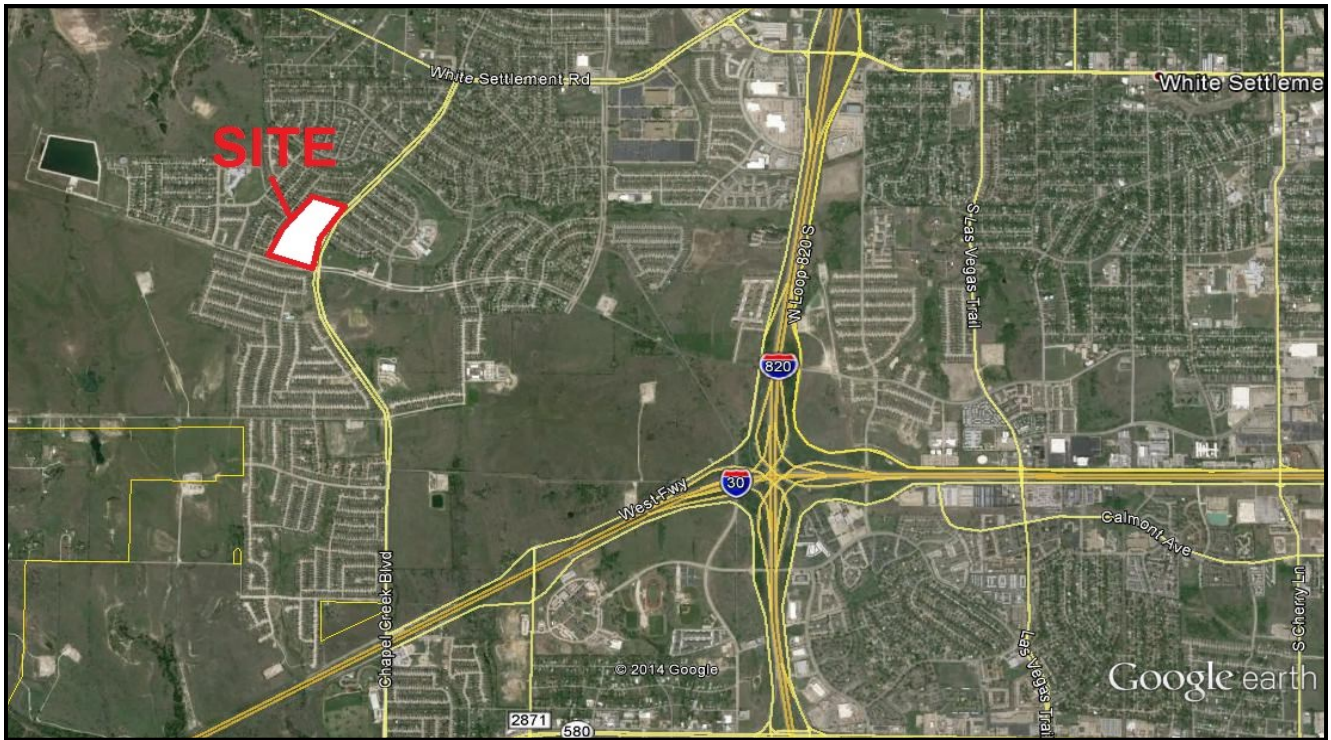


FOR SALE

20 Acres - Fort Worth, TX



LOCATION:

NW corner of Chapel Creek Blvd & Westpoint Blvd in west Fort Worth. Easy access to Interstate 30 to the south and 820 to the east.

AVAILABLE:

Approximately 20 acres - will subdivide.
Pad Sites Available

PRICE:

Call for Pricing.

INFORMATION:

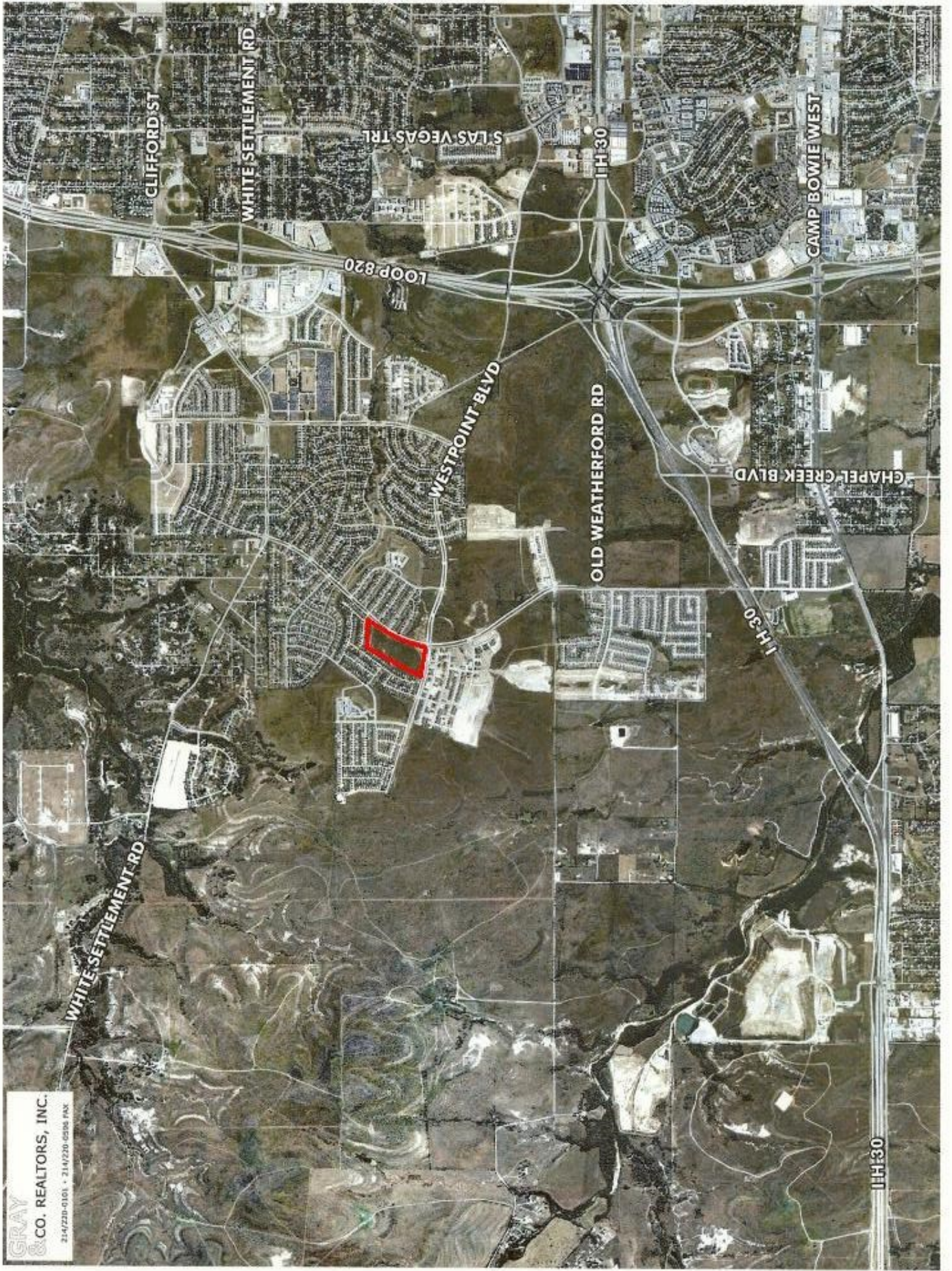
Zoned Commercial and all utilities are brought to the site.

For Information Contact:

Rob Sedwick at 214.220.0101 ext.21

www.grayandcorealtors.com

*Texas Law requires Gray & Co Realtors to disclose that it is representing the owner in the marketing of this property. The information contained herein is from sources deemed reliable; however, Gray & Co Realtors makes no representations or warranties as to the accuracy hereof.



GRAY
& CO. REALTORS, INC.
214/220-0101 • 214/220-0596 FAX

To: LAMARCA COUNTY COMMISSIONERS FOR THE YEAR 2004, P.O. BOX 227000, DALLAS, TEXAS 75222-0000

THE DATE HEREON AND THEREON FROM AN ACTUAL SURVEY ON THE GROUNDS OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON, THE LINES AND CORNERS OF SAID PROPERTY BEING AS LOCATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND THEREON, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, EXCEPT AS SHOWN, SET BACK FROM THE PROPERTY LINES AS DISTANCED ACCORDING TO THE DISTANCE FROM THE MARKET SURVEYING STREET OR ROAD AS SHOWN ON THIS PLAT, THERE ARE NO IMPROVEMENTS, PROFESSIONALS, OR APPLICABLE DISTANCE, EXCEPT AS SHOWN.

Robert A. Mizell
 ROBERT A. MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 1947
 EXPIRES 12/31/2007
 REISSUED SEPTEMBER 27, 2004



CHAPEL CREEK RANCH PHASE IA
 T. 38N-20E, P. 09-100

NOTE:
 SURVEY RESEARCH WAS PERFORMED TO DETERMINE THE ACCURATE LOCATION OF THIS PROPERTY CORNERS. SHOWN HEREON CORNERS BY COMPARISON TO THE CORNER IN THE QUARTER 10, 2270000 0470 0470 AUGUST 4, 2004.

BEARING CORRECTED TO PLAT CALL 1 87293074
 ALONG THE ADJACENT LINE OF NEAREST ADJ.
 T. 38N-20E, P. 09-100

ACCORDING TO THE U.S. DEPARTMENT OF AGRICULTURE AND U.S. FOREST SERVICE, FEDERAL GOVERNMENT ADMINISTRATION, BUREAU OF LAND MANAGEMENT, COUNTY OF TARRANT, TEXAS, THE PROPERTY SHOWN ON THIS PLAT IS A PUBLIC LAND AREA.



MIZELL LAND SURVEYING, INC.
 117 John Street P.O. Box 1029
 Alledo, Texas, 76008
 (817) 441-8199 Fax (817) 441-8805

WESTPOINT BOULEVARD
 (A MARSHALL COUNTY R.O.D.)

BOUNDARY SURVEY
 20.227 Acres in Three Tracts
 Being All Of
 Lot 41, Block 3
 CHAPEL CREEK RANCH PHASE IA

An Addition to the City of Fort Worth,
 Tarrant County, Texas,
 According to Plat recorded in
 Volume 388-206, Pages 99 and 100
 Plat Records, Tarrant County, Texas
 (See Attached Legal Description)

4-776-15

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

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.



01A TREC No. OP-K