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[venturedfw.com](http://venturedfw.com)

## 971 MATLOCK ROAD FOR SALE

MANSFIELD, TX

PARTNER **XTEAM**  
RETAIL ADVISORS

THEO THOMPSON, CCIM [TTHOMPSON@VENTUREDFW.COM](mailto:TTHOMPSON@VENTUREDFW.COM)  
AMANDA THROCKMORTON [ATHROCKMORTON@VENTUREDFW.COM](mailto:ATHROCKMORTON@VENTUREDFW.COM)

**LOCATION**

971 MATLOCK ROAD  
MANSFIELD, TX

**SIZE**

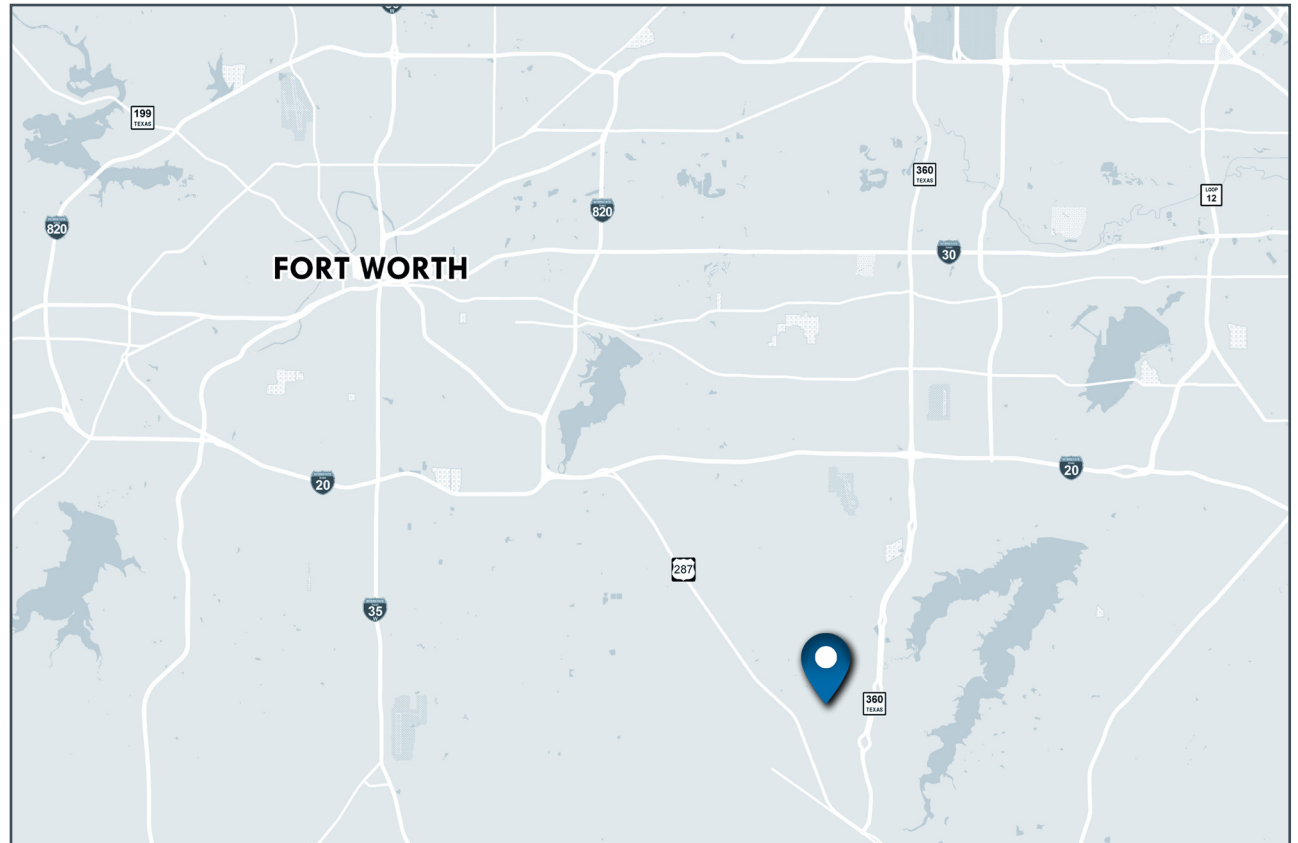
1.077 ACRES

**TRAFFIC COUNTS**

**MATLOCK ROAD**      **CANNON ROAD**  
13,597 VPD              7,776 VPD

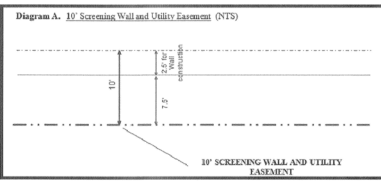
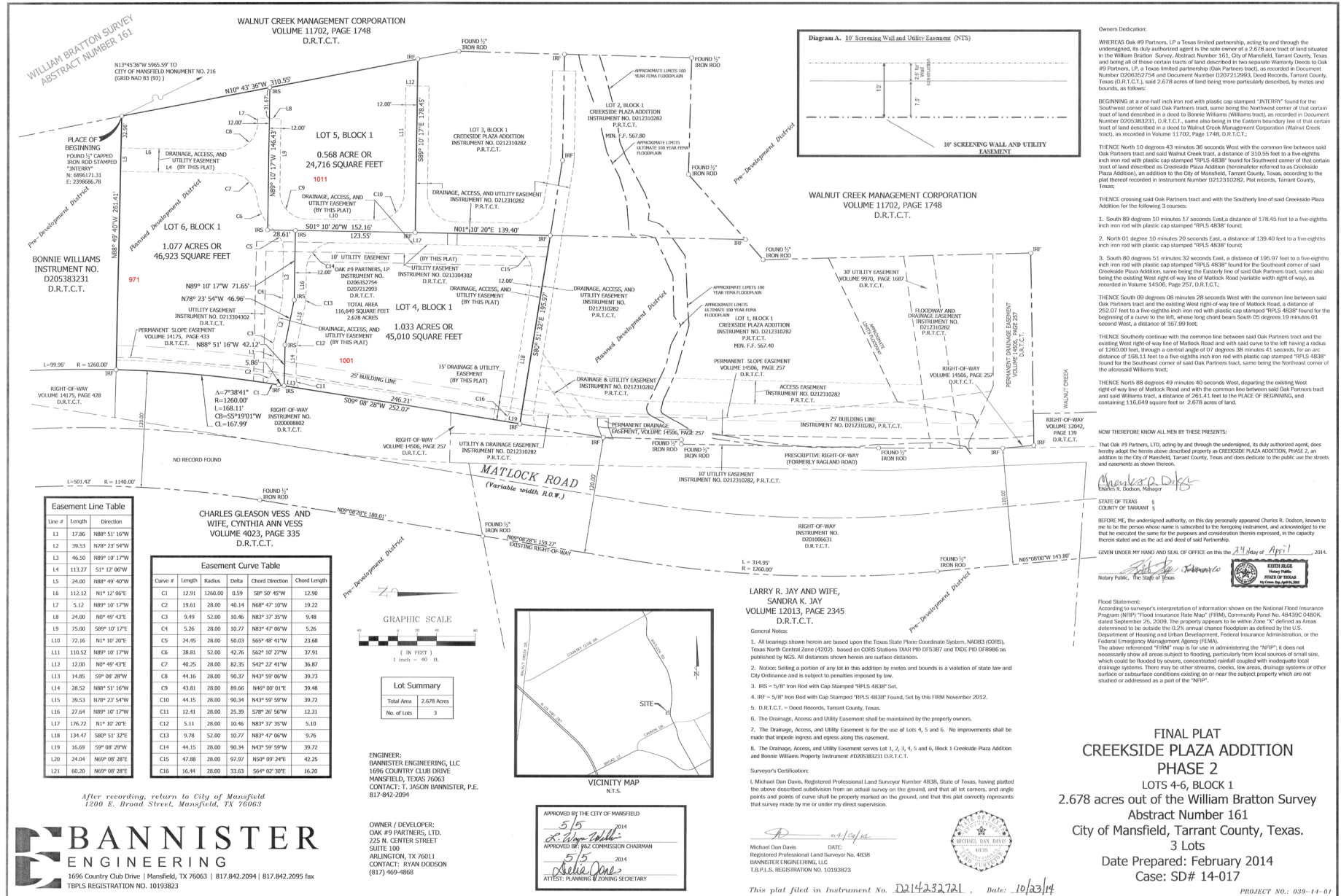
**PROPERTY HIGHLIGHTS**

- ★ 1/2 MILE FROM MANSFIELD METHODIST HOSPITAL
- ★ MEDICAL PARK SETTING
- ★ HIGH VISIBILITY



**2017 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,675	75,033	151,134
EST. DAYTIME POPULATION	2,877	25,742	38,394
EST. AVG. HH INCOME	\$160,795	\$109,385	\$104,759



**Owner's Declaration:**  
 WHEREAS Oak #9 Partners, LP a Texas limited partnership, acting by and through the undersigned, its duly authorized agent is the sole owner of a 2.678 acre tract of land situated in the William Bratton Survey, Abstract Number 161, City of Mansfield, Tarrant County, Texas and being all of those certain tracts of land described in two separate Warranty Deeds to Oak #9 Partners, LP, a Texas limited partnership (Oak Partners tract), as recorded in Document Number D205383231, D.R.T.C.T., same also being in the Eastern boundary line of that certain tract of land described in a deed to Walnut Creek Management Corporation (Walnut Creek tract), as recorded in Volume 11702, Page 1748, D.R.T.C.T.;

BEGINNING at a one-half inch iron rod with plastic cap stamped "INTERITY" found for the Southeast corner of said Oak Partners tract, same being the Northwest corner of that certain tract of land described in a deed to Bonnie Williams (Williams tract), as recorded in Document Number D205383231, D.R.T.C.T., same also being in the Eastern boundary line of that certain tract of land described in a deed to Walnut Creek Management Corporation (Walnut Creek tract), as recorded in Volume 11702, Page 1748, D.R.T.C.T.;

THENCE North 10 degrees 43 minutes 38 seconds West with the common line between said Oak Partners tract and said Walnut Creek tract, a distance of 310.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of that certain tract of land described as CreekSide Plaza Addition (hereinafter referred to as CreekSide Plaza Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D212310282, Plat records, Tarrant County, Texas;

THENCE crossing said Oak Partners tract and with the Southerly line of said CreekSide Plaza Addition for the following 3 courses:  
 1. South 89 degrees 10 minutes 17 seconds East, a distance of 178.45 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;  
 2. North 01 degree 10 minutes 20 seconds East, a distance of 139.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;  
 3. South 80 degrees 51 minutes 32 seconds East, a distance of 195.97 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said CreekSide Plaza Addition, same being the Eastern line of said Oak Partners tract, same also being the existing West right-of-way line of Matlock Road (variable width right-of-way), as recorded in Volume 14506, Page 257, D.R.T.C.T.;

THENCE South 09 degrees 08 minutes 28 seconds West with the common line between said Oak Partners tract and the existing West right-of-way line of Matlock Road, a distance of 252.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a curve to the left, whose long chord bears South 05 degrees 19 minutes 01 second West, a distance of 167.99 feet;

THENCE Southerly continue with the common line between said Oak Partners tract and the existing West right-of-way line of Matlock Road and with the common line between said Oak Partners tract and the existing West right-of-way line of Matlock Road and with said curve to the left having a radius of 1200.00 feet, through a central angle of 07 degrees 38 minutes 41 seconds, for an arc distance of 168.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Oak Partners tract, same being the Northeast corner of the aforesaid Williams tract;

THENCE North 89 degrees 40 minutes 40 seconds West, departing the existing West right-of-way line of Matlock Road and with the common line between said Oak Partners tract and said Williams tract, a distance of 283.41 feet to the PLACE OF BEGINNING, and containing 116,649 square feet or 2.678 acres of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**  
 That Oak #9 Partners, LP, acting by and through the undersigned, its duly authorized agent, does hereby acknowledge the herein above described property as CreekSide PLAZA ADDITION, PHASE 2, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

*Michael Dan Davis*  
 Michael R. Dodson, Manager  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 BEFORE ME, the undersigned authority, on this day personally appeared Charles B. Dodson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 24<sup>th</sup> day of April, 2014.  
 Notary Public, the State of Texas

**Flood Statement:**  
 According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Plan No. 48430C, CROKID, dated September 26, 2009, the property appears to be in Zone "X" defined as Areas determined to be outside the 0.2% annual chance floodplain as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency (FEMA).  
 The above referenced "FIRM" map is for use in administering the NFIP. It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not stated or addressed as a part of the "FIRM".

**Easement Line Table**

Line #	Length	Direction
L1	17.86	N88° 51' 16" W
L2	39.53	N78° 23' 54" W
L3	46.50	N89° 10' 17" W
L4	113.27	S1° 12' 06" W
L5	24.00	N88° 49' 40" W
L6	112.12	N1° 12' 06" E
L7	5.12	N89° 10' 17" W
L8	24.00	N0° 49' 43" E
L9	75.00	S89° 10' 17" E
L10	72.16	N1° 10' 20" E
L11	110.52	N89° 10' 17" W
L12	12.00	N0° 49' 43" E
L13	14.85	S9° 08' 29" W
L14	28.52	N88° 51' 16" W
L15	39.53	N78° 23' 54" W
L16	27.64	N89° 10' 17" W
L17	126.72	N1° 10' 20" E
L18	134.47	S80° 51' 32" E
L19	16.69	S9° 08' 29" W
L20	24.04	N69° 08' 28" E
L21	60.20	N69° 08' 28" E

**CHARLES GLEASON VESS AND WIFE, CYNTHIA ANN VESS**  
 VOLUME 4023, PAGE 335  
 D.R.T.C.T.

**Easement Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.91	1260.00	0.59	S8° 50' 45" W	12.90
C2	19.61	28.00	40.14	N68° 47' 10" W	19.22
C3	9.49	52.00	10.46	N83° 37' 35" W	9.48
C4	5.26	28.00	10.77	N83° 47' 06" W	5.26
C5	24.45	28.00	50.03	S65° 48' 41" W	23.68
C6	38.81	52.00	42.76	S62° 10' 27" W	37.91
C7	40.25	28.00	82.35	S42° 22' 41" W	36.87
C8	44.16	28.00	90.37	N43° 59' 06" W	39.73
C9	44.81	28.00	89.66	N40° 00' 01" E	39.48
C10	44.15	28.00	90.34	N43° 59' 59" W	39.72
C11	12.41	28.00	25.39	S78° 26' 56" W	12.31
C12	11.41	28.00	10.46	N83° 37' 35" W	5.10
C13	9.78	52.00	10.77	N83° 47' 06" W	9.76
C14	44.15	28.00	90.34	N43° 59' 59" W	39.72
C15	47.88	28.00	59.97	N09° 09' 24" E	42.25
C16	16.44	28.00	33.63	S64° 02' 30" E	16.20

**Lot Summary**

Total Area	2,678 Acres
No. of Lots	3

**ENGINEER:**  
 BANNISTER ENGINEERING, LLC  
 1696 COUNTRY CLUB DRIVE  
 MANSFIELD, TEXAS 76063  
 CONTACT: T. JASON BANNISTER, P.E.  
 817-842-2094

**OWNER / DEVELOPER:**  
 OAK #9 PARTNERS, LTD.  
 225 N. CENTER STREET  
 SUITE 100  
 ARLINGTON, TX 76011  
 CONTACT: RYAN DODSON  
 (817) 469-4868

APPROVED BY THE CITY OF MANSFIELD  
 5/5/2014  
 APPROVED BY THE COMMISSIONER CHAIRMAN  
 5/5/2014  
 ATTEST: PLANNING & ZONING SECRETARY

**LARRY R. JAY AND WIFE, SANDRA K. JAY**  
 VOLUME 12013, PAGE 2345  
 D.R.T.C.T.

**Notice:**  
 1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (COVRS), Texas North Central Zone (4202), based on COGS Stations TXAH PD 093817 and TXDE PD 098966 as published by NGS. All distances shown herein are surface distances.  
 2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.  
 3. IRS = 1/8" Iron Rod with Cap Stamped "RPLS 4838" Set.  
 4. IRF = 5/8" Iron Rod with Cap Stamped "RPLS 4838" Found, Set by this FIRM November 2012.  
 5. D.R.T.C.T. = Deed Records, Tarrant County, Texas.  
 6. The Drainage, Access, and Utility Easement shall be maintained by the property owners.  
 7. The Drainage, Access, and Utility Easement is for the use of Lots 4, 5 and 6. No improvements shall be made that impede ingress and egress along this easement.  
 8. The Drainage, Access, and Utility Easement serves Lot 1, 2, 3, 4, 5 and 6, Block 1 CreekSide Plaza Addition and Bonnie Williams Property Instrument D205383231 D.R.T.C.T.

**Surveyor's Certification:**  
 I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having plotted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

Michael Dan Davis, STATE  
 Registered Professional Land Surveyor No. 4838  
 BANNISTER ENGINEERING, LLC  
 T.B.P.L.S. REGISTRATION NO. 10193823

This plat filed in Instrument No. D214232721, Date: 10/23/14



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 AMANDA THROCKMORTON ATHROCKMORTON@VENTURED.FW.COM

**FINAL PLAT**  
**CREEKSIDE PLAZA ADDITION**  
**PHASE 2**  
 LOTS 4-6, BLOCK 1  
 2.678 acres out of the William Bratton Survey  
 Abstract Number 161  
 City of Mansfield, Tarrant County, Texas.  
 3 Lots  
 Date Prepared: February 2014  
 Case: SD# 14-017

PROJECT NO.: 039-14-01





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Dallas, TX 75225  
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**THEO THOMPSON, CCIM**  
Director of Client Relations  
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tthompson@venturedfw.com

**AMANDA THROCKMORTON**  
Assistant Vice President  
214.378.1212  
athrockmorton@venturedfw.com



## 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.*

**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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476647</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Theo Thompson</b>	<b>503986</b>	<b>tthompson@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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    - 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.

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Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton</b>	<b>649514</b>	<b>athrockmorton@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date