

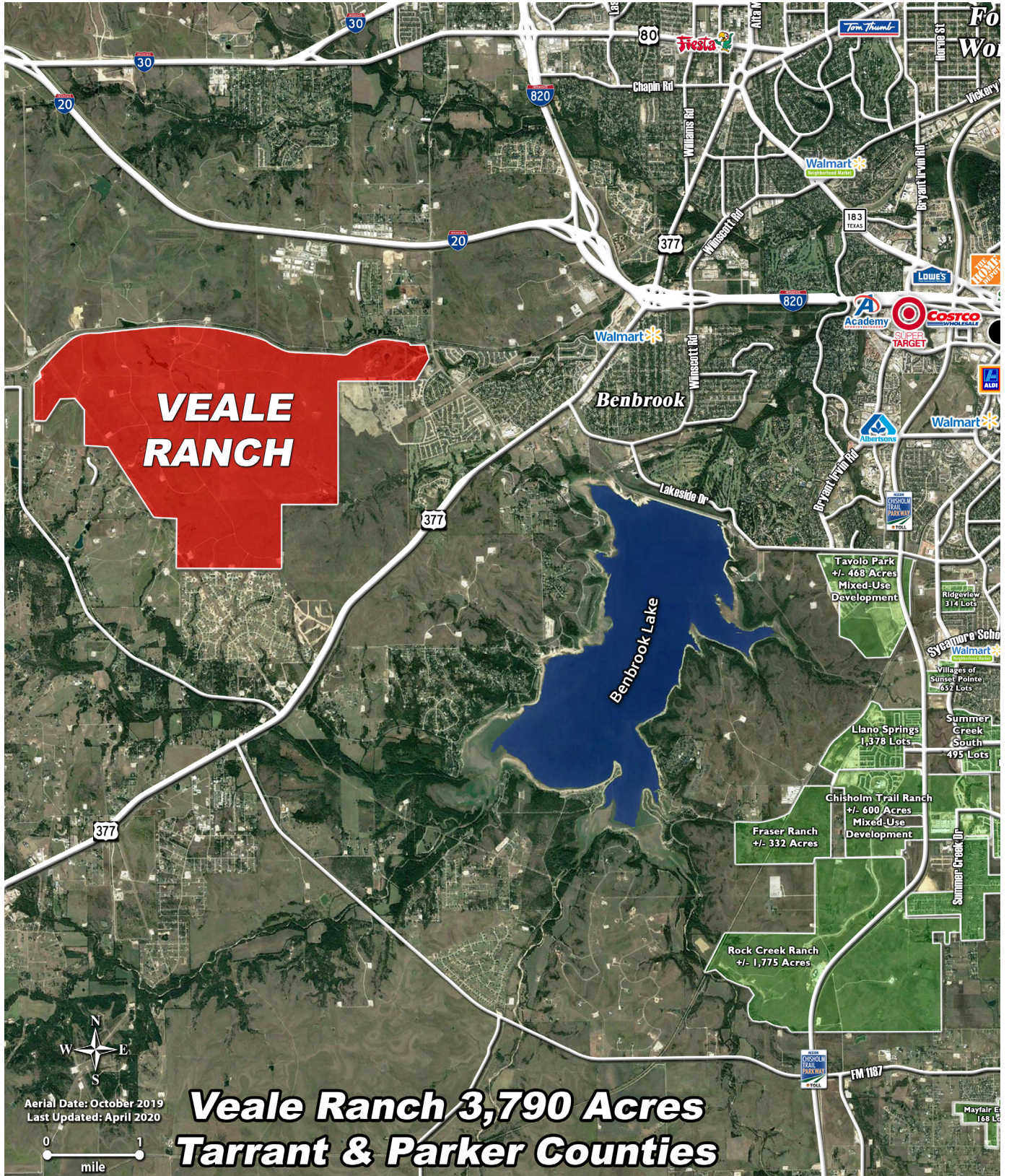
Exclusive Offering: Veale Ranch 3,790 Acres Fort Worth, TX

- Located in both Tarrant and Parker Counties
- Approximately 2,626 acres located in the highly sought-after Aledo Independent School District with approximately 1,164 acres located in the Benbrook Independent School District



Southwest Quadrant of Aledo Road & Chapin School Road

3,790 ACRES Fort Worth, TX



**Veale Ranch 3,790 Acres
Tarrant & Parker Counties**

**Investment
Opportunity**

Southwest Quadrant of Aledo Road & Chapin School Road

In Between U.S. Highway 20 and State Highway 377

4+/- miles of frontage along Aledo Road

Utilities are available in close proximity to the property

Fort Worth Independent School District & Aledo Independent School District

Tarrant County & Parker County

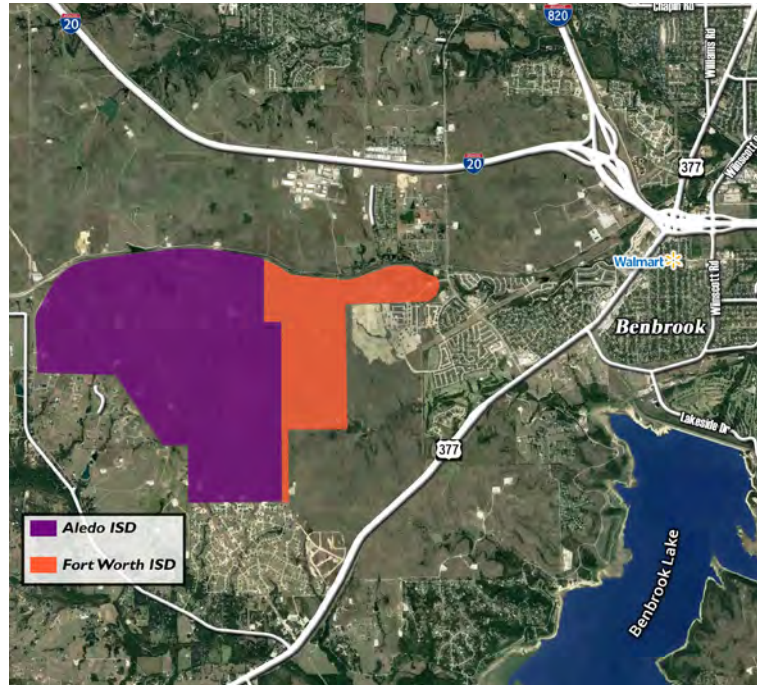


Rex Glendenning
rex@rexrealestate.com

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.

3,790 Acres

Investment Opportunity



Fort Worth Demographics

5th Largest City in Texas, 6th Fastest Growing City in the United States, & the 17th Largest City in the United States!

2019 Population: 909,858

City's Annual Growth Rate: 3.9%

City's Average Annual Growth Rate since 2010: 20%

Median Household Income: \$64,412

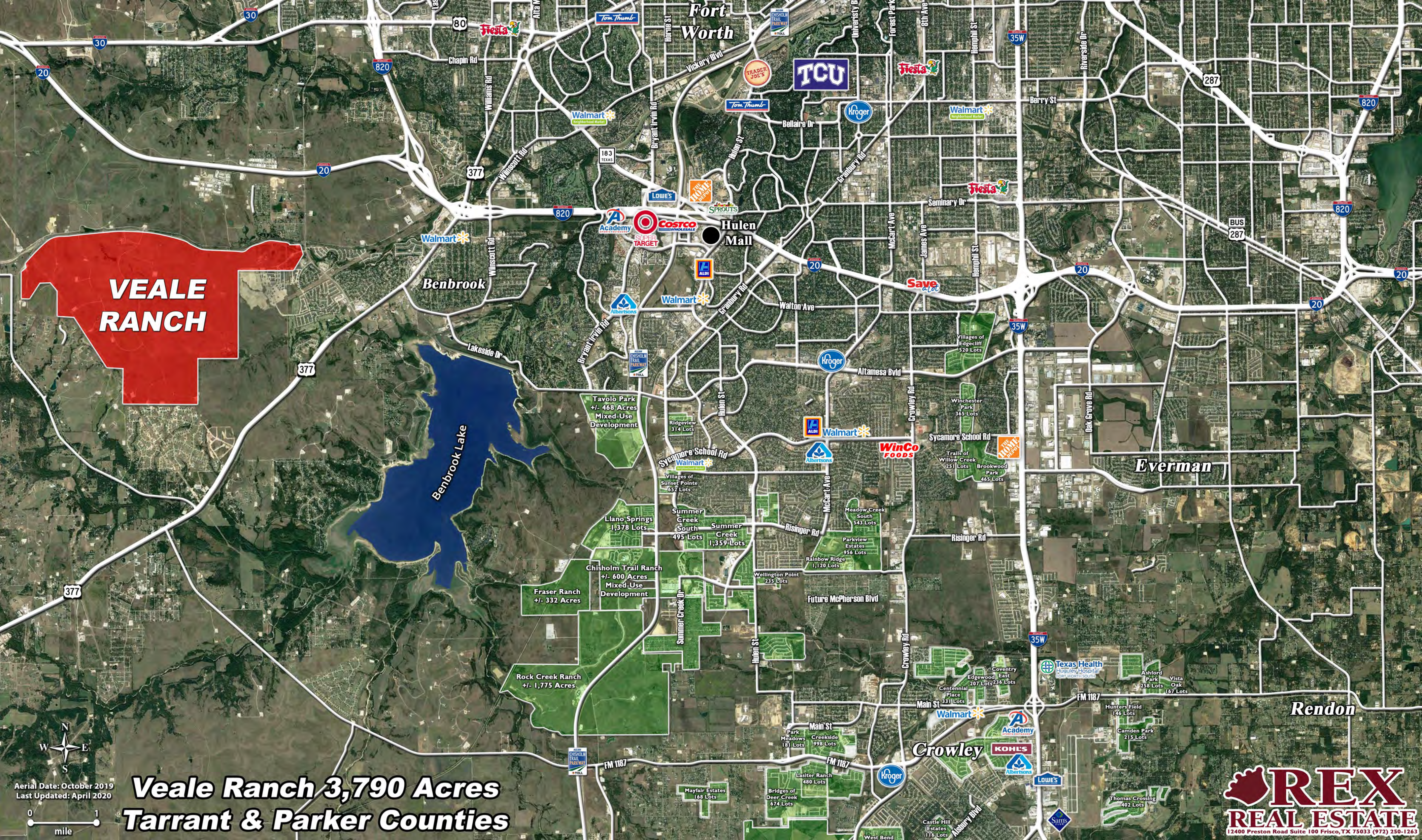
Median Property Value: \$169,400

Adults with Advanced Degrees: 28.35%

Median Age: 33

(972) 250-1263
rexrealestate.com

VEALE RANCH

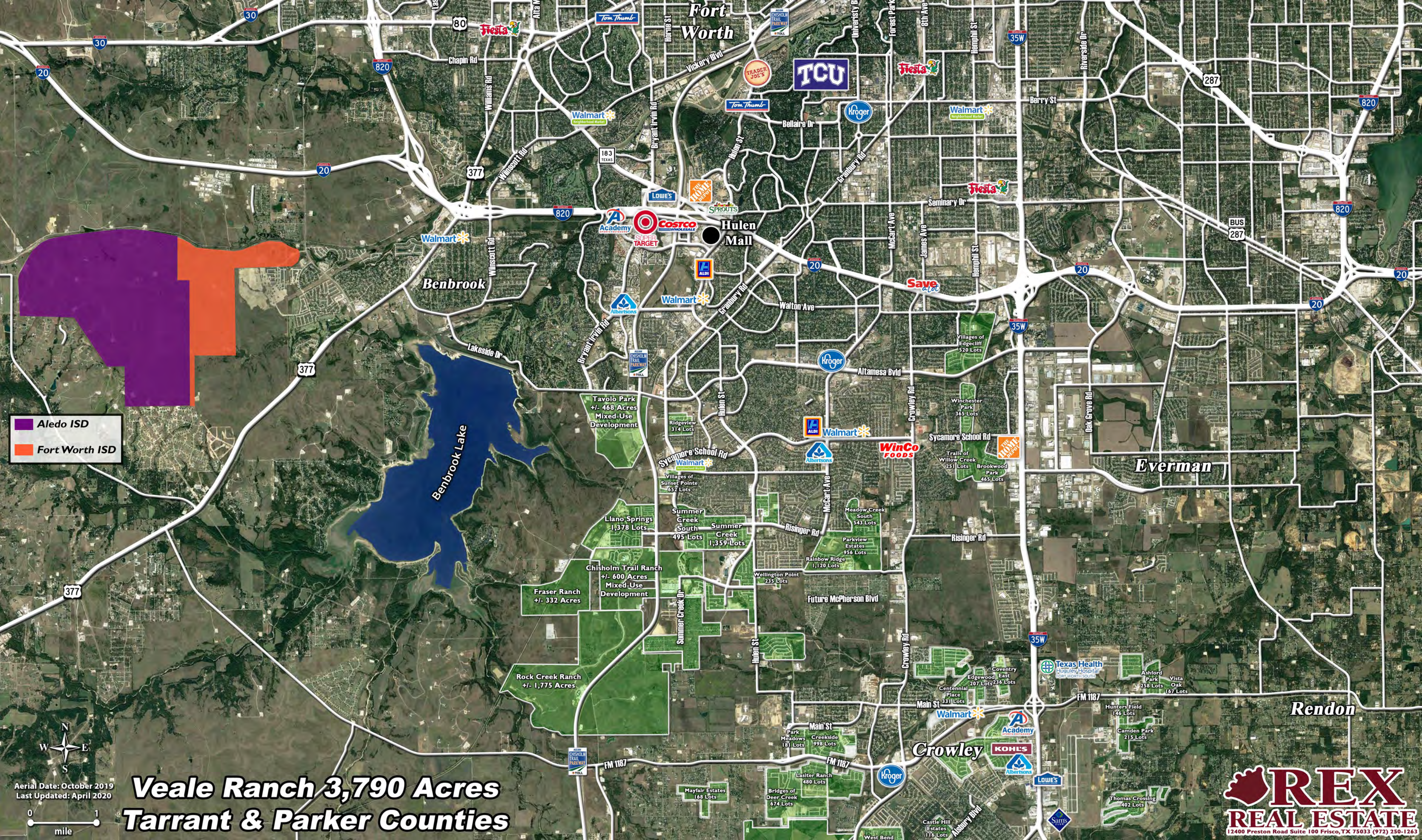




Aerial Date: October 2019
Last Updated: April 2020



Veale Ranch 3,790 Acres Tarrant & Parker Counties





 Aledo ISD
 Fort Worth ISD



Aerial Date: October 2019
Last Updated: April 2020



Veale Ranch 3,790 Acres Tarrant & Parker Counties

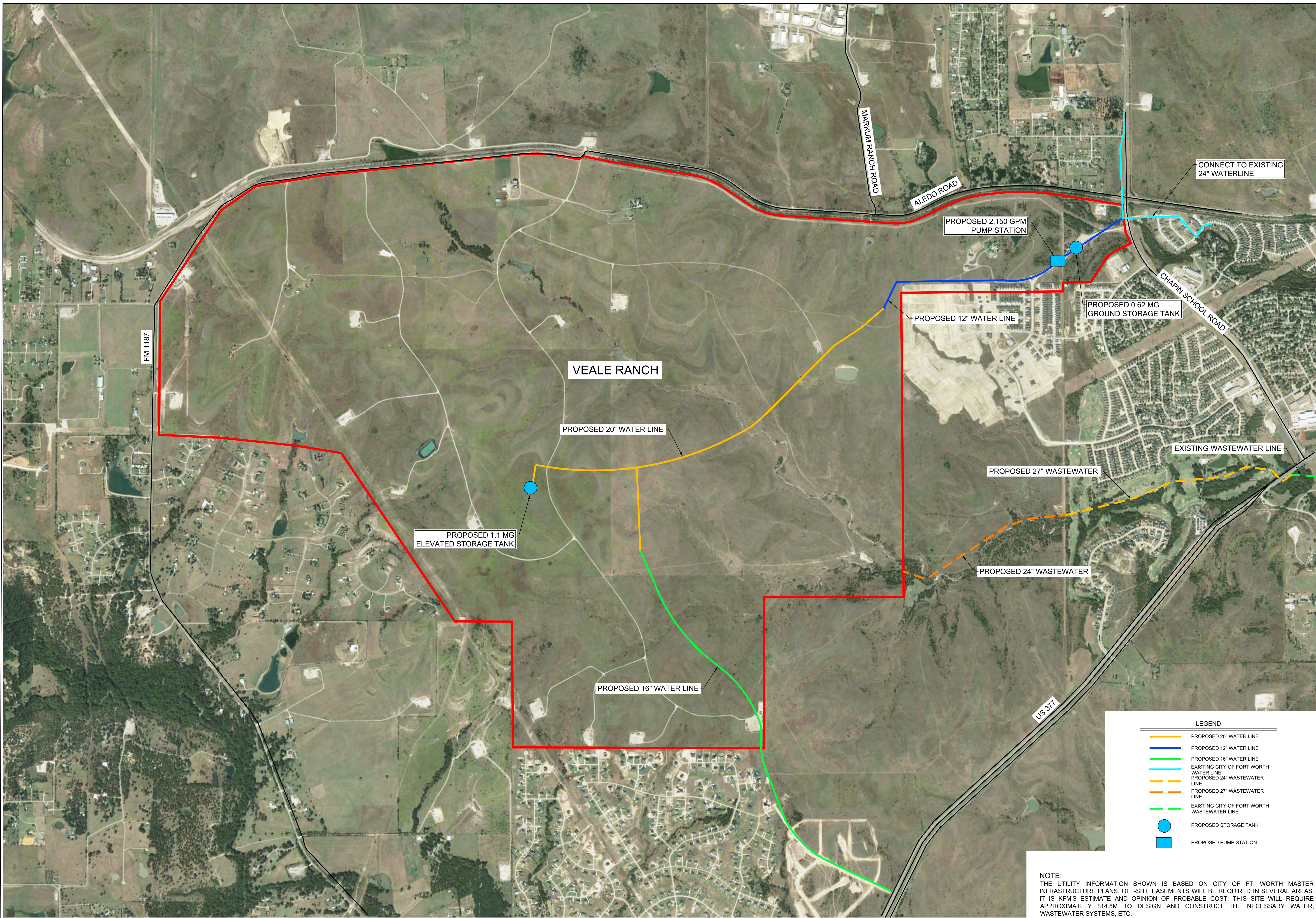
REX
REAL ESTATE
12400 Preston Road Suite 100 Frisco, TX 75033 (972) 250-1263

PROJECT

VEALE RANCH

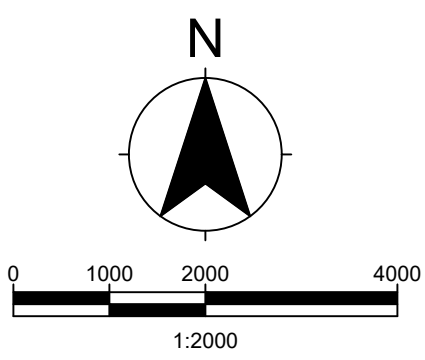
TITLE

UTILITY EXHIBIT



LEGEND	
	PROPOSED 20" WATER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING CITY OF FORT WORTH WATER LINE
	PROPOSED 24" WASTEWATER LINE
	PROPOSED 27" WASTEWATER LINE
	EXISTING CITY OF FORT WORTH WASTEWATER LINE
	PROPOSED STORAGE TANK
	PROPOSED PUMP STATION

NOTE:
THE UTILITY INFORMATION SHOWN IS BASED ON CITY OF FT. WORTH MASTER INFRASTRUCTURE PLANS. OFF-SITE EASEMENTS WILL BE REQUIRED IN SEVERAL AREAS. IT IS KFM'S ESTIMATE AND OPINION OF PROBABLE COST, THIS SITE WILL REQUIRE APPROXIMATELY \$14.5M TO DESIGN AND CONSTRUCT THE NECESSARY WATER, WASTEWATER SYSTEMS, ETC.



PROJECT NUMBER:

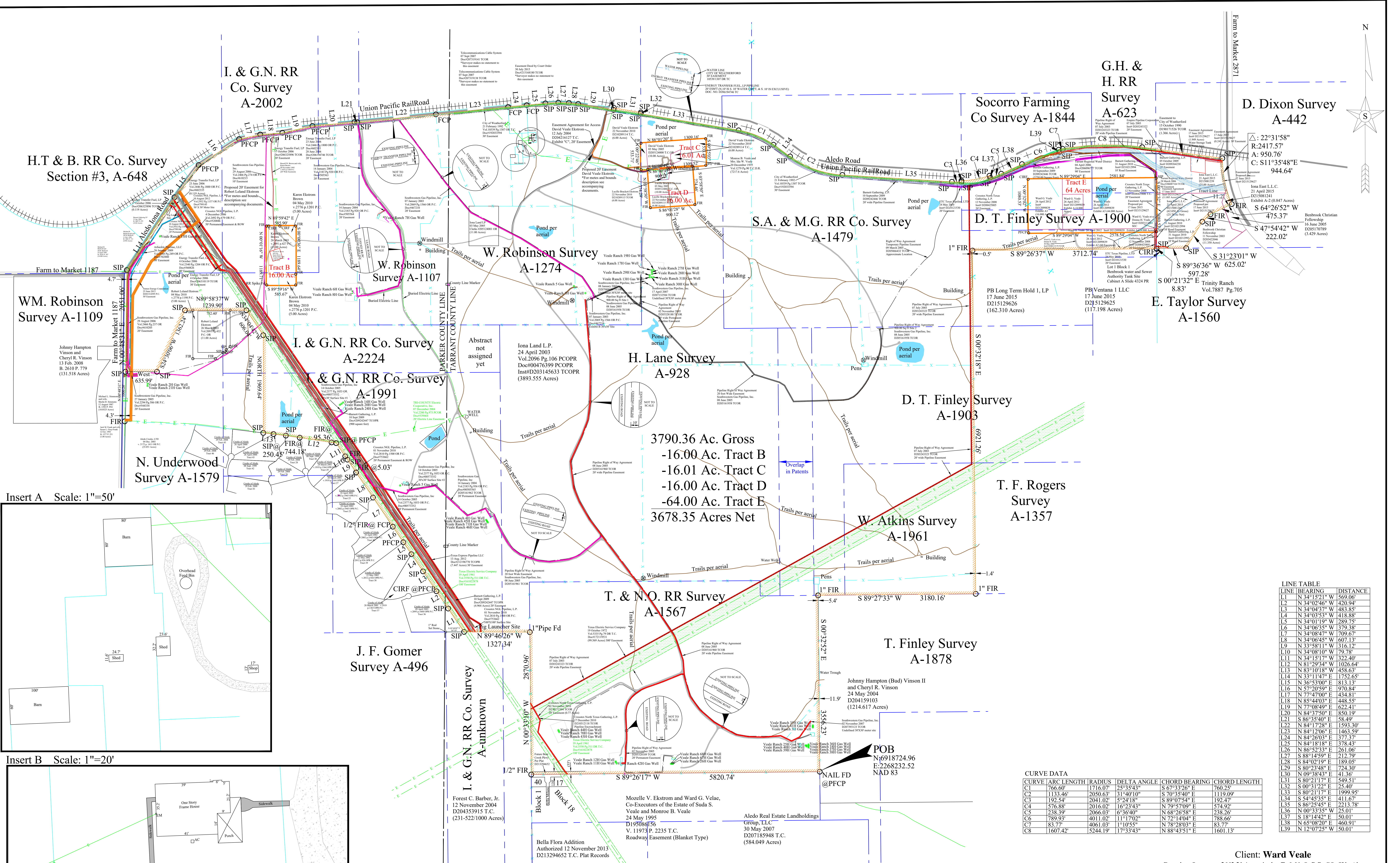
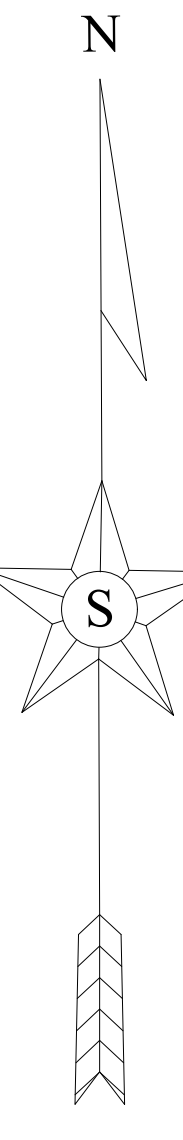
DRAWN BY:
KFM

DATE:
2020/05/07

SHEET:

EXH01

K:\Projects\011000\Veale Ranch



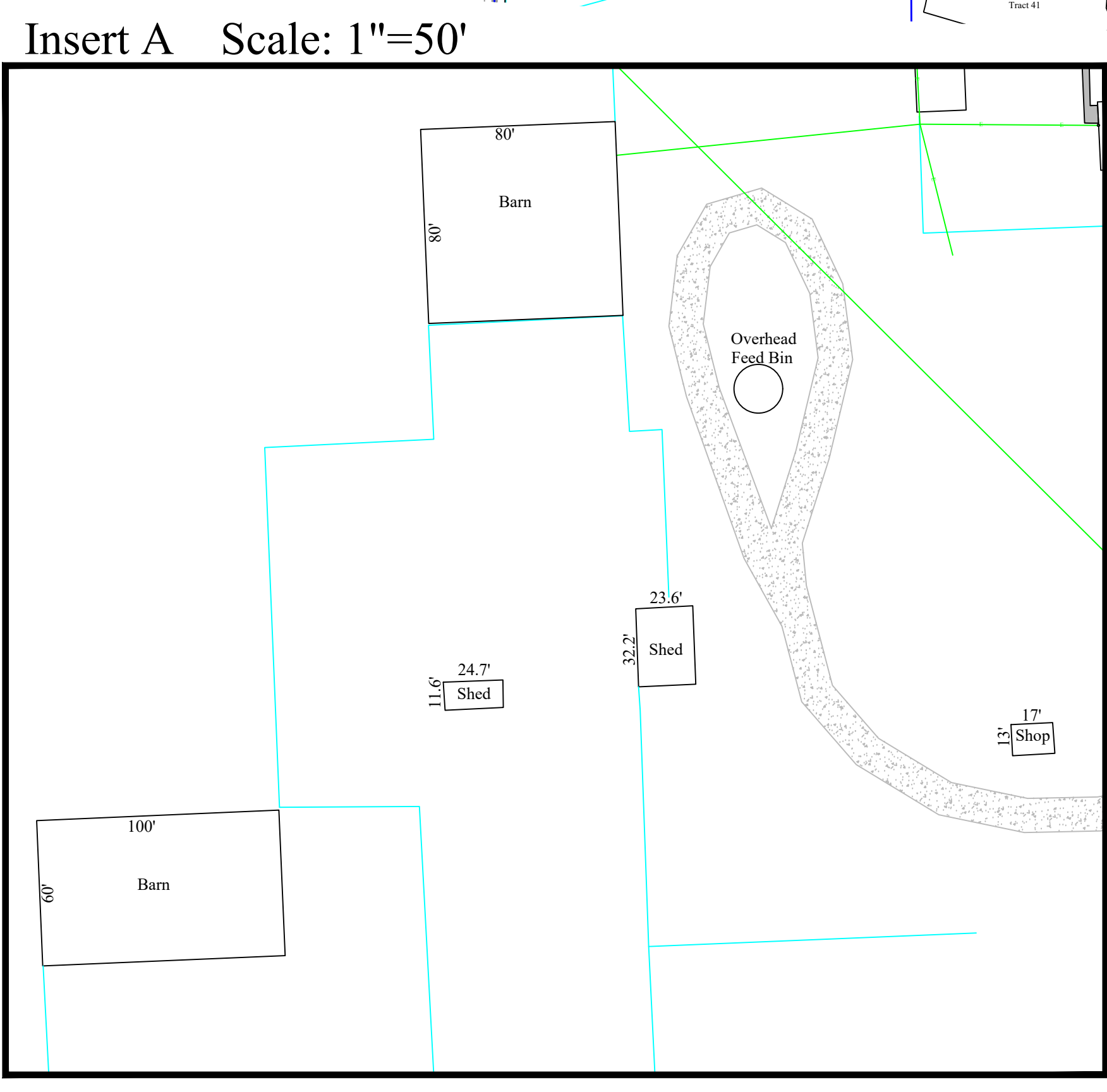
3790.36 Ac. Gross
 -16.00 Ac. Tract B
 -16.01 Ac. Tract C
 -16.00 Ac. Tract D
 -64.00 Ac. Tract E
 3678.35 Acres Net

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°15'21" W	569.06
L2	N 34°02'46" W	420.94
L3	N 34°04'37" W	483.85
L4	N 34°03'53" W	418.88
L5	N 34°01'19" W	289.75
L6	N 34°06'35" W	379.38
L7	N 34°08'47" W	709.67
L8	N 34°06'45" W	607.13
L9	N 33°58'11" W	316.12
L10	N 34°08'10" W	79.78
L11	N 34°15'17" W	332.40
L12	N 81°29'34" W	1026.64
L13	N 83°10'18" W	458.63
L14	N 33°11'47" W	1752.65
L15	N 36°53'00" E	813.13
L16	N 57°20'59" E	970.84
L17	N 77°47'00" E	434.81
L18	N 85°44'03" E	448.55
L19	N 77°08'49" E	622.41
L20	N 84°37'50" E	850.19
L21	N 86°35'40" E	58.49
L22	N 84°17'28" E	1593.30
L23	N 84°12'06" E	1463.59
L24	N 84°26'03" E	377.37
L25	N 84°18'18" E	378.43
L26	N 86°52'33" E	261.06
L27	N 88°14'59" E	212.79
L28	N 84°02'19" E	189.05
L29	N 80°23'48" E	724.30
L30	N 09°38'43" E	41.36
L31	S 80°21'17" E	849.51
L32	S 00°31'22" E	25.40
L33	S 80°21'17" E	1999.95
L34	S 84°45'55" E	411.67
L35	S 86°25'45" E	2213.78
L36	N 00°33'35" W	25.01
L37	S 18°14'42" W	50.01
L38	N 65°08'20" E	460.91
L39	N 12°07'25" W	50.01

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	766.60'	1716.07'	25°33'43"	S 67°33'26" E	760.25'
C2	1133.46'	2050.63'	31°40'10"	S 70°35'40" E	1119.09'
C3	192.54'	2041.02'	5°24'18"	S 89°07'54" W	192.47'
C4	576.88'	2016.02'	16°23'43"	N 79°57'09" E	574.92'
C5	238.39'	2166.03'	6°36'40"	N 68°26'58" E	238.26'
C6	789.93'	4011.02'	11°17'02"	N 72°14'04" E	788.66'
C7	83.77'	4061.03'	1°10'55"	N 78°28'03" E	83.77'
C8	1607.42'	5244.19'	17°33'43"	N 88°43'51" E	1601.13'



Legend
 FIR=Fd. 1/2 inch Rebar
 SIP=Set 1/2 inch Rebar with plastic cap marked 5560
 PFCP=Pipe fence corner post
 WFCP=Wood fence corner post
 PP=Power Pole
 EM=Electric Meter

*For metes and bounds description see accompanying documents.

Trails drawn from aerials

Basis of Bearings
 = NAD83 Grid Bearings and Distances reflect Surface Measurements

NOTE: Metes and bounds data is for informational purposes only and does not represent a complete survey of these lands. Possible conflicts in adjacent property lines may exist from a review survey of these parcels. This plat represents a survey of the boundaries and improvements of the parcel(s) as requested for survey.

All lines and water bodies are shown from Aerials and are approximate locations.
 2. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surface of the parcel and are subject to slight changes.
 3. There may be more existing wells and pipe lines other than those that may not be exposed above ground and are not visible. There may be more existing above ground pipelines that are not shown. The surveyor does not use that all lines have been located.

The undersigned does hereby state to Iowa Land L.P. that the map or plat is based upon on the ground survey performed in October and November 2016, to establish the boundaries of the parcel, as shown on accompanying plat and that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and said property has access to a roadway without otherwise noted.

This Plat and description was prepared for the exclusive use of the person(s) or entity named in the above statements. Said statement does not extend to any unnamed person/entity without an express reciting by the surveyor naming the same. This survey was prepared for the exclusive use of the owner as dated hereon. Copyrights are reserved.

Easements shown on this drawing are depicted from documents cited on the sketch and from physical objects located on the ground. This drawing does not represent a complete on the ground survey of each individual easement shown. A search for easement was performed, however the surveyor does not state that every easement encumbering the lands surveyed is shown. A current title search may unveil other items not discovered by the surveyor and the surveying company.

Client: Ward Veale
 Boundary Survey on 3662.31 Acres in the T. & N. O. R.R. CO. SY., Abstract Number 1567, the H. Lane Survey, Abstract Number 928, the W. Atkins Survey, Abstract Number 1961, the D. T. Finley Survey, Abstract Number 1903, I. & G. N. R.R. CO. Survey, Abstract Number 1991, the I. & G. N. R.R. CO. Survey, Abstract Number 2224, the N. Underwood Survey, Abstract Number 1579, the H. T. & B. R.R. CO. Survey, Abstract Number 648, the I. & G. N. R.R. CO. Survey, Abstract Number 2002, W. Robinson Survey, Abstract Number 1274, the S. A. & M. G. R.R. CO. Survey, Abstract Number 1479, the D. T. Finley Survey, Abstract Number 1900, the Socorro Farm Co. Survey, Abstract Number 1844, the G. H. & R. R. CO. Survey, Abstract Number 632, the D. Dixon Survey, Abstract Number 442, the E. Taylor Survey, Abstract Number 1560, County of Tarrant, State of Texas

OWEN SURVEYING CO.
 FIRM #10069000 WWW.OWENSURVEYING.COM
 110 W. ELLIOTT ST., BRECKENRIDGE, TX 76244
 PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

BOUNDARY PLAT: TARRANT COUNTY
 DRAWN BY: CH CHECKED BY: EB

Scale 1" = 400' Date 05 October 2017 Print Number TAR-104DR1



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.

<u>REX Real Estate I, LP</u>	<u>9002487</u>	<u>rex@rexrealestate.com</u>	<u>972-250-1263</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Rex Glendenning</u>	<u>248775</u>	<u>rex@rexrealestate.com</u>	<u>972-250-1263</u>
Designated Broker or Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Buyer/Tenant/Seller/Landlord Initials

Date