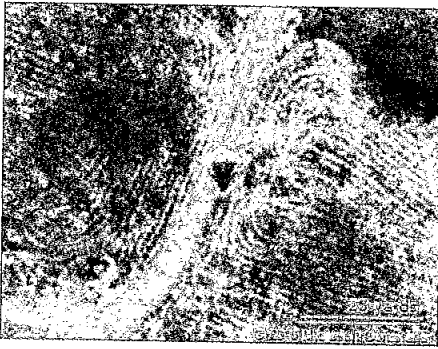


R155380, TX, Denton County



N/A	N/A	2,030,192	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	COML ACG	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Martin Justin Properties LLC	Tax Billing Zip:	78703
Tax Billing Address:	Po Box 301329	Tax Billing Zip+4:	0023
Tax Billing City & State:	Austin, TX		

Location Information

School District:	Northwest ISD	MLS Area (Tax):	31
School District Code:	S11	MLS Sub Area:	3
Subdivision:	J Ivey	Census Tract:	217.53

Tax Information

Tax ID:	R155380	Parcel ID:	R155380
Alternate Tax ID:	A0649A00000040000		
Legal Description:	A0649A J. IVEY, TR 4(PT), 46.6068 ACRES		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$36,008	\$36,039	\$36,015
YOY Assessed Change (\$)	-\$31	\$24	
YOY Assessed Change (%)	-0.09%	0.07%	
Market Value - Total	\$1,424,681	\$1,447,063	\$1,452,384
Market Value - Land	\$1,424,681	\$1,447,063	\$1,452,384
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$621		
2015	\$618	-\$3	-0.52%
2016	\$612	-\$5	-0.88%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Denton County	\$89.45	Actual	.24841
Northwest ISD	\$523.02	Actual	1.4525
Total Estimated Tax Rate			1.7009

Characteristics

Land Use - Corelogic:	Commercial Acreage	Estimated Lot Acres:	46.6068
Land Use - State:	Farmland	Estimated Lot Sq Ft:	2,030,192
Land Use - County:	Comm Lot In City		

Last Market Sale & Sales History

Recording Date	01/22/1999	05/29/1998	09/27/1996	12/29/1989
Buyer Name	Martin Justin Properties LLC	Martin Justin Properties LLC	Martin Robert E	
Seller Name	Humphrey Monica L M	Humphrey Monica L		
Document Number	6623	44237	68146	
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)	Deed (Reg)

Courtesy of NTREIS - Matrix

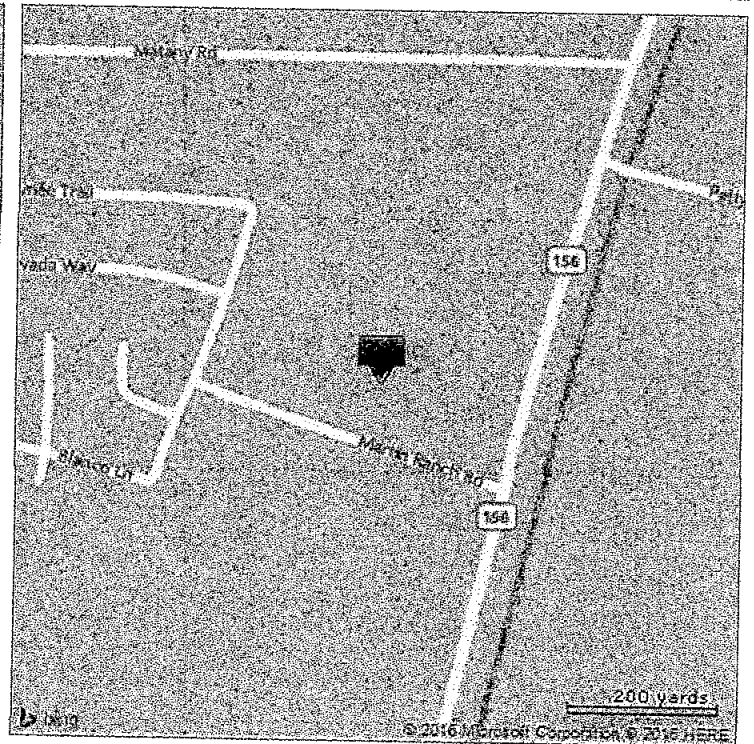
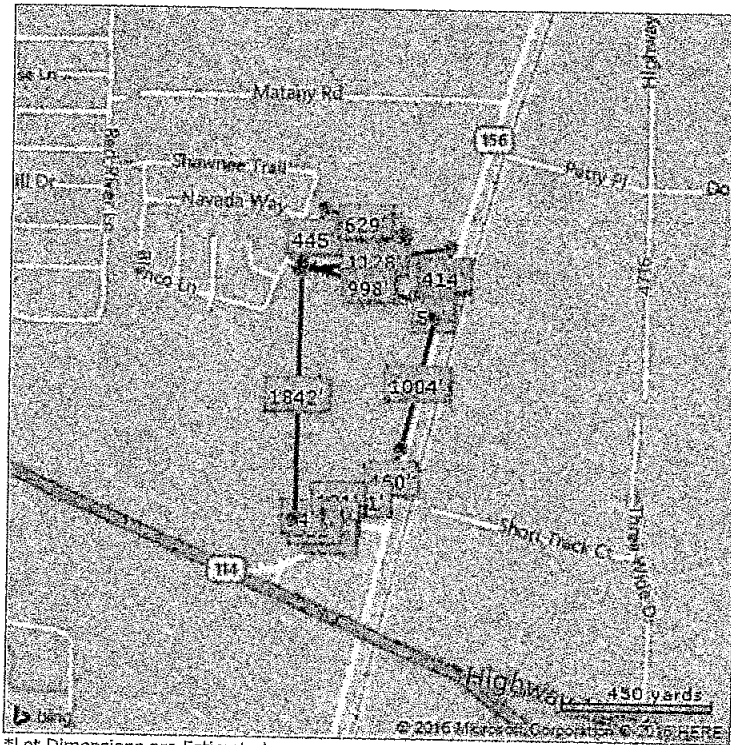
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 11/11/2016

Page 1 of 2

Property Map



*Lot Dimensions are Estimated

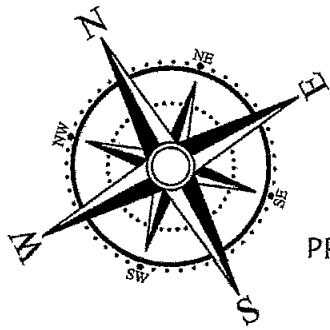
Courtesy of NTREIS - Matrix

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Property Detail

Generated on 11/11/2016

Page 2 of 2



**HUDSON
SITE CONTROL**
PRECISION PLACEMENT FOR YOUR STRUCTURES
1475 HERITAGE PKWY. #301 MANSFIELD, TEXAS 76063
OFFICE - 817.225.6700 FAX - 817.225.6701

Shell Craft

2445 Stadium Place
Arlington, Texas 76006
Phone: 817-456-6287
greg@shellcraftonline.com

March 23, 2013

Attn: Greg Mills

Re: **Boundary Survey Proposal for the T.E. Martin Subdivision containing Lots 1 thru 7**
located in Fort Worth, Denton County, Texas.

Dear Greg,

Thank you for inviting us to make this proposal to provide a complete boundary survey and partial topography for the above referenced site. Below are list of inclusions of our proposal per our conversation and additional scope may be added at any time.

Boundary Survey:

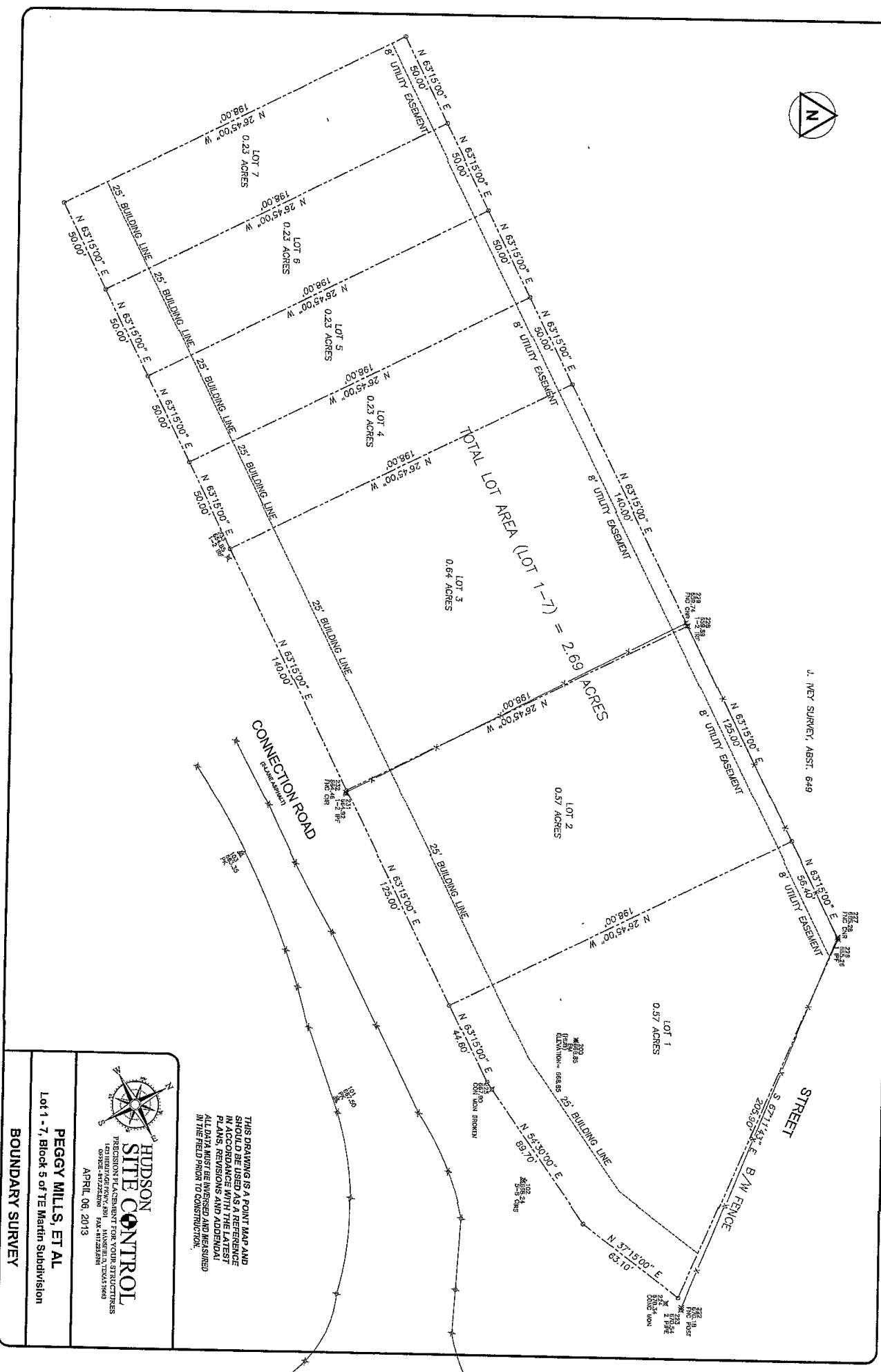
- Includes locating all property corners for lots 1 thru 7 to determine the overall size of the proposed development estimated at 118,000 sq. ft. or 2.708 acres.
- Includes the setting of the new boundary corners for the proposed development containing 2.7 +/- acres.
- Includes identifying all known/ existing drainage and utility easements in adjacent right-of-way.
- Includes locating the closest existing sanitary sewer manhole and water service.
- Includes establishing an above-sea-level elevation in the center of existing Lot 2 to determine percentage of slope for future sanitary sewer line.
- Includes identifying Lot 3 square footage/ acreage individually.
- Includes obtaining and identifying the FEMA 100 yr. flood plain limits if applicable.
- Includes collecting elevation data for one-foot grading contours/ topography.
- Includes sign and seal boundary survey but does not include platting or ALTA survey.

Hudson Site Control proposes this boundary survey for

\$4,750.00

Sincerely,

Kevin Hudson



STREET

05.30. ~~X~~E B/W FENCE

0.57 ACRES

0.57 ACRES

Diagram of Lot 3 showing dimensions and area calculation:

- Top boundary: 8' UNITS
- Left boundary: TOTAL LOT AREA (LOT 1-7)
- Right boundary: 2.66 ACRES
- Bottom boundary: N 25.45° E 198.00'
- Area calculation: $\text{TOTAL LOT AREA (LOT 1-7)} = 2.66$
- Label: LOT 3

0.64 ACRES

RES

REFERENCES

RES

REFERENCES

THIS DRAWING IS A POINT MAP AND SHOULD BE USED AS A REFERENCE IN ACCORDANCE WITH THE LATEST PLANS, REVISIONS AND ADDENDAI. ALL DATA MUST BE INVERSED AND MEASURED IN THE FIELD PRIOR TO CONSTRUCTION.



APRIL 06, 2013

**HUDSON
SITE CONTROL**
PRECISION PLACEMENT FOR YOUR STRUCTURE
14711 HEARDWAY PKWY., #301 MANASSAS, VA, TEXAS 76063
OFFICE: 817/225-7700 FAX: 817/225-7700

PEGGY MILLS, ET AL
Lot 1 - 7, Block 5 of TE Martin Subdivision

BOUNDARY SURVEY

TABLE OF COORDINATES				
PT	NORTHING	EASTING	ELEV.	REMARKS
100	5000.00000	5000.00000	651.86	5/8" CIRS
102	5000.00000	5808.46000	668.24	5/8" CIRS
200	5080.69000	5780.28000	668.85	BM
228	5220.69000	5602.89000	659.89	1/2" IRF
234	5492.36000	4734.04000	650.46	SSMH
581	5263.65000	5845.57000	667.01	FM
606	5244.23000	5263.65000	653.97	1/2" IRF

J. MEY SURVEY, ASST. 649

J. MEY SURVEY, ASST. 649

PEGGY MILLS, ET AL.
Doc. No. 97-0079473.4
TOTAL LOT AREA (LOTS 1-7) = 2.69 ACRES



**HUDSON
SITE CONTROL**

PRECISION PLACEMENT FOR YOUR STRUCTURE

1777 HILDAWAY DRIVE, 6th FL. MANASSAS, TEXAS 76065
PHONE: 817-256-8700 FAX: 817-256-8701

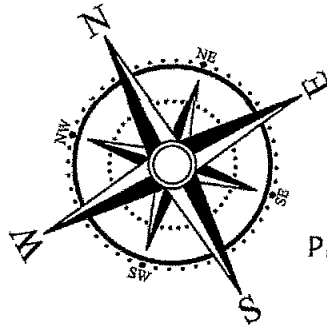
MAY 11, 2013

PEGGY MILLS, ET AL

Lot 1-7, Block 5 of TE Martin Subdivision

BOUNDARY SURVEY

Owner



HUDSON SITE CONTROL

PRECISION PLACEMENT FOR YOUR STRUCTURES

1475 HERITAGE PKWY. #301
OFFICE - 817.225.6700

MANSFIELD, TEXAS 76063
FAX - 817.225.6701

Form Board Certification: Surveyor will provide client with form board conditions as they relate to the property boundary, for municipal compliance. The certification will be signed and sealed by a Registered Professional Land Surveyor (R.P.L.S.) in the state of Texas. **\$495.00**

Hudson Site Control estimates the surveying of this project..... \$1,705.00

Sincerely,

*Shelby Hoffman,
R.P.L.S.*

www.hudsonsitecontrol.com



J. NEW SURVEY, ABST. 849

PEGGY MILLS, ET AL.
Doc. No. 97-0079473.4
TOTAL LOT AREA (LOTS 1-7) = 2.69 ACRES

J. NEW SURVEY, ABST. 849

PT.	NORTHING	EASTING	ELEV.	REMARKS
100	5000.00000	5000.00000	651.86	5/8" CHRS
102	5000.00000	5809.46000	668.24	5/8" CHRS
200	5080.89000	5760.26000	668.85	EM
228	5220.68000	5602.88000	659.89	1/2" IRF
294	5492.36000	4734.04000	650.46	SSMH
581	5263.65000	5845.57000	667.01	FH
606	5244.23000	5263.65000	653.97	1/2" IRF



HUDSON
SITE CONTROL
PRECISION PLANNING & CONSTRUCTION SERVICES
102 HERTING DRIVE
OFFICE: 417.228.8200 FAX: 417.228.8700
MAY 14, 2013

PEGGY MILLS, ET AL.
Lot 1-7, Block 5 of TE Martin Subdivision

BOUNDARY SURVEY