

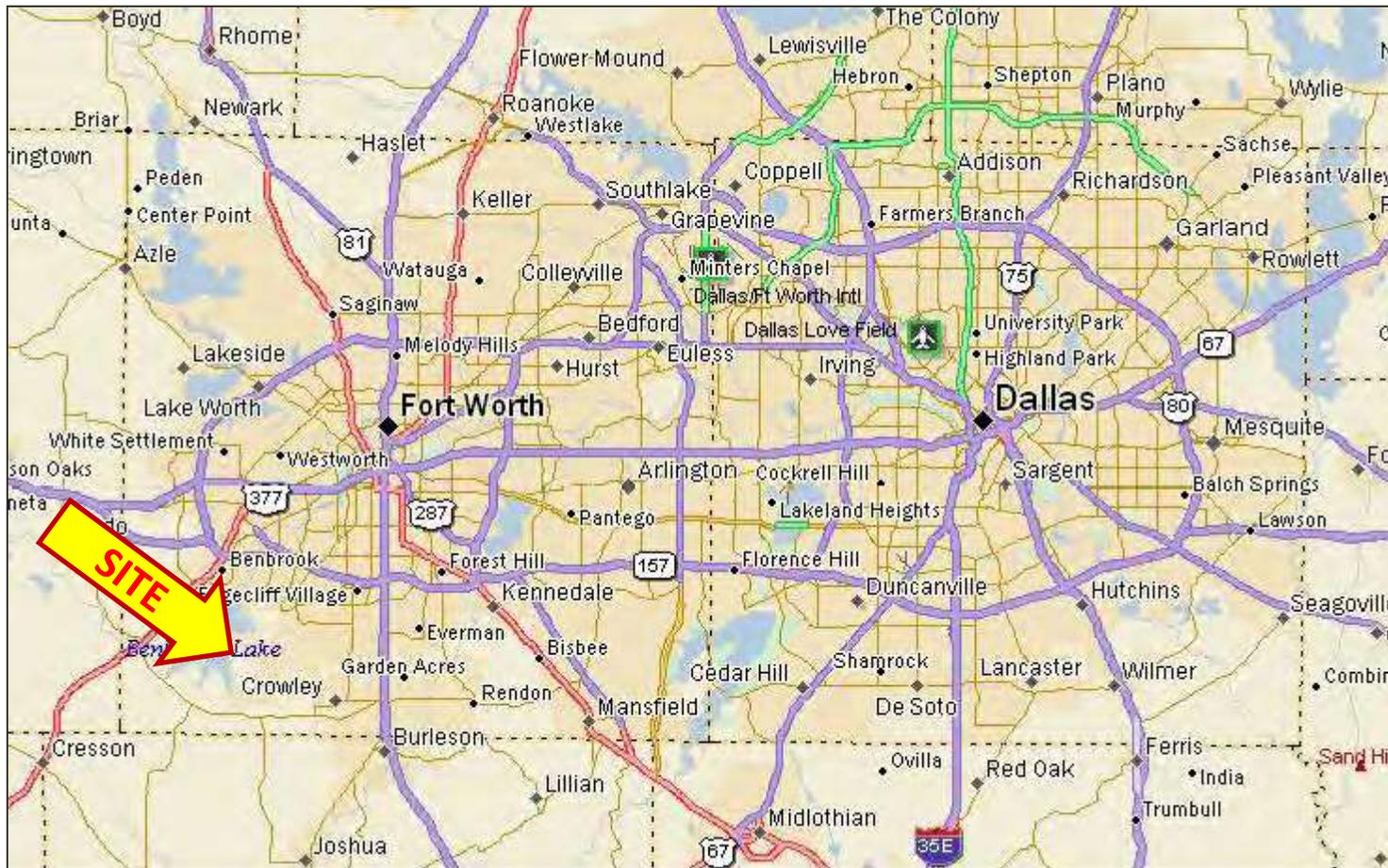
Llano Springs West Commercial Site For Sale – Ft. Worth, TX

Approximately 17 acres commercial property located at the
NE Corner of McPherson and Old Granbury Road
Ft. Worth, Texas

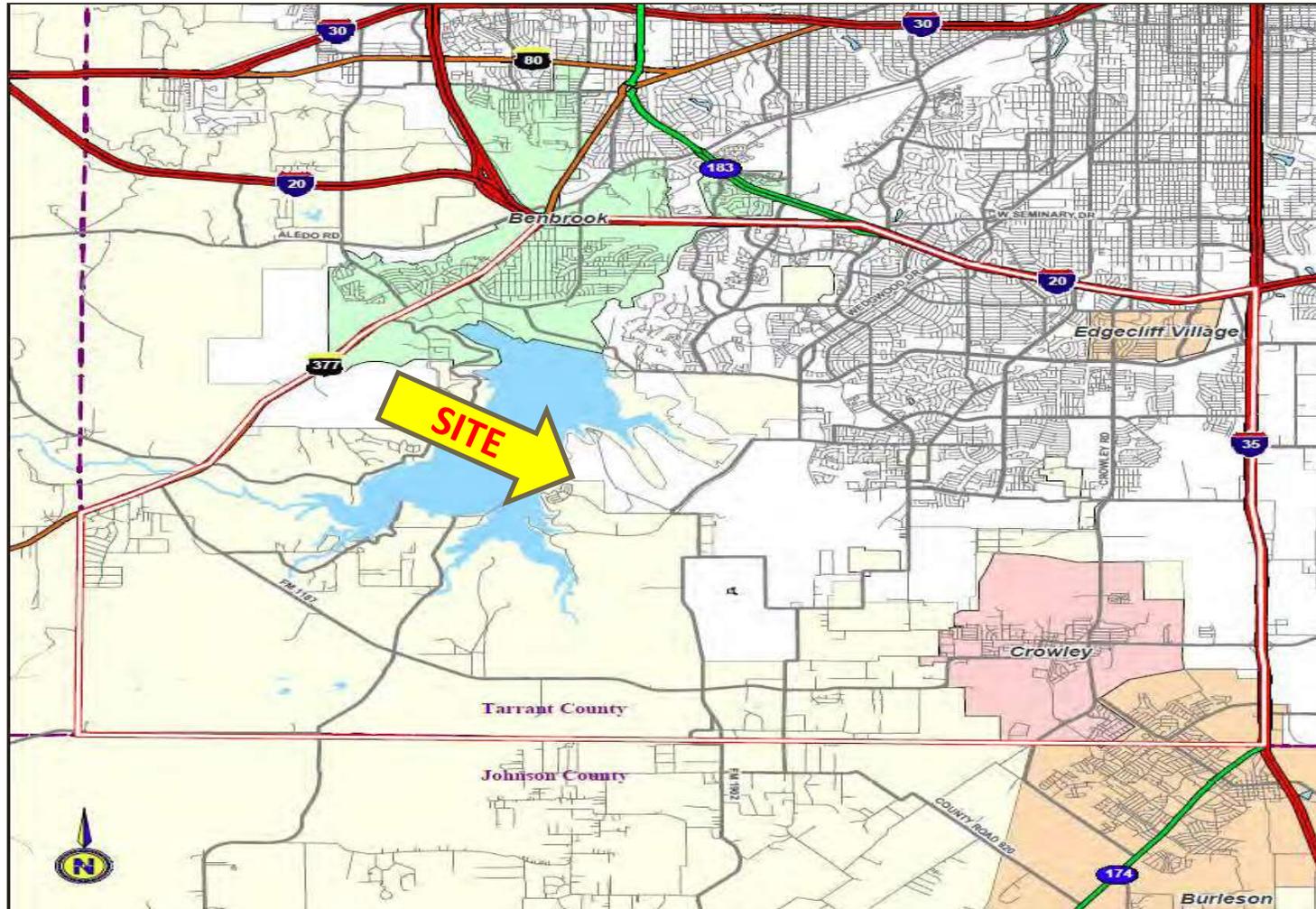
Executive Summary

- Approximately 17 acres located at the NE Corner of McPherson Road and Old Granbury Road and bounded on the East Side by future Risinger Road. Originally part of the Llano Spring development.
- Zoning is “FR” and “E” for commercial uses in the City of Ft. Worth
- Water and sewer are located nearby
- McPherson Road is the western gateway into the new 600 acres Chisholm Trail Ranch development with 1500 home sites in planning .
- Asking price is \$2.50 sf

DFW Area Map



Neighborhood Map



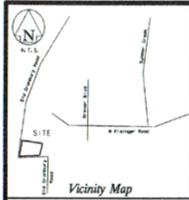
Llano Springs Development



NE Corner McPherson & Old Granbury Road

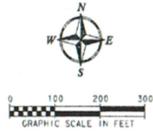
*Proximity to Chisholm Trail Ranch





Legend

- ⊙ HYDRANT
- ⊙ GUY ANCHOR
- ⊙ POWER POLE



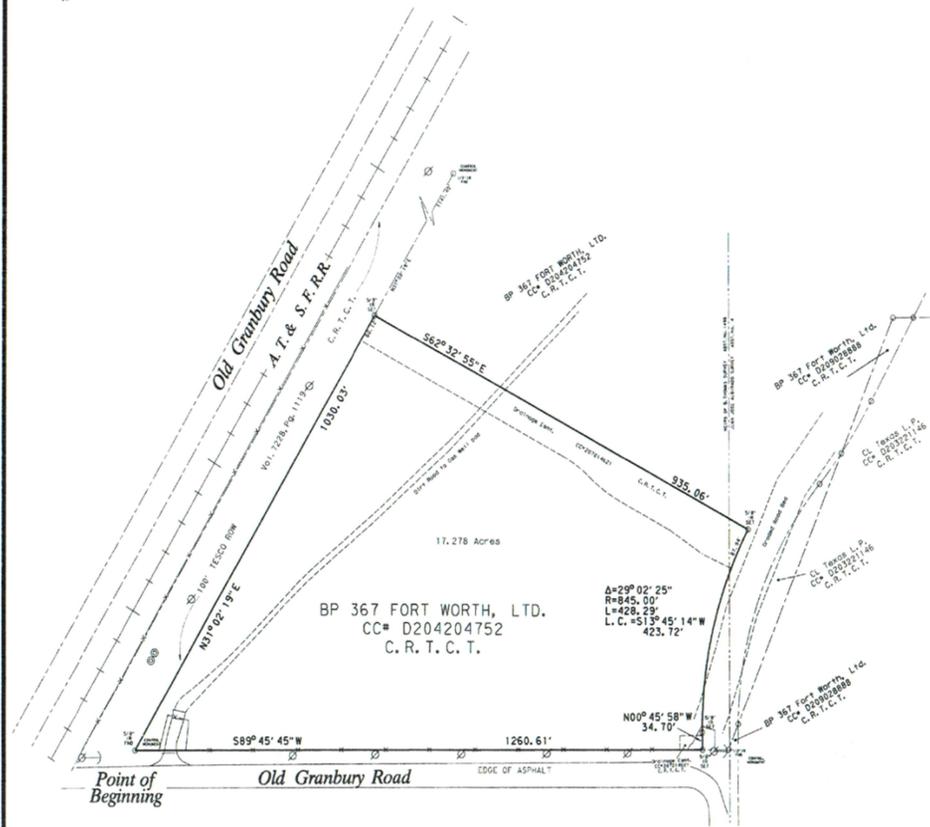
- NOTES**
1. THE SURVEY SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMENT SUPPLIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER NO. 10487-104/11 WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2010 AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
 2. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
 3. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 4. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 170400000000, REVISED SEPTEMBER 27, 2008, THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE A. ZONE A IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 5. EASEMENT & RECORDS UNDER COUNTY CLERK'S FILE NO. 020119417, IN THE COUNTY RECORDS, TARRANT COUNTY, TEXAS, AFFECT THE SUBJECT PROPERTY AS SHOWN.

CERTIFICATION

I, **THOMAS A. BRIDGES**, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY TO MACAS, L.L.C., SENECA TITLE COMPANY AND MADISON REALTY INVESTMENTS, INC. THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN SEPTEMBER, 2010, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 2 SURVEY.

Thomas A. Bridges 10-1-10
 THOMAS A. BRIDGES
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4592



LAND DESCRIPTION

BEING A PORTION OF THAT TRACT OF LAND SITUATED IN THE JUAN JOSE ALBRADO SURVEY, ABSTRACT NUMBER 4 AND THE HEIRS OF B. THOMAS SURVEY, ABSTRACT NUMBER 1496, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO BP 367 FORT WORTH, L.L.C., RECORDED UNDER COUNTY CLERK'S NUMBER 0204204752 OF COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BP 367 TRACT RECORDED UNDER COUNTY CLERK'S NUMBER 0204204752, BEING IN THE NORTH RIGHT-OF-WAY OF OLD GRANBURY ROAD (COUNTY ROAD 1089) - A PAVED TRAVELLED ROAD WAY OF UNDETERMINED WIDTH AND BEING IN THE EAST LINE OF A 10-FOOT ELECTRIC SERVICE COMPANY 11500V RIGHT-OF-WAY RECORDED IN VOLUME 7226, PAGE 1119 OF SAID COUNTY RECORDS;

THENCE N 31°02'19"E, 1030.63 FEET WITH THE WEST LINE OF SAID BP 367 TRACT AND THE EAST LINE OF SAID TELECO RIGHT-OF-WAY, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"; SET;

THENCE S 40°32'55"E, 935.06 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"; SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 428.29 FEET, THROUGH A CENTRAL ANGLE OF 29°02'25", HAVING A RADIUS OF 845.00 FEET, THE LONG CHORD OF WHICH BEARS S 37°05'14"W, 423.72 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"; SET;

THENCE S 09°40'59"E, 34.70 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"; SET IN THE NORTH RIGHT-OF-WAY OF AFORESAID OLD GRANBURY ROAD;

THENCE S 89°47'46"W, 1260.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 750,619 SQUARE FEET OR 17.278 ACRES OF LAND MORE OR LESS.

**BOUNDARY SURVEY OF
 17.278 Acres**

OF LAND SITUATED IN THE J. J. ALBRADO SURVEY, ABSTRACT NUMBER 4, THE HEIRS OF B. THOMAS SURVEY, ABSTRACT NUMBER 1496 AND THE A. W. HODGE SURVEY, ABSTRACT NUMBER 1785, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROJECT NO.	WFXK4500.0500	DATE	OCT 1, 2010
DRAWN BY	TAN	APPROVED BY	TAN
SHEET	1 OF 2	DATE	OCT 1, 2010





June 29, 2011

Randall Potts/ John Gourley
c/o Madison Realty Investors
3100 Monticello #335
Dallas, TX 75205

RE: NEC Old Granbury Rd. & St. Francis Village Rd.
Tract 1A2 5B, Abstract 1496 & Tract 4A5, Abstract 4, Benjamin Thomas Survey

To whom it may concern:

The above referenced properties are currently shown on the Tarrant Appraisal District Map No. 18-340. The City of Fort Worth zoning map indicates the property is zoned "FR" General Commercial Restricted and "E" Neighborhood Commercial District. These zoning districts allow the use of Commercial. The regulations for "FR" General Commercial Restricted and "E" Neighborhood Commercial are described in Ordinance No. 19587, Chapter 4, Article 4.904 and Article 4.901. A copy of Chapter 4, Article 4.904 and Article 4.901 are attached and made part of this letter. A duplicated portion of City of Fort Worth Zoning Map, which encompasses the location of the above-referenced property, is also attached and made part of this letter.

Should you need additional information, contact Amanda Xiong at (817) 392-8026.

Sincerely,

Dana Burghdoff, ACP
Deputy Director, Planning Division

DLB/aax

PLANNING AND DEVELOPMENT DEPARTMENT

THE CITY OF FORT WORTH • 1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102-6311
817-392-7526

Contact:

Randall Potts (972) 380-6500
The Harvest Real Estate Companies, LLC
16475 Dallas Parkway # 320
Addison, TX 75001
randallpotts@msn.com



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

TREC No. OP-K