

FOR SALE

5,560 SF available at High Country Business Park in
Carrollton, Texas

4332 Marsh Ridge Road – 5560 SF



- Easy access to Dallas North Tollway and George Bush Turnpike
- Near Plano Presbyterian Hospital and Baylor Medical Center
- Located in a professionally managed Business Park
- Great for small to medium sized businesses
- Strong area demographics

[View Listing](#)



www.granberryproperties.com

Craig Godfrey

(972) 733-3333

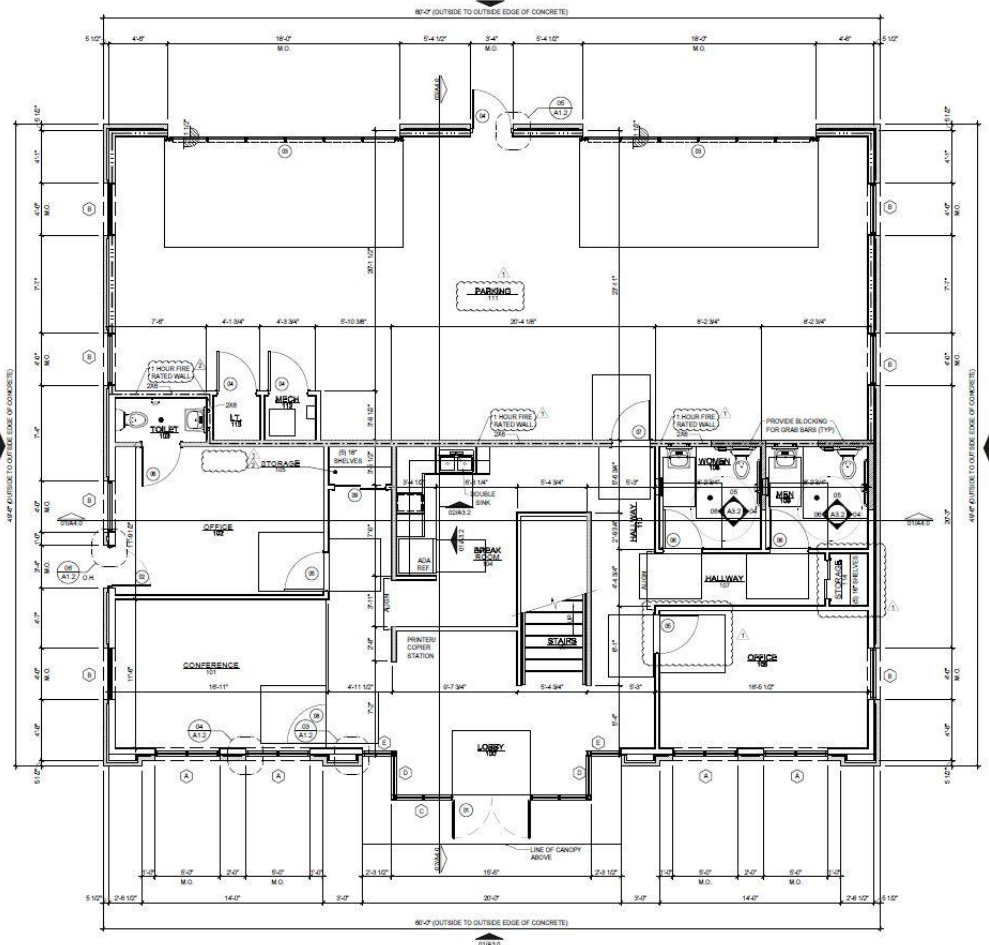
craig@granberryproperties.com

First Floor Plan

WALL LEGEND

- 2x4 WOOD STUD WALL WITH MOISTURE BARRIER ON 5/8" (TYPE X) EXTERIOR GYP SHEATHING OUTSIDE AND ONE LAYER 5/8" GYP BOARD ON INTERIOR AND KING SIZE BRICK VENEER OR T&G BRICK ON EXTERIOR WITH R-19 SPRAY FOAM INSULATION (INSTALLED PER MFPS RECOMMENDATIONS), (T&G, BEDDED, SANDED AND PAINTED PER THE FINISH PLAN)
- 2x6 OR 2x4 WOOD STUD WALL WITH 5/8" GYP BOARD EACH SIDE. RESISTOR WALLS TO RECEIVE FIBERGLASS SOUND ATTENUATING BATT INSULATION (INSTALLED PER MFPS RECOMMENDATIONS), (T&G, BEDDED, SANDED AND PAINTED PER THE FINISH PLAN)
- 2x6 OR 2x4 WOOD STUD LOAD BEARING WALL WITH 5/8" GYP BOARD EACH SIDE. RESISTOR WALLS TO RECEIVE FIBERGLASS SOUND ATTENUATING BATT INSULATOR (INSTALLED PER MFPS RECOMMENDATIONS), (T&G, BEDDED, SANDED AND PAINTED PER THE FINISH PLAN)

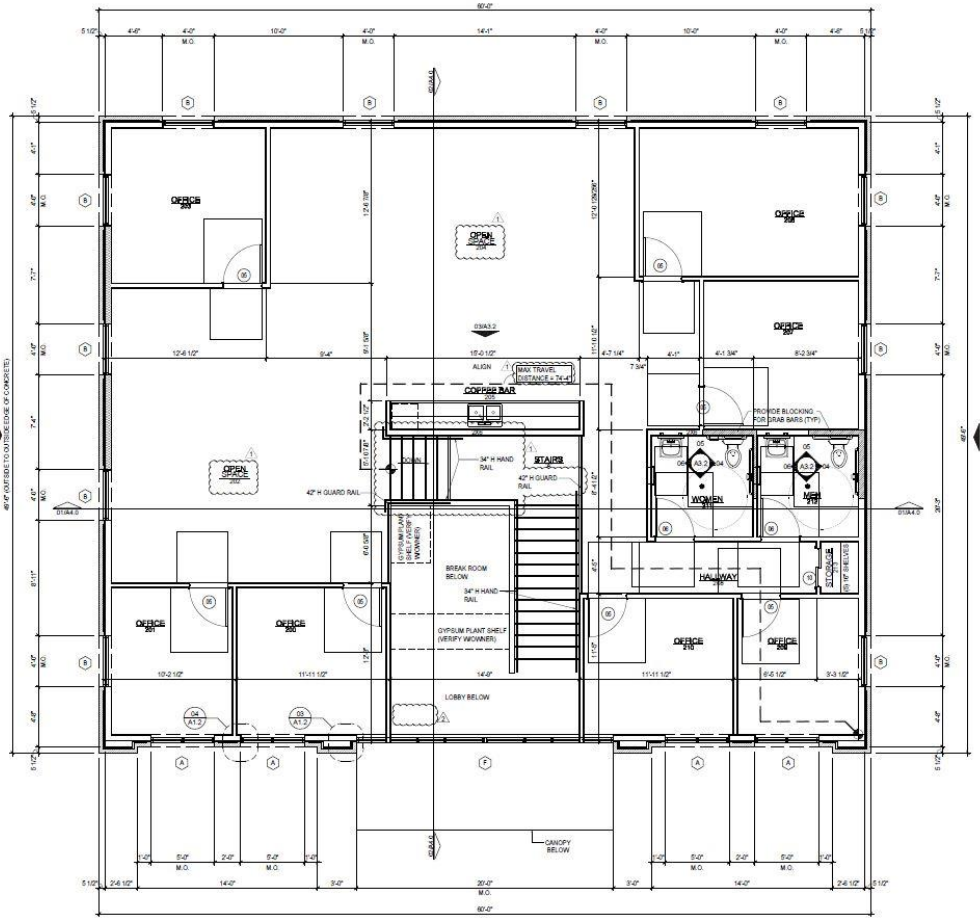
| SYMBOL | FIRE RATING | U.L. NUMBER/LEGACY REPORT NUMBER |
|----------|----------------------------|----------------------------------|
| (Symbol) | 1-HOUR RATED PARTITIONS | U.L. U006 |
| (Symbol) | 1-HOUR RATED EXTERIOR WALL | U.L. U066 |

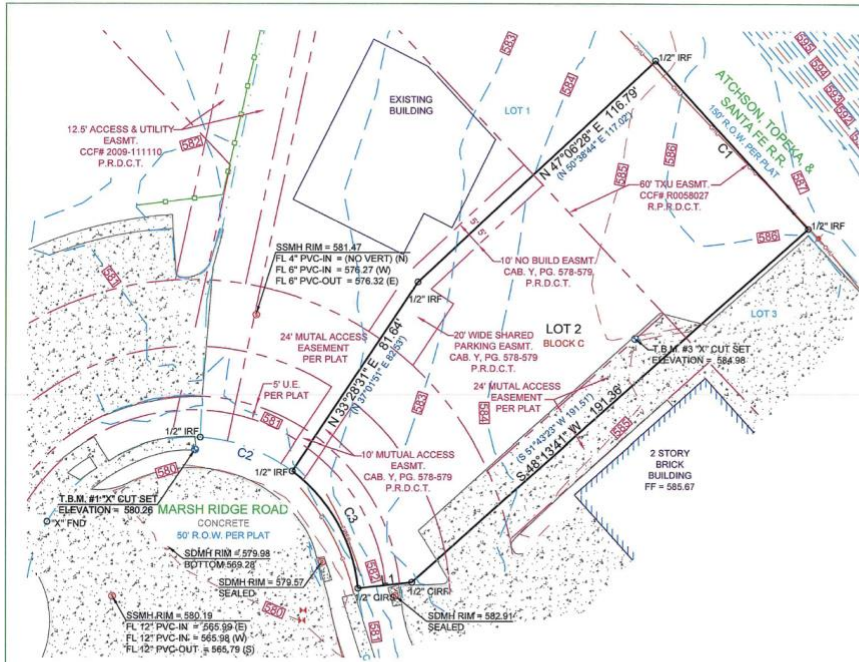


Second Floor Plan

WALL LEGEND

- 2x4 WOOD STUD WALL WITH MOISTURE BARRIER ON 5/8" (TYPE X) EXTERIOR GYP SHEATHING OUTSIDE AND ONE LAYER 5/8" GYP BOARD ON INTERIOR AND KING SIZE BRICK VENEER OR T&G BRICK ON EXTERIOR WITH R-19 SPRAY FOAM INSULATION (INSTALLED PER MFPS RECOMMENDATIONS), (T&G, BEDDED, SANDED AND PAINTED PER THE FINISH PLAN)
- 2x6 OR 2x4 WOOD STUD WALL WITH 5/8" GYP BOARD EACH SIDE. RESISTOR WALLS TO RECEIVE FIBERGLASS SOUND ATTENUATING BATT INSULATION (INSTALLED PER MFPS RECOMMENDATIONS), (T&G, BEDDED, SANDED AND PAINTED PER THE FINISH PLAN)
- 2x6 OR 2x4 WOOD STUD LOAD BEARING WALL WITH 5/8" GYP BOARD EACH SIDE. RESISTOR WALLS TO RECEIVE FIBERGLASS SOUND ATTENUATING BATT INSULATOR (INSTALLED PER MFPS RECOMMENDATIONS), (T&G, BEDDED, SANDED AND PAINTED PER THE FINISH PLAN)





| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 143.37 | 8011.18 | 1°01'14" | S 43°29'18" E | 142.73 |
| C2 | 35.86 | 46.00 | 34°14'26" | N 70°12'22" W | 36.33 |
| C3 | 48.72 | 66.00 | 47°29'17" | S 22°40'21" E | 46.32 |
| C4 | 61.69 | 82.78 | 31°48'52" | S 21°46'42" E | 50.88 |

SURVEYOR NOTES

1. This survey is certified to Chicago Title Company, Cross Development, High Country Estates, L.P. and is only valid for GF # CTP37-8000371600389-TR.
2. There are no visible encroachments or overlapping of improvements except as shown on this survey.
3. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
4. The approximate location of the gas pipeline as shown on this survey was derived from above ground observation along with the Texas Railroad Commissions GIS map. No excavation was performed on this site at the time of this survey. For the exact location of the gas pipeline call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the gas pipeline.
5. I have complied fully with the current provisions of the Texas Administrative Code, and the requirements of the City of Denton and County of Denton in Surveying and Mapping same.
6. This map is a true and correct representation of the exterior boundary of the lands surveyed and mapped to the best of my knowledge and belief.
7. Elevations are based on NAVD83, referenced to NAD83, 2011 adjustment.

1" = 30'

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.

Ernest Wooster
R.P.L.S. # 6509 **26 Jan 2017**
Date

LEGEND

- BOUNDARY MARKER
- ELECTRIC RISER
- TELEPHONE RISER
- BUILDING LINE
- UTILITY EASEMENT
- P.A.S. PRIVATE ACCESS EASEMENT
- BY IRON ROD FOUND
- GAPED IRON ROD FOUND
- RECORDED CALL
- IRON FENCE
- OVERHEAD ELECTRIC
- ASPHALT
- FIBER OPTIC LINE
- GAS LINE

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| JOB NUMBER | REVISION |
|------------|-----------|
| 16-12-83 | 1-26-2017 |
| DATE | DRAWN BY |
| 1-16-2017 | RZM |

LEGAL DESCRIPTION

This document represents an accurate on the ground survey of 4332 Marsh Ridge in the City of Carrollton, Denton County, Texas, on January 6, 2017. Being Lot 2, Block C, of High Country Business Park, Phase 3, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded in Cabinet Y, Page 578-579, Plat Records, Denton County, Texas.

FLOOD NOTE

This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Map dated April 18, 2011 and is located in Community Number 480167 as shown on Map Number 48121C0590G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Chicago Title Company with G.F. No. CTP37-8000371600389-TR as listed below:

(F.) Easement to Texas Utilities Electric Company filed on 8-21-1996 as recorded in County Clerk File Number 96-R0058027 D.R.D.C.T. Does affect as shown.

