



ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

For Sale

*Approximately 2.5 Acres—
Hwy 1187, Mansfield, TX*



Property Information:

- Approximately 2.5 Acres
- Zoned: C-3 Commercial
- Price Reduced—\$625,000
- Sewer located across the street
- Water & Electric located on property
- Mansfield ISD
- Property contains approximately 230 feet of frontage on Hwy 1187

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**Survey plat of
2.537 ACRES OF LAND
Located in the
James McDonald Survey,
Abstract No. 997
Tarrant County, Texas**

BASIS OF BEARINGS: NORTHWEST RIGHT-OF-WAY LINE OF F. M. 1187 PER DEED RECORDED IN VOL. 8645, PG. 2313, R.P.R.T.C.T.

IPF DENOTES IRON PIPE FOUND
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET

PROPERTY IS SUBJECT TO EASEMENT RESERVED IN DEED RECORDED IN VOL. 8645, PG. 2313, R.P.R.T.C.T. EASEMENT RESERVED BY PRIOR OWNER OF SUBJECT PROPERTY FOR PURPOSES OF ACCESS AND MAINTENANCE OF WATER WELL LOCATED ON THE SUBJECT PROPERTY. SURVEYOR OBSERVED NO EVIDENCE OF WATER WELL ON SUBJECT PROPERTY.

LEGAL DESCRIPTION

BEING a tract of land located in the JAMES McDONALD SURVEY, ABSTRACT No. 997, Tarrant County, Texas and being the remainder of that certain tract of land described in deed to Geyer Properties recorded in Volume 8645, Page 2313 of the Real Property Records of Tarrant County, Texas, said tract also being by deed Lots 9, 10, 11 and 12 and the East thirty feet of Lots 8 and 13, Block C, H. J. Harris unrecorded subdivision and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set in the Southwest boundary line of said Geyer Tract at its intersection with the Northwest right-of-way line of F. M. Highway 1187 as described in deed to the State of Texas recorded in Instrument No. D208128551, Tarrant County, Texas, said iron rod lying in the Northeast boundary line of that certain tract of land described in deed to Charlie C. Smith recorded in Volume 4370, Page 114 of the Real Property Records of Tarrant County, Texas and lying N 30° 04' 07" W, 9.45 feet from a 1/2-inch iron rod found at the most Southerly corner of said Geyer Tract;

THENCE along the Southwest boundary line of said Geyer Tract as follows:

N 30° 04' 07" W, 240.48 feet with the Northeast boundary line of said Smith Tract to a 1/2-inch iron rod found at the most Northerly corner thereof being the most Easterly corner of that certain tract of land described in deed to Jerry Roy and Kimberly A. Roy recorded in Volume 11134, page 206 of the Real Property Record of Tarrant County, Texas;

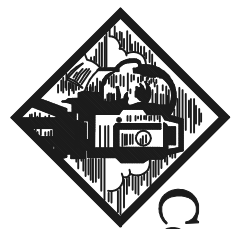
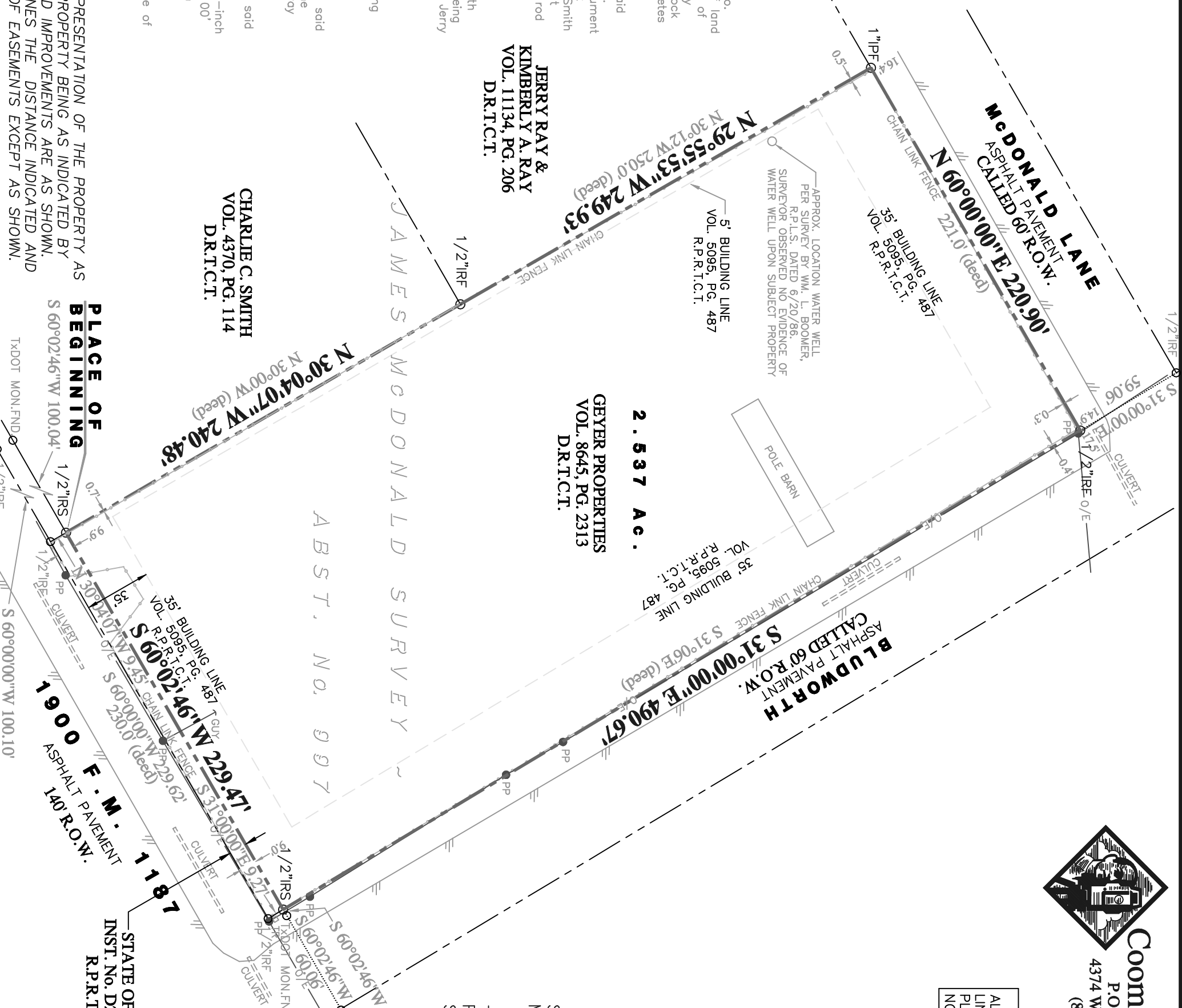
N 29° 55' 53" W, 249.93 feet with the Northeast boundary line of said Roy Tract to a 1-inch iron pipe found at the most Northerly corner thereof being the most Westerly corner of said Geyer Tract and lying in the Southeast right-of-way line of McDonald Lane (a called 60-foot wide right-of-way);

THENCE N 60° 00' 00" E, 220.90 feet along the Northwest boundary line of said Geyer Tract with said right-of-way line to a 1/2-inch iron rod found at the most Northerly corner of said Geyer Tract lying in the Southwest right-of-way line of Bludworth (a called 60-foot wide right-of-way);

THENCE S 31° 00' 00" E, 490.67 feet along the Northeast boundary line of said Geyer Tract with said right-of-way line to a 1/2-inch iron rod set in the Northwest right-of-way line of aforesaid F. M. 1187 and from which a 1/2-inch iron rod found at the most Easterly corner of said Geyer Tract bear S 30° 00' 00" E, 9.27 feet and also from which a Texas Department of Transportation monument found bears N 60° 02' 46" E, 1.08 feet;

THENCE S 60° 02' 46" W, 229.47 feet along the Northwest right-of-way line of F. M. 1187 to the PLACE OF BEGINNING, containing 2.537 acres of land.

CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.



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*** N O T E ***
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

*** N O T E ***
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0460 K, MAP REVISED SEPTEMBER 25, 2009



SURVEYED ON THE GROUND
MARCH 11, 2010

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

SCALE: 1" = 60'

