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2.29 Acres for Sale Off TX-121

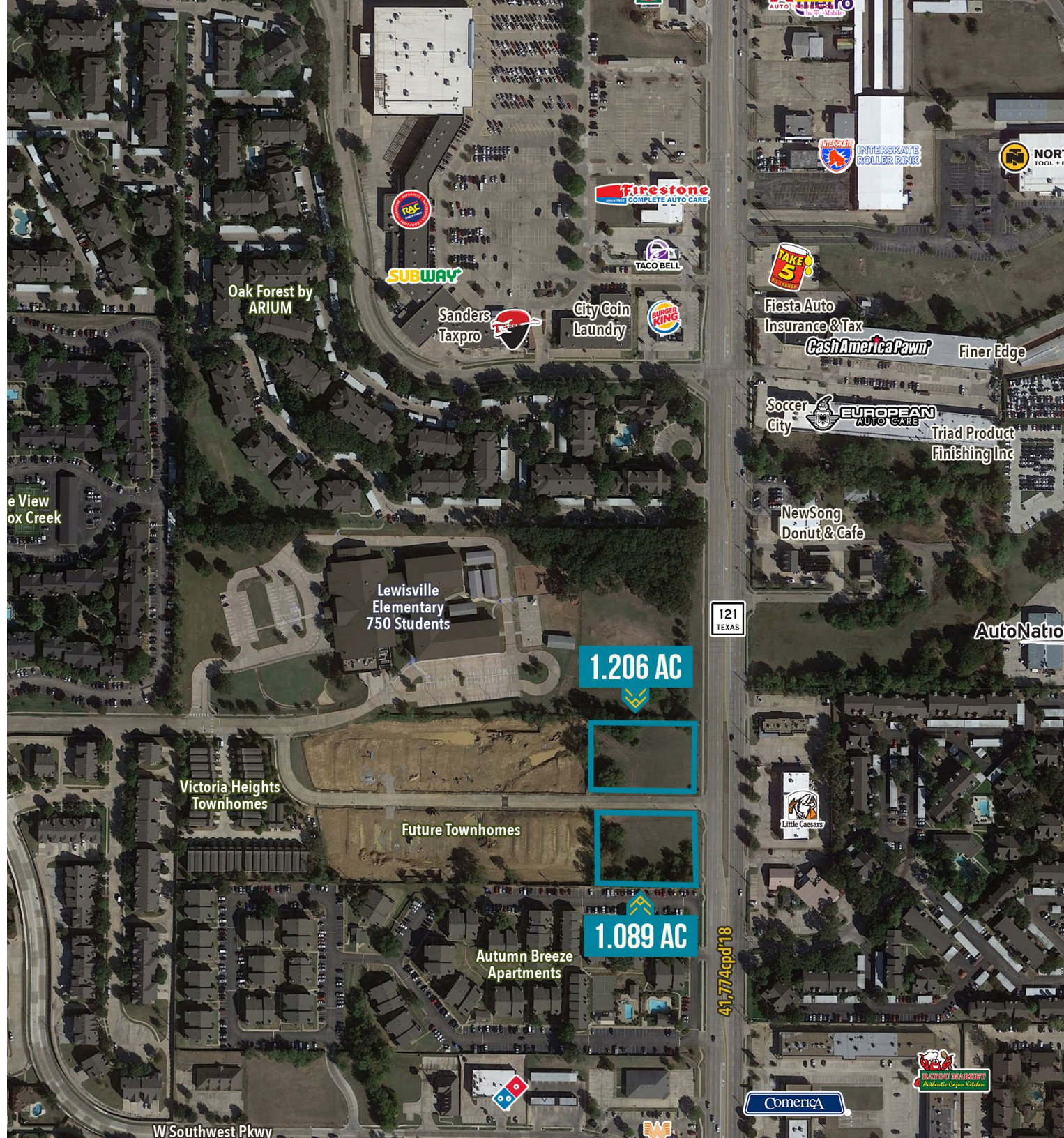
TX-121 & McCart Dr
Lewisville, Texas

Contact Broker for More Information:

Ryan Jordan
rjordan@avidrea.com
214.379.1043

Sean Jordan
sjordan@avidrea.com
214.379.1042

In Partnership With:



Oak Forest by
ARIUM

SUBWAY

Sanders
Taxpro

City Coin
Laundry

firestone
COMPLETE AUTO CARE

TACO BELL

BURGER
KING

TAKE
5

Fiesta Auto
Insurance & Tax

Cash America Pawn

Finer Edge

Soccer
City

EUROPEAN
AUTO CARE

Triad Product
Finishing Inc

NewSong
Donut & Cafe

Lewisville
Elementary
750 Students

1.206 AC

Victoria Heights
Townhomes

Future Townhomes

1.089 AC

Autumn Breeze
Apartments

121
TEXAS

41-774cpd18

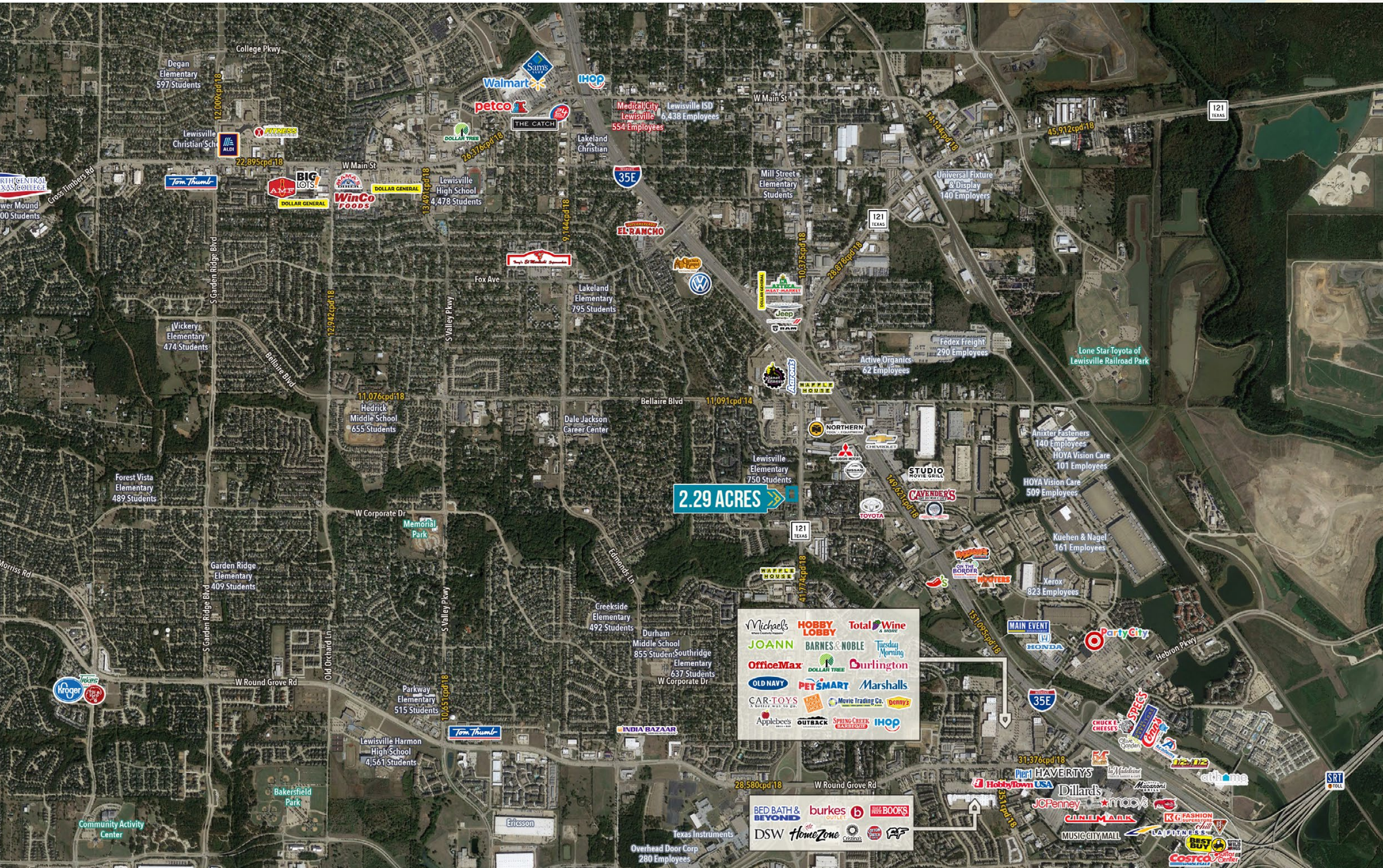
Little Country

Comerça

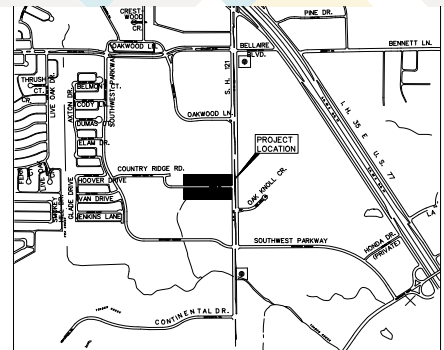
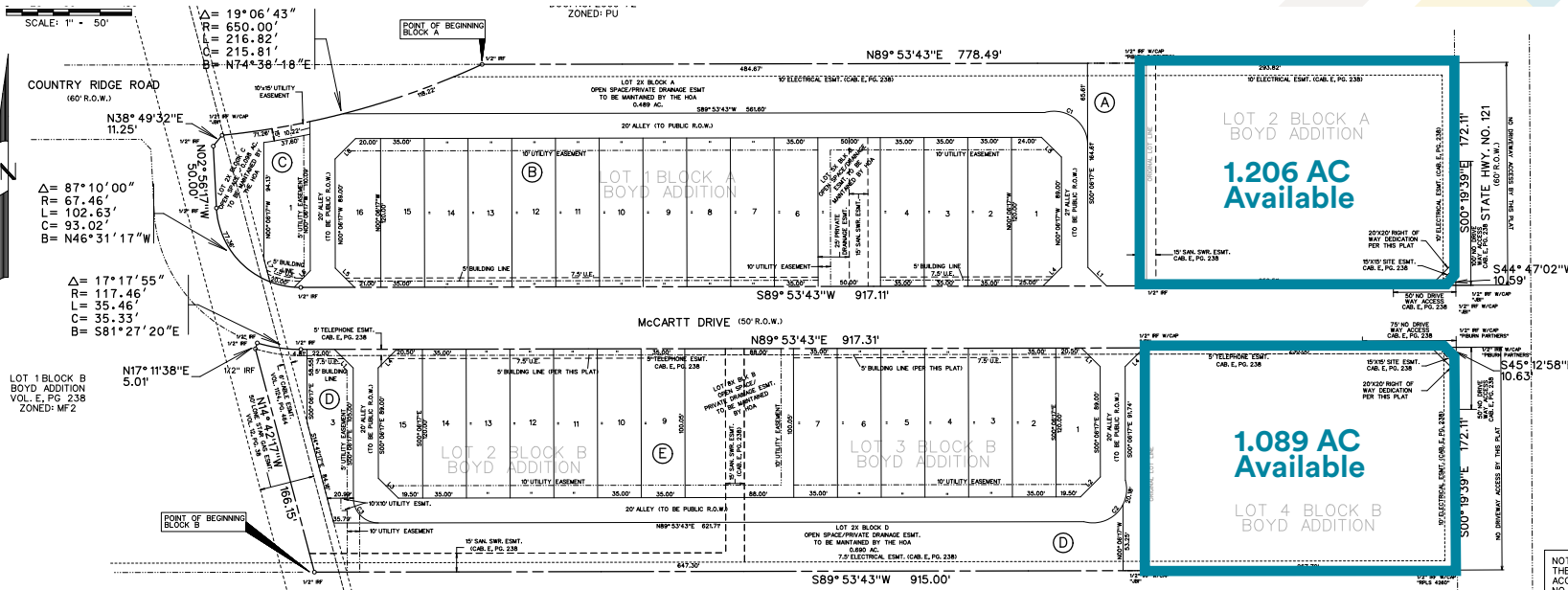
BARBO MARKET
Authentic Cajun Cuisine

W/Southwest Pkwy

Trade Area Aerial



Site Survey



LOCATION MAP SCALE 1"=1000'

LOT SIZE TABLE		BLOCK D	
LOT	SF	LOT	SF
1	5252	1	47447
2X	21311	2X	30042
BLOCK B		BLOCK E	
LOT	SF	LOT	SF
1	4559	1	4019
2	4200	2	4200
3	4200	3	4200
4	4200	4	4200
5X	6000	4	4200
6	4200	5	4200
7	4200	6	4200
8	4200	7	4200
9	4200	8X	10440
10	4200	9	4200
11	4200	10	4200
12	4200	11	4200
13	4200	12	4200
14	4200	13	4200
15	4200	14	4200
16	4123	15	4019
BLOCK C		BLOCK F	
LOT	SF	LOT	SF
1	4251		
2X	4289		

NOTE: THERE WILL BE NO DRIVE WAY ACCESS ALONG STATE HWY. NO. 121 FOR LOT 1 BLK A & LOT 1 BLK D.

Now therefore, know all men by these presents that PARK CENTRAL TERRACES, LTD., CHARIS PARTNERS, LTD., MCCARTT PARTNERS, LTD., the undersigned authority, do hereby adopt this plat depicting the herein above described property as PARK CENTRAL TERRACES, in addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the street and alleys shown hereon and does hereby dedicate the easement strips shown on the plat for mutuality and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat, the City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appearances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appearances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of this plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

AUTUMN BREEZE LIMITED PARTNERSHIP
VOL. 42250, PG. 248
ZONED: MF

LEGAL DESCRIPTION Block A

WHEREAS, PARK CENTRAL TERRACES, LTD., CHARIS PARTNERS, LTD., & MCCARTT PARTNERS, LTD. are the owners of a tract of land situated in the W.B. Hunter Survey, Abstract No. 552, in the City of Lewisville, Denton County, Texas, being all of Lots 1 & 2 Block A, out of the Boyd Addition, in the City of Lewisville, Denton County, Texas, as described in Cob. E., Pg. 238 in the Plat Records in Denton County Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most northerly northwest corner of said Lot 1 Block A, being in the south line of L.I.S.D. Elementary School #40, for a distance of 778.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said Lot 2, being in the west line of State Hwy. No. 121 (R.O.W.);

THENCE, South 00°19'39" East, along the east line of said Lot 2 and with the west line of said State Hwy. No. 121, for a distance of 172.11 feet, to a 1/2 inch iron rod found with a cap stamped "UBI";

THENCE, South 44°47'02" West, departing said west line and continuing with said east line, for a distance of 10.59 feet, to a 1/2 inch iron rod found with a cap stamped "UBI", being the most southerly southeast corner of said Lot 2, being in the north line McCartt Drive (50' R.O.W.);

THENCE, South 89°53'43" West, along the south line of said Lots 1 & 2 Block A and the north line of said McCartt Drive, for a distance of 917.11 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 64.46 feet, a central angle of 87°10'00";

THENCE, continuing along said north and south lines for an arc distance of 102.64 feet (Chord Bearing North 46°31'17" West, 93.02 feet), 1/2 inch iron rod found at the point of tangency;

THENCE, North 02°56'17" West, continuing along said line, for a distance of 50.00 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said Lot 1 Block A;

THENCE, North 38°49'32" East, along the north line of said Lot 1 Block A for a distance of 112.25 feet, to a 1/2 inch iron rod found with a cap stamped "UBI", being in the south line of Country Ridge Road (60' R.O.W.) and being on a non-tangent curve to the left, having a radius of 850.00 feet, a central angle of 19°06'43";

THENCE, continuing along said north and south lines and with said curve to the left for an arc distance of 216.82 feet (Chord Bearing North 74°38'18" East, 216.81 feet) to the POINT OF BEGINNING and containing 3.895 acres of land.

SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Lewisville, Texas.

Registered Professional Land Surveyor
Registration No. 4621
Date:

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2019.

NOTARY PUBLIC, STATE OF TEXAS

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the PARK CENTRAL TERRACES Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 2019, and such body by formal action, then and there accepted the depiction of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this _____ day of _____, 2018.

Julie Worster, City Secretary
City of Lewisville, Texas

- NOTES**
1. Bearings are referenced to Boyd Addition, an addition to the City of Lewisville, as recorded in Cob. E., Pg. 238, in the Plat Records of Denton County, Texas.
 2. All lot lines are rod and perpendicular to the street unless otherwise noted by bearing.
 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 4. "Notice" Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
 5. HOA Lots shall be owned and maintained by the Homeowners Association.
 6. Allhomes to be fire sprinklered.
 7. Developer willing to replace the removed Protected Trees within the drainage/detention areas on a tree-per-tree basis.
 8. Planned Development Ordinance No. 0085-18-20N.
 9. Park fees to be paid at time of building permit.

SUMMARY TABLE

SINGLE PHASE - 5.371 AC.
31 TOTAL PD-ESTATE TOWNHOME RESIDENTIAL LOTS
5 TOTAL HOA LOTS
MIN. LOT SIZE - 4000 SF.
MIN. DWELLING SIZE - 2000 SF.
DENSITY - 5.8 UNITS PER ACRE.
100% OF LOTS WITH MIN. 2000 SF. OF LIVING AREA
FRONT BUILDING LINE - 5' MIN.
REAR BUILDING LINE - 20' MIN.

FINAL PLAT
OF

PARK CENTRAL TERRACES LOTS 1 & 2X BLOCK A, LOTS 1-16 BLOCK B LOTS 1 & 2X BLOCK C LOTS 1, 2X & 3 BLOCK D, LOTS 1-15 BLOCK E

31 TOTAL RESIDENTIAL LOTS
5 TOTAL HOA LOTS
2 COMMERCIAL LOTS
7.764 ACRES
ZONING: PD-EFH
BEING A REPLAT OF
LOTS 1 & 2 BLOCK A
LOTS 2, 3 & 4 BLOCK B
OUT OF THE
BOYD ADDITION
OUT OF THE
W.B. HUNTER SURVEY, ABSTRACT NO. 552
IN THE
CITY OF LEWISVILLE,
DENTON COUNTY, TEXAS

PARK CENTRAL TERRACES, LTD., a Texas limited partnership
By: John W. McCormack, President
MCCARTT PARTNERS, LTD., a Texas limited partnership
By: John W. McCormack, President

LEGAL DESCRIPTION Block B

WHEREAS, PARK CENTRAL TERRACES, LTD., CHARIS PARTNERS, LTD., & MCCARTT PARTNERS, LTD. are the owners of a tract of land situated in the W.B. Hunter Survey, Abstract No. 552, in the City of Lewisville, Denton County, Texas, being all of Lot 2, 3 & 4 Block B, out of the Boyd Addition, in the City of Lewisville, Denton County, Texas, as described in Cob. E., Pg. 238 in the Plat Records in Denton County Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said Lot 2 Block B and being the southeast corner of Lot 1 Block B out of said Boyd Addition;

THENCE, North 14°42'17" West, along the west line of said Lot 2 and the east line of said Lot 1, for a distance of 166.35 feet, to a 1/2 inch iron rod found;

THENCE, North 17°17'55" East, continuing along said line, for a distance of 5.01 feet, to a 1/2 inch iron rod found at the most northerly northwest corner of said Lot 2 and being in the south line of McCartt Drive (50' R.O.W.), being on a curve to the left, having a radius of 117.46 feet, a central angle of 17°17'55";

THENCE, departing the east line of said Lot 1 and along the north line of said Lot 2, 3 & 4 with the south line of said McCartt Drive, continuing with said curve to the left for a distance of 35.46 feet (Chord Bearing South 87°22'07" East, 35.33 feet), to a 1/2 inch iron rod found at the point of tangency;

Witness my hand this _____ day of _____, 2018.

Julie Worster, City Secretary
City of Lewisville, Texas

LINE NO.	BEARING	DISTANCE
1.	N 45°06'17" W	21.21'
2.	S 44°53'43" W	22.63'
3.	S 45°06'17" E	22.63'
4.	N 44°53'43" E	21.21'
5.	N 45°06'17" W	21.92'
6.	S 44°03'24" W	18.47'
7.	S 14°42'17" E	18.70'
8.	S 44°53'43" W	23.33'

Alluviance (if any) from the General Development Ordinance Approved by City Council.

Chairman, Planning & Zoning Commission
City of Lewisville

Date

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN W. MCCORMACK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared JOHN W. MCCORMACK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission Expires: _____

OWNER
PARK CENTRAL TERRACES, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

ENGINEER
CORWIN ENGINEERING, INC.
TBPLS #1033700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

MAY 2019 SCALE: 1"=50'



Information About Brokerage Services

11-2-2015



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 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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

License No

E-mail

214.379.1040

Phone

Ryan Jordan

Designated broker of Firm

#622105

License No

rjordan@avidrea.com

E-mail

214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Dat

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

IABS 1-0