

**FOR SALE**

**3.6698 ACRES  
RED OAK, TEXAS**

**PRESENTED BY:  
KELLY HARRIS**

**INFORMATION FURNISHED IS FROM SOURCES DEEMED  
RELIABLE BUT IS NOT GUARANTEED BY US AND IS SUBJECT TO  
CHANGE IN PRICE, CORRECTIONS, ERRORS AND OMISSIONS,  
PRIOR SALE OR WITHDRAWAL WITHOUT NOTICE.**

## **PROPERTY INFORMATION**

**LOCATION:** Adjacent to the northeast corner of FM 664 and Houston School Road. Approximately 1 mile east of I.H. 35 and .5 miles west of State Hwy. 342. See mapping enclosed.

**SIZE:** 3.6698 acres or 159,856.49 square feet.

**FRONTAGE:** FM 664: 529.52'.

**ZONING:** Currently zoned "AG" (agricultural district). Future land use plan indicates "PD" – Planned Development. To utilize the highest and best use of the property it will have to be rezoned through the City of Red Oak.

**UTILITIES:** 8" Rockett Water in Methodist Street to the west. 8" city sewer in FM 664 across from the subject property and at the intersection of Bow Creek Circle and Houston School Road.

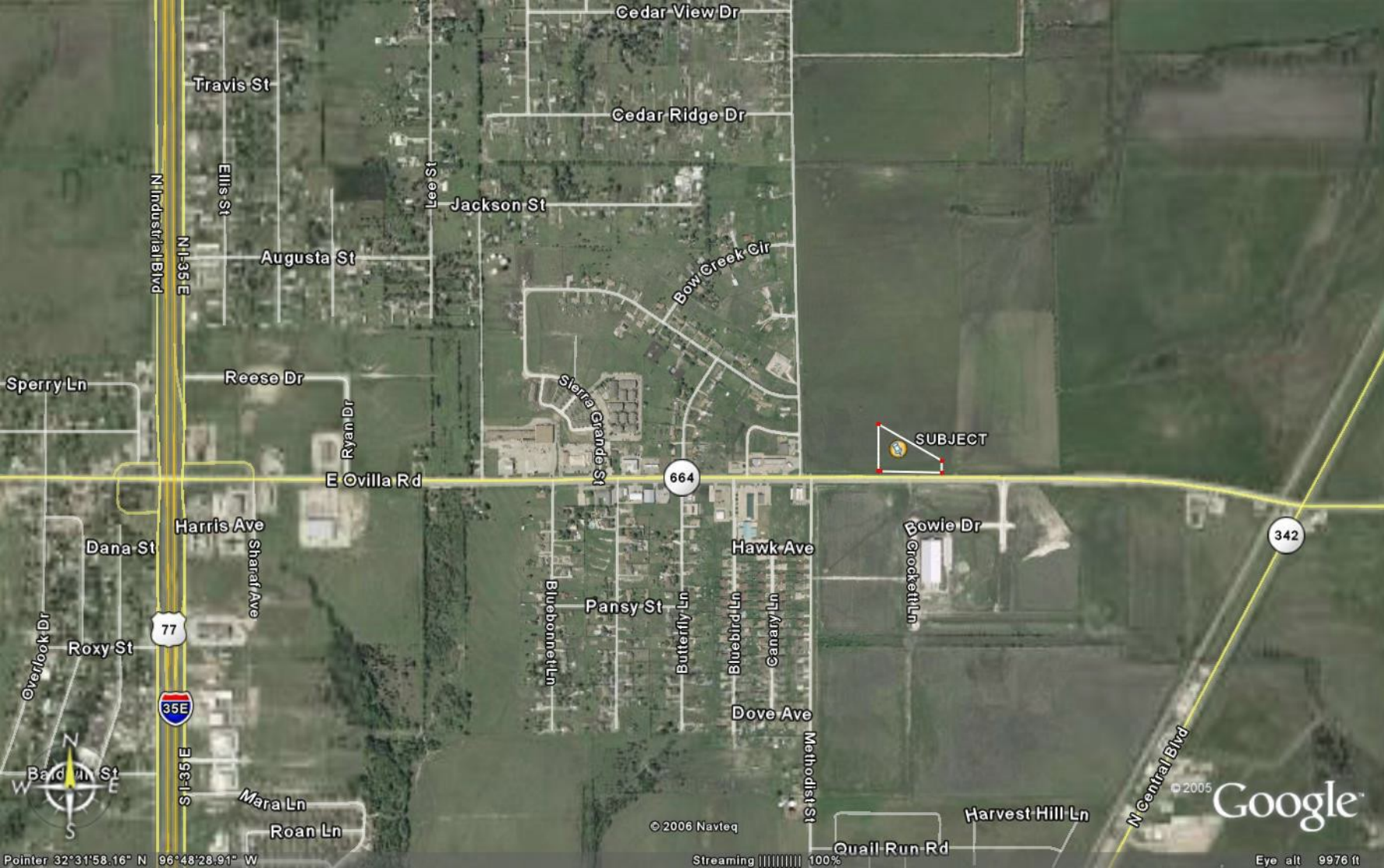
**TOPOGRAPHY:** The property appears to be well suited for development.

**PRICE:** \$4.00 per square foot. Owner will subdivide to pad site users at a price to be determined.

**CONTACT:** Kelly Harris (owner/broker) 214.926.7721.

**EMAIL:** [KHARCO@AOL.COM](mailto:KHARCO@AOL.COM)

**WEBSITE:** [WWW.KHARCO.COM](http://WWW.KHARCO.COM)



Cedar View Dr

Travis St

Cedar Ridge Dr

Ellis St

Lee St

Jackson St

Augusta St

Bow Creek Cir

N Industrial Blvd

N I-35 E

Reese Dr

Ryan Dr

Sierra Grande St

SUBJECT

E Ovilla Rd

664

342

Sperry Ln

Harris Ave

Bowie Dr

Dana St

Sharaf Ave

Hawk Ave

77

35E

Roxy St

Bluebonnet Ln

Pansy St

Butterfly Ln

Bluebird Ln

Canary Ln

Crockett Ln

Overlook Dr



Mara Ln

Roan Ln

Dove Ave

Methodist St

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N Central Blvd

Google

Pointer 32°31'58.16" N 96°48'28.91" W

Streaming 100%

Eye alt 9976 ft

Tract 5  
57.214 Acres

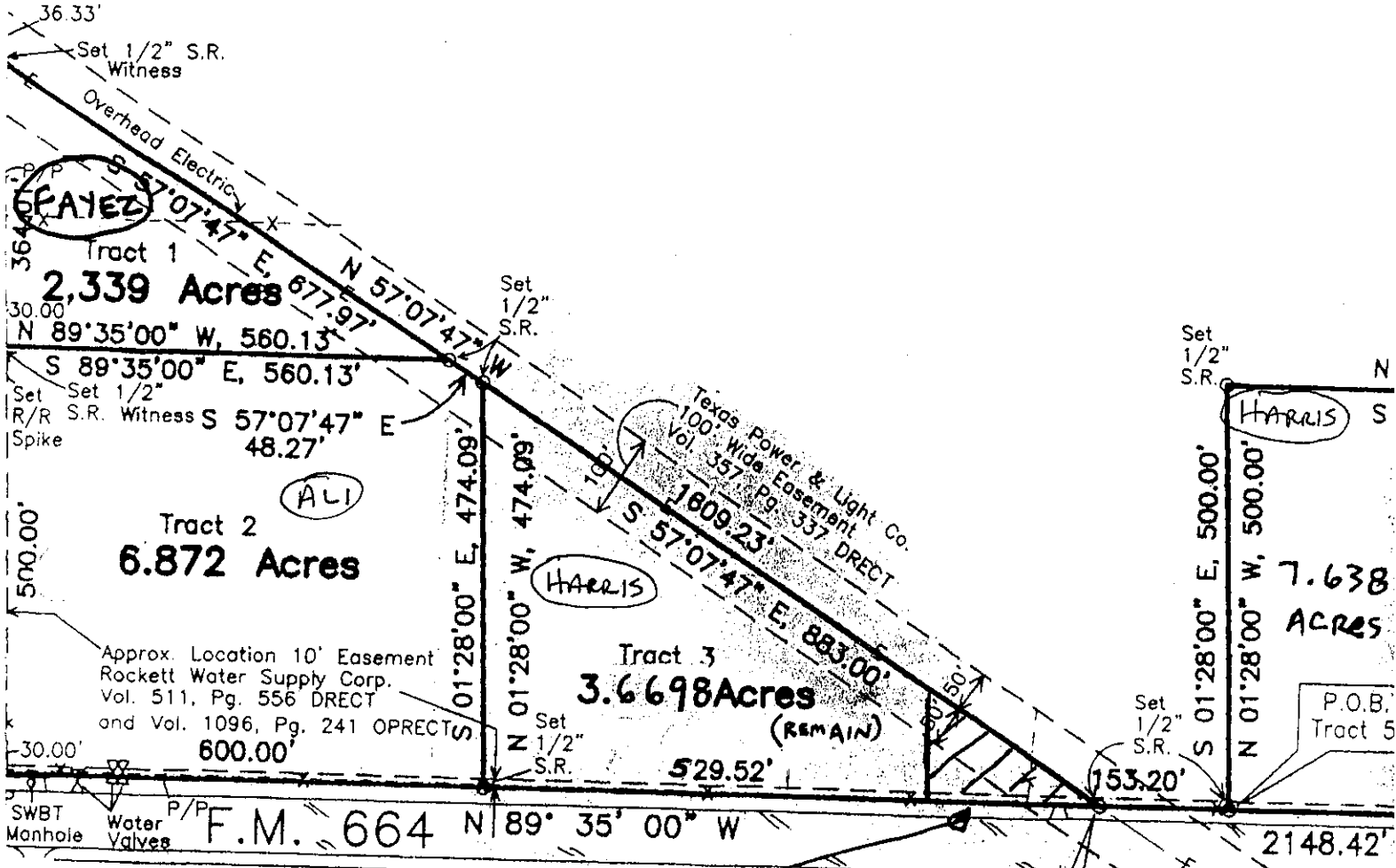


EXHIBIT "A"

FIELD NOTES

Tract 3

3.6698 AC. REMAIN

BEING all that certain lot, tract, or parcel of land situated in the JOHN SPOON SURVEY, ABSTRACT NO. 1014, Ellis County, Texas, and being a portion of the called 180 acre tract of land conveyed to Eleanor Marshall by deed recorded in Volume 816, Page 575 of the Deed Records of Ellis County, Texas (DRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set at the intersection of the north line of Farm to Market Road No. 664 (also known as Ovilla Road) with the approximate center line of a Texas Power and Light Company easement recorded in Volume 357, Page 337, DRECT for the southeast corner of this tract, said steel rod lies in the existing most southerly line of said Marshall Tract and bears N 89°35'00" W, 818.90 feet from the existing south southeast corner of the aforesaid tract;

THENCE N 89°35'00" W (Deed - Record Reference Bearing, 2148.7 feet), along the most southerly line of this tract, and the existing most southerly line of said Marshall Tract, and along the north line of F.M. 664, a distance of 729.52 feet to a 1/2" steel rod set for the southwest corner of this tract;

THENCE N 01°28'00" W, along the west line of this tract, a distance of 474.09 feet into said Marshall Tract to a 1/2" steel rod set for in the approximate center line of a Texas power and Light Company easement recorded in Volume 357, Page 337, DRECT;

THENCE S 57°07'47" E, along the northeast line of this tract, and along the approximate center line of said Easement, a distance of 883.00 feet to through said Marshall Tract to the POINT OF BEGINNING and containing approximately 3.96845 acres of land.

\* .29820 ACRES DONATED TO FIRST BAPTIST  
RED OAK FOR ACCESS OFF OVILLA RD.

EXHIBIT "A"

Houston Road, Inc.  
89.91 Acres  
Vol. 799, Pg. 385 DIRECT



Scale 1" = 200'

S 00° 49' 00" W 897.50'  
Edwards Sherry Survey A-1013  
Called 92.129 acres (First Tract)  
Vol. 648, Pg. 928 DIRECT

Alfred J. Parks Survey A-850

WAYNE  
BRASON  
912 217.4403  
Tract 6

100.415 Acres

John Spoon Survey A-1014

Nellie M. Cole  
Called 164.656 Acres  
Vol. 849, Pg. 904 DIRECT

FIRST BAPTIST  
(RED OAK)  
Tract 5  
57.214 Acres

Edward Sherry Survey A-1014

HARRIS  
Tract 2  
6.872 Acres

HARRIS  
Tract 3  
3.988 Acres

HARRIS  
Tract 4  
7.638 Acres

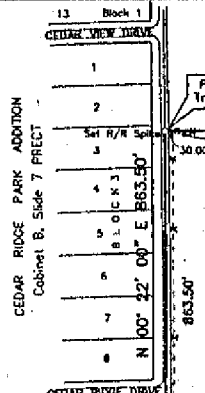
Nellie M. Cole  
Called 164.656 Acres  
Vol. 849, Pg. 904 DIRECT

Property

F.M. 664 N 89° 35' 00" W  
OVILLA ROAD

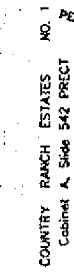
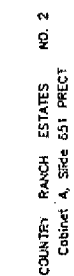
Mrs. W. F. Gleespie Estate  
c/o W. W. Marshall  
175.87 Acres

Benjamin E. Frazier Survey A-371



Jerry K. DeWolf  
Called 1.17 Acres  
Vol. 1029, Pg. 650  
DIRECT

Wayne Brason  
Called 4.0 Acres  
Vol. 718, Pg. 132  
DIRECT



LEGEND

○	Property Corner Symbol
△	Found
□	Steel Rod
⊙	Steel Pipe
⊕	Utility Easement
⊖	Utility Pole
⊗	Right of Way
⊘	Point of Beginning
⊙	Circle
⊚	Drainage Pipe
⊛	Spot Elevations