**LOCATION**

2338 County Road 1125
 Cleburne, Texas 76033

PROPERTY SIZE

± 74 Acres

ZONING

Current: Agriculture

TRAFFIC COUNTS

31,756 VPD on Highway 67
 16,056 VPD on Chisholm Trail Pkwy

UTILITIES

Water and Electricity to the property
 Sewer to be delivered soon

PRICE

Upon Request

BY THE NUMBERS

Population		
5-miles	10-miles	15-miles
75,500	125,000	357,000
Median Household Income		
5-miles	10-miles	15-miles
\$66,600	\$72,500	\$82,200

HIGHLIGHTS

- Prime land for future development
- Northeast corner of this site is adjacent to one of D. R. Horton's new communities
- Located within the City of Cleburne's ETJ district
- Situated within a federally designated Opportunity Zone
- Cleburne, Texas currently has 10,401 residential units under development: 7,194 single-family and 3,207 multi-family units
- Recently added south bound exit ramp from Chisholm Trail Pkwy to County Road 1125

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 "X" of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 48255C0175K, with an effective date of September 21, 2023, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

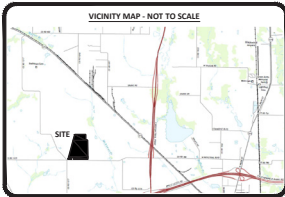
Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.5.1.6, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, EII or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Utility locations are per observed evidence.

ALTA/NSPS NOTES

- Regarding Table "A" Item 2: Property address: "2338 County Road 1125" according to Johnson County Appraisal District.
- Regarding Table "A" Item 7: No buildings were observed on the subject property at the time of the survey.
- Regarding Table "A" Item 14: The southwest corner of the site is approximately 287 feet east of the intersection of County Road 1125 & County Road 1217.
- PARKING SUMMARY**
STRIPED UNMARKED SPACES: 0
STRIPED HANDICAP-MARKED SPACES: 0

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



PROPERTY DESCRIPTION

BEGINNING a tract of land situated in the M.J. Falvel Survey, Abstract Number 269, in Johnson County, Texas, being all of "Tract 1" and "Tract 2" as described by deed to Stephen Lee Birchfield, Jr. recorded under Document Number 2023-3343, Official Public Records, Johnson County, Texas, the subject property being more particularly described by metes and bounds as follows (Bearings are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):
BEGINNING at a point in an asphalt road commonly known as CR 1125 (no right-of-way document found) for the southwest corner of said Birchfield tract;
THENCE North 14 degrees 59 minutes 17 seconds East, with the west line of said Birchfield tract, passing at 20.00 feet, a 1/2 inch rebar found, and continuing for a total of 2,312.68 feet to a 1/2 inch rebar found for the northeast corner of said Birchfield tract;
THENCE North 89 degrees 52 minutes 22 seconds East, with the north line of said Birchfield tract, a distance of 983.95 feet to a point for the northernmost northeast corner of thereof, from which a 3 inch metal fence corner post found bears North 30 degrees West, a distance of 1.28 feet;
THENCE South 01 degrees 15 minutes 09 seconds East, with the east line of said Birchfield tract, a distance of 519.32 feet to a 1/2 inch rebar found for a re-entrant corner of said Birchfield tract;
THENCE North 89 degrees 36 minutes 29 seconds East, with the east line of said Birchfield tract, a distance of 174.08 feet to a 1/2 inch rebar found for the easternmost northeast corner of said Birchfield tract;
THENCE South 00 degrees 52 minutes 48 seconds East, with the east line of said Birchfield tract, passing at 1,702.64 feet a 1/2 rebar found, continuing for a total distance of 1,722.64 feet to a point within said CR 1125 for the southeast corner of said Birchfield tract;
THENCE North 89 degrees 51 minutes 51 seconds West, with the south line of said Birchfield tract, a distance of 1,793.34 feet returning to the **POINT OF BEGINNING** and enclosing 73.811 acres (3,215,211 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Agents National Title Insurance Company, G.F. Number 24002193-32, Effective Date April 21, 2024. 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(a): Easement as recorded under Volume 336, Page 264, Deed Records, Johnson County, Texas. (easement contains a description that includes the subject property, blanked in style, not shown)
Item 10(b): Easement as recorded under Volume 415, Page 411, Deed Records, Johnson County, Texas. (easement contains a general description that includes the subject property, blanked in style, not shown)
Item 10(c): Easement as recorded under Volume 1921, Page 194, Deed Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
Item 10(d): Easement as recorded under Volume 3143, Page 392, Official Public Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)
Item 10(e): Easement as recorded under Volume 3507, Page 165, Official Public Records, Johnson County, Texas. (easement crosses the subject property, shown hereon)

SURVEYOR'S CERTIFICATE

To: Sandstone Investments L.L.C. & Agents National 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, 7(a), 8, 9, & 14, of Table A thereof. The fieldwork was completed on May 30, 2024.
Date of Plat or Map: June 7, 2024

John A. Norton II, RPLS# 6737
John A. Norton II, RPLS# 6737
TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes". This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/topographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bdcdfw.com, or call (817) 864-1957.

ALTA/NSPS LAND TITLE SURVEY

A TRACT SITUATED IN THE
M.J. FALVEL SURVEY, ABSTRACT #269
CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS



JOB NO.	2024.01.355
DRAWN:	SMW
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

2338 CR 1125
CLEBURNE,
TEXAS

















SHEET:
VO1
ALTA/NSPS LAND
TITLE SURVEY

BRIGGS FREEMAN SOTHEBY'S INTERNATIONAL REALTY
1000 WEST 10TH STREET, SUITE 1000, FORT WORTH, TEXAS 76107
TEL: 817.919.8515 FAX: 817.919.8516
WWW.BRIGGSFREEMAN.COM

Planning and Zoning

Zoning Districts

District

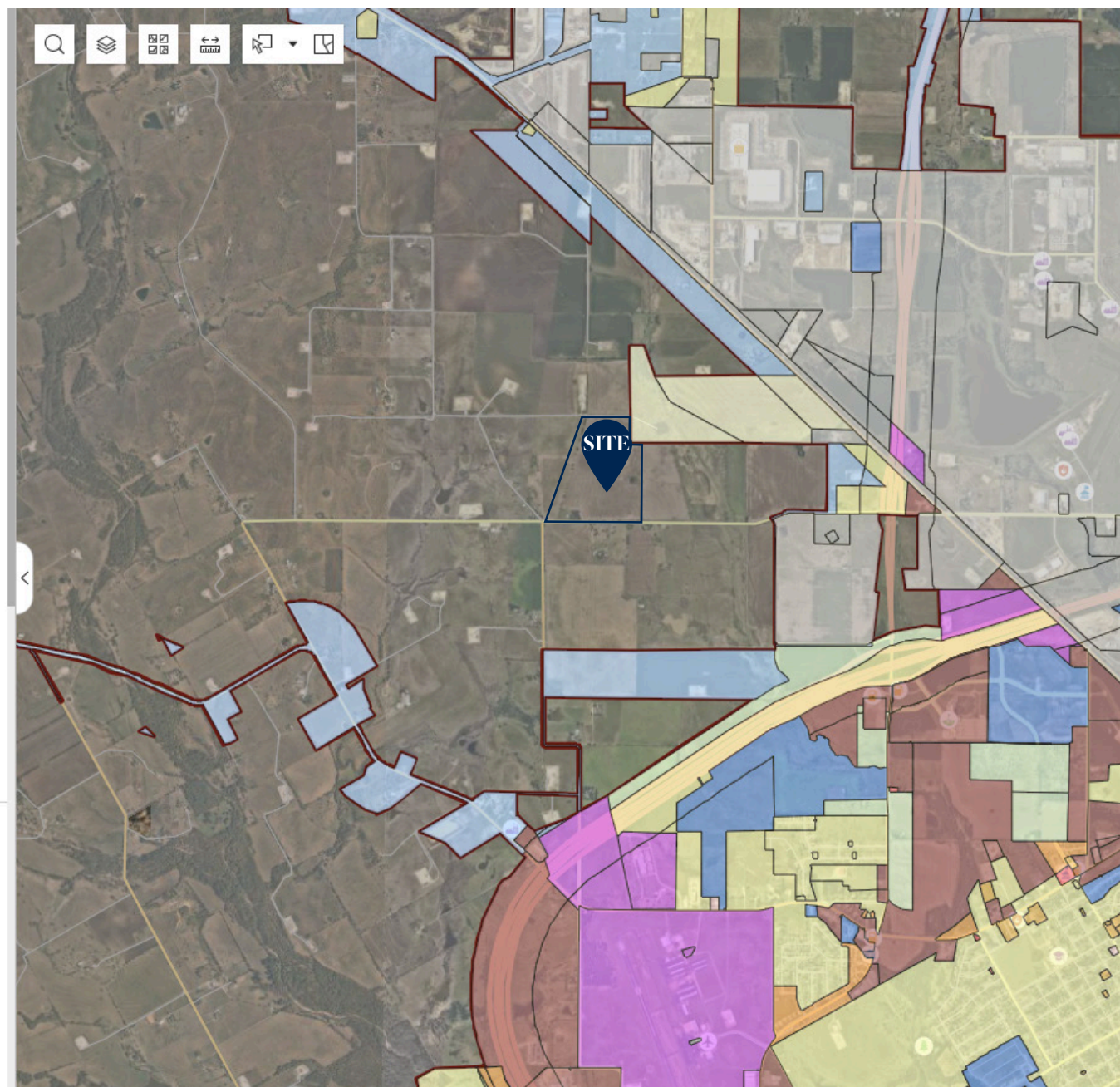
-  A, Agricultural District
-  SF-6, Single-Family Dwelling District
-  SF-7, Single-Family Dwelling District
-  SF-10, Single-Family Dwelling District
-  SF-20, Single-Family Dwelling District
-  MF-1, Medium-Density Residential District
-  MF-2, High-Density Residential District
-  D, Duplex Dwelling District
-  MU, Mixed-Use District
-  NC, Neighborhood Commercial District
-  LC, Local Commercial District
-  RC, Regional Commercial District
-  CI, Commercial/Industrial Flex District
-  I, Industrial District
-  IH, Interim Holding District
-  PD, Planned Development District

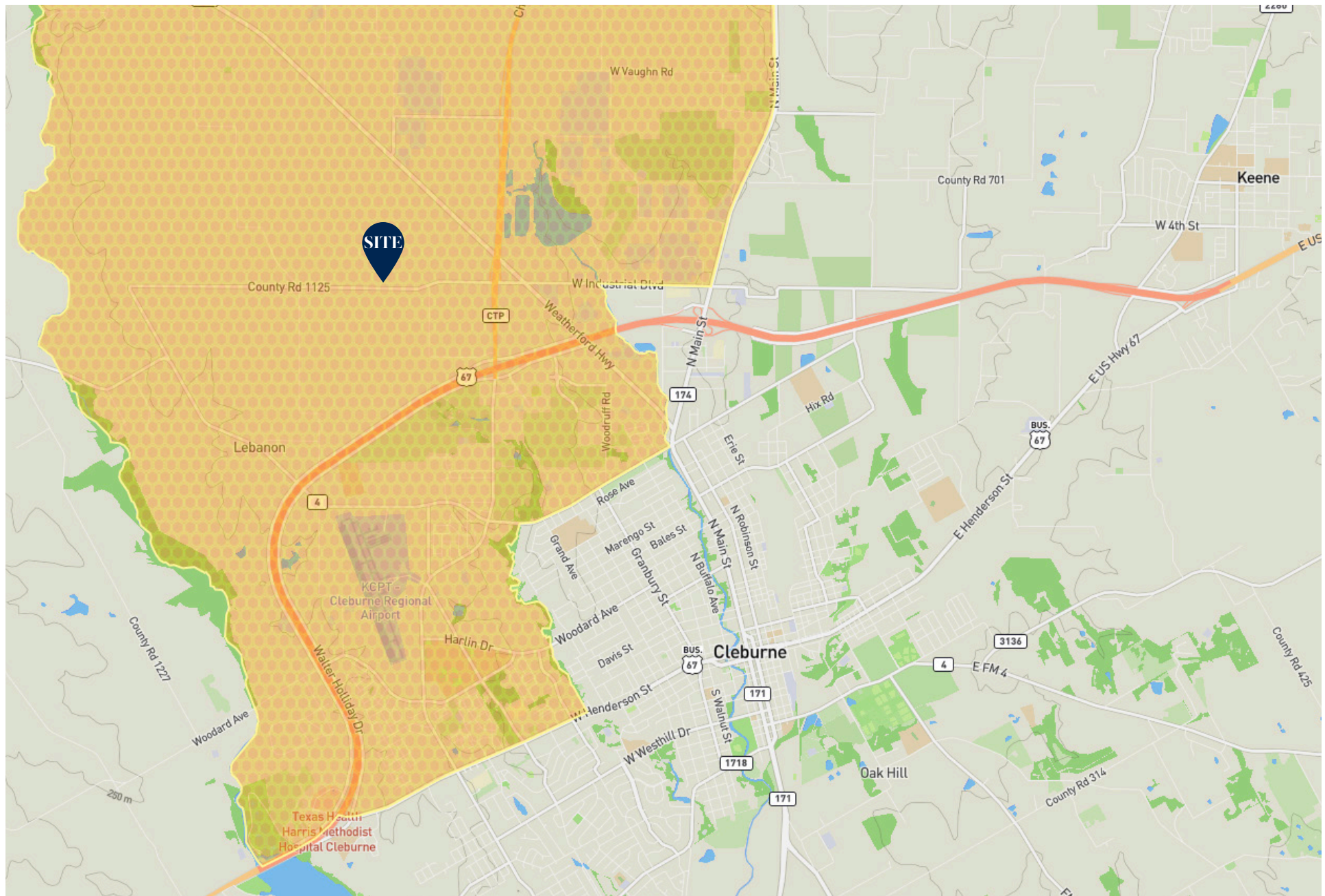
Citywide Reference Layers

City Limits



City ETJ (Extra-Territorial Jurisdiction)







LISTING TEAM

LESTER DAY

817.919.8515
lday@briggsfreeman.com

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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