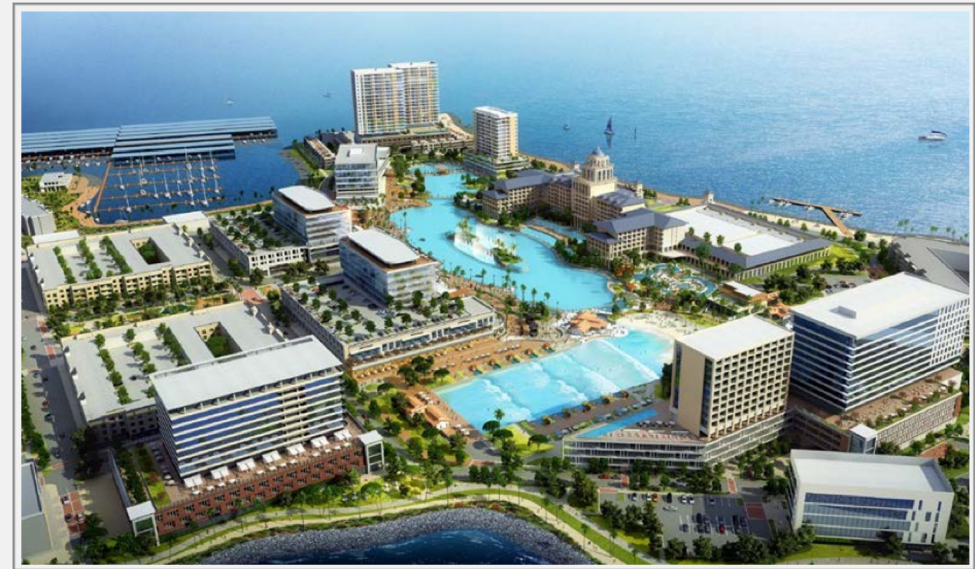
4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

Legend

Strategic Opportunity Areas



5610 Big A Road



Sapphire Bay



Cecilia Hampton, CCIM

214-326-5903

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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Keller Williams Realty Allen	0490032	klrw246@kw.com	972-747-5100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Richard Licare	0618702	licare@kw.com	972-747-5100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cecilia Hampton	0628336	ceciliahampton@kw.com	214-326-5903
Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		<input type="text"/>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams - Allen 1002 Raintree Circle Allen, TX 75013

Cecilia Hampton

IABS 1-0
TXR 2501

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