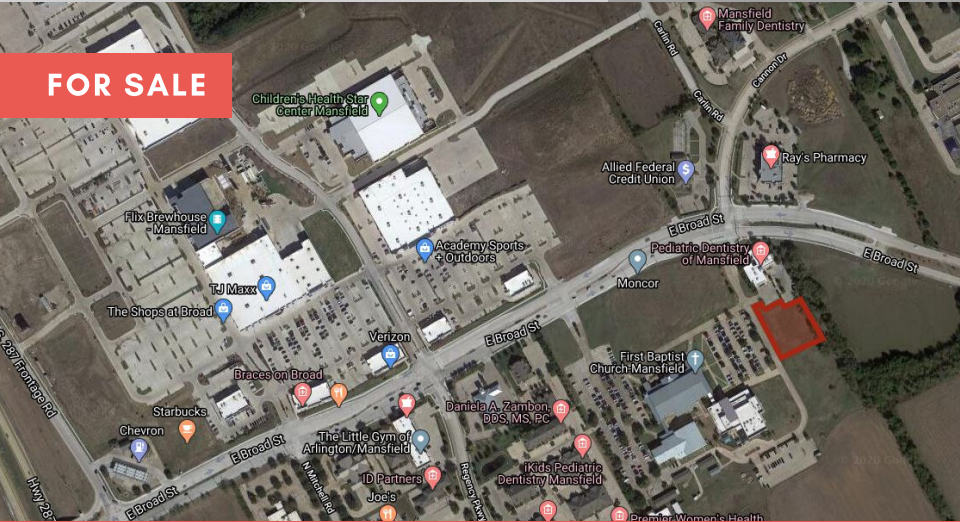


Ritter & Associates

Commercial Real Estate

FOR SALE



Commercial Pad Site 1900 E. Broad St. Mansfield, TX 76063

- .490 Acres (21,343 S.F.)
- Ideal Medical/Professional Building Site
- Excellent Location in close proximity to hospital, medical and across from the shops at broad retail development
- Zoning: The Reserve highway 287 Standards
- Utilities: City of Mansfield located along E. Broad Street
- Price: \$12.00 PSF

Contact: Mark Sullivan 817.473.9393 x2

ms@ritterrealty.com

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 submitted to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

SITE STATISTICS

1.5 Acres Total Area

ZONING CONSIDERATIONS

Design to comply with requirements for 'The Reserve'
Signage to comply with 'The Reserve'
Landscape to comply with 'The Reserve'
Design, Signage and Landscape to comply with Sub-section
Highway 287 / C-2 standards.

25' Building Setback from Broad Street
10' Building Setback from church entry drive
80% Maximum Lot Coverage
10' Landscape Setback required on west/south/east sides.
Maximum 1 Story and 35' Height
Minimum 80% Masonry Construction

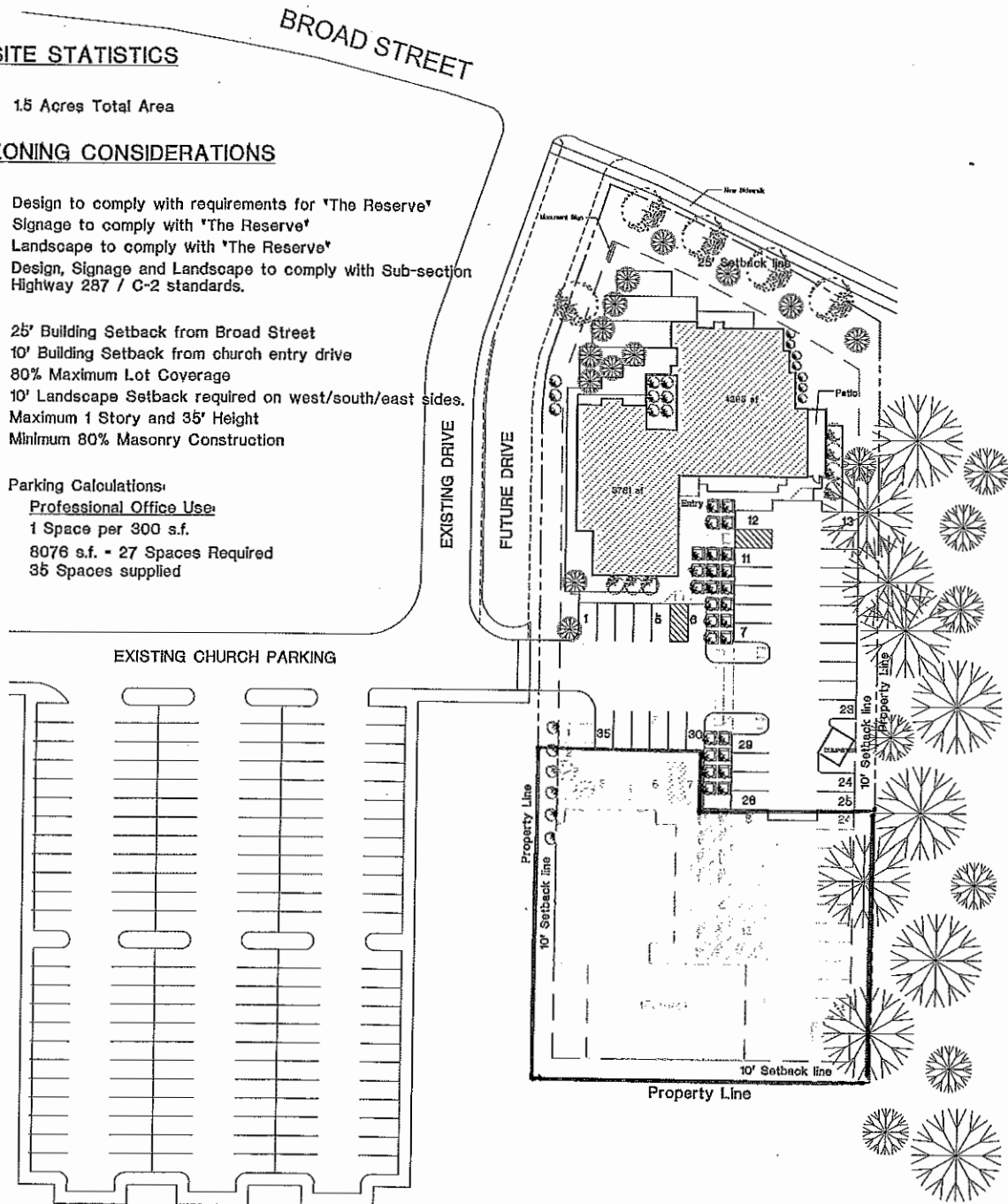
Parking Calculations:

Professional Office Use:

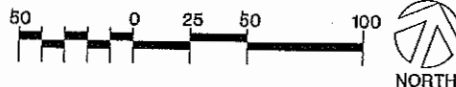
1 Space per 300 s.f.

8076 s.f. = 27 Spaces Required

35 Spaces supplied



A9 PRELIMINARY SITE PLAN

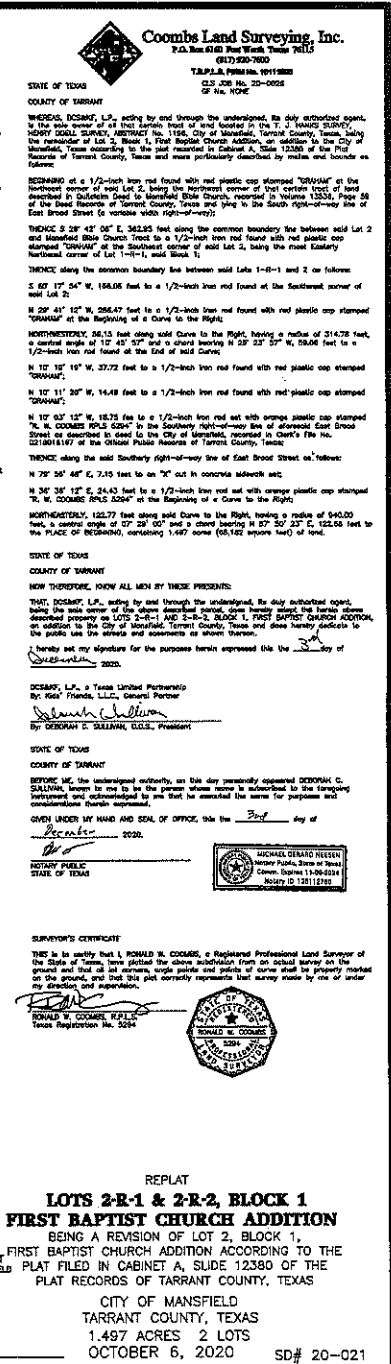


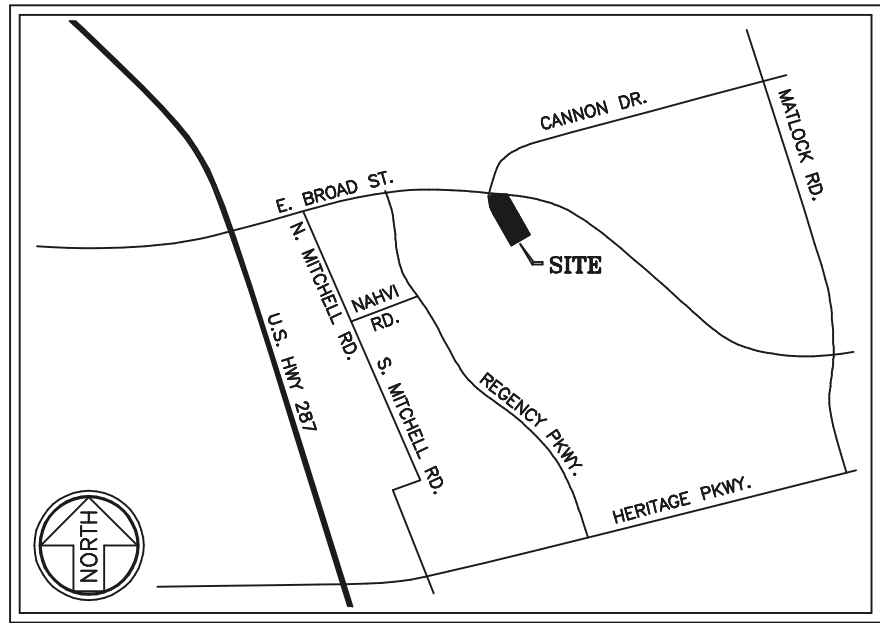
quorum

Design. Spaces. People.
Architecture Interior Design

DENTAL OFFICES for
DR. DEBORAH C. SULLIVAN, DDS, MS
Mansfield, Texas

Jan. 02, 2007





* LEGEND *

IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
CL CENTERLINE
C.M. CONTROLLING MONUMENT
E.S.M.T. EASEMENT
R.O.W. RIGHT-OF-WAY
AC. ACRE
S.F. SQUARE FEET
CC# COUNTY CLERK FILE NUMBER
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

* NOTES *

- NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENTS No. 14-07 AND 15-07.
- NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009.
- PROPERTY CORNERS ARE AS SHOWN HEREON.
- THE 60' ACCESS EASEMENT IS FOR THE USE OF LOTS 1-R-1, 2-R-1 AND 2-R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE 60' ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE 24' COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 2-R-1 AND 2-R-2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE 24' COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

D = 11'34'39"
R = 374.78'
L = 75.73'
CH = 75.60'
N 24'59'36"W

* CURVE DATA *				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	100.00'	27.05'	15°29'44"	26.96'
C2	100.00'	27.05'	15°29'44"	26.96'

30 0 30 60 90
GRAPHIC SCALE - FEET
SCALE: 1" = 30'

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

APPROVED BY THE CITY OF MANSFIELD
APPROVED BY: _____ 2020 P & Z COMMISSION CHAIRMAN
ATTEST: _____ 2020 PLANNING & ZONING SECRETARY

OWNER:
DCS&KF, L.P.
2636 GOODNIGHT TRAIL
MANSFIELD, TEXAS 76063
CONTACT: DEBORAH C. SULLIVAN
PHONE (817) 473-7171
email: deborahcsullivan@gmail.com

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

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 20-0026
GF No. NONE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, DCS&KF, L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land located in the T. J. HANKS SURVEY, HENRY ODELL SURVEY, ABSTRACT No. 1196, City of Mansfield, Tarrant County, Texas, being the remainder of Lot 2, Block 1, First Baptist Church Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 12380 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Northeast corner of said Lot 2, being the Northwest corner of that certain tract of land described in Quitclaim Deed to Mansfield Bible Church, recorded in Volume 13536, Page 59 of the Deed Records of Tarrant County, Texas and lying in the South right-of-way line of East Broad Street (a variable width right-of-way);

THENCE S 29° 42' 06" E, 362.95 feet along the common boundary line between said Lot 2 and Mansfield Bible Church Tract to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Southeast corner of said Lot 2, being the most Easterly Northeast corner of Lot 1-R-1, said Block 1;

THENCE along the common boundary line between said Lots 1-R-1 and 2 as follows:

S 60° 17' 54" W, 166.06 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 2;

N 29° 41' 12" W, 286.47 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM" at the Beginning of a Curve to the Right;

NORTHWESTERLY, 59.15 feet along said Curve to the Right, having a radius of 314.78 feet, a central angle of 10° 45' 57" and a chord bearing N 25° 23' 57" W, 59.06 feet to a 1/2-inch iron rod found at the End of said Curve;

N 10° 19' 19" W, 37.72 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

N 10° 11' 20" W, 14.49 feet to a 1/2-inch iron rod found with red plastic cap stamped "GRAHAM";

N 10° 03' 12" W, 18.75 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Southerly right-of-way line of aforesaid East Broad Street as described in deed to the City of Mansfield, recorded in Clerk's File No. D218016167 of the Official Public Records of Tarrant County, Texas;

THENCE along the said Southerly right-of-way line of East Broad Street as follows:

N 79° 56' 48" E, 7.15 feet to an "X" cut in concrete sidewalk set;

N 36° 36' 12" E, 24.43 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 122.77 feet along said Curve to the Right, having a radius of 940.00 feet, a central angle of 07° 29' 00" and a chord bearing N 87° 50' 23" E, 122.68 feet to the PLACE OF BEGINNING, containing 1.497 acres (65,182 square feet) of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DCS&KF, L.P., acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as LOTS 2-R-1 AND 2-R-2, BLOCK 1, FIRST BAPTIST CHURCH ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the _____ day of _____, 2020.

DCS&KF, L.P., a Texas Limited Partnership
By: Kids' Friends, L.L.C., General Partner

By: DEBORAH C. SULLIVAN, D.D.S., President

FIRST BAPTIST CHURCH OF MANSFIELD

MIKE SELLERS, ADMINISTRATIVE PASTOR

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DEBORAH C. SULLIVAN, 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 _____ day of _____, 2020.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared MIKE SELLERS, 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 _____ day of _____, 2020.

NOTARY PUBLIC
STATE OF TEXAS

CONCEPTUAL SITE PLAN TO ACCOMPANY
REPLAT

**LOTS 2-R-1 & 2-R-2, BLOCK 1
FIRST BAPTIST CHURCH ADDITION**

BEING A REVISION OF LOT 2, BLOCK 1,
FIRST BAPTIST CHURCH ADDITION ACCORDING TO THE
PLAT FILED IN CABINET A, SLIDE 12380 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1.497 ACRES 2 LOTS
JUNE 22, 2020

SD# 20-021



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:
 - 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.

Ritter and Associates Real Estate LLC	9002899	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
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date