

AVAILABLE

1.093 ACRES SUN VALLEY BLVD
ADJACENT TO NEW WAL-MART



CONTACT
BRAD DAVIS, CCIM

500 N VALLEY MILLS DR
WACO, TX 76710

254.776.0000

braddavis@coldwellbanker.com

ZONED OUTDOOR COMMERCIAL

PURCHASE PRICE \$310,000



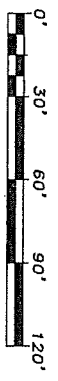
LINE	ASC. LENGTH	DEG. ANGLE	COORD. BEARING	COORD. LENGTH
1	974.3	97.43	N 87.77° 25' 00" W	81.40
2	1731.38	79.57	N 20° 34' 22" E	339.18
3	183.87	183.87	S 83° 28' 14" E	183.87
4	352.28	115.5	N 45° 31' 15" W	302.89

Lot 3, Block 3
Commerce Park @
1-35 Hewitt Addition
MCC #2006015872

Lot 1, Block 1
Interstate Commercial
Park Addition, Part 1
1275-784

Lot 2, Block 3
Commerce Park @
1-35 Hewitt Addition
MCC #2006015872

Lot 1, Block 1
Interstate Commercial
Park Addition, Part 1
1275-784



- LEGEND**
- ▲ Handicap Riser
 - ⊙ Light Pole
 - ⊕ Power Pole

1.093 ACRES

F. M. Highway No. 2043 (1235)
(also known as Sun Valley Drive)

State Plane Coordinate
System, NAD83
Texas Central Zone
N: 10,509,043
E: 3,280,860
Point of
Beginning

DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all that tract of land in the City of Hewitt, McLennan County, Texas, and being part of Lot 1, Block 1 of the Interstate Commercial Park Addition to the City of Hewitt, McLennan County, Texas, as per plat recorded in Volume 1275, Page 784, of the Deed Records of McLennan County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel rod found at the West corner of said Lot 1, the South corner of the called Lot 3, Block 3 of the Commerce Park @ 1-35 Hewitt Addition to the City of Hewitt, McLennan County, Texas, as per plat recorded under County Clerk's File Number 2006015872 of the Official Public Records of McLennan County, Texas, and the Northeast line of F. M. Highway Number 2043, also known as Sun Valley Drive;

THENCE North 36 degrees 34 minutes 22 seconds East, 339.18 feet to a 1/2 inch steel rod found at the North corner of said Lot 1 and an inside corner of that called Lot 2, Block 3 of said Commerce Park @ 1-35 Hewitt Addition;

THENCE South 63 degrees 28 minutes 14 seconds East, 183.87 feet to a 1/2 inch steel rod found in the Northeast line of said Lot 1;

THENCE South 41 degrees 35 minutes 37 seconds West, 352.28 feet to a 1/2 inch steel rod found in the Southwest line of said Lot 1 and the Northeast line of Sun Valley Drive;

Thence Northwesterly, 94.43 feet along a curve to the left having a radius of 1,221.28 feet and a central angle of 4 degrees 25 minutes 48 seconds (Chord bears North 69 degrees 27 minutes 25 seconds West, 94.40 feet) to the Point of Beginning, containing 1.093 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

In accordance with Chapters 212 and 232 of the Texas Local Government Code, "The owner of a tract of land ... who divides the tract in two or more parts ... must have a plat of the subdivision prepared. ... Subdividing property by meters and bounds may be in violation of state, city or county planning ordinances."

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on March 19, 2014; there are no visible encroachments, encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in flood zone "X", area of minimal flooding per F.I.R.M. panel number 48309C0333C, effective September 26, 2008. This surveyor makes no guarantees as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

March 25, 2014
Harold Alexander Taylor
R.P.L.S. No. 6176



SURVEY BOUNDARY
Part of Lot 1, Block 1 of the Interstate
Commercial Park Addition
City of Hewitt
McLennan County, Texas

1519 Job No. 8924	Drewn By: JH
C.E. No. 20130456	Checked By: JH
Property Address Sun Valley Drive Hewitt, TX	Prepared For David Allard

1519 Surveying, LLC
7111 Bosque Blvd. Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193968
312 N. Dr. J.B. Riggs Drive Groesbeck, TX 76643 Ph: 254-729-7900 TBPLS Firm# 10118600

1519
www.1519surveying.com
www.1519gis.com

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

COLDWELL BANKER COMM JIM STEWART, REALTORS	0590914	commercial@jsrwaco.com	(254)776-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
EARL BRINTON PATRICK, CCIM, CRB	0146312	epatrick@jsr-waco.com	(254)776-0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRAD DAVIS, CCIM	0234986	braddavis@coldwellbanker.com	(254)776-0000
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

IABS 1-0 Date