



2561 Billy Hext Road | Odessa, TX 79762

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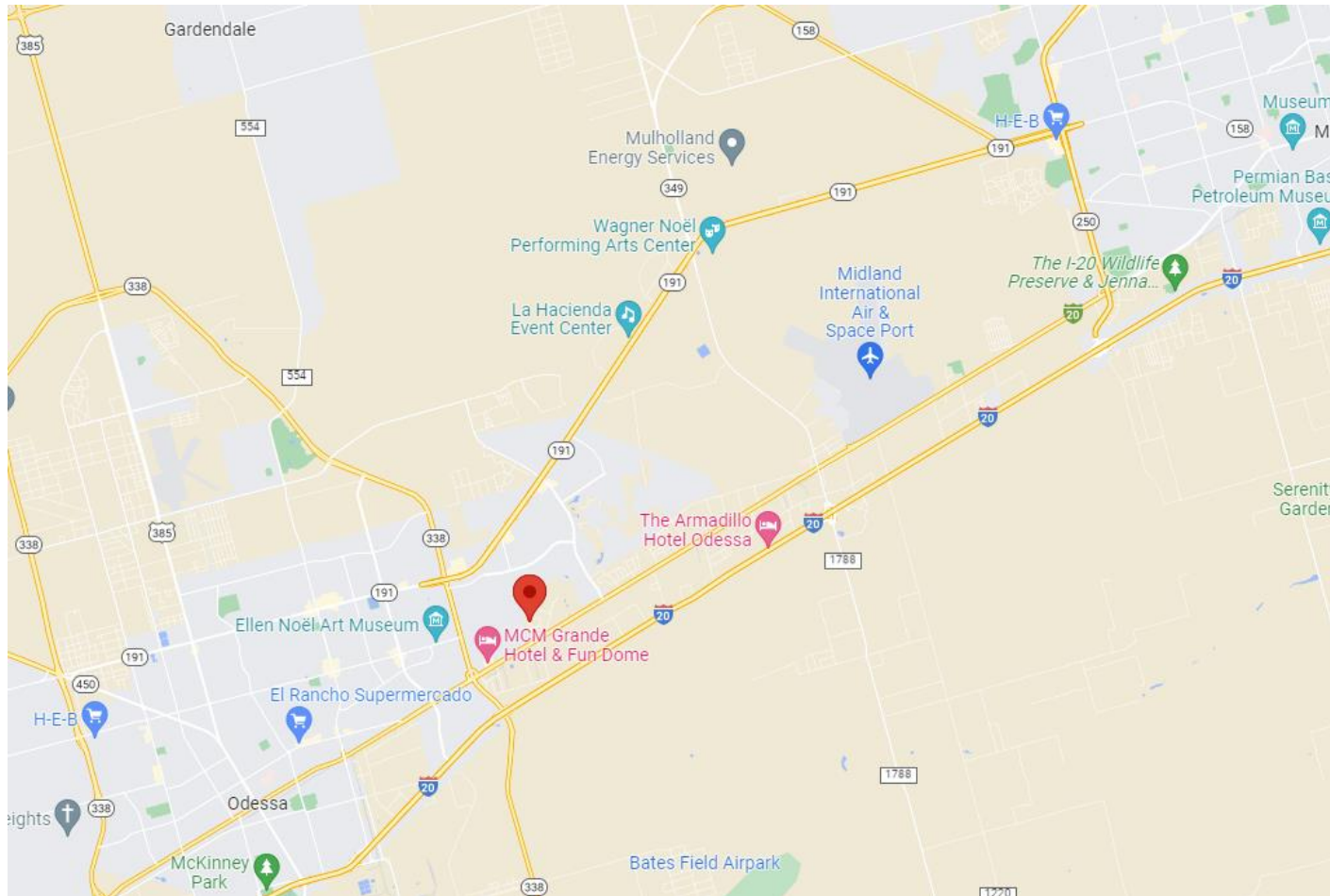
Executive Summary

This site includes 2.21 acres of undeveloped land.

FOR SALE

\$250,000

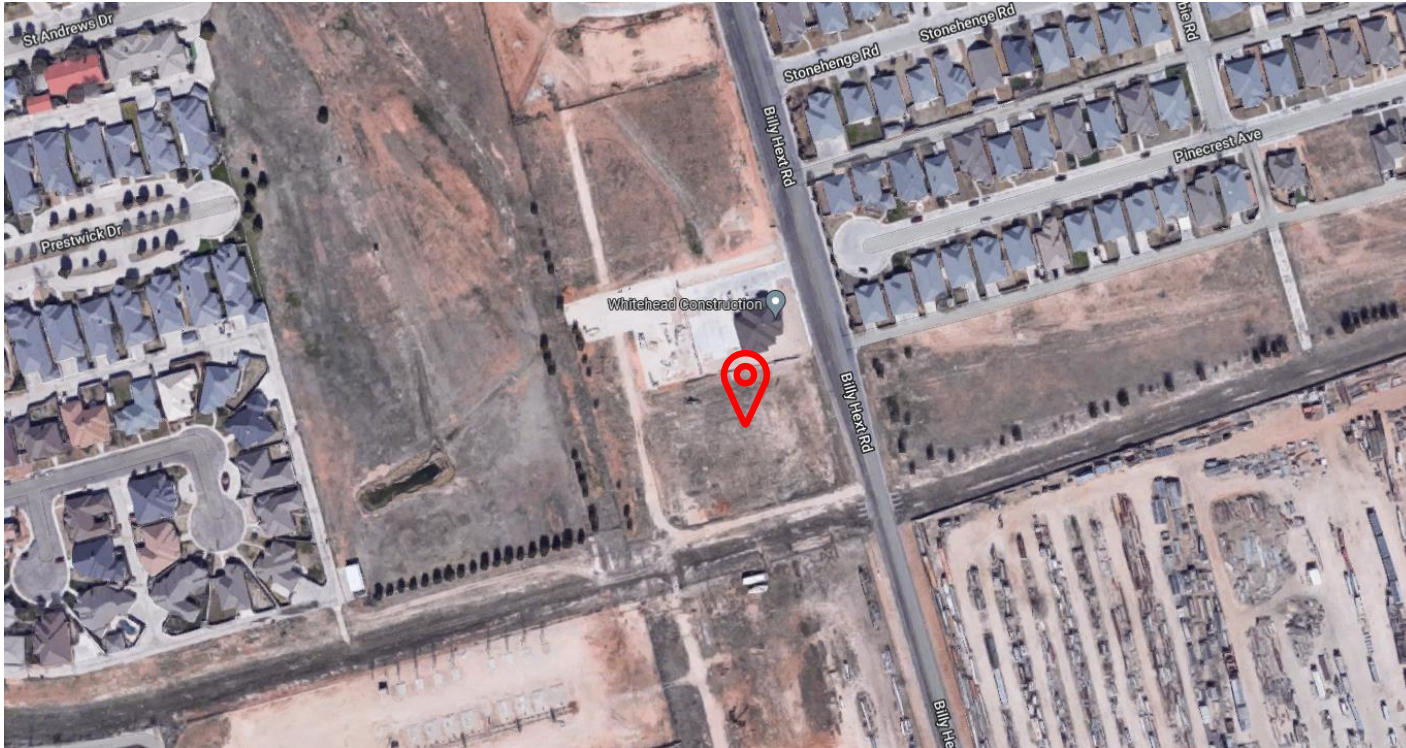
Map



2561 Billy Hext Road | Odessa, TX 79762

this **Realty**

Aerial View



2561 Billy Hext Road | Odessa, TX 79762

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Site Plan



S. W. HOWELL, INC

P. O. Box 22
Odessa, Texas, 79760
432-367-5711
swh@swhowell.com

MJRC, LLC

FIELD NOTES OF A 2.198 ACRE TRACT OF LAND OUT OF 13.01 ACRE TRACT OF LAND IN SECTION 16, BLOCK 41, T-2-S, T & P RY CO SURVEY, ECTOR COUNTY TEXAS.

BEGINNING at a ½" Iron rod with cap marked "JFL 2410", with Texas State Plane Coordinates, Zone 4203 N=10,656,889.11 E=1,686,825.26, in the north boundary line of a 90 foot wide drainage easement, recorded in Volume 756, Page 443, Deed Records Ector County, Texas and the southwest corner of a 13.01 acre tract, recorded in Volume 2139, Page 45, Official Public Records Ector County, Texas and of this tract;

THENCE N75°51'49"E, with the north boundary line of said 90 foot wide drainage easement, 368.17 feet, to a ½" iron rod with cap marked "JFL 2410", with Texas State Plane Coordinates, Zone 4203 N=10,656,979.03 E=1,687,182.28, in the west boundary line of Billy Hext Road (formerly known as Colorado Avenue) with an 80 foot Right of Way for the southeast corner of said 13.01 acre tract and of this tract;

THENCE N15°09'51"W, with the west boundary line of said Billy Hext Road, 234.3 feet, to a ½" iron rod with cap marked "HOWELL RPLS 280", for the southeast corner of a 3.6 acre tract and for the northeast corner of this tract;

THENCE S75°51'49"W, with the south boundary line of said 3.6 acre tract, 263.96 feet, to a ½" iron rod with cap marked "HOWELL RPLS 280", for the most southerly southwest corner of a 3.6 acre tract and an interior corner of this tract;

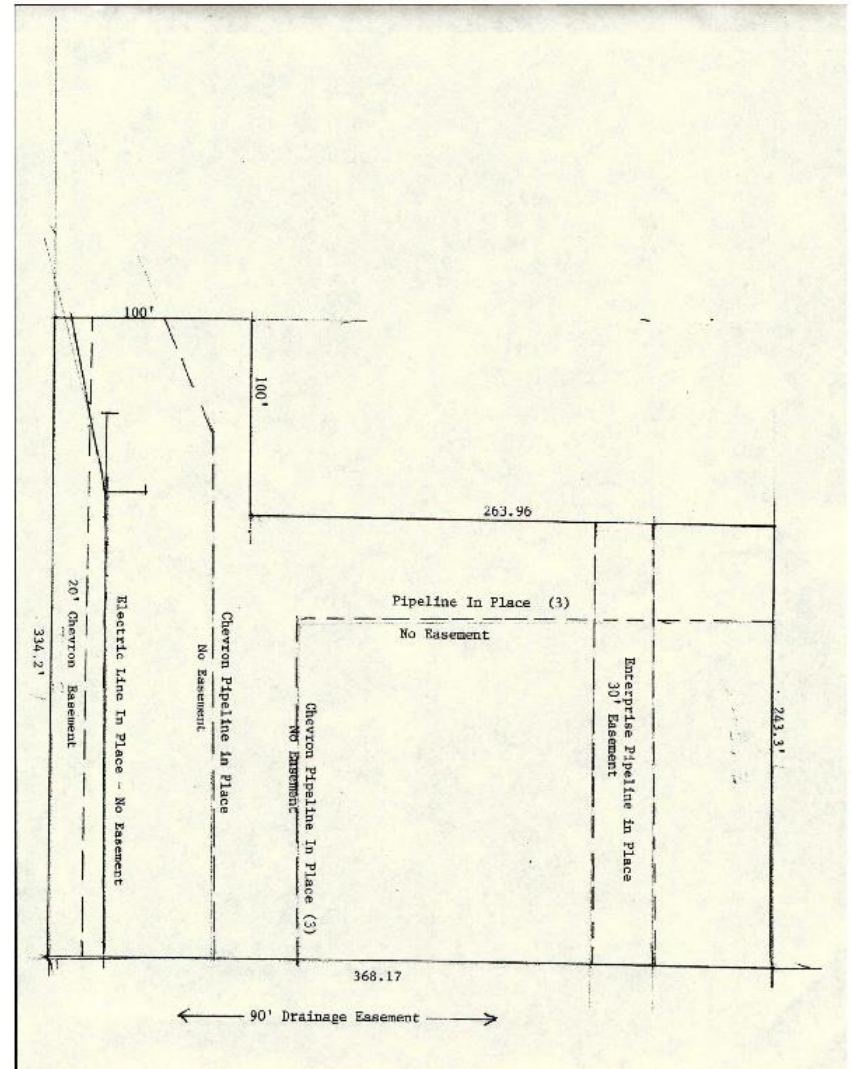
THENCE N14°08'11"W, with the west boundary line of said 3.6 acre tract, 100 feet, to a ½" iron rod with cap marked "HOWELL RPLS 280", for an interior corner of a 3.6 acre tract and the most northerly northwest corner of this tract;

THENCE S75°51'49"W, with the south boundary line of said 3.6 acre tract, 100 feet, to a ½" iron rod with cap marked "HOWELL RPLS 280", in the west boundary line of Section 16, Block 41, T-2-S, T & P Ry Co Survey, Ector County, Texas, for the southwest corner of a 3.6 acre tract and the northwest corner of this tract;

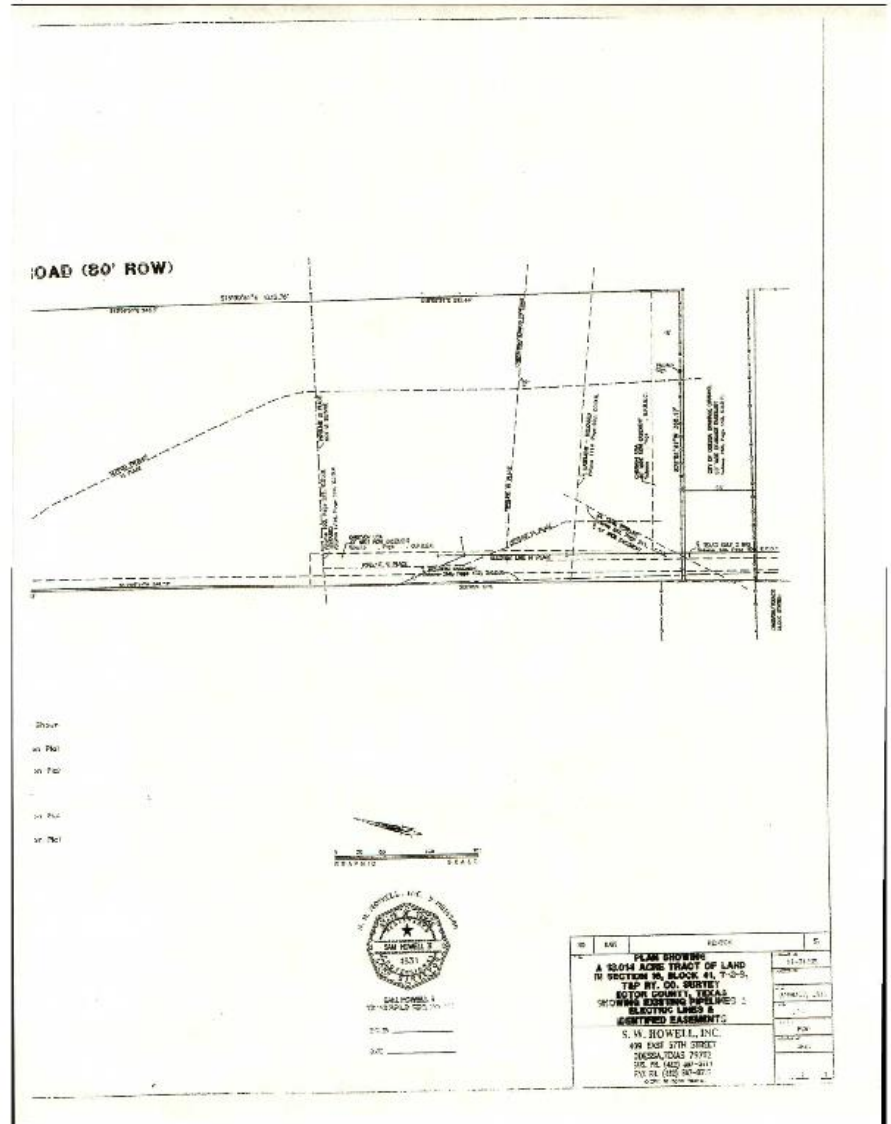
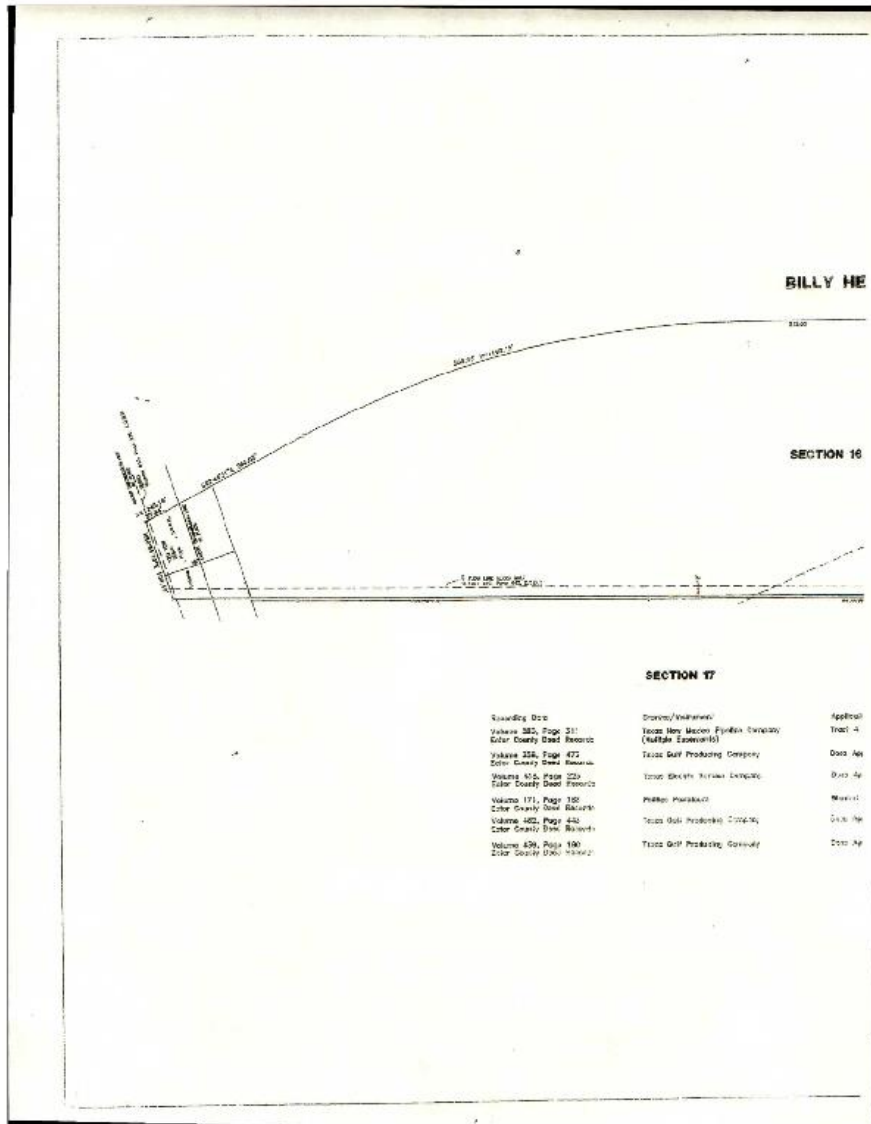
THENCE S14°09'11"E, with the west boundary line of said 13.01 acre tract and said Section 16, 334.3 feet to the point of beginning and containing 2.198 acres.

REMAINING LAND MJRC

NOTE: These field notes do not represent a survey made on the ground. They are based on the 13.01 acre tract, recorded in Volume 2139, Page 45, Official Public Records Ector County, Texas and field survey of the 3.6 acre tract, done by S.W. Howell, Inc. on December 10, 2012.



Site Plan



The Sign You've Seen Around Town is the Sign You've Come to Trust

thisRealty is a locally owned and operated real estate firm with a 40+ year history in West Texas. We are composed of seasoned realty agents that specialize in assisting our clients in buying, selling and leasing commercial real estate.

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

<u>Zero Five Two Two Eight Two, Inc</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>d/b/a thisRealty</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Winfred B House</u>	<u>296610</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Andy Luck</u>	<u>742547</u>	<u>andyluck@thisrealty.com</u>	<u>(432)528-4898</u>
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
IABS 1-0

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WB House

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Broker