



REAL  
ESTATE

± 2,759 Sqft. | PLATTED LOT

3017 Hwy 214 | Enochs, TX

FOR SALE



REAL  
ESTATE

8700 Crownhill Blvd., Suite 407  
San Antonio, TX 78209  
(210) 290-9624 Phone  
[www.RTLRE.com](http://www.RTLRE.com)

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



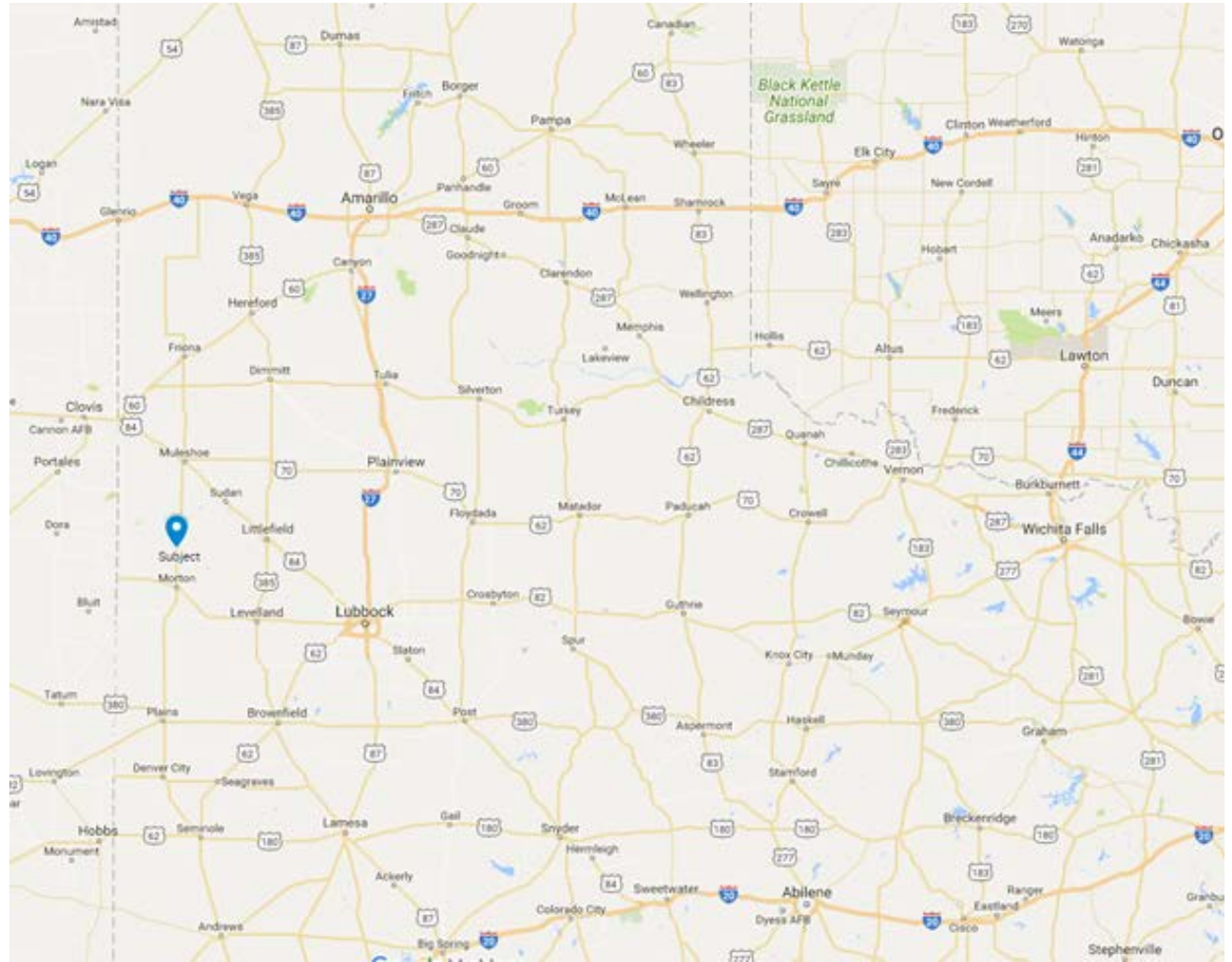
# Enochs, TX

## General Information

Enochs, TX is located in Bailey County in the Texas Panhandle, near the New Mexico border. The unincorporated community is 64 mile NW of Lubbock and 7 miles south of tourist destination Muleshoe National Wildlife Refuge.

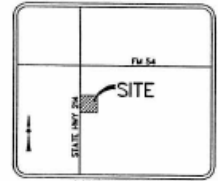
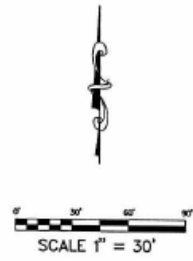
## Site Information

The Subject is a tract of land formerly owned by the United States Post Office situated in the heart of Enochs near the intersection of Stae Highway 214 and FM 54 with an average daily traffic count of 615 vehicles per day.



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**ENCROACHMENT STATEMENT**  
Observed no encroachments of line of survey.

**NOTES CORRESPONDING TO SCHEDULE B**  
This survey is based on a title report prepared by Albert Nelson Title Insurance Company, Garrettsville, OH, AHO-3366, with an effective date of September 28, 2018 of 5009 acs.  
Items not listed below are assumed the encroachment and/or are not matters or issues that pertain to this survey.

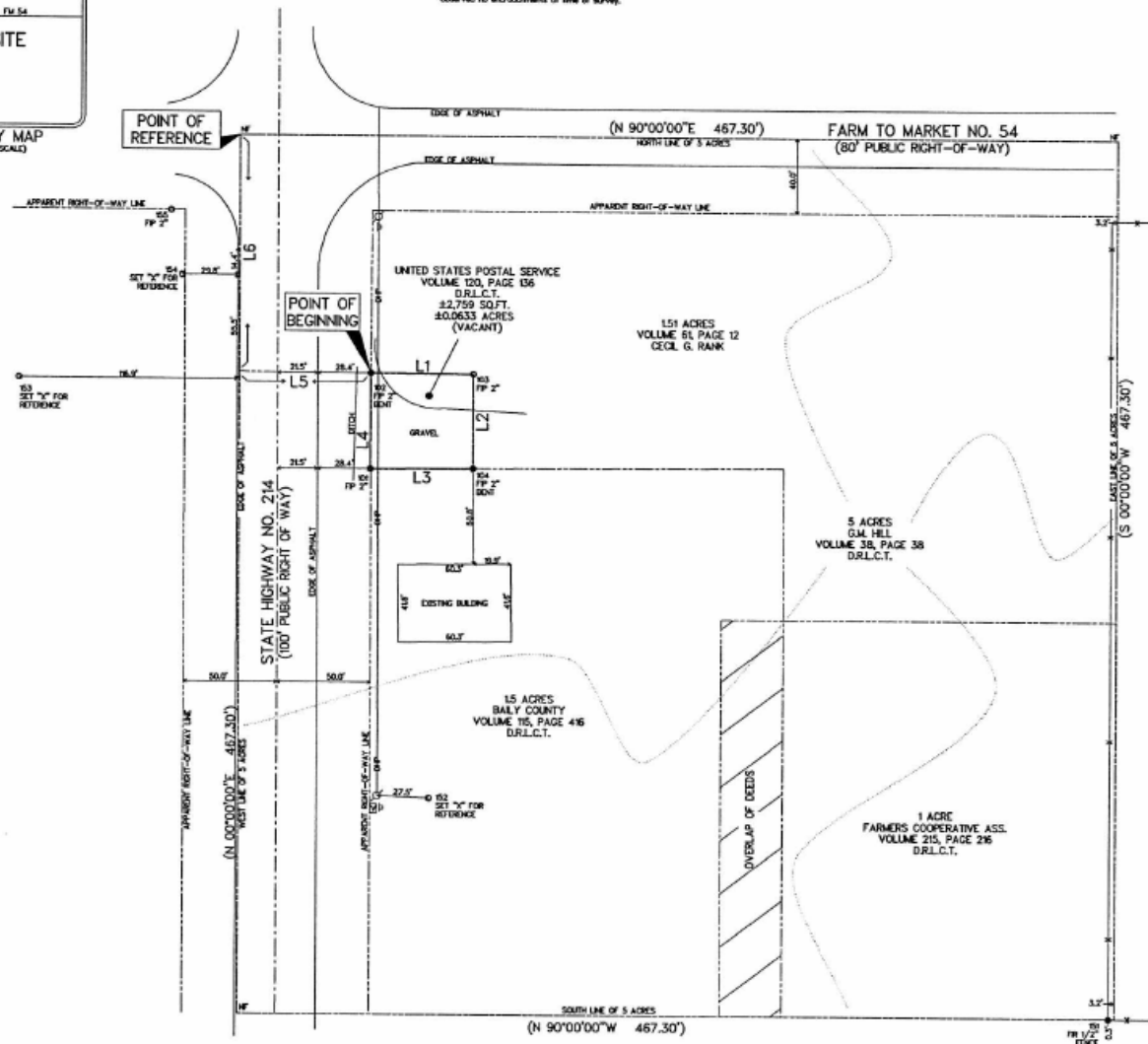
**ZONING NOTES**  
No zoning authority regarding zoning could be verified by phone or email during L.A.'s research.

- LEGEND**
- Found Iron Nail (FIN)
  - Found Iron Pipe (FIP)
  - "C" Set in Concrete
  - Found Iron Found
  - Utility Pole
  - Overhead Power Lines
  - Sign
  - Power Vault
  - Fence

- GENERAL NOTES**
1. All bearings and street right-of-ways are based on the Warranty Deed.
  2. Surveyor did not abstract properly. Survey based on legal descriptions supplied by title company. Comments, building lines, etc., shown are as identified by CF No. AHO-3366 of Albert Nelson Title Insurance Company.
  3. Nothing in this survey is intended to express an opinion regarding ownership or title.
  4. The word "party" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.
  5. Survey is verified for this transaction only.
  6. This survey is being provided solely for the use of the current parties and that no license has been exercised, express or implied, with the original transaction.
  7. There was no observable evidence of corner markers found at the time of this survey.
  8. In response to Table A Items 16, 17, and 18, there was no observable evidence of earth moving work, building construction or additions, no changes in right-of-way lines, recent street, sidewalk, construction or repairs and no observable evidence of site use as a solid waste dump, dump, or arbitrary lands.

**FLOOD NOTE:**  
By graphic plotting only, this property was found to be UNMAIPED\_4820CS. Before any development, planning, design, or construction is started, the community, city and county in which adjacent flood plain and floodway areas that will affect development.

**UTILITY NOTE**  
The visible utilities shown have been sketched from field survey information and/or provided drawings. The Surveyor makes no guarantee that the visible utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the visible utilities.



**SURVEYORS LEGAL DESCRIPTION**  
A tract of land out of the Northwest Five acres (NW 5A) of the Northwest Quarter (NW 1/4) of Section Twenty Four (24), League Number One Hundred Eight (108), Fisher County School Lands, Bally County, Texas and being the same tract of land described in a Warranty Deed as recorded in Volume 120, Page 136, of the Deed Records, Bally County, Texas, being more particularly described as follows:  
BEGINNING of a 2" iron pipe found for corner in the East R.O.W. line of State Highway No. 214 from whence the Northwest corner of Section No. 24, and the Northwest corner of a 2 1/2 acre tract of land described in Volume 38, Page 38, Deed Records of Bally County, Texas, bears S. 89° 38' 38" E. 54.71 feet to a 2" iron pipe found for corner at the back L. corner of a tract of land described in Volume 61, Page 12, Deed Records of Bally County, Texas;  
THENCE S. 89° 00' 00" E. 50.00 feet to a 2" iron pipe found for corner in the North line of a 200 feet by 250 feet tract of land described in Volume 105, Page 416, Deed Records of Bally County, Texas;  
THENCE S. 89° 33' 52" W. 54.88 feet to a 2" iron pipe found for corner in the East R.O.W. line of State Highway No. 214;  
THENCE N. 00° 14' 4" E. 50.68 feet along said R.O.W. line to the PLACE OF BEGINNING and containing 2,750 square feet or 0.0633 acres of land more or less.

**DEED LEGAL DESCRIPTION**  
A 50 foot by 50 foot tract of land out of the Northwest Five acres (NW 5A) of the Northwest Quarter (NW 1/4) of Section Twenty Four (24), League Number One Hundred Eight (108), Fisher County School Lands, Bally County, Texas, being more particularly described as follows:  
BEGINNING of a 2" iron pipe found in the East R.O.W. line of State Highway No. 214 (a 100 foot wide public right-of-way) from whence the Northwest corner of Section No. 24, and the Northwest corner of a 2 1/2 acre tract of land described in Volume 38, Page 38, Deed Records of Bally County, Texas, bears S. 89° 38' 38" E. 54.71 feet to a 2" iron pipe found for corner at the back L. corner of a tract of land described in Volume 61, Page 12, Deed Records of Bally County, Texas;  
THENCE S. 89° 33' 52" W. 54.88 feet to a 2" iron pipe set in the North line of a 200 feet by 200 feet tract of land described in Volume 105, Page 416, Deed Records of Bally County, Texas;  
THENCE S. 89° 00' 00" E. 50.00 feet to a 2" iron pipe set in the East R.O.W. line of State Highway No. 214;  
THENCE North 50.00 feet along said R.O.W. line to the place of beginning and containing 2,750 square feet.

**SURVEYOR CERTIFICATION**  
To United States Postal Service and Albert Nelson Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6, 8, 9, 10, 11, 14, 15, 17, 18, 19, 21 and 22 of Table A thereof. The field work was completed on September 21, 2018.

David M. Henderson  
Registered Professional Land Surveyor No. 4489  
in the State of Texas  
Exp. 08/31/2025  
Rev. No. 825025  
Drawn By: CC

Survey Performed By:  
Benchmark Group of Texas, Inc.  
809 E. Arapaho Road  
Richardson, TX 75081

**"ALTA/ACSM LAND TITLE SURVEY OF"**

A tract of land out of the Northwest Five acres (NW 5A) of the Northwest Quarter (NW 1/4) of Section Twenty Four (24), League Number One Hundred Eight (108), Fisher County School Lands, Bally County, Texas and being the same tract of land described in a Warranty Deed as recorded in Volume 120, Page 136, of the Deed Records, Bally County, Texas.

**LINE TABLE**

LINE #	BEARING (D)	DISTANCE (D)	BEARING (D)	DISTANCE (D)
1	S 89° 38' 38" E	54.71	N 89° 38' 38" W	54.71
2	S 89° 00' 00" E	50.00	S 89° 00' 00" E	50.00
3	S 89° 33' 52" W	54.88	S 89° 33' 52" W	54.88
4	N 00° 14' 4" E	50.68	N 00° 14' 4" E	50.68
5	S 89° 38' 38" E	54.71	S 89° 38' 38" E	54.71
6	N 00° 00' 00" E	467.30	N 00° 00' 00" E	467.30

**COORDINATE TABLE**

POINT #	NORTHING	EASTING	DESCRIPTION
101	1799.835	875.323	EXT. PIP
102	1840.200	875.323	"C" SET IN CON.
103	1840.200	875.323	"C" SET IN CON.
104	1799.835	875.323	"C" SET IN CON.
105	1840.200	875.323	1" IRON PIPE
106	1840.200	875.323	1" IRON PIPE
107	1840.200	875.323	1" IRON PIPE
108	1840.200	875.323	1" IRON PIPE
109	1840.200	875.323	1" IRON PIPE
110	1840.200	875.323	1" IRON PIPE



ADDRESS: 7000 East  
Crosby, Texas  
SITE NAME: USPS - Crosby Facility  
JOB NO: 18-585  
SCALE: 1" = 30'  
SHEET 1 OF 1

DATE: 09/21/2018  
BY: D.M.H.  
CHECKED BY: CC

**LANDCO, L.P.**  
1201 Richmond, Bldg. 105, Dallas, Texas 75202  
OFFICE (281) 556-4202 FAX (281) 556-9145  
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# 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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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