



WOODCREST
CAPITAL, LLC

25 Acres Midlothian

Highway 67 | Midlothian TX



Traffic Counts

US-67	19,900 VPD
US-287	18,250 VPD
Old Fort Worth Rd	1,840 VPD

Demographics

	1-mile	3-mile	5-mile
Population	2,364	17,576	39,661
Households	832	6,270	13,381
Average HH Income	\$112,880	\$99,990	\$113,022

*Demographics provided by CoStar Group, www.costar.com, 2021 dataset

LAND FOR
SALE

(817) 927-0050

ACRES:
+/- 25

WILL SUBDIVIDE

ZONING:

“PD-09” Planned
Development

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

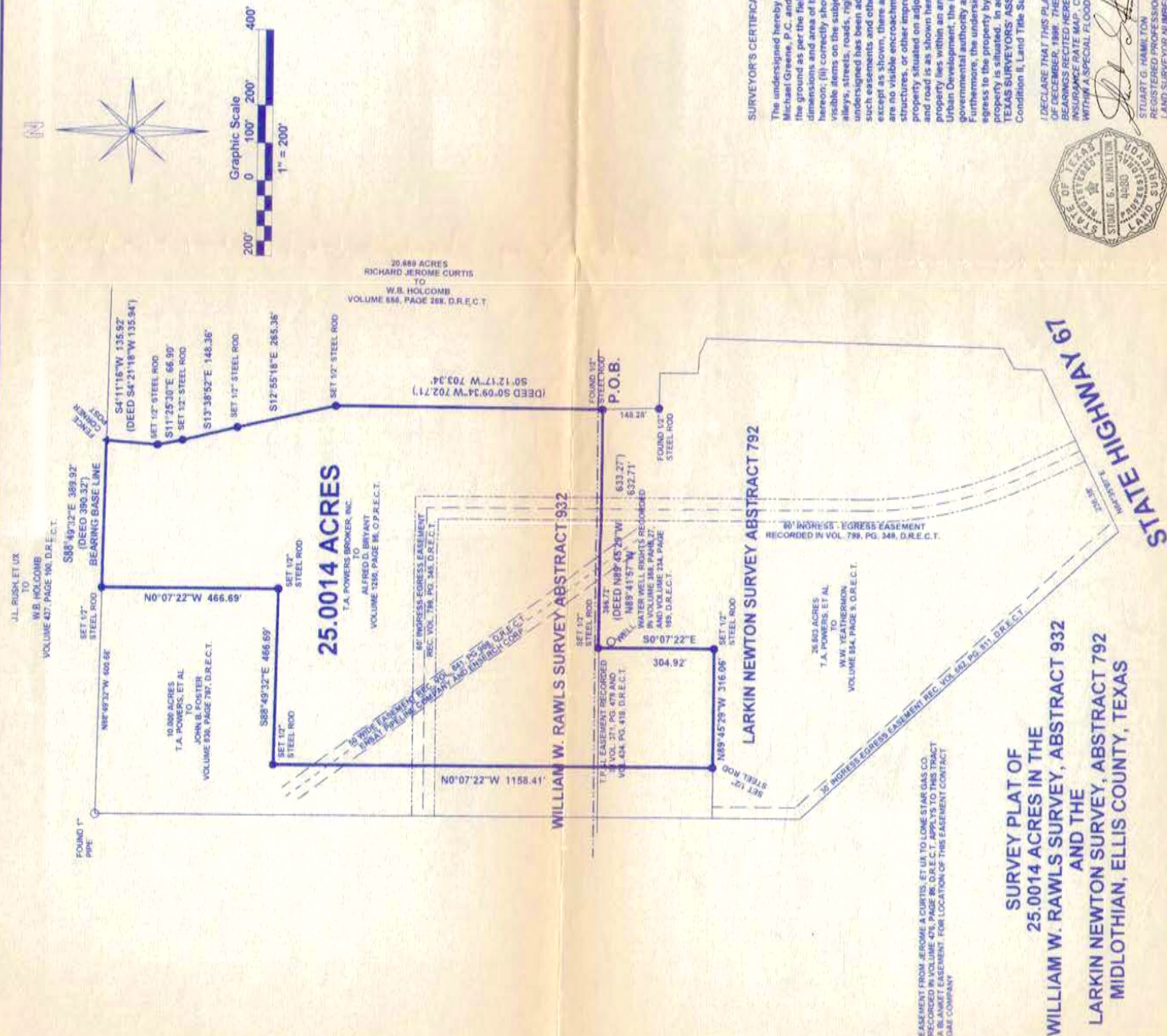
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25 ACRES MIDLOTHIAN | Midlothian, Texas



FIELD NOTES FOR ALFRED D. BRYANT

Job no. B-98627

BEING a part of the William W. Rawls Survey, Abstract 932 and the Larkin Newton Survey, Abstract 792, Midlothian, Ellis County, Texas, and being the 25.00 acre tract described in deed from T.A. Powers, et al. to Alfred D. Bryant recorded in Volume 1250, page 95, Official Public Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set at the most east southeast corner of said 25.00 acre tract, the north northwest corner of the 25.503 acre tract described in deed from T.A. Powers, et al. to W.W. Yeathermon recorded in Volume 854, Page 9, Deed Records, Ellis County, Texas, and on the east line of a 20.669 acre tract described in deed from Richard Jerome Curtis to W.B. Holcomb recorded in Volume 655, Page 288 of said Deed Records;

THENCE N 89°41'57" W, with the common line of said Bryant and Yeathermon tracts, 532.71 feet (deed N 89°45'25" W, 533.27 feet) to a 1/2 inch steel rod set at an interior corner of said Bryant tract and a northwest corner of said Yeathermon tract;

THENCE S 0°07'22" E, with the common line of said Bryant and Yeathermon tracts, 304.92 feet to a 1/2 inch steel rod set at an interior corner of said Yeathermon tract and a southeast corner of said Bryant tract;

THENCE N 89°45'25" W, with the common line of said Bryant and Yeathermon tracts, 316.06 feet to a 1/2 inch steel rod set at the southwest corner of said Bryant tract and the southeast corner of the 10.000 acre tract described in deed from T.A. Powers, et al. to John B. Foster recorded in Volume 830, page 797 of said Deed Records;

THENCE with the common line of said Foster and Bryant tracts, N 0°07'22" W, 1158.41 feet to a 1/2 inch steel rod set at the northeast corner of said Bryant tract and the southeast corner of the 10.000 acre tract described in deed from T.A. Powers, et al. to John B. Foster recorded in Volume 830, page 797 of said Deed Records;

THENCE S 89°49'32" E, (bearing base line) with the common line of said Bryant and Holcomb tracts, 389.92 feet (deed S 89°49'32" E, 390.00 feet) to a 1/2 inch steel rod set at the northeast corner of said Bryant tract and the northwest corner of said 20.669 acre tract;

THENCE with the common line of said Bryant tract and 20.669 acre tract, S 4°11'46" W, 135.92 feet (deed S 4°21'18" W, 135.94 feet) to a 1/2 inch steel rod set, S 11°25'30" E, 66.90 feet to a 1/2 inch steel rod set, S 11°25'30" E, 140.38 feet to a 1/2 inch steel rod set, S 12°55'18" E, 385.38 feet to a 1/2 inch steel rod set, S 12°55'18" E, 702.71 feet (deed S 12°55'18" E, 702.71 feet) to the point of beginning and containing approximately 25.0014 acres of land;

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies that Arlington Greene Corporation, the law officers of W. Michael Greene, P.C. and Phoenix Abstract and Title Company that this Survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (ii) correctly shows the location of all buildings, structures, and other improvements and easements on the subject property; (iii) correctly shows the location and dimensions of all streets, roads, rights-of-way, party walls, or other structures on the subject property; (iv) correctly shows the location and dimensions of all such easements and other matters (with instrument, book, and page number indicated) (v) except as shown, there are no visible encroachments on the subject structures, or other improvements; (vi) there are no visible encroachments on the subject structures, or other improvements; (vii) the distance of the nearest intersecting street and road is as shown hereon. The undersigned further certifies that the subject property lies within an area designated or identified by the U.S. Department of Housing and Urban Development, the Federal Emergency Management Agency, or any other applicable governmental authority as a flood hazard area, flood plain, or similar flood prone area. Furthermore, the undersigned certifies to the above stated parties that there is ingress and egress to the property by paved, dedicated public streets maintained by the city where the property is located. The undersigned further certifies that this Survey conforms to all current TEXAS SURVEYORS' ASSOCIATION Standards and Specifications for a Category 1A, Condition 1, Land Title Survey.

I DECLARE THAT THIS PLAT IS THE REPRESENTATION OF AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND ON THE 28RD DAY OF DECEMBER, 1991. THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS OR EASEMENTS, UNLESS SHOWN HEREON. THE SURVEYOR'S CERTIFICATION IS SUBJECT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48078-005-B, COUNTY OF ELLIS, TEXAS, DATED 11/14/1987. FOR ELLIS COUNTY, TEXAS, THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA MANDED BY 100-YEAR FLOOD.



STUART G. HAMILTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NUMBER 4490

JOB NUMBER: B-98627

ELLIS ASSOCIATES
SURVEYORS

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