

FOR SALE

6,328 SF available at High Country Business Park in
Carrollton, Texas

4336 Marsh Ridge Road – 6328 SF

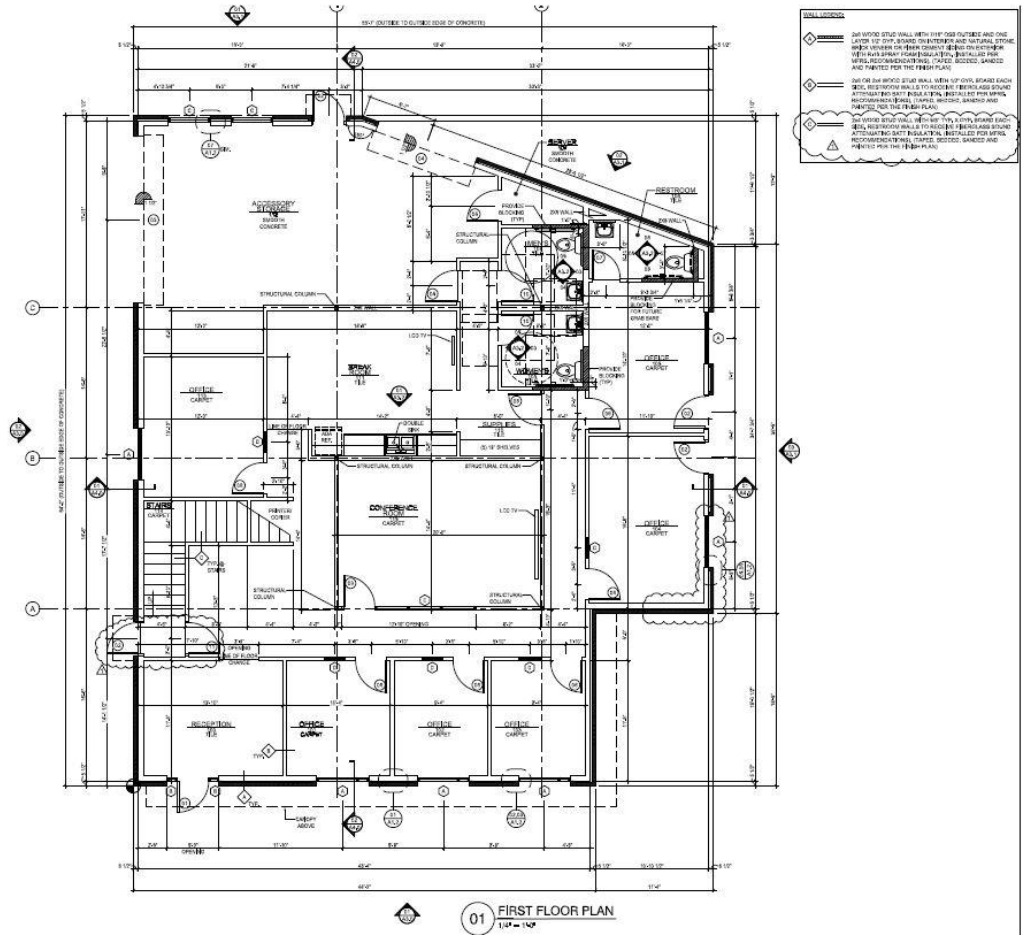


- Easy access to Dallas North Tollway and George Bush Turnpike
- Near Plano Presbyterian Hospital and Baylor Medical Center
- Located in a professionally managed Business Park
- Great for small to medium sized businesses
- Strong area demographics

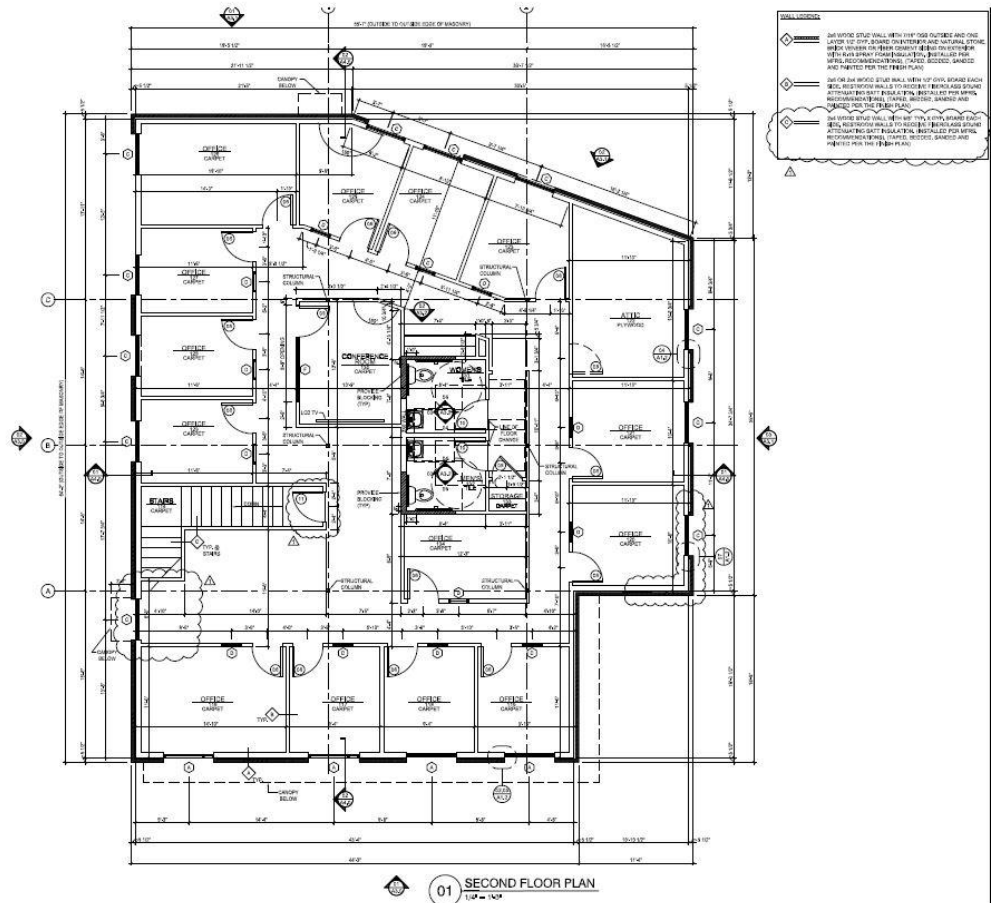
[View Listing](#)

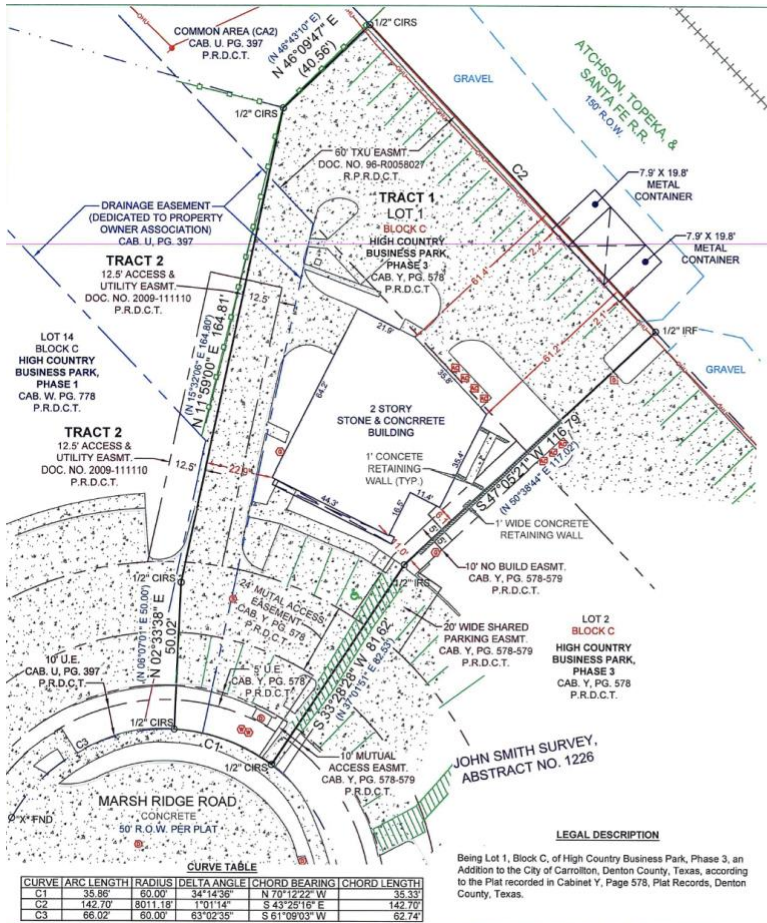


First Floor Plan



Second Floor Plan





SURVEYOR NOTES

- This survey is certified to Chicago Title Company, Landmark Bank, 4336 Marsh Ridge, LLC, and is only valid for G.F. No. 8000361801162.
- The bearings shown on this survey are based on GPS observations utilizing the Alterra RTK Network, NAD 83 (2011) Datum.
- Elevations shown on this survey are based on GPS observations utilizing the Alterra RTK Network, NAVD(83) Datum, (Geoid 12A)
- This document represents an accurate on the ground survey of 4336 Marsh Ridge in the City of Carrollton, Denton County, Texas, on December 19th, 2018.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Chicago Title Insurance Company with G.F. No. 8000361801162 as listed below:

- (h.) Mutual Access and Utility Easement Agreement
 Recording Date: September 16th, 2009
 Recording No.: Clerk's File No. 2009-111110, Real Property Records, Denton County, Texas.
 Affects as shown.
- (i.) Easements, building lines and other matters as shown or provided for on the Plat recorded in Cabinet W, Page 778, Plat Records, Denton County, Texas.
 Does not affect.
- (j.) Easements and rights incidental hereto, as granted in a document:
 Recording Date: October 31st, 1996
 Recording No.: Clerk's File No. 96-R0077833, Real Property Records, Denton County, Texas.
 Does not affect.
- (k.) Any easements or rights of way for existing utilities or other rights of way over those portions of said land lying within the public right of way abandoned by resolution or ordinance No. 3-53.
 Recording Date: July 15th, 1983
 Recording No.: Volume 1235, Page 994, Real Property Records, Denton County, Texas.
 Does affect. Not plottable.
- (l.) Any easements or rights of way for existing utilities or other rights of way over those portions of said land lying within the public right of way abandoned by resolution or ordinance No. 1-41.
 Recording Date: June 24th, 1991
 Recording No.: Volume 3003, Page 995, Real Property Records, Denton County, Texas.
 Does affect. Not plottable.
- (m.) Easements and rights incidental hereto, as granted in a document:
 Recording Date: December 4th, 2006
 Recording No.: Clerk's File No. 2006-146939, Real Property Records, Denton County, Texas.
 Does not affect.
- (n.) Easements and rights incidental hereto, as granted in a document:
 Recording Date: August 21st, 1996
 Recording No.: Clerk's File No. 96-R0058027, Real Property Records, Denton County, Texas; as affected by encroachment on easement recorded in Volume 5265, Page 6522, Real Property Records, Denton County, Texas.
 Affects as shown.
- (o.) Easements and rights incidental hereto, as granted in a document:
 Recording Date: August 5th, 2006
 Recording No.: Clerk's File No. 2006-97802, Real Property Records, Denton County, Texas;
 Does not affect.

FLOOD NOTE
 This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 16, 2011 and is located in Community Number 480157 as shown on Map Number 43121C0560C. 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.

N

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.

Matthew Raabe
 Matthew Raabe
 R.P.L.S. # 6402
 Date: 2-26-18

LEGEND

- ⊗ GAS METER
- ⊗ AIR CONDITIONER
- ⊗ DRAINAGE INLET
- ⊗ SANITARY SEWER MAN HOLE
- ⊗ STORM DRAIN MAN HOLE
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ IRON ROD FOUND
- ⊗ CAPPED IRON ROD STAMPED "EAGLE SURVEYING" SET
- () RECORDED CALL
- IRON FENCE
- OVER-HEAD ELECTRIC
- +++++ RAILROAD TRACKS

EAGLE SURVEYING
 210 South Elm Street
 Suite: 104
 Denton, TX 76201
 (940) 222-3009
 www.eaglesurveying.com
 TX Firm # 10194177

JOB NUMBER	REVISION
16-05-68-05	-
DATE	DRAWN BY
12/26/2018	RZM/CF

