For Sale-Commercial Lot

7931 Valcasi Drive-Arlington, TX



Location: 7931 Valcasi Drive, one block east of U. S. Highway 287, City of

Arlington, Tarrant County, Texas.

Mapsco 109V

Description: Lot 6D, Watsonville Heights Addition containing approximately 0.879

acres (per plat)

Utilities: City of Arlington

Zoning: PD (Planned Development)-City of Arlington

Sales Price: \$65,000.00

Remarks: Adjacent lot to the north (Lot 6E) containing approximately 0.909 acres is

also available.

Contact: Mark Sullivan-Office (817) 473-9393x2

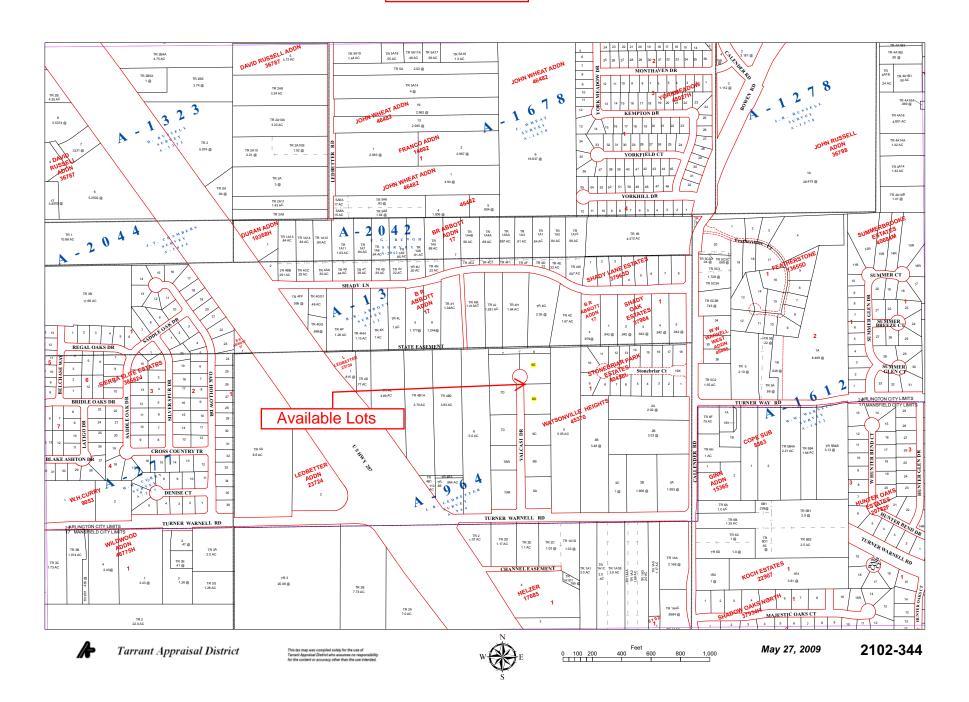
Email- ms@ritterrealty.com

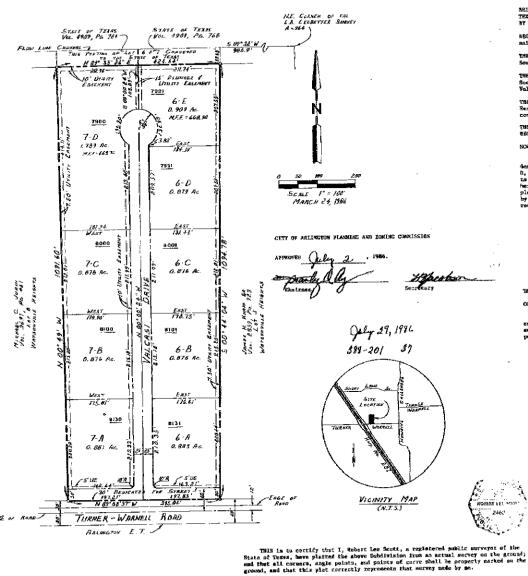
Ritter and Associates

1703 Fountainview Dr., Suite 103, Mansfield, Texas 76063

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.

Valcasi Lots





There shall be provided at the intersections of all public streets, visibility

triangles as established by Ordinauce

STATE OF TEXAS COUNTY OF TARRANT :

WHEREAS, WE, LARRY JONES AND JAMES PROBET, TRUSTERS, are the sole owners of the following described tract of land.

BRING A PORTION OF LOTS 6 AND 7 MAISONVILLE HEIGETS, AN ARBITION IN TARRANT COUNTY, TEXAS, ACCORDING TO BEEN RECORDED IN VOLUME 7977, PAGE 2088, DETCT, AND BRING DESCRIBED

SECTIONISE or an iree pin is the North line of Turner Warnell Road (County Road No. 2028) said point being the Southeast corner of said Lot 6;

THENCE Worth 89 deg 56 min 37 mer West a distance of 395.04 feet to an iron pin at the Southwase curraer of moid Lot 2τ

THENCE Morth 80 deg 49 who West a distance of 1,891,68 feet to an iron pin at the Southern corner of a tract of land conveyed to the State of Texas by Read of record in Volume 4939, Page 764 DETCT;

TRORCE North 89 deg 15 min 25 sem Boot a distance of 424.64 feet to an iron plu in the Bast line of said for 6, anid point being the Southeast occur of a tract of land conveyed to the State of Teman by Jean of coord in Tolknew 4907, Fags 786, DEMIN;

THEMCZ South 00 deg 44 min 84 mer West a distance of 1,694.78 feet to the POINT OF RESIDENTIAN and containing 10.284 screen of land more or land.

NEWS, THEREFORE, THUS ALL MEN BE THESE PRESENTS:

THAT, we, larry Jones and Junes Prmett, being sole owners, do hereby adopt this plat designating the beneficators described property as lots 6-4,8,7,9,8 and Lots 7-4,8,6, and D. Markonville Heights, so addition in Tarrant Comony, feats, and set the nearly dedicate as the public use the streets, (alleys, parks) and essembles shown thereon, and set do hereby certify that so deed restrictions crist upon the property included within this plat which is a platted subdividuous at the present time wherein a lot thereof is limited by deed centriction authorizing residential use but restricting sease to not more than two residential units par lot.

WITHERS DER HARDS of Arlington, Entrant County, Texas, the the Aligny of Markle 1986.

SAMES PRINTED TRUSTEE.

LANGE TRUSTICES CHANGE

THE STATE OF TEXAS

APPORE Me, the undersigned authority, on this day personally appeared larry Jones and James Pruntz known to me to be the persons whose Genera are subscribed to the above and foregoing fantromens, and acknowledged to me that they exceeded the same for the purposes and consideration expressed and in the capacity there stated.

Julia & Viselka Notary Public for the State of Texas

Repiration date of Morary's Commission: 3/14/89

PLAT REVISION LOTS 6-A, B, C, D, E, & 7-A, B, C, & D WATSONVILLE HEIGHTS

BEING A REVISION OF A PORTION OF LOTS 6 & 7. WATSONVILLE HEIGHTS AN ADDITION IN TARRANT COUNTY, TEXAS 10.284 ACRES

OWNER / SUBDIVIDER: LARRY JONES & JAMES PRUETT

VESELKA ENGINEERING CONSULTANTS, INC.

CIVIL - MUNICIPAL - NYDADEDZY - PLANNING

ROS EAST SEPRESE STREET, SUITE SUE ARL(NOTON, TEXAS 78010 METRO [817] 469-1671

Robert Les Ses As Robert Lee Scott

Texas Registration No. 2460

Valcasi Lots Zoning Map



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K

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