

FOR SALE
Community Retail Land
Mt. Creek Parkway
Dallas, Texas

DESCRIPTION: The subject property is vacant land located on the south side of Mt. Creek Parkway approximately one-half mile west of Clark Road and with frontage on Sorcey Road and Timberbluff Road.

LAND: 4.854 Acres; 211,440.24 S.F.

FRONTAGE:

Mt. Creek Pkwy.	- 640.0 ft.
Sorcey Road	- 595.41 ft.
Timberbluff Road	- 75.0 ft.

ZONED: Community Retail (CR)

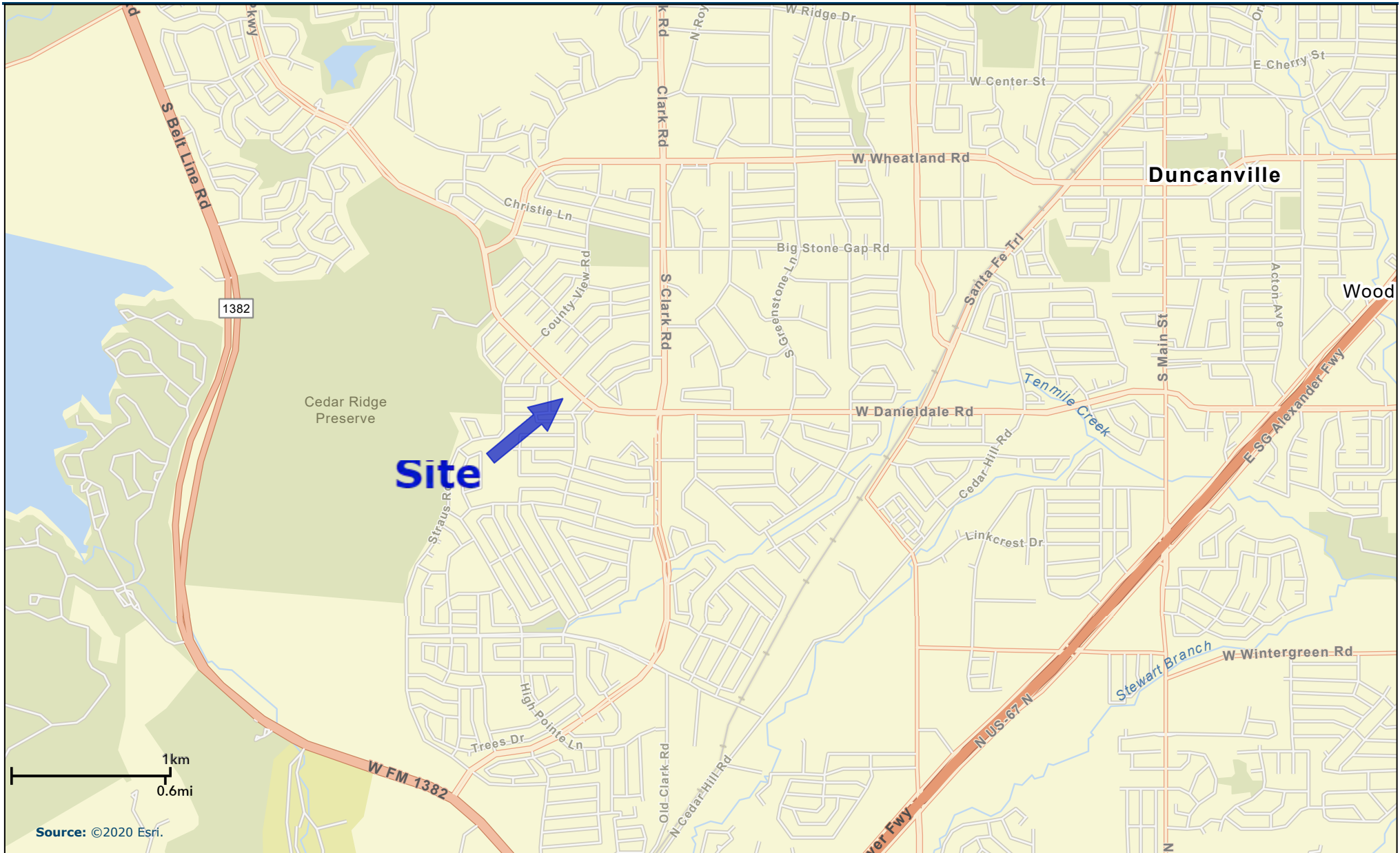
UTILITIES: All utilities are available.

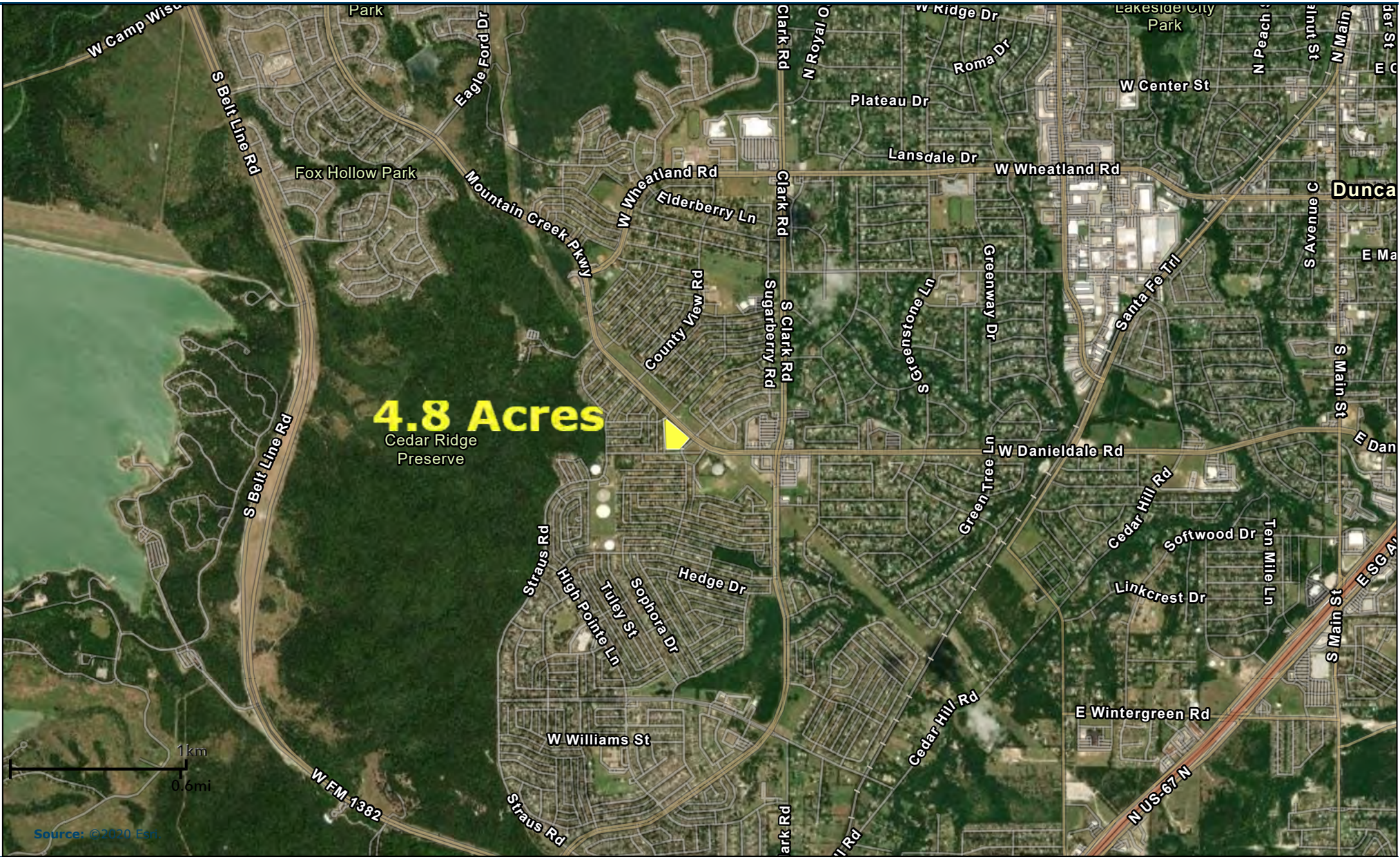
PRICE: \$1,250,000.00; \$6.00 Per S.F.

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

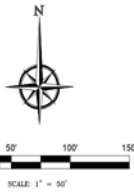
4.8 ac-mt creek pkwy-fs-2024.docx

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.









AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

BEARING BEARING NOTE:

The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 4813C0465L (effective date March 21, 2019) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the Subject Tract lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

LEGEND

- WATER VALVE
- WATER METER
- POWDER POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GUARD BOLLARD
- RCP = Reinforced Concrete Pipe
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- OVERHEAD POWER LINE
- ASPHALT PAVEMENT
- STORM SEWER LINE

VICINITY MAP

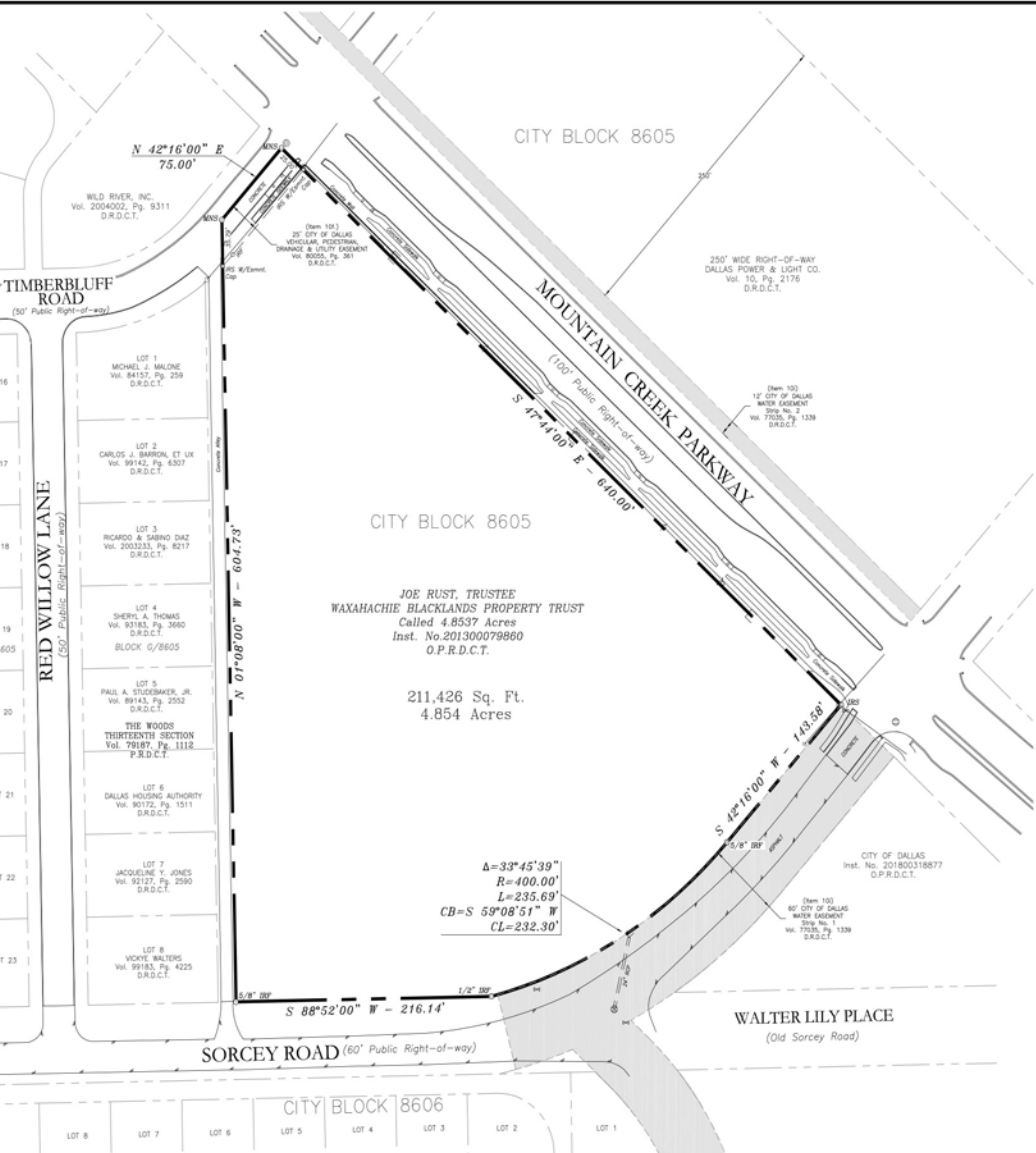


SITE ZONING

ZONING CLASSIFICATION - CR (Community Retail)
 This information was gathered from the City of Dallas, Texas Zoning Map. This Surveyor was not furnished with a Zoning Report or Zoning Letter. Please contact the City of Dallas Planning Department for any additional information.

ABBREVIATIONS:

- Vol. = Volume
- Pg. = Page
- Inst. No. = Instrument Number
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- P.R.D.C.T. = Plat Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- CM = Controlling Monument
- IRF = 1/2" Iron Rod Found
- IRS = 1/2" Iron Rod Set, topped with a red plastic cap, stamped "RPLS 4701"
- IRS W/Easmt Cap = 1/2" Iron Rod Set, topped with a yellow plastic cap, stamped "EASEMENT CORNER"
- MNS = Mag Nail Set with steel washer, stamped "RPLS 4701"



SURVEYOR'S CERTIFICATION
 To: WAXAHACHE BLACKLANDS PROPERTY TRUST; PALLADIUM USA INTERNATIONAL, INC., a Delaware corporation; CHICAGO TITLE INSURANCE COMPANY and CHICAGO TITLE OF TEXAS, INC.
 I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground under my direct supervision, and that all lines and dimensions shown are correct to the best of my knowledge, all property corners are monumented as shown and this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition II Survey. There are no visible conflicts, found during the time of this survey, July 1, 2020, except as shown or noted.
 LAWRENCE H. RINGLEY, P.L.S. No. 4701

THIS IS A COPY OF THE ORIGINAL SURVEY IS SIGNED IN BLUE INK.

LEGAL DESCRIPTION

SITUATED in the City of Dallas, in the Phillip Kimmel Survey, Abstract No. 723 of Dallas County, Texas and being part of City of Dallas Block No. 8605 and also being all of that certain called 4.8537 acre tract of land described in a Special Warranty Deed to Joe Rust, Trustee of the Waxahachie Blacklands Property Trust, dated February 26, 2013 and recorded in Instrument No. 201300079860, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:
 BEGINNING at a 5/8 inch iron rod found on the north right-of-way line of Sorcery Road (60' wide public right-of-way) for the southwest corner of the above described 4.8537 acre Waxahachie Blacklands Property Trust (WBPT) tract and same being the southeast corner of a 15' wide public alley and Block G/8605 of The Woods, Thirteenth Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 79187, Page 1112, Deed Records, Dallas County, Texas (D.R.D.C.T.);
 THENCE North 01 deg. 06 min. 00 sec. West, departing from the north right-of-way line of Sorcery Road, along the common line of said WBPT tract and Block G/8605, at a distance of 568.94 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Easement Corner", set at the southwest corner of that certain called 2,204 square foot tract of land conveyed to the City of Dallas as a vehicular, pedestrian, drainage and utility easement, recorded in Volume 80055, Page 361, D.R.D.C.T. and continuing for a total distance of 604.73 feet to a mag nail with a steel washer, stamped "RPLS 4701" set in concrete for the northwest corner of said WBPT tract on the southeasterly right-of-way line of Timberbluff Road (a 25' wide public right-of-way at this point) and same being the northwest corner of said City of Dallas easement;
 THENCE North 42 deg. 16 min. 00 sec. East, along the southeasterly right-of-way line of said Timberbluff Road and the northerly line of said City of Dallas easement, a distance of 75.00 feet to a mag nail with a steel washer, stamped "RPLS 4701" set in concrete for the north corner of said WBPT tract and City of Dallas easement, at the intersection of the southeasterly right-of-way line of Timberbluff Road and the southeasterly right-of-way line of Mountain Creek Parkway (a 100' wide public right-of-way);
 THENCE South 47 deg. 44 min. 00 sec. East, along the northeasterly line of said WBPT tract and the southeasterly right-of-way line of said Mountain Bluff Parkway, at a distance of 25.00 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Easement Corner", set at the southeast corner of said City of Dallas easement and continuing on for a total distance of 640.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said WBPT tract, at the intersection of the southeasterly right-of-way line of said Mountain Bluff Parkway and the northerly right-of-way line of the above described Sorcery Road;
 THENCE South 42 deg. 16 min. 00 sec. West, departing from said Mountain Bluff Parkway, along the common line of said WBPT tract and Sorcery Road, a distance of 143.58 feet to a 5/8 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 400.00 feet, a central angle of 33 deg. 45 min. 39 sec. and a chord that bears South 59 deg. 08 min. 51 sec. West - 232.30 feet;
 THENCE Continuing along said common line and along said curve to the right, an arc distance of 235.69 feet to a 1/2 inch iron rod found for corner at the end of said curve;
 THENCE South 88 deg. 52 min. 00 sec. West, continuing along said common line, a distance of 216.14 feet to the POINT OF BEGINNING and containing 211,426 square feet or 4.854 acres of land.

TITLE COMMITMENT NOTES:

This survey was prepared in conjunction with a Title Commitment prepared by CHICAGO TITLE INSURANCE COMPANY under SF No. CTH55-860055180079860-JM with an effective date of December 19, 2019, at 8:00 a.m. and issued on January 2, 2020, at 8:00 a.m. This Surveyor has reviewed the items listed in Schedule B of said commitment and has concluded that the following items AFFECT or DO NOT AFFECT the Subject Tract as noted. No additional research of easements was performed by Ringley & Associates, Inc.
 10F. 25' wide Vehicular, Pedestrian, Drainage and Utility Item Easement granted to the City of Dallas recorded on March 18, 1980, in Volume 80055, Page 361, Real Property Records, Dallas County, Texas. THIS ITEM AFFECTS THE NORTH PORTION OF THE SUBJECT TRACT, AS SHOWN.
 10G. Rights of the public to any portion of the Land lying within the area commonly known as Timberbluff Road. AFFECTS THE NORTH LINE OF THE SUBJECT TRACT, AS SHOWN.
 10H. Easements and rights incidental thereto, as reserved in a Warranty Deed, recorded on August 17, 1977, in Volume 77159, Page 1959, Real Property Records, Dallas County, Texas. THE EASEMENTS LISTED WITHIN THIS DOCUMENT DO NOT AFFECT THE SUBJECT TRACT.
 10I. A 60' and a 12' wide Water Easement granted to the City of Dallas, recorded on February 21, 1977, in Volume 77035, Page 1539, Real Property Records, Dallas County, Texas. THE 60' WIDE STRIP No. 1 OF THIS EASEMENT ADOPTS AND AFFECTS THE SOUTHEASTERLY LINE OF THE SUBJECT TRACT. THE 12' WIDE STRIP No. 2 IS ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF MOUNTAIN CREEK PARKWAY AND DOES NOT AFFECT THE SUBJECT TRACT, AS SHOWN.

GENERAL NOTES:

- At the time of this Survey, This Surveyor did not see any evidence of current earth moving work, building construction or building additions.
- There is currently No Proposed Changes to the right-of-ways of Mountain Creek Parkway or Sorcery Road. As shown, the North 25 feet of the Subject Tract lies within Timberbluff Road that is covered by a street easement.
- The Subject Tract has direct access to the public right-of-ways of Timberbluff Road, Mountain Creek Parkway and Sorcery Road, as shown.
- At the time of this Survey, This Surveyor did not see any evidence of the site currently being used as a solid waste dump, sump or sanitary landfill.

TITLE SURVEY

4.854 Acres
 being part of
 CITY BLOCK 8605
 situated in the
 Phillip Kimmel Survey, Abstract No. 723
 City of Dallas
 Dallas County, Texas

TSPS Category 1A, Condition II

PROPERTY ADDRESS

8605 Sorcery Road
 Dallas, Texas 75249

Dallas Central Appraisal District
 Parcel No. 0000081604867000

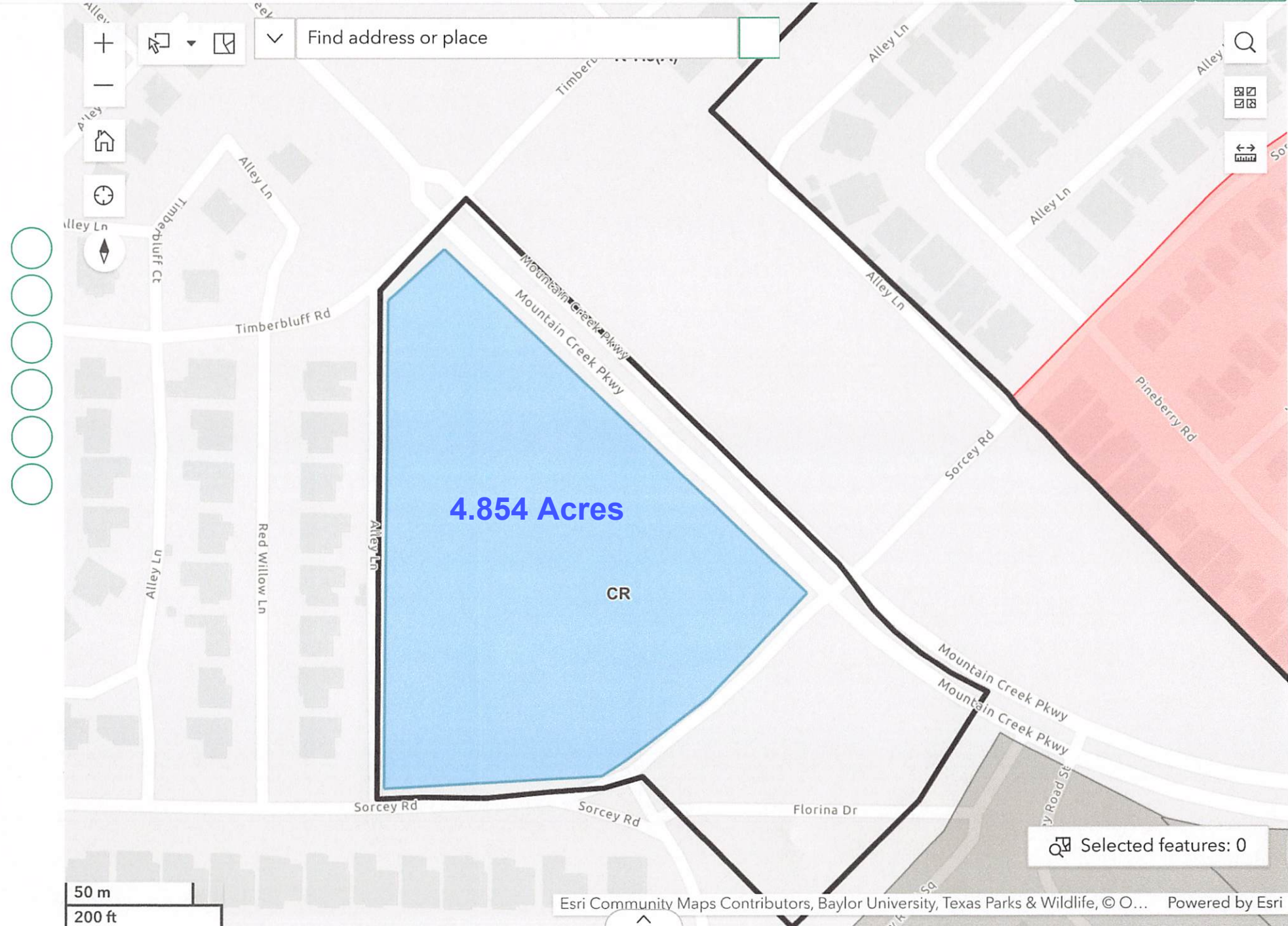
RINGLEY & ASSOCIATES, INC.
 Survey Title: SURVEYOR'S PLANNING
 Texas Firm Registration No. 10081300
 701 S. Tennessee - Irving, Texas 75039
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Art And	07/11/2020	1" = 50'	2020049	2020049-TITLE DWG	1 of 1

ZONING INFORMATION

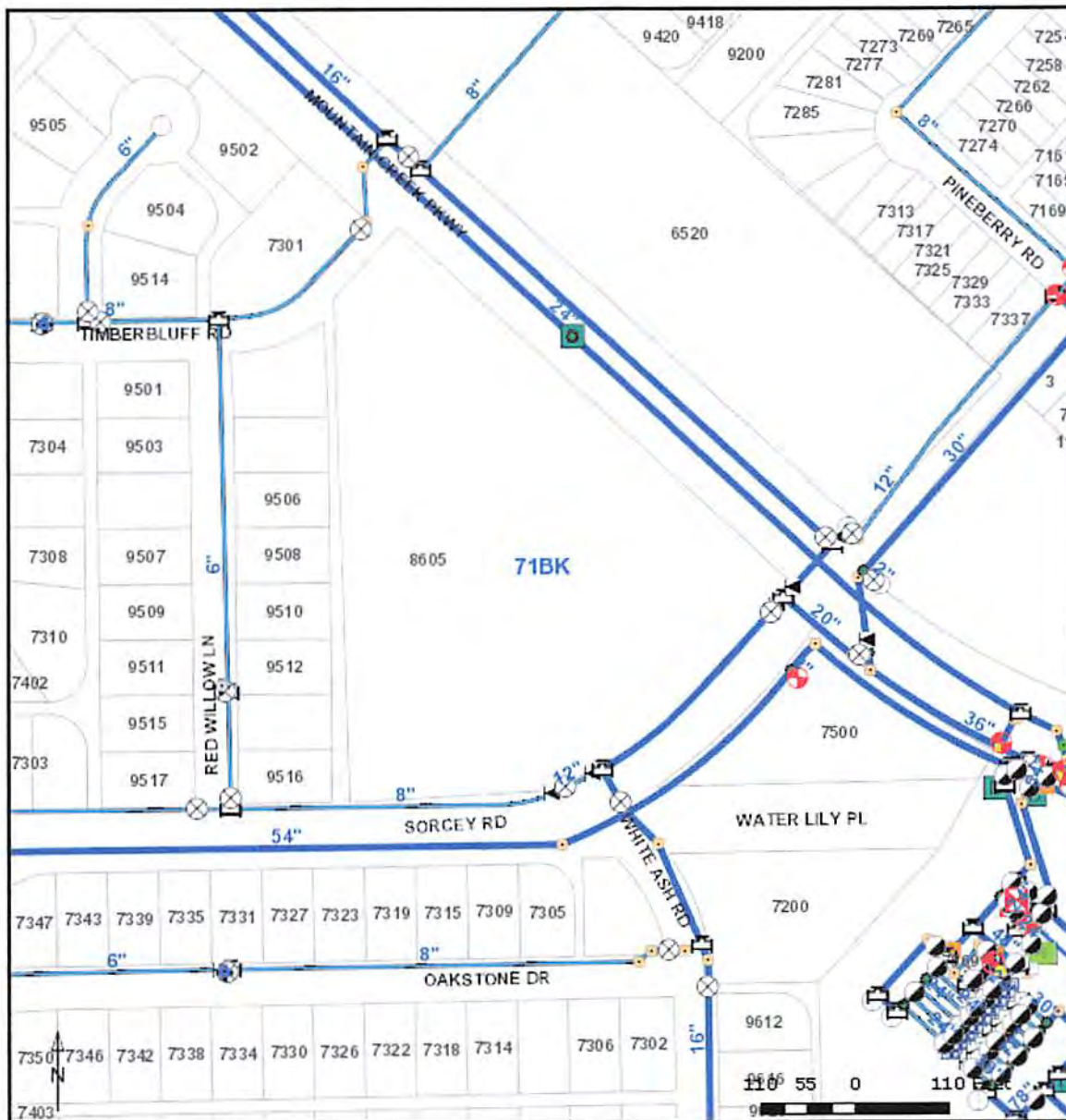
City of Dallas Zoning Map 2.2

The City of Dallas DEV GIS Department



		DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
			Front	Side/Rear					
RESIDENTIAL	CLUSTERED HOUSING / MULTIFAMILY	CH Clustered Housing	0'	0'	18 DU Per Acre	36'	60%	Proximity y Slope	Single family and multifamily residential uses
		MF-1(A) Multifamily residential	15'	15'	Min lot 3,000 sq ft 1,000 sq ft - E 1,400 - 1 BR 1,800 - 2 BR + 200 sq ft each add BR	36'	60%	Proximity y Slope	Multifamily residential uses
		MF-2(A) Multifamily residential	15'	15'	Min lot 1,000 sq ft 800 sq ft - E 1,000 - 1 BR 1,200 - 2 BR + 150 sq ft each add BR	36'	60%	Proximity y Slope	Multifamily residential uses
		MF-3(A) Multifamily residential	15'	10'	Min lot 6,000 sq ft 450 sq ft - E 500 - 1 BR 550 - 2 BR + 50 sq ft each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily residential; supporting limited retail and personal service uses
		MF-4(A) Multifamily residential	15'	10'	Min lot 6,000 sq ft 225 sq ft - E 275 - 1 BR 325 - 2 BR + 50 sq ft each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily residential; supporting limited retail and personal service uses
		MH(A) Mobile home	20'	10'	1 DU/ 4,000 sq ft	24'	20%	Proximity Slope	Manufactured homes
NONRESIDENTIAL	office	NO(A) Neighborhood office	15'	20' adjacent to residential OTHER: No Min.	0.5 Floor Area Ratio	30' 2 stories	50%	Proximity Slope Visual intrusion	Office
		LO-1 Limited office - 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		LO-2 Limited office - 2	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		LO-3 Limited office - 3	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service uses as limited uses
		MO-1 Mid-range office - 1	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
		MO-2 Mid-range office - 2	15'	20' adjacent to residential OTHER: No Min.	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
		GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses
	Retail	NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%	Proximity Slope Visual intrusion	Retail and personal service; and office uses
		CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual intrusion	Retail and personal service; and office uses
		RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual intrusion	Retail and personal service; and office uses

NOTE: Additional conditions may apply. Consult the Dallas Development Code.



This product is for informational purposes and may not have 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 property boundaries.

City of Dallas Water



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
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0