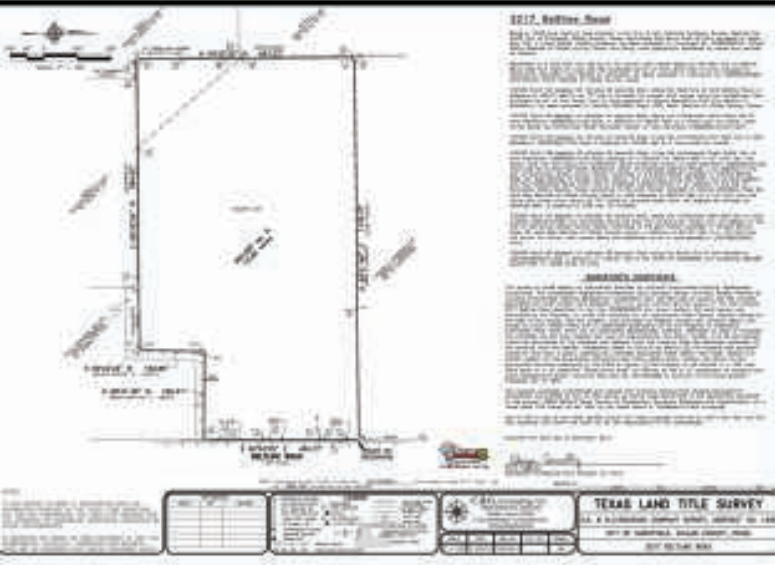


# LAND FOR SALE

**3217 N. BELT LINE ROAD  
SUNNYVALE, TX 75182  
LOCATED ON N. BELT LINE ROAD JUST SOUTH OF TOWN EAST BLVD**

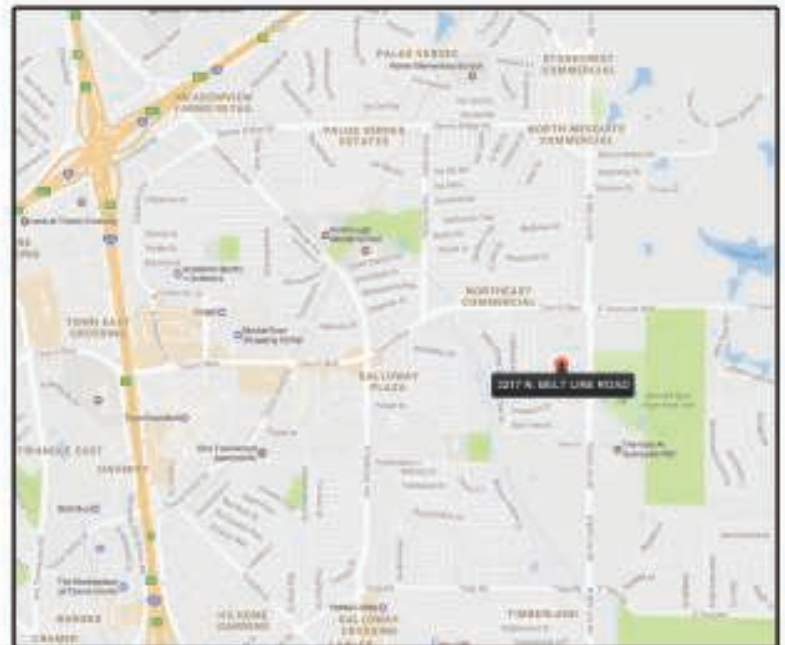


**SIZE:** Approximately 15.6 acres

**PRICE:** \$4,000,000<sup>00</sup>

**ZONING:** Commercial

**OTHER:** Prime development opportunity located on N. Belt Line Road just South of Town East Blvd in the growing Town of Sunnyvale. Centrally located minutes from I-30, I-635 and SH 80.



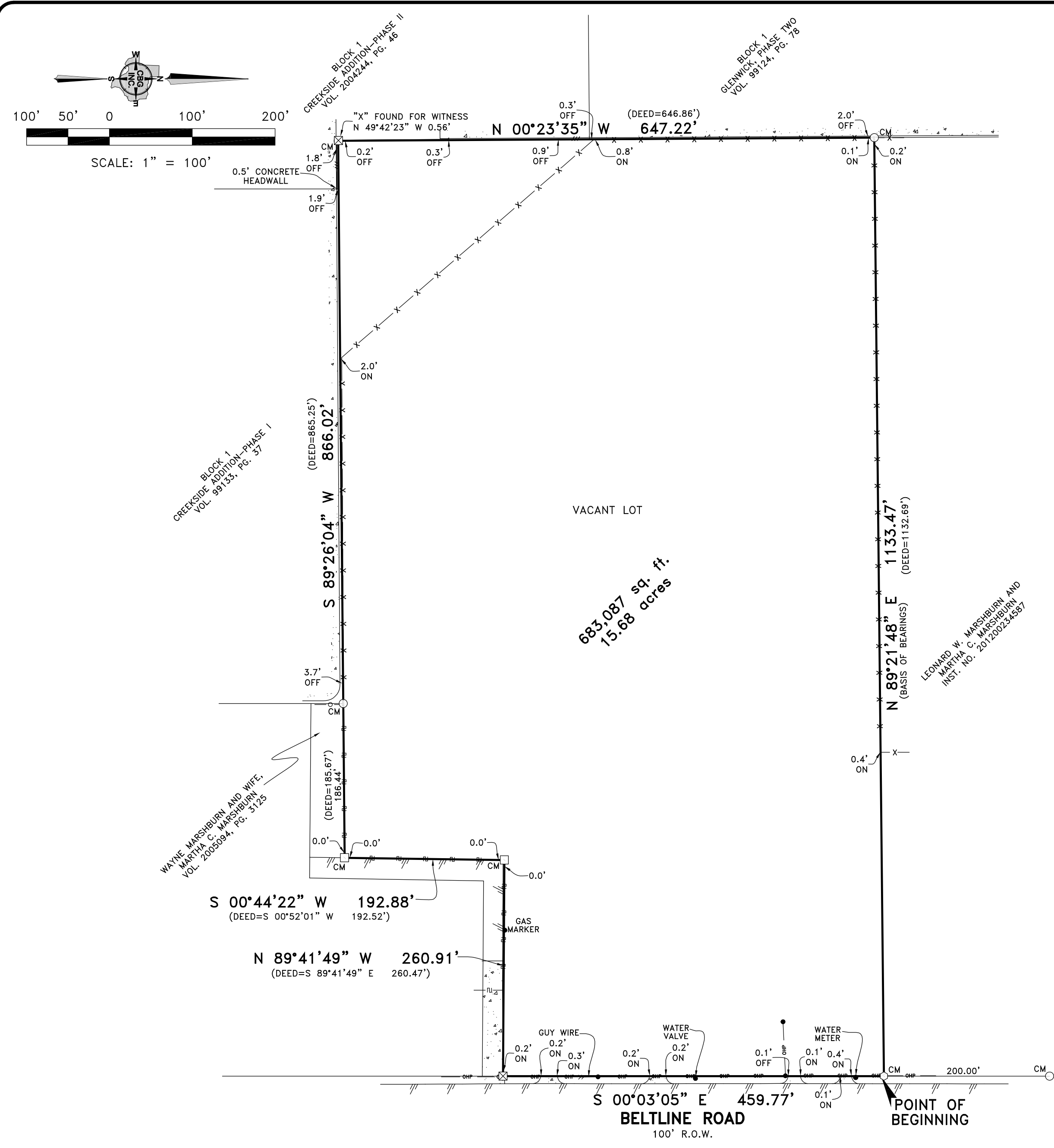
**PLEASE CONTACT US TO DISCUSS ADDITIONAL DETAILS.**

**DFW ADVISORS**  
Real Estate Services, Acquisition, Relocation,  
Consulting & Property Management

LESTER NEVELS  
214-750-9898  
lnevels@dfwa.net

JIM FALVO  
214-750-9898  
jfalvo@dfwa.net





### 3217 Beltline Road

Being a 15.68 acre tract of land situated in the S.A. & M.G. Railroad Company Survey, Abstract No. 1400, City of Sunnyvale, Dallas County, Texas, and being that same tract of land conveyed to Dews Dell, LLC, a Texas limited liability company, by deed recorded in Instrument No. 20080354573, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being on the West line of Beltline Road (100 foot right-of-way) and the Southeast corner of that same tract of land conveyed to Leonard W. Marshburn and Martha C. Marshburn, by deed recorded in Instrument No. 201200234587, said Official Public Records of Dallas County, Texas;

THENCE South 00 degrees 03 minutes 05 seconds East, along the West line of said Beltline Road, a distance of 459.77 feet to an "X" set in concrete for corner, said corner being the furthestmost East Northeast corner of that same tract of land conveyed to Wayne Marshburn and wife, Martha C. Marshburn, by deed recorded in Volume 2005094, Page 3125, Deed Records of Dallas County, Texas;

THENCE North 89 degrees 41 minutes 49 seconds West, along the furthestmost North North line of said Marshburn (2005094/3125) tract, a distance of 260.91 feet to a fence post for corner, said corner being the furthestmost North Northwest corner of said Marshburn (2005094/3125) tract;

THENCE South 00 degrees 44 minutes 22 seconds West, along the furthestmost East West line of said Marshburn (2005094/3125) tract, a distance of 192.88 feet to a fence post for corner;

THENCE South 89 degrees 26 minutes 04 seconds West, along the furthestmost South North line of said Marshburn (2005094/3125) tract, passing at a distance of 186.44 feet a 1/2 inch iron rod found, said iron rod being the furthestmost South Northwest corner of said Marshburn (2005094/3125) tract and the furthestmost North Northeast corner of Creekside Addition-Phase I, an Addition to the City of Sunnyvale, Dallas County, Texas, according to the plat thereof recorded in Volume 99133, Page 37, Map Records of Dallas County, Texas, and continuing along the North line of said Addition and the furthestmost South North line of Creekside Addition-Phase II, an Addition to the City of Sunnyvale, Dallas County, Texas, according to the plat thereof recorded in Volume 2004244, Page 46, said Map Records of Dallas County, Texas, a total distance of 866.02 feet to a 1/2 inch iron rod found for corner, from which an "X" found in concrete bears North 49 degrees 42 minutes 23 seconds West, a distance of 0.56 feet for witness;

THENCE North 00 degrees 23 minutes 35 seconds West, along the furthestmost West East line of said Addition (2004244/46) and continuing along the East line of Glenwick, Phase Two, an Addition to the City of Sunnyvale, Dallas County, Texas, according to the plat thereof recorded in Volume 99124, Page 78, said Map Records of Dallas County, Texas, a distance of 647.22 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Marshburn (201200234587) tract;

THENCE North 89 degrees 21 minutes 48 seconds East, along the South line of said Marshburn (201200234587) tract a distance of 1133.47 feet to the POINT OF BEGINNING and containing 683,087 square feet or 15.68 acres of land.

#### SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Inclusive Communities Housing Development Corporation. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Inclusive Communities Housing Development Corporation that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3217 Beltline Road described in Inst. No. 20080354573 and shown hereon; (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; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0390 J) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Inclusive Communities Housing Development Corporation are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

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.

Executed this 20th day of November, 2013



*Bryan Connally*  
Bryan Connally  
Registered Professional Land Surveyor No. 5513

NOTE: According to the F.I.R.M. in Map No. 48113C0390 J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
1) THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING, INC. HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.  
2) BEARINGS ARE BASED ON DEED RECORDED IN INST. NO. 20080354573, O.P.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

| REVISIONS |    |       |
|-----------|----|-------|
| DATE      | BY | NOTES |
|           |    |       |
|           |    |       |
|           |    |       |

| LEGEND |                                |
|--------|--------------------------------|
| CM     | CONTROLLING MONUMENT           |
| ○      | 1/2" IRON ROD FOUND            |
| ⊗      | 1/2" IRON ROD SET              |
| ○      | 3/8" IRON ROD FOUND            |
| □      | FENCE POST CORNER              |
| ⊗      | "X" FOUND / SET                |
| ▲      | UNDERGROUND ELECTRIC           |
| △      | OVERHEAD ELECTRIC              |
| ●      | POWER POLE                     |
| ▨      | ASPHALT PAVING                 |
| ▩      | GRAVEL/ROCK ROAD OR DRIVE      |
| T      | TRANSFORMER                    |
| PE     | POOL EQUIPMENT                 |
| ■      | COLUMN                         |
| AC     | AIR CONDITIONING               |
| ⊕      | FIRE HYDRANT                   |
| ○      | QES - QES                      |
| ○      | OHP - OHP                      |
| ○      | COVERED PORCH, DECK OR CARPORT |
| ○      | OVERHEAD ELECTRIC SERVICE      |
| ○      | OVERHEAD POWER LINE            |
| ○      | CHAIN LINK FENCE               |
| ○      | WOOD FENCE                     |
| ○      | 0.5" WIDE TYPICAL BARBED WIRE  |
| ○      | IRON FENCE                     |
| ○      | GUARD RAIL                     |
| ○      | CONCRETE PAVING                |

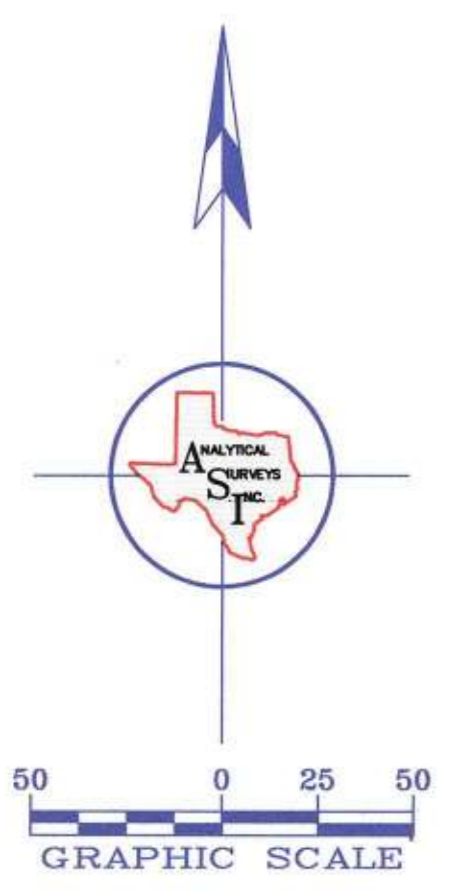
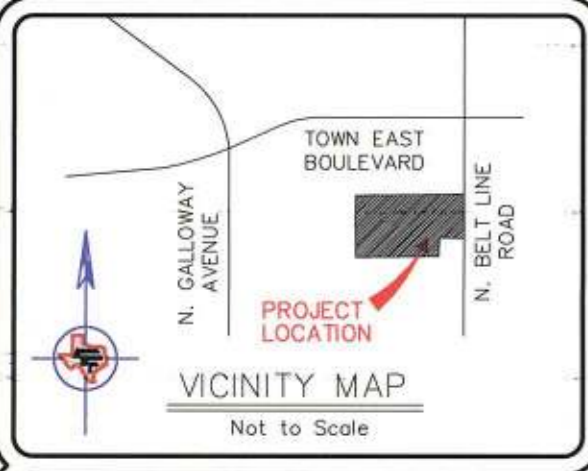
**C.B.G. Surveying, Inc.**  
12025 Shiloh Rd. Suite 230  
Dallas, Texas 75228  
P 214-349-9485 F 214-349-2216  
[www.cbgsurveying.com](http://www.cbgsurveying.com)

| SCALE     | DATE     | JOB NO.   | G.F. NO. | DRAWN |
|-----------|----------|-----------|----------|-------|
| 1" = 100' | 11/20/13 | 1307424-1 |          | JDJ   |

**TEXAS LAND TITLE SURVEY**  
S.A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1400  
CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS  
3217 BELTLINE ROAD



ALTA/ACSM LAND TITLE SURVEY



A. R. JONES &  
MILDRED JO JONES  
VOLUME 95140, PAGE 3935  
D.R.D.C.T.

**LEGAL DESCRIPTION**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE S.A. & M.G.R.R. COMPANY SURVEY, ABSTRACT NO. 1400, SUNNYVALE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ALFREDO ZEVALLOS AND JUANITA C. ZEVALLOS, RECORDED IN VOLUME 81252, PAGE 1551, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3963" FOUND IN THE WEST LINE OF N. BELT LINE ROAD, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WAYNE MARSHBURN AND MARTHA C. MARSHBURN, RECORDED IN VOLUME 2005094, PAGE 3125, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89°41'49" EAST, A DISTANCE OF 260.47 FEET TO A WROUGHT IRON FENCE POST FOUND AT THE NORTHWEST CORNER OF SAID MARSHBURN TRACT;

THENCE SOUTH 00°52'01" WEST, A DISTANCE OF 192.52 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3963" FOUND AT AN INTERIOR "ELL" CORNER OF SAID MARSHBURN TRACT;

THENCE SOUTH 89°26'04" WEST, PASSING AT A DISTANCE OF 185.67 FEET THE MOST WESTERLY NORTHWEST CORNER OF SAID MARSHBURN TRACT, SAME BEING THE NORTHEAST CORNER OF CREEKSIDE ADDITION - PHASE I, AN ADDITION TO THE CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99133, PAGE 37, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 865.25 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT AN INTERIOR "ELL" CORNER OF SAID CREEKSIDE ADDITION - PHASE I;

THENCE NORTH 00°23'35" WEST, PASSING AT A DISTANCE OF 303.34 FEET THE MOST NORTHERLY NORTHEAST CORNER OF SAID CREEKSIDE ADDITION - PHASE I, SAME BEING THE SOUTHEAST CORNER OF GLENWICK, PHASE TWO, AN ADDITION TO THE CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99124, PAGE 78, MAP RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 646.86 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3963" FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO A. R. JONES AND MILDRED JO JONES, RECORDED IN VOLUME 95140, PAGE 3935, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89°21'48" EAST, ALONG THE SOUTH LINE OF SAID JONES TRACT, A DISTANCE OF 1132.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN SAID WEST LINE OF N. BELT LINE ROAD;

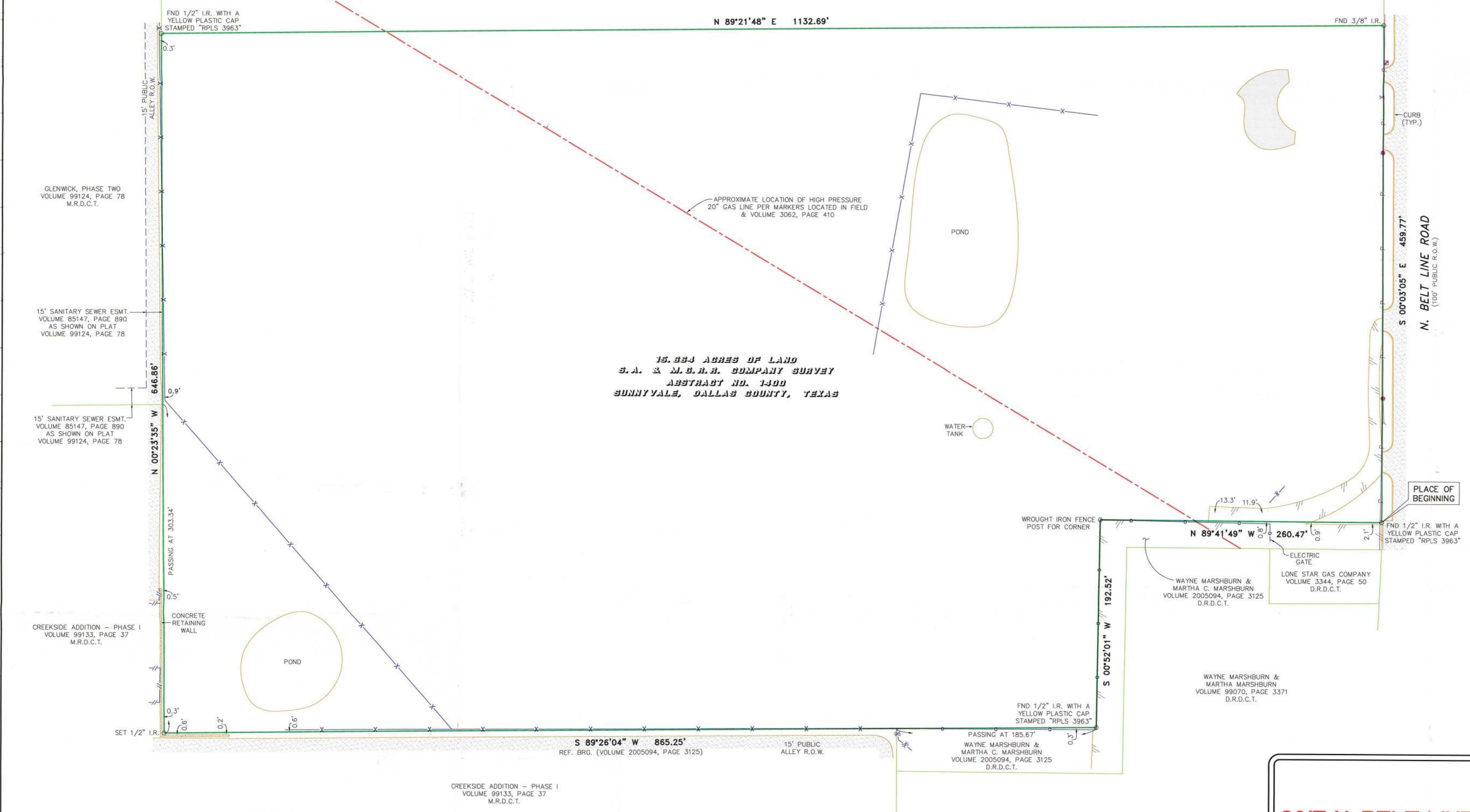
THENCE SOUTH 00°03'05" EAST, ALONG SAID WEST LINE OF N. BELT LINE ROAD, A DISTANCE OF 459.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.664 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE**

The undersigned hereby certifies to Dews Dell LLC, a Texas limited liability and Commerce Title that (a) this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), and 13 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified within; (b) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines (including a metes and bounds description) and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (c) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (d) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject property, including all observable evidence of water, sewer, gas and electric lines and mains; (e) the undersigned has received and examined a copy of Title Insurance Commitment No. 9001700 with an effective date of August 24, 2008, issued by Commerce Title, and of each instrument list therein, and this survey correctly shows the location of (1) each easement, right-of-way, servitude and other matter affecting title to the property which is reflected in such title commitment (or, if such matters cannot be located, the same has been stated on the survey) and (2) all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record (of which the undersigned has been advised) affecting the subject property according to the legal description in such easements and other matters (with instrument book and page number indicated); (f) except as shown, there are no visible (1) improvements, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts, (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, (3) encroachments onto the subject property by buildings, structures or other improvements on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property; (g) ingress and egress to and from the subject property is provided by N. Belt Line Road, a paved, dedicated public right-of-way; (h) except as shown, no part of the property is depicted in the 100-year flood plain on the Flood Insurance Rate Maps, Community Panel No. 480188 (3881), dated 08-23-01, such map panel covering the area in which the property is situated. Subject property is located in Zone "X", areas determined to be outside the 500-year flood plain.

John S. Turner  
R.P.L.S. #5310

15.664 ACRES OF LAND  
S.A. & M.G.R.R. COMPANY SURVEY  
ABSTRACT NO. 1400  
SUNNYVALE, DALLAS COUNTY, TEXAS



**LEGEND**

|  |                       |  |                     |
|--|-----------------------|--|---------------------|
|  | POWER POLE            |  | COVERED AREA        |
|  | GAS METER             |  | GRAVEL              |
|  | WATER METER           |  | EASEMENT LINE       |
|  | POWERLINE             |  | BRICK COLUMN        |
|  | OVERHEAD SERVICE LINE |  | TRANSFORMER AND PAD |
|  | WOOD FENCE            |  | ASPHALT SURFACE     |
|  | CHAIN LINK FENCE      |  | CONCRETE            |
|  | WROUGHT IRON FENCE    |  | GUY WIRE            |
|  | WIRE FENCE            |  | LIGHT POLE          |

**NOTES**

1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.

2) All boundary distances shown hereon are measured.

3) This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.

4) To the best of my knowledge and belief the easement to Texas Power & Light Company recorded in Volume 2183, Page 306 does not physically affect the subject property.

**3217 N. BELT LINE ROAD  
SUNNYVALE, TEXAS**

**Analytical Surveys, Inc.**  
"Registered Professional Land Surveyors"

707 Easy Street  
Garland, Texas 75042  
John S. Turner R.P.L.S. 5310  
www.analyticalinc.com

Job Number: 87799AL2-08  
G.F. Number: 9001700  
Certified to: DEWS DELL LLC

Date: 10-07-08  
Title Company: COMMERCE TITLE  
Drawn by: JY

"A professional company operating in your best interest"





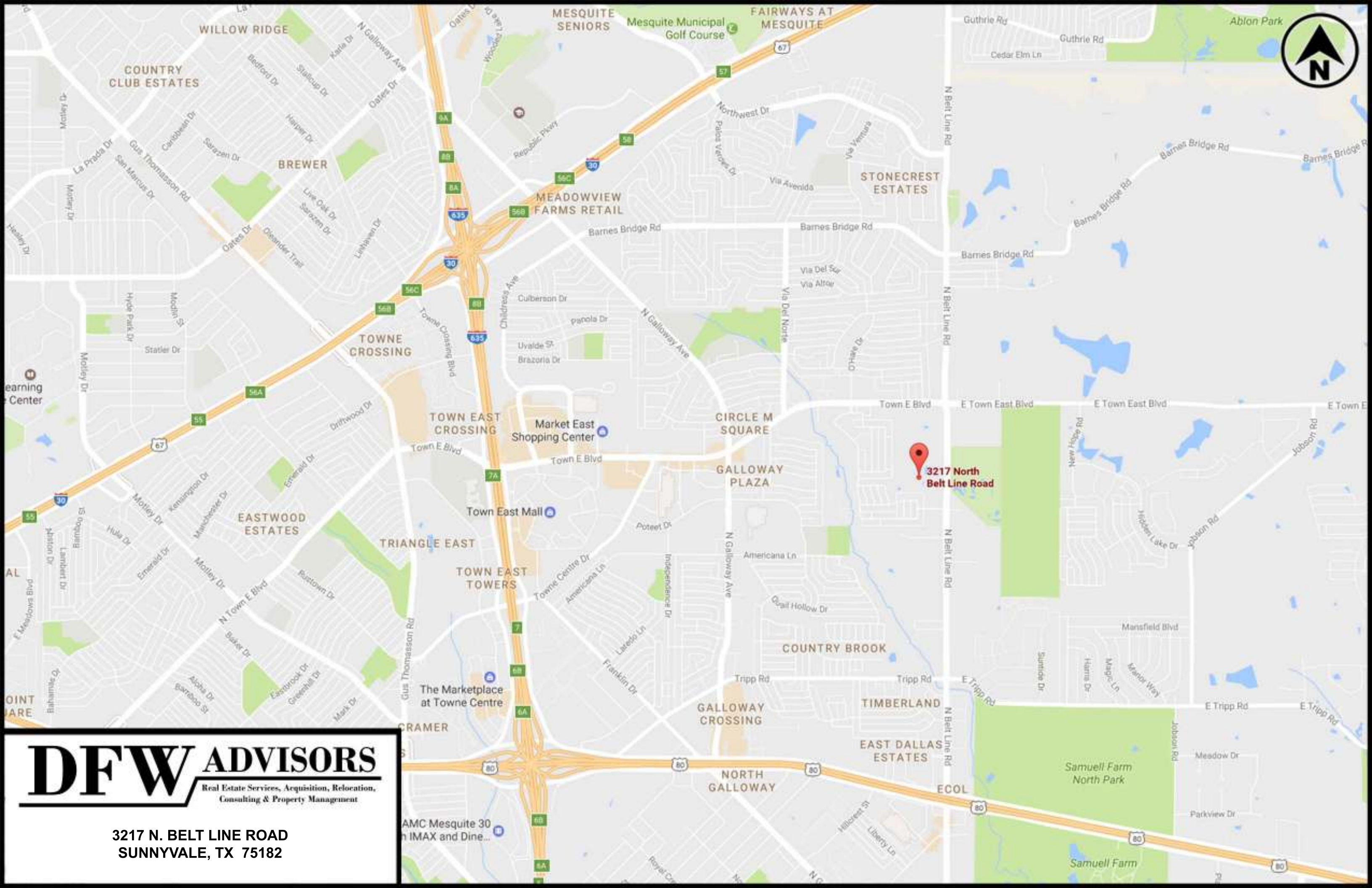
**SITE**

**DFW ADVISORS**  
Real Estate Services, Acquisition, Relocation,  
Consulting & Property Management

3217 N. BELT LINE ROAD  
SUNNYVALE, TX 75182







**3217 North  
Belt Line Road**

**DFW ADVISORS**  
Real Estate Services, Acquisition, Relocation,  
Consulting & Property Management

**3217 N. BELT LINE ROAD  
SUNNYVALE, TX 75182**



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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.

|   |             |       |                |
|---|-------------|-------|----------------|
| DFW Advisors Ltd. Co.   | 597374      |       | (214) 750-9898 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone          |

|                           |             |                 |                |
|---------------------------|-------------|-----------------|----------------|
| James L. Falvo            | 260787      | jfalvo@dfwa.net | (214) 750-9898 |
| 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 |
|------------------------------|-------------|-------|-------|

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)