



LAND-STAR

Subjected Site
115.80 Acres

HAROLD CLARK RD, BARTLETT TX-76511

HAROLD CLARK RD BARTLETT, TX 76511

30.804606, -97.446512

OVERVIEW

Detailed View of listing

COLLIN COUNTY

Detailed View of county

GALLERY

Price / Image

DRIVE TIME

Drive time to property from
different locations

CONTACT US

Contact Details





LAND-STAR



ADDRESS

HAROLD CLARK RD
BARTLETT, TX 76511



INTERSECTION

NORTH HWY-5



SCHOOL DISTRICT

BARTLETT ISD



SITE AREA ACREAGE

115.80 Acres



SITE AREA SFT

5,044,248 SFT



COUNTY / CITY / STATE

BELL/BARTLETT/ TEXAS



CURRENT ZONING

-



CURRENT USE

RAW LAND



POTENTIAL USES

Residential/ Commercial



LEGAL DESCRIPTION

A1368BC W MCKNIGHT, 3, (PT OF 115.780AC
TR) ACRES 115.76

TRACT 1
51.56 acre tract
Gregory A. Gerig
Instrument No.
2011-00023739
OPRRPBCT

20' wide easement to Southwestern Bell Telephone Company (490/179 DBR8C7). Note: The description in this document only includes enough information to determine the location of the north end and states that it continues south to Hored Clark Road. The actual alignment could not be determined. A request to have the utility located is recommended.

115.80 ACRES

AMOS THAMES
SURVEY, A-824

TRACT FOUR
258.5 acre tract
John Michael Garig
Instrument No.
2011-00026552
OPRPRACT

WILLIAM MCKNIGHT
SURVEY, A-1368

Only those easements listed in Commitment for Title Insurance No. 410794, issued by First Community Title, LLC on February 2021 and relisted below were considered for this survey. No search of the public record was made by Hughes Surveying, or undersigned.

The following affect subject tract as shown:

- a) right of passage and maintenance to well and windmill (142/422 DRWCY)
- c) 0.28 acre access easement (2010-00043407 OPRRPBCT) at 2010084673 OPRWCY)
- d) 0.28 acre access easement (2010-00043409 OPRRPBCT) at 2010084675 OPRWCY)
- h) easement to Southwestern Bell Telephone Company (490/179 DRBCT)

Note: The description in this document only includes enough information to determine the location of the north end, or that it continues south to Harold Clark Road. The actual is unknown. A request to have the utility located is recorded.

The following affect the 41.38 acre portion of the subject tract to determine location from description:

- j) 20' wide easement to Bartlett Community Light & Power Company 4251/141 OPRRPBCT)
- k) 20' wide easement to Jarrrell-Schwetner WSC (4832/538 OPRRPBCT)

The following may affect subject tract, unable to determine location from description:

The following affect subject tract as shown:

- e) right of passage and maintenance to well and windmill (142/422 DRMC)
- f) 0.28 acre access easement (2010-00043407 OPRRPBC) or 2010084673 OPRMC)
- g) 0.28 acre access easement (2010-00043409 OPRRPBC) or 2010084675 OPRMC)
- h) easement to Southwestern Bell Telephone Company (490/179 DRBC)

Note: The description in this document only includes enough information to determine the location of the north end, or that it continues south to Harold Clark Road. The actual is unknown. A request to have the utility located is recommended.

The following affect the 41.38 acre portion of the subject tract to determine location from description:

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- k) 20' wide easement to Jarrell-Schwetner WSC (4832/538 OPRRPBC)

The following may affect subject tract, unable to determine location from description:

- b) easement to Brazos River Transmission Electric Cooperative, (574/353 DRBC)
- g) easement to Bartlett Electric Cooperative, Inc. (435/549 DRBC)
- i) easement to Brazos River Transmission Electric Cooperative, (569/580 DRBC)

All bearings shown hereon are referenced to Geodetic North.

This plat is to accompany a fieldnote description of the 115.80 tract of land shown hereon.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on March 5, 2021.

Don Randall Hughes Registered Professional Land Surveyor No. 5

BOUNDARY SURVEY

OF A 115.80 ACRE TRACT OF LAND IN THE WILLIAM MCKNIGHT SURVEY, A-1368, BELL COUNTY, TEXAS AND THE WILLIAM MCKNIGHT SURVEY, A-442, WILLIAMSON COUNTY, TEXAS

WILLIAMSON
COUNTY, TEXAS
WILLIAM MCKNIGHT
SURVEY, A-442

LINE	BEARING	DISTANCE
L1	S 71°35'36" E	29.59
L2	N 73°18'22" W	24.10
L3	N 73°12'07" W	85.52
L4	N 18°05'45" E	199.57

City of Bartlett
Cabinet A, Side 106B
PRBCT
Cabinet A, Slide 219
PRWCT

Hughes Surveying

Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300

212 N. CENTRAL AVENUE
SAVONN, TEXAS 75781

PHONE (254) 697-3646 FAX (254) 697-8776

DATE: 3-
Proj No.
Drm. By
Scale: 1
Dwg No. C
SHT. 1 C



LAND-STAR

SURVEY



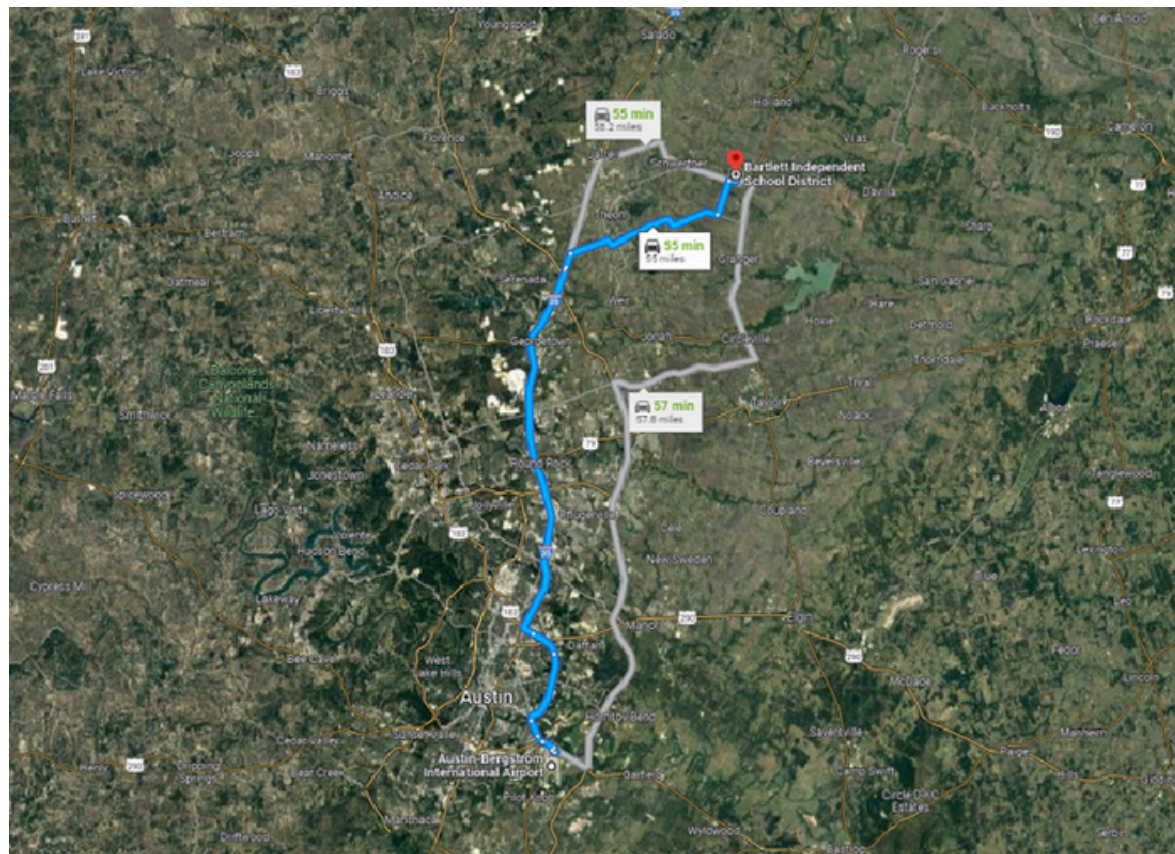
GALLERY



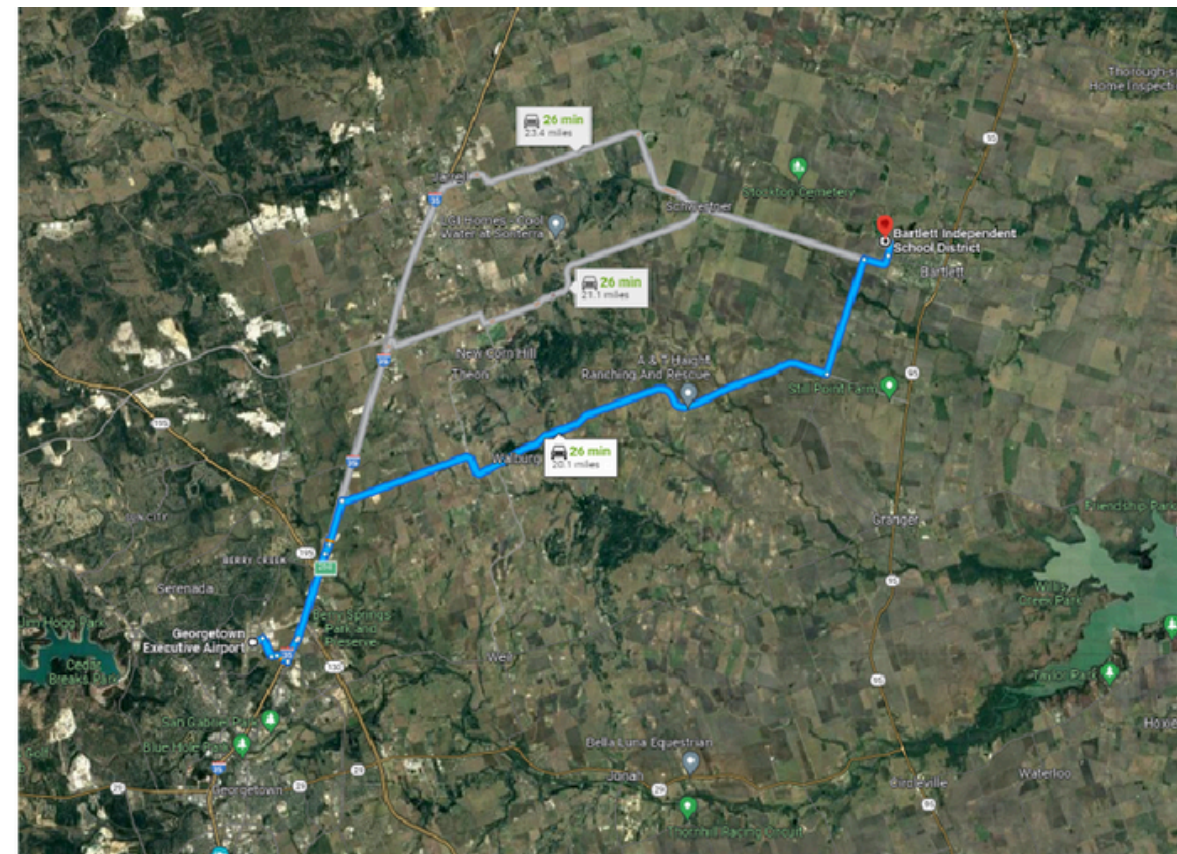
DRIVE TIME



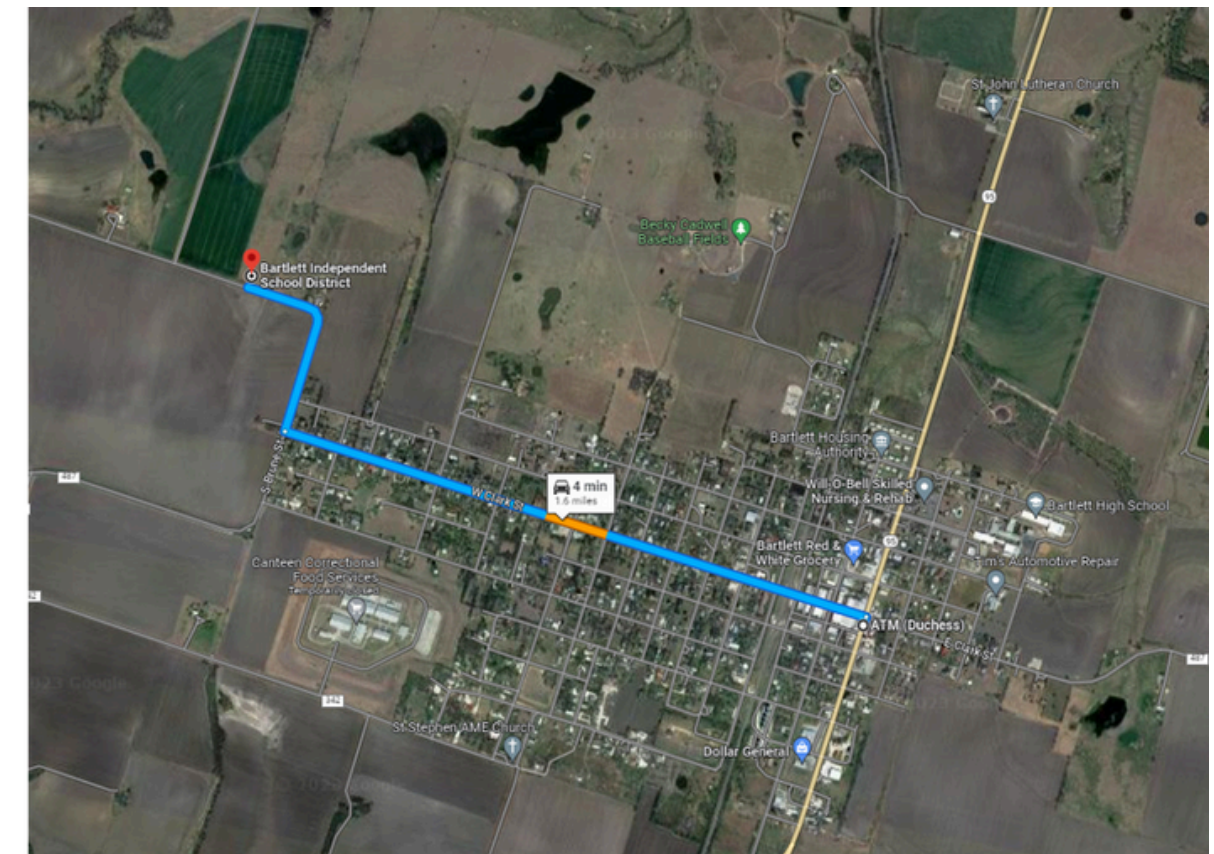
LAND-STAR



**Austin-Bergstrom International Airport -
55Miles | 56Min Drive away**



**Georgetown Executive Airport - 20.1Miles |
25Min Drive away**



Highway 95- 1.6Miles | 4Min Drive away

CONTACT US



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LAND-STAR



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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