

FOR SALE

1419 SAWMILL RD., DAYTON

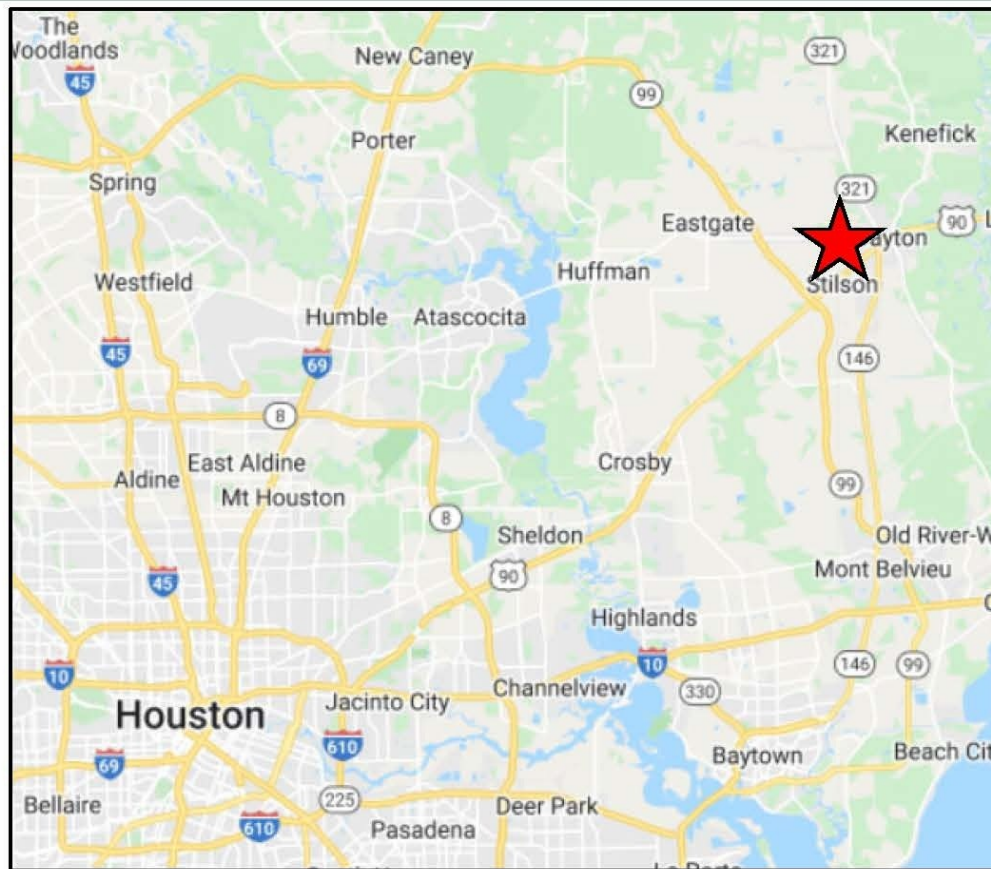


11.86 ACRES

Call Broker For Pricing

FEATURES

- Located on UP Rail Line (will need spur)
- Owner has experience in construction & land clearing and can stabilize
- City of Dayton Utilities
- No Floodway
- Easy Access to Hwy 90
- Minutes to Grand Pkwy.
- Also could be for lease
Contact Broker for Lease Pricing



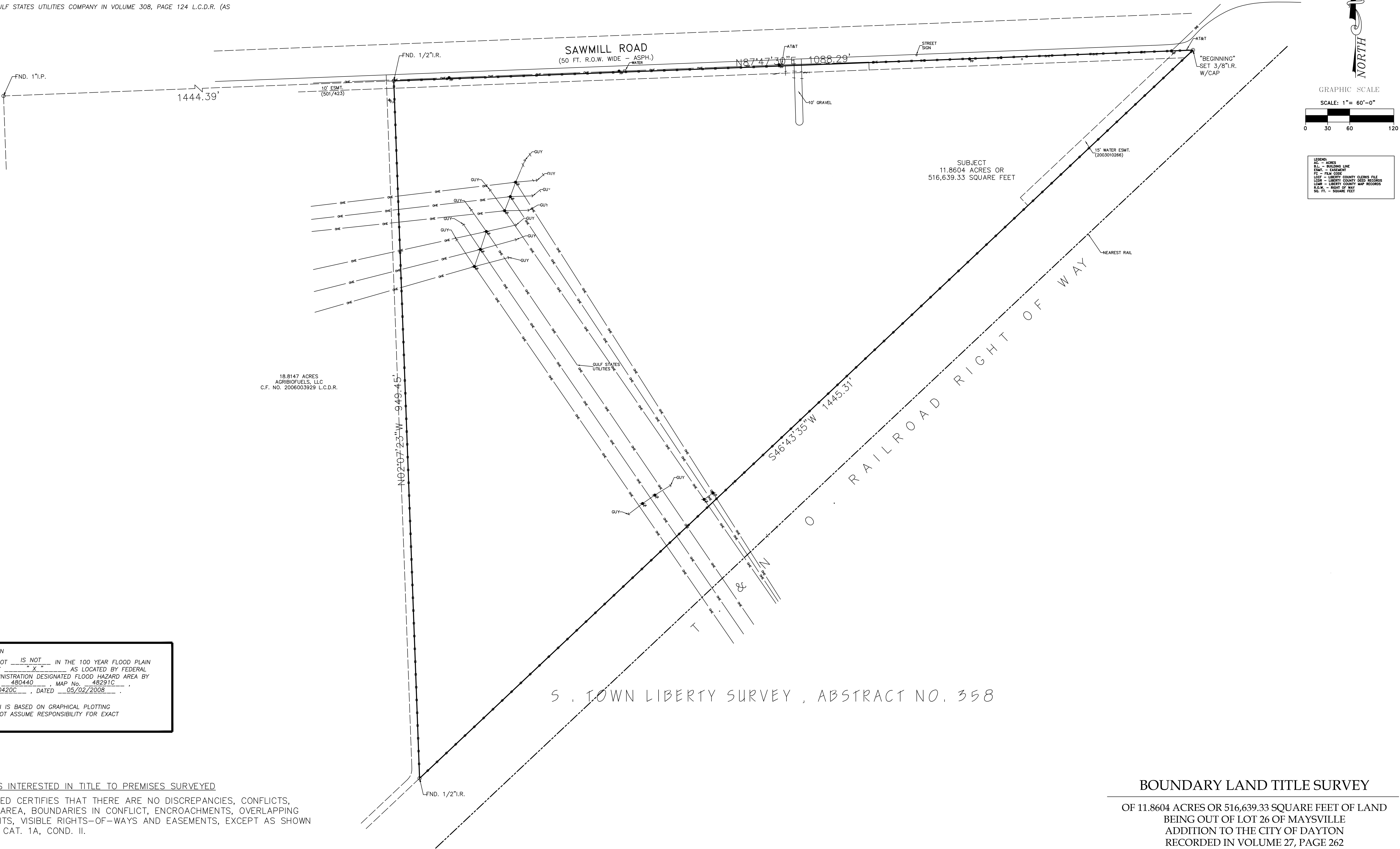
Exceptional Service Through Speed, Skill and Stewardship

Contact John Hornbuckle at 832.865.1491 | jhornbuckle@cypressbrook.com | cypressbrook.com

Cypressbrook
Company

NOTES:

- 1) BEARINGS REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM (SOUTH CENTRAL ZONE).
2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY SUPERIOR
TITLE COUNTY, G.F. NO. 17054693
3) ADDRESS: 1419 SAWMILL ROAD, DAYTON, TEXAS 77535.
4) EASEMENT TO THE CITY OF DAYTON IN CLERK'S FILE NO. 2003010266 O.P.R.L.C.
5) EASEMENT TO WESTERN PUBLIC SERVICE CO., IN VOLUME 142, PAGE 191 L.C.D.R. (DOES NOT
AFFECT).
6) EASEMENT TO GULF STATES UTILITIES COMPANY IN VOLUME 308, PAGE 124 L.C.D.R. (AS
SHOWN).



FLOOD INFORMATION
*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN
AND IS IN ZONE X AS LOCATED BY FEDERAL
INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY
COMMUNITY No. 480440 MAP No. 48291C
PANEL No. 0420C, DATED 05/02/2008.

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING
ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS,
SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING
OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN
HEREON. SPEC. CAT. 1A, COND. II.

CHARLES A. MCKINLEY
R.P.L.S. NO. 1184
LICENSE/REGISTRATION NO. 10086100
STATE OF TEXAS

BOUNDARY LAND TITLE SURVEY

OF 11.8604 ACRES OR 516,639.33 SQUARE FEET OF LAND
BEING OUT OF LOT 26 OF MAYSVILLE
ADDITION TO THE CITY OF DAYTON
RECORDED IN VOLUME 27, PAGE 262
OF THE DEED RECORDS OF LIBERTY COUNTY
IN THE S. TOWN LIBERTY SURVEY, ABSTRACT NO. 358
IN LIBERTY COUNTY, TEXAS.

SCALE: 1"= 60' DATE: MAY 31, 2017