



LAND-STAR

8461 FM HIGHWAY 2578

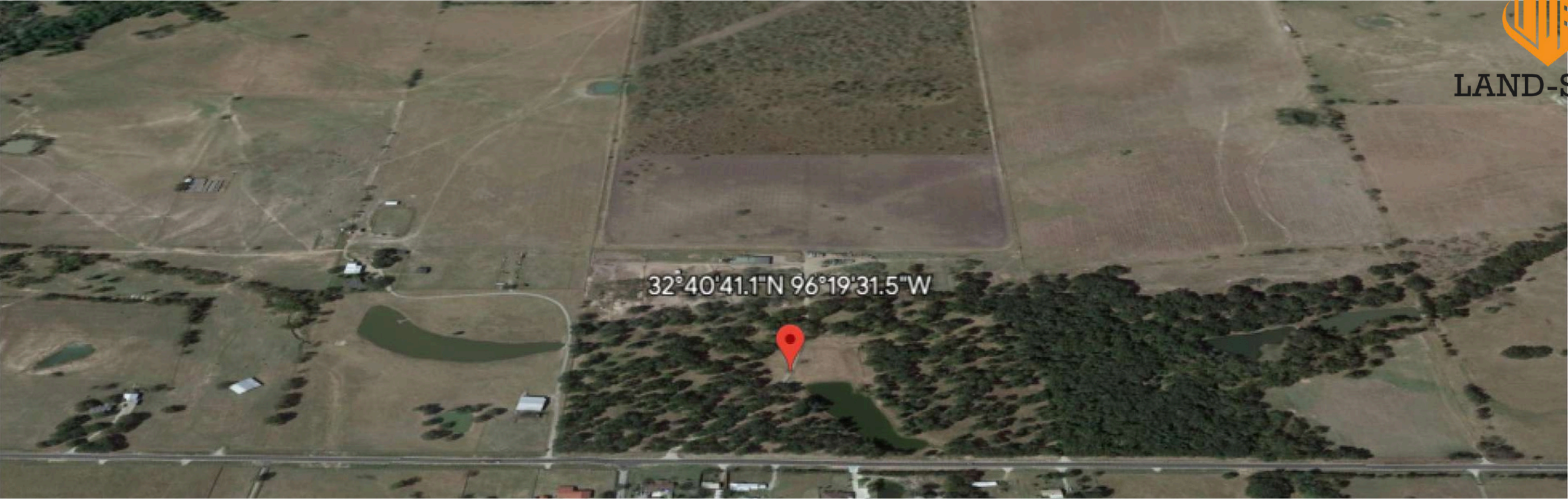
TERRELL




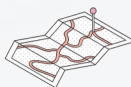

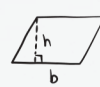



TEXAS 75160

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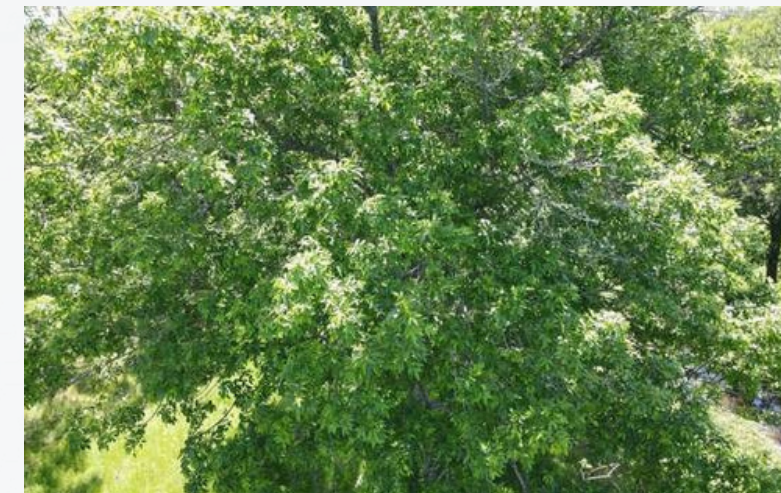


	ADDRESS	8461 FM 2578 TERRELL, TX 75160		COUNTY / CITY /STATE	KAUFMAN/TERRELL/ TEXAS
	INTERSECTION	FM 2578		CURRENT ZONING	TERRELL, TEXAS
	SCHOOL DISTRICT	-		CURRENT USE	RAW LAND
	SITE AREA ACREAGE	171.41 Acres		POTENTIAL USES	Residential/ Commercial
	SITE AREA SFT	7,466,620 SFT		LEGAL DESCRIPTION	A W NAYLOR, TRACT 6.00; 171.409 ACRES, & HOUSE

GALLERY



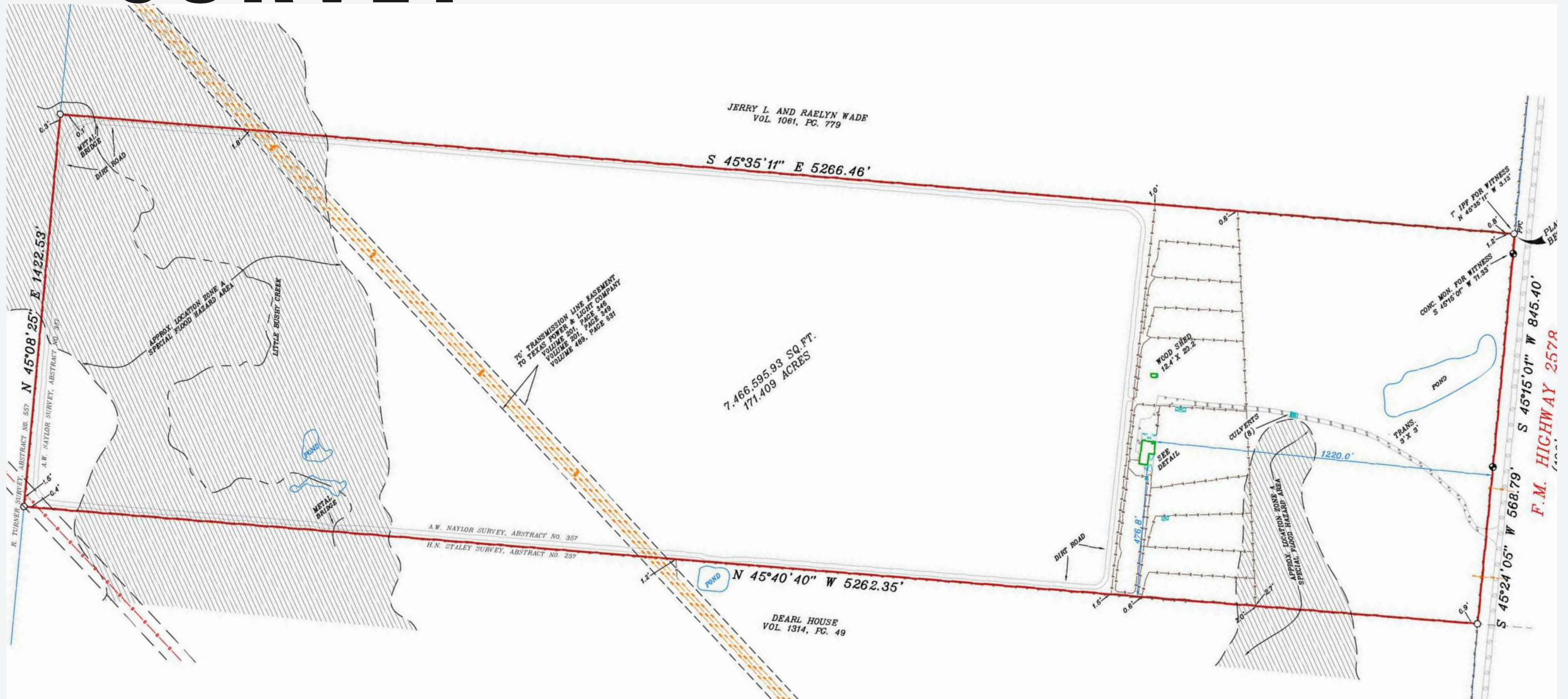
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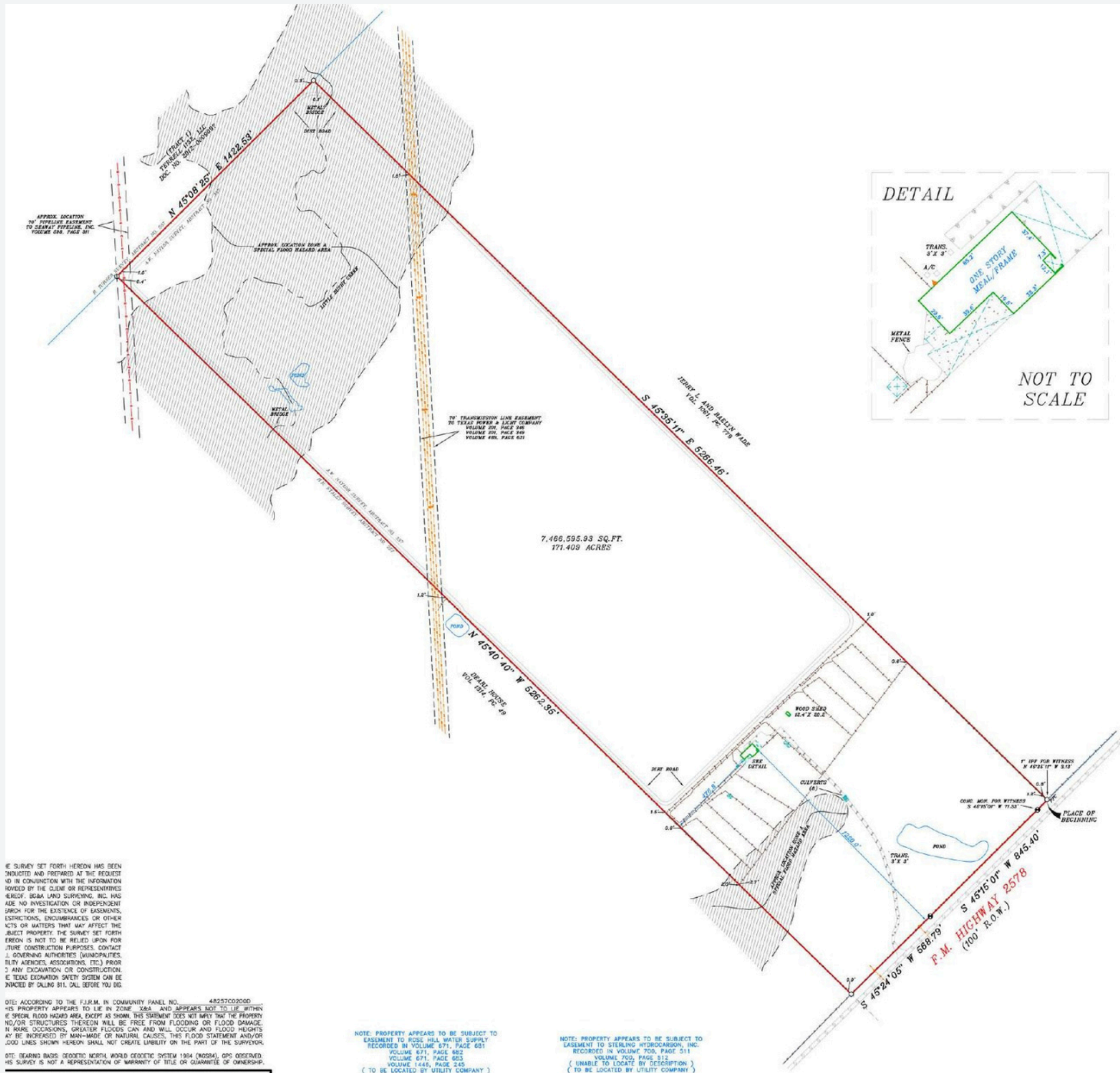
SURVEY



LAND-STAR



SURVEY



STATE OF TEXAS:
COUNTY OF KAUFMAN:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A.W. NAYLOR SURVEY, ABSTRACT NO. 357, KAUFMAN COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY R. HOLT, D.V.M., RECORDED IN VOLUME 2371, PAGE 64, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2578, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID HOLT TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JERRY L. AND KARELYN WACE, RECORDED IN VOLUME 1061, PAGE 779, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1 INCH IRON FOUND FOR WITNESS BEARS NORTH 45 DEGREES 35 MINUTES 11 SECONDS WEST - 3.13 FEET AND FROM SAID CORNER A CONCRETE MONUMENT FOUND FOR WITNESS BEARS SOUTH 45 DEGREES 15 MINUTES 01 SECONDS WEST - 71.33 FEET.

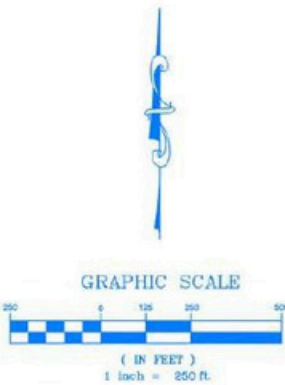
THENCE SOUTH 45 DEGREES 15 MINUTES 01 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2578 AND THE RECOGNIZED SOUTHEAST LINE OF SAID HOLT TRACT, A DISTANCE OF 845.40 FEET TO A CONCRETE MONUMENT FOUND FOR ANGLE POINT;

THENCE SOUTH 45 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2578 AND THE RECOGNIZED SOUTHEAST LINE OF SAID HOLT TRACT, A DISTANCE OF 588.79 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID A.W. NAYLOR SURVEY AND THE RECOGNIZED NORTHEAST LINE OF THE H.A. STALEY SURVEY, ABSTRACT NO. 257, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID HOLT TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DEARL HOUSE, RECORDED IN VOLUME 1044, PAGE 49, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 40 MINUTES 40 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID A.W. NAYLOR SURVEY, THE RECOGNIZED NORTHEAST LINE OF SAID H.A. STALEY SURVEY, THE RECOGNIZED SOUTHWEST LINE OF SAID HOLT TRACT AND THE APPARENT NORTHEAST LINE OF SAID HOUSE TRACT, A DISTANCE OF 5262.35 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF THE R. TURNER SURVEY, ABSTRACT NO. 557, KAUFMAN COUNTY, TEXAS AND THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT ONE TO TERRELL I.33, LLC, RECORDED IN DOCUMENT NO. 2017-000597, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID A.W. NAYLOR SURVEY, THE RECOGNIZED NORTH CORNER OF SAID H.A. STALEY SURVEY, THE RECOGNIZED WEST CORNER OF SAID HOLT TRACT AND THE APPARENT NORTH CORNER OF SAID HOUSE TRACT;

THENCE NORTH 45 DEGREES 08 MINUTES 25 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID A.W. NAYLOR SURVEY, THE RECOGNIZED SOUTHWEST LINE OF SAID R. TURNER SURVEY, THE RECOGNIZED NORTHWEST LINE OF SAID HOLT TRACT AND THE APPARENT SOUTHWEST LINE OF SAID TERRELL TRACT, A DISTANCE OF 1422.55 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID HOLT TRACT AND THE APPARENT WEST CORNER OF SAID MADE TRACT;

THENCE SOUTH 45 DEGREES 35 MINUTES 11 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID HOLT TRACT AND THE APPARENT SOUTHWEST LINE OF SAID MADE TRACT, A DISTANCE OF 5286.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,466,595.93 SQ. FT. OR 171.409 ACRES OF LAND.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO BENCHMARK TITLE AND SATISF B. (BRIAN GALLIA) THAT, THE SURVEY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN D.F. 18-211-28710 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION, THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PHOTOGRAPHS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 9TH DAY OF FEBRUARY, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS
REGISTERED
BRIAN GALLIA
2569
PROFESSIONAL
LAND SURVEYOR

ACCEPTED BY:	SIGNATURE	DATE	SIGNATURE	DATE

BRICK	1/2" IRON ROD FOUND/SET	LEGEND	DRUG- DRAINAGE & UTILITY EASEMENT	
COVERED AREA	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)		BL- BUILDING LINE/SET BACK LINE	
CONCRETE	1/2" IRON ROD SET		CL- CHAIN LINK FENCE	
WOOD DECK	1" IRON PIPE FOUND		FL- FENCE POINT FOR CORNER	
STONE	MONUMENT FOUND		BARBED/WIRE	BDW- RIGHT-OF-WAY
GRAVEL/ROCK ROAD OR DRIVE	PIPE FOUND/SET		PIPE FENCE	EW- EASEMENT
ASPHALT PAVING	PIPE FOUND/SET		W- WATER LINE	AC- AIR CONDITIONING
			G- GAS LINE	PE- POOL, EQUIPMENT
			ELECTRIC METER	UT- UNDERGROUND TELEPHONE
			LP- LIGHT POLE	CATV- UNDERGROUND CABLE
		GUY WIRE	TRANS- ELECTRIC TRANSFORMER	
			CHP- OVERHEAD POWER LINE	

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 1101061-3 CAD. TECH. DB

SURVEY PLAT

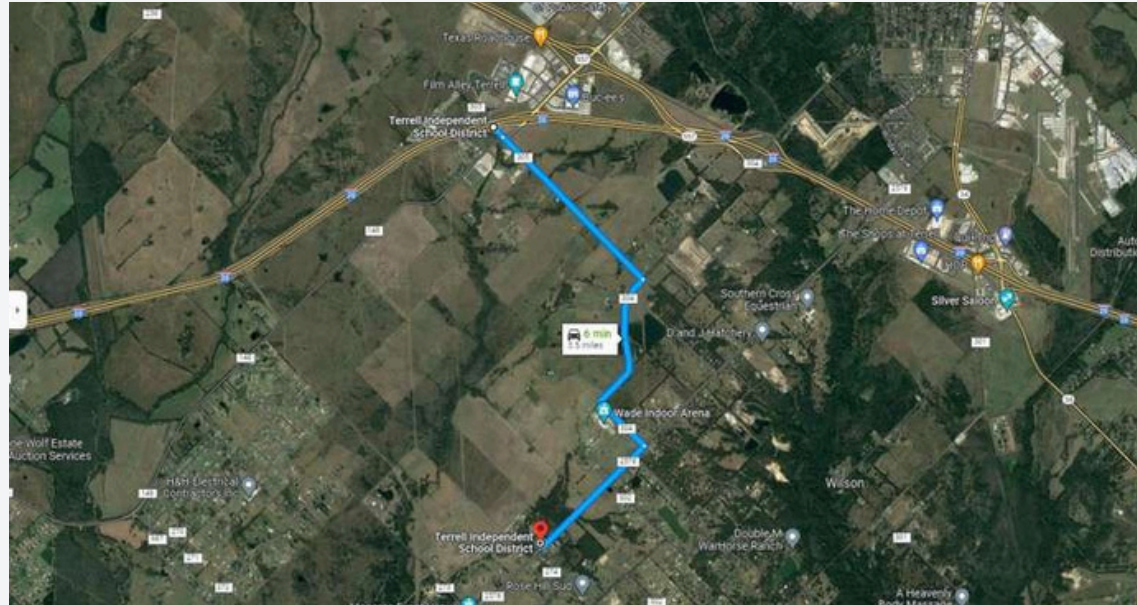
8461 F.M. HIGHWAY 2578

A.W. NAYLOR SURVEY, ABSTRACT NO. 357

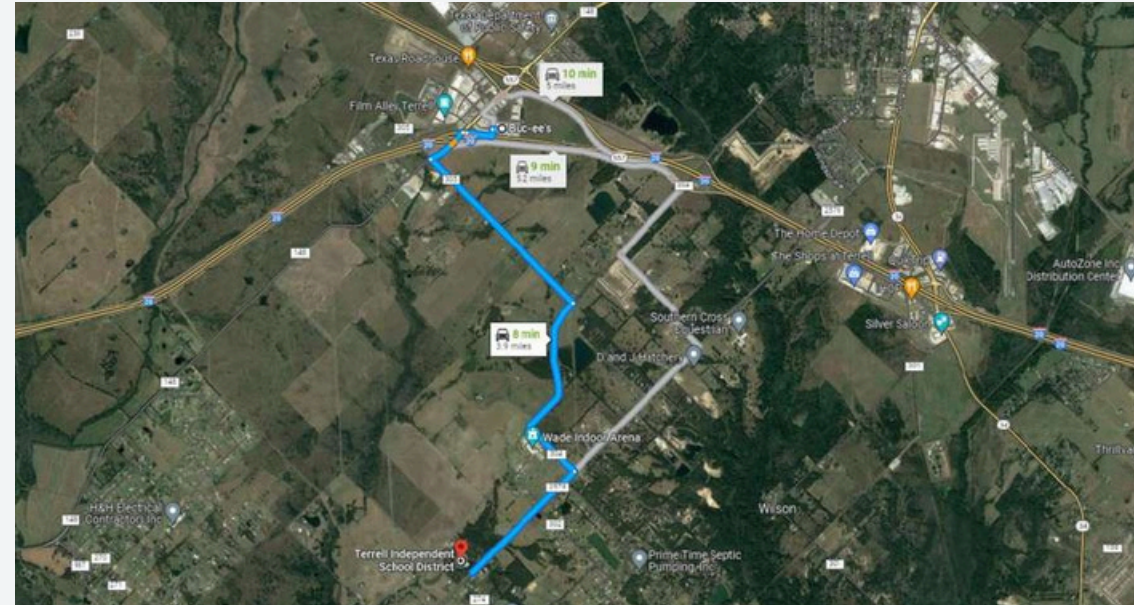
KAUFMAN COUNTY, TEXAS



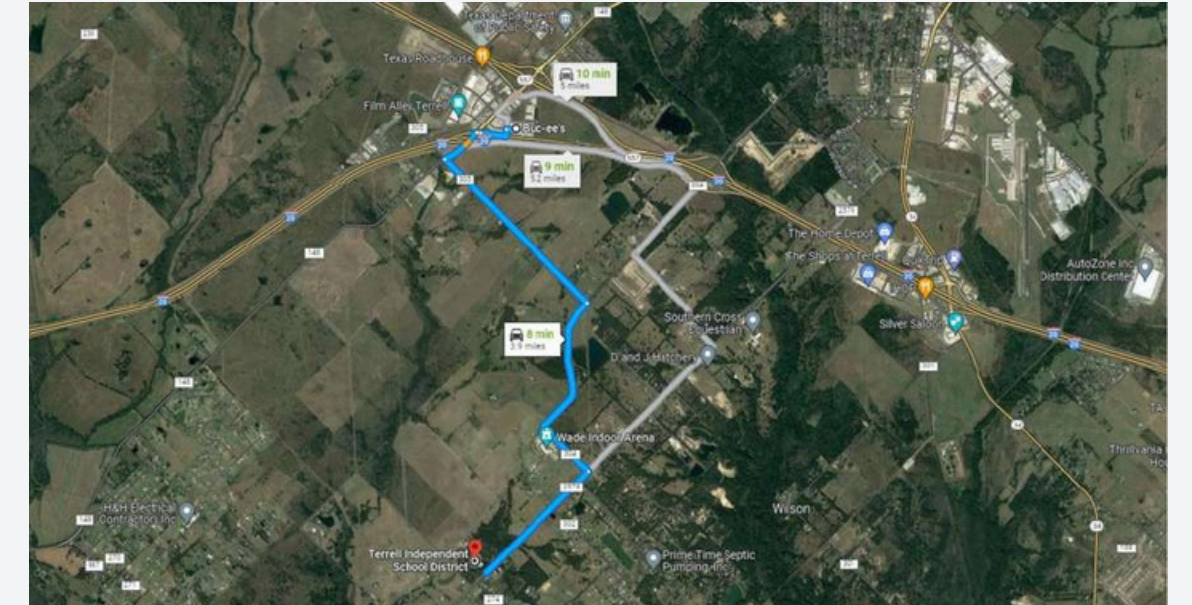
DRIVE TIME



Highway 20 - 3.5Miles - 6Min Drive



SHOPPING & ENTERTAINMENT DISTRICT NEAR BUCCEES
- 3.9 MILE - 8MIN DRIVE



Buc-ees - 3.9Miles - 8Min Drive

CONNECT WITH US.



VENKAT(VICTOR) GOTTIPATI

Ph: 214 455 7623

Email: venkat@land-star.us

**Mailing Address : 5 Cowboys Way Ste #300,
Frisco TX, 75034**



LAND-STAR



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.

11-2-2015



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 BOTH - 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
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