

FOR SALE
5.019 ACRES
COMMERCIAL / RETAIL LAND
Lancaster, Texas

SELLER FINANCING AVAILABLE

- LOCATION:** The subject property is located on the south side of Pleasant Run Road, approximately $\frac{3}{4}$ of a mile east of Interstate-35E in Lancaster.
- SIZE:** 5.019 Acres (Will Divide)
- FRONTAGE:** Pleasant Run Rd. – 730.73 ft.
Glendover Dr. – 299.34 ft.
- ZONED:** A-O (Agricultural Open)
- UTILITIES:** All utilities are available.
- PRICE:** \$655,882.92; \$3.00 Per S.F.
- COMMENTS:** Excellent visibility. Great property for retail and commercial uses.

FOR MORE INFORMATION

Call

JOE RUST COMPANY

Lance Rust

469-337-4627

5 ac-Pleasant Run-Lancaster-fs.doc

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

Wintergreen Rd.

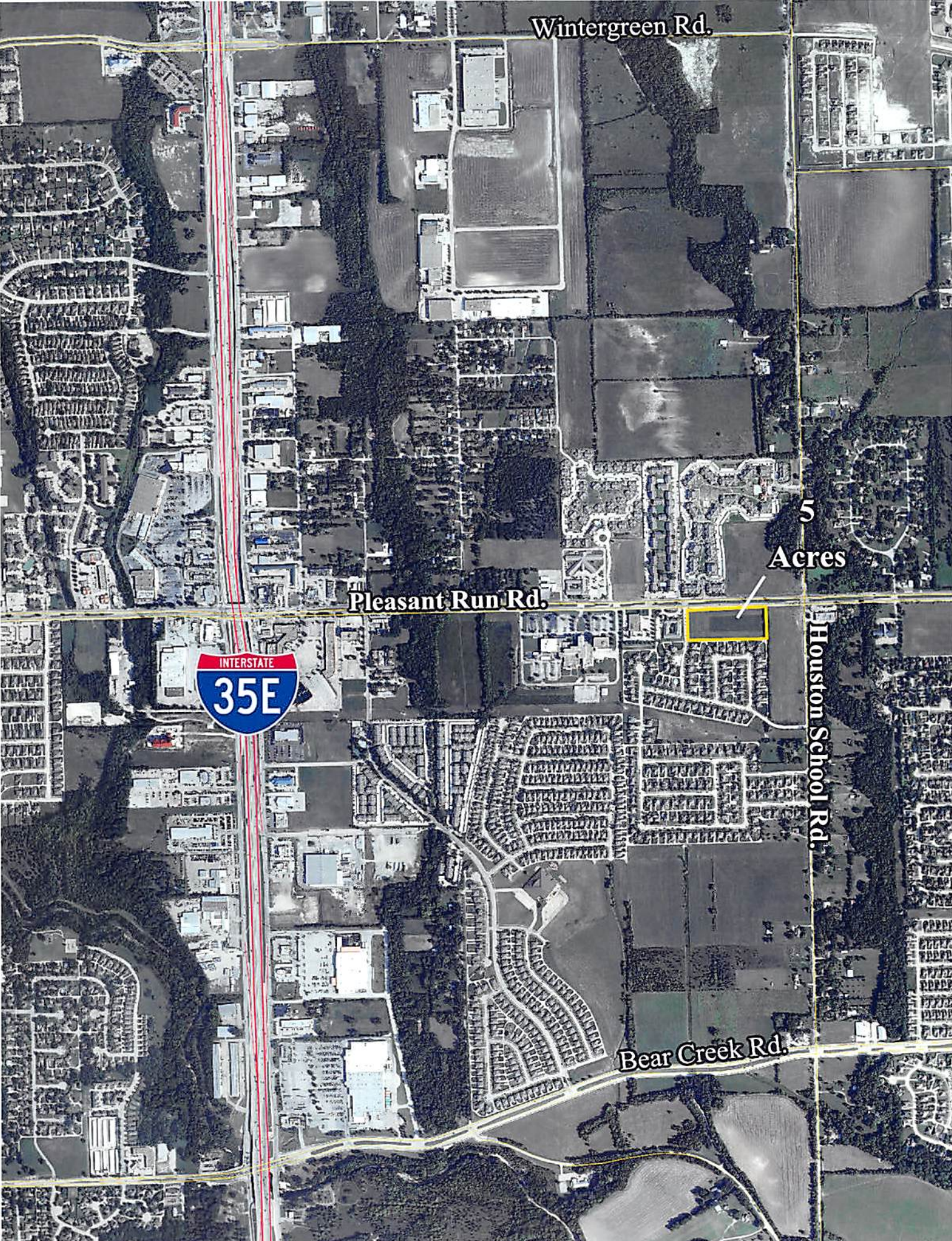
5
Acres

Pleasant Run Rd.



Houston School Rd.

Bear Creek Rd.



5 ACRES - LANCASTER



REVISIONS	BY



Scale 1" = 50'

100' R.O.W.

CONCRETE

PLEASANT RUN ROAD

CONCRETE

S 89° 56' 00" E 730.73'

FND 1/2" S.R. P.O.B.

SET 1/2" S.R.

STONE WALL

CONCRETE
GLENDOVER DRIVE

N 00° 04' 00" E 299.34'

FENCE

60' R.O.W.

STERLING

5.019 ACRES

S 00° 12' 00" W 299.34'

JONATHAN ALLEN
8.208 ACRE

SET 1/2" S.R.

N 89° 56' 00" W 730.03'

SET 1/2" S.R.

16' ALLEY

LOT 1
BLOCK B

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 18

LOT 19

LOT 20

GLENDOVER ESTATES
DALLAS DEED RECORDS

BLOCK B

LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
→	Drainage Flow
X	Spot Elevations

TRACT ONE
FIELD NOTES
5.019 Acres

BEING all that certain lot, tract, or parcel of land situated in the JOHN M. RAWLINS SURVEY, Abstract No. 1208, and in the City of Lancaster, Dallas County, and being a part of a called 15.654 acre Tract I and also being a part of a called 15.654 acre Tract II as conveyed to Main Bank by deed recorded in Volume 92115, Page 884 of the Deed Records of Dallas County, Texas (DRDCT), said two tracts being contiguous and hereinafter considered as one tract, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found in the south line of Pleasant Run Road (100 foot R.O.W.) for the northeast corner of the aforesaid Main Bank Tract I and being the same for this tract, said point also being the northwest corner of a called 10 acre tract conveyed to Johnathan H. Allen as recorded in Volume 5153, Page 126 DRDCT;

THENCE S 00°12'00" W, 299.34 feet (Same Bearing as Deed) along the east line of the aforesaid Main Bank Tract I and the west line of said 10 acre tract to a 1/2" steel rod set for the southeast corner of this tract, said point also being the northeast corner of Glendover Estates, an addition to the City of Lancaster, said point also being in the north line of a 16 foot alley;

THENCE N 89°56'00" W, 730.03 feet into the aforesaid Tract I and Tract II along the south line of this tract and the north line of said Glendover Estates and alley to a 1/2" steel rod set for the southwest corner of this tract, said point also being in the east line of Glendover Drive (60' R.O.W.);

THENCE N 00°04'00" E , 299.34 feet along said east line of Glendover Drive and the west line of this tract to a 1 / 2" steel rod set for the northwest corner of this tract in the south line of Pleasant Run Road and in the north line of the aforesaid Tract II, said point also being the most northerly northeast corner of Glendover Estates;

THENCE S 89°56'00" E , 730.73 feet (RECORD REFERENCE BEARING) along the north line of Tract I and Tract II and the south line of Pleasant Run Road to the POINT OF BEGINNING, and containing approximately 5.019 acres of land.

SURVEYORS DECLARATION

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES

SURVEYED AND TO: McCarty Wilson & Mash, P.C.

I hereby declare that in September, 2003, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and are as of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

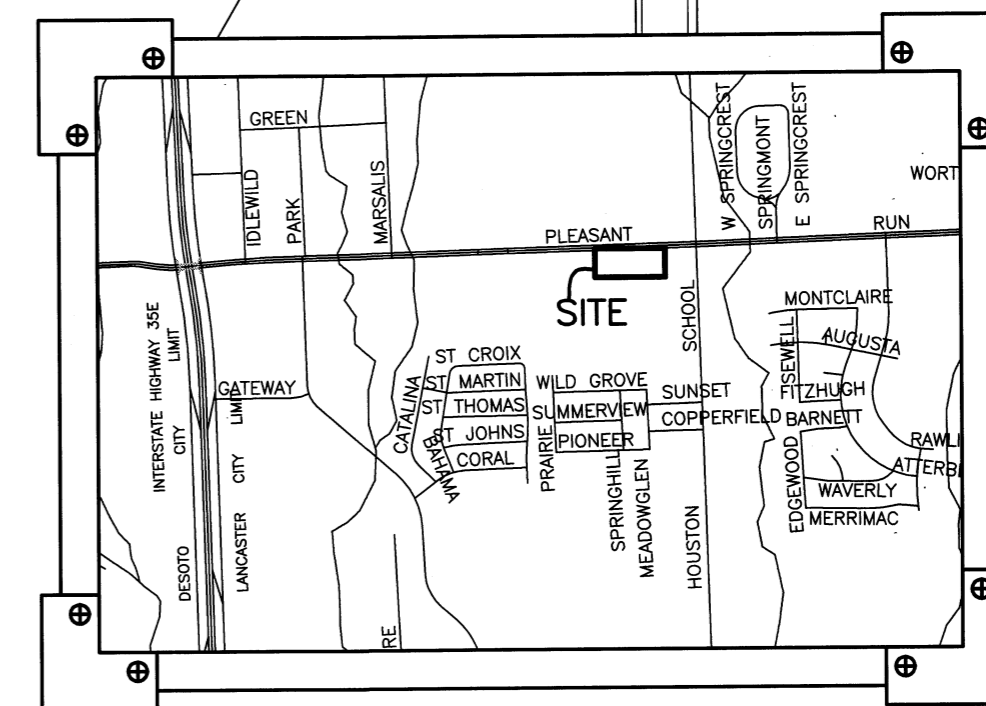
I further declare to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Dallas County, Texas, Map # 48113C0635 J.
2. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
3. Information in parenthesis are from public records (Deed calls).
4. Bearing sources are as per record plat or field notes description. This survey was prepared in conjunction with McCarty Wilson & Mash, P.C. G.F. No. LTIC-03-3668. Easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property.

5. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466).

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey.

Walter Keven Davis, R.P.L.S. # 4466
Davis & McDill



LOCATION MAP SCALE : 1" = 2000'

SURVEY PLAT
5.019 ACRES
JOHN M. RAWLINS SURVEY A-1208
ELLIS COUNTY, TEXAS

ENGINEERS & M SURVEYORS
DAVIS & McDILL, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 P.O. BOX 428, WAXAHACHIE, TEXAS 75168
 PHONE: (972) 938-1185 FAX: (972) 937-0307

Date:	9-4-03
Scale:	1"=50'
Drawn:	KLH
Job:	203-0757
Sheet	1
of	1 sheets.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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