



# REO Bank-Owned - Priced for Quick Sale Lakefront Multifamily Site

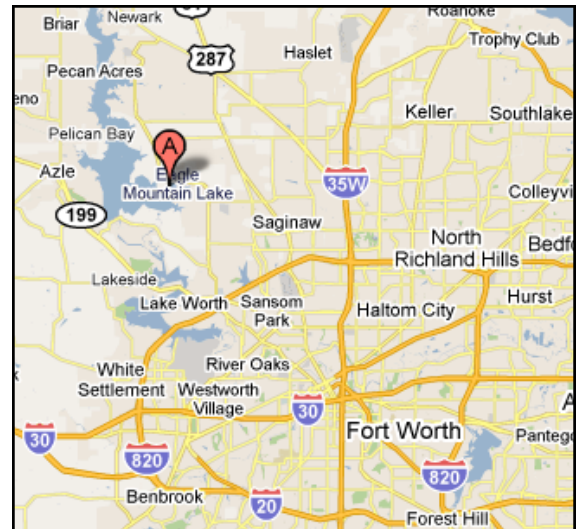
Eagle Mountain Lake • Adjacent to Marina • 15 mins to Downtown Ft. Worth  
17.74 Acres • **\$2,100,000** • Price SF \$2.70



## Property Overview:

## 9220 Live Oak Ln

- Profile:** 17.74 Acres of lakefront property ready for development. Existing plans called for 114 townhome units utilizing approximately 11 acres with considerable open space.
- Location:** Eagle Mountain Lake unincorporated community just 10 miles north of downtown Fort Worth. Immediately adjacent to the marina, the topography enhances the waterfront views.
- Zoning:** Apartments, Townhomes, Single Family residences  
This site is in an unincorporated community and is not restricted by any city's zoning ordinances.
- Construction:** All utilities are already available on the property. A few streets and a retaining wall have been completed.
- Notes:** MAI valued "As Completed" with 114 TH units at over \$8.3 Million as of Feb 2011.
- Oil & Gas:** Existing gas well on the site is producing approx. \$16,000 yearly. Appraised value at \$255,000.
- For Sale:** \$2,100,000 or approximately \$2.70 per square foot. Or \$1,845,000 net of oil well.



**HARVARD COMPANIES, INC.**

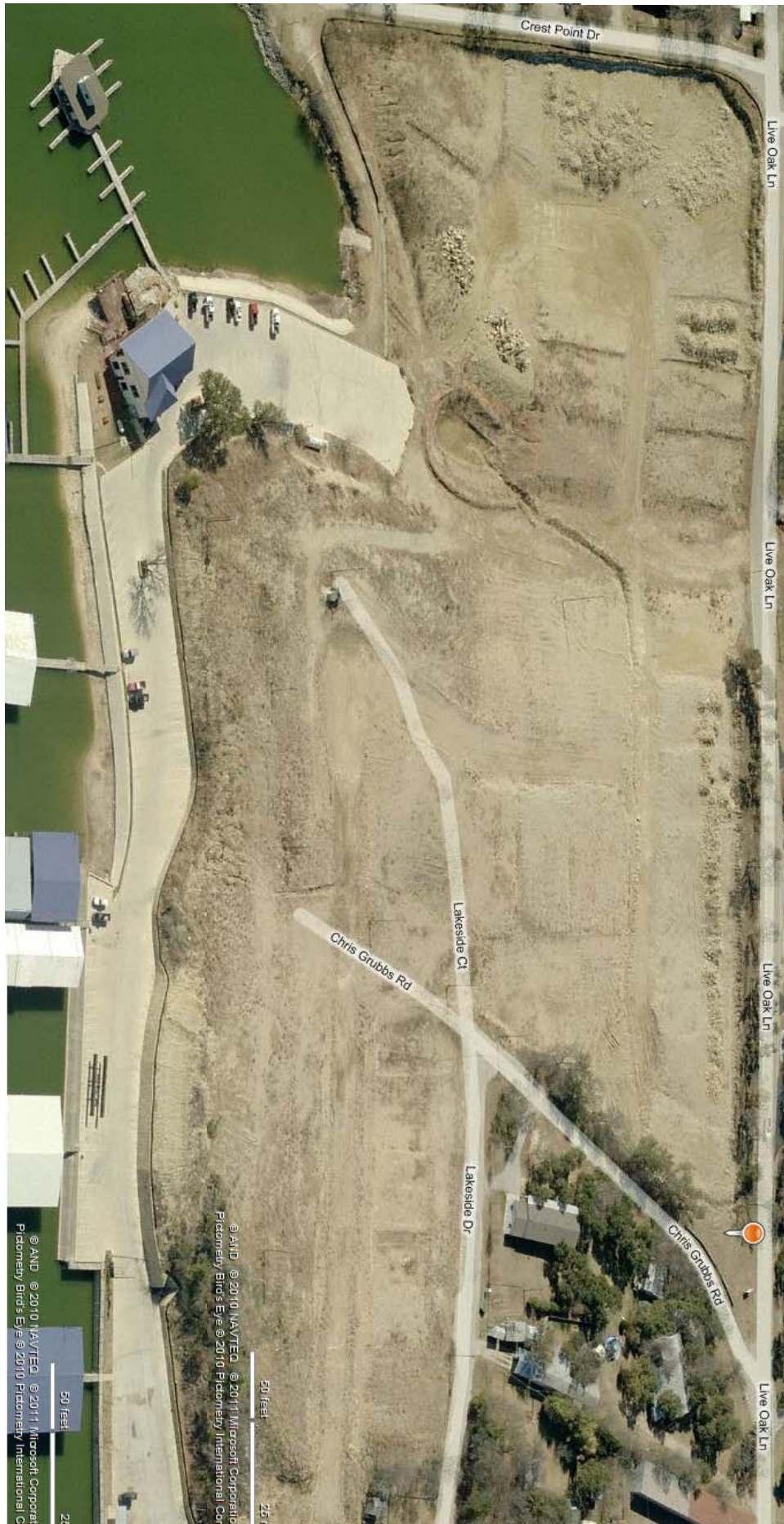
**Randall R. Turner**

**214-231-0100**

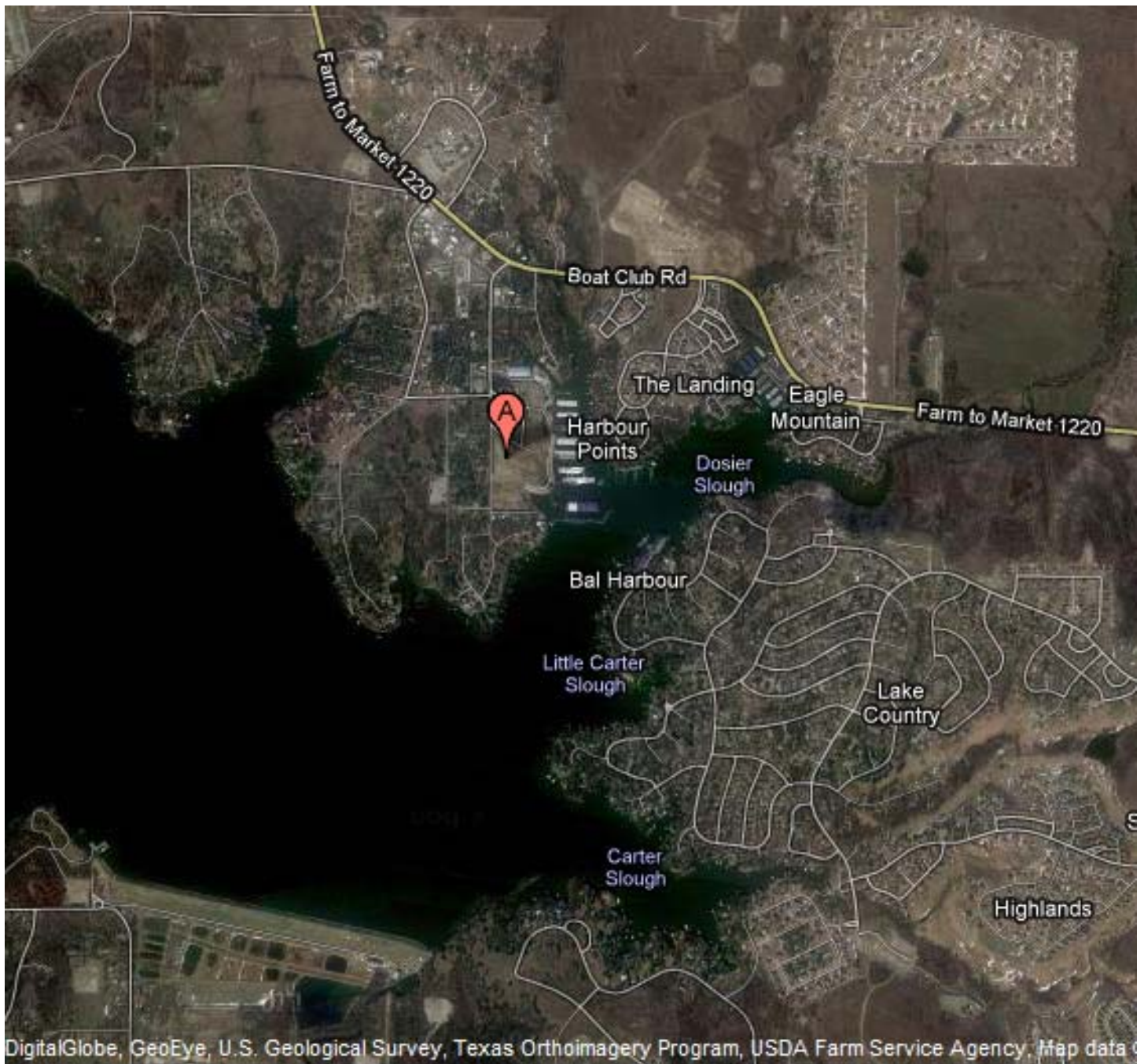
[rturner@HarvardCo.com](mailto:rturner@HarvardCo.com)

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Dallas, Texas 75201

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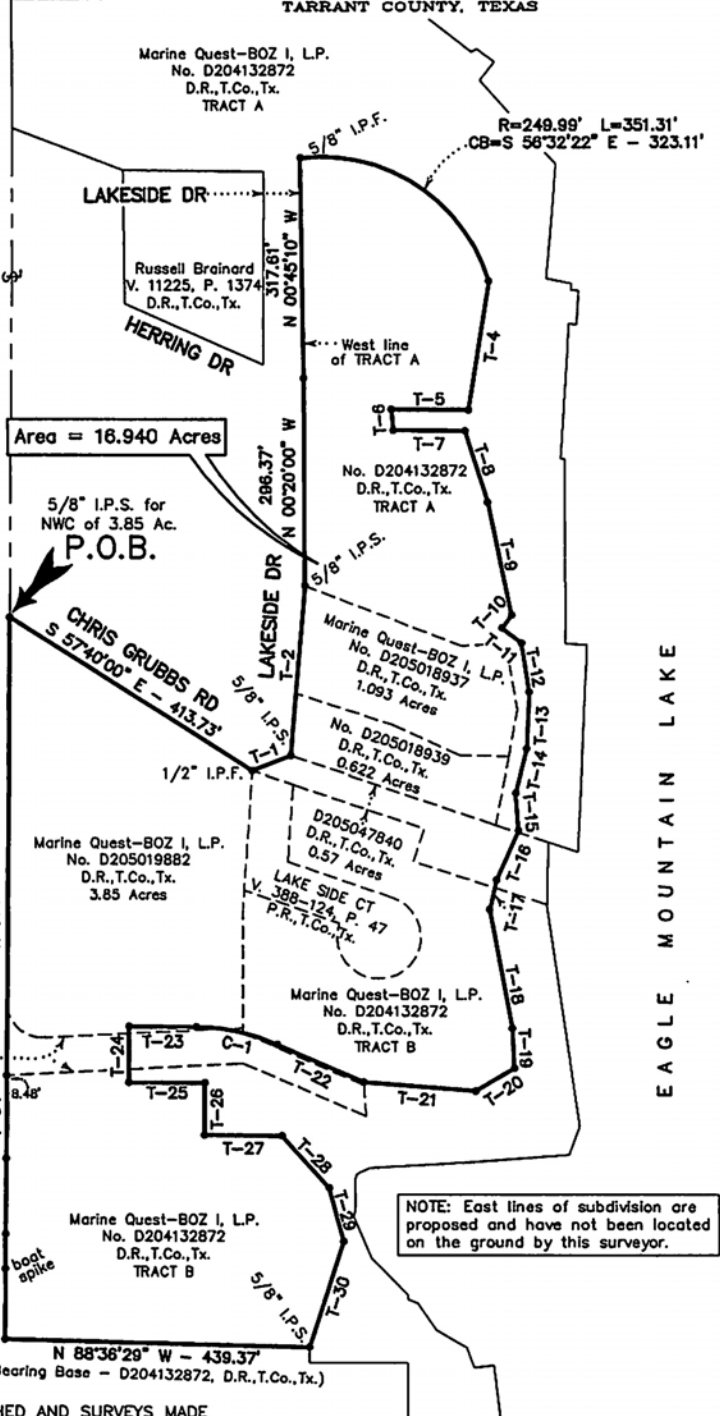
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Original Scale : 1" = 200  
 0 100 200 400  
 Graphic Scale in Feet

EXHIBIT SHOWING  
 THE RESIDENTIAL PORTION OF  
**PROPOSED MARINA POINTE ADDITION**  
 IN THE  
**J. ARMENDARIS SURVEY**  
**A-1765**  
 TARRANT COUNTY, TEXAS

TANGENT TABLE		
No.	Bearing	Dist.
T-1	N 68°45'00" E	60.00'
T-2	N 04°50'00" E	245.50'
T-3	N/A	N/A
T-4	S 09°06'10" W	187.33'
T-5	N 89°32'00" W	109.87'
T-6	S 05°26'43" E	30.16'
T-7	S 89°32'00" E	102.21'
T-8	S 17°42'11" E	107.11'
T-9	S 11°46'00" E	164.41'
T-10	S 35°59'53" W	22.91'
T-11	S 52°14'08" E	35.49'
T-12	S 09°09'37" E	70.95'
T-13	S 02°50'44" W	81.99'
T-14	S 13°59'23" W	64.88'
T-15	S 04°14'52" E	53.30'
T-16	S 23°32'07" W	78.15'
T-17	S 12°54'26" W	43.86'
T-18	S 10°41'14" E	173.23'
T-19	S 02°57'52" E	57.20'
T-20	S 59°26'00" W	64.54'
T-21	N 85°31'25" W	160.20'
T-22	N 66°36'00" W	135.45'
T-23	N 89°38'14" W	97.42'
T-24	S 00°28'00" W	80.00'
T-25	S 89°38'14" E	110.00'
T-26	S 00°28'01" W	74.92'
T-27	S 89°32'00" E	112.59'
T-28	S 41°46'50" E	102.24'
T-29	S 14°54'10" E	80.37'
T-30	S 18°10'00" W	158.91'
T-31	N 00°32'56" E	100.16'
T-32	N 00°27'36" E	49.84'
T-33	N 00°27'46" E	110.02'
T-34	N 00°24'21" E	120.33'

CURVE TABLE	
R=301.54'	L=120.61'
CB=N 78°07'09" W	- 119.81'



NOTE: East lines of subdivision are proposed and have not been located on the ground by this surveyor.



PREPARED FROM RECORDS FURNISHED AND SURVEYS MADE ON THE GROUND DEC. 2003, JAN. 2006 & AUG. 2007.

Isaac P. Grier  
 ISAAC P. GRIER R.P.L.S. NO. 5838

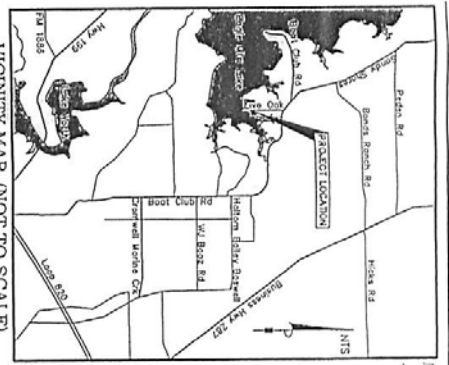
Sempco Surveying, Inc.  
 3208 S. Main St.  
 Ft. Worth, TX 76110  
 (817) 926-7876

SCALE 1"=200'  
 DWN: IPG  
 DATE: 09/10/07

EXHIBIT A

(see attached field notes)

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VICINITY MAP (NOT TO SCALE)

**Water/Wastewater Report Fee**  
 The City of Fort Worth has a published methodology for estimating and collecting a water/wastewater report fee. The fee is based on the estimated volume of water and wastewater to be produced by the project. The fee is calculated based on the volume of water and wastewater to be produced by the project. The fee is calculated based on the volume of water and wastewater to be produced by the project. The fee is calculated based on the volume of water and wastewater to be produced by the project.

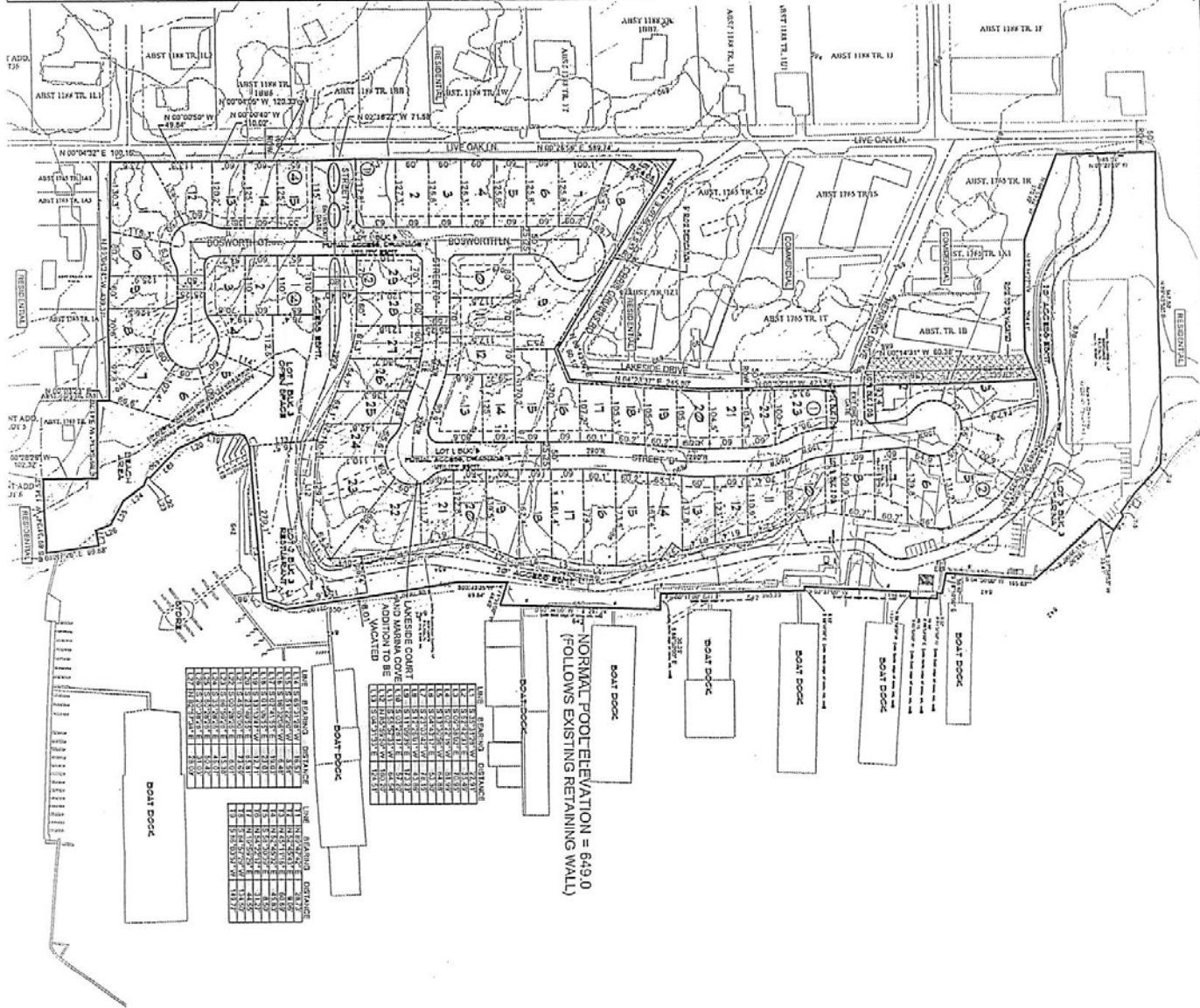
**Site Design Study**  
 A site design study, including a site plan, shall be prepared and submitted to the City of Fort Worth for review and approval. The site design study shall include a detailed site plan showing the proposed layout of the project, including the location of all buildings, parking areas, and other facilities. The site design study shall also include a detailed description of the proposed project, including the nature and extent of the proposed development, the anticipated population, and the anticipated traffic volume.

**Final Plat Approval**  
 No construction shall be allowed until the final plat is approved by the City of Fort Worth. The final plat shall be submitted to the City of Fort Worth for review and approval. The final plat shall include a detailed site plan showing the proposed layout of the project, including the location of all buildings, parking areas, and other facilities. The final plat shall also include a detailed description of the proposed project, including the nature and extent of the proposed development, the anticipated population, and the anticipated traffic volume.

**These Covenants Affect and Bind**  
 The City of Fort Worth and the Texas Department of Transportation (TxDOT) are the owners of the property. The City of Fort Worth and TxDOT are the owners of the property. The City of Fort Worth and TxDOT are the owners of the property. The City of Fort Worth and TxDOT are the owners of the property. The City of Fort Worth and TxDOT are the owners of the property.

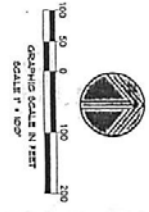
**Building Permits**  
 No building permits shall be issued for any building until the applicant has obtained all necessary permits from the City of Fort Worth and TxDOT. The applicant shall be responsible for obtaining all necessary permits from the City of Fort Worth and TxDOT. The applicant shall be responsible for obtaining all necessary permits from the City of Fort Worth and TxDOT.

**Other City Programs**  
 The applicant is required to comply with all other City programs, including the City of Fort Worth Comprehensive Zoning Ordinance, the City of Fort Worth Subdivision Ordinance, and the City of Fort Worth Building Code. The applicant is required to comply with all other City programs, including the City of Fort Worth Comprehensive Zoning Ordinance, the City of Fort Worth Subdivision Ordinance, and the City of Fort Worth Building Code.



NORMAL POOL ELEVATION = 649.0  
 (FOLLOWS EXISTING RETAINING WALL)

LOTS	NUMBER	USES
OPEN SPACE	5	OPEN SPACE
COMMERCIAL	2	COMMERCIAL
RESIDENTIAL	65	RESIDENTIAL
PRIVATE STREET	1	PRIVATE STREET
TYP. LOT SIZE	60-105	ROW DEMONSTRATION
S.F. YIELD/DENSITY	3.78	TOTAL ACRES
		ANT. POPULATION



**MARINA POINTE**  
 PRELIMINARY PLAN  
 FOR  
 65 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, 2 COMMERCIAL LOTS, AND 1 PRIVATE STREET LOT  
 BLOCK 1, LOTS 1-24; BLOCK 2, LOTS 1-29; BLOCK 3, LOTS 1-15; BLOCK 4, LOTS 1-15; BLOCK 5, LOT 1; BEING 26.29 ACRES LOCATED IN THE J. ARBENDA TARRANT COUNTY, TEXAS

PREPARED:  
 FEBRUARY 26, 2007  
 REVISED:  
 APRIL 23, 2007

OWNER/DEVELOPER/DIVIDER:  
 Marthe Quest - Lake County, L.P.  
 305 S. Kimball  
 Southlake, TX 76092  
 PH: 817-416-9450  
 FAX: 817-416-5815  
 ENGINEER:  
 CIVIL WORKS ENGINEERING

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