Ritter & Associates Commercial Real Estate

For Sale 1.151+/- acre Commercial Lot 145 N. U. S. Highway 287 Mansfield, Texas

For information contact:

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



• Location: 145 N. U. S. Highway 287 (Broad Street

Exit), City of Mansfield, Texas

• Description: 1.151+/- acres with approximately 300

feet of frontage along Hwy. 287

• Utilities: City of Mansfield

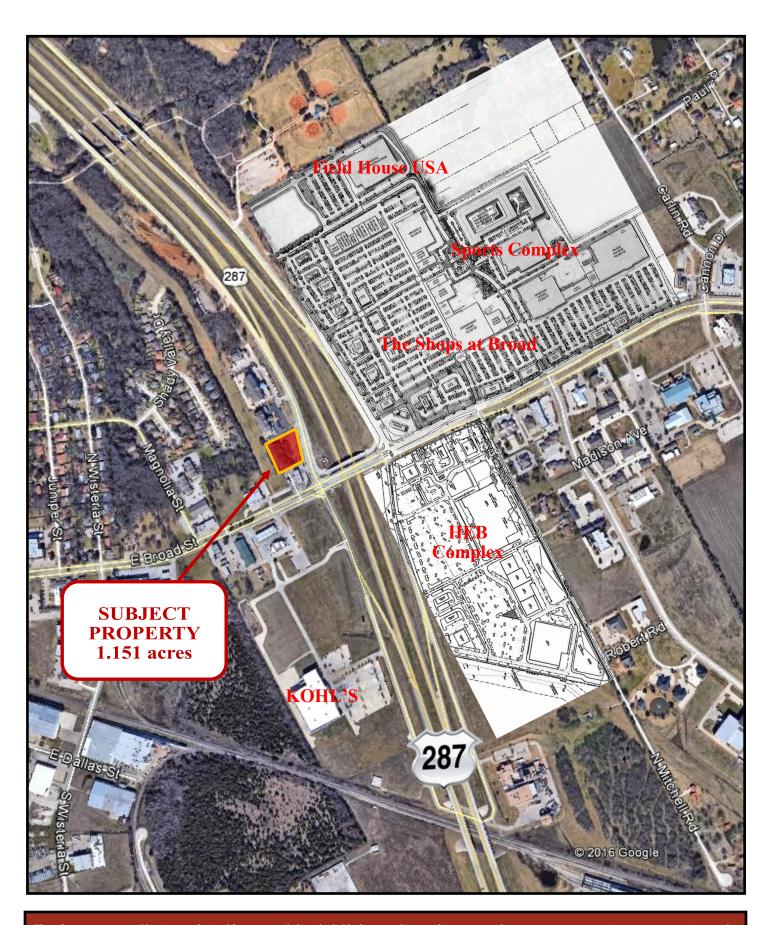
• Zoning: C-2 Commercial

• Remarks: Excellent QSR site. Adjacent to hotels

(Holiday Inn Express and Comfort Inn)
Across from The Shops at Broad and HEB

Complex developments.

• Sales Price: See agent for pricing.



SITE INFORMATION

N/F: HENGGELER PROPERTIES, LP 145 NORTH US HIGHWAY 287, MANSFIELD, TEXAS 76063 APN: 07877242 50,146 SQ. FEET ± 1.151 ACRES ±

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #9001222400446, WITH AN EFFECTIVE DATE OF MARCH 4, 2024 AT 8:00 AM.

SCHEDULE A DESCRIPTION

LEGAL DESCRIPTION OF LAND: BEING LOT 2, BLOCK 1, OF K & M HOTELS ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6685, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 9001222400446, WITH AN EFFECTIVE DATE OF MARCH 4, 2024 AT 8:00

NOTES CORRESPONDING TO SCHEDULE B

- BUILDING SETBACK LINES, EASEMENTS, AND/OR OTHER MATTERS AS DISCLOSED BY PLAT RECORDED IN CABINET A, SLIDE 6685, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS:
 - 1. 10'UTILITY EASEMENT 2. 10' WATERLINE AND UTILITY EASEMENT
 - 3. PORTION OF A VARIABLE WIDTH UTILITY EASEMENT 4. 7.5' UTILITY EASEMENT
 - 5. 25' BUILDING LINE (AFFECTS, PLOTTED AND SHOWN)

COUNTY, TEXAS

(AFFECTS, PLOTTED AND SHOWN)

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: OLD OCEAN FUEL COMPANY PURPOSE: AS PROVIDED IN SAID DOCUMENT

RECORDING DATE: JANUARY 21, 1960 RECORDING NO: VOLUME 3407, PAGE 60, DEED RECORDS, TARRANT COUNTY, TEXAS, SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 6685, OF THE PLAT RECORDS OF TARRANT COUNTY. TEXAS (AFFECTS, PLOTTED AND SHOWN)

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT. GRANTED TO: LONE STAR GAS COMPANY PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: FEBRUARY 24, 1969 RECORDING NO: VOLUME 4686, PAGE 273, DEED RECORDS, TARRANT COUNTY, TEXAS, SHOWN ON PLAT

RECORDED IN CABINET A, SLIDE 6685, OF THE PLAT RECORDS OF TARRANT

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE
- OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT
- CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.

4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED

- 5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MARCH 28, 2024.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000092078477665.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF U.S. 287 FRONTAGE ROAD AND EAST BROAD STREET. WHICH IS APPROXIMATELY 135' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- 10. THE SUBJECT PROPERTY ABUTS U.S. 287 FRONTAGE ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY, WITHOUT ANY CURB CUTS OR THE BENEFIT OF AN EASEMENT BEING KNOWN OR PROVIDED TO THE SURVEYOR.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH
- 13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM
- 14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- 15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS. RESEARCH WAS DONE TO FIND LOCAL AND/OR NGS DATA BUT NONE WERE AVAILABLE IN THE AREA AS OF DATE OF SURVEY.

PARKING INFORMATION

NO OBSERVED STRIPED PARKING AT TIME OF ALTA SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0480K, WHICH BEARS AN EFFECTIVE DATE OF 9/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS \$30°03'47"E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH-CENTRAL ZONE NAD83. LATITUDE = 32°34'06.6978" LONGITUDE = -97°07'10.0625'

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND TEXAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 2458943953

COMPANY: CONTACT: ZAYO GROUP 1-866-364-6033 ONCOR ELECTRIC DISTRIBUTION 1-888-313-4747 ATMOS MIDTX 1-888-286-6700 **SPECTRUM** 1-888-369-2408 ENERGY TRANSFER 1-682-518-7583 1-800-444-3333 CITY OF MANSFIELD 1-817-276-4200 ATMOS PIPELINE TEXAS 1-866-322-8667 TARRANT REGIONAL WATER DISTRICT 1-817-335-2491 1-800-288-2020

CONVERGENCE ANGLE = 00°45'10.58"

ZONING INFORMATION

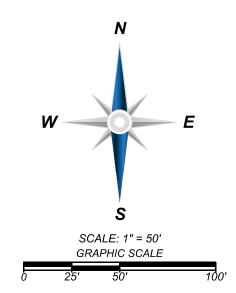
PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT REQUIRED ITEM OBSERVED PERMITTED USE VACANT MIN. SETBACKS FRONT N/A MIN. SETBACKS SIDE N/A MIN. SETBACKS REAR N/A MAX. BUILDING HEIGHT N/A 185.7' MIN. LOT AREA MIN. LOT WIDTH 50,146 SQ. FT. ± MAX. BLDG COVERAGE PARKING REGULAR PARKING HANDICAP PARKING TOTAL

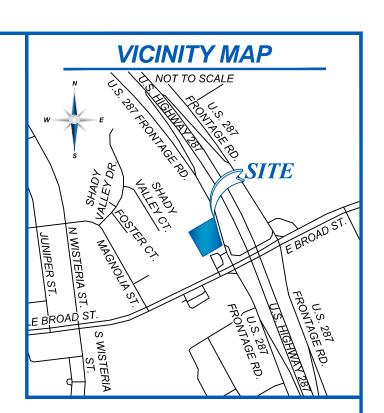
ALTA/NSPS LAND TITLE SURVEY

MANSFIELD, TARRANT COUNTY, TEXAS 76063

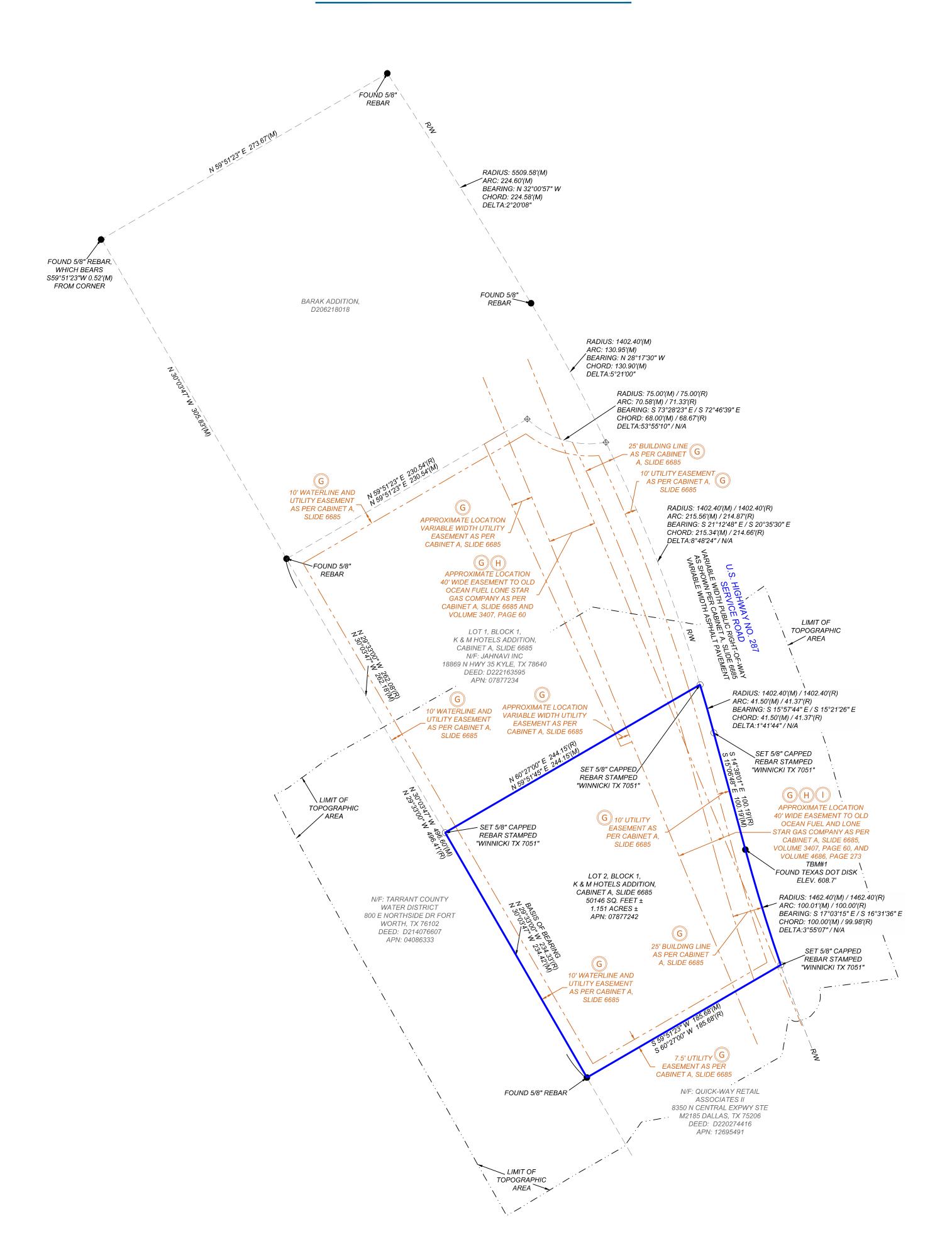
145 NORTH US HIGHWAY 287,

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC DRAWING





BOUNDARY AND EASEMENT DETAIL



LEGEND & SYMBOLS FOUND MONUMENT AS NOTED SET MONUMENT AS NOTED COMPUTED POINT FIRE HYDRANT LIGHT SANITARY MANHOLE BOLLARD POWER POLE **GUY ARCHOR** WATER VALVE SIGN STORM MANHOLE 0 TV PEDESTAL P.M. PIPELINE MARKER V.P. **VENT PIPE** CONC. CONCRETE NATURAL GROUND N.G. (M) MEASURED/CALCULATED DIMENSION (R) RECORD DIMENSION PER CABINET A, SLIDE 6685 NOW OR FORMERLY N/F POLYVINYL CHLORIDE PIPE PVC**BOUNDARY LINE** — — — — ADJOINER LINE — – – EASEMENT LINE R/W — — — RIGHT-OF-WAY LINE C/L — - CENTERLINE VI DRIP LINE

— OHP — OHP — OVERHEAD POWER LINE

— — — — MINOR CONTOUR LINE

— — — — MAJOR CONTOUR LINE

----- BTL ---- UNDERGROUND TELEPHONE LINE

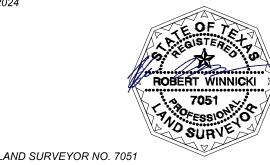
---- LIMIT OF TOPOGRAPHIC AREA

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/28/2024.

DATE OF PLAT OR MAP: 04/09/2024



ROBERT J. WINNICKI REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051 TEXAS FIRM REGISTRATION NO. 10194275



1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051 EMAIL: SURVEY@BLEWINC.COM OFFICE: 817.591.7720 FAX: 479.582.1883 WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-1852 **SURVEY REVIEWED BY:**

REVISION HISTORY

UPDATED TITLE

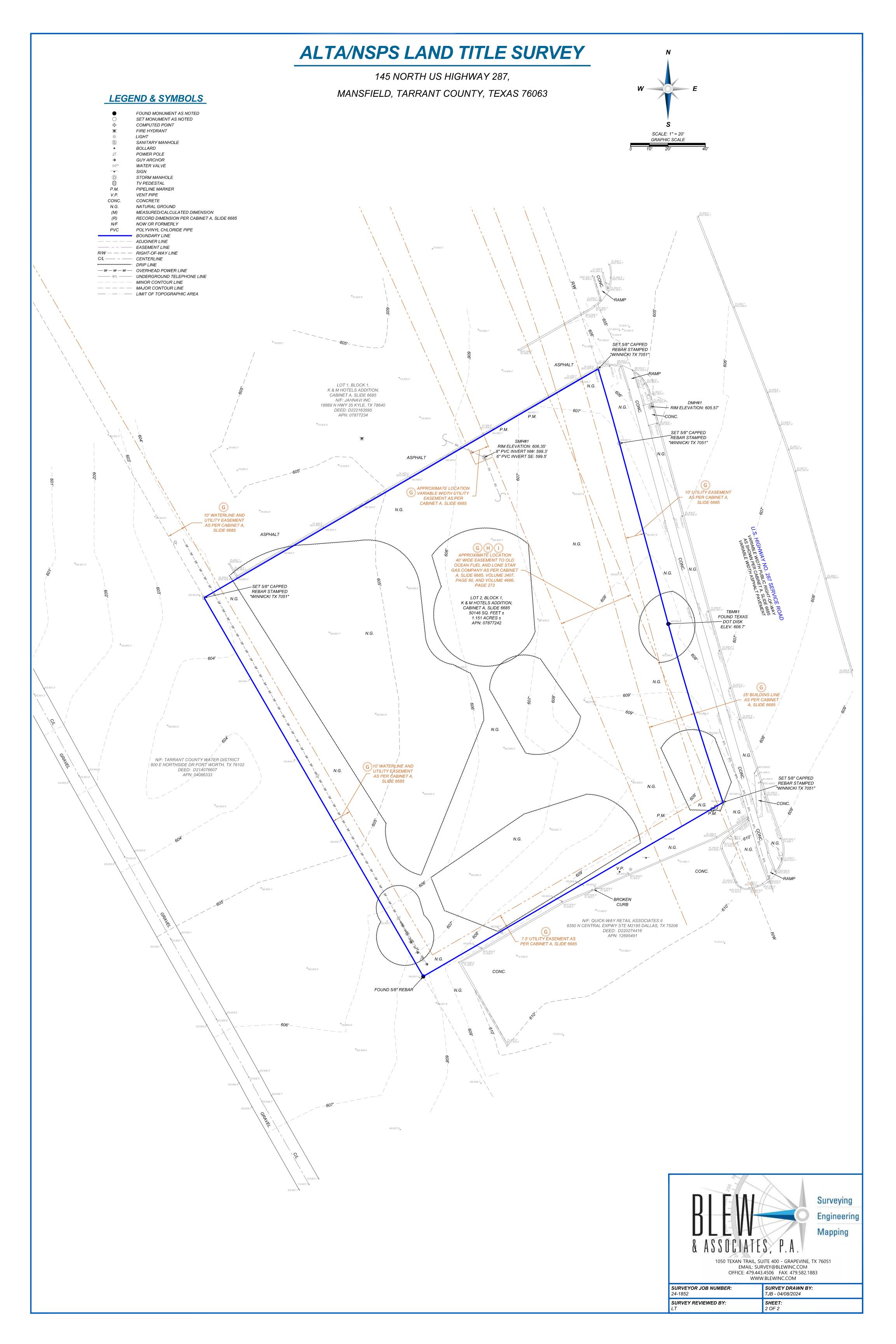
DATE

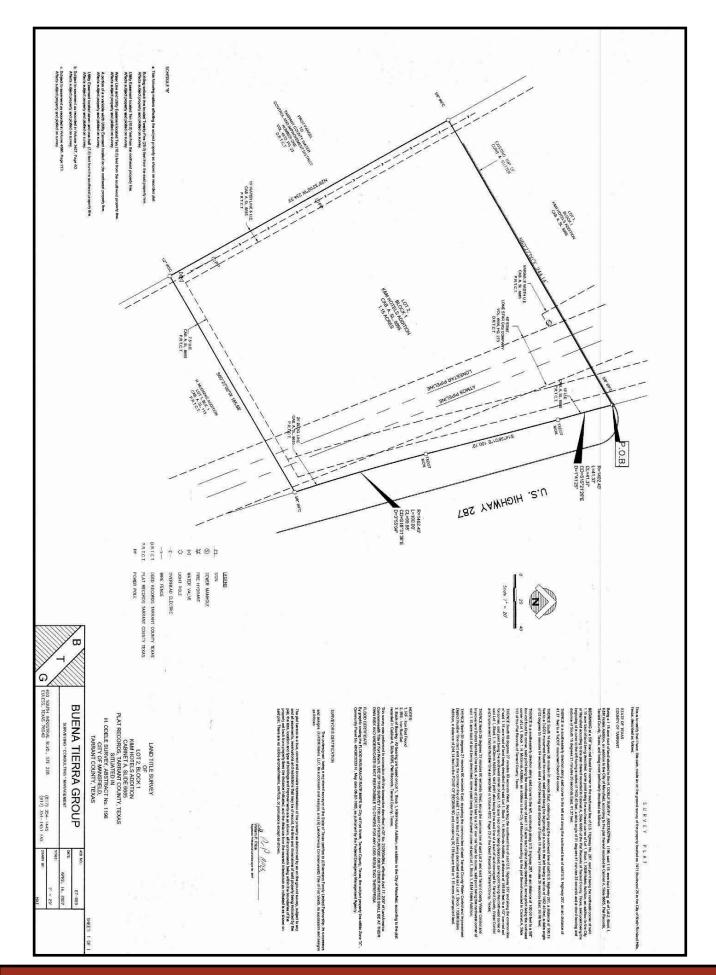
04/22/2024

BY

TJB

SURVEY DRAWN BY: TJB - 04/08/2024 SHEET: 1 OF 2







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
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
Buyer/Tena	ant/Seller/Land	llord Initials Date	_

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov