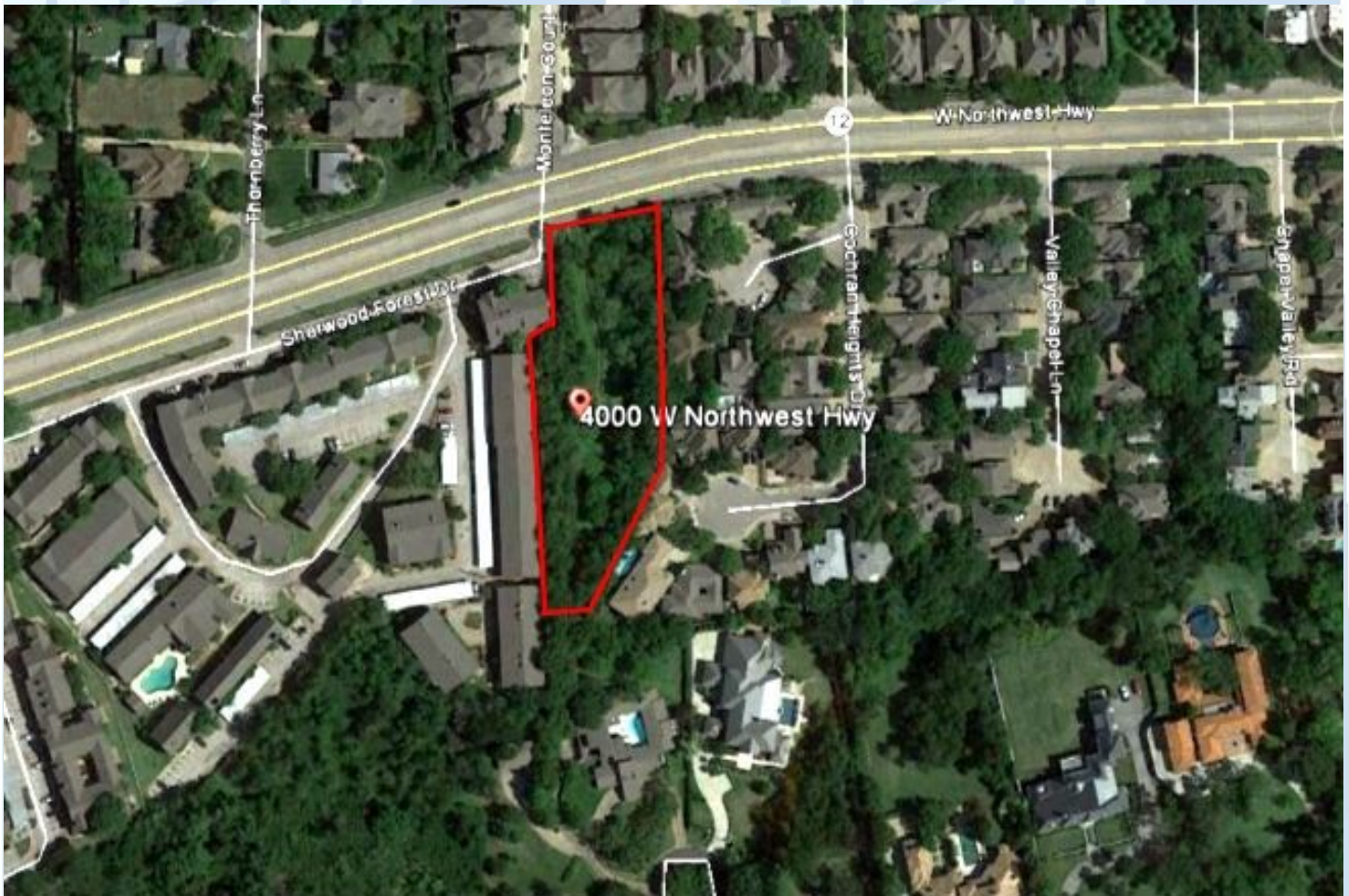




Townhouse/Single Family Land For Sale
4000 W Northwest Hwy, Dallas, TX 75220
\$1,200,000 - 1.19 Acres \$23.15 Per Sq Ft



Randall Turner RTurner@HarvardCo.com (214) 231-0100

3500 Oak Lawn Dallas, TX 75219 214-373-0007 www.HarvardCo.com

The information contained herein has been secured from sources deemed reliable. However, Harvard Companies, or its associated companies, employees, or representatives make no guarantees, warranties, or representations as to the completeness or accuracy thereof. References to square footage or age are approximate only. The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.

“Bluff View” W/NW Highway Site

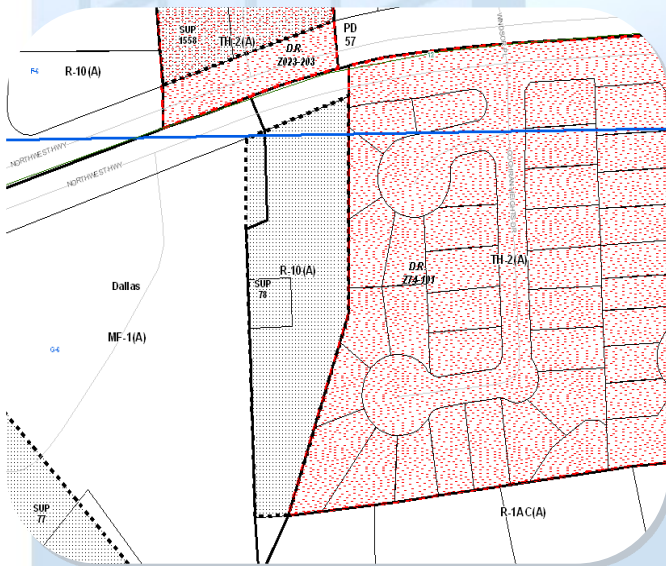
1.19 Acres

\$23.15 PSF

4000 West NW Highway

Dallas, TX 75220

Can REZONE to Townhomes



Statistics:

Price: \$1,200,000

Lot Size: 1.19 acres

51,836 SF

Price per SF of Land \$23.15 PSF

Zoning: R-10 (10,000 SF Lots)

Historic Cemetery: Fence the 100 yr old cemetery & run a path along the property line to allow access is all that is required to preserve historic site.

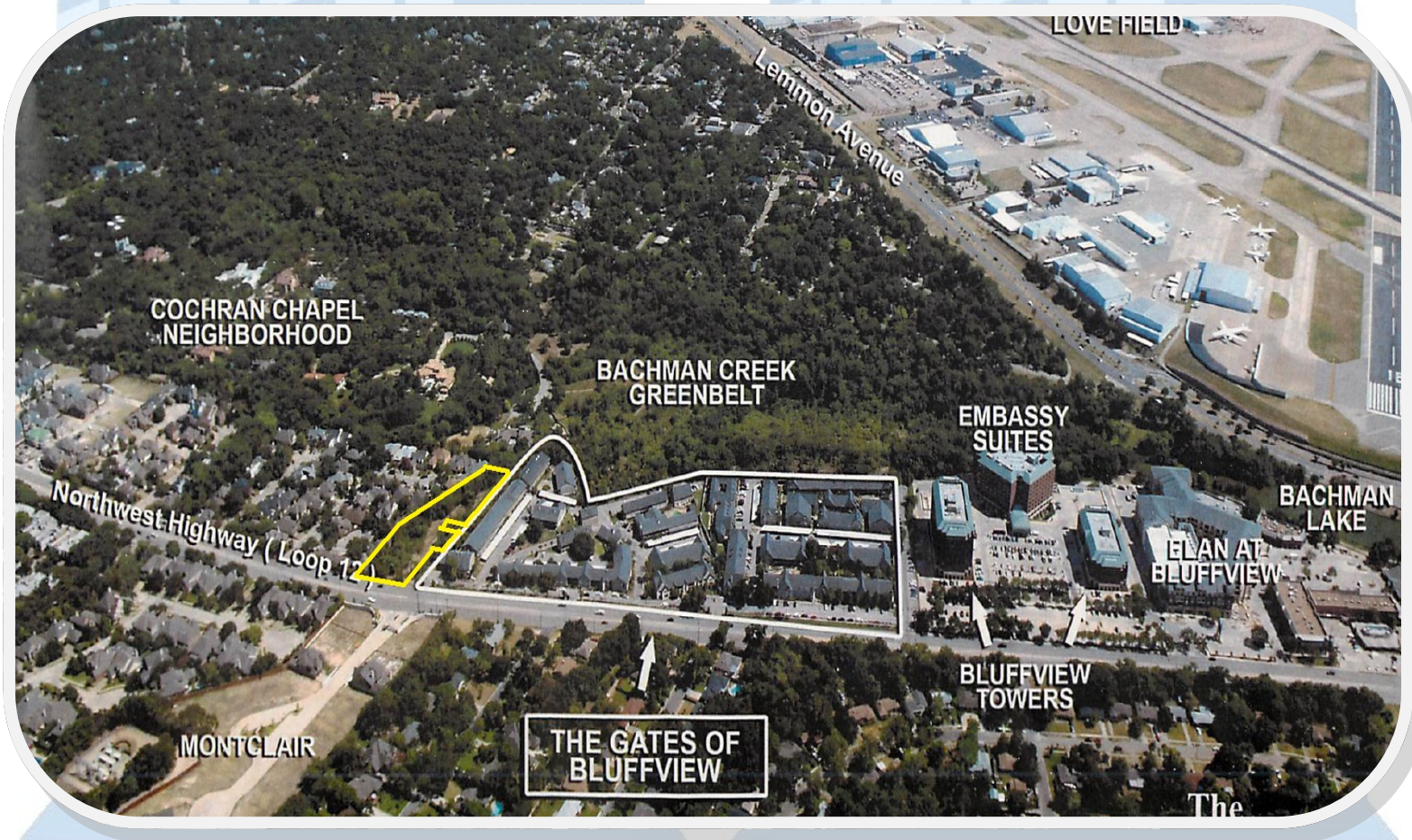
Can be rezoned to Townhomes with City Approval

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- Borders Cochran Chapel multi-million dollar estates in the back
- Across from majestic 40 Acre Bachman Creek Park
- Adjacent apts. U/C to be redeveloped into Mixed Use
- Could be rezoned to allow **9 units to the acre**
- 3,584 SF Historical Confederate Cemetery with Historical market
- New custom home development nearby



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East Addition, on addition to the City of Dallas, according to the plat thereof recorded in Volume 512, Page 2023, Map Records, Dallas County, Texas on the south right-of-way line of Northwest Highway, (100 foot right-of-way), said iron rod being at the beginning of a curve to the right, having a central angle of 05 degrees 03 minutes 14 seconds, a radius of 1,382.30 feet and a chord bearing and distance of North 74 degrees 12 minutes 08 seconds East, 121.89 feet;

THENCE along said Northwest Highway south right-of-way line and said curve to the right, on arc distance of 121.93 feet to a 3/8 inch iron rod found at the northwest corner of the Cochran Chapel Heights Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 78083, Page 1352, Map Records, Dallas County, Texas;

THENCE South 02 degrees 23 minutes 38 seconds East, along the west property line of said Cochran Chapel Heights Addition, a distance of 259.91 feet to a 1/2 inch iron rod found;

THENCE South 19 degrees 53 minutes 07 seconds West, continuing along said Cochran Chapel Heights Addition west property line, a distance of 260.89 feet to a 1/2 inch iron rod set at the southwest corner of said Cochran Chapel Heights Addition and the northwest corner of the Cochran Chapel Court Addition, on addition to the City of Dallas, according to the plat thereof recorded in Volume 34, Page 53, Map Records, Dallas County, Texas;

THENCE South 84 degrees 22 minutes 53 seconds West, a distance of 44.48 feet to a 1/2 inch iron rod set on said Sherwood East Addition east property line;

THENCE along said Sherwood East Addition east property line with its meanders as follows:

North 03 degrees 07 minutes 08 seconds West, a distance of 356.33 feet to a P.K. Nail found in a concrete retaining wall;

North 70 degrees 14 minutes 30 seconds East, along said concrete retaining wall, a distance of 31.06 feet to a P.K. Nail found in said wall;

THENCE North 02 degrees 35 minutes 42 seconds West, a distance of 110.00 feet to the POINT OF BEGINNING and containing 55,665 square feet or 1.2779 acres of land.

SAVE AND EXCEPT A 3,584 square feet dedicated for cemetery purposes as shown on Exhibit "B" of Agreed Order Granting Judgement Nunc Pro Tunc, July 16, 1990 under Cause No. 88-13352-G, 134th Judicial District Court of Dallas County, Texas, and dedicated for cemetery purposes in Exhibit "B", Parcel 2, of Agreed Order Granting Judgement Nunc Pro Tunc, dated July 24, 1990, under Cause No. 89-4393, 191st Judicial District Court of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Howard Companies that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines shown on the ground and the same have been located and marked on the ground in ACCORDANCE with all requirements set forth within the boundaries of the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 16th day of June, 2006

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513

NOTE: Reference to the PUBLIC is Map No. 88115533B, J, this property does lie in Zone J.

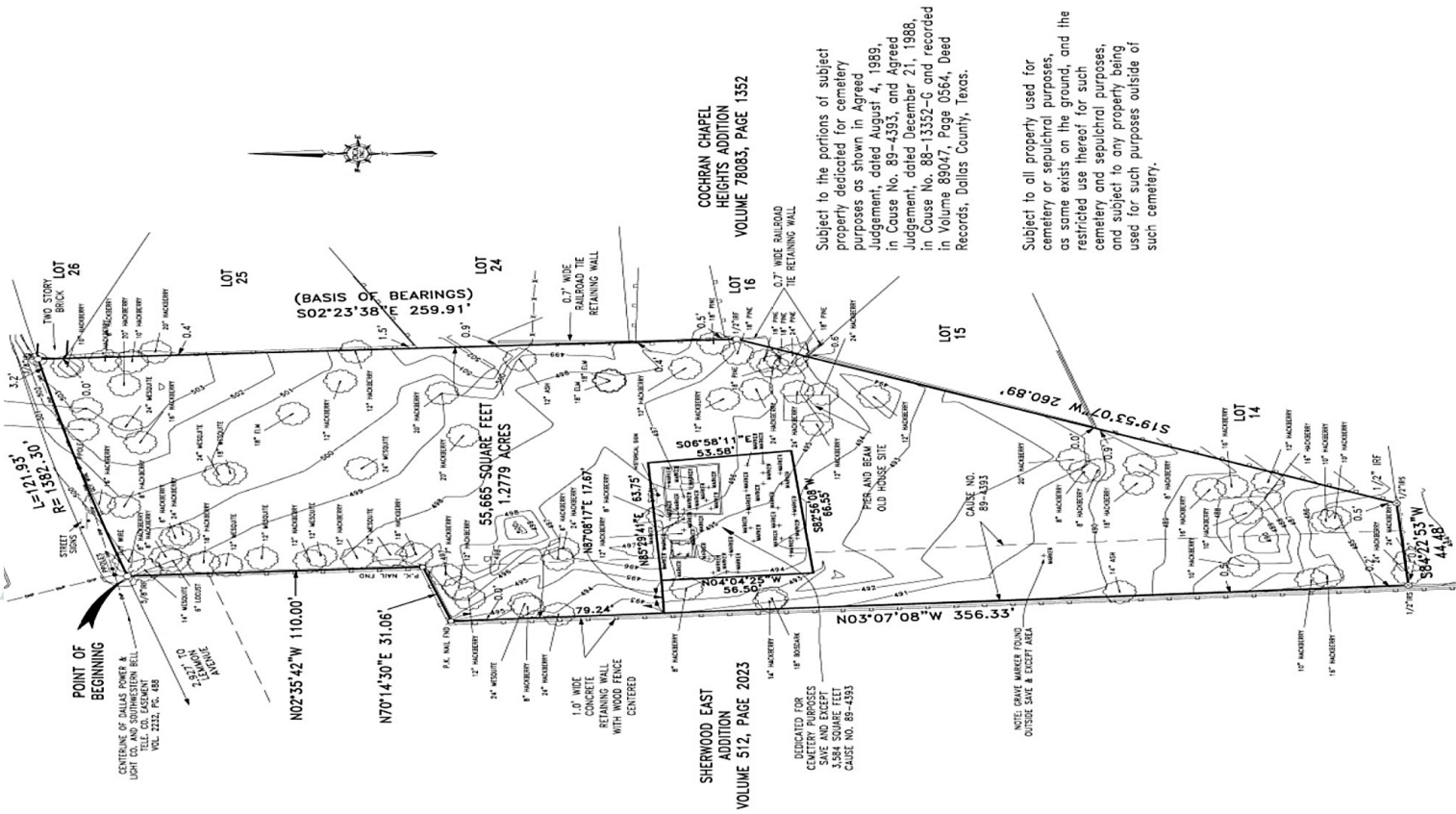
DATE: _____ BY: _____

REVISIONS: _____

LEGEND:
 1" BLACK MARKER
 1/2" IRON ROD FOUND
 1/2" IRON ROD SET
 1/2" IRON ROD SET

DOUG CONNOLLY & ASSOC., INC.
 11545 PATEMILL RD., SUITE #200
 DALLAS, TEXAS 75242

BOUNDARY & TOPOGRAPHICAL SURVEY



Subject to the portions of subject property dedicated for cemetery purposes as shown in Agreed Judgement, dated August 4, 1989, in Cause No. 89-4393, and Agreed Judgement, dated December 21, 1988, in Cause No. 88-13352-G and recorded in Volume 89047, Page 0564, Deed Records, Dallas County, Texas.

Subject to all property used for cemetery or sepulchral purposes, as same exists on the ground, and the restricted use thereof for such cemetery and sepulchral purposes, and subject to any property being used for such purposes outside of such cemetery.

DEDICATED FOR CEMETERY PURPOSES AS SHOWN ON EXHIBIT "B" OF AGREED ORDER GRANTING JUDGEMENT NUNC PRO TUNC, JULY 16, 1990 UNDER CAUSE NO. 88-13352-G, 134TH JUDICIAL DISTRICT COURT OF DALLAS COUNTY, TEXAS.

NOTE: GRAVE MARKER FOUND OUTSIDE SAVE & EXCEPT AREA



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Harvard Companies, Inc.	554938	RTurner@HarvardCo.com	214-373-0007
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randall R. Turner	0288833	RTurner@HarvardCo.com	214-373-0007
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

02/27/17

Buyer/Tenant/Seller/Landlord Initials

Date