

**COMMERCIAL LOT - 1.232 ACRES
U.S. HIGHWAY 77
WAXAHACHIE, TEXAS**

- LOCATION:** The subject property is located on the west side of U.S. Highway 77, approximately 600 ft. south of Mushroom Road in Waxahachie.
- SIZE:** 1.232 Acres; 53,665.92 S.F.
- ZONED:** Commercial - 1
- UTILITIES:** City water and sewer are available and on-site.
- FRONTAGE:** U.S. Highway 77 – 140 ft. *(approximately)*
- TRAFFIC
COUNT:** U.S. Highway 77 - 13,300 vehicles per day
- PRICE:** \$400,000.00
- COMMENTS:** Great location for commercial, retail, or office uses. Pro Star Rentals opened in 2014 on the property adjoining to the north. The north entrance to the new North Grove Planned Development subdivision is located just south of the property. In the spring of 2014, the city approved the initial plan for the first 400+ acres.

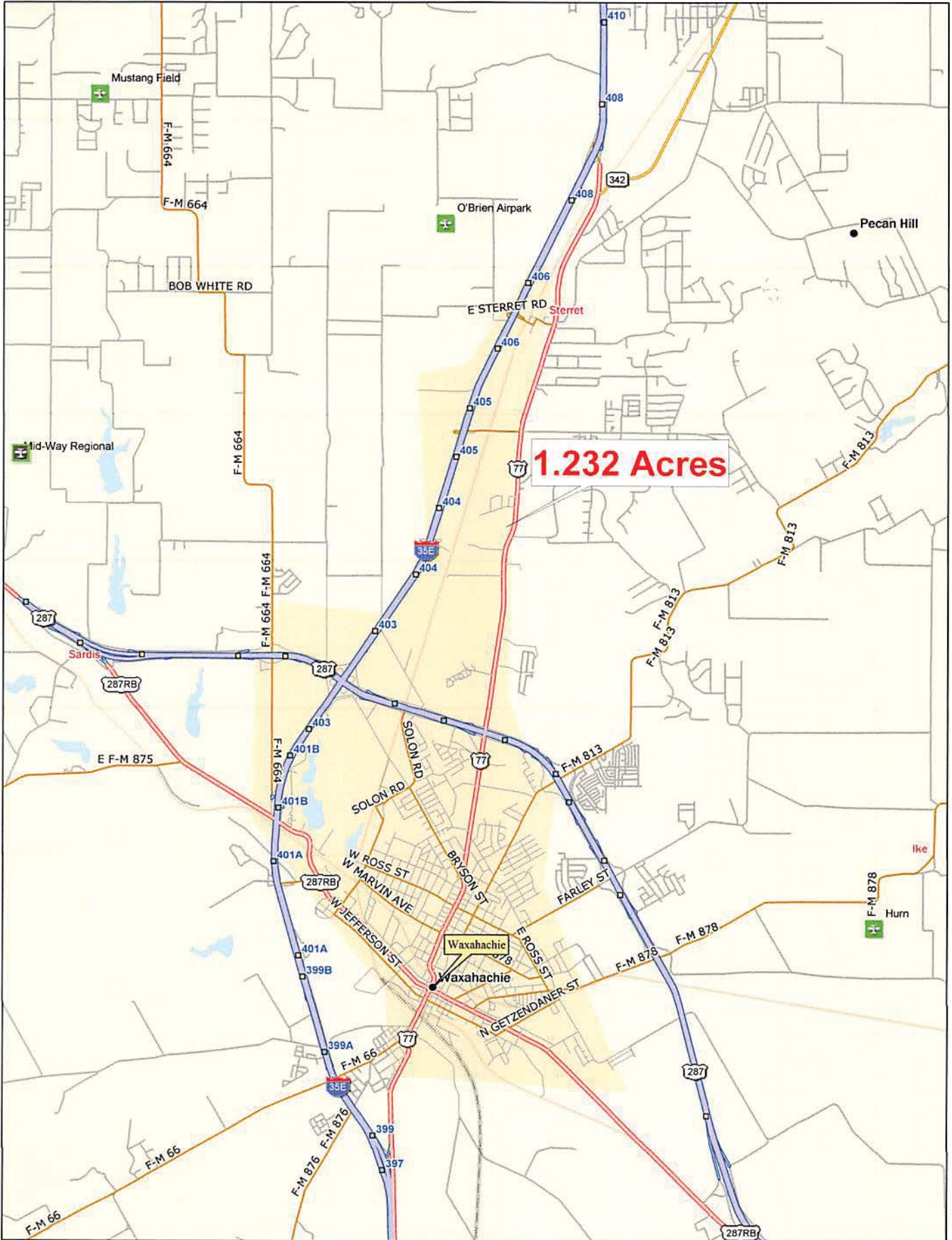
FOR MORE INFORMATION

Call

**Joe Rust Company
972-333-4143**

1.2 ac us hwy 77-wax.docx

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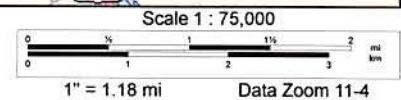


1.232 Acres

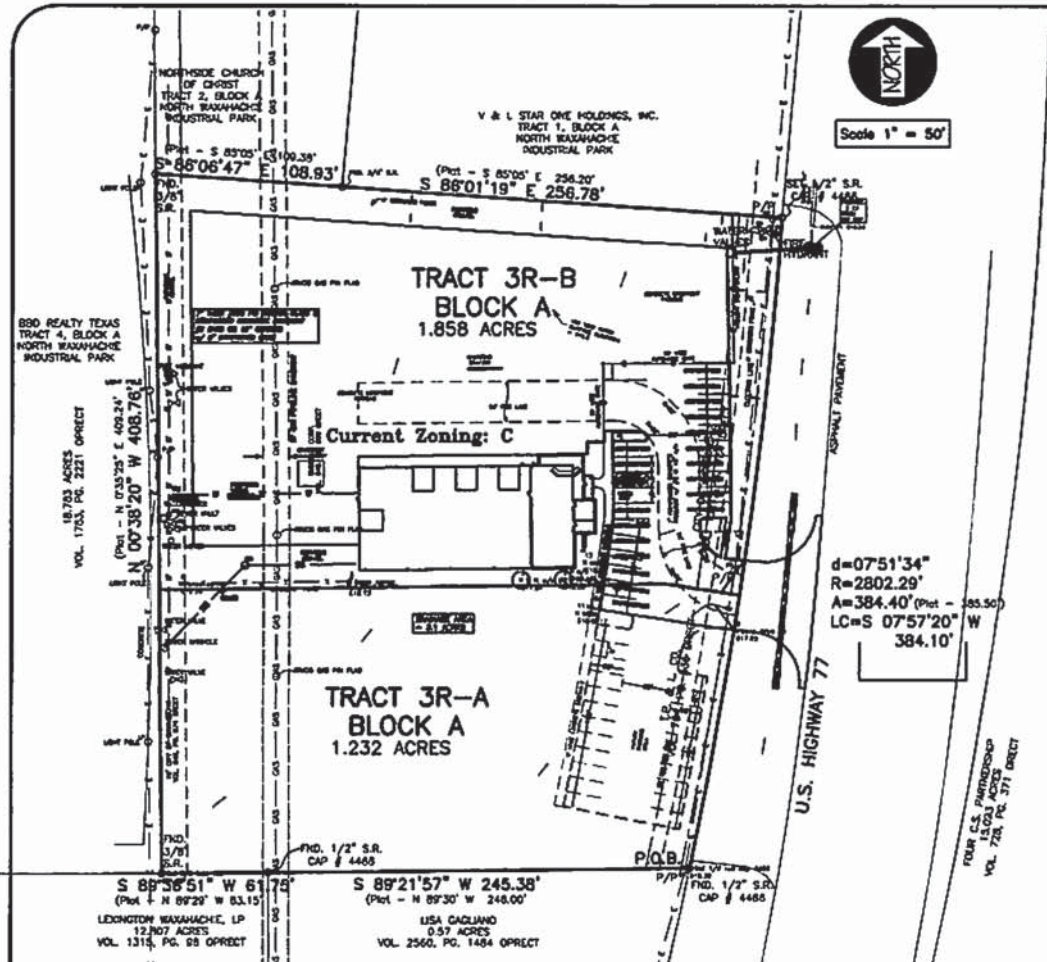
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www.delorme.com







OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, C.J. COMMERCIAL CO., L.L.C., are the Owner of a tract of land situated in the City of Waxahachie, in Ellis County, Texas and being all of TRACT 3, in BLOCK A of the NORTH WAXAHACHIE INDUSTRIAL PARK, and being more particularly described as follows:

FIELD NOTES
3,000 Acres

BEING all that certain lot, tract, or parcel of land lying in the City of Waxahachie and being all of TRACT 3, NORTH WAXAHACHIE INDUSTRIAL PARK, on addition to the City of Waxahachie according to the plat thereof as recorded in Cabinet B, Side 180, Plat Records, Ellis County, Texas, (PRECT), and being more particularly described as follows:

BEING also a 1/2" steel rod (capped # 4468) found in the curving west line of U.S. Highway 77 (a state road) for the southwest corner of this tract and some for the said Tract 3 and being the northeast corner of a catted 0.57 acre tract of land described in Volume 2560, Page 1484, OPRECT;

THENCE along the south lines of this tract and some for the said Tract 3 as follows: S 87°21'37" W, 245.38 feet (Plot - N 87°30' W, 246.00 feet, with the bearing base for this description from GPS observation, Texas Co-ordinate System, North Central Zone, and having a beginning co-ordinates of Northing = 6848732.212, Easting = 2481747.112) along the north line of the 0.57 acre tract to a 1/2" steel rod (capped # 4468) found for the northeast corner of the 0.57 acre tract and being a northeast corner of a catted 45,490 acres tract of land described in Volume 1315, Page 58, OPRECT; and S 87°35'31" W, 61.75 feet (Plot - N 87°22' W, 63.15 feet) along a north line of the 45,490 acres tract to a 3/8" steel rod found for the southwest corner of this tract and some for the said Tract 3 and being the southeast corner of Tract 4R of Block A of the North Waxahachie Industrial Park according to the plat thereof recorded in Cabinet C, Side 348, PRECT, and the southeast corner of a catted 18,783 acres tract of land described in Volume 1783, Page 2221, OPRECT;

THENCE N 07°35'20" W, 408.78 feet (Plot - N 07°35'25" E, 409.24 feet) along the west line of this tract and some for Tract 3 and along the east line of Tract 4R and east line of the 18,783 acres tract to a 3/8" steel rod found for the northeast corner of this tract and some for the said Tract 3 and being the southeast corner of Tract 2, Block A, of North Waxahachie Industrial Park;

THENCE along the north lines of this tract and some for the said Tract 3 as follows: S 06°08'47" E, 108.93 feet (Plot - S 05°05' E, 109.35 feet) along the south line of Tract 2 to a 7" steel rod found for the southeast corner of Tract 2 and the southeast corner of Tract 1 of Block A, North Waxahachie Industrial Park; and S 06°01'19" E, 256.78 feet (Plot - S 05°05' E, 256.20 feet) along the south line of Tract 1 to a 1/2" steel rod set (capped # 4468) in the curving west line of U.S. Highway 77 for the northeast corner of this tract and some for the said Tract 3 and being the southeast corner of Tract 3;

THENCE 384.40 feet along an arc of said curve (Central Angle = 07°51'34"; Radius = 2802.29 feet; Long Chord = S 07°52'00" W, 384.10 feet) along the east line of this tract and some for the said Tract 3 and along the west line of U.S. Highway 77 to the POINT of BEGINNING and containing approximately 3,000 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, C.J. COMMERCIAL CO., L.L.C., are the Owner of a tract of land situated in the City of Waxahachie, in Ellis County, Texas and being all of TRACT 3 in BLOCK A of the NORTH WAXAHACHIE INDUSTRIAL PARK, and herein by and through its duly authorized officers, do hereby adopt the report designating the herein above described property as a FINAL PLAT of TRACTS 3R-A and 3R-B, in BLOCK A of the NORTH WAXAHACHIE INDUSTRIAL PARK, on addition to the City of Waxahachie, Texas, and these hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon, the streets and alleys are dedicated for street purposes. The Easements and public use areas, oil shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waxahachie. In addition, utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waxahachie's use thereof. The City of Waxahachie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waxahachie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Waxahachie, Texas

WITNESS, my hand, this _____ day of _____ 2014.

By:

Authorized Signature of Owner

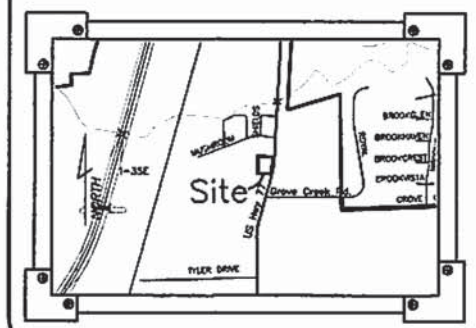
STATE OF TEXAS
COUNTY OF ELLIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John L. Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ 2014.

Notary Public in and for the State of Texas

Owner:
C J COMMERCIAL Co., LLC
302 PINE TREE ROAD
Langview, Texas 75604
Phone: 903-759-0736



SURVEYOR'S DECLARATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Walter Kaven Davis, do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Walter Kaven Davis, Registered Professional Land Surveyor #4468
Davis and McDILL, Inc.

LEGEND

- O - Property Owner Symbol
- Find - Found
- S.P. - Steel Rod
- S.P. - Steel Pipe
- U.S. - Utility Easement
- LEAS - Leasement
- R.O.B. - Right of Way
- R.O.E. - Point of Beginning
- C/L - Centerline
- F - Fence
- D - Drainage Flow
- S - Spot Elevation
- B.L. - Building Line
- W/L - Water Line
- W/M - Water Meter
- S - Sewer Easement
- C/O - Cleanout
- F/H - Fire Hydrant
- W/V - Water Valve
- D.U.E. - Drainage & Utility Easement

LEGEND

- K- - Wire Fence
- - - - - Road Fence
- - - - - Iron Fence
- - - - - Chain Link Fence
- ||||| - Railroad Ties
- ||||| - Cable TV
- - - - - Gas Line
- - - - - Petroleum Pipeline
- - - - - Electric Line
- - - - - Sanitary Sewer Line
- - - - - Water Line
- - - - - Underground Telephone
- - - - - Telephone

CITY OF WAXAHACHIE, TEXAS REPLAT APPROVAL
APPROVED BY: Planning and Zoning Commission
City of Waxahachie

By: _____ Date _____
Chairperson

APPROVED BY: City Council
City of Waxahachie

By: _____ Date _____
Mayor

Attest _____ Date _____

FINAL PLAT
TRACT 3R-A & 3R-B
BLOCK A
North Waxahachie
Industrial Park
BEING A REPLAT OF TRACT 3, BLOCK A
NORTH WAXAHACHIE INDUSTRIAL PARK
An Addition to the City of Waxahachie
Ellis County, Texas

REVISIONS	BY

ENGINEERS DAVIS & McDILL, Inc.
D & M
SURVEYORS
(A Texas Licensed Surveying Firm # 101504-00)
CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185 FAX: 972-937-0307

Date: 10-8-14
Scale: 1"=50'
Drawn: KH
Job: 213-0479g
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