

1.9 Acre Office/Retail Site

S 14th St. & George Hopper Rd., Midlothian



Kim Wiens 972-816-2008 wuens@flash.net Kimberly Klor 817-948-6940

1.9 Acres Office/Retail Pad Site

S 14th St. and George Hopper Rd. Midlothian



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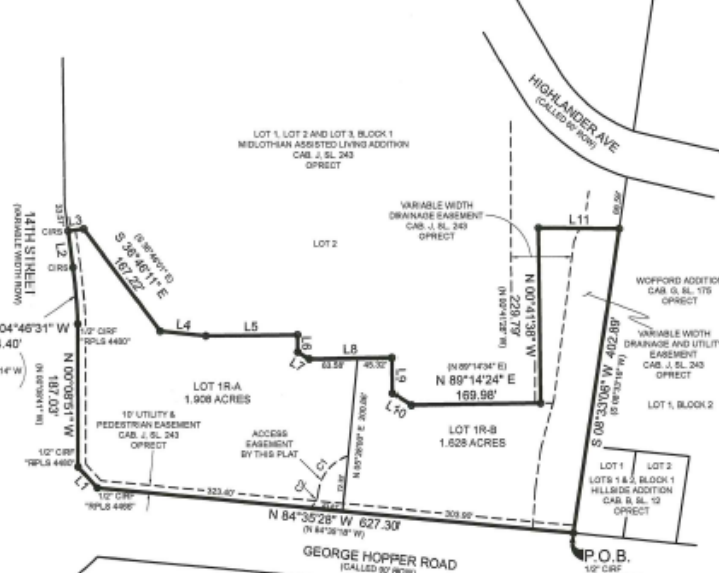
wiens@flash.net

Kimberly Klor 817-948-6940



LINE	BEARING	DISTANCE
L1	N 42°20'48" W	37.21
L2	N 07°45'55" W	23.00
L3	N 51°44'41" E	50.00
L4	S 83°25'56" E	58.77
L5	S 89°14'42" E	170.34
L6	S 00°44'18" E	22.89
L7	S 89°10'17" E	17.49
L8	N 89°14'24" E	108.50
L9	S 00°44'57" E	48.81
L10	S 89°25'58" E	24.15
L11	S 89°25'58" E	103.39

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 42°20'48" W	37.21	0.0000	118.35
2	N 07°45'55" W	23.00	0.0000	118.35
3	N 51°44'41" E	50.00	0.0000	118.35
4	S 83°25'56" E	58.77	0.0000	118.35
5	S 89°14'42" E	170.34	0.0000	118.35
6	S 00°44'18" E	22.89	0.0000	118.35
7	S 89°10'17" E	17.49	0.0000	118.35
8	N 89°14'24" E	108.50	0.0000	118.35
9	S 00°44'57" E	48.81	0.0000	118.35
10	S 89°25'58" E	24.15	0.0000	118.35
11	S 89°25'58" E	103.39	0.0000	118.35



STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNNYVALE LANDCO, LLC, AND BOARDWALK VENTURES, INCORPORATED, ARE THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE W. HAWKINS SURVEY, ABSTRACT NO. 465, IN THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SUNNYVALE LANDCO, LLC, INCORPORATED, INSTRUMENT NO. 171295, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREIN, "DEED"). ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO BOARDWALK VENTURES, INCORPORATED, INSTRUMENT NO. 160466, OPRECT, AND BEING ALL OF LOT 1, BLOCK 1, OF LOT 2, AND LOT 3, MIDLOTHIAN ASSISTED LIVING ADDITION, AN ADDITION TO THE CITY OF MIDLOTHIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 243, OPRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "MILLER 5897" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE COMMON SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF HILLSIDE ADDITION, AN ADDITION TO THE CITY OF MIDLOTHIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 13, OPRECT, AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF GEORGE HOPPER ROAD (A CALLED 90 FOOT ROW);

THENCE N 84°32'28" W, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE COMMON NORTH ROW LINE OF SAID GEORGE HOPPER ROAD, A DISTANCE OF 627.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4495" FOUND FOR AN ANGLE POINT IN SAID COMMON LINE, AND IN THE EAST ROW LINE OF 14TH STREET (A VARIABLE WIDTH ROW);

THENCE ALONG THE COMMON WEST LINES OF SAID LOT 1 AND THE COMMON EAST ROW LINES OF SAID 14TH STREET, AS FOLLOWS:

N 42°20'48" W, A DISTANCE OF 37.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4480" FOUND TO AN ANGLE POINT IN SAID COMMON LINE;

N 07°45'51" W, A DISTANCE OF 187.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4480" FOUND FOR CORNER, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 712.50 FEET, AN CHORD THAT BEARS N 04°49'21" W, AND A CHORD DISTANCE OF 74.40 FEET;

THENCE WITH SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 74.43 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TRC93" SET FOR CORNER;

N 07°45'55" W, A DISTANCE OF 47.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TRC93" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, AND THE COMMON SOUTHWEST CORNER OF LOT 2, BLOCK 1, OF SAID LOT 1, LOT 2, AND LOT 3, MIDLOTHIAN ASSISTED LIVING ADDITION;

THENCE ALONG THE COMMON LINES BETWEEN SAID LOT 1 AND SAID LOT 2, AS FOLLOWS:

N 81°54'47" E, A DISTANCE OF 23.68 FEET TO ANAIL SET FOR CORNER;

S 36°48'11" E, A DISTANCE OF 167.22 FEET TO ANAIL SET FOR CORNER;

S 82°48'56" E, A DISTANCE OF 59.77 FEET TO ANAIL SET FOR CORNER;

N 89°14'40" E, A DISTANCE OF 133.34 FEET TO ANAIL SET FOR CORNER;

S 00°48'16" E, A DISTANCE OF 23.68 FEET TO ANAIL SET FOR CORNER;

S 60°08'12" E, A DISTANCE OF 17.48 FEET TO ANAIL SET FOR CORNER;

N 89°14'24" E, A DISTANCE OF 158.56 FEET TO ANAIL SET FOR CORNER;

S 00°48'27" E, A DISTANCE OF 48.61 FEET TO ANAIL SET FOR CORNER;

S 59°28'56" E, A DISTANCE OF 28.15 FEET TO ANAIL SET FOR CORNER;

N 89°14'24" E, A DISTANCE OF 158.56 FEET TO ANAIL SET FOR CORNER;

N 00°47'00" W, A DISTANCE OF 225.10 FEET TO ANAIL SET FOR CORNER;

S 82°28'25" E, A DISTANCE OF 135.36 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE COMMON SOUTHEAST CORNER OF SAID LOT 2, AND IN THE WEST LINE OF LOT 1, BLOCK 2, OF WOLFORD ADDITION, AN ADDITION TO THE CITY OF MIDLOTHIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 175, OPRECT;

THENCE S 89°32'08" W, ALONG THE EAST LINE OF SAID LOT 1, OF HILLSIDE ADDITION, A DISTANCE OF 492.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.536 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SUNNYVALE LANDCO, LLC, AND BOARDWALK VENTURES, INCORPORATED, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT SUBMITTING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT LOTS 1R-A & 1R-B, MIDLOTHIAN ASSISTED LIVING ADDITION, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON. THE EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO PERMANENT STRUCTURES (BUILDINGS, FENCES, TREES, SHRUBS, OR PLANTS) SHALL BE CONSTRUCTED OR PLACED UPON, OR ACROSS SAID EASEMENTS AS SHOWN EXCEPT WITH THE WRITTEN PERMISSION OF THE CITY OF MIDLOTHIAN, TEXAS. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT AND PRIVILEGE TO REMOVE AND KEEP REMOVED ALL OR ANY PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, PAVING OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE UTILITY SYSTEM LOCATED WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, IMPROVING, PATROLLING, MAINTAINING, AND CARRYING ON OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE RECONSTRUCTION, RELOCATION, OR OTHER REPLACEMENT OF ANY BUILDINGS, FENCES, TREES, SHRUBS, PAVING OR OTHER IMPROVEMENTS OR GROWTHS WITHIN SUCH EASEMENTS SHALL INCUR NO RESPONSIBILITY OR LIABILITY TO THE CITY OF MIDLOTHIAN, TEXAS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND REPAIRS REQUIRED OR OCCASIONALLY PERFORMED BY THAT UTILITY. THERE WILL BE NO PERMANENT STRUCTURES (BUILDINGS, FENCES, TREES, SHRUBS, PAVING OR OTHER IMPROVEMENTS OR GROWTHS) OR OBSTRUCTIONS BUILT, PLACED OR PLANTED WITHIN THE 100 YEAR FLOOD PLAIN, DESIGNATED AS FLOODWAY EASEMENT. THE MAINTENANCE OF ALL EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS OF THE CITY OF MIDLOTHIAN, TEXAS.

WITNESS MY HAND THIS 21 DAY OF October 2009

SUNNYVALE LANDCO, LLC

Jason W. Martin
FOR JASON W. MARTIN

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 JASON DUPONT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF October 2009

Miss Williams
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND THIS 18th DAY OF October 2009

James Collins
BOARDWALK VENTURES, INCORPORATED
JAMES COLLINS, DIRECTOR

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 JAMES COLLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF October 2009

Janice E. Cochrell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, TIMOTHY L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE EXECUTED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPRODUCED AS A FINAL SURVEY DOCUMENT.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5444



REPLAT
LOTS 1R-A & 1R-B
MIDLOTHIAN ASSISTED
LIVING ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1 OF LOT 1,
LOT 2 AND LOT 3, MIDLOTHIAN ASSISTED
LIVING ADDITION

SITUATED IN THE
W. HAWKINS SURVEY, ABSTRACT NO. 465
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS
3.536 ACRES
2 LOTS

SURVEYOR
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 302
WAKAHACHE, TEXAS 76188
484.916.8388
TRPLS FRM NO 10104359

JOB NO 1068

JULY 2019

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NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4302, NAD 83 PER GPS OBSERVATIONS

ALL PROPERTY CORNERS ARE MONUMENTED WITH ANAIL SET, UNLESS OTHERWISE NOTED.

CRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRC93" SET

ZONED - PD

THE BUILDING SETBACKS ARE NOT ESTABLISHED BY THIS PLAT. THE CURRENT ZONING DISTRICT GOVERNS AND ESTABLISHES THE SETBACKS FOR THIS PROPERTY.

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE "FLOOD INSURANCE RATE MAP NO. 4819803HSP, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES.

APPROVED THIS, _____ DAY OF _____, 2009.

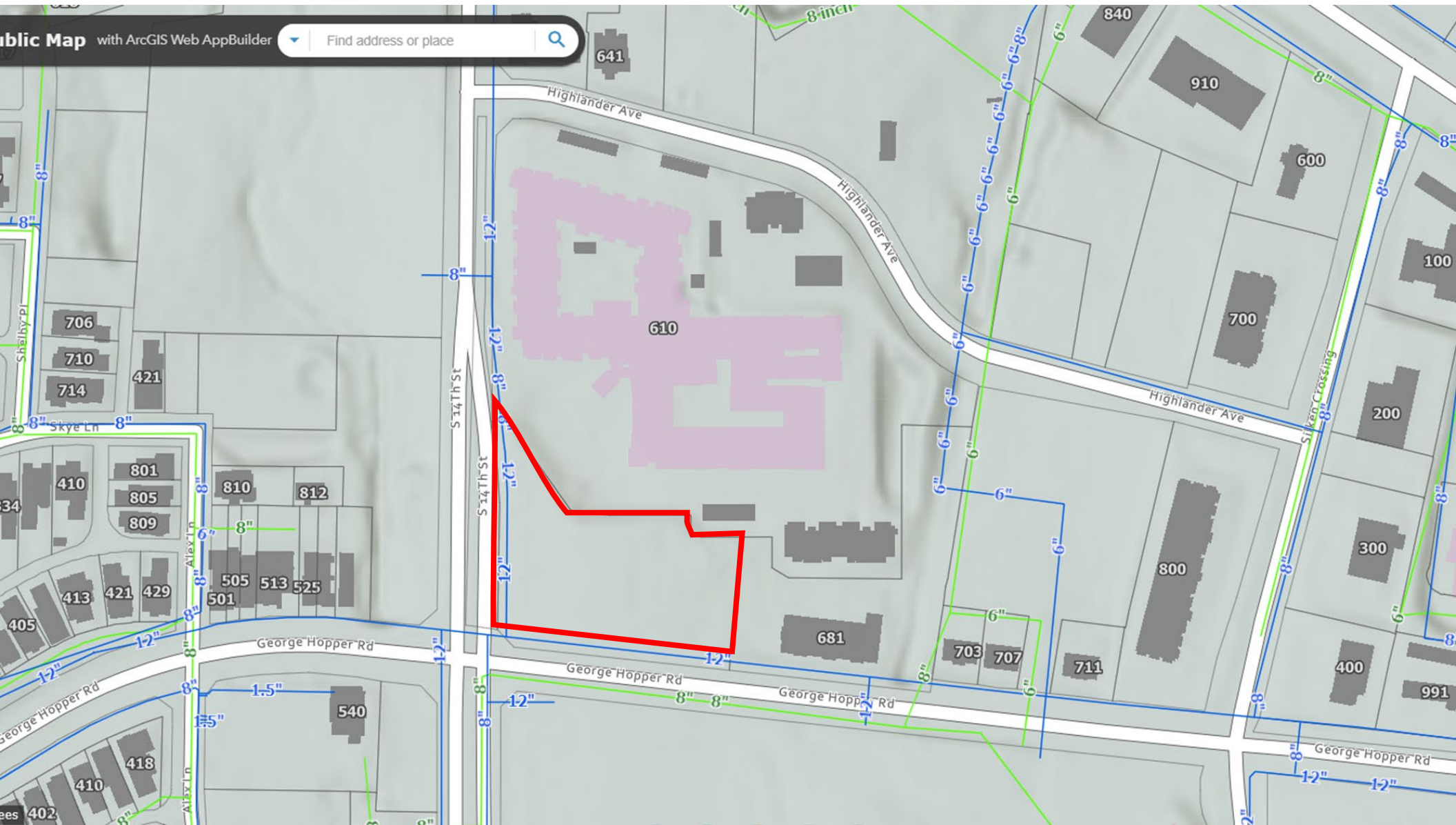
CITY OF MIDLOTHIAN
ELLIS COUNTY, TEXAS

BY: _____, PLANNING DIRECTOR

ATTEST: _____, PLANNING ASSISTANT

BY: _____, CITY ENGINEER

Utility Map





Westside Preserves-- 980 New Homes, 97 Town Homes, & 312 MF Units

1.9 Acre Site

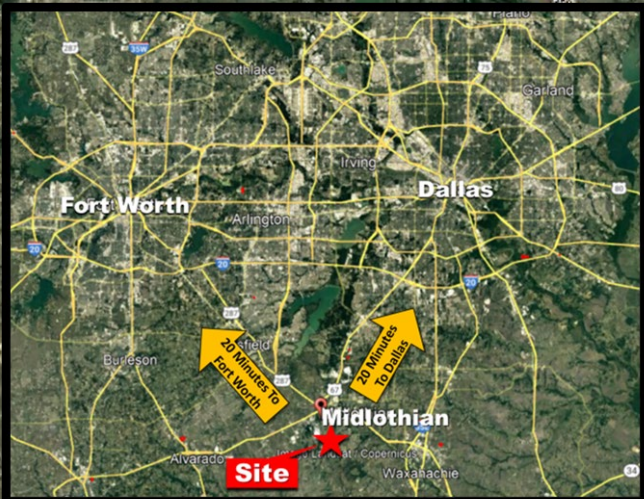
Bridgewater Development 2,000 New Homes

Midlothian Population 40,315

MISD on pace for 6,300 new homes occupied by Fall 2027 and 13,000 new homes by Fall 2032

7,179,046 SF New Industrial Space Approved or Under Construction in Midlothian

Lakeside Beach New Development coming 2025 8,500 New Homes 3,000 MF Units





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:
 - 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.

Wiens Real Estate LLC	9004158	wiens@flash.net	972-816-2008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim A Wiens	483040	wiens@flash.net	972-816-2008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly A Klor	682576	kimberlyklor@gmail.com	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date