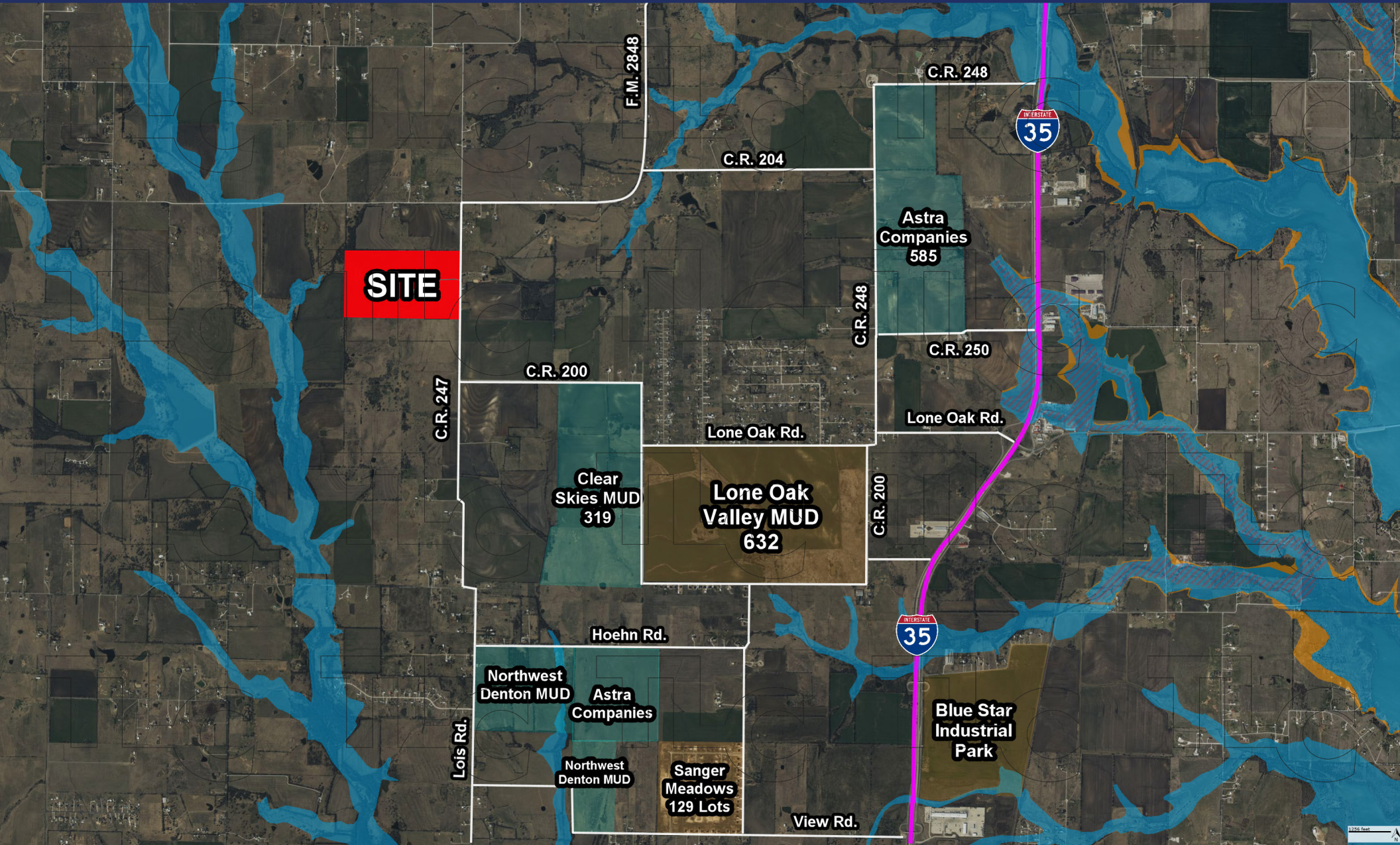


COOKE COUNTY +/-151 ACRES AT SWQ OF C.R. 247 & C.R. 336



+/-151 ACRES FOR SALE | Southwest of Valley View, TX

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BOBBY KEARNS 214.897.7333 • bobby@thornberryland.com

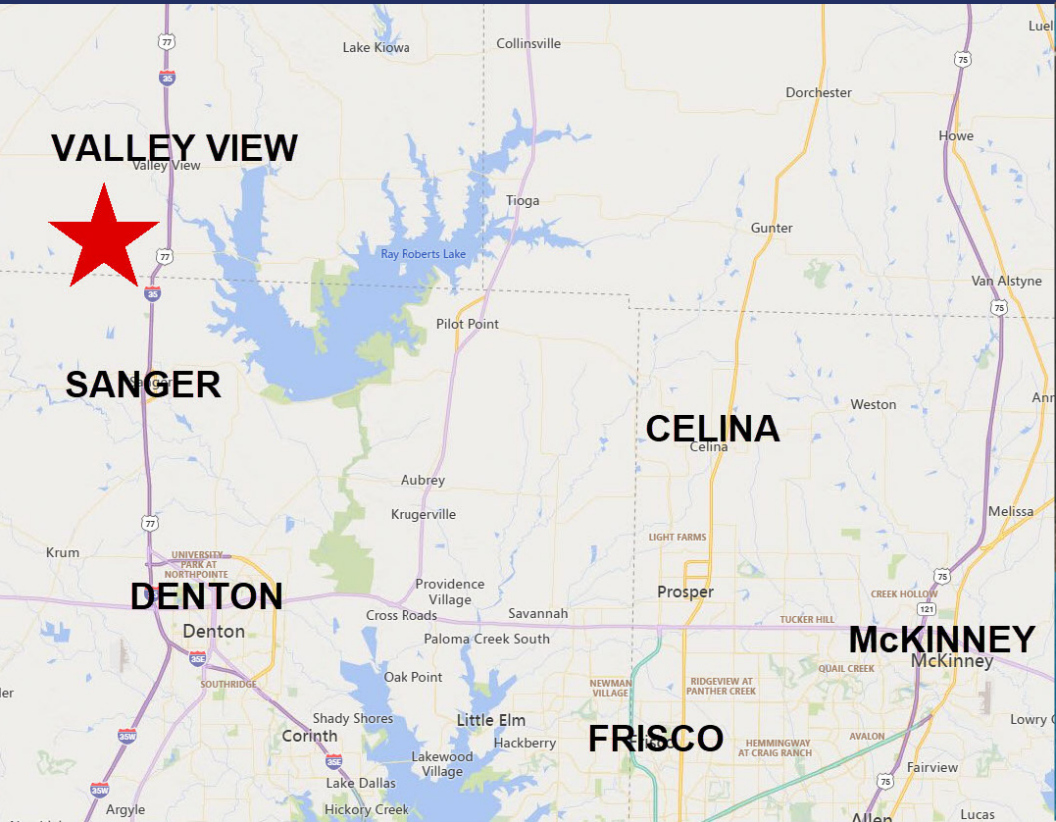
TLC THORNBERRY
LAND COMPANY

9457 Thornberry Lane | Dallas, Texas 75220

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COOKE COUNTY +/-151 ACRES AT SWQ OF C.R. 247 & C.R. 336



PROPERTY DESCRIPTION

- Agriculturally-exempt tract located in Unincorporated Cooke County
- Rectangular tract with +/-2,000 feet of road frontage along County Road 247
- Property is serviced by a 6" water line along County Road 247
- Free & clear of floodplain
- Located in Valley View I.S.D.
- Ideal property for a one acre lot development

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Lake Ray Roberts

Clear Skies
RIVERSIDE
HOMEBUILDERS



VALLEYVIEW, TX

Bolivar W.S.C.
Water Tower

C.R. 247

Bolivar W.S.C.
Water Well

C.R. 336

F.M. 2848

C.R. 247

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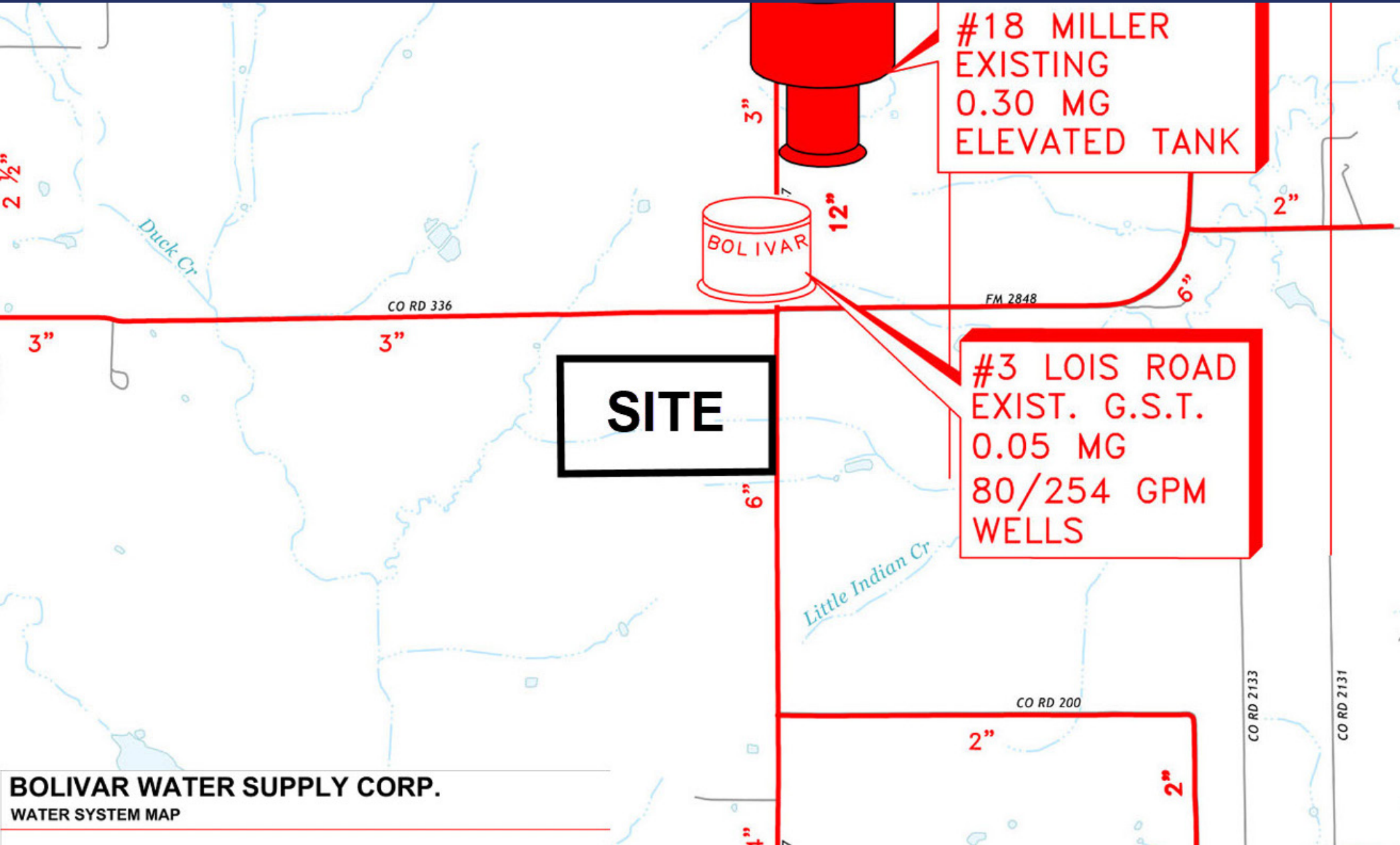
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BOLIVAR WATER SUPPLY CORP.
WATER SYSTEM MAP

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**TOPOGRAPHY &
FLOODPLAIN**



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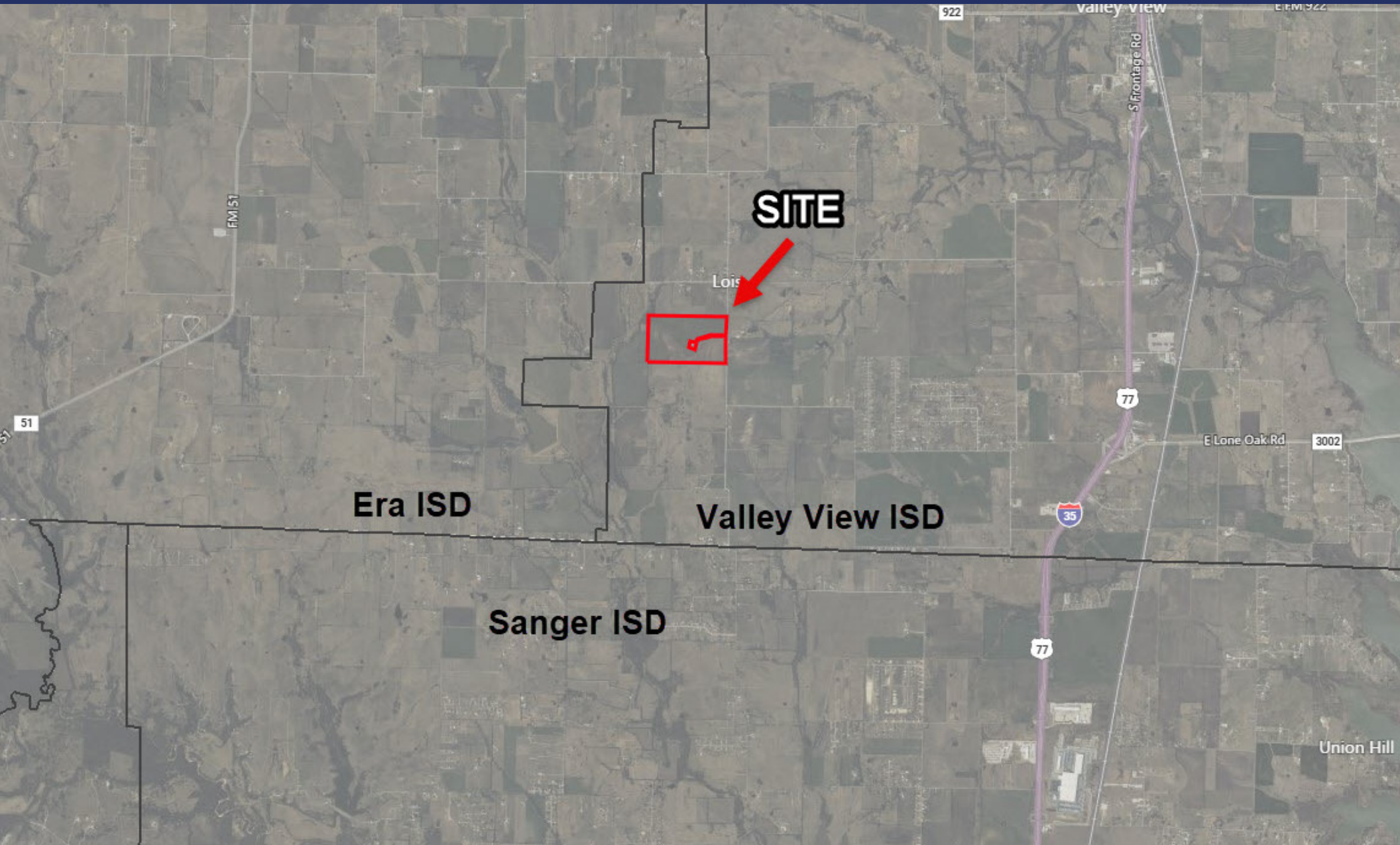
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I.S.D. BOUNDARIES



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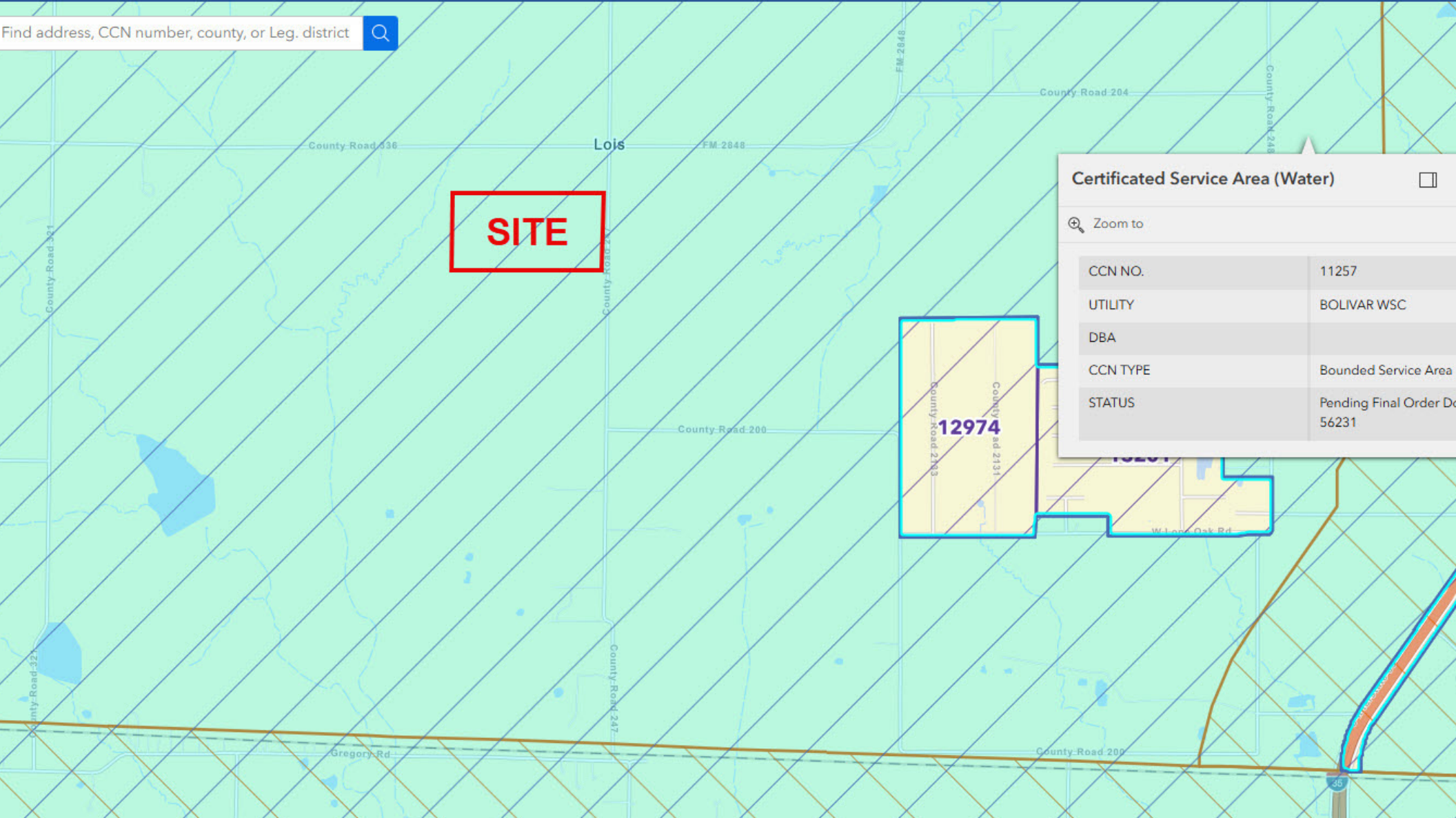


THORNBERRY
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Find address, CCN number, county, or Leg. district



Certificated Service Area (Water)	
CCN NO.	11257
UTILITY	BOLIVAR WSC
DBA	
CCN TYPE	Bounded Service Area
STATUS	Pending Final Order D 56231

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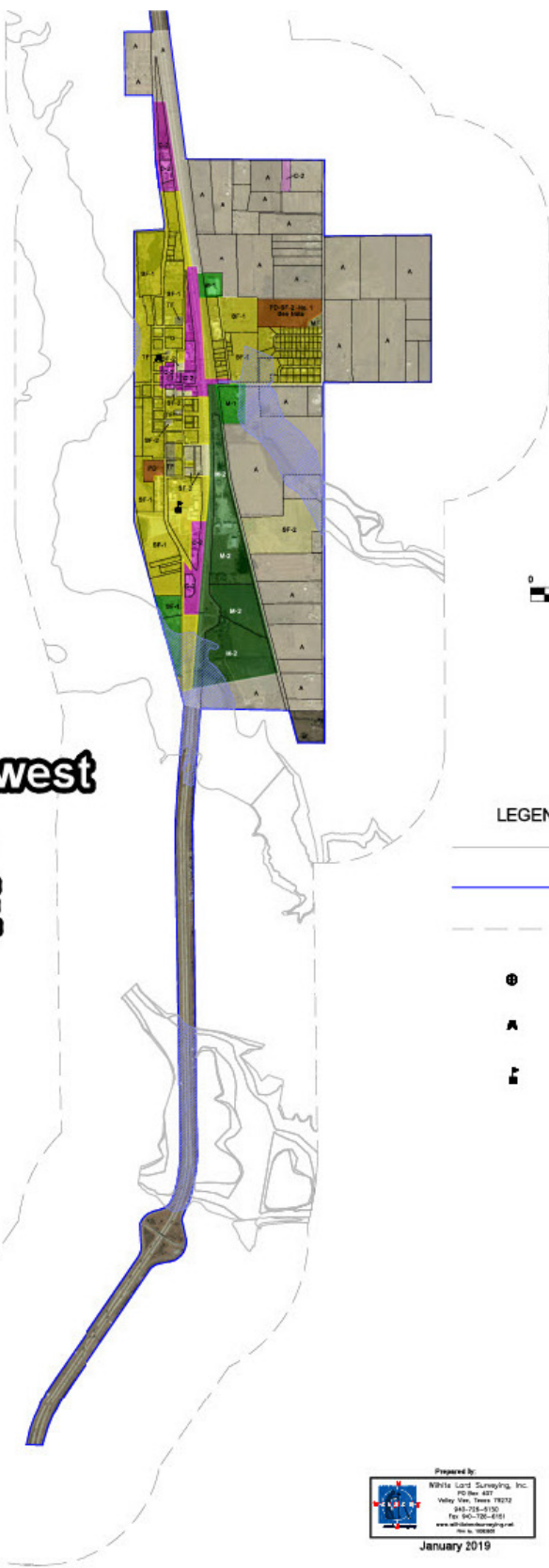


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3 miles west

SITE



LEGEND

-  Parcel
-  City Limits
-  Extraterritorial Jurisdiction (ETJ)
-  City Hall
-  Water Tower
-  School

















OFFICIAL ZONING MAP
 CITY OF VALLEY VIEW, TX
 As adopted on _____, 2019

ATTEST: _____ APPROVED: _____
 City Secretary Mayor

Note:
 1.) Floodplain Overlay District and additional floodplain data scaled to map per FIRMs 48097C0425C (eff. 1/16/2008) and 48097C0550C (eff. 1/16/2008).
 2.) PD-SF-2-NO. 1 is a special planned development rezoned per Ordinance No. 04122018, City of Valley View, TX.

DISCLAIMER:
 This map was generated by data gathered from the Texas Department of Transportation, FEMA, and the Cooke County Appraisal District. The City of Valley View does not guarantee the correctness or accuracy of any feature on this map. This map is for illustration purposes only and is not suitable for site-specific decision making. This data is subject to constant changes and may not be complete, accurate or current.

ZONING DISTRICTS

- | | |
|---|---|
|  Agricultural District |  C-1 Commercial District |
|  M-1 Manufacturing/Industrial District |  M-2 Manufacturing/Industrial District |
|  PD Planned Development District |  SF-1 Single Family Residential District |
|  TH Townhouse Residential District |  SF-2 Single Family Residential District |
|  C-2 Commercial District - General |  C-3 Commercial District - Special |
|  MF Multifamily District |  FP Floodplain Overlay District |
|  MH-1 Manufactured Home District |  MH-2 Manufactured Home Park District |
|  SF-E Single Family Residential District |  TF Two Family Residential (Duplex) District |

Prepared By:

 NRI/Valley View Surveying, Inc.
 PO Box 427
 Valley View, Texas 75752
 942-758-6150
 Fax: 942-758-6151
 www.nri-surveying.com
 Inc. No. 000000
 January 2019

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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.

Thornberry Land Company, LLC

9014904

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Grant Brodeur

0514486

grant@thornberryland.com

817-680-7171

Designated Broker of Firm

License No.

Email

Phone

Bobby Kearns

0712210

bobby@thornberryland.com

214-897-7333

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