

## **GARDEN CITY**

- **Size of Property:**
  - App. 105 acres.
- **Property Location (See Addendums A & B):**
  - Van Zandt County: North side of I-20, one mile west of Hwy. 47.
  - App. seven miles south of Wills Point.
  - App. 14 miles west of Canton.
  - App. 13 miles east of Terrell.
  - App. 36 miles east of Loop 635.
- **Improvements:**
  - The Garden City Portions of Property (app. 71 acres) was platted and developed for app. 160 manufactured home and RV sites in 1980's. However, Owner did not complete project and homes were never "built".
  - Note: Block C, Lots 9 & 10 of GC #1, Lot 7A, Block G of GC #2 and Lots 1-13, Block H (and Buffer Zone to East) of GC #2 are not owned by G.C.P.
  - Six inch water main line to Development and water taps to the app. 160 sites. McAbee Water Company maintains 6" line to property. Water lines within Garden Cities are responsibility of Owner and condition is unknown.
  - Sewer plant built in 1980's in disrepair. Sewer lines to sites are in place and condition is unknown.
  - Overhead electric and telephone are on-site.
  - Asphalt roads built in 1980's in disrepair.