Denton, Texas

16.14 Acres

- **Approximately 4 acres fronting Hwy 380 is located in city limits and zoned EC-I.**
- **Approximately 12 acres fronting Fishtrap is located in Denton ETJ and not zoned.**
- **+/- 647’ frontage on Hwy 380**
- **+/- 630’ frontage on Fishtrap Rd.**
- **12” city water line along Hwy 380**
- **Sewer located approximately 1200’ east on Hwy 380**
- **Agricultural exemption**

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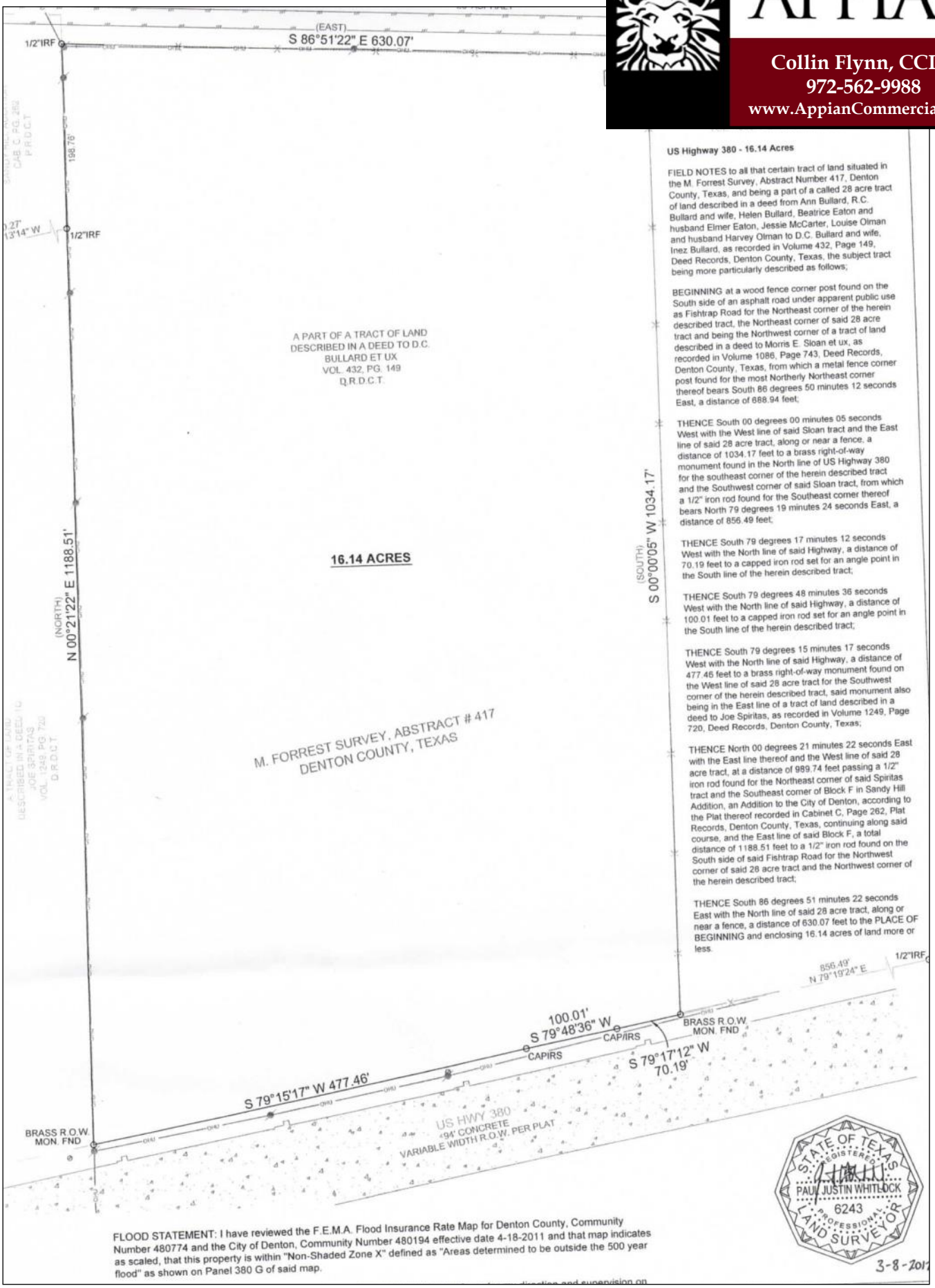

US Highway 380 - 16.14 Acres

FIELD NOTES to all that certain tract of land situated in the M. Forrest Survey, Abstract Number 417, Denton County, Texas, and being a part of a called 28 acre tract of land described in a deed from Ann Bullard, R.C. Bullard and wife, Helen Bullard, Beatrice Eaton and husband Elmer Eaton, Jessie McCarter, Louise Olman and husband Harvey Olman to D.C. Bullard and wife, Inez Bullard, as recorded in Volume 432, Page 149, Deed Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a wood fence corner post found on the South side of an asphalt road under apparent public use as Fishtrap Road for the Northeast corner of the herein described tract, the Northeast corner of said 28 acre tract and being the Northwest corner of a tract of land described in a deed to Morris E. Sloan et ux, as recorded in Volume 1086, Page 743, Deed Records, Denton County, Texas, from which a metal fence corner post found for the most Northerly Northeast corner thereof bears South 86 degrees 50 minutes 12 seconds East, a distance of 888.94 feet;

THENCE South 00 degrees 00 minutes 05 seconds West with the West line of said Sloan tract and the East line of said 28 acre tract, along or near a fence, a distance of 1034.17 feet to a brass right-of-way monument found in the North line of US Highway 380 for the southeast corner of the herein described tract and the Southwest corner of said Sloan tract, from which a 1/2" iron rod found for the Southeast corner thereof bears North 79 degrees 19 minutes 24 seconds East, a distance of 856.49 feet;

THENCE South 79 degrees 17 minutes 12 seconds West with the North line of said Highway, a distance of 70.19 feet to a capped iron rod set for an angle point in the South line of the herein described tract;

THENCE South 79 degrees 48 minutes 36 seconds West with the North line of said Highway, a distance of 100.01 feet to a capped iron rod set for an angle point in the South line of the herein described tract;

THENCE South 79 degrees 15 minutes 17 seconds West with the North line of said Highway, a distance of 477.46 feet to a brass right-of-way monument found on the West line of said 28 acre tract for the Southwest corner of the herein described tract, said monument also being in the East line of a tract of land described in a deed to Joe Spiritas, as recorded in Volume 1249, Page 720, Deed Records, Denton County, Texas;

THENCE North 00 degrees 21 minutes 22 seconds East with the East line thereof and the West line of said 28 acre tract, at a distance of 989.74 feet passing a 1/2" iron rod found for the Northeast corner of said Spiritas tract and the Southeast corner of Block F in Sandy Hill Addition, an Addition to the City of Denton, according to the Plat thereof recorded in Cabinet C, Page 262, Plat Records, Denton County, Texas, continuing along said course, and the East line of said Block F, a total distance of 1188.51 feet to a 1/2" iron rod found on the South side of said Fishtrap Road for the Northwest corner of said 28 acre tract and the Northwest corner of the herein described tract;

THENCE South 86 degrees 51 minutes 22 seconds East with the North line of said 28 acre tract, along or near a fence, a distance of 630.07 feet to the PLACE OF BEGINNING and enclosing 16.14 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 and the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 500 year flood" as shown on Panel 380 G of said map.

The information contained herein was obtained from sources believed to be reliable. It is subject to verification by the purchaser. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical limitations, or familial status. Sub-agency is not recognized.

11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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

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