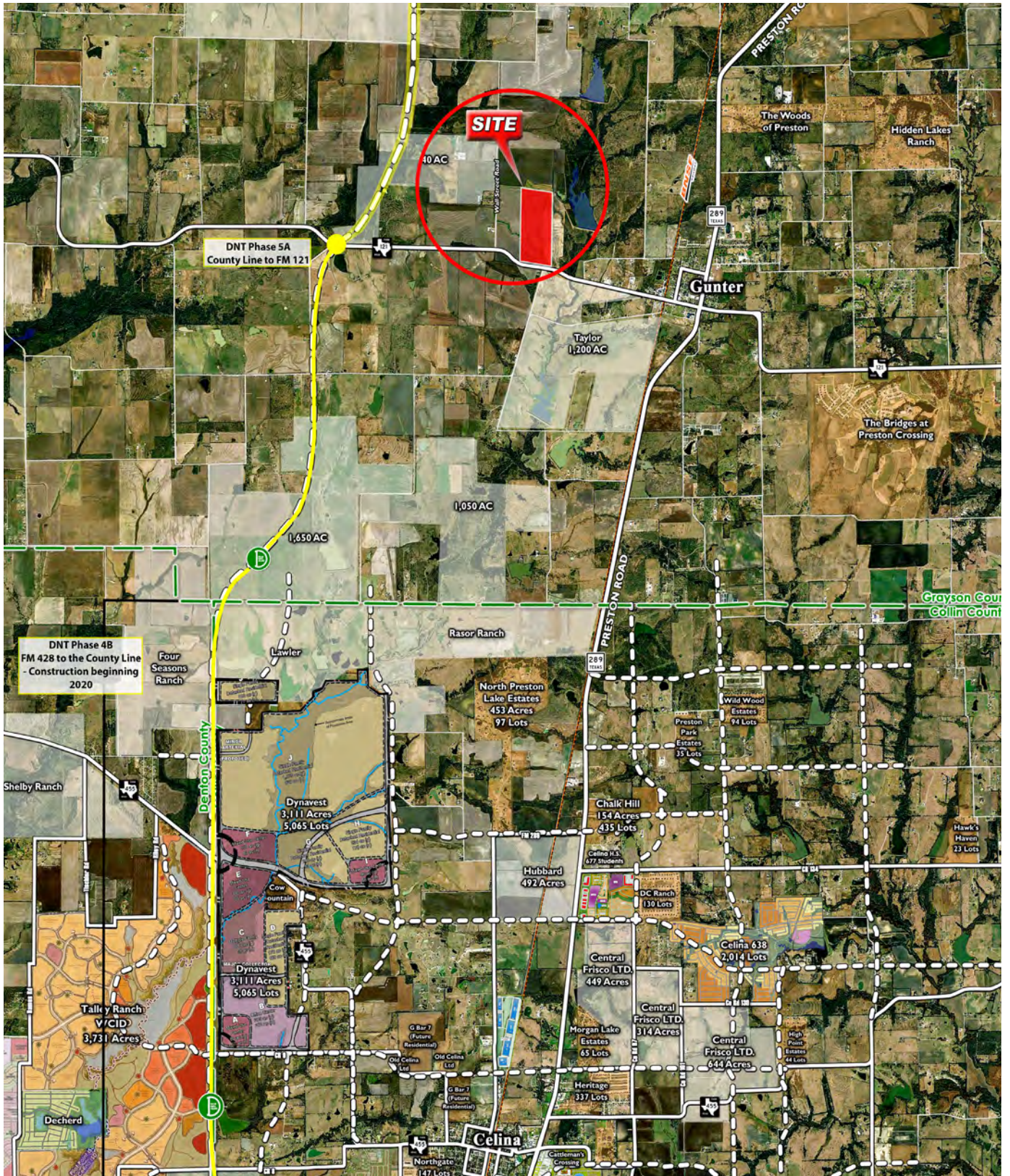


Northeast Quadrant of FM 121 & Wall Street Road

108 ACRES Gunter, TX



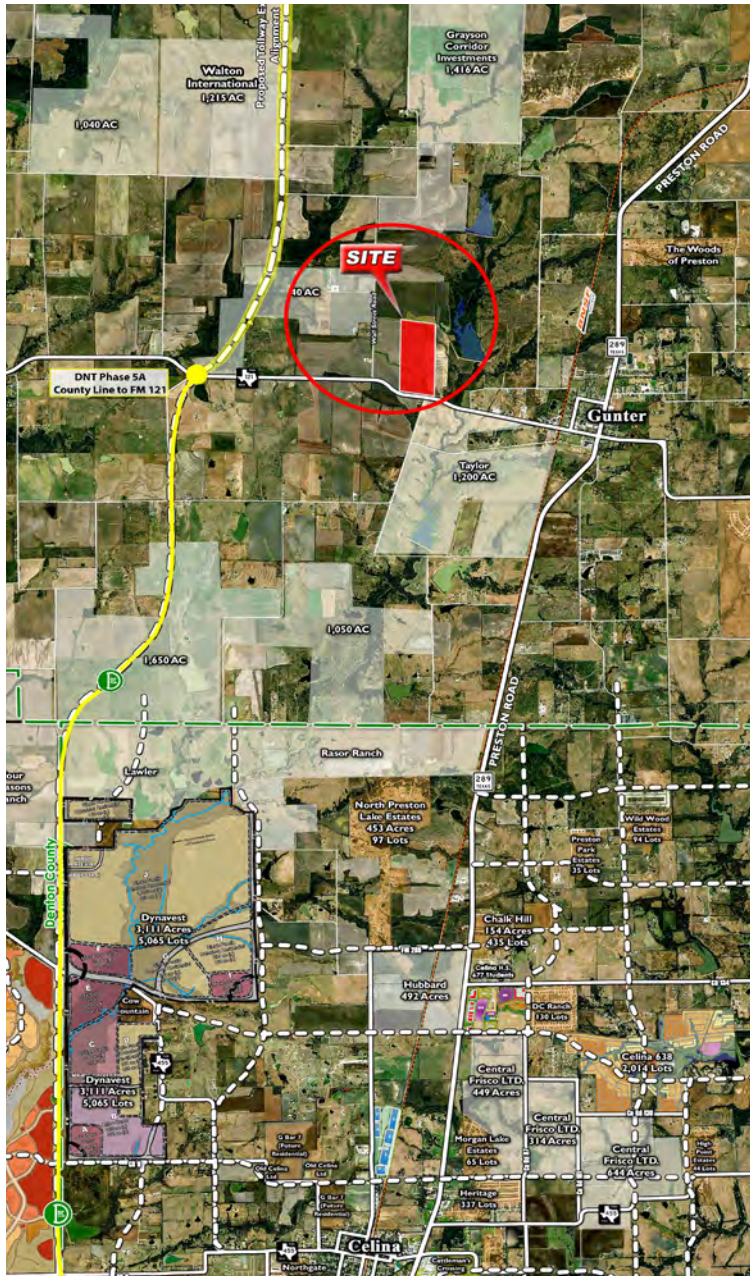
Northeast Quadrant of FM 121 & Wall Street Road

1,400+/- feet of frontage along FM 121

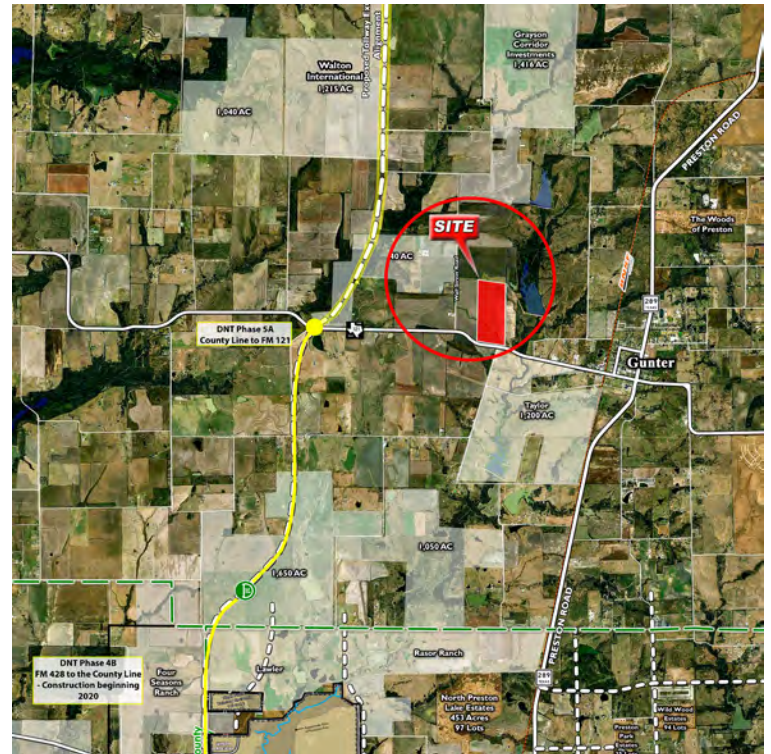
Utilities are available in close proximity to the property

Gunter Independent School District

Grayson County



108 Acres Investment Opportunity



Gunter Demographics

March 2019 Population: 1,905

City's Annual Growth Rate: 1.61%

City's Average Annual Growth Rate since 2010: 2.96%

Median Household Income: \$60,167

Median Property Value: \$139,000

Median Age: 37

Adults with Advanced Degrees: 32.5%

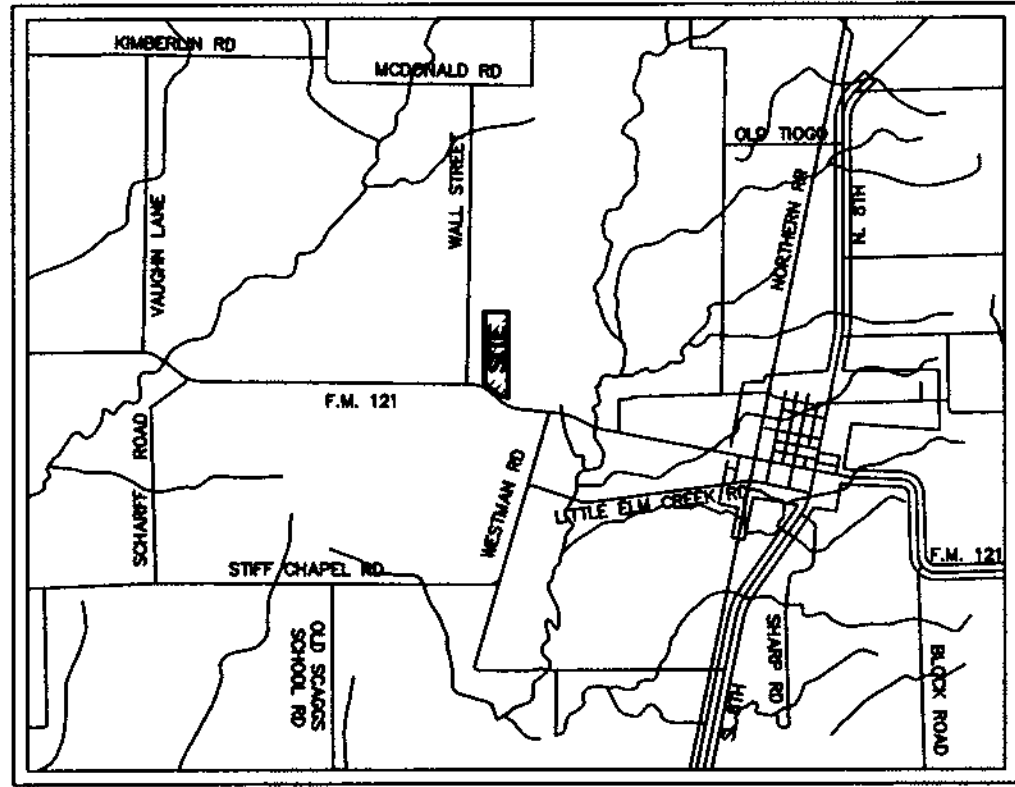
Number of Households: 394

Rex Glendenning
rex@rexrealestate.com

(972) 250-1263
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INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.

VICINITY MAP
N.T.S.



NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Based on the east line (South 02 deg. 41 min. 19 sec. West) of that certain tract of land known as the North Tract as described in deed to Godwin Family Investments, Ltd., recorded in Volume 3631, Page 15, Deed Records, Grayson County, Texas.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Grayson County, the portion of the subject property, as noted hereon, appears to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/29/2010 Community Panel No. 48181C0500F subject lot is located in Zone 'X' AND 'A'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

This is to certify that I have, this date, made an on the ground survey of the property located on F.M. 121 east of Wall Street Road in Grayson County, Texas, described as follows:

All that certain tract or parcel of land situated in the W. Kinnaman Survey, Abstract Number 676, J.A. McKinney Survey, Abstract Number 815, and the J.M. Jennings Survey, Abstract Number 643, County of Grayson, State of Texas, said tract being a portion of the North Tract as described in deed to Susan C. DeCordova, Trustee, filed 06 October 1997, and recorded in Volume 2577, Page 155 of the Deed Records, Grayson County, Texas, same being a portion of the North Tract as described in deed to Godwin Family Investments, Ltd., recorded in Volume 3631, Page 15, said Deed Records, and being more fully described as follows:

BEGINNING at a 1-1/2 inch iron pipe found for the southeast corner of said Godwin tract from which a 3 inch iron pipe found bears North 62 deg. 33 min. 38 sec. East, 1.26 feet, same being the southwest corner of that certain tract of land to Old Gunter Ranch, Ltd., recorded in Volume 5123, Page 612, said Deed Records, same being in the north right-of-way line of F.M. Road 121, same being the beginning of a curve to the left having a radius of 1984.80 feet, a chord bearing and distance of North 78 deg. 56 min. 00 sec. West, 179.43 feet;

THENCE along the common line of said Godwin tract, and the north right-of-way line of said F.M. Road 121 as follows:

in a northwesterly direction, and along said curve to the left, an arc distance of 179.49 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an angle point;

North 81 deg. 36 min. 41 sec. West, a distance of 80.40 feet to a 1/2 inch iron rod set;

South 88 deg. 58 min. 01 sec. West, a distance of 151.88 feet to a 1/2 inch iron rod set;

North 81 deg. 36 min. 41 sec. West, a distance of 1099.36 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE through the interior of said Godwin tract as follows:

North 03 deg. 38 min. 40 sec. East, a distance of 3101.34 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

South 87 deg. 38 min. 04 sec. East, a distance of 1451.30 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Godwin tract, same being in the west line of aforesaid Old Gunter Ranch tract;

THENCE South 02 deg. 41 min. 19 sec. West, along the common line of said Godwin tract, and said Old Gunter Ranch tract, a distance of 3242.55 feet to the POINT OF BEGINNING and containing 107.698 acres of computed land.

This survey was performed in connection with the transaction described in OF No. 1503253-MCCB of Fidelity National Title Insurance Company, effective date of 05-5-2015 and issued on 5-20-2015, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERGIRD IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (OF No. 1503253-MCCB) closing at the title company indicated hereon.

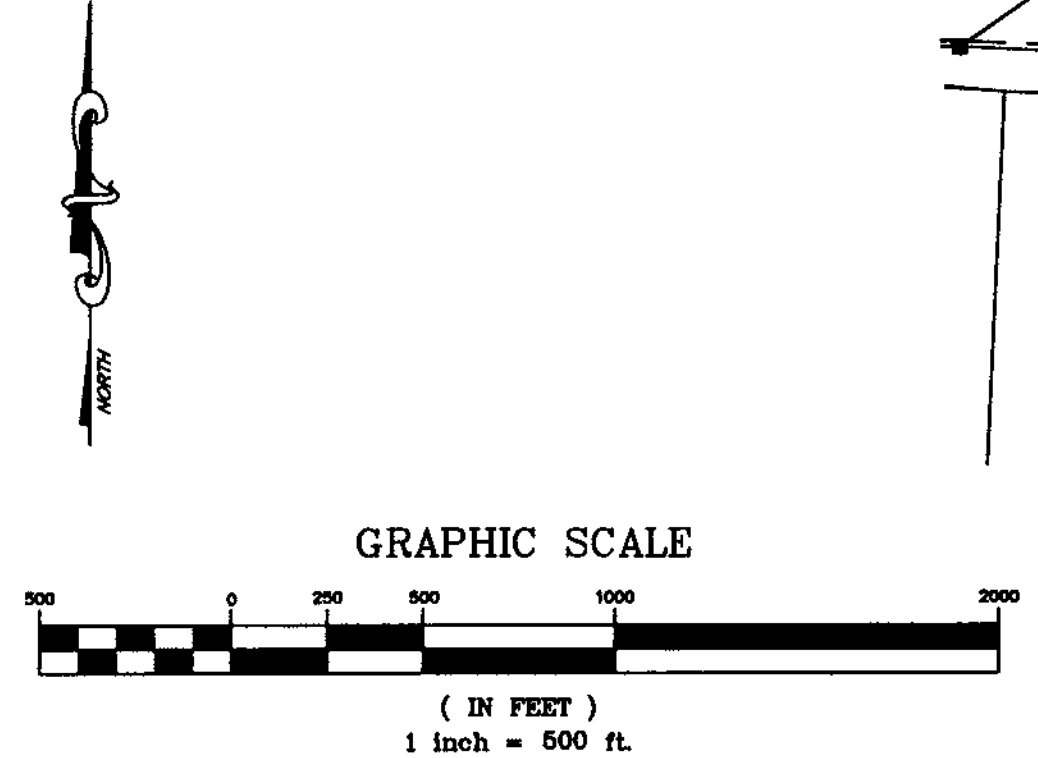
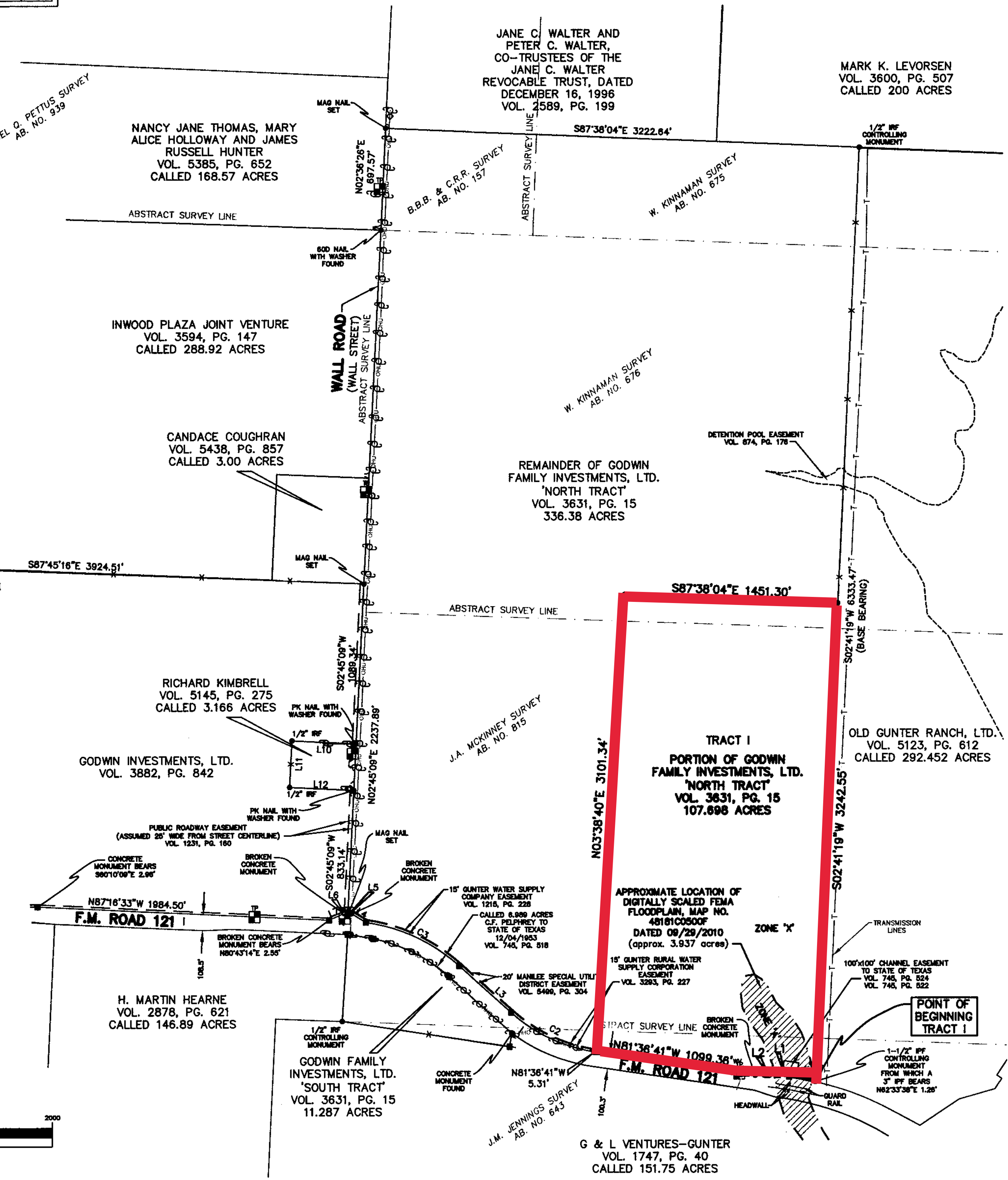
NOTES CORRESPONDING TO SCHEDULE B:

- Easement to Upper Elm - Red Soil Conservation District, dated June 24, 1958, recorded in Volume 874, Page 176, Deed Records of Grayson County, Texas, does not affect subject property.
- Channel Easement to the State of Texas, dated December 4, 1953, recorded in Volume 745, Page 522, and Volume 745, Page 524, Deed Records of Grayson County, Texas, does affect and is plotted hereon.
- Easement to Gunter Water Supply Corporation recorded in Volume 1215, Page 228, of the Deed Records of Grayson County, Texas, does affect and is plotted hereon.
- Easement dated August 6, 2002, executed by Susan C. DeCordova, Trustee to Gunter Rural Water Supply Corporation District, recorded in Volume 3293, Page 227, Official Public Records of Grayson County, Texas, does affect, and is plotted hereon.
- Easement dated filed August 7, 2014 executed by Donald E. Godwin, et ux to Marile Special Utility District, recorded in Volume 5499, Page 304, Official Public Records of Grayson County, Texas, does affect and is plotted hereon.
- Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated May 24, 1974, recorded in Volume 1282, Page 656, of the Deed Records of Grayson County, Texas, does affect, blanket in nature.

The affecting easements along the South line of the Tract described hereon, same being the North right-of-way line of F.M. Road 121, collectively burden the property to a total depth of 20 feet, except for the Channel Easement to the State of Texas, dated December 4, 1953, recorded in Volume 745, Page 522, and Volume 745, Page 524, Deed Records of Grayson County, Texas.

LINE TABLE			
LINE	LENGTH	BEARING	
L1	80.40'	N 81°36'41" W	
L2	151.88'	S 88°58'01" W	
L3	471.89'	N 48°12'36" W	
L4	116.81'	N 58°49'32" W	
L5	25.00'	N 87°43'38" W	
L6	24.63'	N 87°43'38" W	
L7	112.00'	S 88°12'27" W	
L8	200.90'	S 89°51'27" W	
L9	184.90'	N 81°19'33" W	
L10	436.75'	N 87°07'12" W	
L11	319.54'	S 02°32'01" W	
L12	437.95'	S 87°09'10" E	
L13	12.34'	S 87°18'52" E	
L14	165.04'	S 79°48'08" E	
L15	568.44'	S 48°16'17" E	
L16	92.91'	S 08°26'43" W	

CURVE TABLE				
CURVE	LENGTH	RADIUS	CB	CD
C1	179.49'	1984.80'	N 78°56'00" W	178.43'
C2	635.99'	1085.92'	N 64°54'05" W	627.10'
C3	707.59'	1185.82'	N 65°14'10" W	697.31'
C4	592.37'	1099.92'	S 63°32'10" E	578.54'



LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		WATER METER
	POWER POLE		FUEL PORT
	DOWN GUY		WATER VALVE
	S.S. MANHOLE		TRANSFORMER PAD
	CLEAN OUT		ELECTRIC METER
			STORM DRAIN MANHOLE
	WATER MANHOLE		SIGN
	TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE MANHOLE		TYPICAL FENCE
	SWB MANHOLE		CONCRETE
	GAS MANHOLE		BOLLARD
	VAULT		COVERED AREA
	HANDICAP SPACE		A/C PAD

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LAND TITLE SURVEY	
107 ACRES (EAST)	
WALL STREET & F.M. 121	
GUNTER, TEXAS	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 14-0926		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE: 06/30/2015			
FIELD DATE: 10/08/2014	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE: 1" = 500'	Timothy R. Mankin Registered Professional Land Surveyor No. 6122		
FIELD: J.D.H.	FIRM No. 100999-00 Member Since 1977		
DRAWN: T.R.M.			
CHECKED: J.B.W.			



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 BONA FIDE 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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rex Glendenning	248775	rex@rexrealestate.com	972-250-1263
Designated Broker or Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date