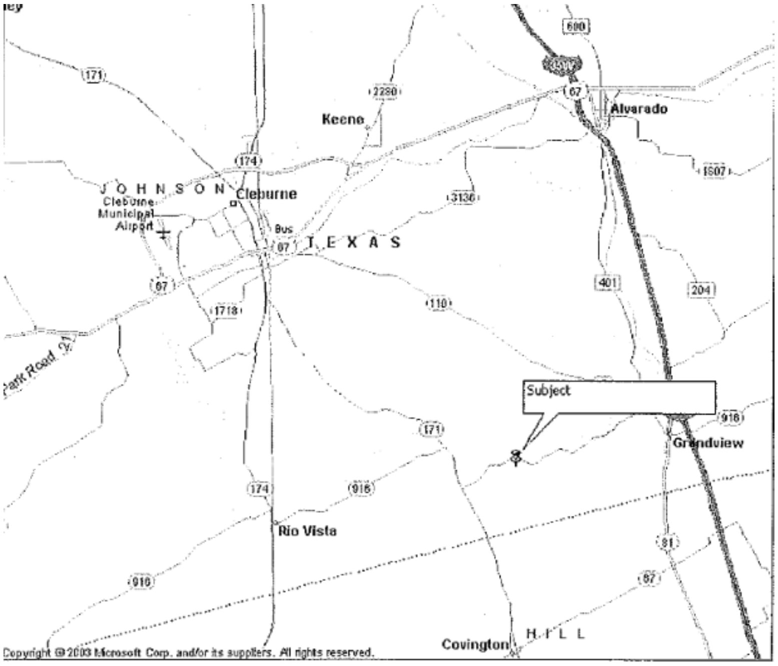
# FOR SALE
# 286.923 Acres
## Johnson County, Texas

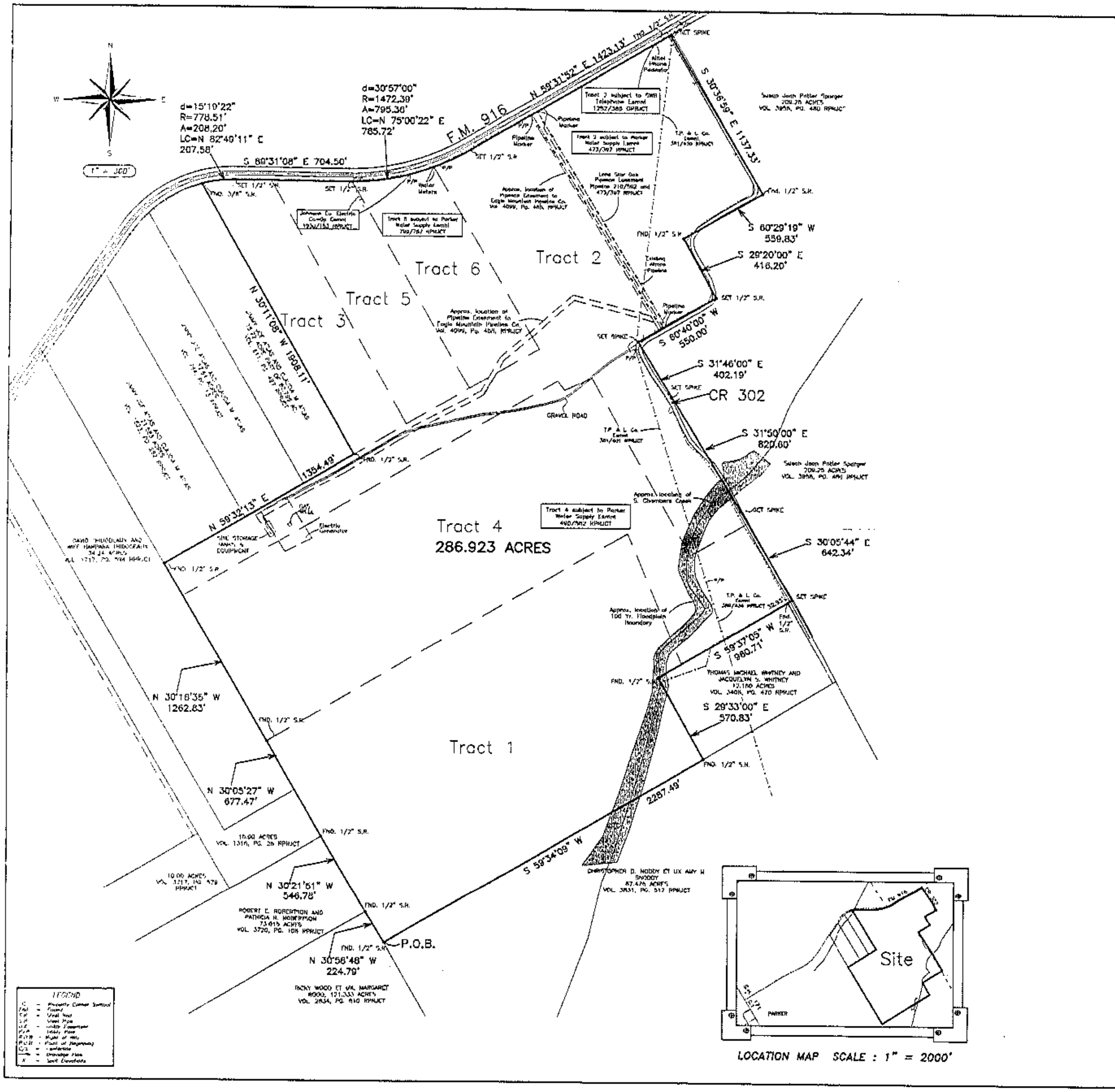


| | |
|---|---|
| **Location:** | Southwest corner of FM 916 and County Road 302; located approximately 5 miles west of I35W and the City of Grandview. |
| **Road Frontage:** | 3,120 feet on FM 916<br>4,528 feet on CR 302 |
| **Utilities:** | Water-Parker Water Supply Corporation (3 water meters on site)<br>Sewer-None |
| **School District:** | Grandview ISD |
| **Zoning:** | Located in unincorporated portion of Johnson County and is not subject to zoning regulations. |
| **Site Features:** | Primarily open in native grasses with some native trees and perimeter fencing. Gas well on west side of property |
| **Price:** | $5,900.00 per acre; Owner will divide |
| **Contact:** | Mark Sullivan-Office (817)473-9393 x 2 or email at ms@ritterrealty.com. |

## Ritter and Associates

1703 Fountainview Drive, Suite 103, Mansfield, Texas 76063
Phone (817) 473-9393 DžFax (817) 473-8861

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


N
W
E
S
1" = 300'
d=15°10'22"
R=778.51'
A=208.20'
LC=N 82°40'11" E
207.58'
S 89°31'08" E 704.50'
d=30°57'00"
R=1472.39'
A=795.36'
LC=N 75°00'22" E
785.72'
F.M. 916
N 59°31'52" E 1423.13'
FND. 1/2" S.R.
SET SPIKE
Alltel Phone Pedestal
Tract 2 subject to SWB Telephone Easmt 1252/388 OPRJCT
Pipeline Marker
Tract 2 subject to Parker Water Supply Easmt 473/397 RPRJCT
T.P. & L. Co. Easmt. 381/430 RPRJCT
Susan Joan Potter Sparger 209.25 ACRES VOL. 3858, PG. 480 RPRJCT
S 30°36'59" E 1137.33'
SET 1/2" S.R.
P/P
Water Meters
Johnson Co. Electric Co-Op Easmt 1930/153 RPRJCT
Tract 6 subject to Parker Water Supply Easmt 799/787 RPRJCT
Approx. location of Pipeline Easement to Eagle Mountain Pipeline Co. Vol. 4099, Pg. 468, RPRJCT
Lone Star Gas Pipeline Easement Pipeline 210/562 and 473/397 RPRJCT
FND. 1/2" S.R.
S 60°29'19" W 559.83'
S 29°20'00" E 416.20'
Existing Atmos Pipeline
Tract 6
Tract 2
Tract 5
Tract 3
N 30°11'08" W 1908.11'
SET SPIKE
S 60°40'00" W 550.00'
S 31°46'00" E 402.19'
CR 302
GRAVEL ROAD
T.P. & L. Co. Easmt 381/401 RPRJCT
S 31°50'00" E 820.60'
Susan Joan Potter Sparger 209.25 ACRES VOL. 3858, PG. 480 RPRJCT
Approx. location of S. Chambers Creek
Tract 4 subject to Parker Water Supply Easmt 490/582 RPRJCT
1354.49'
N 59°32'13" E
Gas Well
Electric Generator
TANK STORAGE TANKS & EQUIPMENT
DAVID THIBODEAUX AND WIFE BARBARA THIBODEAUX 34.24 ACRES VOL. 1717, PG. 504 RPRJCT
Tract 4
286.923 ACRES
S 30°05'44" E 642.34'
T.P. & L. Co. Easmt 390/434 RPRJCT
32.95'
SET SPIKE
Fnd. 1/2" S.R.
Approx. location of 100 Yr. Floodplain Boundary
S 59°37'05" W 980.71'
THOMAS MICHAEL WHITNEY AND JACQUELYN S. WHITNEY 12.160 ACRES VOL. 3408, PG. 470 RPRJCT
S 29°33'00" E 570.83'
N 30°18'35" W 1262.83'
Tract 1
N 30°05'27" W 677.47'
10.00 ACRES VOL. 1316, PG. 26 RPRJCT
10.00 ACRES VOL. 1717, PG. 579 RPRJCT
2287.49'
S 59°34'09" W
CHRISTOPHER D. NODDY ET UX AMY H SNODDY 87.476 ACRES VOL. 3831, PG. 517 RPRJCT
N 30°21'51" W 546.78'
ROBERT E. ROBERTSON AND PATRICIA H. ROBERTSON 73.015 ACRES VOL. 3720, PG. 108 RPRJCT
P.O.B.
N 30°58'48" W 224.79'
RICKY WOOD ET UX MARGARET WOOD, 121.333 ACRES VOL. 2634, PG. 610 RPRJCT
LEGEND
Fnd = Found
S.R. = Steel Rod
S.P. = Steel Pipe
U.E. = Utility Easement
P/P = Utility Pole
R.O.W. = Right of Way
P.O.B. = Point of Beginning
C/L = Centerline
= Drainage Flow
x = Spot Elevations
Site
PARKER
LOCATION MAP SCALE : 1" = 2000'

FIELD NOTES
286.923 Acres

BEING all that certain lot, tract, or parcel of land lying in the RALPH TANDY SURVEY, Abstract Number 824, and being all of a called 287.772 acre tract of land described in six tracts (Tract 1 through Tract 6) and recorded in Volume 2911, Page 900, Real Property Records, Johnson County, Texas, (RPRJCT), the six tracts being contiguous and herein described as one tract, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for the south corner of this tract and same for the said Tract 1 and being the west corner of a called 87.476 acre tract of land described in Volume 3831, Page 517, RPRJCT, and also being in the northeast line of a called 121.333 acre tract of land described in Volume 2634, Page 610, RPRJCT;

THENCE along the southerly southwest line of this tract and the most westerly southwest lines of Tract 1, Tract 4, and Tract 2, respectively, as follows: N 30°58'48" W, (Deed = N 30°09'45" W, 1449.0 feet, Bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, with a beginning coordinate of: Northing = 6774188.037, Easting = 2350281.089, and a Scale Factor of: 0.99997103209[illegible]), 224.79 feet along the northeast line of the called 121.333 acre tract to a 1/2" steel rod found for the north corner of the 121.333 acre tract and being the east corner of a called 73.015 acre tract of land described in Volume 3720, Page 108, RPRJCT; N 30°21'51" W, 546.78 feet along the northeast line of the 73.015 acre tract to a 1/2" steel rod found for the easterly north corner of the 73.015 acre tract and being the east corner of a called 15.00 acre tract of land described in Volume 1316, Page 26, RPRJCT; N 30°05'27" W, along the northeast line of the 15.00 acre tract at approximately 331.8 feet pass the southerly north corner of the 15.00 acre tract and the east corner of a called 34.24 acre tract of land described in Volume 1717, Page 504, RPRJCT, continuing along the northeast line of the 34.24 acre tract, in all, 677.47 feet to a 1/2" steel rod found for the west corner of Tract 1 and the south corner of Tract 4; and N 30°18'35" W, continuing along the northeast line of the 34.24 acre tract at approximately 1036.5 feet passing the west corner of Tract 4 and the westerly south corner of Tract 2, continuing along the westerly southwest line of Tract 2, in all, 1262.83 feet to a 1/2" steel rod found for the southerly west corner of this tract and same for the said Tract 2 and being the south corner of a called 21.583 acre tract of land described in Volume 1623, Page 282, RPRJCT;

THENCE N 59°32'13" E, 1354.49 feet, (Deed = N 58°42'12" E), along the southerly northwest line of this tract and same for the said Tract 2 and along the southeast line of called 21.583 acre tract at approximately 577.93 feet pass the east corner of the 21.583 acre tract and the south corner of a called 17.64 acre tract of land described in Volume 784, Page 13, RPRJCT, continuing along the southeast line of the 17.64 acre tract, at approximately 985.93 feet pass the east corner of the 17.64 acre tract and the south corner of a called 15.79 acre tract of land being a residual of a 80.798 acre tract of land described in Volume 811, Page 497, RPRJCT, continuing along the southeast line of the 15.79 acre and 80.798 acre tract, in all, 1354.49 feet to a 1/2" steel rod found for the east corner of the 15.79 acre tract and the south corner of Tract 3 and an interior westerly corner of this tract;

THENCE N 30°11'08" W, (Deed = N 30°30.8" W, 1914.8 feet) along the southwest line of Tract 3 and the northerly southwest line of this tract and along the northeast line of the said 15.79 acre tract at 1904 feet pass a 1/2" steel rod found, continuing, in all, 1908.11 feet to a 3/8" steel rod found in the south line of F.M. 916 (a state road) for the west corner of Tract 3 and the most northerly west corner of this tract and being the north corner of the 15.79 acre tract;

THENCE along the north and northeast lines of Tract 3, Tract 5, Tract 6, and Tract 2, respectively, and along the south and southeast lines of F.M. 916 as follows: 208.20 feet along the arc of a curve (Central Angle = 15°10'22", Radius = 778.51 feet; Long Chord = N 82°40'11" E, 207.58 feet) to a 1/2" steel rod set for corner; S 89°31'08" E, at approximately 224 feet pass the north corner of Tract 3 and the west corner of Tract 5, continuing along the north line of Tract 5, in all, 704.50 feet to a 1/2" steel rod set for corner in the beginning of a tangent curve; continuing along the arc of said curve (Central Angle = 30°57'00", Radius = 1472.39 feet; Long Chord = N 75°00'22" E, 785.72 feet) at approximately 72 feet pass the northeast corner of Tract 5 and the west corner of Tract 6, continuing along the northwest line of Tract 6, at approximately 540 feet pass the north corner of Tract 6 and the most northerly west corner of Tract 2, continuing along the northwest line of Tract 2, in all, 795.36 feet to a 1/2" steel rod set for the end of said curve; and N 59°31'52" E, at 1406.74 feet pass 1.00 foot, N 30° W, from a 1/2" steel rod found for witness corner, in all, 1423.13 feet to a spike marked "Survey Corner" set in the intersection of the southeast line of F.M. 916 with the approximate center line of County Road 302 for the north corner of this tract and same for the said Tract 2 and being the most northerly west corner of a called 209.25 acre tract of land described in Volume 3858, Page 480, RPRJCT;

THENCE generally along CR 302 and along northeast and southeast lines of this tract and same for Tract 2 and Tract 4 and along the common southwest and northwest lines of the 209.25 acre tract as follows: S 30°36'59" E, 1137.33 feet (Deed = S 30°00' E, 1138 feet) to a 1/2" steel rod found for corner; S 60°29'19" W, 559.83 feet (Deed = S 61°00' W, 560.00 feet) to a 1/2" steel rod found for corner; S 29°20'00" E, 416.20 feet (Deed = S 29°00' E, same distance) to a 1/2" steel rod set for corner; S 60°40'00" W, 550.00 feet (Deed = S 61°00' W, same distance) to a spike marked "Survey Corner" set for corner; S 31°46'00" E, 402.19 feet (Deed = S 31°25'56" E, same distance) to a steel spike set for corner; S 31°50'00" E, 820.60 feet ( Deed = S 31°30' E, same distance) to a steel spike set for corner; and S 30°05'44" E, at approximately 45 feet pass the southerly east corner of Tract 2 and the easterly north corner of Tract 4, continuing along the northeast line of Tract 4 (Deed = S 29°10'27" E) , in all, 642.34 feet to a steel spike set for the east corner of Tract 4 and an east corner of this tract and being the north corner of a[illegible]

THENCE S 59°37'05" W, (Deed = S 58°19'31" W), along southeast lines of Tract 4 and Tract 1 at 32.95 feet pass a 1/2" steel rod found for witness corner and the north corner of a called 12.160 acre tract of land described in Volume 3408, Page 470, RPRJCT, continuing along the northwest line of the said 12.160 acre tract, at approximately 758 feet pass the most southerly corner of Tract 4 and an east corner of Tract 1, continuing along a southeast line of Tract 1, in all, 980.71 feet to a point in a creek for an inner corner of this tract and same for Tract 1 and being the west corner of the 12.160 acre tract;

THENCE S 29°33'00" E, 570.83 feet ( Deed = S 30°00' E, 647.00 feet) along the most southerly northeast line of this tract and same for the said Tract 1 and along the southwest line of the called 12.160 acre tract to a 1/2" steel rod found for the most southerly east corner of this tract and same for the said Tract 1 and being the south corner of the called 12.160 acre tract and which lies in the northwest line of the called 87.476 acre tract;

THENCE S 59°34'09" W, 2287.49 feet ( Deed = S 58°10'30" W, 2295.68 feet) along the most southerly southeast line of this tract and same for the said Tract 1 and along the northwest line of the called 87.476 acre tract to the POINT OF BEGINNING and containing approximately 286.923 acres of land.

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE

PREMISES SURVEYED AND TO: Reunion Title Company

I hereby certify that in February, 2009, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. That a portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Community # 48251C0200 F.
2. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
3. Information in parenthesis are from public records ( Deed calls ).
4. Bearing sources are as per record plat or field notes description.
5. This survey was prepared for this transaction only and in conjunction with Reunion Title Company Commitment for Title Insurance, G.F. No. 09K02637 #RR2, dated Jan. 9, 2009. Any other use or copying of this plat is prohibited. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property.
State of Texas 304/269 and 304/208 RPRJCT
6. Unless otherwise labeled, all property corners indicated as "Set " are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4468)
7. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV (4) Survey.

Walter Kevin Davis
Walter Kevin Davis, R.P.L.S. # 4468
Davis & McDill

2/10/09
Date

WALTER KEVIN DAVIS
4468

# SURVEY PLAT
# 286.923 Acres
## Robert Tandy Survey
## Abstract No. 824
## Johnson County, Texas

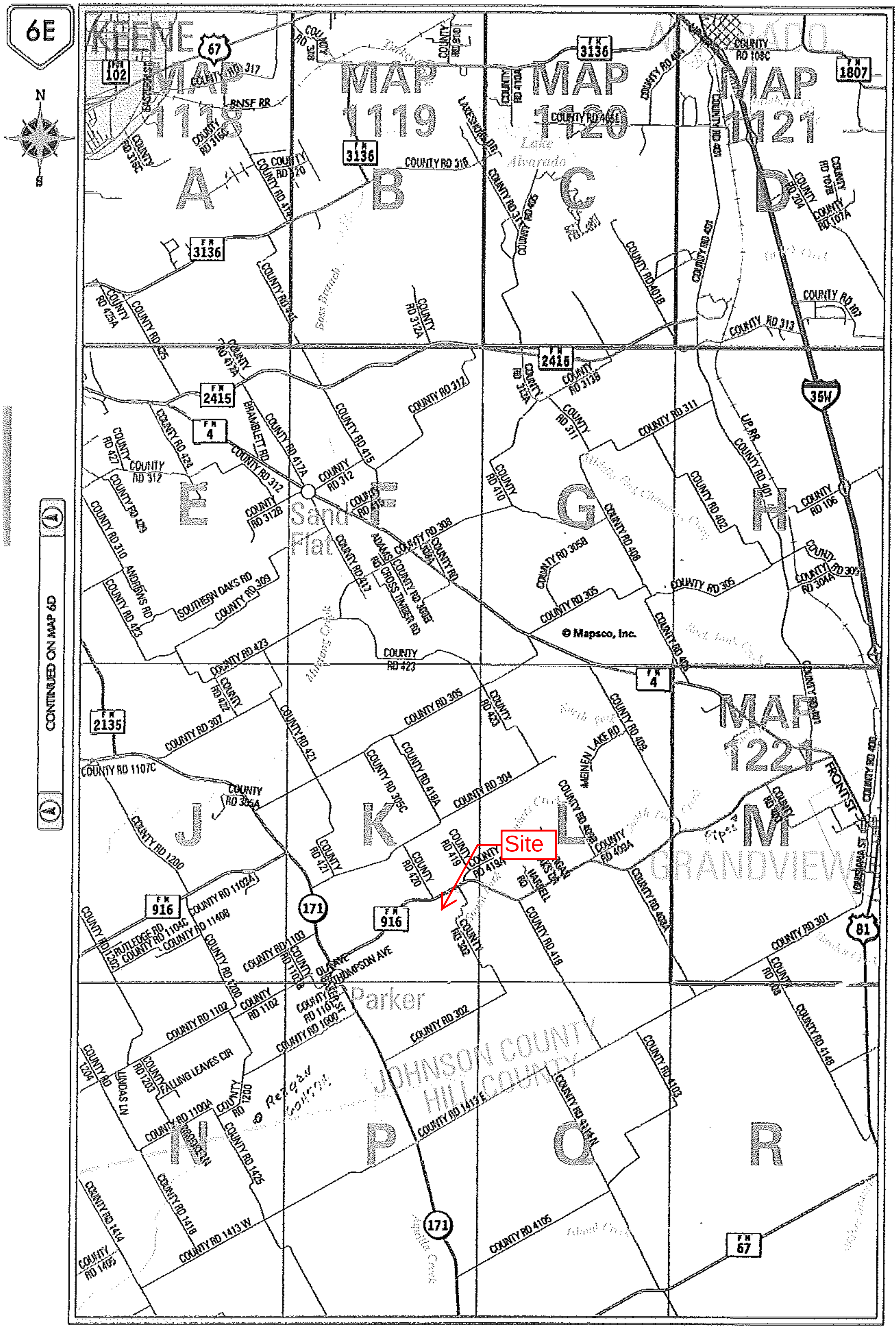
ENGINEERS
D & M
SURVEYORS

DAVIS & McDILL, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: (972) 938-1185 FAX (972) 937-0307

REVISIONS BY
Date: 02-19-09
Scale: 1"= 300'
Drawn: KLH
Job: 209-0051
Sheet 1
of 1 sheets.

North East Corner FM 916 + County Rd 302

CONTINUED ON MAP 5E



CONTINUED ON MAP 6D

CONTINUED ON MAP 6F

SCALE IN MILES 0 ½ 1 1½ 2

CONTINUED ON MAP 7E

SCALE IN FEET 0 4000 8000 12000

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EQUAL HOUSING OPPORTUNITY

**Approved by the Texas Real Estate Commission for Voluntary Use** 10-10-11

*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 , 512-936-3000 (http://www.trec.texas.gov)

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