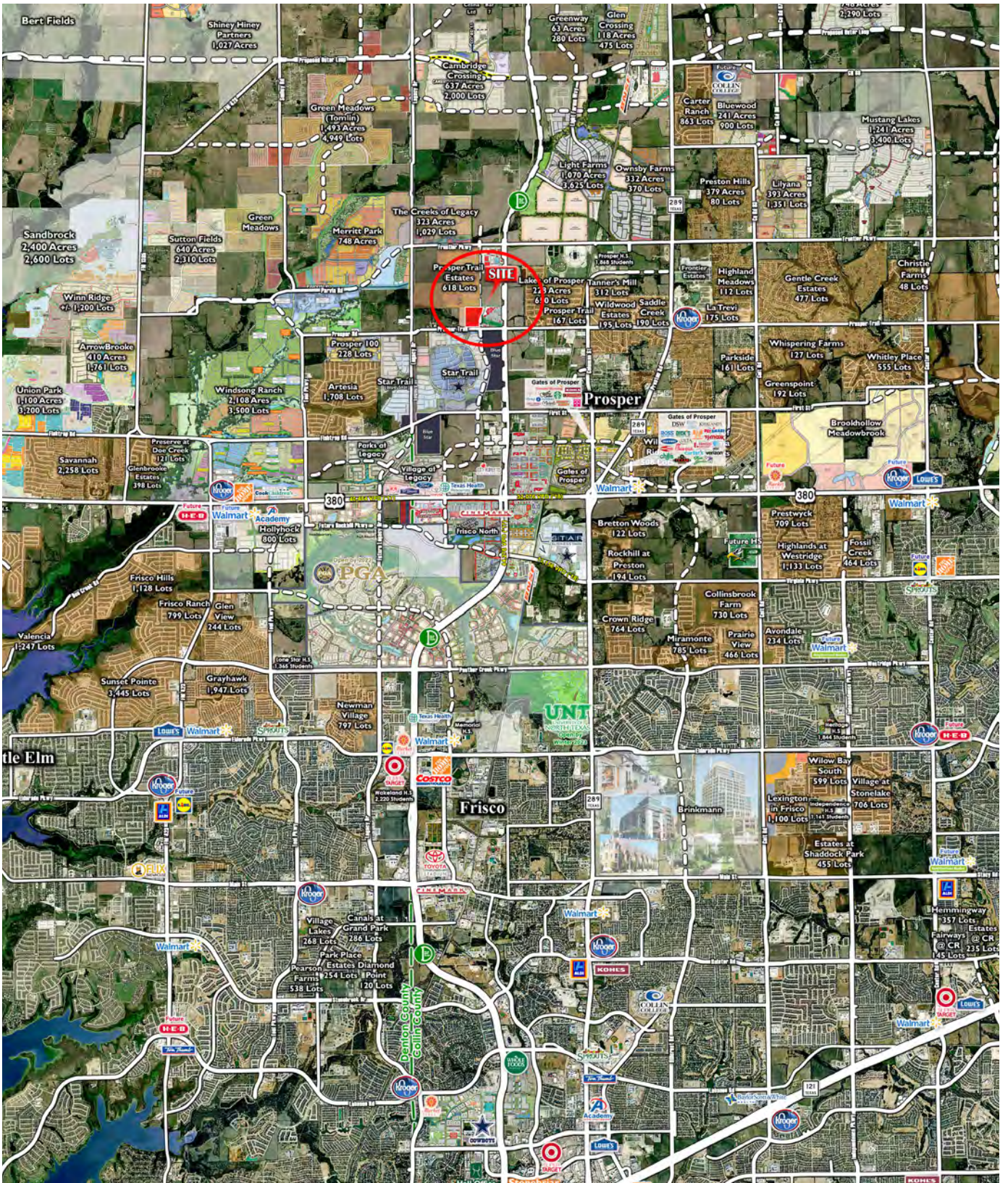


Northwest Corner of Prosper Trail & Shawnee Trail

29 ACRES Prosper, TX



Northwest Corner of Prosper Trail & Shawnee Trail

19 Acres - Single Family

Remaining Acreage - Office

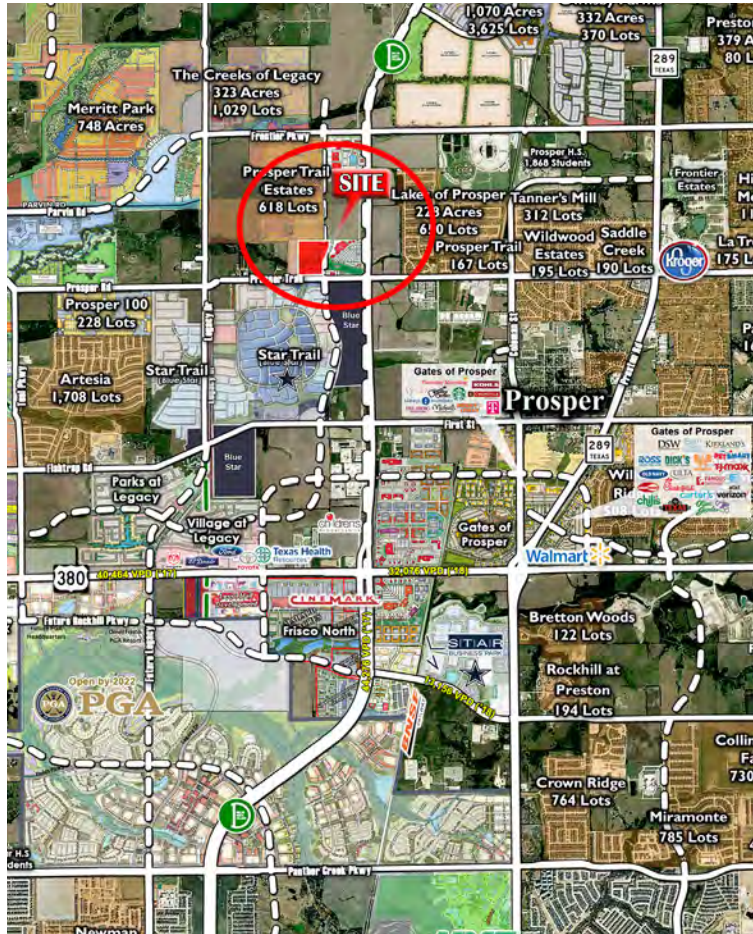
700+/- feet of frontage along Prosper Trail

1,400+/- feet of frontage along Shawnee Trail

Utilities are available in close proximity to the property

Prosper Independent School District

Collin County



29 Acres Office/Single Family



Prosper Demographics

January 2018 Population: 22,650

Town's Growth Rate since July 2010: 114%

Town's Annual Growth Rate: 17%

Estimated Buildout Population (2012 Comprehensive Plan): 69,303

Median Household Income: \$120,270

Percent of Population Under 35: 82%

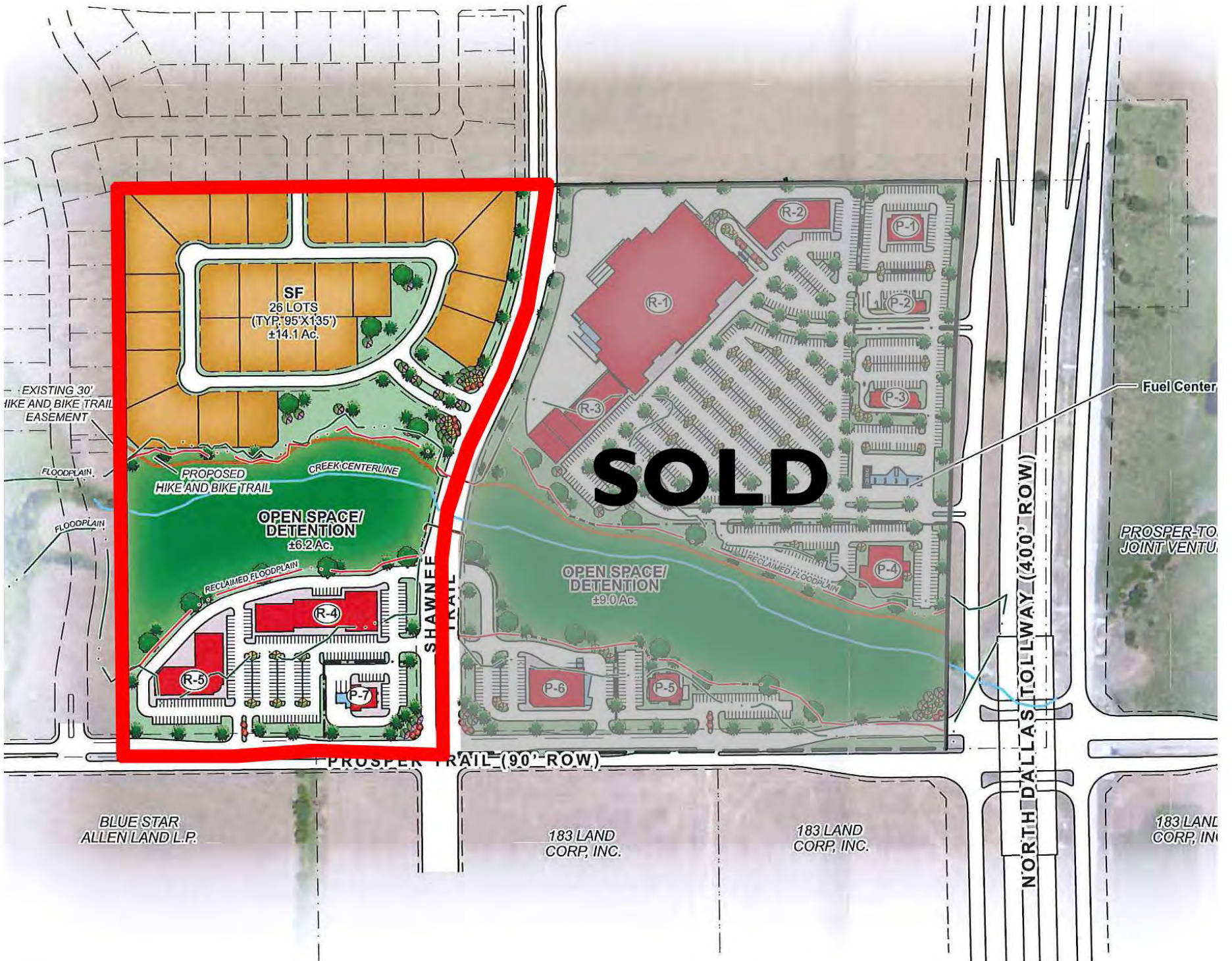
Median Age: 33

Adults with Advanced Degrees: 50%

Rex Glendenning
rex@rexrealestate.com

(972) 250-1263
rexrealestate.com

INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.



Lot 9

Lot 8

Mila A Myers Investment Holding
01 Nov. 2004 (201.55 Ac.)
Vol. 5708 Pg. 4308 R.P.R.
2004-0150476

Colvin Miller Investments
03 Nov. 2003 (40.066 Ac.)
Vol. 5537 Pg. 532 R.P.R.
2003-0317747

Collin County, Texas
12 Sept. 2009
(General 40-30, 1,150 Ac.)
2006-131950

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in Lot 12 of the Collin County School Land Survey, Abstract Number 147, County of Collin, State of Texas, said tract being part of a called 65.750 acre tract as described in Deed to J&M/Calkins Fund V Joint Venture and Calkins Bros. Co., Dated 11 November 2003, and Recited in Volume 5643 Page 5212 (2003-00225475) of the Public Property Records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a found survey mark nail, said nail being south 89 degrees 05 minutes 38 seconds east, a distance of 316.88 feet (300') from the southwest corner of said 65.750 acre tract, said nail also being the southeast corner of a called 10.445 acre tract as described in Deed to Mila A. Myers Investment Holding, Dated 07 February 2007, and Recorded at clerk's file number 2007-020700176879 of said Deed Records, said nail also being in Collin County Flood Number 4 (also known as West Prosper Trail);

Thence North 03 degrees 03 minutes 23 seconds East, with the east line of said Myers tract, a distance of 1421.68 feet to a set 1/4 inch Steel Square Tubing with a plastic cap marked "COX 4577" for the northeast corner of said Myers tract, said tubing being south 89 degrees 52 minutes 43 seconds east, a distance of 320.00 feet (320.00') from the northwest corner of said 65.750 acre tract and the northeast corner of said Myers tract;

Thence South 89 degrees 02 minutes 43 seconds East, with the north line of said 65.750 acre tract, a distance of 2085.40 feet to a set 1/4 inch Steel Square Tubing with a plastic cap marked "COX 4577" for the northeast remainder corner of said 65.750 acre tract;

Thence South 01 degree 32 minutes 33 seconds West, a distance of 816.33 feet to a set 1/4 inch Steel Square Tubing with a plastic cap marked "COX 4577" for a corner on the west right-of-way line of the North Dallas Tollway as described in Deed to Collin County, Texas, Dated 12 September 2008, and Recorded at 2008-1316245 of said Deed Records;

Thence South 02 degree 12 minutes 25 seconds West, with the west ROW line of said Tollway, a distance of 1111.16 feet to a set 1/4 inch Steel Square Tubing with a plastic cap marked "COX 4577" for a corner and the start of a curve to the left whose radius is 17,388.73 feet, central angle of 01 degree 31 minutes 41 seconds, chord bearing of south 01 degree 23 minutes 35 seconds west, a distance of 494.00 feet;

Thence With the west ROW line of said Tollway, an Arc length of 494.00 feet to a set survey mark nail for the southeast corner of said Tollway tract, and in said Collin County Flood Number 4;

Thence North 89 degree 53 minutes 39 seconds West, with the south line of said 65.750 acre tract, and in said road, a distance of 2052.42 feet to the POINT OF BEGINNING and containing 67.557 acres of land.

The undersigned does hereby certify to J&M/Calkins Fund V Joint Venture, AVEEX Acquisitions, Inc., and to North American Title Company, that a survey was made on the ground, dated 26 July 2012, on the property legally described herein or in attached field notes and to correct, except as shown on the plat herein, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachment, easements or right-of-way, or of which have been informed by said Title Company. That the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway, and, that the plat herein is a true, correct and accurate representation of the property described hereinafter, and the Survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Conditior II Survey, and there are no visible encumbrances or family burying grounds upon the subject property.

This Plat and Description was prepared for the successive use of the property or persons named in the above statements. Said statement does not extend to any unrecorded portion without an affidavit, made by the surveyor naming said person. This survey was prepared for the transaction as stated herein, this Plat or Map is the Property of AVEEX Acquisitions, Inc. and Cox Land Surveying Co., and is NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

26 July 2012
13 August 2012



FLOOD STATEMENT

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Collin, State of Texas, Containing Flood Number 4805C effective date of 02 June 2008, and that map indicates that part of this property within Zone "X" (100-Year Flood) as shown on Flood Number 0115-1-0235J of said map.

Collin County School Land Survey Abst.No.147

Vol. 03 Pg. 1106 D.R.

Lot 12

67.557 ACRES

J&M/Calkins Fund V Joint Venture
and Calkins Bros. Co.
17 Nov. 2003 (65.700 Ac.)
Vol. 5543 Pg. 5213 R.P.R.
2003-0022475

Collin County, Texas
12 Sept. 2009
(General 40-16, 8,134 Ac.)
2006-1318340

County Road No. 4

(Also Known as West Prosper Trail)

Lot 19

Collin County, Texas
12 Sept. 2009
(General 40-17, 22,73 Ac.)
2006-0912001319220

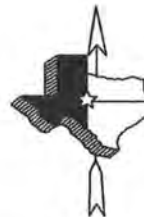
Lot 20

Mila Star Allen Land LP
30 June 2011
2011-063000670620

183 Land Corp.
22 Jan. 1997
1997-0005188

NOTES:

1. Texas Power & Light Co., ROW Easement, Vol. 252 Pg. 553 D.R. Affects this tract as shown.
2. Denton County Electric Co.-Op, Ratchet ROW Easement, Vol. 487 Pg. 488 D.R., Affects this tract.
3. County of Collin, ROW Easement, Vol. 4263 Pg. 1438 D.R. Affects this tract as shown.
4. Town of Prosper, Agreement, Document No.2006-0425000545760 Affects this tract.
5. County of Collin, Agreement, Document No.2006-0912001319240 Affects this tract.
6. Agreement, Document No.2007-020700176880 Affects this tract.



SCALE: 1" = 200'

LEGEND

- SPR = Set 3/4" Rod
- CP = Corner Peg
- STP = Set 1/2" Steel Tubing
- STB = Set 1/2" Steel Tubing
- SPR = Set 1/2" Steel Rod
- ROW = Right-of-Way
- CL = Center Line
- = Deed Call
- = Electric Line
- = Telephone Line
- = TV Cable
- = Gas Meter
- = Power Pole
- = Water Meter
- = Air Cond.
- = Building Line
- = Underground phone
- = Fence Corner Post
- = Utility Easement
- = Back of Curb

**** Note of Survey ****
Course along road line
Mila Myers Deed
2007-020700176879

NOTE:
There May Or May Not Be Pipe Lines On This Property.

COX LAND SURVEYING CO.
P.O. BOX 597 108 N. MAIN ST. COLLINGSVILLE, TEXAS 76233
COLLINGSVILLE 940-428-8125 FAX 940-428-8971 E-mail: CLS@COXland.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Registered Professional Land Surveyors Seal

67.557 ACRES in the
Collin County School Land Survey Abst.No.147
County of Collin
State of Texas

Drawn by: DKC
Check by: DKC

Job No.
12-9563

Date: 26 July 2012



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 BONA FIDE 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.

REX Real Estate I, LP	9002487	rex@rexrealestate.com	972-250-1263
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rex Glendenning	248775	rex@rexrealestate.com	972-250-1263
Designated Broker or Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date