

Ritter & Associates

Commercial Real Estate

For Sale
501 N. Highway 287
Mansfield, Texas
3.361 +/- acres Commercial Land

For information contact:

Tom Ritter
tr@ritterrealty.com

Mark Sullivan
ms@ritterrealty.com

**RITTER
ASSOCIATES
COMMERCIAL
REAL ESTATE**

305 Regency Parkway
Suite 605
Mansfield, TX 76063

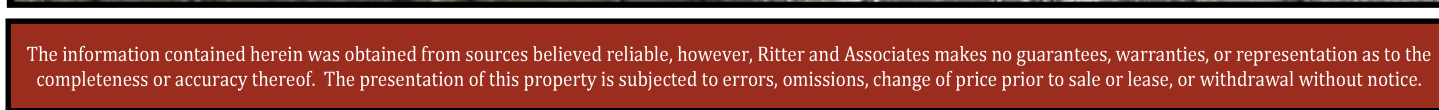
Phone: (817) 473-9393
Fax: (817) 473-8861
www.ritterrealty.com

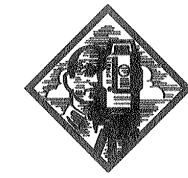


- Westside of Highway 287 Frontage Road just north of the intersection of E. Broad Street and Highway 287
- 3.361 Acres
- Water, Sewer, Gas Available
- C-2-City of Mansfield
- Excellent visibility; Will divide; High traffic area; Seller to retain minerals
- \$16.00 per square foot
- Video Link <https://youtu.be/XIPRU9PXRnA>



The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is subjected to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

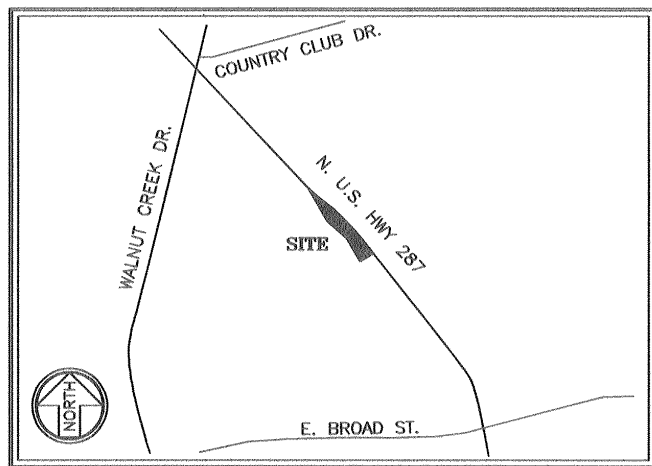




Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.R.L.S. FIRM No. 10111800
C.L.S. #00 No. 18-0140
G.F. No. 281625

* LEGEND *

IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET w/ORANGE PLASTIC CAP
STAMPED "R. W. COOMBS RPLS 5294"
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
E.S.M.T. EASEMENT
VOL. VOLUME
PG. PAGE
Ac. ACRE
S.F. SQUARE FEET
D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

* NOTES *

1. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) PER CITY OF MANSFIELD C.P.S. MONUMENTS.
3. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48430C0480 K, MAP REVISED SEPTEMBER 25, 2009.
4. (a) THE ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2, 3, AND 4. NO IMPROVEMENTS SHALL BE MADE THAT IMPED INGRESS AND EGRESS ALONG THIS EASEMENT.
(b) THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
5. MINIMUM FINISHED FLOOR ELEVATION IS 2 FEET ABOVE THE BASE FLOOD ELEVATION BASED ON THE 100-YEAR ULTIMATE HYDROLOGY OF THE WALNUT CREEK MODEL PREPARED BY NAVE ENGINEERING, INC. AND HALFT ASSOCIATES DATED SEPTEMBER 2006.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, THOMAS J. RITTER, JR. (as to an undivided one-half interest) and ANTHONY B. MEEHAN (as to an undivided one-half interest) are the sole owners of all that certain tract of land located in the HENRY ODELE SURVEY, ABSTRACT No. 1196, City of Mansfield, Tarrant County, Texas as described in the respective deeds recorded in Clerk's File No. D204363551 and Clerk's File No. D205042733 of the Official Public Records of Tarrant County, Texas and lying in the Southwest right-of-way line of U. S. Highway 287 (a variable width right-of-way);

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Northerly corner of Lot 2, Block 1, Ritter-Meehan No. 1 Addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Clerk's File No. D215131174 of the Official Public Records of Tarrant County, Texas and lying in the Southwest right-of-way line of U. S. Highway 287 (a variable width right-of-way);

THENCE S 59° 53' 21" W, 244.31 feet along the Northwest boundary line of said Lot 2 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Westerly corner of said Lot 2, lying in the Southwest boundary line of said Ritter and Meehan Tract and the Northeast boundary line of that certain tract of land described in deed to Tarrant County Water Control and Improvement District No. 1 recorded in Volume 4612, Page 23 of the Deed Records of Tarrant County, Texas and from which a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT" at the most Southerly corner of said Lot 2 bears S 30° 06' 39" E, 171.83 feet;

THENCE along the Southwest boundary line of said Ritter and Meehan Tract as follows:

N 30° 06' 39" W, 414.93 feet with the Northeast boundary line of said Tarrant County Water Control District Tract to a 1-inch iron rod found;

N 48° 14' 39" W, 417.64 feet continuing with the Northeast boundary line of said Tarrant County Water Control District Tract to a 1/2-inch iron rod found in the Northeast boundary line of that certain tract of land described in deed to Mansfield Park Facilities Development Corporation recorded in Clerk's File No. D204390498 of the Official Public Records of Tarrant County, Texas;

N 30° 04' 54" W, 601.11 feet with the Northeast boundary line of said Mansfield Park Facilities Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" at the most Northerly corner of said Ritter and Meehan Tract, lying in the Southwest right-of-way line of aforesaid U. S. Highway No. 287;

THENCE along the Northeast boundary line of said Ritter and Meehan Tract with the said Southwest right-of-way line of U. S. Highway No. 287 as follows:

S 48° 09' 34" E, 206.52 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

S 52° 39' 21" E, 296.01 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the beginning of a non-tangent Curve to the Right;

SOUTHEASTERLY, 964.68 feet along said Curve to the Right, having a radius of 5509.58 feet, a central angle of 10° 01' 55" and a chord bearing S 41° 52' 46" E, 963.45 feet to the PLACE OF BEGINNING, containing 5.361 acres (233,535 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS J. RITTER, JR. (as to an undivided one-half interest) and ANTHONY B. MEEHAN (as to an undivided one-half interest), being the sole owners of the above described parcel, acting by and through the undersigned, it's duly authorized agents, do hereby adopt the herein above described property as LOTS 3 and 4, BLOCK 1, RITTER-MEEHAN No. 1 ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public use the streets and easements shown thereon.

WE hereby set our signatures for the purposes herein expressed this the 11 day of February, 2019.

THOMAS J. RITTER, JR. ANTHONY B. MEEHAN

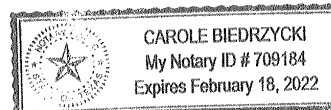
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS J. RITTER, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11 day of February, 2019.

NOTARY PUBLIC
STATE OF TEXAS



STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY B. MEEHAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11 day of February, 2019.

NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



FINAL PLAT
LOTS 3 & 4, BLOCK 1
RITTER-MEEHAN No. 1 ADDITION

2.821 ACRES OF LAND OUT OF THE
HENRY ODELE SURVEY, ABSTRACT No. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS

FEBRUARY 10, 2019 SD# 18-041

OWNER:
THOMAS J. RITTER, JR.
ANTHONY B. MEEHAN
1703 FOUNTAINVIEW DR.
SUITE 101
MANSFIELD, TEXAS 76063
CONTACT: MARK SULLIVAN
(817) 473-9393
email: ms@ritterreale.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
(817) 920-7600
email: ron.coombs@bcglobal.net

THIS PLAT FILED IN INSTRUMENT
No. _____, DATE _____

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS
THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SLE, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFORESAID RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

GRAPHIC SCALE - FEET

SCALE: 1" = 60'

AFTER RECORDING RETURN TO THE CITY OF
MANSFIELD 1200 E. BROAD STREET, MANSFIELD,
TEXAS 76063



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.

Ritter and Associates

Real Estate LLC

900 2899	ds@ritterrealty.com	817-473-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email Phone

Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone

Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0