

Southwest Corner of I-35E &
U.S. HWY 287 Bypass

125 ACRES Waxahachie, TX



 **REX** REAL ESTATE®

Mixed Use
Commercial

Southwest Corner of I-35E &
U.S. HWY 287 Bypass

125 Acres

Mixed Use/Commercial

Approximately 25 miles south of
Downtown Dallas

2,538+/- feet of frontage along I-35E

2,225+/- feet of frontage along U.S. HWY
287 Bypass

Utilities are available to the property

Baylor Scott & White Hospital is located
at the northeast corner of the
intersection. This \$186.5 million medical
center includes a 120 bed hospital,
cancer center, and related facilities in-
cluding a 71,000 SF medical office
building.

One mile west on HWY 287 is the new
\$118,000,000 Waxahachie High School;
opened in 2018.

Waxahachie Independent School District

Ellis County



Waxahachie Demographics

Population: 35,362

Estimated 2023 Population: 38,019

Number of Households: 12,609

Average Household Income: \$83,152

Median Property Value: \$171,812

Median Age: 34.4

Daytime Population:

1 Mile: 4,105

3 Miles: 30,958

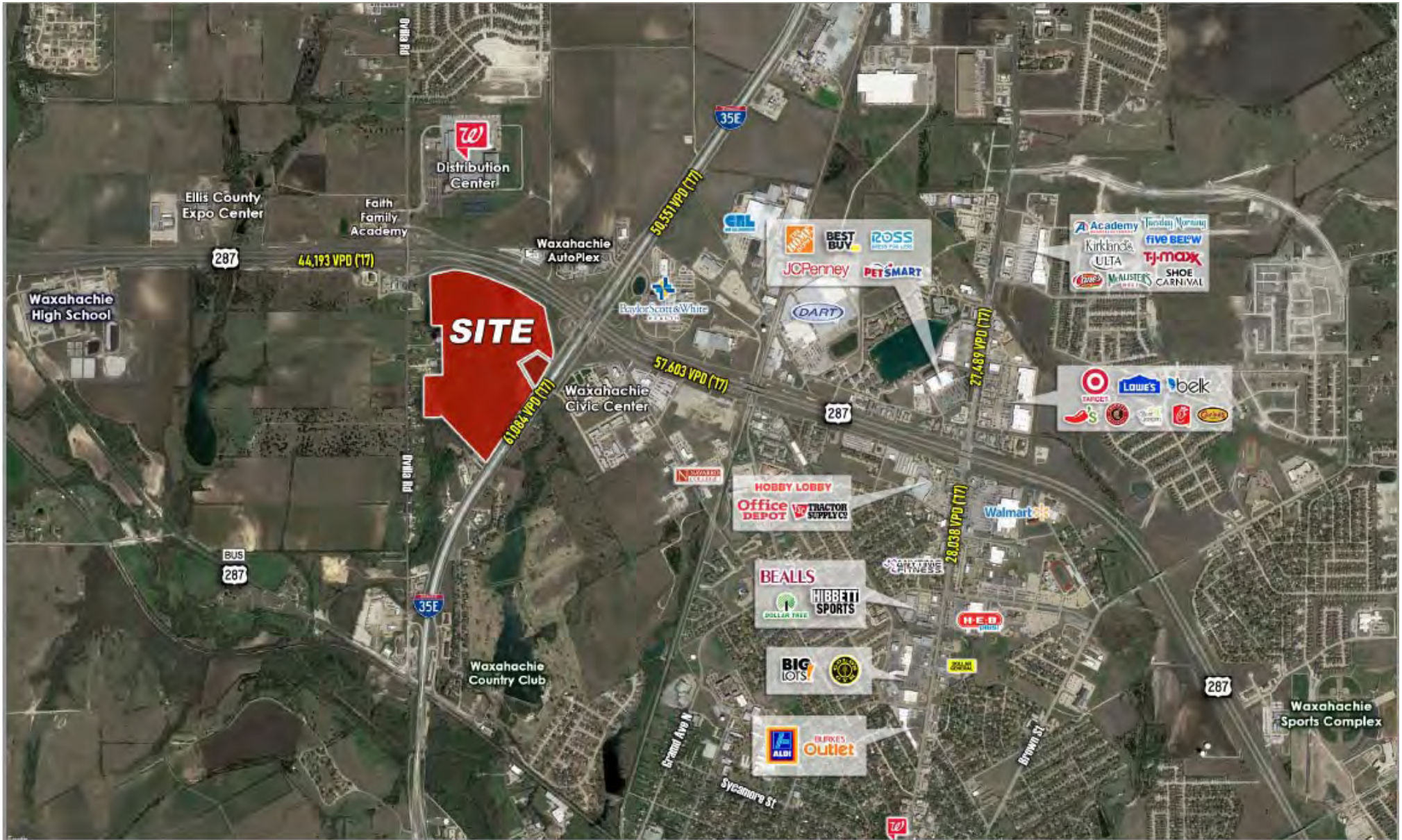
5 Miles: 49,111

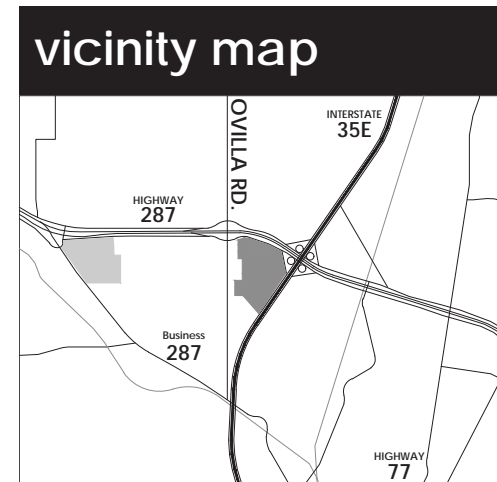


Rex Glendenning
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(972) 250-1263
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INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.





site data

- Proposed Retail ±20.2 ac
- Proposed Corporate Logistics ±71.5 ac
- Proposed Multifamily ±14.4 ac
- Proposed City Park ±1.3 ac
- Proposed Infrastructure (City-built) ±4 ac
- Proposed Infrastructure (Developer-built) ±6.5 ac
- Proposed Floodplain ±8 ac
- total ±125.9 ac**

Ownership Information:

Moseley Tract
 Jeanne F. Moseley and Ernest M. Howell
 102 Verbena Drive
 Georgetown, Texas 78633-4975

Lide Tract
 Mr. Bobby Lide
 Lide Family, Inc.
 P.O. Box 55
 Wortham, TX 76693

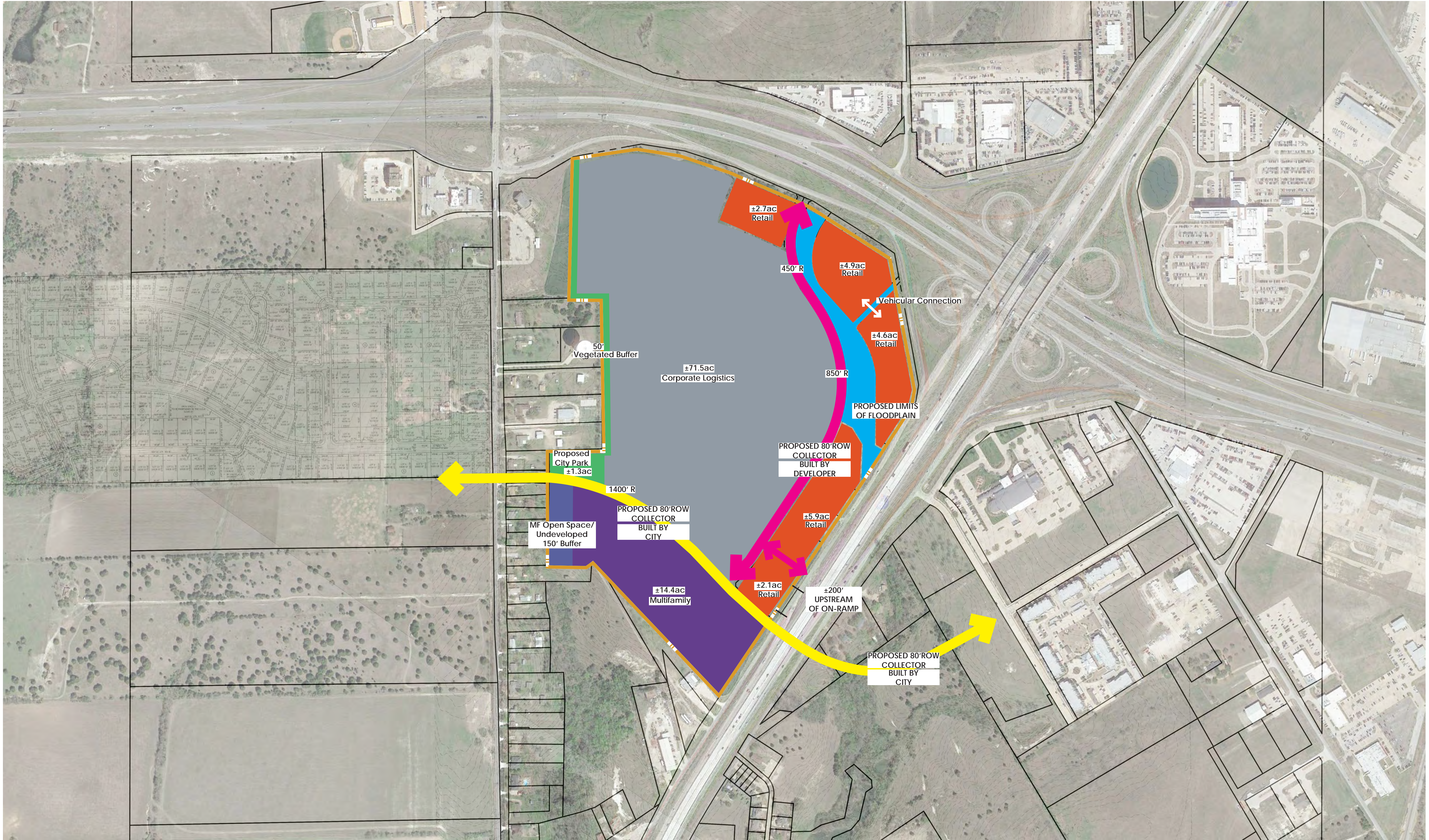
Terry Jacobson
 733 W. 2nd Avenue
 Corsicana, TX. 75110

Developer Information:

Mr. Steve Brown
 Commercial Property Investors, LP
 1409 Summit Avenue
 Fort Worth, Texas 76102

Developer Applicant/ Agent:

Jim Knight, P.E.
 KFM Engineering & Design
 621 N. Main Street, Suite 415
 Grapevine, TX. 76051



waxahachie 120ac tract
 Overall Bubble Plan

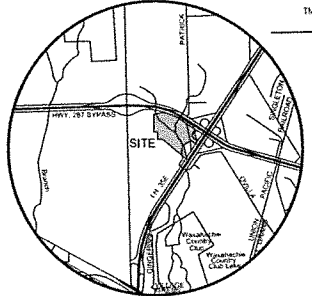
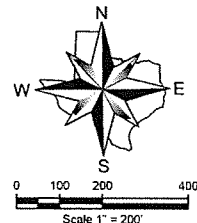
Case Number: ZDC-124-2020 September 25th, 2020
 The information shown is based on the best information available and is subject to change without notice.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 4813C0190F, dated June 3, 2013, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

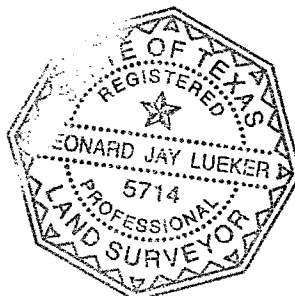
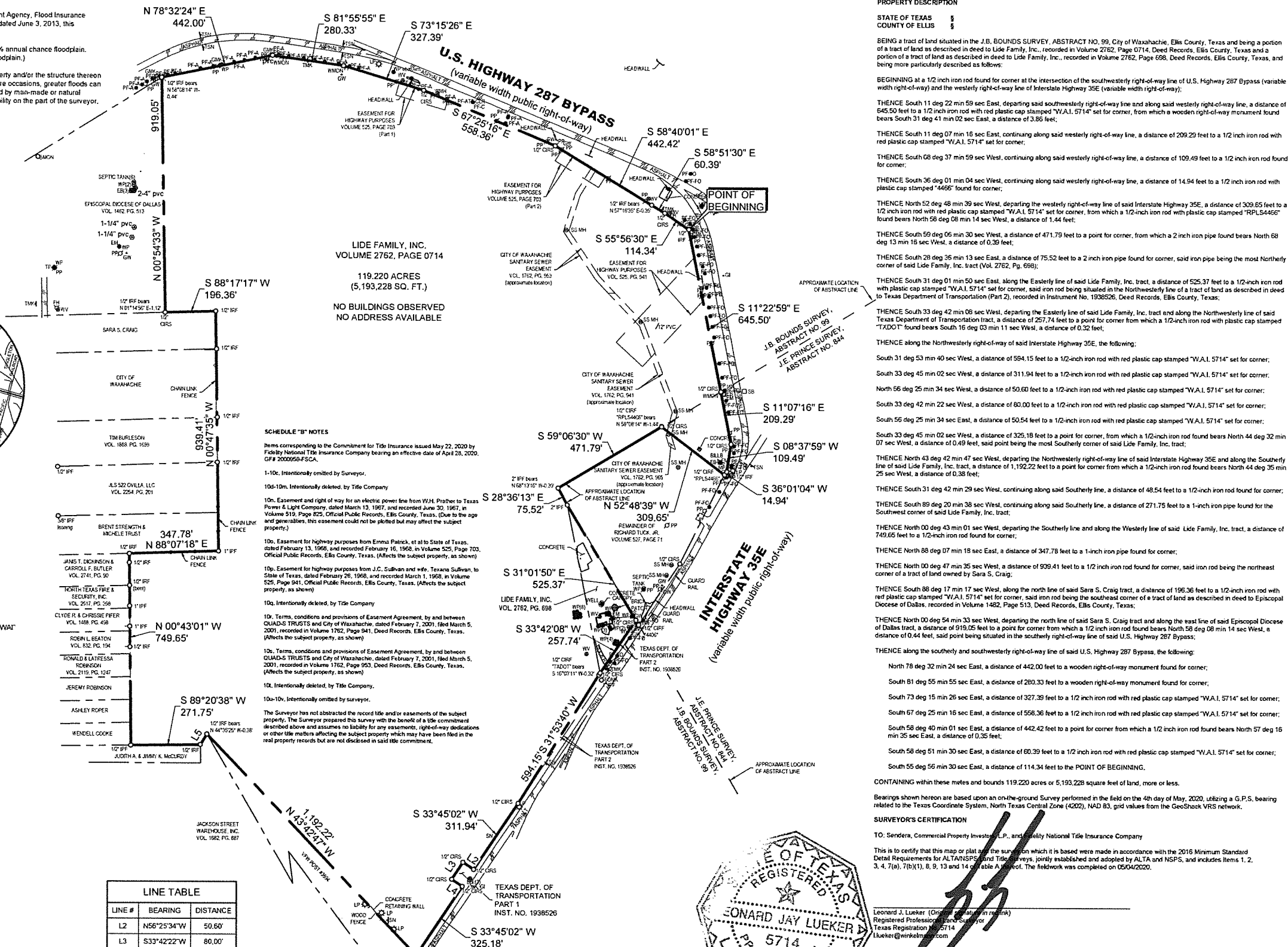
ABBR.	DEFINITION
A	ATMOS
AC	AIR CONDITIONER
BB	BILLBOARD
Bol	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIR#	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/ CAP STAMPED "WAT"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FO	FIBER OPTIC
FOMK	FIBER OPTIC MARKER
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TFAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N56°25'34"W	50.60'
L3	S33°42'22"W	80.00'
L4	S56°25'34"E	50.54'
L5	S31°42'29"W	48.54'

SCHEDULE "B" NOTES

- Items corresponding to the Commitment for Title Insurance issued May 22, 2020 by Fidelity National Title Insurance Company bearing an effective date of April 28, 2020, GF# 2000059-FSCA.
- 1-10c. Intentionally omitted by Surveyors.
- 10d-10m. Intentionally deleted, by Title Company.
- 10n. Easement and right of way for an electric power line from W.H. Prather to Texas Power & Light Company, dated February 16, 1968, and recorded February 16, 1968, in Volume 525, Page 941, Official Public Records, Ellis County, Texas. (Affects the subject property, as shown)
- 10p. Easement for highway purposes from J.C. Sullivan and wife, Texana Sullivan, to State of Texas, dated February 26, 1968, and recorded March 1, 1968, in Volume 525, Page 941, Official Public Records, Ellis County, Texas. (Affects the subject property, as shown)
- 10q. Intentionally deleted, by Title Company.
- 10r. Terms, conditions and provisions of Easement Agreement, by and between QUAD-S TRUSTS and City of Waxahachie, dated February 7, 2001, filed March 5, 2001, recorded in Volume 1762, Page 941, Deed Records, Ellis County, Texas. (Affects the subject property, as shown)
- 10s. Terms, conditions and provisions of Easement Agreement, by and between QUAD-S TRUSTS and City of Waxahachie, dated February 7, 2001, filed March 5, 2001, recorded in Volume 1762, Page 953, Deed Records, Ellis County, Texas. (Affects the subject property, as shown)
- 10t. Intentionally deleted, by Title Company.
- 10u-10v. Intentionally omitted by surveyors.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not discussed in said title commitment.



PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ELLIS §

BEING a tract of land situated in the J.B. BOUNDS SURVEY, ABSTRACT NO. 99, City of Waxahachie, Ellis County, Texas and being a portion of a tract of land as described in deed to Lide Family, Inc., recorded in Volume 2762, Page 0714, Deed Records, Ellis County, Texas and a portion of a tract of land as described in deed to Lide Family, Inc., recorded in Volume 2762, Page 698, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the southwest right-of-way line of U.S. Highway 287 Bypass (variable width right-of-way) and the westerly right-of-way line of Interstate Highway 35E (variable width right-of-way);

THENCE South 11 deg 22 min 59 sec East, departing said southwest right-of-way line and along said westerly right-of-way line, a distance of 645.50 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, from which a wooden right-of-way monument found bears South 31 deg 41 min 02 sec East, a distance of 3.86 feet;

THENCE South 11 deg 07 min 16 sec East, continuing along said westerly right-of-way line, a distance of 209.29 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 08 deg 37 min 59 sec West, continuing along said westerly right-of-way line, a distance of 109.49 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 deg 01 min 04 sec West, continuing along said westerly right-of-way line, a distance of 14.94 feet to a 1/2 inch iron rod with plastic cap stamped "4466" found for corner;

THENCE North 52 deg 48 min 39 sec West, departing the westerly right-of-way line of said Interstate Highway 35E, a distance of 309.65 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, from which a 1/2-inch iron rod with plastic cap stamped "RPLS4466" found bears North 58 deg 08 min 14 sec West, a distance of 1.44 feet;

THENCE South 59 deg 05 min 30 sec West, a distance of 471.79 feet to a point for corner, from which a 2-inch iron pipe found bears North 68 deg 13 min 15 sec West, a distance of 0.39 feet;

THENCE South 28 deg 36 min 13 sec East, a distance of 75.52 feet to a 2-inch iron pipe found for corner, said iron pipe being the most Northern corner of said Lide Family, Inc. tract (Vol. 2762, Pg. 698);

THENCE South 31 deg 01 min 50 sec East, along the Easterly line of said Lide Family, Inc. tract, a distance of 525.37 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Northwesterly line of a tract of land as described in deed to Texas Department of Transportation (Part 2), recorded in Instrument No. 1938526, Deed Records, Ellis County, Texas;

THENCE South 33 deg 42 min 08 sec West, departing the Easterly line of said Lide Family, Inc. tract and along the Northwesterly line of said Texas Department of Transportation tract, a distance of 257.74 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "TXDOT" found bears South 16 deg 03 min 11 sec West, a distance of 0.32 feet;

THENCE along the Northwesterly right-of-way of said Interstate Highway 35E, the following:

South 31 deg 53 min 40 sec West, a distance of 594.15 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 33 deg 45 min 02 sec West, a distance of 311.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 56 deg 25 min 34 sec West, a distance of 50.60 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 33 deg 42 min 22 sec West, a distance of 80.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 56 deg 25 min 34 sec East, a distance of 50.54 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 33 deg 45 min 02 sec West, a distance of 325.18 feet to a point for corner, from which a 1/2-inch iron rod found bears North 44 deg 32 min 07 sec West, a distance of 0.49 feet, said point being the most Southern corner of said Lide Family, Inc. tract;

THENCE North 43 deg 42 min 47 sec West, departing the Northwesterly right-of-way line of said Interstate Highway 35E and along the Southerly line of said Lide Family, Inc. tract, a distance of 1,192.22 feet to a point for corner from which a 1/2-inch iron rod found bears North 44 deg 35 min 25 sec West, a distance of 0.38 feet;

THENCE South 31 deg 42 min 29 sec West, continuing along said Southerly line, a distance of 48.54 feet to a 1/2-inch iron rod found for corner, said iron rod being the most Southern corner of said Lide Family, Inc. tract;

THENCE North 00 deg 43 min 01 sec West, a distance of 749.65 feet to a 1/2-inch iron rod found for corner;

THENCE South 08 deg 37 min 59 sec West, continuing along said Southerly line, a distance of 271.75 feet to a 1-inch iron pipe found for the Southwest corner of said Lide Family, Inc. tract;

THENCE North 00 deg 43 min 01 sec West, departing the Southerly line and along the Westerly line of said Lide Family, Inc. tract, a distance of 749.65 feet to a 1/2-inch iron rod found for corner;

THENCE North 88 deg 07 min 18 sec East, a distance of 347.78 feet to a 1-inch iron pipe found for corner;

THENCE North 00 deg 43 min 01 sec West, a distance of 509.41 feet to a 1/2 inch iron rod found for corner, said iron rod being the northeast corner of a tract of land owned by Sara S. Craig;

THENCE North 88 deg 07 min 17 sec West, along the north line of said Sara S. Craig tract, a distance of 196.36 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the southeast corner of a tract of land as described in deed to Episcopal Diocese of Dallas, recorded in Volume 1482, Page 513, Deed Records, Ellis County, Texas;

THENCE North 00 deg 43 min 01 sec West, departing the north line of said Sara S. Craig tract and along the east line of said Episcopal Diocese of Dallas tract, a distance of 919.05 feet to a point for corner from which a 1/2 inch iron rod found bears North 58 deg 08 min 14 sec West, a distance of 0.44 feet, said point being situated in the southerly right-of-way line of said U.S. Highway 287 Bypass;

THENCE along the southerly and southwest right-of-way line of said U.S. Highway 287 Bypass, the following:

North 78 deg 32 min 24 sec East, a distance of 442.00 feet to a wooden right-of-way monument found for corner;

South 81 deg 55 min 55 sec East, a distance of 280.33 feet to a wooden right-of-way monument found for corner;

South 73 deg 15 min 26 sec East, a distance of 327.39 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 67 deg 25 min 16 sec East, a distance of 556.36 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 58 deg 40 min 01 sec East, a distance of 442.42 feet to a point for corner from which a 1/2 inch iron rod found bears North 57 deg 16 min 35 sec East, a distance of 0.35 feet;

South 58 deg 51 min 30 sec East, a distance of 60.39 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 55 deg 55 min 30 sec East, a distance of 114.34 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 119.220 acres or 5,193,228 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 4th day of May, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoCheck VRS network.

SURVEYOR'S CERTIFICATION

TO: Senders, Commercial Property Investors, L.P., and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(e), 7(b)(1), 8, 9, 13 and 14 of the AIA Manual. The fieldwork was completed on 05/04/2020.

Leonard J. Lueker (Original Signature in Ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
Lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hires Plaza, Suite 215
Dallas, Texas 75220
(972) 450-7050 www.winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

DATE	05-04-2020
REVISION	
APPROVAL	
ADDRESS NEW TITLE AND COMMENTS	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1101 W. WILSON ST., SUITE 110
DALLAS, TEXAS 75202
TEL: (972) 450-7050
FAX: (972) 450-7051
WWW.WINKELMANN.COM
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J.B. BOUNDS SURVEY, ABSTRACT NO. 99
CITY OF WAXAHACHIE, TEXAS
ELLIS COUNTY, TEXAS
119.220 ACRES
BEX REAL ESTATE
12400 PRESTON ROAD, SUITE 100
FRISCO, TEXAS 75033

ALTA/NSPS LAND TITLE SURVEY
119.220 ACRES

Date: 07/18/17
Scale: 1" = 200'
File: 74301.0C-ALTA
Project No.: 74301.0C

SHEET 1 OF 1

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Information About Brokerage Services

Texas law requires all real estate license holders 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 BONA FIDE 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

REX Real Estate I, LP	9002487	rex@rexrealestate.com	972-250-1263
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rex Glendenning	248775	rex@rexrealestate.com	972-250-1263
Designated Broker or 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