

**FOR SALE**  
**75 ACRES**  
**OLD MAYPEARL ROAD**  
**Ellis County, Texas**

**LOCATION:** The subject property is located on the south side of Old Maypearl Road approximately 3.5 miles west of I-35E near Waxahachie.

**SIZE:** 75 Acres

**UTILITIES:** Water and electricity are available.

**ZONING:** Not zoned

**FRONTAGE:** Old Maypearl Road - 1,491.31ft.

**PRICE:** \$900,000.00; \$12,000.00 Per Acre

**COMMENTS:** The property has an old house, barn and outbuildings. There is a pond located in the southwest corner of the property.

**FOR MORE INFORMATION**

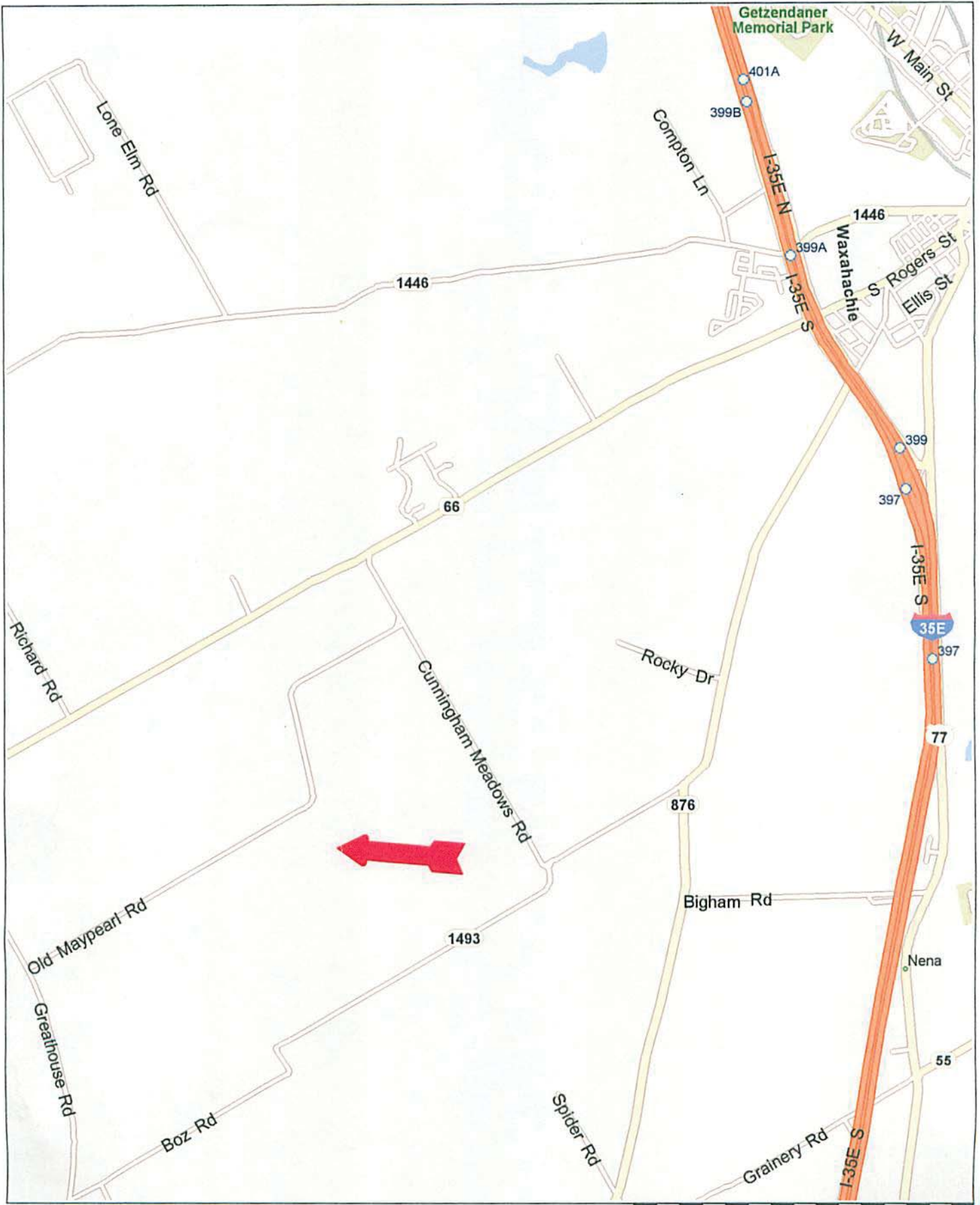
*Call*

**JOE RUST COMPANY**  
**972-333-4143 or 469-337-4627**

75ac-omr-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.*

# 75 ACRES



Waxahachie  
Country Club

Waxahachie

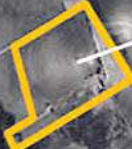
FM 1446

FM 66

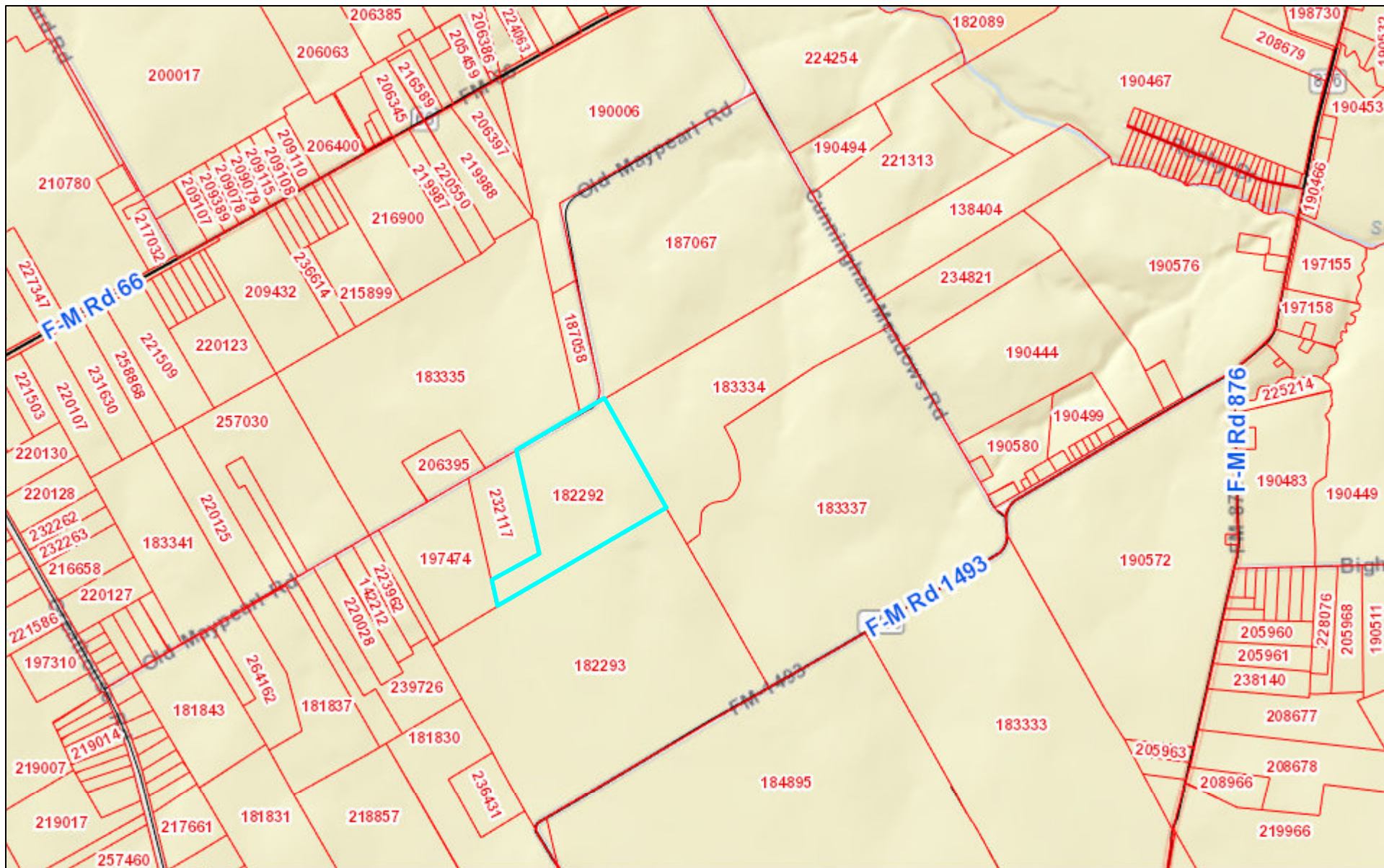


75 Acres

Old Maypearl Rd



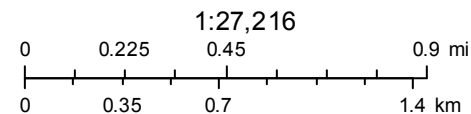
# 75 Acres - Old Maypearl Rd.



March 23, 2016

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- Parcels
- Interstate
- U.S. Highway
- State Hwy
- Major Road



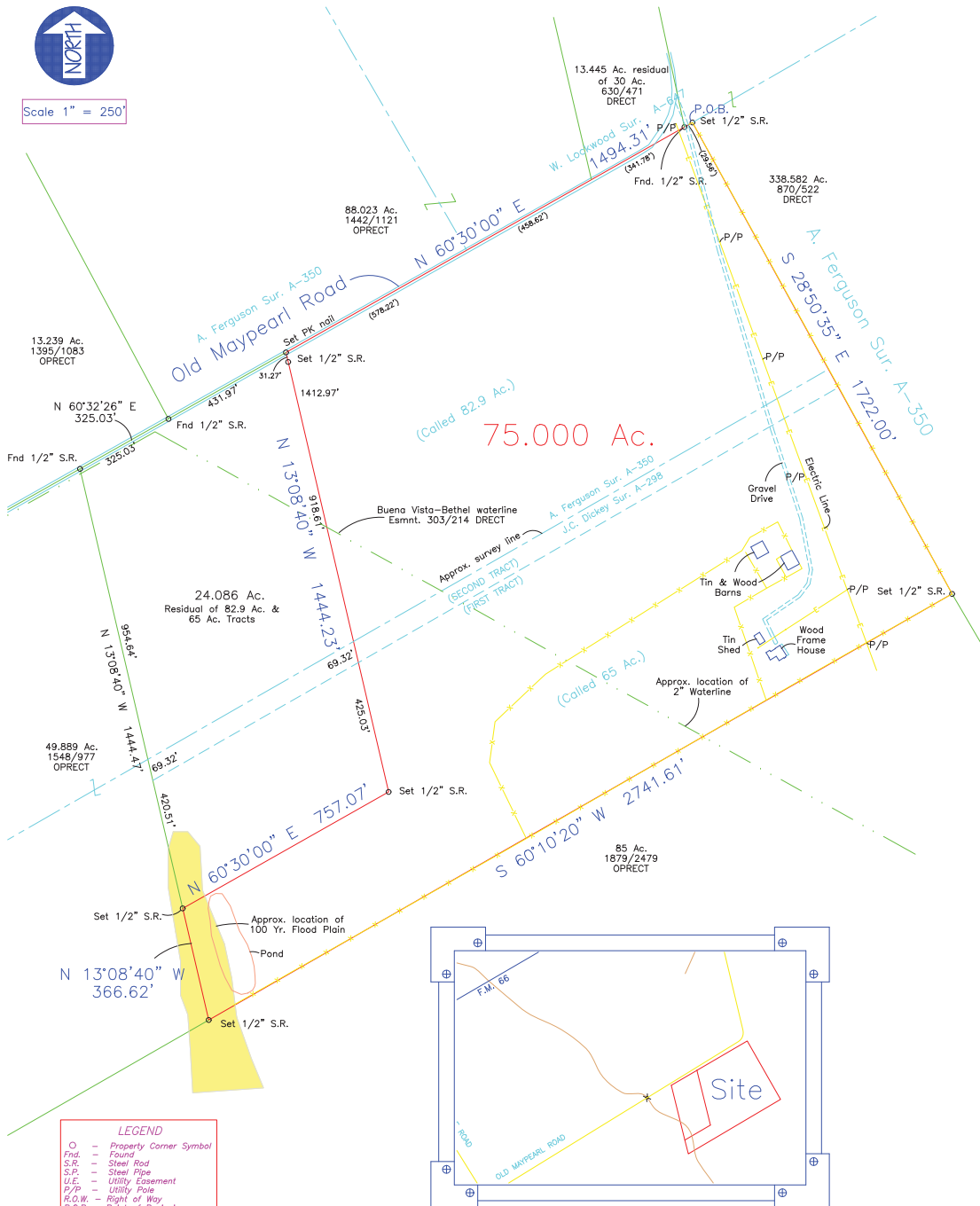
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

Elis Appraisal District & BIS Consulting - [www.bisconsultants.com](http://www.bisconsultants.com)

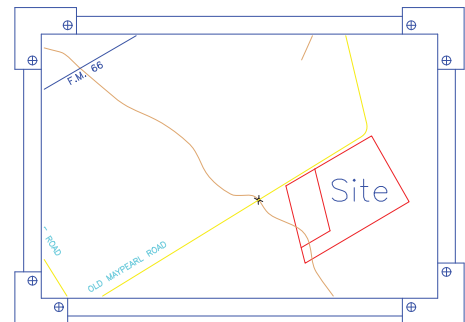
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Scale 1" = 250'



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



LOCATION MAP SCALE : 1" = 2000'

FIELD NOTES  
75,000 Acres

BEGINNING all that certain lot, tract, or parcel of land being a part of the J.C. DICKEY SURVEY, Abstract No. 298, and in the A. FERGUSON SURVEY, Abst. No. 350, in Ellis County, Texas, and being a part of a called 65 acre (FIRST TRACT) and a part of a called 82.9 acre (SECOND TRACT) of land described in Volume 373, Page 235, Deed Records, Ellis County, Texas, (DRECT); and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set for the north corner of this tract and same for the said 82.9 acre tract and being an inset westerly corner of a called 338.582 acre tract of land described in Volume 870, Page 522, Deed Records, Ellis County, Texas, (DRECT), and also being in an occupied northwest line of the Ferguson Survey and in the occupied southeast line of the W. Lockwood Survey, Abst. No. 647;

THENCE S 28°50'35" E, (Deed - S 29°20' E) along the northeast line of this tract and same for the said 82.9 acre tract and along the southwest line of the 338.582 acre tract at approximately 941.39 feet pass the east corner of the 82.9 acre tract and the north corner of the called 65 acre tract, at approximately 1000.00 feet pass an east corner of the Ferguson Survey and north corner of the Dickey Survey, in all, 1722.00 feet to a 1/2" steel rod set for the east corner of this tract and same for the said 65 acre tract and being the north corner of a called 85 acre tract of land described in Volume 1879, Page 2479, OPRECT;

THENCE S 60°10'20" W, 2741.61 feet (Deed - S 60°10'00" W) along the southeast line of this tract and same for the said 65 acre tract and along the northwest line of the said 85 acre tract to a 1/2" steel rod set for the south corner of this tract and being the east corner of a called 49.889 acre tract of land conveyed out of the 65 and 82.9 acre tracts and described in Volume 1400, Page 184, OPRECT;

THENCE into the said 65 acre tract as follows: N 13°08'40" W, 366.62 feet along the lower southwest line of this tract and through the original 65 acre tract and along the northeast line of the called 49.889 acre tract to a 1/2" steel rod set for a lower west corner of this tract; N 60°30'00" E, 757.07 feet along the lower northwest line of this tract to a 1/2" steel rod set for corner; and N 13°08'40" W, along the upper southwest line of this tract at 425.03 feet pass the northwest line of the 65 acre tract and the southeast line of the 82.9 acre tract, at 494.35 feet pass the northwest line of the Dickey Survey and a southeast line of the Ferguson Survey, at 1412.97 feet pass a 1/2" steel rod set for witness corner, in all, 1444.23 feet to a point in Old Maypearl Road, (a county road), and in the original northwest line of the 82.9 acre tract and also being in the southeast line of a called 88.023 acre tract of land referenced in Volume 1442, Page 1121, OPRECT, for the upper west corner of this tract;

THENCE N 60°30'00" E, (Deed - Record bearing basis), along the northwest line of this tract and same for the said 82.9 acre tract and along Old Maypearl Road and along the southeast line of the 88.023 acre tract at approximately 578.22 feet pass an east corner of the Ferguson Survey and the south corner of the W. Lockwood Survey, continuing, at approximately 1122.87 feet pass the southeast corner of the 88.023 acre tract and a west corner of a 13.445 acre residual of a 30 acre tract of land described in Volume 630, Page 471, DRECT, continuing along the southeast line of the said 30 acre tract at 1464.75 feet pass a 1/2" steel rod found for the southeast corner of the said 30 acre tract and being a westerly corner of the called 338.582 acre tract, in all, 1494.31 feet to the POINT OF BEGINNING and containing approximately 75,000 acres of land.

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Ellis County Abst. & Title Co.

I hereby certify that in August, 2007, 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 areas 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 certify to the following conditions:

1. That a portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Community # 48139C0190 D.
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.
5. This survey was prepared for this transaction only and in conjunction with Ellis County Abst. & Title Co. Commitment for Title Insurance, G.F. No. 0706222, dated July 17, 2007. Any other use or copying of this plat is prohibited. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

6. Unless otherwise labeled, all property corners indicated as "Set " are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)
7. 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

Date

SURVEY PLAT  
75.000 Ac.

J.C. Dickey Survey, A-298 and the  
A. Ferguson Survey, A-350  
Ellis County, Texas

REVISIONS	BY
8-03-07	kd
3-25-08	kd

DAVIS & MCDILL, Inc.

ENGINEERS  
D & M  
SURVEYORS

CONSULTING ENGINEERS - LAND SURVEYORS  
P.O. BOX 428, WAXAHACHE, TEXAS 75168  
PHONE: (972) 938-1165 FAX (972) 937-0307

Date: 7-31-07
Scale: 1" = 250'
Drawn: wkd
Job: 207-0431
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](http://www.trec.texas.gov)  
IABS 1-0