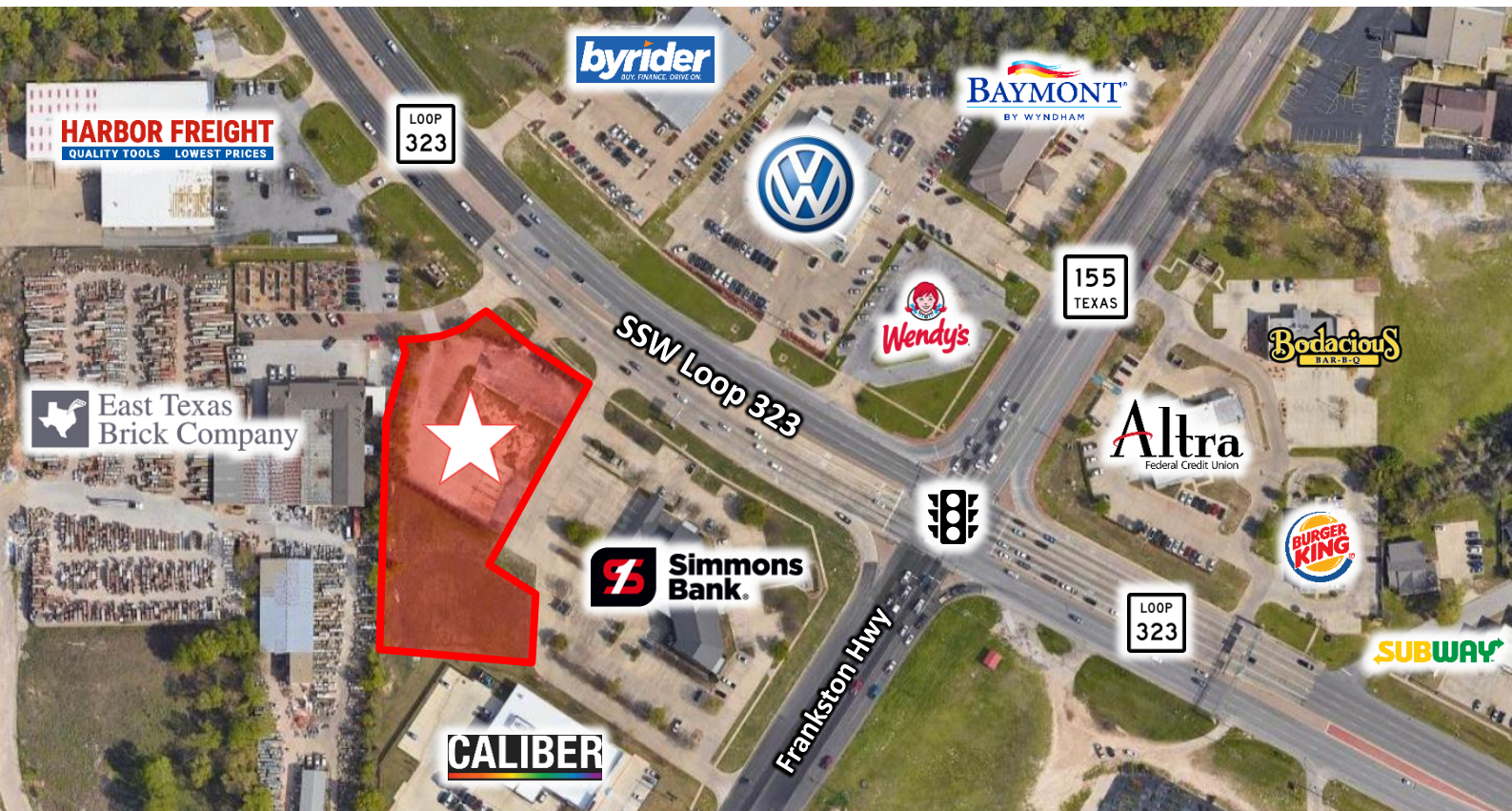


COMMERCIAL LAND FOR SALE



3909 SSW LOOP 323

TYLER, TEXAS 75701

- 1.92 ± ACRE LOT
- ZONED: C2, COMMERCIAL
- 170' ± FRONTAGE (LOOP 323)
- 50,036 VPD (TXDOT 2022)
- EXCELLENT VISIBILITY, JUST 490' FROM INTERSECTION

OFFERED AT: \$1,250,000



MARK WHATLEY
BROKER
903-530-0955
MWHATLEY@BCPTX.COM

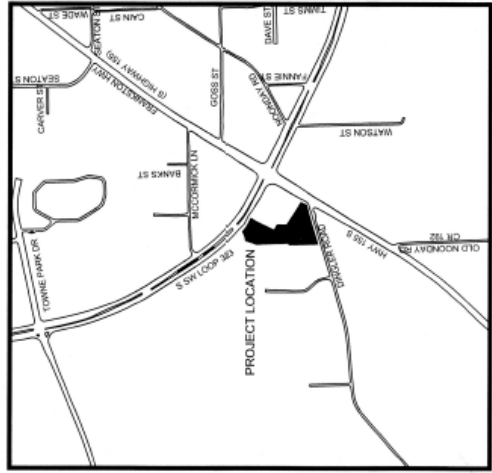


LINE	BEARING	DISTANCE
1	S 77° 21' 00" W	30.27
2	S 29° 14' 00" W	30.27
3	S 16° 48' 31" W	3.70
4	S 80° 51' 57" E	5.00
5	S 09° 08' 03" W	20.00
6	N 80° 51' 57" W	20.00
7	N 09° 08' 03" E	20.00
8	S 80° 51' 57" E	5.00

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	TANGENT
C1	2042.86'	136.63'	N 59° 16' 16" W	3.59'	68.44°	36.46'
C2	2042.86'	136.63'	N 61° 19' 52" W	3.59'	68.44°	36.46'
C3	2042.86'	136.63'	N 56° 19' 01" W	1.27'	26.80°	26.80'

LEGEND

- These standard abbreviations will be found in the drawing.
- BCS BURIED CABLE SIGN
 - EJIB ELECTRIC JUNCTION BOX
 - FH FIRE HYDRANT
 - FOC FIBER OPTIC CABLE MARKER
 - GUY GUY ANCHOR
 - GVP GAS VENT PIPE
 - IRS 1/2" IRON ROD FOUND WITH CAP STAMPED "K.L.K. #4687"
 - LP LIGHT POLE
 - MH SANITARY SEWER MANHOLE
 - OHE OVERHEAD ELECTRIC
 - PP POWER POLE
 - TJB TELEPHONE JUNCTION BOX
 - TPED TELEPHONE PEDESTAL
 - WM WATER METER
 - WMV WATER METER VAULT
 - WV WATER VALVE
 - XIC "X" CUT IN CONCRETE

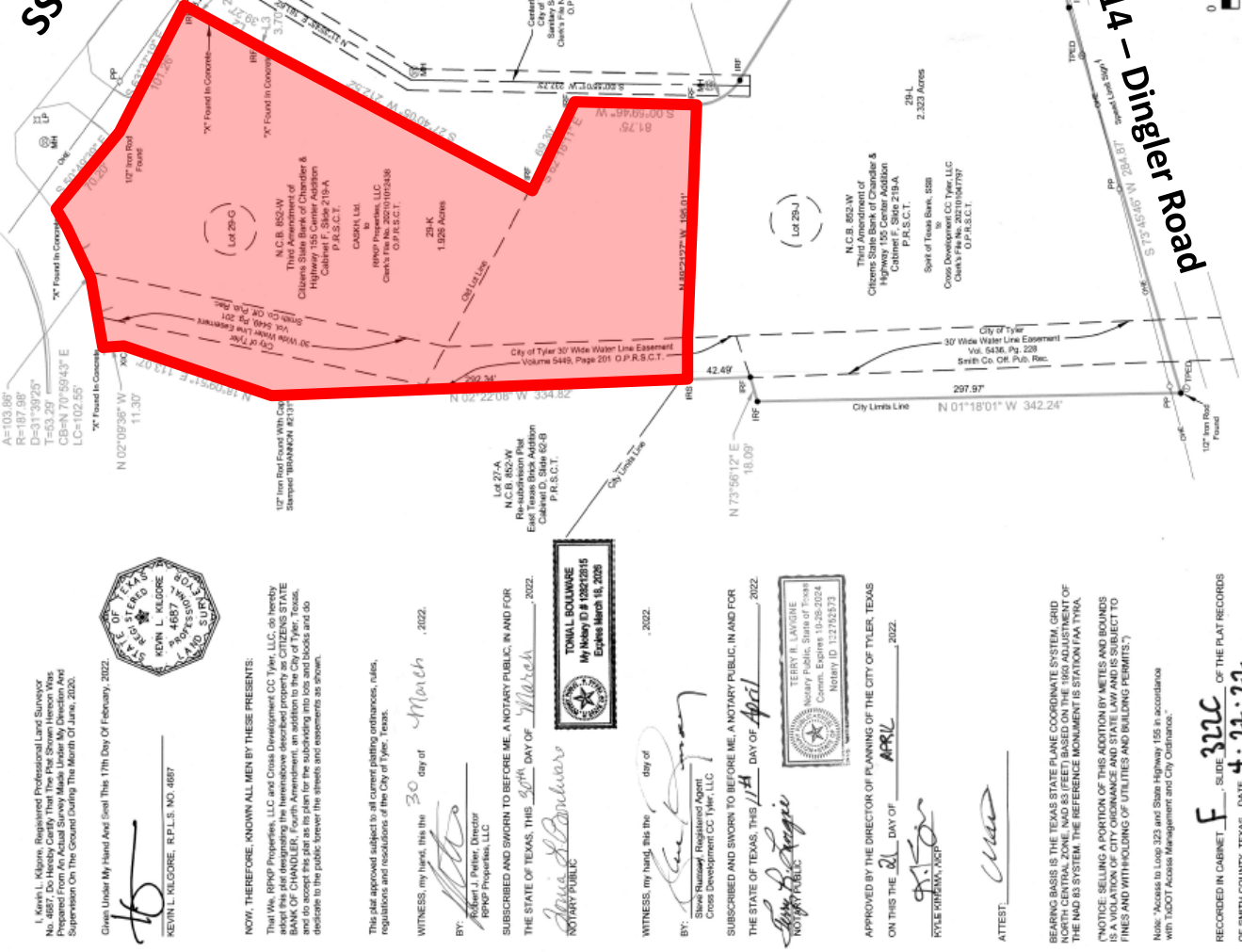


VICINITY MAP
NOT TO SCALE

Oliver Anderson Survey
Abstract No. 30
SSW Loop 323

State Hwy 155

CR 1114 - Dingler Road



Filed for Record
in the Official Records of:
Smith County
On: 4/22/2022 2:10:23 PM
In the PLAT RECORDS

Doc Number: 202201015913
Number of Pages: 1
Amount: 101.00
By: Macmillan, Jennifer

Karen Shipps
Smith County Clerk



DESIGNED BY:	R.T.W.
DRAWN BY:	K.L.K.
CHECKED BY:	K.L.K.
DATE:	Feb. 17, 2022
SCALE:	1" = 60'



SURVEYING
PLANNING
MAPPING
TIPS FROM NO. 1004-4800

6712 Paluxy Drive
Tyler, Texas 75703
(903)581-7800
Fax (903)581-3756



**Amending Final Plat
Fourth Amendment**
Citizens State Bank of Chandler
2 Lots - 4.25 Acres
Tyler, Smith County, Texas

REVISIONS		
NO.	DATE	REMARKS

CONTRACT NO.
202210

SHEET NO.
1 OF 1

I, Keith L. Kilgore, Registered Professional Land Surveyor, No. 4687, Do Herby Certify That This Plat Shown Herein Was Prepared From An Actual Survey Made Under My Direction And Supervision On The Ground During The Month of June, 2020.

Gives Under My Hand And Seal This 17th Day Of February, 2022.

KEVIN L. KILGORE, R.P.L.S. NO. 4687

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That W.K. RPPG Properties, LLC and Cross Development CC, TYLER, LLC, do hereby accept this plat designating the hereinabove described property as CITIZENS STATE BANK OF CHANDLER, TYLER, TEXAS, and do hereby certify that the same is true and correct, and do accept this plat as a plan for the subdividing into lots and blocks and do dedicate to the public forever the streets and easements as shown.

This plat approved subject to all current planning ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS my hand, this the 30 day of March, 2022.

BY: *[Signature]*
TERRY B. LAVIGNE
Notary Public, State of Texas
Commission Expires 11-25-2024
Notary ID: 1327029373

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF TYLER, TEXAS
ON THIS THE 21 DAY OF APRIL, 2022.

APPROVED BY THE CITY CLERK OF THE CITY OF TYLER, TEXAS
ON THIS THE 21 DAY OF APRIL, 2022.

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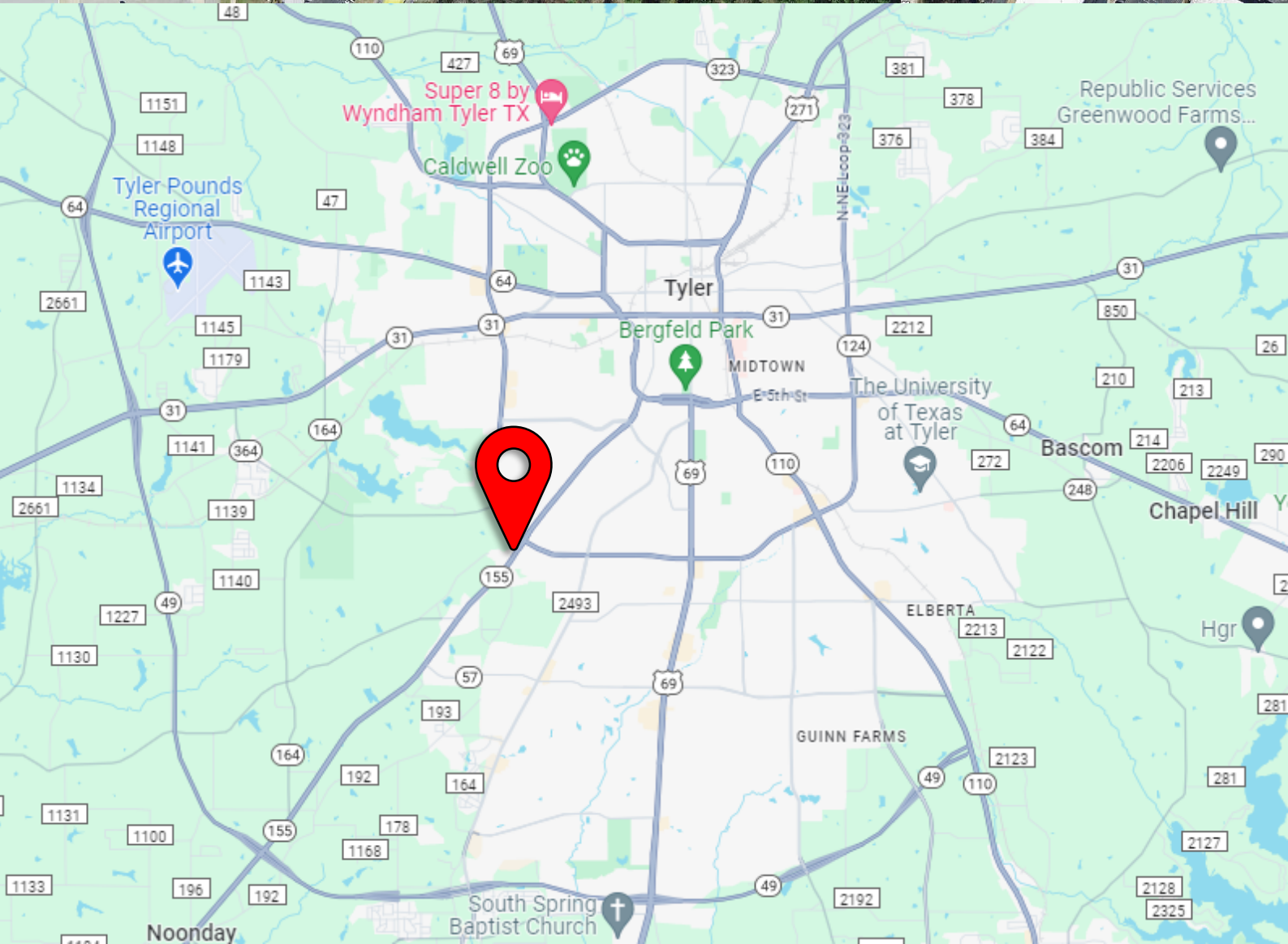
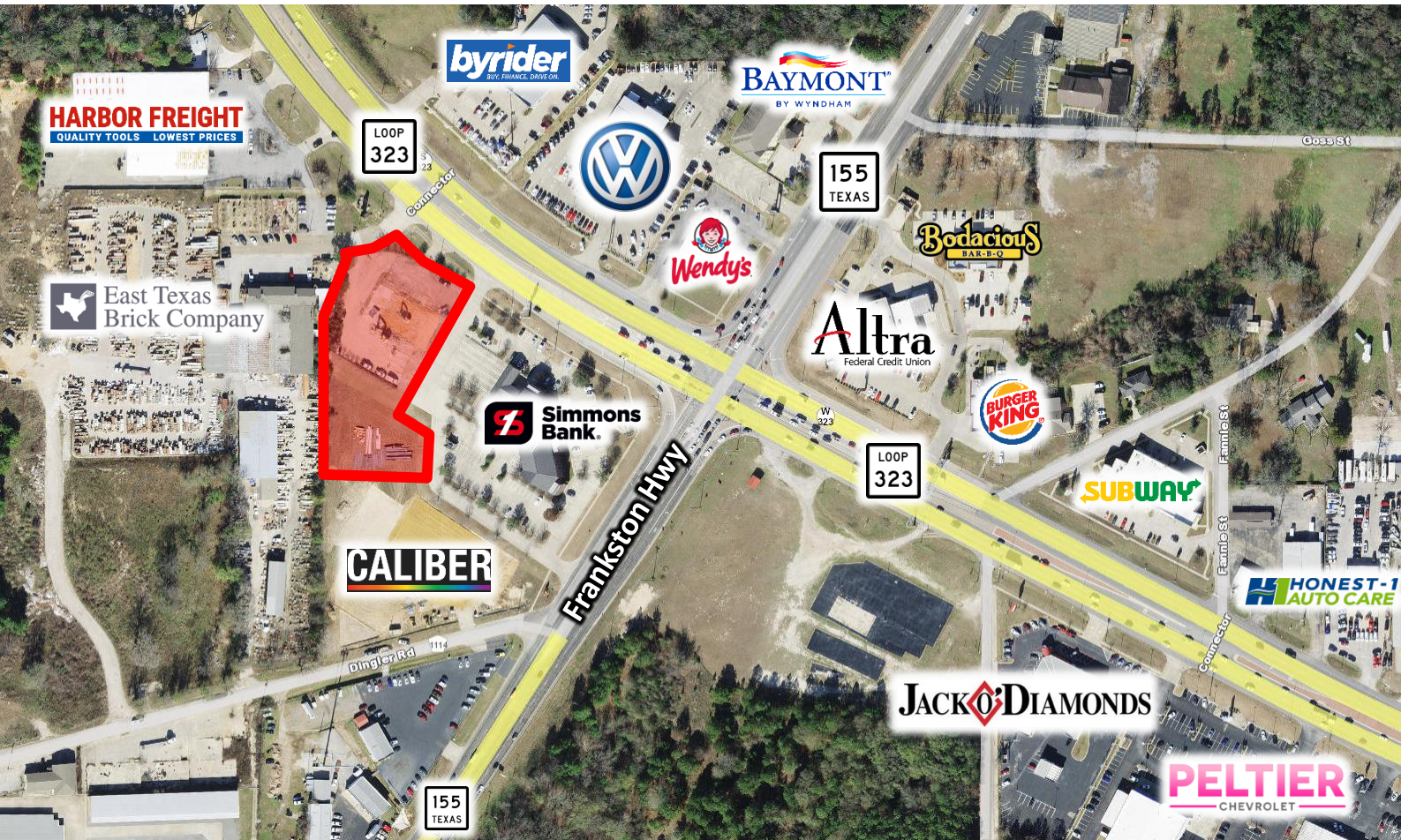
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ON THIS THE 21 DAY OF APRIL, 2022.

LOCATION





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.

11-2-2015



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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
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