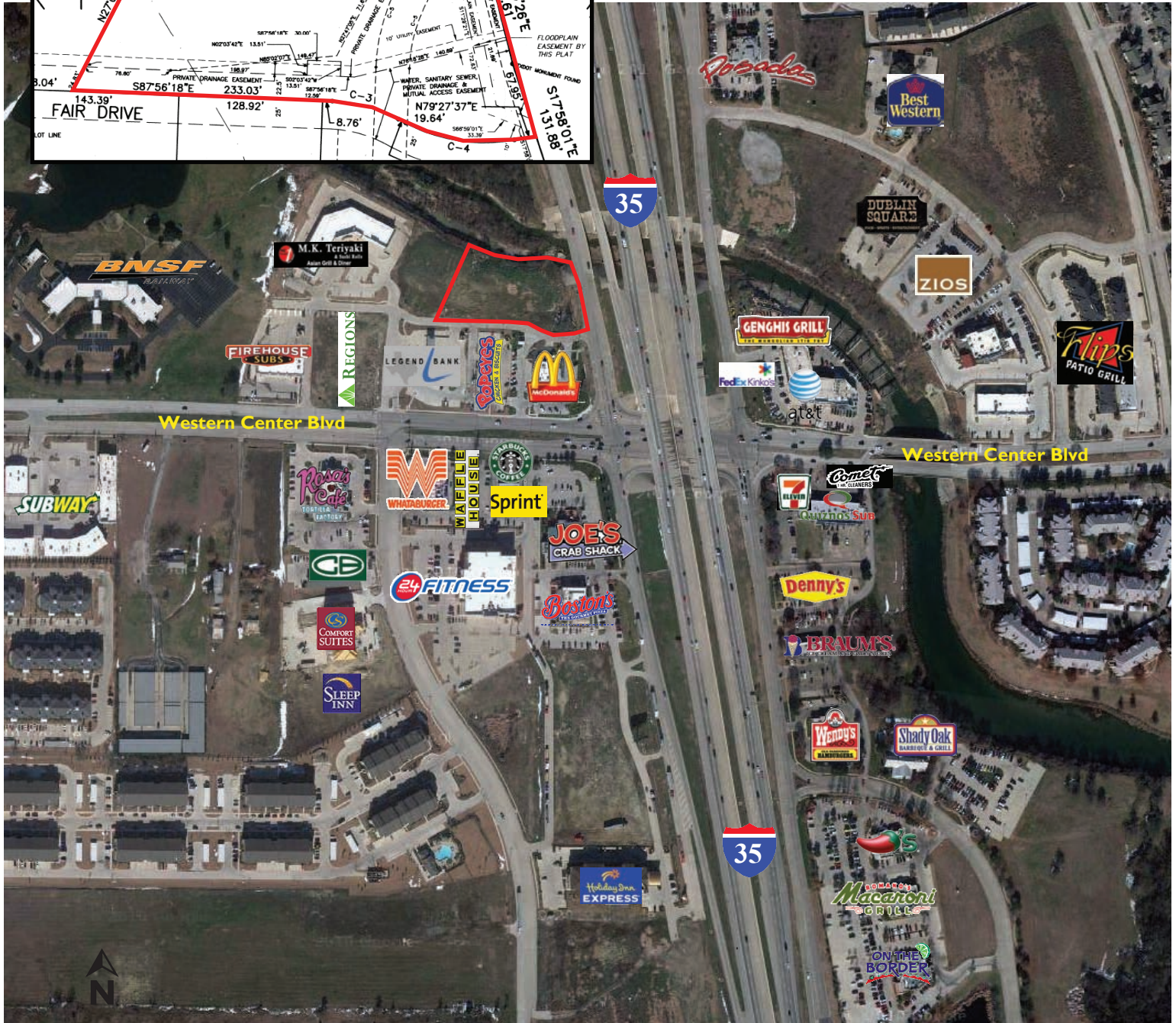
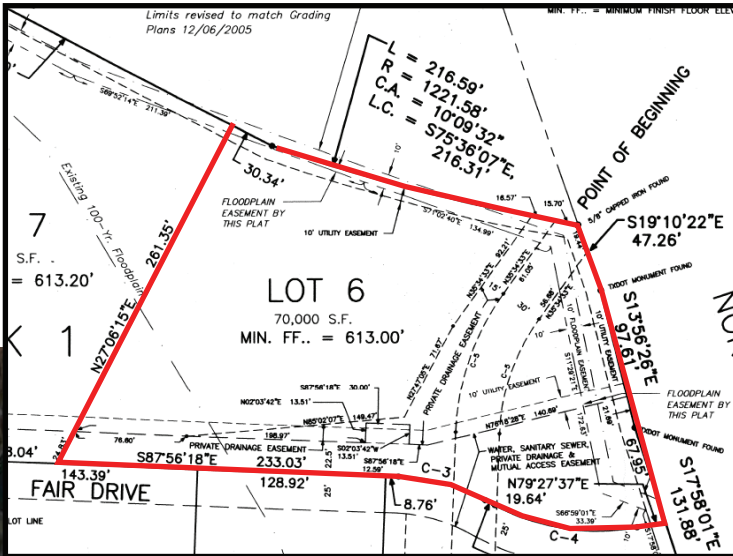


## PAD SITE FOR SALE

WESTERN CENTER BOULEVARD & I-35  
FORT WORTH, TEXAS

**+/- 70,000 SQUARE FEET  
COMMERCIAL  
\$15.00 PER SF**



**For Information:**  
**Linda Wells**  
214.632.2088  
lwells2145@gmail.com

The information contained herein was obtained from sources believed reliable; however, Sandlin Capital ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.





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PROPERTY DESCRIPTION

Being a 10.688 acre tract of land in the William Smith Survey, Abstract No. 1418 and the Absalom Smith Survey, Abstract No. 1419, Tarrant County, Texas and being all of Lots 1-4 & 6-8, Block 1, Western Center North Addition, on Addition to the City of Fort Worth as shown on the plat recorded in Cabinet A, Slide 10855, Tarrant County, Texas. Said 10.688 acre tract is more particularly described as follows:

Beginning at a 5/8" iron found at the southwest corner of said Block 1 and being in the northerly line of Western Center Boulevard;

Thence N 02° degrees 01' minutes 24" seconds E, with the westerly line of said Block 1, 820.51 feet to a 5/8" capped iron found;

Thence N 22° degrees 13' minutes 02" seconds E, with the westerly line of said Block 1, 216.59 feet to a 5/8" capped iron found;

Thence S 62° degrees 54' minutes 11" seconds E, with the northerly line of said Block 1, 547.47 feet to a point in the creek at the beginning of a non-tangent curve to the left;

Thence 216.59 feet with the arc of said non-tangent curve to the left and the northerly line of said Block 1 to a 5/8" capped iron found at the northeast corner of said Block 1 and being in the westerly line of Interstate Highway 35W; Said non-tangent curve has a central angle of 10° degrees 09' minutes 32" seconds and a long chord which bears S 75° degrees 36' minutes 07" seconds E, 216.51 feet;

Thence with the easterly line of said Block 1 and the westerly line of Interstate Highway 35W the following calls:

S 19° degrees 10' minutes 22" seconds E, 47.26 feet to a highway monument found;

S 13° degrees 58' minutes 26" seconds E, 97.61 feet to a highway monument found;

S 17° degrees 58' minutes 01" seconds E, 67.05 feet to a 5/8" capped iron found at the southeast corner of said Lot 6;

Thence with the southerly line of said Lot 6, the following calls:

S 79° degrees 27' minutes 37" seconds W, 19.64 feet to a 5/8" capped iron set at the beginning of a non-tangent curve to the right;

100.52 feet with the arc of said non-tangent curve to the right to a 5/8" capped iron set. Said non-tangent curve to the right has a central angle of 25° degrees 47' minutes 39" seconds 23' minutes 44" seconds and a long chord which bears N 81° degrees 20' minutes 31" seconds W, 98.65 feet;

N 62° degrees 08' minutes 39" seconds W, 7.44 feet to a 5/8" capped iron set at the beginning of a curve to the left;

61.90 feet with the arc of said curve to the left to a 5/8" capped iron set. Said curve to the left has a radius of 137.50 feet, a central angle of 25° degrees 47' minutes 39" seconds 23' minutes 44" seconds which bears N 75° degrees 02' minutes 25" seconds W, 61.38 feet;

N 87° degrees 58' minutes 18" seconds W, 8.76 feet to a 5/8" capped iron set at the northeast corner of said Lot 4;

Thence S 02° degrees 01' minutes 24" seconds W with the easterly line of said Lot 4 and being in the southerly line of said Block 1 and the northerly line of Western Center Boulevard;

Thence N 87° degrees 58' minutes 36" seconds W with the southerly line of said Block 1 and the northerly line of Western Center Boulevard, 815.96 feet to the point of beginning and containing 10.688 acres.

NOTES:

1. All easements on this survey are per the plot of Lots 1-8, Block 1, Western Center North Addition recorded in Cabinet A, Slide 10855, Plat Records, Tarrant County, Texas, unless otherwise noted.
2. The basis of bearing for this survey is the plot and monuments found shown on the plot recorded in Cabinet A, Slide 4653, Plat Records, Tarrant County, Texas.
3. The current zoning of the surveyed tract is "I" (Light Industrial)
4. "I" Zoning has minimum parking requirements of 1 space per 500 square feet of floor space, or 1 space per 3 employees, whichever is greater. Parking requirements in the City of Fort Worth are also based on the ultimate use of the property. The minimum required parking is 1 space per 100 square feet of floor space, plus 1 space per 4 employees. Maximum allowable parking is established as 125% of the minimum required parking.
5. The "I" Light Industrial zoning is consistent with the use of the property as a restaurant. The "I" zoning allows all types of property use as a restaurant, provided that one otherwise allowed by the City of Fort Worth.
6. The current plat recorded in Cabinet A, Slide 10855 notes that all building lines shall be recorded with the City of Fort Worth. A setback is needed, no rear yard set back is needed and no side yard setback is needed. The City of Fort Worth Comprehensive Zoning Ordinance has a height restriction of 3 stories or 45 foot maximum for buildings. Speech telecommunication towers are permitted to a height of 75 feet. The design of towers shall be subject to review by the scenic Preservation and Design Review Commission.
7. The City of Fort Worth Comprehensive Zoning Ordinance has a height restriction of 3 stories or 45 foot maximum for buildings. Speech telecommunication towers are permitted to a height of 75 feet. The design of towers shall be subject to review by the scenic Preservation and Design Review Commission.
8. Information regarding zoning, parking requirements, setback requirements and height restrictions provided by Boyington Designs, Inc.

## LAND TITLE SURVEY OF 10.688 ACRES

IN THE WILLIAM SMITH SURVEY  
ABSTRACT NO. 1418  
AND THE ABSALOM SMITH SURVEY  
ABSTRACT NO. 1419  
TARRANT COUNTY, TEXAS  
BEING ALL OF LOTS 1-4 AND 6-8, BLOCK 1  
WESTERN CENTER NORTH ADDITION  
AN ADDITION TO THE CITY OF FORT WORTH  
CABINET A, SLIDE 10855  
PLAT RECORDS, TARRANT COUNTY, TEXAS

MILLER SURVEYING, INC.

4350 MID-CITIES BOULEVARD, FURST, TEXAS 76054  
PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-0972  
DRAWN BY: CDM DATE: 02-22-06 JOB NO.: 04063 PLOT TITLE: 04063F  
REVISED:



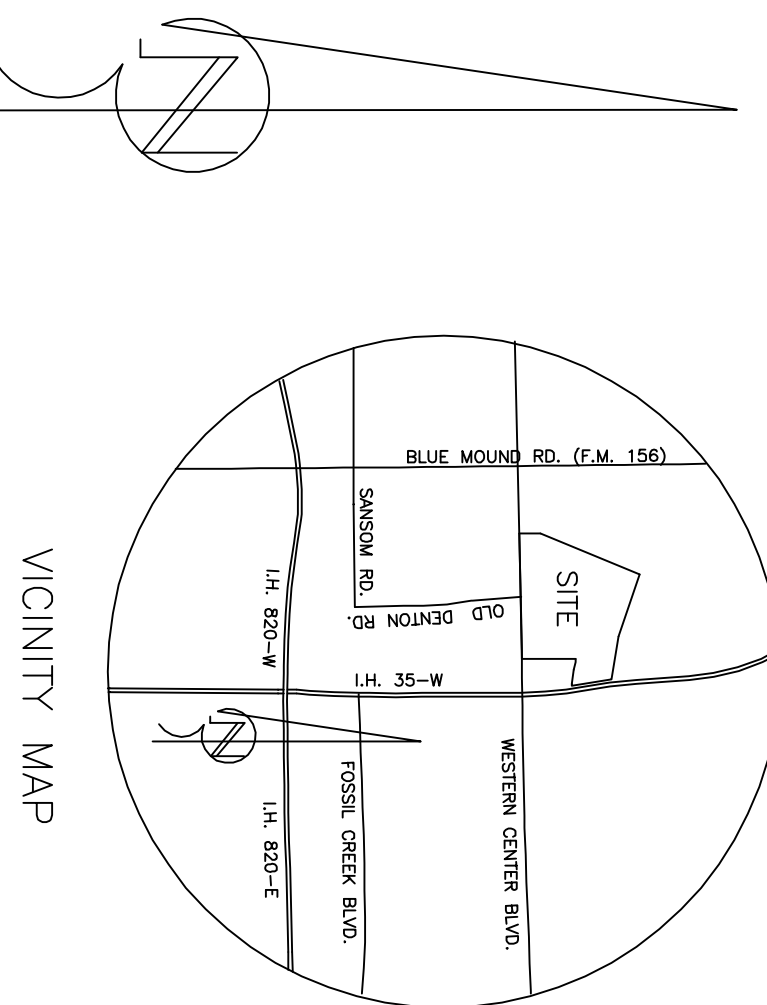
TO: RANGLAND EXPLORATION CO.  
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

Steve Miller  
R. F. L. S. 4224  
February 22, 2006

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING	COURSE	BEARING	DISTANCE
C-1	1221.58'	216.59'	10°09'32"	216.31'	S75°36'07"E	L-1	S79°27'37"W	19.64'
C-2	150.00'	100.52'	38°23'44"	98.65'	N81°20'31"W	L-2	N62°08'39"W	7.44'
C-3	137.50'	61.90'	25°47'39"	61.38'	N75°02'29"W	L-3	N87°58'18"W	8.76'

REMAINDER OF LOT 1R1, BLOCK 1  
WESTERN TECHNICAL & MANAGEMENT CENTER  
VOLUME 388/143, PAGE 94

GRAPHIC SCALE - FEET  
0 60 120 180



INTERSTATE HIGHWAY 35W



OLD DENTON ROAD