

FOR SALE
15.55 ACRES - W Crossmain Street
Milford, Texas

LOCATION: The subject property is located on the west side of W Crossmain Street approximately 1.8 miles south of I-35E in Milford, Texas.

LAND SIZE: 15.55 Acres

FRONTAGE: W Crossmain Street – 206.20 ft.

DEPTH: Varies from 462 ft. to 714.1 ft.

ZONED: Agriculture

UTILITIES: Water - South Ellis County
Electric - Oncor or HILCO Electric Cooperative, Inc.
Sewer - City of Milford

SCHOOLS: Milford ISD

PRICE: \$466,500.00; \$30,000 Per Acre

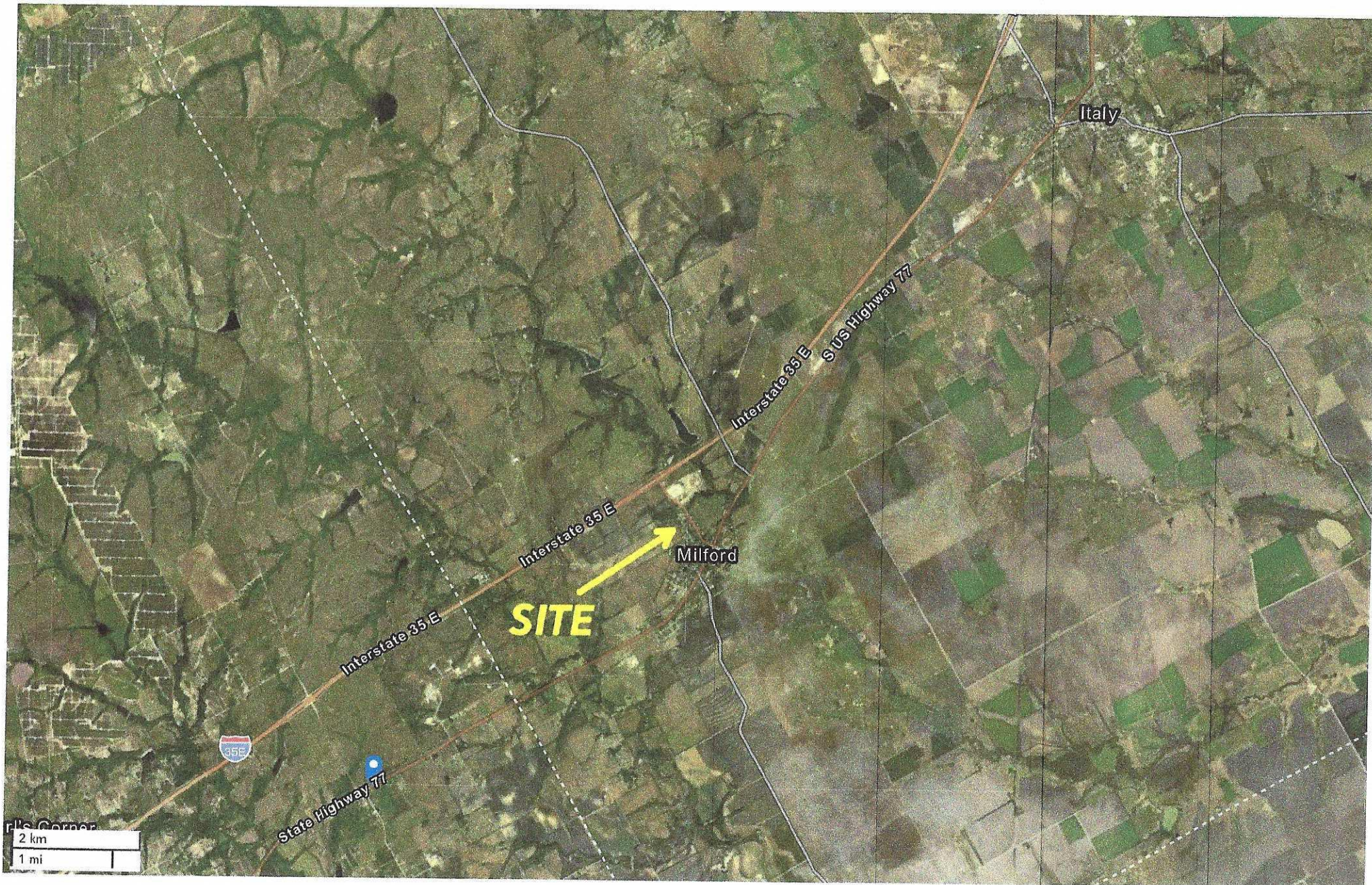
COMMENTS: South Ellis County is expected to grow rapidly in the coming years. A new Wendy's / Road Ranger truck fueling center opened at the FM 566 exit off of I-35E within the past 18 months.

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

Milford – 15 Ac W Crossmain Steet.docx

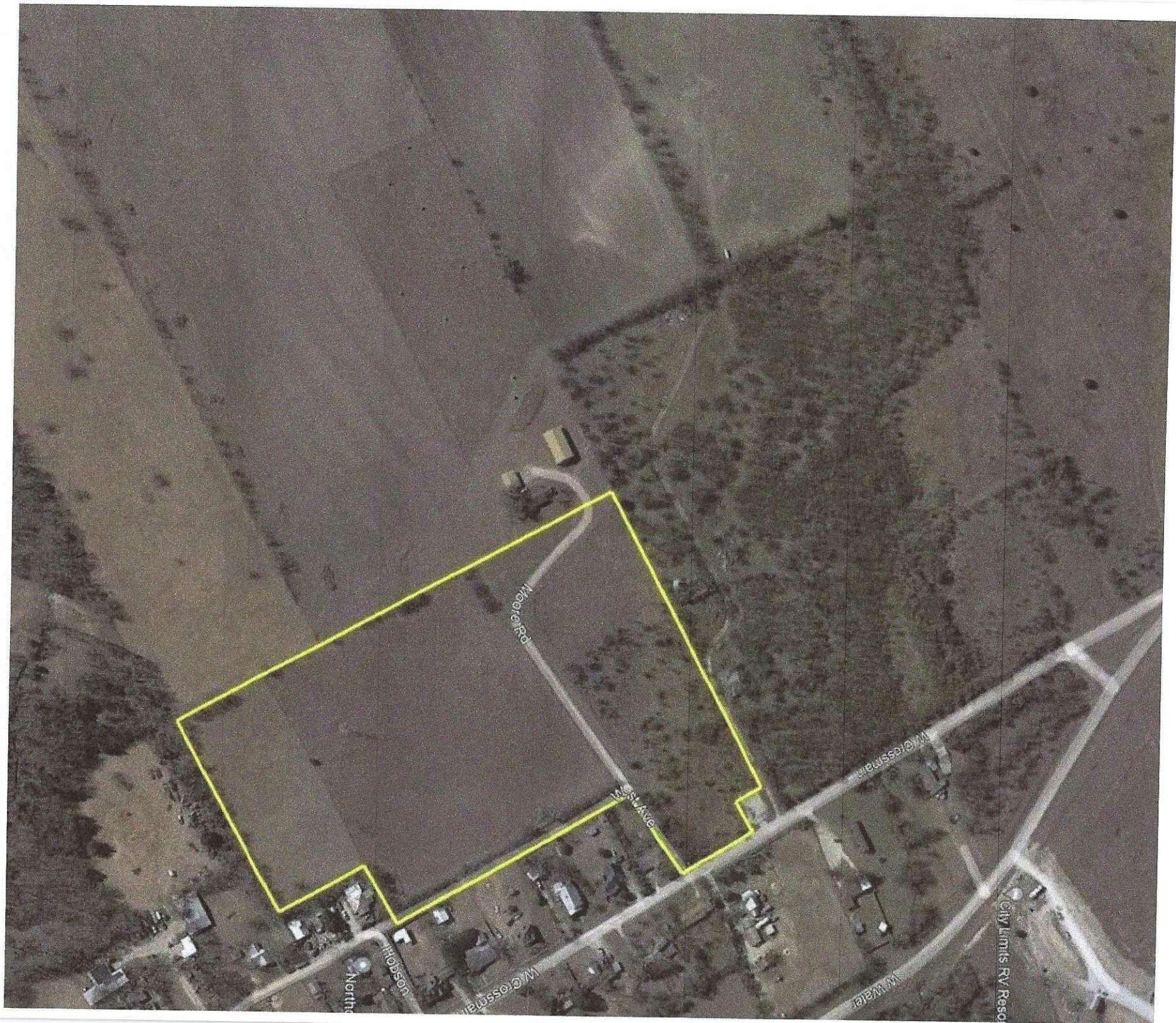
Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

15.55 Acres - Milford, Texas



15.55 Acres - Property Dimensions





W. Crossman

W. Ave

North
Hobson

W. Crossman

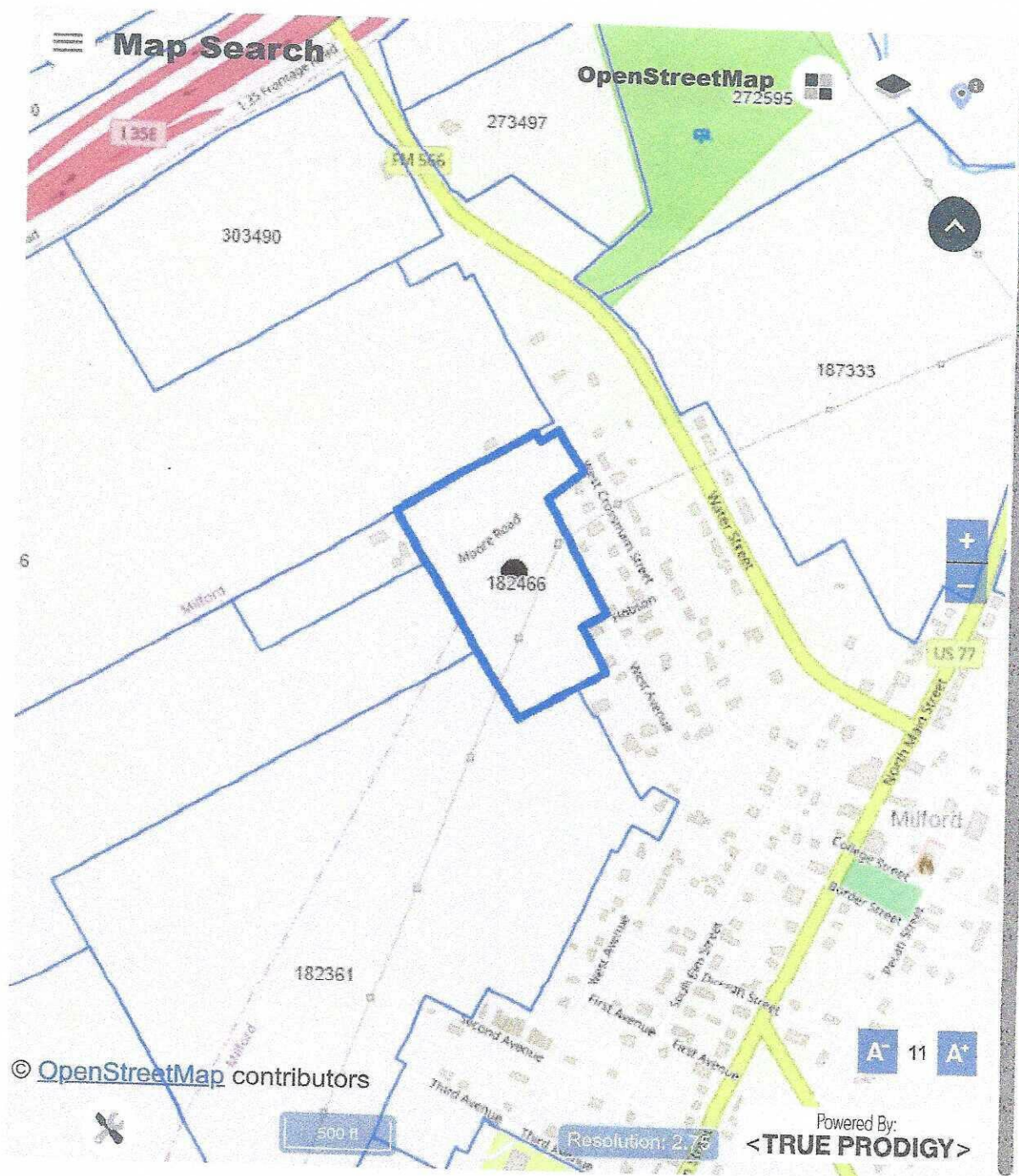
W. Crossman

W. Water

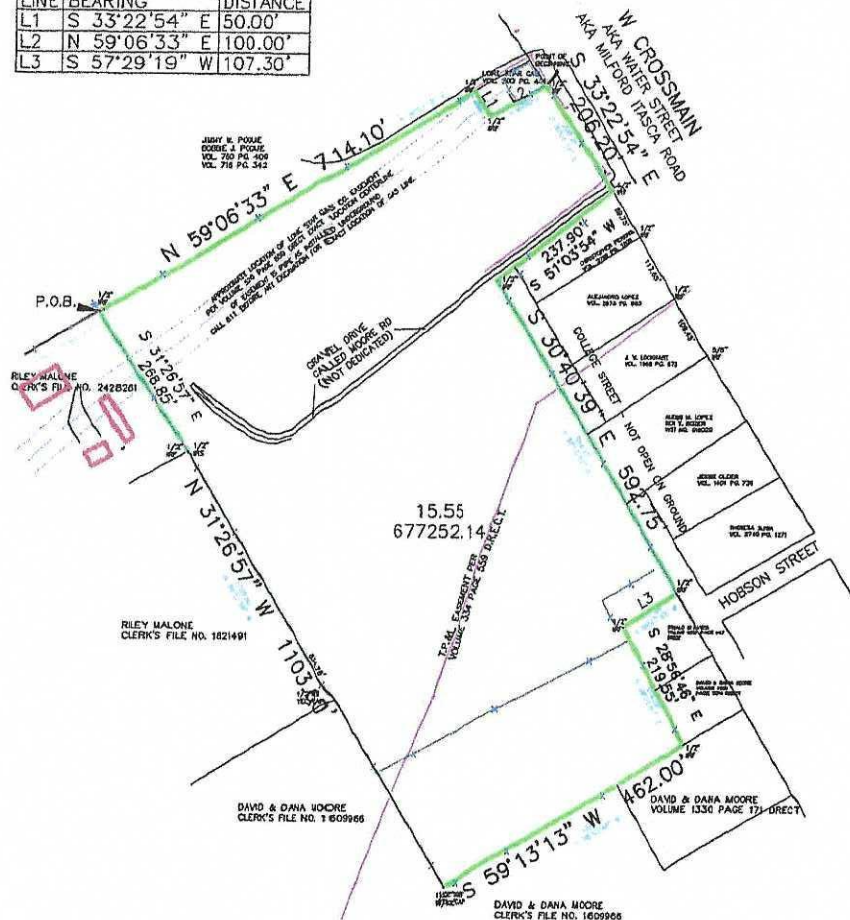
City Limits RV Reso



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<TRUE PRODIGY>



LINE	BEARING	DISTANCE
L1	S 33°22'54" E	50.00'
L2	N 59°06'33" E	100.00'
L3	S 57°29'19" W	107.30'



ACCEPTED BY:

SURVEY PERFORMED FROM
DESCRIPTION PROVIDED BY

I DID NOT SEARCH THE RECORDS
FOR EASEMENTS OR RECORD TITLE.
ALL INTERESTED PARTIES SHOULD
EMPLOY A TITLE AND ABSTRACT
COMPANY TO DETERMINE EASEMENTS
RECORD TITLE, AND OWNERSHIP
OF PROPERTY.

SURVEY PLAT

COPYRIGHT DATE 11-10-2025

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SAMUEL HERBROUGH SURVEY, ABSTRACT NO. 477 ALSO BEING IN THE CITY OF MILFORD, ELLIS COUNTY, TEXAS AND BEING ALL THAT PROPERTY DESCRIBED IN DEED CONVEYED TO JIMMY W. POGUE AND JIMMY E. POGUE FROM JACK REYNOLDS AND HELEN LOUISE MILLER AS RECORDED IN VOLUME 771 PAGE 449 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS, (D.R.E.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF W. CROSSMAIN (ALSO KNOWN AS WATER STREET AND MILFORD ITASCA ROAD) SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LONE STAR GAS COMPANY AS RECORDED IN VOLUME 300 PAGE 444 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS;

THENCE SOUTH 33°22'54" EAST, WITH THE WEST LINE OF SAID W. CROSSMAIN, A DISTANCE OF 206.20 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO CHRISTOPHER PERKINS AS RECORDED IN VOLUME 2796 PAGE 1809 D.R.E.C.T.; (DEED-S30°01'12"E, 206.20')

THENCE SOUTH 51°03'54" WEST, WITH THE COMMON LINE OF SAID PERKINS TRACT, PASSING THE EAST LINE OF COLLEGE STREET, (NOT OPEN ON THE GROUND) A TOTAL DISTANCE OF 237.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; (DEED-S52°05'15"W, 237.90')

THENCE SOUTH 30°40'39" EAST, ALONG SAID COLLEGE STREET, NOT OPEN GROUND, A DISTANCE OF 592.75 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER, AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO DONALD W. HAYES AS RECORDED IN VOLUME 1507 PAGE 447 D.R.E.C.T.; (DEED-S30°12'51"E, 592.77')

THENCE SOUTH 57°29'19" WEST, WITH THE COMMON LINE OF SAID HAYES TRACT, A DISTANCE OF 107.30 FEET TO A 1/2" IRON ROD FOUND AT NORTHWEST CORNER OF SAID HAYES TRACT; (DEED-S58°27'43"W, 107.28')

THENCE SOUTH 28°56'46" EAST, WITH THE WEST LINE OF HAYES TRACT AND THE WEST LINE OF A TRACT CONVEYED TO DAVID AND DANA MOORE AS RECORDED IN VOLUME 1981 PAGE 1574 D.R.E.C.T., A DISTANCE OF 219.55 FEET TO SAID MOORE'S SOUTHWEST CORNER, AND BEING ON THE NORTH LINE OF A TRACT CONVEYED TO DAVID AND DANA MOORE AS RECORDED IN VOLUME 1330 PAGE 171 D.R.E.C.T., A 1/2" IRON ROD FOUND FOR CORNER; (DEED-S28°15'57"E)

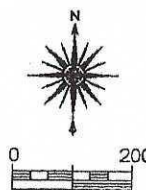
THENCE SOUTH 59°13'13" WEST, WITH THE SAID MOORE TRACT AND WITH A NORTH LINE OF A TRACT CONVEYED TO DAVID AND DANA MOORE AS RECORDED IN ELLIS COUNTY CLERK'S FILE NO. 160966, A TOTAL DISTANCE OF 462.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND AT AN ELL CORNER IN SAID MOORE'S TRACT; (DEED-S59°53'48"W, 462.78')

THENCE NORTH 31°26'56" WEST, WITH SAID MOORE TRACT, PASSING A 1/2" IRON ROD WITH YELLOW CAP FOUND AT MOORE'S NORTH EAST CORNER AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO RILEY MALONE AS RECORDED IN ELLIS COUNTY CLERK'S FILE NO. 1821491 AND CONTINUING PAST THE SOUTHEAST CORNER OF A TRACT CONVEYED TO RILEY MALONE AS RECORDED IN CLERK'S FILE NO. 2428261, A TOTAL DISTANCE OF 1103.60 FEET TO A 1/2" IRON ROD FOUND FOR SAID MALONE'S NORTHEAST CORNER AND BEING IN THE SOUTH LINE OF A TRACT CONVEYED TO JIMMY W. POGUE AS RECORDED IN VOLUME 716 PAGE 342 D.R.E.C.T.; (DEED-N30°31'49"W, 1105.60')

THENCE NORTH 59°06'33" EAST, ALONG THE SOUTH LINE OF SAID POGUE TRACT, A DISTANCE OF 714.10 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LONE STAR GAS TRACT; (DEED-N59°57'18"E, 719.10')

THENCE WITH THE LONE STAR GAS TRACT, SOUTH 33°22'54" EAST A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND NORTH 59°06'33" EAST A DISTANCE OF 100.00 FEET (DEED-S32°02'07"E, 50' AND N60°43'12"E, 100') TO THE POINT OF BEGINNING AND CONTAINING 15.55 ACRE OF LAND, MORE OR LESS.

BASIS OF BEARING:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.



LEGEND	
POWER POLE	X FENCE
WOOD DECK	BUILDING LINE
SEPTIC LIDS	EASEMENT LINE
AC PAD	IRON ROD FOUND
CONCRETE	IRON ROD SET
GRAVEL	POWER LINE
BRICK	NOT TO SCALE
COVERED AREA	UTILITY PEDESTAL
GAS METER	ELECT. BOX
FIRE HYDRANT	UTILITY EASEMENT
BUTANE TANK	WATER METER
PROPERTY LINE	BUILDINGS



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 101219-00

5611 Sweetwater Drive (214) 371-0866
Midlothian, Texas 76065
Jimmy D. Woodard R.P.L.S. No. 5398

G.F. Number: 025-64049

Title Company: TOWN SQUARE TITLE

Certified to: OSCAR OSBALDO TORRES & ORLANDO TORRES

Job Number: 132852

Date: 11-10-2025

"A professional company operating in your best interest"

I, Jimmy D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat. The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgment as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown hereon and is intended for a single use. The Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorised reuse is not permitted without the expressed written permission of the President of the company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. No further legal copies.

Jimmy D. Woodard R.P.L.S. #5398
THIS SURVEY VALID WITH EMBOSSED SEAL





SINGLE FAMILY DEVELOPMENT
SITE PLAN - ~1/2 AC - 20 LOTS

MILFORD, TEXAS



SCALE 1" = 100'



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

David Joe Rust	204705	joerust@joerust.com	972-333-4143
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
J Lance Rust	511897	lancerust@joerust.com	469-337-4627
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone