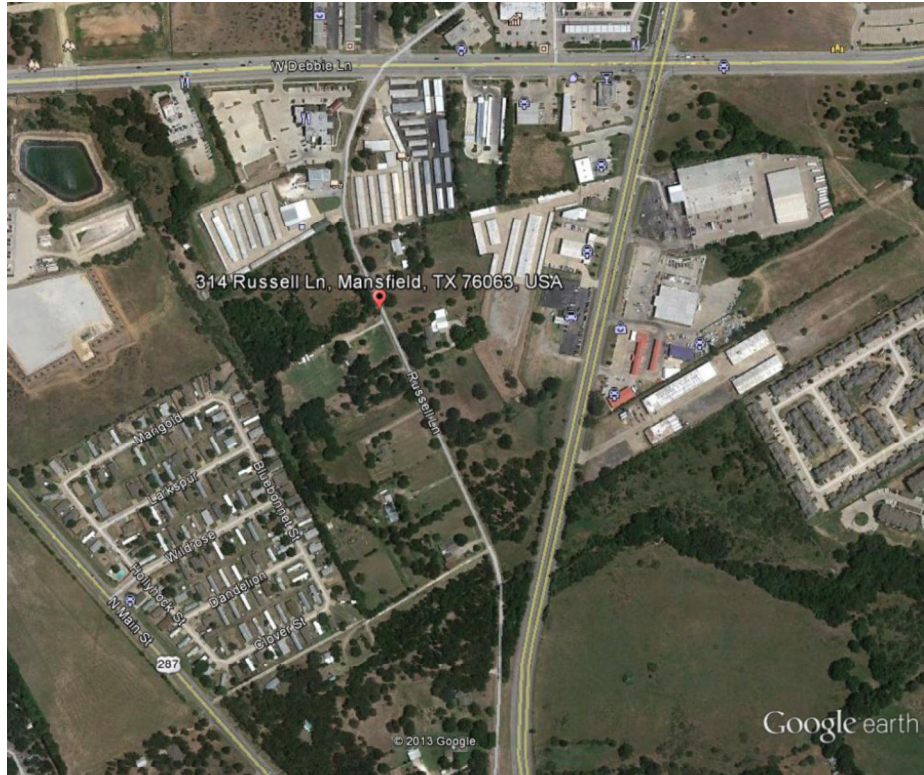


For Sale

5 Acres

Russell Lane-Mansfield, Texas



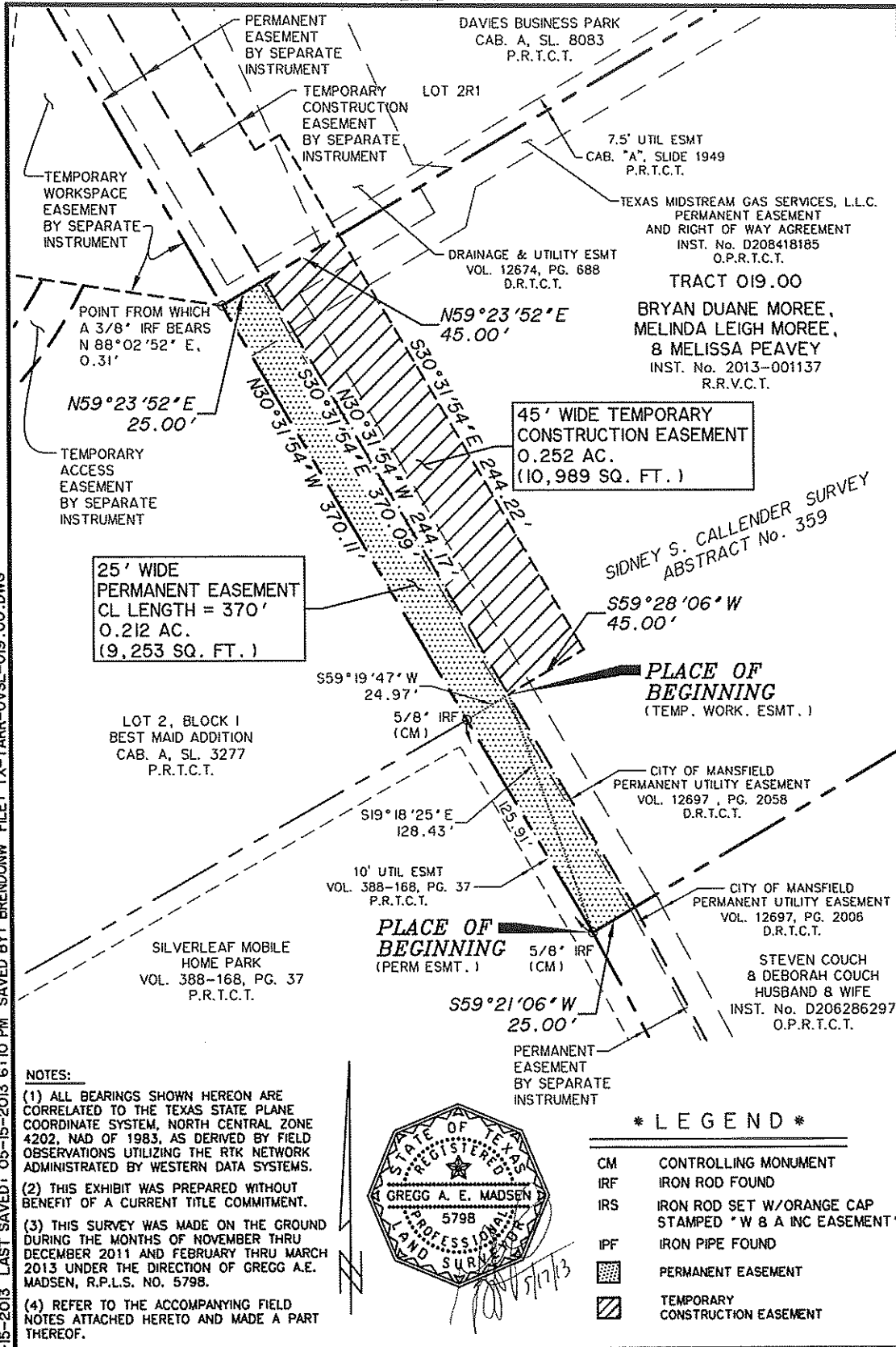
- Location:** Located on the west side of Russell Lane just south of Debbie Lane; in close proximity to Highway 287 and Fm 157, City of Mansfield, Texas
- Description:** 5+/- Acres (per TAD) rectangular in shape with approximately 380 feet of road frontage; generally level with slight slope to the rear of the property
- Utilities:** Available-City of Mansfield
- Zoning:** PR-Pre Development-majority of the zoning on adjacent properties are zoned C-2 General Commercial
- Sales Price:** \$217,800.00
- Contact:** Mark Sullivan (817) 473-9393 x 2 – email at ms@ritterrealty.com

Ritter and Associates

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

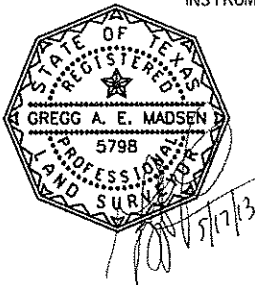
The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, omissions, change of price prior to sale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

EXHIBIT "A"



WA# 11036 PRINTED: 05-15-2013 6:10 PM LAST SAVED: 05-15-2013 6:10 PM FILE: TX-TARR-OVSL-019.00.DWG

- NOTES:**
- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
 - (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
 - (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTHS OF NOVEMBER THRU DECEMBER 2011 AND FEBRUARY THRU MARCH 2013 UNDER THE DIRECTION OF GREGG A.E. MADSEN, R.P.L.S. NO. 5798.
 - (4) REFER TO THE ACCOMPANYING FIELD NOTES ATTACHED HERETO AND MADE A PART THEREOF.



*** LEGEND ***

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ORANGE CAP STAMPED "W 8 A INC EASEMENT"
IPF	IRON PIPE FOUND
[Hatched Box]	PERMANENT EASEMENT
[Diagonal Lines Box]	TEMPORARY CONSTRUCTION EASEMENT

REV.	DATE	BY	DESCRIPTION	CHK.

SURVEYOR PREPARING THIS EXHIBIT:

WIA WIER & ASSOCIATES, INC.
 701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Land Surveying Registration No. 10033900

COMMERCE MIDSTREAM, LLC

OVERSTREET LATERAL
 BRYAN D. MOREE, MELINDA L. MOREE, & MELISSA PEAVEY
 25' WIDE PERMANENT EASEMENT
 TARRANT COUNTY, TEXAS

DRAWN BY: JPR	DATE: 04-30-2013	DWG. NO.	REV.
CHECKED BY:	DATE: 05-15-2013	1 OF 2	0
SCALE: 1"=60'	APP: [Signature]		

FIELD NOTES - DESCRIPTION
25' WIDE PERMANENT EASEMENT

BEING A TRACT OF LAND LOCATED IN THE SIDNEY S. CALLENDER SURVEY, ABSTRACT No. 359, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO BRYAN DUANE MOREE, MELINDA LEIGH MOREE, AND MELISSA PEAVEY, RECORDED IN INSTRUMENT NUMBER 2013-001137, REAL RECORDS, VAN ZANDT COUNTY, TEXAS (R.R.V.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTH CORNER OF SAID MOREE TRACT, THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO STEVEN COUCH AND DEBORAH COUCH, HUSBAND AND WIFE, RECORDED IN INSTRUMENT NUMBER D206286297, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND IN THE NORTHEAST LINE OF SILVERLEAF MOBILE HOME PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-168, PAGE 37, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE N 30°31'54" W, ALONG THE SOUTHWEST LINE OF SAID MOREE TRACT AND THE NORTHEAST LINE OF SAID SILVERLEAF MOBILE HOME PARK, AT 125.91 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTH CORNER OF SAID SILVERLEAF MOBILE HOME PARK, THE EAST CORNER OF LOT 2, BLOCK 1, BEST MAID ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN CABINET "A", SLIDE 3277, P.R.T.C.T., AND IN THE SOUTHWEST LINE OF SAID MOREE TRACT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID MOREE TRACT AND THE NORTHEAST LINE OF SAID LOT 2, A TOTAL DISTANCE OF 370.11 FEET TO A POINT, SAID POINT BEING THE WEST CORNER OF SAID MOREE TRACT, THE SOUTH CORNER OF LOT 2R1, DAVIES BUSINESS PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN CABINET "A", SLIDE 8083, P.R.T.C.T., AND FROM WHICH A 3/8" IRON ROD FOUND BEARS N 88°02'52" E, 0.31 FEET;

THENCE N 59°23'52" E, DEPARTING THE NORTHEAST LINE OF SAID LOT 2, ALONG THE NORTHWEST LINE OF SAID MOREE TRACT AND THE SOUTHEAST LINE OF SAID LOT 2R1, A DISTANCE OF 25.00 FEET TO A POINT;

THENCE S 30°31'54" E, DEPARTING THE NORTHWEST LINE OF SAID MOREE TRACT AND THE SOUTHEAST LINE OF SAID LOT 2R1, BEING 25.00 FEET NORTHEASTERLY AND PARALLEL WITH THE SOUTHWEST LINE OF SAID MOREE TRACT, 370.09 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID MOREE TRACT AND THE NORTHWEST LINE OF SAID COUCH TRACT;

THENCE S 59°21'06" W, ALONG THE SOUTHEAST LINE OF SAID MOREE TRACT AND THE NORTHWEST LINE OF SAID COUCH TRACT, 25.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.212 ACRES (9,253 SQUARE FEET) OF LAND, MORE OR LESS.

FIELD NOTES - DESCRIPTION
45' WIDE TEMPORARY CONSTRUCTION EASEMENT

BEING A TRACT OF LAND LOCATED IN THE SIDNEY S. CALLENDER SURVEY, ABSTRACT No. 359, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO BRYAN DUANE MOREE, MELINDA LEIGH MOREE, AND MELISSA PEAVEY, RECORDED IN INSTRUMENT NUMBER 2013-001137, REAL RECORDS, VAN ZANDT COUNTY, TEXAS (R.R.V.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

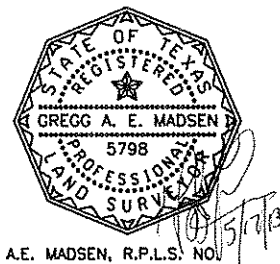
BEGINNING AT A POINT FROM WHICH A 5/8" IRON ROD FOUND BEARS S 19°18'25" E, 128.43 FEET, SAID IRON ROD BEING THE SOUTH CORNER OF SAID MOREE TRACT, THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO STEVEN COUCH AND DEBORAH COUCH, HUSBAND AND WIFE, RECORDED IN INSTRUMENT NUMBER D206286297, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND IN THE NORTHEAST LINE OF SILVERLEAF MOBILE HOME PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-168, PAGE 37, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE N 30°31'54" W, BEING 25.00 FEET NORTHEASTERLY AND PARALLEL WITH THE SOUTHWEST LINE OF SAID MOREE TRACT, 244.17 FEET TO A POINT IN THE NORTHWEST LINE OF SAID MOREE TRACT AND THE SOUTHEAST LINE OF LOT 2R1, DAVIES BUSINESS PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, RECORDED IN CABINET "A", SLIDE 8083, P.R.T.C.T.;

THENCE N 59°23'52" E, ALONG THE NORTHWEST LINE OF SAID MOREE TRACT AND THE SOUTHEAST LINE OF SAID LOT 2R1, A DISTANCE OF 45.00 FEET TO A POINT;

THENCE S 30°31'54" E, DEPARTING THE NORTHWEST LINE OF SAID MOREE TRACT AND THE SOUTHEAST LINE OF SAID LOT 2R1, BEING 70.00 FEET NORTHEASTERLY AND PARALLEL WITH THE SOUTHWEST LINE OF SAID MOREE TRACT, A DISTANCE OF 244.22 FEET TO A POINT;

THENCE S 59°28'06" W, 45.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.252 ACRES (10,989 SQUARE FEET) OF LAND, MORE OR LESS. THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF GREGG A.E. MADSEN, R.P.L.S., NOV 5798 DURING THE MONTHS OF NOVEMBER THRU DECEMBER 2011 AND FEBRUARY THRU MARCH 2013. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983. REFER TO THE ACCOMPANYING EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.



WA# 11036 PRINTED: 05-15-2013 LAST SAVED: 05-15-2013 6:10 PM SAVED BY: BRENDON W FILE: TX-TARR-OVSL-019_00.DWG

REV.	DATE	BY	DESCRIPTION	CHK.

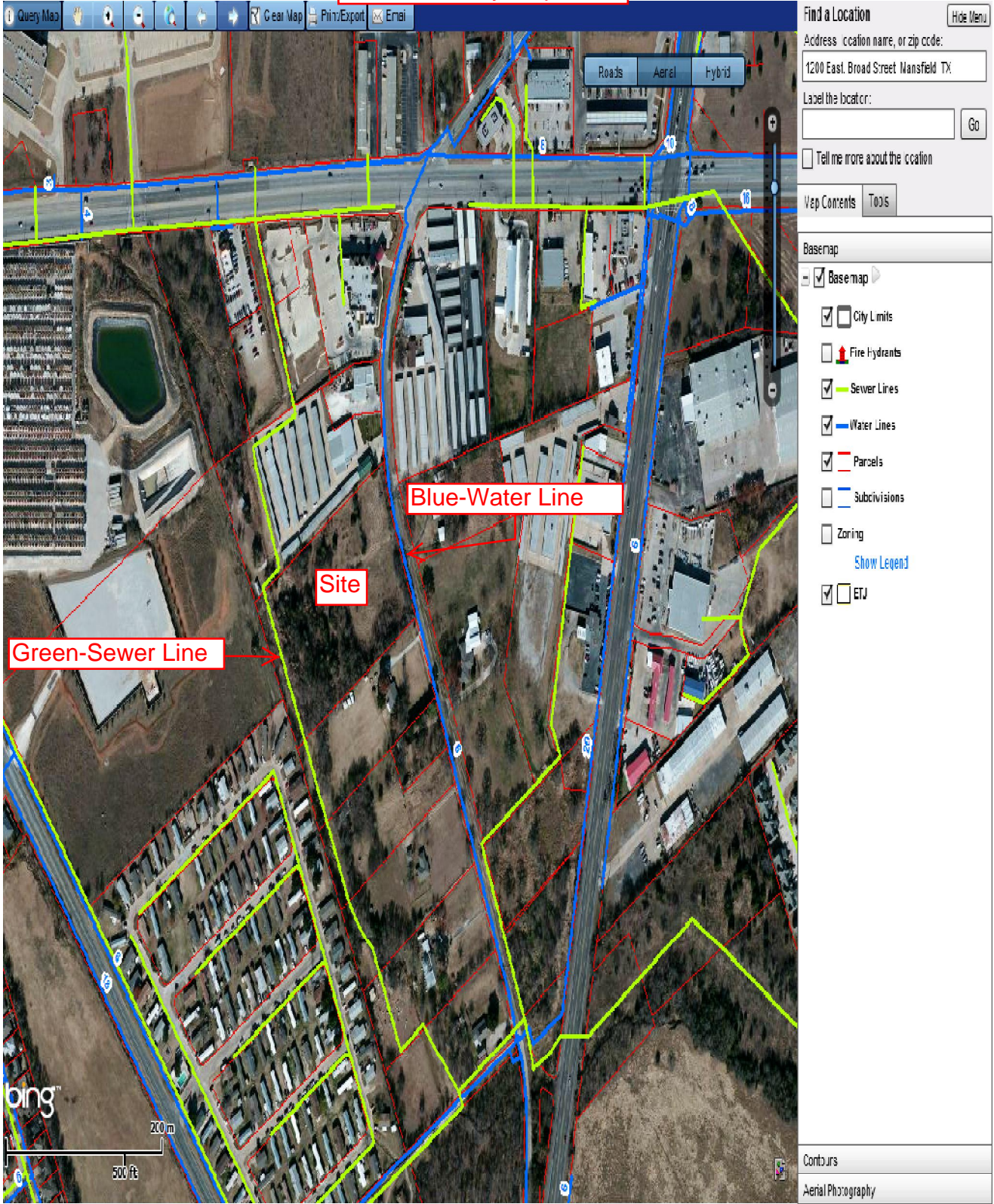
SURVEYOR PREPARING THIS EXHIBIT:
WIA WIER & ASSOCIATES, INC.
 701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
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 TARRANT COUNTY, TEXAS

DRAWN BY: JPR	DATE: 04-30-2013	DWG. NO.	REV.
CHECKED BY:	DATE: 05-15-2013	2 OF 2	0
SCALE: N/A	APP: <i>GJM</i>		

5 Acres-Russell Lane
Aerial-Utility Map





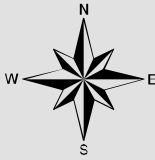
Google earth

feet
meters



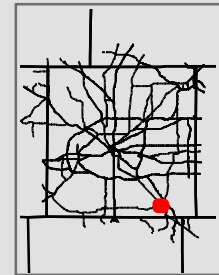


- Legend**
- Deeds_Boundary
 - RECORDBOUNDARYTYPE
 - Parcel Line
 - Parcel Split Line
 - Private Road
 - ROW
 - Unknown
 - HistoricLot
 - School
 - City
 - Abstracts
 - County
 - Water_District

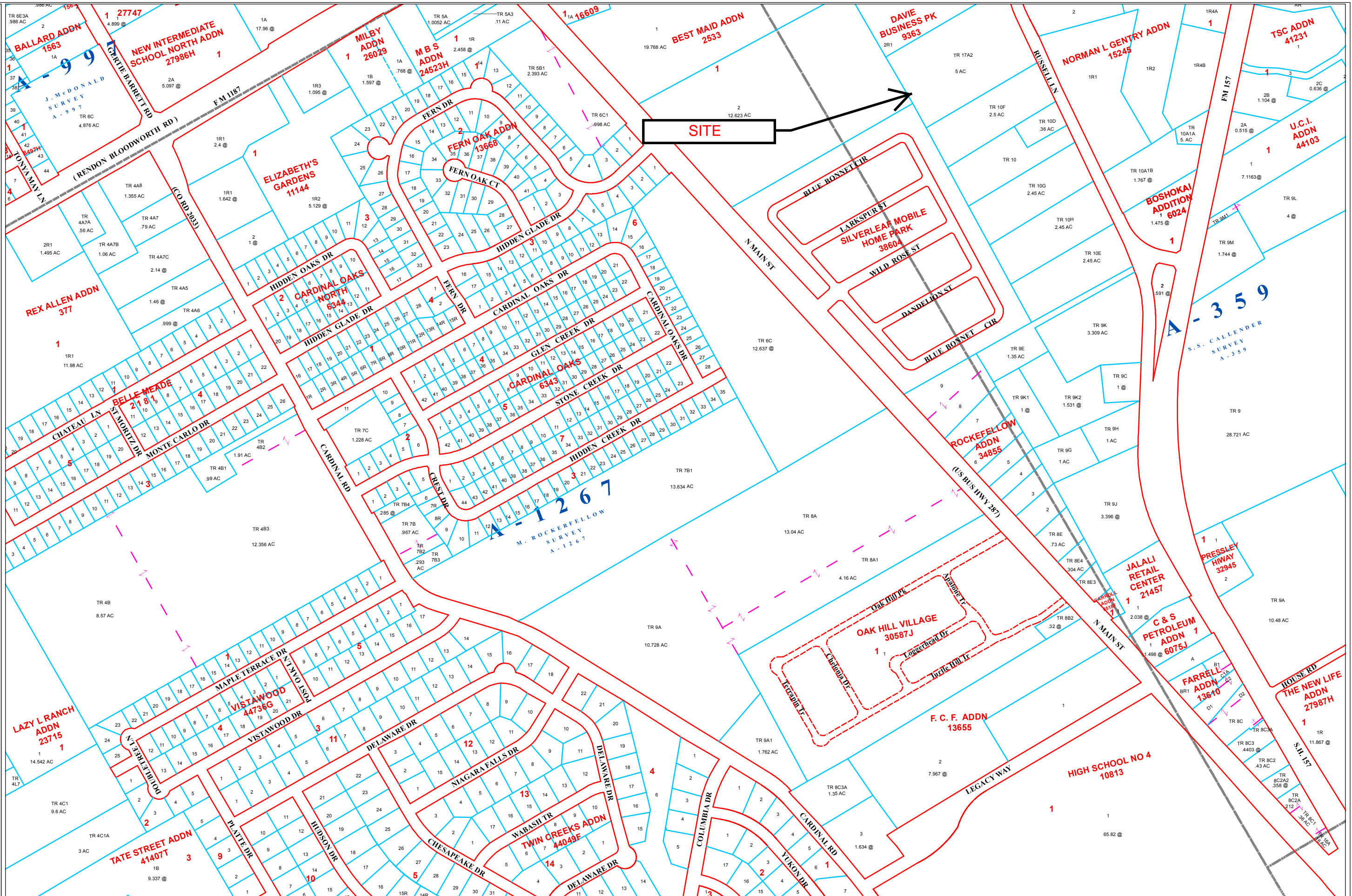


Map created on:
2/5/2013

1 inch = 400 feet



* map location



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Before 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.



(TAR-2501) 1/1/96

01A

TREC No. OP-K

Page 1 of 1

Ritter and Associates Real Estate 1703 Fountainview Dr Ste 103, Mansfield TX 76063
Phone: 8174739393 Fax: 8174738861 Ritter and Associates

disclosure.zfx