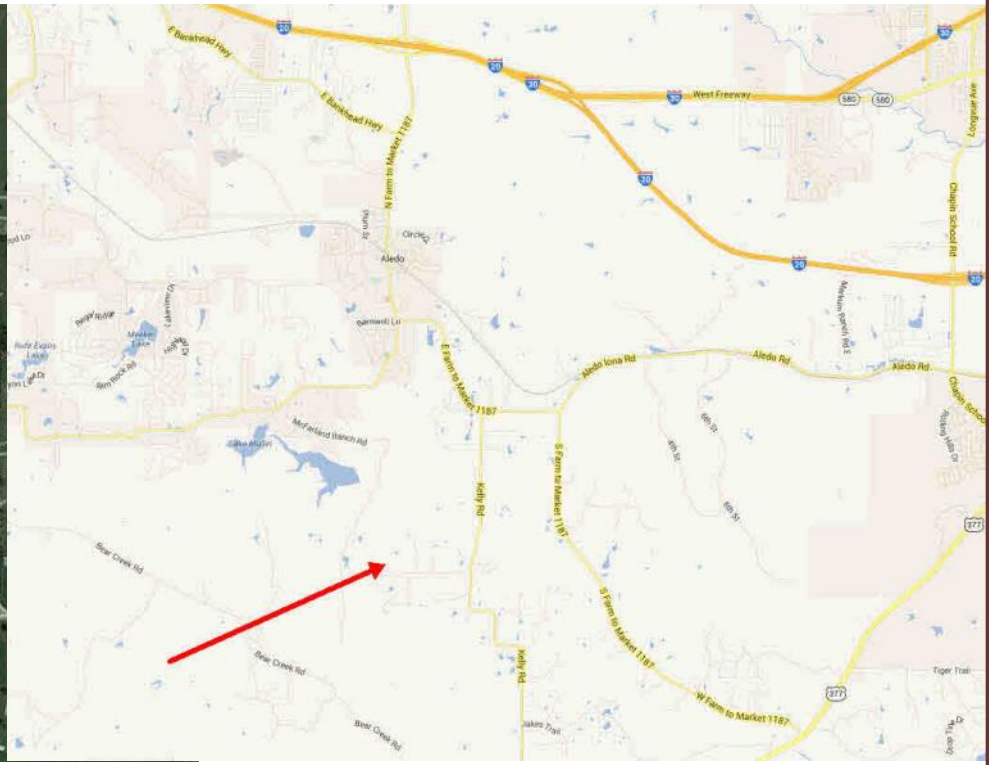
Park Vista

Aledo ISD Parker County, Texas

Park Vista - 42.13 +/- acres to be developed

Attached layout yields 17 Two acre lots or 29 One acre lots



Aledo Independent Schools
Parker County
17+/- Two Acre Lots

29+/- Lots One Acre (see term sheet)
42.13 +/- Acres

Residential Land to be Developed

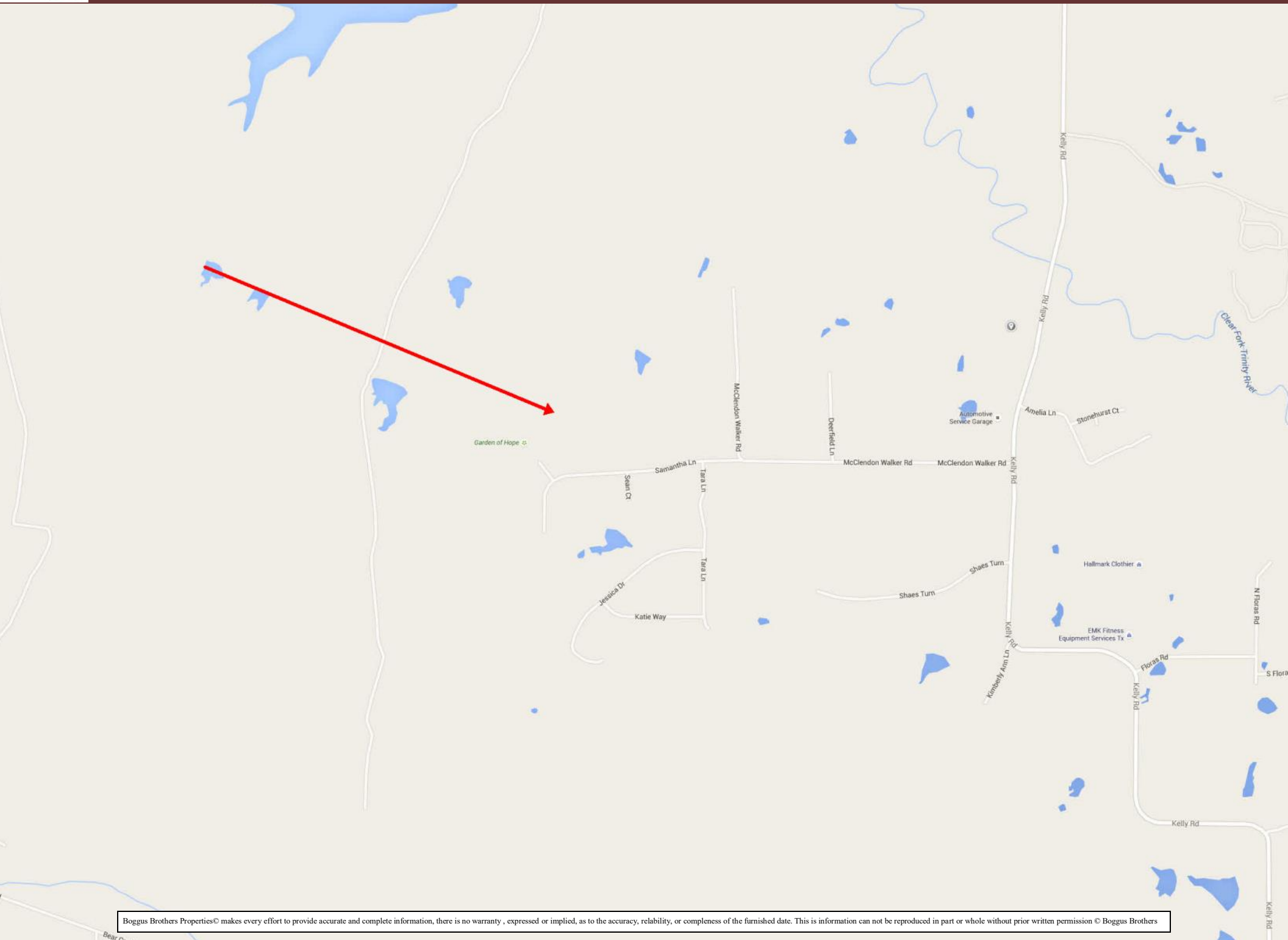
Boggus Brothers Properties

Steve Boggus
817-715-2257

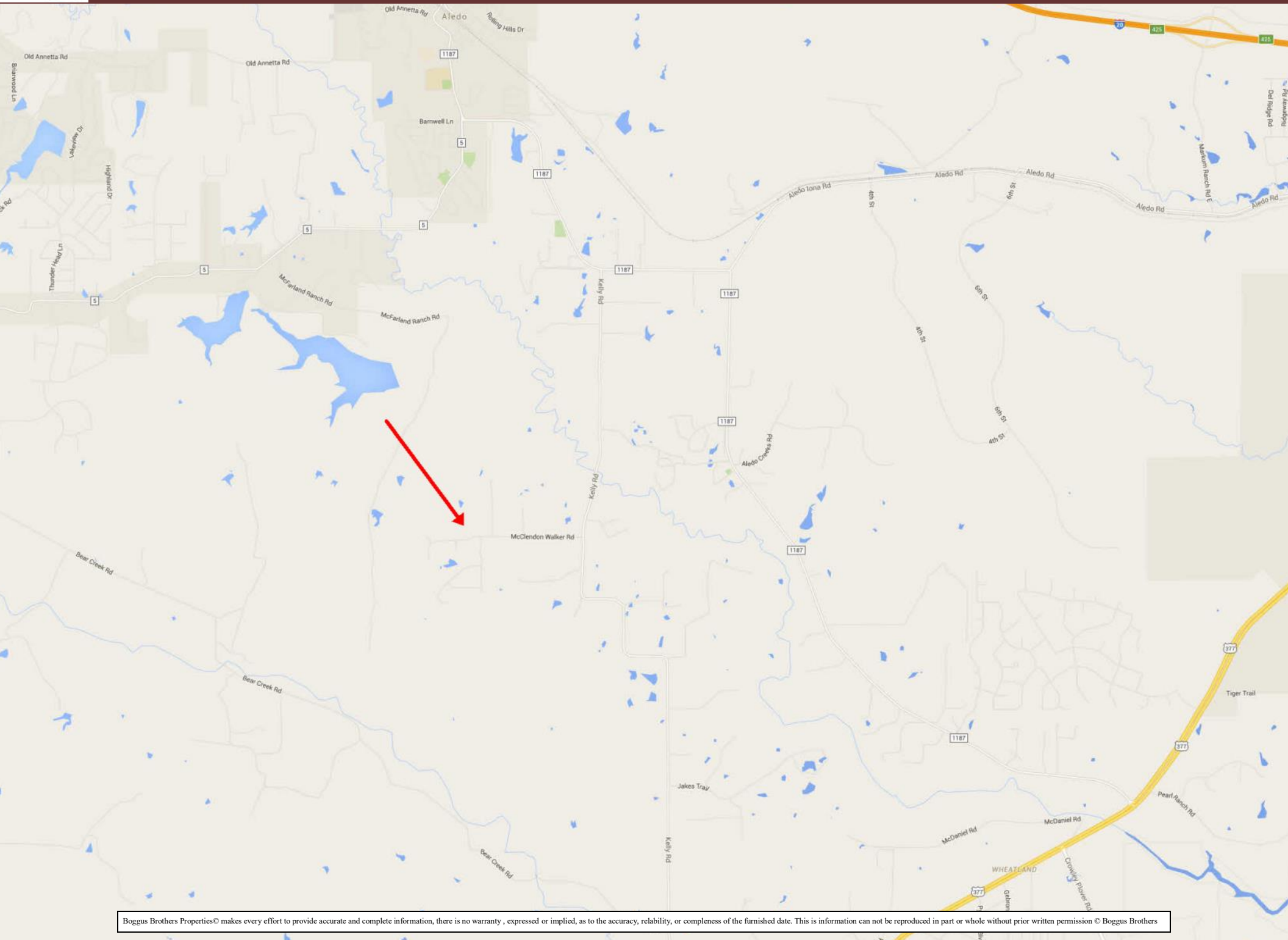
Dan Boggus
817-371-9700

Fax: 817-796-1050
www.boggus.net

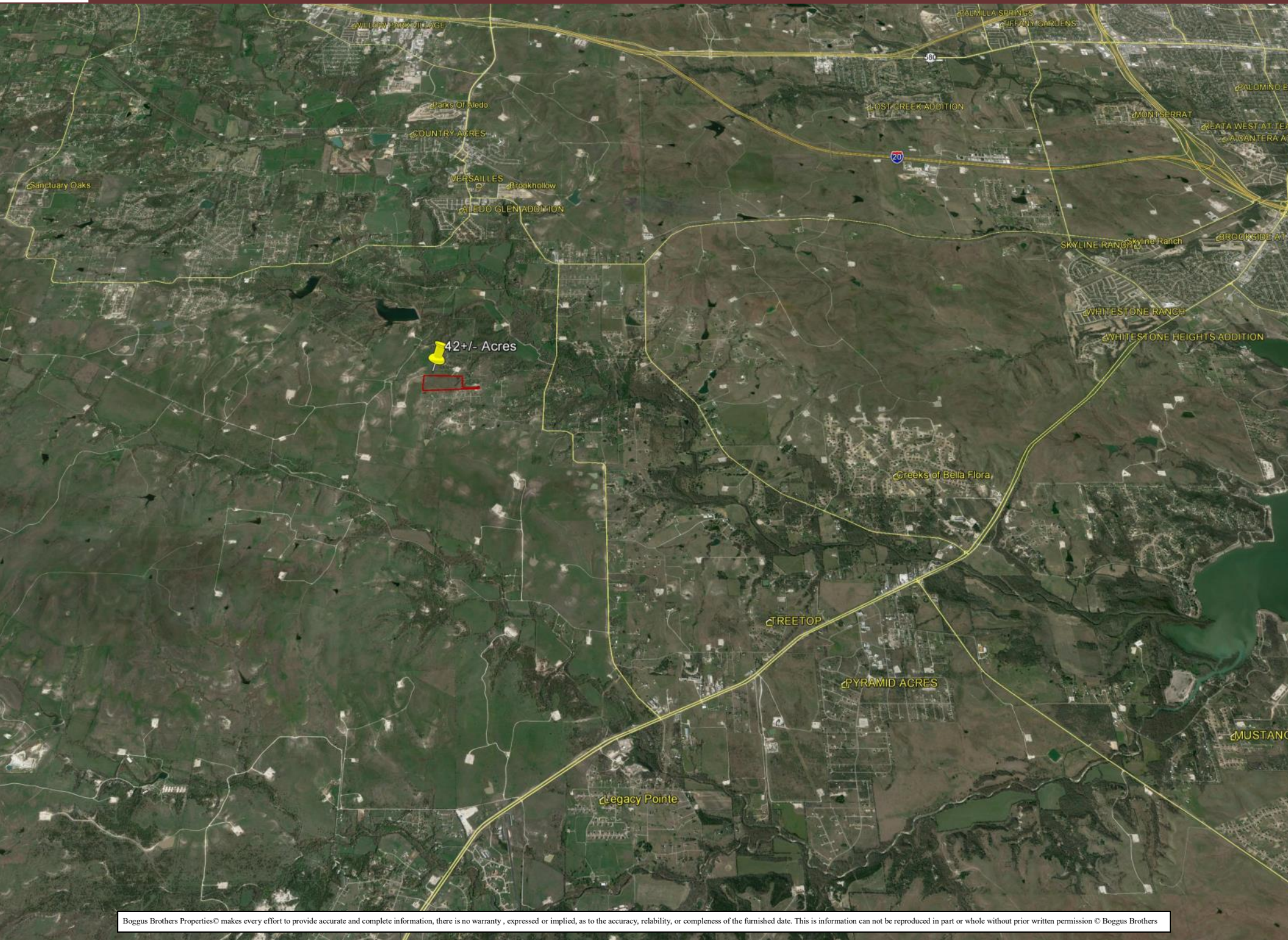
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers



Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers



Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

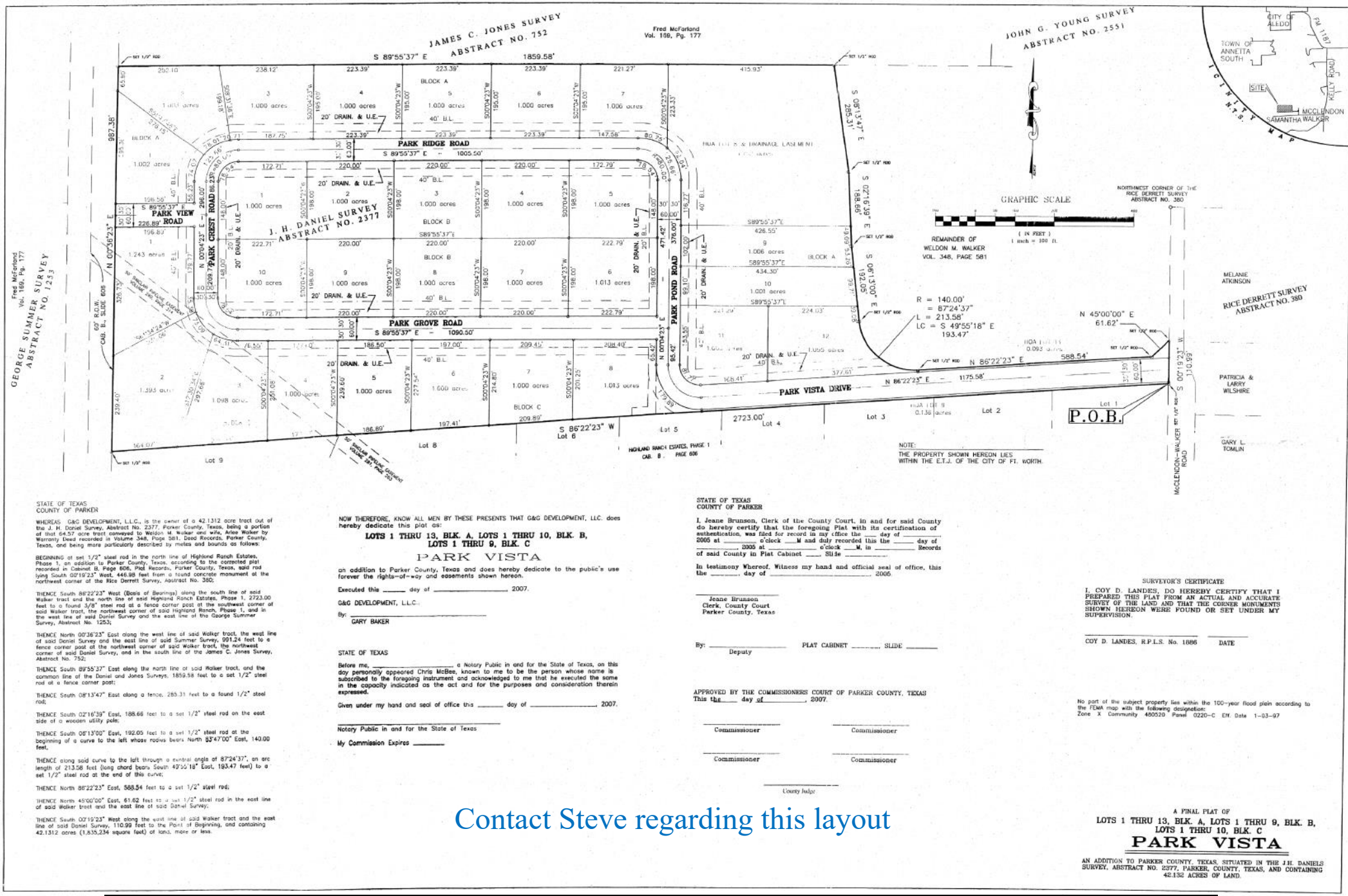
PRELIMINARY
NOT FOR CONSTRUCTION
FOR ANY PURPOSES

Barron•Stark•Swift
Consulting Engineers
Together
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
GARY BAKER

JOB No. 281-9303
DATE JULY 2015

C1.0



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS G&G DEVELOPMENT, L.L.C., is the owner of a 42.1312 acre tract out of the J. H. Daniel Survey, Abstract No. 2377, Parker County, Texas, being a portion of that 64.57 acre tract conveyed to Weldon M. Walker and wife, Aries Walker by Warranty Deed recorded in Volume 348, Page 581, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at set 1/2" steel rod in the north line of Highland Ranch Estates, Phase 1, an addition to Parker County, Texas, according to the corrected plat recorded in Cabinet B, Page 606, Plat Records, Parker County, Texas, said rod lying South 00°19'23" West, 446.98 feet from a found concrete monument at the northwest corner of the Rice Derrett Survey, Abstract No. 380;

THENCE South 86°22'23" West (Basis of Bearings) along the south line of said Walker tract and the north line of said Highland Ranch Estates, Phase 1, 2723.00 feet to a found 3/8" steel rod at a fence corner post at the southwest corner of said Walker tract, the northwest corner of said Highland Ranch, Phase 1, and in the west line of said Daniel Survey and the east line of the George Summer Survey, Abstract No. 1253;

THENCE North 00°36'23" East along the west line of said Walker tract, the west line of said Daniel Survey and the east line of said Summer Survey, 991.24 feet to a fence corner post at the northwest corner of said Walker tract, the northwest corner of said Daniel Survey, and in the south line of the James C. Jones Survey, Abstract No. 752;

THENCE South 89°55'37" East along the north line of said Walker tract, and the common line of the Daniel and Jones Surveys, 1859.58 feet to a set 1/2" steel rod at a fence corner post;

THENCE South 08°13'47" East along a fence, 285.31 feet to a found 1/2" steel rod;

THENCE South 02°16'39" East, 188.66 feet to a set 1/2" steel rod on the east side of a wooden utility pole;

THENCE South 08°13'00" East, 192.05 feet to a set 1/2" steel rod at the beginning of a curve to the left whose radius bears North 83°47'00" East, 140.00 feet;

THENCE along said curve to the left through a central angle of 87°24'37", an arc length of 213.58 feet (long chord bears South 49°55'18" East, 193.47 feet) to a set 1/2" steel rod at the end of this curve;

THENCE North 86°22'23" East, 588.54 feet to a set 1/2" steel rod;

THENCE North 45°00'00" East, 61.62 feet to a set 1/2" steel rod in the east line of said Walker tract and the east line of said Daniel Survey;

THENCE South 00°19'23" West along the said line of said Walker tract and the east line of said Daniel Survey, 110.99 feet to the Point of Beginning, and containing 42.1312 acres (1,835,234 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT G&G DEVELOPMENT, LLC. does hereby dedicate this plat as:

LOTS 1 THRU 13, BLK. A, LOTS 1 THRU 10, BLK. B, LOTS 1 THRU 9, BLK. C

PARK VISTA

an addition to Parker County, Texas and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Executed this _____ day of _____, 2007.

G&G DEVELOPMENT, L.L.C.

By: _____
GARY BAKER

STATE OF TEXAS

Before me, _____, a Notary Public in and for the State of Texas, on this day personally appeared Chris McBee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity indicated as the act and for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2007.

_____
Notary Public in and for the State of Texas

My Commission Expires _____

STATE OF TEXAS
COUNTY OF PARKER

I, Jeane Brunson, Clerk of the County Court, in and for said County do hereby certify that the foregoing Plat with its certification of authentication, was filed for record in my office the ___ day of _____, 2005 at _____ o'clock ___M and duly recorded this the _____ day of _____, 2005 at _____ o'clock ___M, in _____ Records of said County in Plat Cabinet ___, Slide _____.

In testimony Whereof, Witness my hand and official seal of office, this the _____, day of _____, 2006.

_____
Jeane Brunson
Clerk, County Court
Parker County, Texas

By: _____ PLAT CABINET _____, SLIDE _____
Deputy

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS
This the ____ day of _____, 2007.

_____ Commissioner
_____ Commissioner
_____ Commissioner
_____ Commissioner
_____ County Judge

SURVEYOR'S CERTIFICATE

I, COY D. LANDES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR SET UNDER MY SUPERVISION.

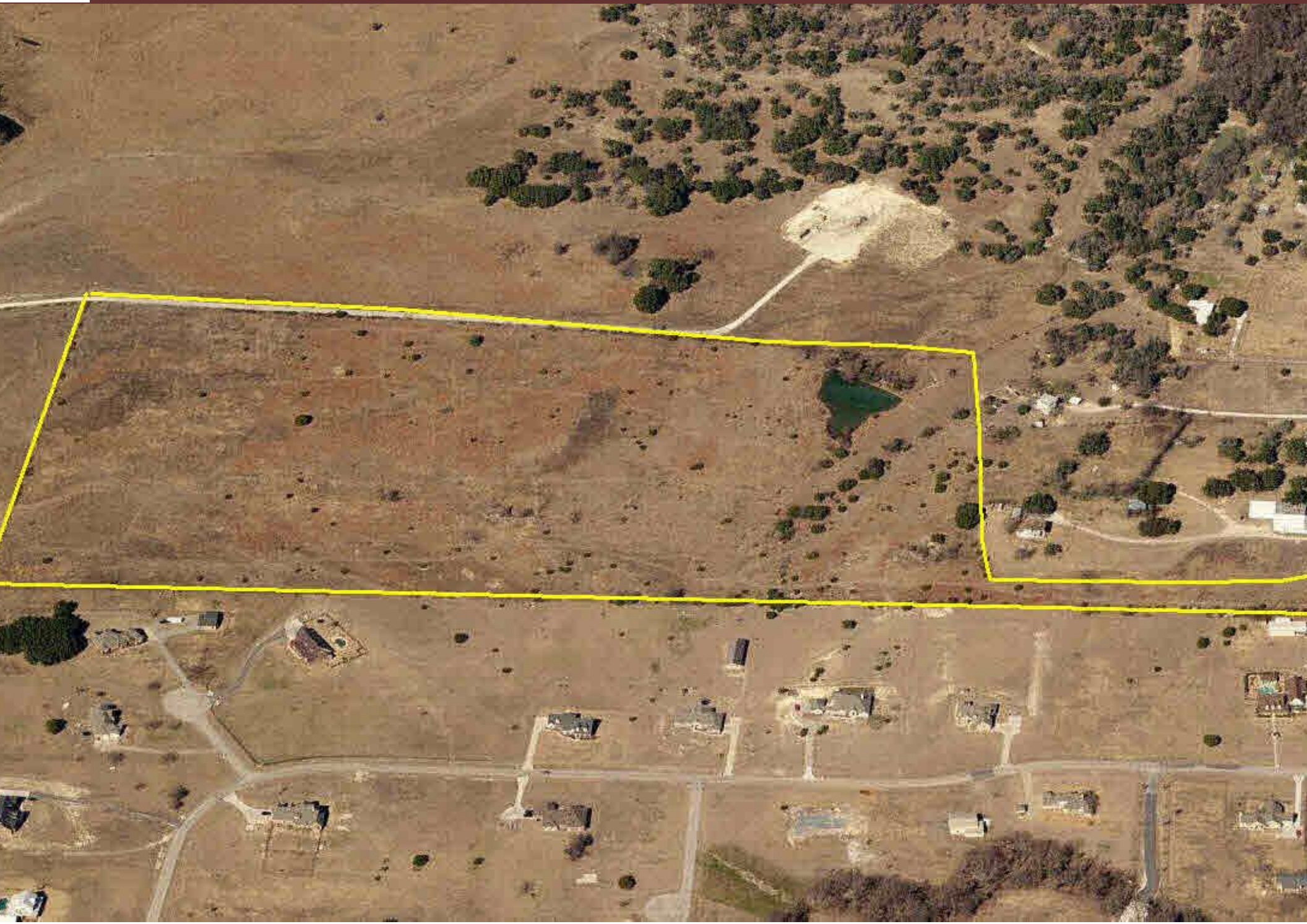
_____ _____
COY D. LANDES, R.P.L.S. No. 1886 DATE

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480520 Panel 0220-C Eff. Date 1-03-97

A FINAL PLAT OF
LOTS 1 THRU 13, BLK. A, LOTS 1 THRU 9, BLK. B, LOTS 1 THRU 10, BLK. C
PARK VISTA
AN ADDITION TO PARKER COUNTY, TEXAS, SITUATED IN THE J.H. DANIELS SURVEY, ABSTRACT NO. 2377, PARKER, COUNTY, TEXAS, AND CONTAINING 42.132 ACRES OF LAND.

Contact Steve regarding this layout

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers



Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

Terms:

42.1312+/- acres
Two lot layouts provided
29+/- One Acre Lot Layout (to develop into one acre lots requires a water district with community well to serve the neighborhood) Contact Steve for more details
17+/- Two Acre Lot Layout
Parker County
Aledo ISD
Price: $1,178,673.00

Boggus Brothers Properties© makes every effort to provide accurate and complete information, there is no warranty , expressed or implied, as to the accuracy, relability, or compleness of the furnished date. This is information can not be reproduced in part or whole without prior written permission © Boggus Brothers

11-2-2015

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.

Steve Boggus	**257865**	**steve@boggus.net**	**817-715-2257**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Boggus	**257865**	**steve@boggus.net**	**817-715-2257**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Boggus	**350251**	**dan@boggus.net**	**817-371-9700**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**