

FOR SALE
32.899 ACRES
FM 66
Waxahachie, Texas

LOCATION: The subject property is located on the north side of FM 66, approximately one mile west of I-35E in Waxahachie.

LAND SIZE: 32.899 Acres

FRONTAGE: FM 66 – 551.89 ft.

ZONED: No zoning. The tract is in the Waxahachie ETJ.

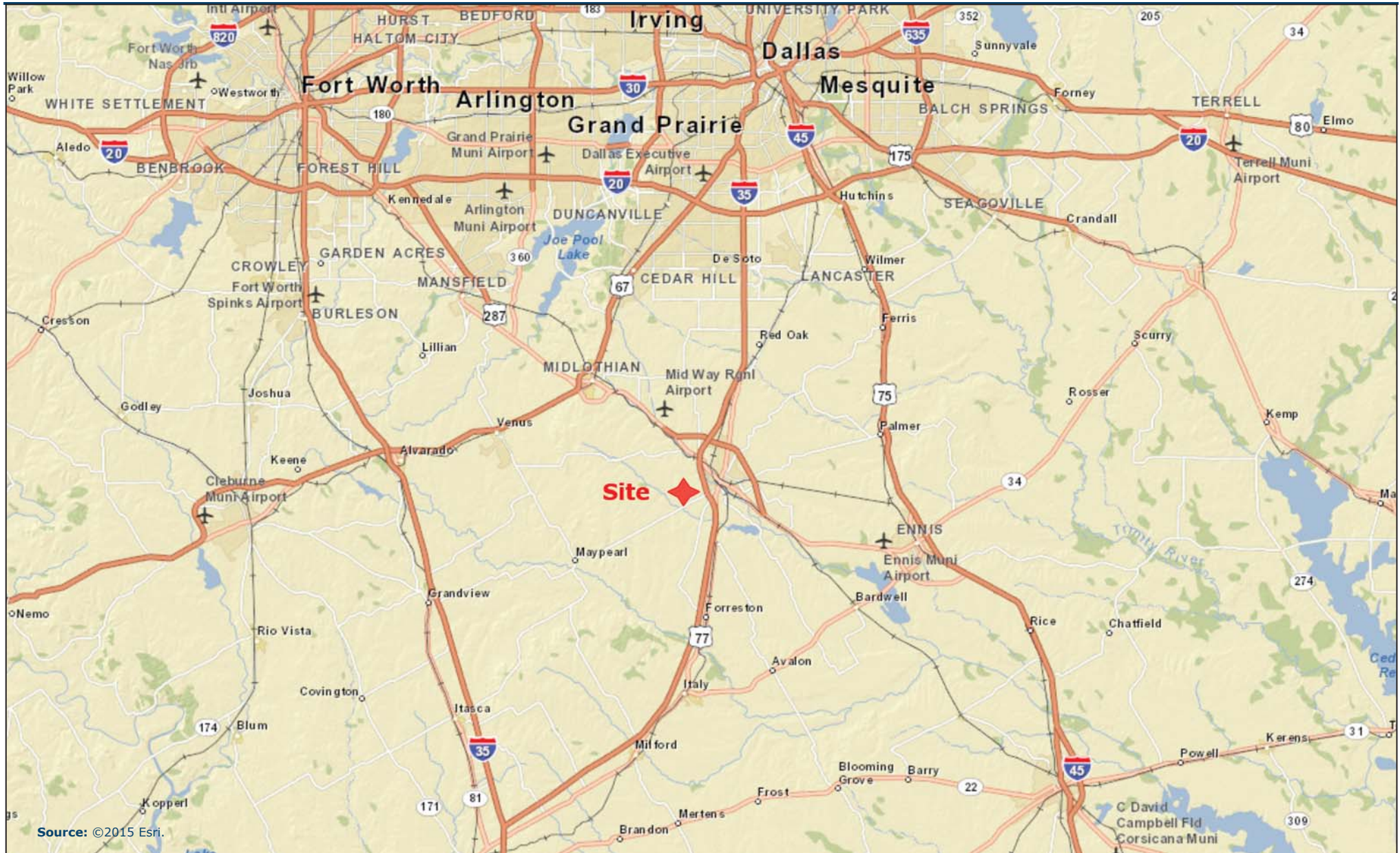
TRAFFIC COUNTS: FM 66 - 6,639 vpd

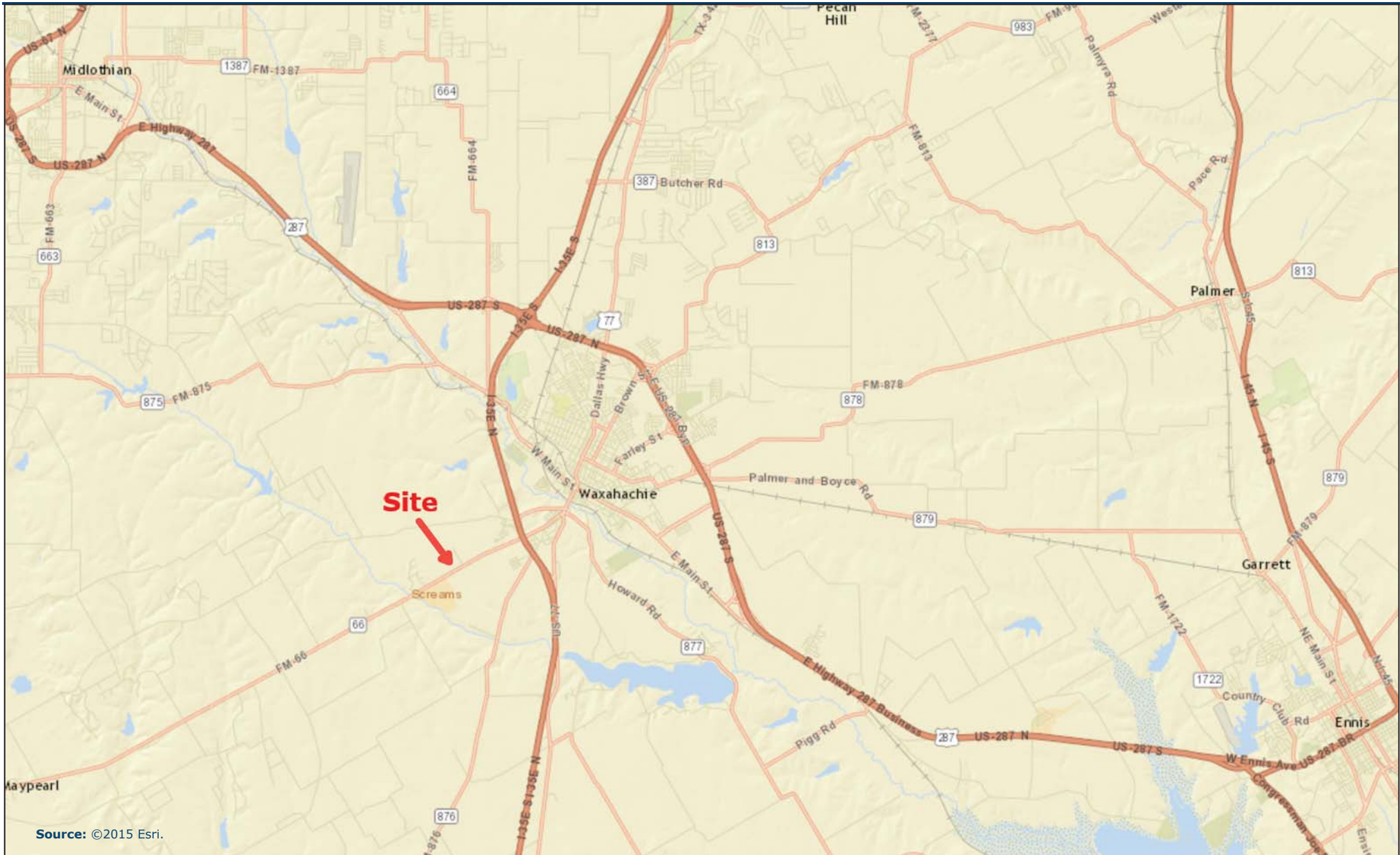
UTILITIES: Community water and electricity are on site.

PRICE: \$30,000.00 Per Acre
\$986,970.00

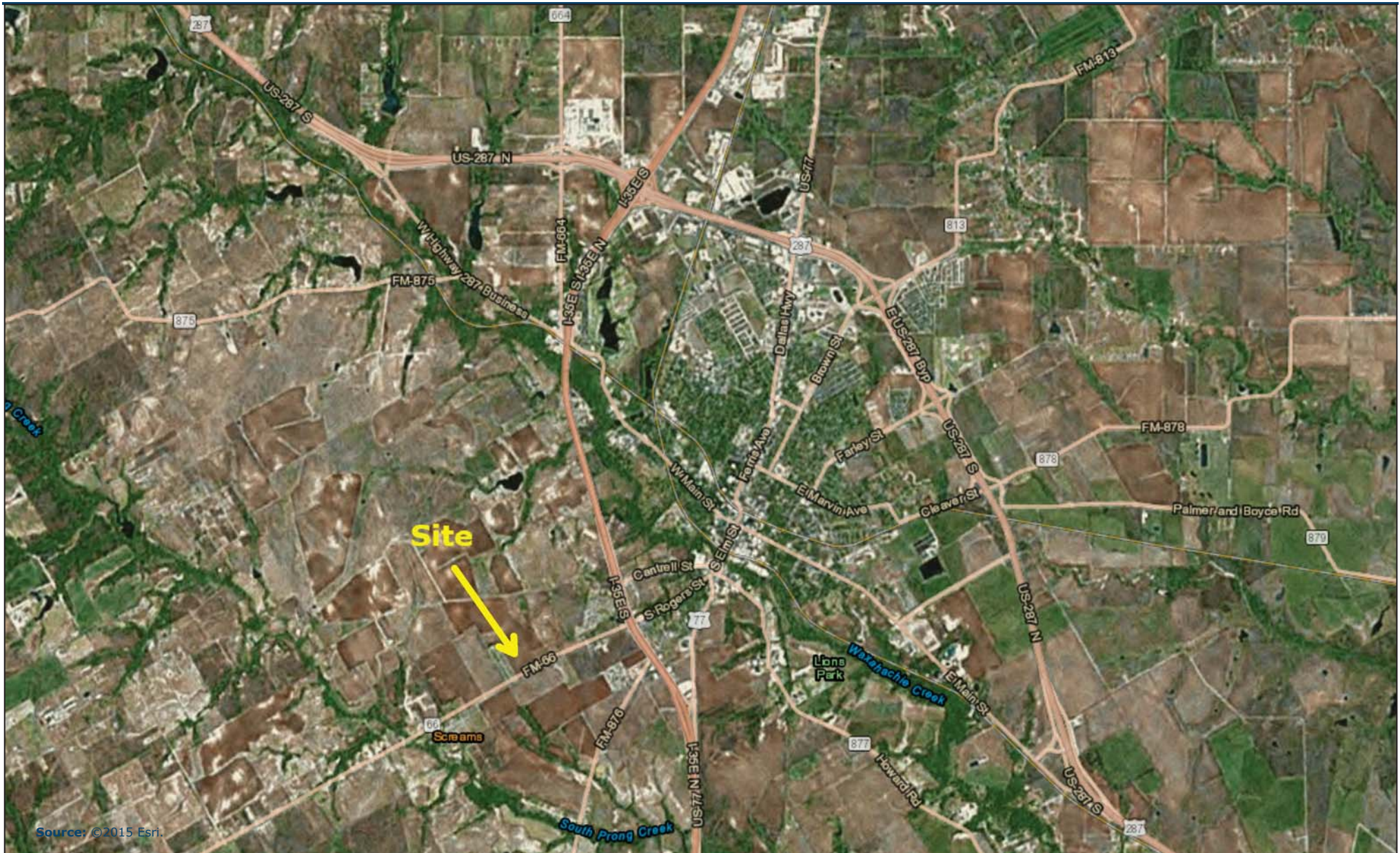
COMMENTS: The subject property is located on the north side of FM 66, approximately one mile west of I-35E in Waxahachie.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143

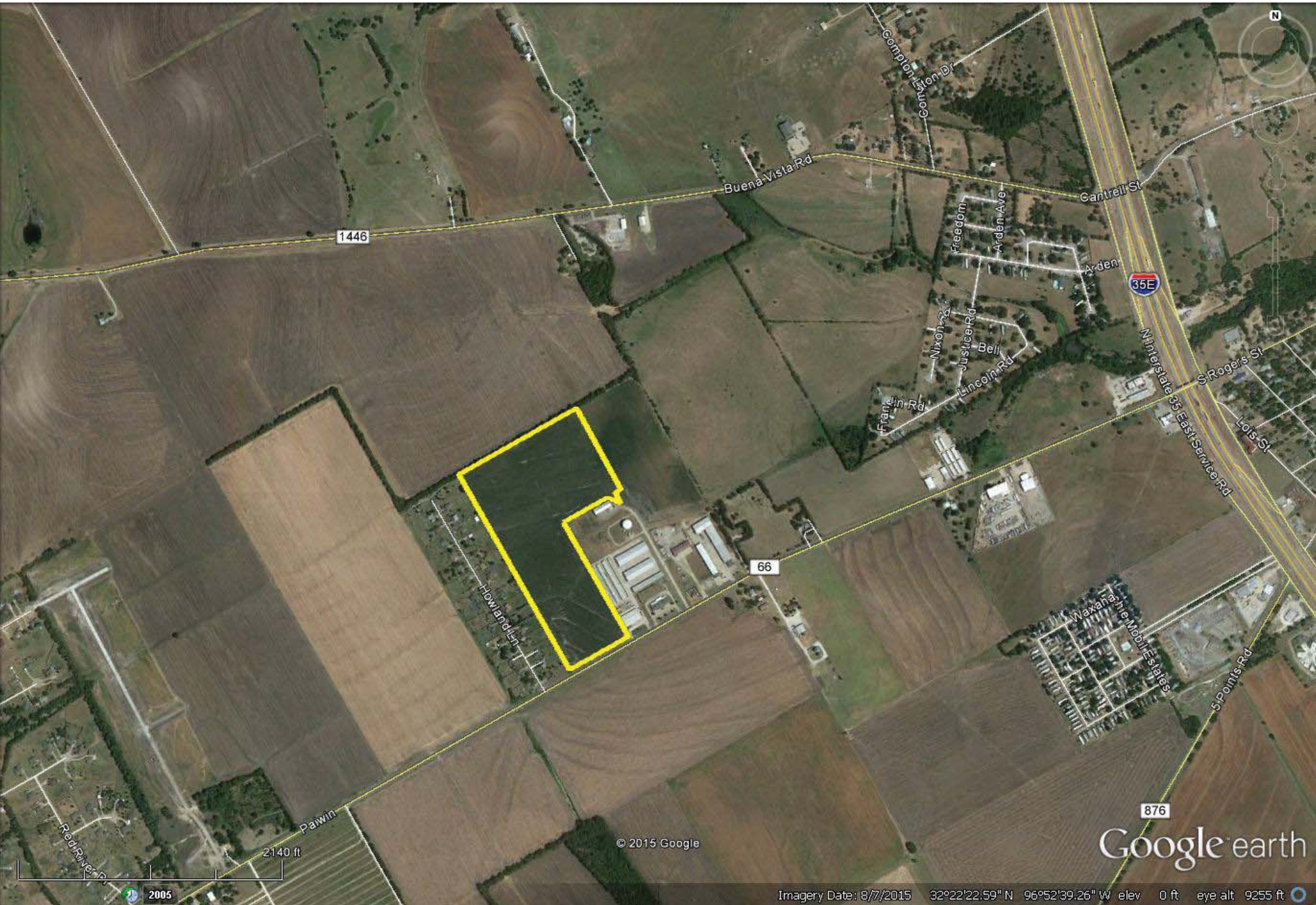




Source: ©2015 Esri.



Source: ©2015 Esri.



N

1446

Buena Vista Rd

Compton Ln

Cantrell St

35E

Freedom

Arden Ave

Arden

Nixon Rd

Justice Rd

Bell

Lincoln Rd

Franklin Rd

N Interstate 35 East Service Rd

Rogers St

Lois St

66

Howard Ln

Waxahatchie Mobile Estates

5 points Rd

876

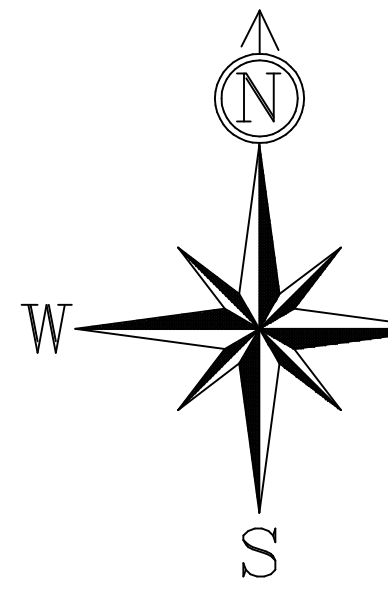
© 2015 Google

Google earth

2140 ft

2005

Imagery Date: 8/7/2015 32°22'22.59" N 96°52'39.26" W elev 0 ft eye alt 9255 ft

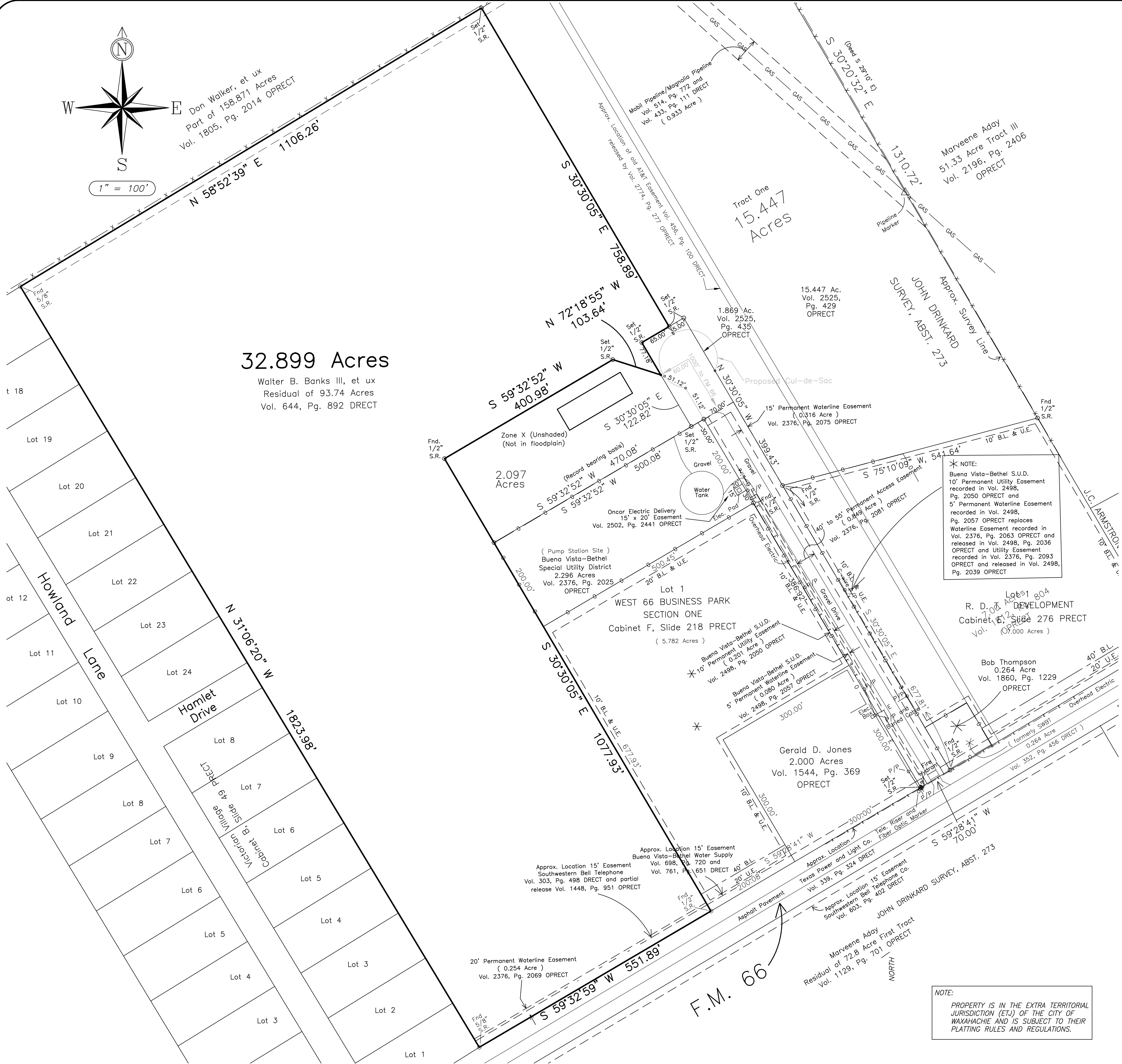


Don Walker, et ux
Part of 158.871 Acres
Vol. 1805, Pg. 2014 OPRECT

1" = 100'

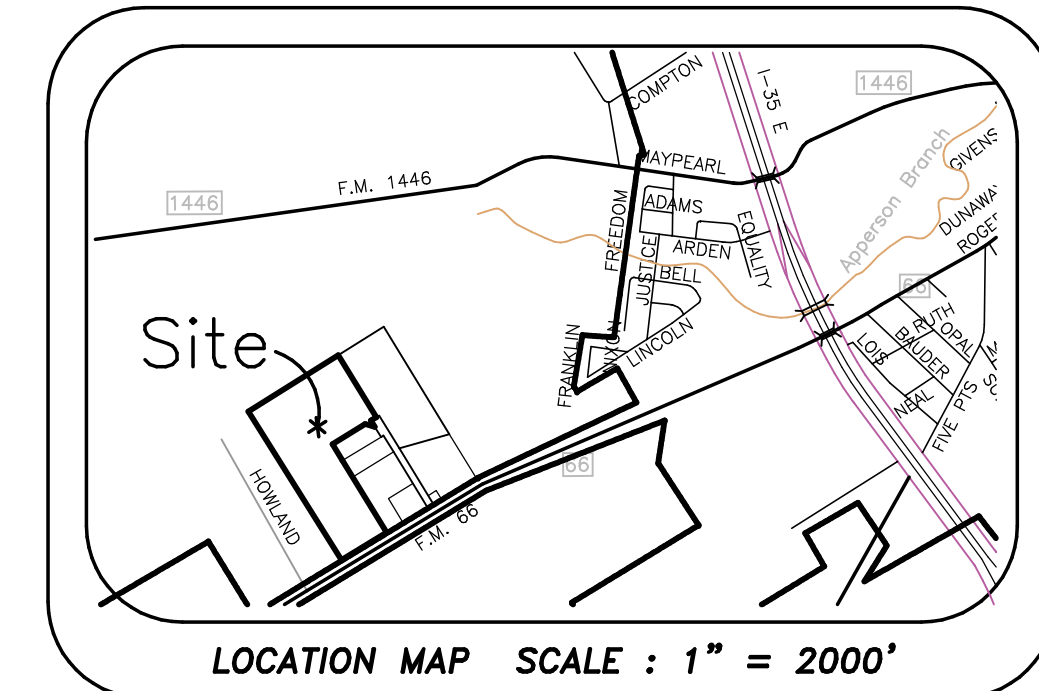
LEGEND		LEGEND	
O	Property Corner Symbol	X	Wire Fence
Fnd.	Found	///	Wood Fence
S.R.	Steel Rod	—	Iron Fence
S.P.	Steel Pipe	o	Chain Link Fence
U.E.	Utility Easement	—	Railroad Track
P/P	Utility Pole	C	Cable TV
R.O.W.	Right of Way	—	Gas Line
P.O.B.	Point of Beginning	—	Petroleum Pipeline
C/L	Centerline	—	Electric Line
—>	Drainage Flow	—	Sanitary Sewer Line
X	Spot Elevations	W	Water Line
B.L.	Building Line	—	Underground Telephone
W/L	Water Line	T	Telephone
W/M	Water Meter		
M/H	Sewer Manhole		
C/O	Cleanout		
F/H	Fire Hydrant		
W/V	Water Valve		
D.U.E.	Drainage & Utility Easmt		

REVISIONS	BY



* NOTE:
Buena Vista-Bethel S.U.D.
10' Permanent Utility Easement
recorded in Vol. 2498,
Pg. 2050 OPRECT and
5' Permanent Waterline Easement
recorded in Vol. 2498,
Pg. 2057 OPRECT replaces
Waterline Easement recorded in
Vol. 2376, Pg. 2063 OPRECT and
released in Vol. 2498, Pg. 2036
OPRECT and Utility Easement
recorded in Vol. 2376, Pg. 2093
OPRECT and released in Vol. 2498,
Pg. 2039 OPRECT

* NOTE:
PROPERTY IS IN THE EXTRA TERRITORIAL
JURISDICTION (ETJ) OF THE CITY OF
WAXAHACHIE AND IS SUBJECT TO THEIR
PLATTING RULES AND REGULATIONS.



SURVEY PLAT
32.899 Acres
J. Drinkard Survey, Abst. 273
Ellis County, Texas

ENGINEERS
DAVIS & McDILL, Inc.
D&M
SURVEYORS

(A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Date: **2-06-2012**
Scale: **1" = 100'**
Drawn: **Staff**
Job: **210-0535RR**
Sheet **1**
of **1** sheets.

FIELD NOTES

32.899 Acres

BEING all that certain lot, tract, or parcel of land lying in the J. DRINKARD SURVEY, Abstract No. 273, Ellis County, Texas, and being a part of a called 93.74 acres tract of land described in Volume 644, Page 892, Deed Records, Ellis County, Texas, (DRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for the south corner of this tract and being the same for the aforesaid 93.74 acre tract;

THENCE N 31°06'20" W, 1823.98 feet along the east line of said Victorian Village addition to a 5/8" steel rod found for corner;

THENCE N 58°52'39" E, 1106.26 feet to a 1/2" steel rod set for corner;

THENCE S 30°30'05" E, 758.89 feet to a 1/2" steel rod set for corner;

THENCE S 59°32'52" W, 65.00 feet to a 1/2" steel rod set for corner;

THENCE S 30°30'05" E, 77.18 feet to a 1/2" steel rod set for corner;

THENCE N 72°18'55" W, 103.64 feet to a 1/2" steel rod set for corner;

THENCE S 59°32'59" W, 400.98 feet to a 1/2 steel rod found for corner, said point also being the northwest corner of 2.097 acre tract of land;

THENCE S 30°30'05" E, 1077.93 feet to a 1/2' steel rod found for the southeast corner of this tract, said point also being the southwest corner of Lot 1. WEST 66 BUSINESS PARK, SECTION ONE, as recorded in Cabinet F, Slide 218, PRECT, said point also being in the north line of F.M. 66;

THENCE S 59°32'59" W, 551.89 feet along said north line of F.M. 66 and the south line of the aforesaid 93.74 acre tract, to the POINT OF BEGINNING and containing approximately 32.899 acres of land.



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