







1.5 MILLION SF COMMERCIAL SPACE



1,500 MULTIFAMILY UNITS



HUNDREDS SINGLE FAMILY HOMES



OFFICE FLEX SPACE AND LIFE SCIENCE FACILITIES



500 SINGLE FAMILY UNITS



250 MULTIFAMILY UNITS



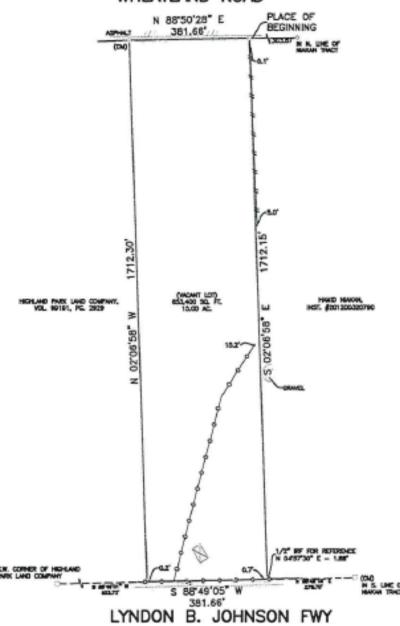
±200,000 SF OFFICE AND RETAIL SPACE

CEDAR CANYON RANCH ANCASTER, TEXAS 75134



X.

# WHEATLAND ROAD



TITLE AND ABSTRACTING WORK FURNISHED BY \_\_\_\_\_\_ CAPITAL TITLE

BEAUTING AND BUSED ON HAD BY DATING TOWN STATE PLANE COOKERNATE OFFICE HOWTH CENTRAL ZONE



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RESK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



Being all that certain tract, purcel, or lot of land out of the SILAS B. RUNYON SURVEY A-1199, in the City of Lancaster, Dallas County, Toxas, and being a tract of land described in deed to George Cyler Street and Mildred May Street, husband and wife, by deed recorded in Instrument Number 202100208301, Deed Records, Dallas County, Toxas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for comer, being in the South line of Wheatland Road and being at the Northwest corner of a tract of land described in deed to Hamid Ninkan, by doed recorded in Instrument Number 201200320790, (D.R.D.C.T.) and being at the Northeast corner of that tract herein described;

THENCE South 02 degrees 06 minutes 58 seconds East, a distance of 1712.15 feet to a 1/2 inch iron rod found for corner, being in the North line of Lyndon B. Johnson Freeway from which a 1 inch pipe found bears North 04 degrees 57 minutes 30 seconds East, 1.88 fout for reference;

THENCE South 88 degrees 49 minutes 05 seconds West, along the North line of said Lyndon B. Johnson Freeway, a distance of 381.66 foot to a 1/2 inch iron rod found for corner, being at the Southeast corner of a tract of land described in deed to Highland Park Land Company, by deed recorded in Volume 99191, Page 2929, (D.R.D.C.T.);

THENCE North 02 degrees 05 minutes 58 seconds West, a distance of 1712,30 feet to a 5/8 inch iron red found for corner, being in the South line of the aforesaid Wheatland Road;

THENCE North 88 degrees 50 minutes 28 seconds East, along the South line of said Wheatland Road, a distance of 381.66 feet to the PLACE OF BEGINNING and containing 653,400 square feet or 15.00 acres of land.

# TLTA SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a coneful and occurate survey on the ground of property located at No. 640 WHEATLAND ROAD in the city of LANCASTER Texas.

The plot hereon is true, correct, and occurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot the site, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

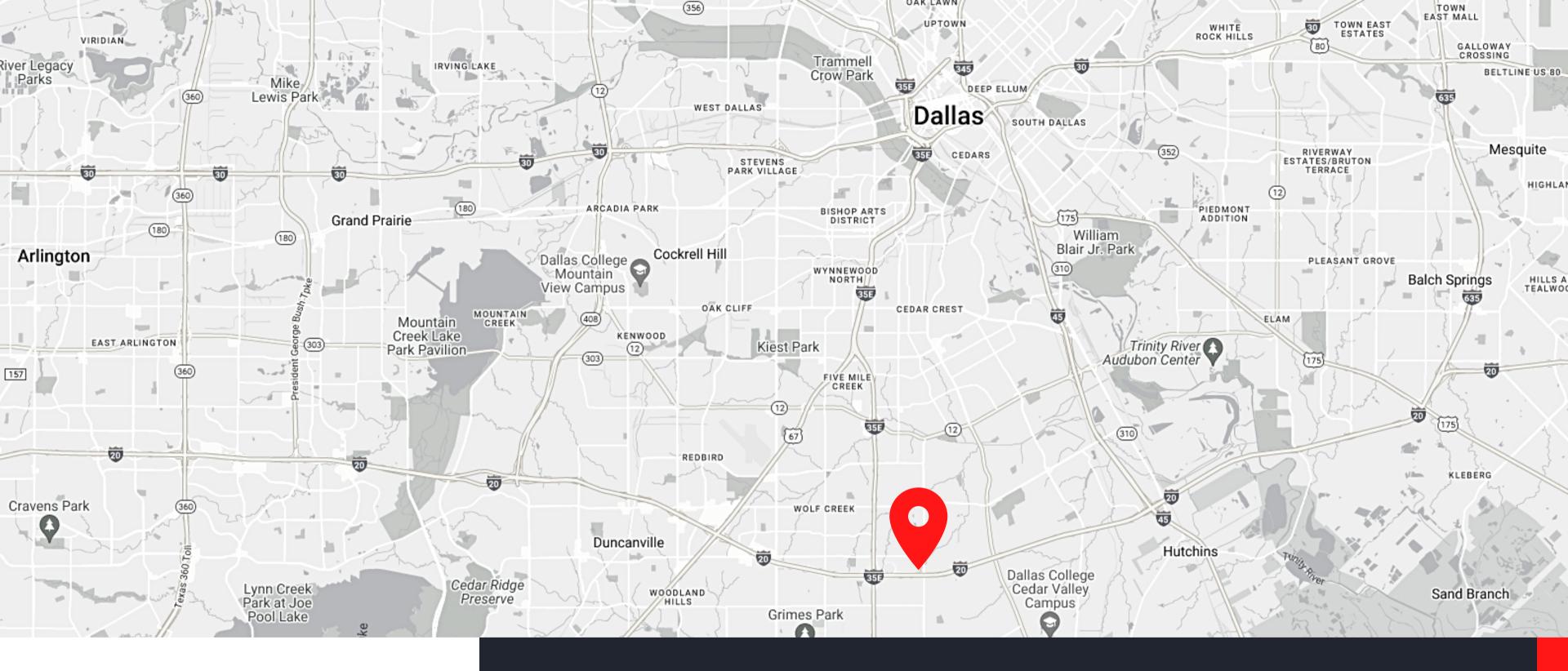
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'
Date: 02/23/23
G. F. No.: 23-722381-LF
Job no.: 202301195
Drown by: J.M.

1529 E I-30, STE. 103 GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366





# CONTACT OUR TEAM

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NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



# **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 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.

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
Buver/Te	nant/Seller/Landlord Initials	Date	