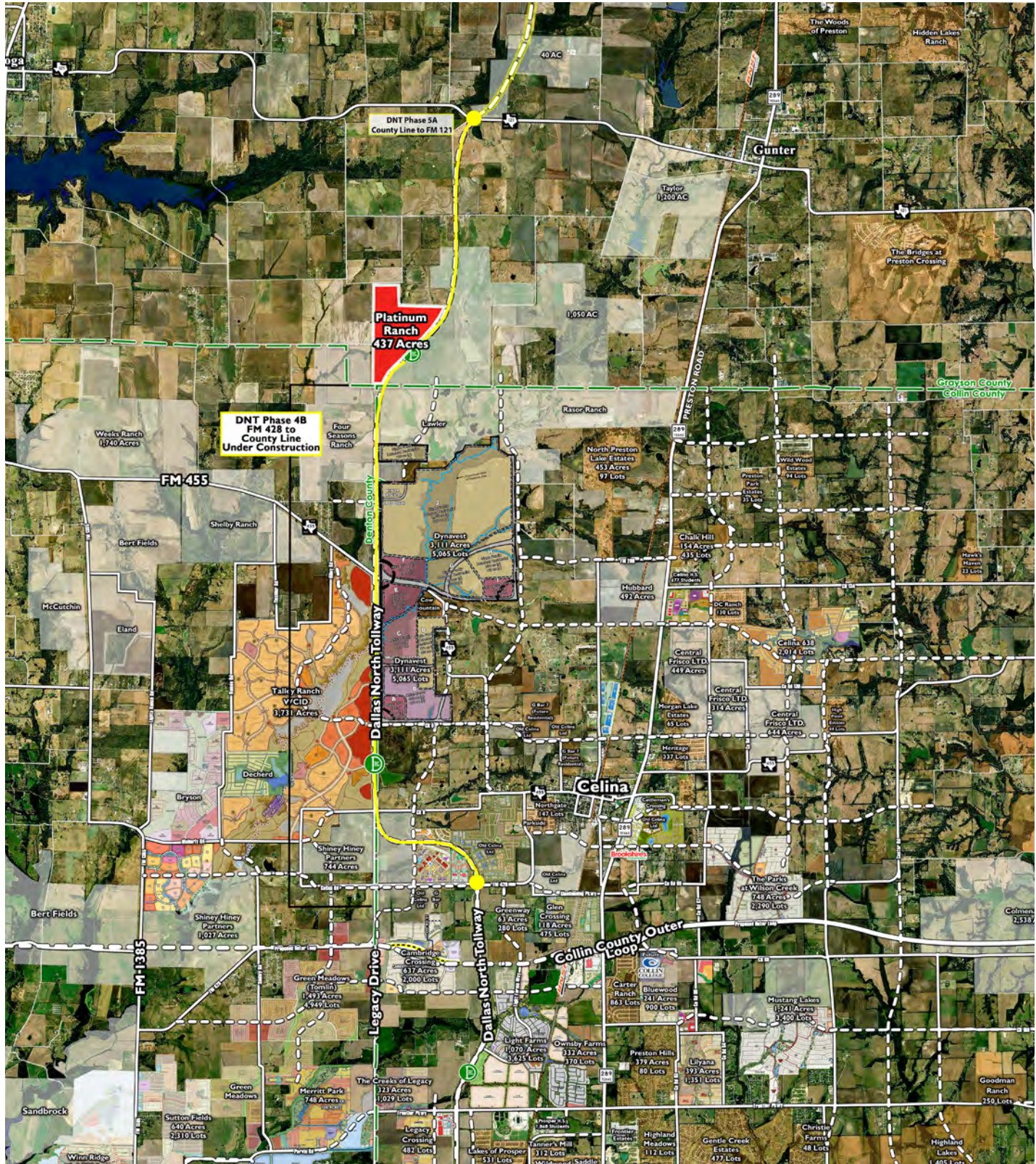


Platinum Ranch

437 Acres - Gunter, TX - Mixed Use Zoning

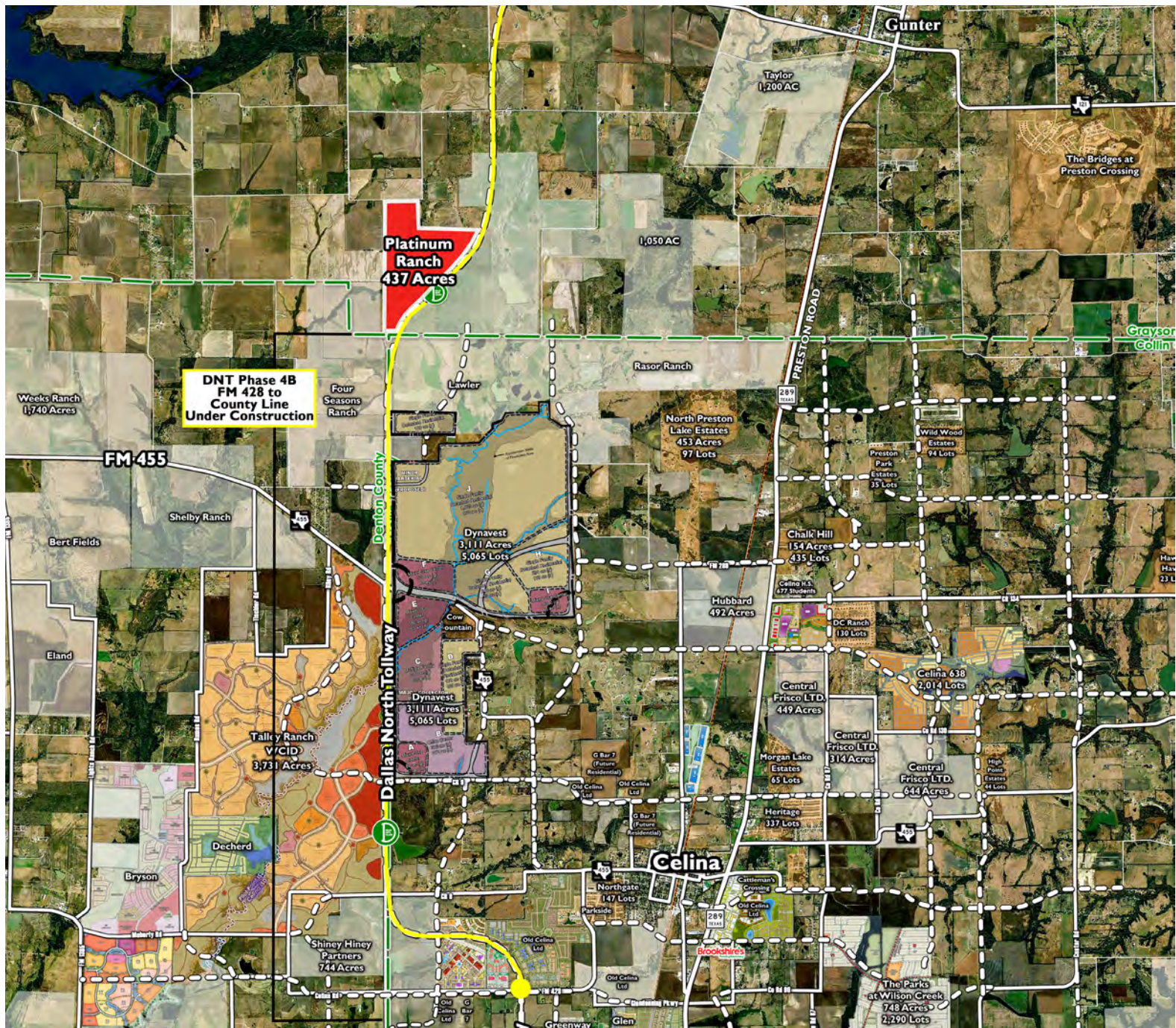


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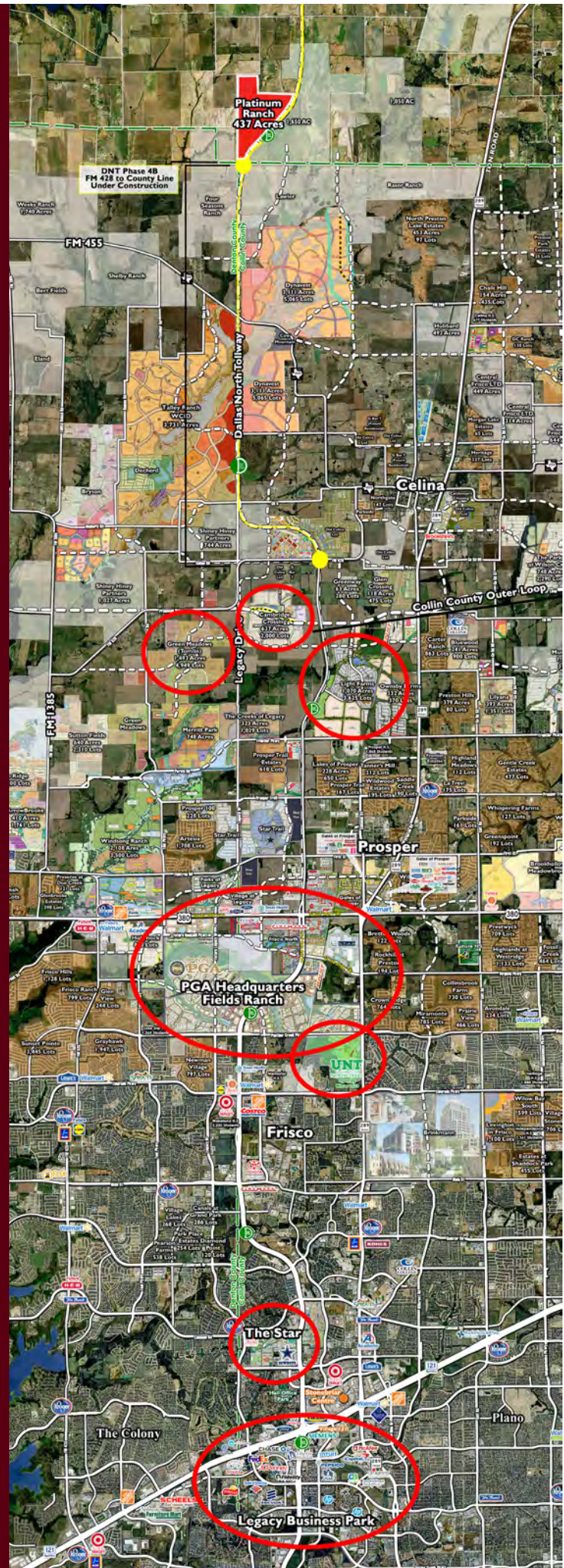


Property Description

- The property has a fully vested Municipal Utility District (MUD)
- Plans call for for the future Dallas North Tollway to run along the property’s eastern border
- The property is located at the northwest corner of the future Dallas North Tollway and Marilee Road
- Approximately 8,485+/- feet of road frontage along the future Dallas North Tollway
- Approximately 7,235+/- feet of road frontage along Blaine Road
- Approximately 244+/- feet of road frontage along Marilee Road
- The property has an executed Development Agreement and Zoning through the City of Gunter
- Gunter Independent School District
- The property is located in Grayson County

Area Highlights

- DNT Phase 4B construction has begun. This phase extends from FM 428 to the Grayson County Line.
- Three master planned subdivisions are located south of the property; Green Meadows, Cambridge Crossing, and Light Farms
- The new PGA Headquarters and surrounding Fields Ranch is located fifteen miles south.
- Approximately twenty-three miles north of the future UNT Campus.
- Approximately twenty-five miles north of The Star
- Approximately twenty-seven miles north of Legacy Business Park, a 2,665 acre master planned mixed-use development. Legacy Business Park has an estimated 33 million square feet of office space which includes both corporate and regional company headquarters that employs 55,000+ people and is home to Fortune 500 Companies such as JP Morgan Chase, Toyota, and Liberty Mutual.



Rex Glendenning
(972) 250 - 1263
rex@rexrealestate.com

SCOGGINS RD

JARESH RD

JARESH RD

BLAINE RD

Platinum Ranch 437 Acres

BEREND RD

JARESH RD

OLD SCAGGS SCHOOL RD

OLD SCAGGS SCHOOL RD

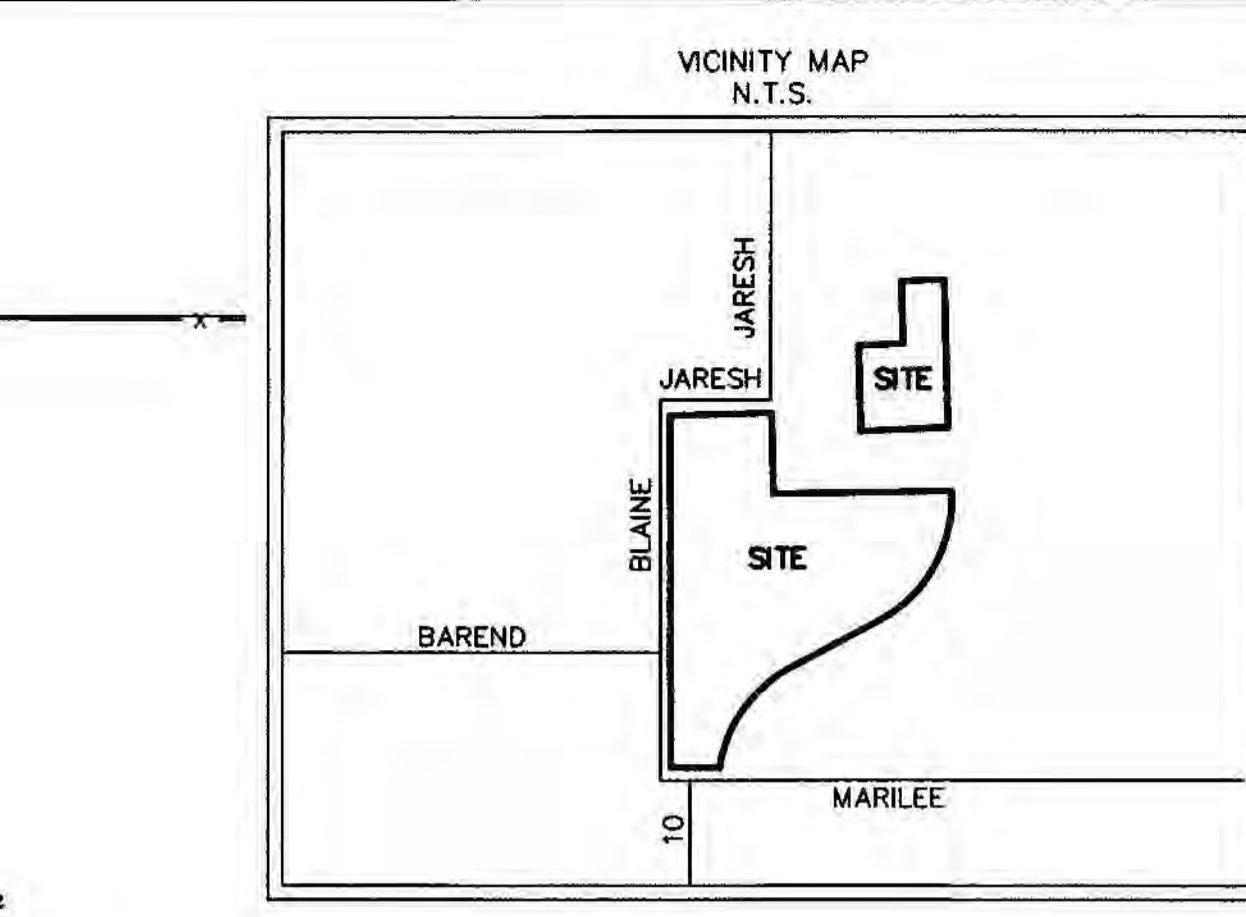
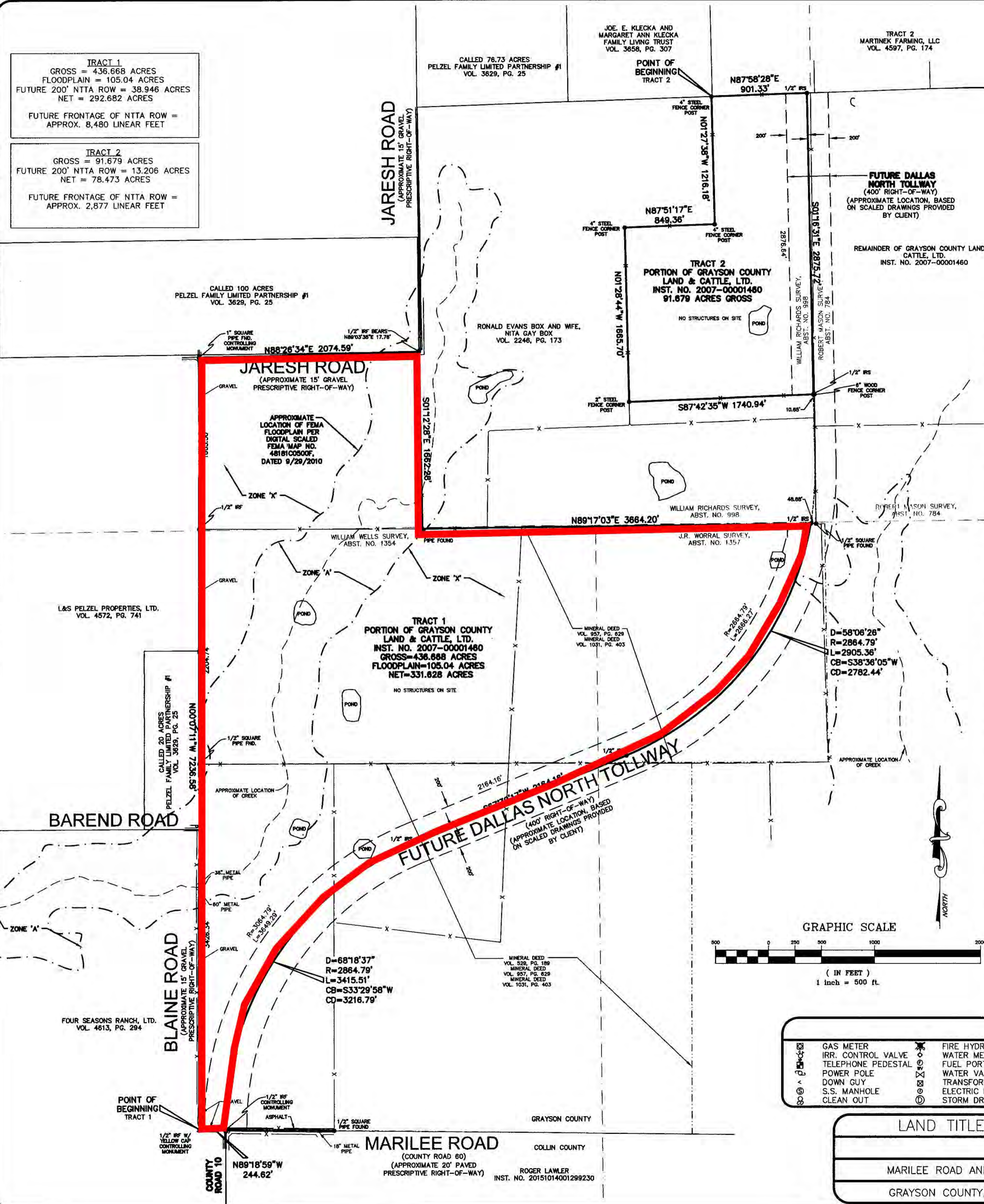
COUNTY LINE RD

COUNTY LINE RD

PROPOSED GRAYSON COUNTY PKWY



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Future Rd 3 Future Rd 3
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Future Rd 100 Future Rd 100



TO THE LIENHOLDERS AND/OR OWNERS AND PURCHASERS OF THE PREMISES SURVEYED AND THE TITLE COMPANY:

This is to certify that I have, this date, made an on the ground survey of the property located on Marilee Road (County Road 60) and Blaine Road in Grayson County, Texas, described as follows:

TRACT 1:
Being that certain 436.668 acre tract of land out of that certain called 1659.998 acre tract of land situated in the William Richards Survey, Abstract No. 998, the William Wells Survey, Abstract No. 1354, and the J.R. Worrall Survey, Abstract No. 1357, County of Grayson, State of Texas, and being a portion of that certain called 1659.998 acre tract of land to Grayson County Land & Cattle, Ltd., by deed recorded in Instrument Number 2007-00001460, Official Public Records, Grayson County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod with yellow cap found for the most westerly southwest corner of said Grayson County Land & Cattle tract, same being at the intersection of Marilee Road (County Road 60) (an east-west prescriptive road) and Blaine Road (a north-south prescriptive road);
THENCE North 00 deg. 07 min. 11 sec. West, along the west line of said Grayson County Land & Cattle tract, and generally along the centerline of said Blaine Road, passing at a distance of 3426.35 feet a 1/2 inch square pipe found, and continuing along the west line of said Grayson County Land & Cattle tract, and generally along the centerline of said Blaine Road, passing at a distance of 2204.74 feet a 1/2 inch iron rod found, and continuing a total distance of 7236.58 feet to a 1 inch square pipe found at the intersection of said Blaine Road and Jaresh Road (an east-west prescriptive road), same being the most westerly northwest corner of said Grayson County Land & Cattle tract;
THENCE North 88 deg. 26 min. 34 sec. East, along a north line of said Grayson County Land & Cattle tract, and generally along the centerline of said Jaresh Road, a distance of 2074.59 feet to a point in a northerly bend of said Jaresh Road from which a 1/2 inch iron rod found bears North 89 deg. 03 min. 35 sec. East, 17.76 feet, said point being a northeast corner of said Grayson County Land & Cattle tract, same being in the west line of that certain tract of land to Ronald Evans Box and wife, Nita Gay Box, by deed recorded in Volume 2246, Page 173, Deed Records, Grayson County, Texas;

THENCE along the common line of said Grayson County Land & Cattle tract and said Box tract as follows:
South 01 deg. 12 min. 28 sec. East, a distance of 1662.28 feet to a 1/2 inch square pipe found for an internal corner of said Grayson County Land & Cattle tract, same being the southwest corner of said Box tract;
North 89 deg. 17 min. 03 sec. East, a distance of 3664.20 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the most easterly northeast corner of the herein described tract for the beginning of a curve to the right having a radius of 2864.79 feet, a delta angle of 58 deg. 06 min. 26 sec., and a chord bearing and distance of South 38 deg. 36 min. 05 sec. West, 2782.44 feet;
THENCE through the interior of said Grayson County Land & Cattle tract as follows:

In a southwesterly direction, and along said curve to the right, an arc distance of 2905.36 feet to a 1/2 inch iron rod set;
South 67 deg. 39 min. 17 sec. West, a distance of 2164.16 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 2864.79 feet, a delta angle of 88 deg. 18 min. 37 sec., and a chord bearing and distance of South 33 deg. 29 min. 58 sec. West, 3216.79 feet;
In a southwesterly direction, and along said curve to the left, an arc distance of 3415.51 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, same being in the south line of said Grayson County Land & Cattle tract, same being in the approximate centerline of aforesaid Marilee Road;
THENCE North 89 deg. 18 min. 59 sec. West, continuing along the common line of said Grayson County Land & Cattle tract and said Marilee Road, a distance of 244.62 feet to the POINT OF BEGINNING and containing 436.668 acres of computed land, more or less.

TRACT 2:
Being that certain 91.679 acre tract of land out of that certain called 1659.998 acre tract of land situated in the William Richards Survey, Abstract No. 998, County of Grayson, State of Texas, and being a portion of that certain called 1659.998 acre tract of land to Grayson County Land & Cattle, Ltd., by deed recorded in Instrument Number 2007-00001460, Official Public Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 4 inch steel fence corner post for the most northerly corner of said Grayson County Land & Cattle tract, same being the northeast corner of that certain tract of land to Ronald Evans Box and wife, Nita Gay Box, by deed recorded in Volume 2246, Page 173, Deed Records, Grayson County, Texas, same being the southwest corner of that certain tract of land to Martinek Farming, LLC, by deed recorded in Volume 4597, Page 174, said Deed Records;
THENCE North 87 deg. 58 min. 28 sec. East, along the common line of said Grayson County Land & Cattle tract, and said Martinek Farming tract, a distance of 901.33 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of the herein described tract;
THENCE South 01 deg. 16 min. 31 sec. East, through the interior of said Grayson County Land & Cattle tract, a distance of 2875.72 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in a south line of said Grayson County Land & Cattle tract, same being in a north line of aforesaid Box tract;

THENCE along the common line of said Grayson County Land & Cattle tract, and said Box tract as follows:
South 87 deg. 42 min. 35 sec. West, a distance of 1740.94 feet to a 2 inch steel fence corner post for the southwest corner of the herein described tract, same being an internal corner of said Box tract;
North 01 deg. 28 min. 44 sec. West, a distance of 1865.70 feet to a 4 inch steel fence corner post for the most westerly northwest corner of the herein described tract, same being an internal corner of said Box tract;
North 87 deg. 51 min. 17 sec. East, a distance of 849.36 feet to a 4 inch steel fence corner post for an internal corner of the herein described tract, same being a southeast corner of said Box tract;
North 01 deg. 27 min. 38 sec. West, a distance of 1216.18 feet to the POINT OF BEGINNING and containing 91.679 acres of computed land, more or less.

The undersigned hereby certifies to Hijo, Ltd. and/or it assigns (Purchaser), Grayson County Land & Cattle, Ltd. (Seller), and Sendera Title and its underwriter (collectively, Title Company) that: (i) This Survey is true and correct, was made on the ground per the field notes shown hereon, 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, visible utility lines, waterways or other improvements on the subject property, and correctly shows the location and dimensions of all easements, alleys, streets, roads, right-of-way, building set-back lines and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with volume and page number indicated); (iii) except shown, there are no improvements, easements, right-of-way, party walls, visible utility lines, or other matters of record of which the undersigned has been advised affecting the subject property; (iv) except shown, there are no encroachments or protrusions onto the adjoining premises, streets or alleys by any buildings, structures or other improvements on the subject property; (v) except shown, there are no encroachments on the subject property; there are no encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises and there are no encroachments on any easements located on the subject property by any buildings, structures or other improvements situated on the subject property; (vi) the subject property has direct and free access to a public street or road; (vii) the distance from the nearest intersecting street and road to the subject property is as shown hereon; (viii) there are no visible cemeteries or family burying grounds upon the subject property; (ix) the metes and bounds description contained hereon is correct and the boundary line dimensions as shown on the survey map form a mathematically closed figure within ± 0.01 feet; (x) except shown on the survey map, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; (xi) according to the Federal Emergency Management Agency Rate Map, Community Panel No. 48181C0500F, (revised 9/29/2010), a portion of the subject property lies within a flood plain, flood zone or flood hazard area under any applicable federal, state or local ordinance, statute or regulation, and none of the subject property lies within the one hundred year flood plain or is subject to any special flood hazard; (xii) and the Survey: (a) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey, and (b) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

NOTES:
1. IRR - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Based on the centerline line (South 01 deg. 16 min. 31 sec. East) of preliminary right-of-way dedication for future Dallas North Tollway per documents (unrecorded) dated October 20th, 2010.
FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Grayson County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/29/2010 Community Panel No. 48181C0500F subject lot is located in Zones 'X' and 'A'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.
This survey was performed in connection with the transaction described in GF No. 1600799-MCCB of Fidelity National Title Insurance Company, effective date of February 5, 2016 and issued on February 18, 2016, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERTAKEN IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. 1600799-MCCB) closing at the title company indicated hereon.

NOTES CORRESPONDING TO SCHEDULE 'B'
f. Property is subject to Easement as shown in instrument from Stuart Hunt to Upper Elm-Red Soil Conservation District, dated July 19, 1962 and filed in Volume 961, Page 88, Deed Records, Grayson County, Texas, Does affect and is blanket in nature.
g. Easement as shown in Instrument from GRAYSON COUNTY LAND & CATTLE, LTD. to Grayson County Electric Cooperative, Inc., dated April 16, 2008 and filed in Volume 4508, Page 400, Deed Records/Official Public Records, Grayson County, Texas, offsite easement, does not affect subject property.
h. Property is subject to Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 2, 1947, and April 14, 1947, in Volume 529, Page 189, of the Deed Records of Grayson County, Texas, described area shown hereon, is blanket in nature.
i. Property is subject to Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 15, 1962, and filed June 21, 1962, in Volume 957, Page 629, of the Deed Records of Grayson County, Texas, described area shown hereon, is blanket in nature.
j. Property is subject to Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 7, 1965, and filed June 9, 1965, in Volume 1031, Page 403, of the Deed Records of Grayson County, Texas, described area shown hereon, is blanket in nature.
k. Property is subject to Terms, conditions and provisions of DEVELOPMENT Agreement dated May 17, 2007, filed May 24, 2007, recorded in Volume 4252, Page 462, together with Amended Development Agreement dated May 1, 2007, filed June 28, 2007, recorded in Volume 4275, Page 220, Deed Records/Official Public Records, Grayson County, Texas, is blanket in nature.
l. Property is subject to As to on-site Wastewater Affidavit to the Public, dated April 8, 2008, and filed April 22, 2008, and recorded in Volume 4439, Page 161, Deed Records/Official Public Records, Grayson County, Texas, Does not affect.
m. Subject property lies within the PLATINUM RANCH MUNICIPAL UTILITY DISTRICT NO. 1 according to the documents recorded in Volume 4606, Page 101 and Volume 4606, Page 111 in the Deed Records/Official Public Records of Grayson County, Texas, does affect subject property, is blanket in nature.

LEGEND

⊗ GAS METER	⊗ FIRE HYDRANT	⊗ WATER MANHOLE	⊗ SIGN
⊗ IRR. CONTROL VALVE	⊗ WATER METER	⊗ TRAFFIC SIGNAL POLE	⊗ LIGHT POLE
⊗ TELEPHONE PEDESTAL	⊗ FUEL PORT	⊗ TELEPHONE MANHOLE	⊗ TYPICAL FENCE
⊗ POWER POLE	⊗ WATER VALVE	⊗ SWB MANHOLE	⊗ CONCRETE
⊗ DOWN GUY	⊗ TRANSFORMER PAD	⊗ GAS MANHOLE	⊗ BOLLARD
⊗ S.S. MANHOLE	⊗ ELECTRIC METER	⊗ VAULT	⊗ COVERED AREA
⊗ CLEAN OUT	⊗ STORM DRAIN MANHOLE	⊗ HANDICAP SPACE	⊗ A/C PAD

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STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
TIMOTHY R. MANKIN
No. 6122

LAND TITLE SURVEY

NO.	DATE	REVISION
1.	5/31/16	COMMENTS M.C.M.
2.	8/1/16	COMMENTS J.B.W.
3.		

JOB NO.:	16-0233
DATE:	04/21/2016
FIELD DATE:	03/25/2016
SCALE:	1" = 500'
FIELD:	J.D.H.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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Registered Professional Land Surveyor No. 6122

TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
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PROGRESS REPORT

Dallas North Tollway Phase 4

WINTER 2019

The future Dallas North Tollway Phase 4 project will extend the tollway 13.7 miles north of U.S. 380. When this expansion is complete, it will provide a direct link between downtown Dallas and growing areas in Collin, Denton and Grayson counties. The project is currently in the planning and design phase.

Opening date: To be determined

PROJECT SECTIONS ON DNT	LIMITS
Phase 4A	U.S. 380 to FM 428
Phase 4B	FM 428 extending north to the Grayson County line
Proposed Grayson County Tollway	A Grayson County Regional Mobility Authority project that could extend the DNT into Grayson County

WHAT HAPPENED BETWEEN OCT. 2018 AND JAN. 2019?

- Development of the frontage road for DNT Phase 4B continued. This frontage road will initially be built as a two-lane road, allowing travel in both directions.
- Design and engineering work on the DNT main lane extension over U.S. 380 continued.

WHAT'S NEXT?

- Coordination with stakeholders and partners will continue.
- Design of the frontage road between the Grayson County line and FM 428 will continue.
- Design of the DNT main lane extension over U.S. 380 will continue.



Conceptual rendering depicting the main lane extension of the DNT over U.S. 380



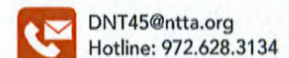
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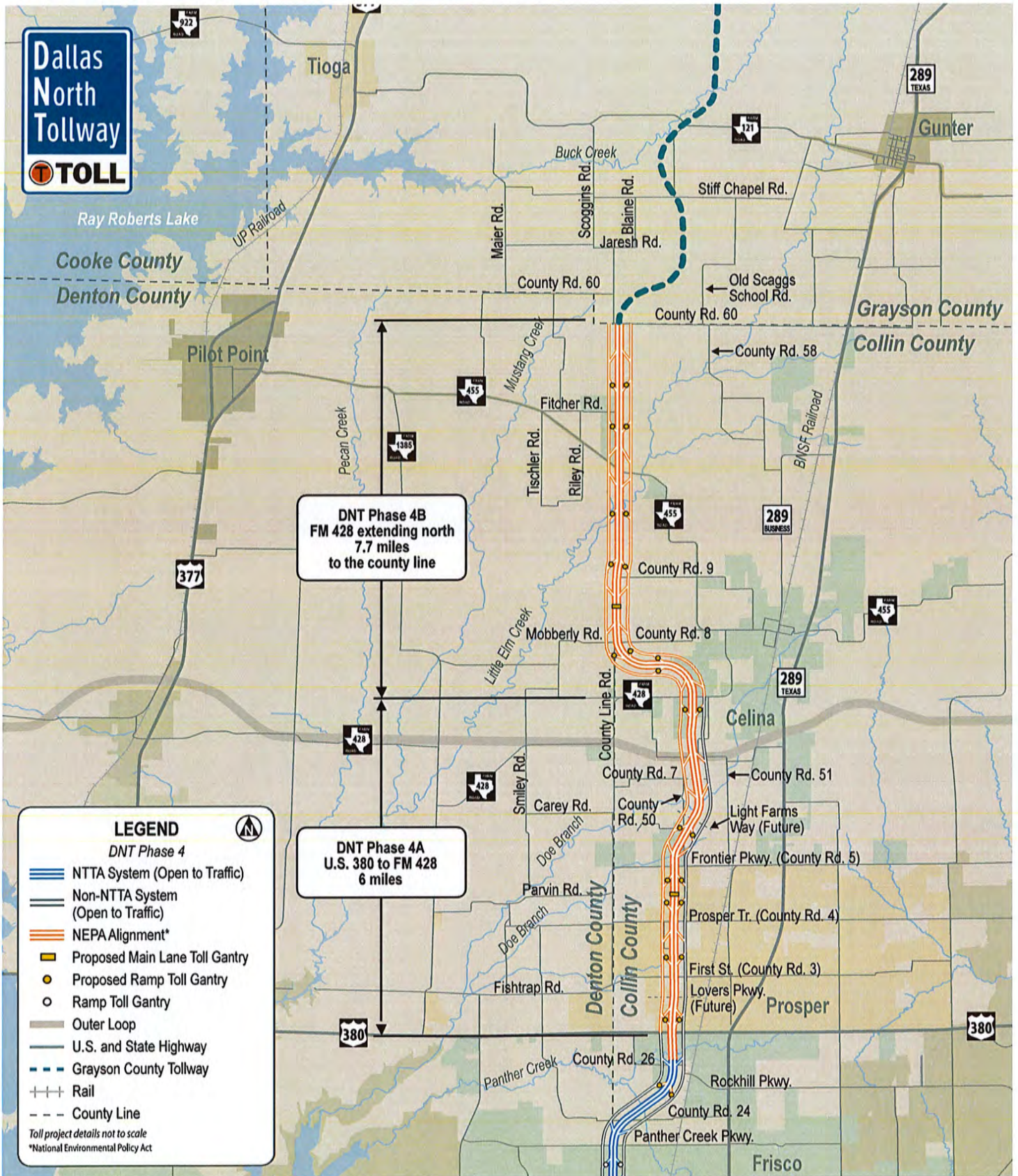


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Questions?





DALLAS BUSINESS JOURNAL

THE LIST

Researched by David Ajamy
214-706-7120, @DBJAjamy
dajamy@bizjournals.com

BY THE NUMBERS

54.4M

The Texas Demographic Center estimates that the population in Texas could be as high as 54.4 million people by 2050, depending on migration patterns.

METHODOLOGY

Information on The List was obtained from the latest estimates from the U.S. Census Bureau. The data was pulled on Oct. 27. Only cities with populations of 10,000 or more were included. There were 107 cities in North Texas that saw population growth. The top 25 are listed here with the remainder available online.

NOTES

The *Dallas Business Journal* defines local as any companies within Collin, Cooke, Dallas, Denton, Ellis, Grayson, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise counties.

GO ONLINE

Can't get enough of The List? For additional information and updates to The List visit bizjournals.com/dallas/datacenter/lists.

WANT TO BE ON THE LIST?

If you wish to be surveyed when The List is next updated, or if you wish to be considered for other Lists, email David Ajamy at dajamy@bizjournals.com.

NEED A COPY OF THE LIST?

For information for obtaining reprints, web permissions and commemorative plaques, email Marissa Rotilie at mrotilie@bizjournals.com.

More information can be found online at DallasBusinessJournal.com by clicking the "Store" tab near the top of the site.

FASTEST-GROWING CITIES

RANKED BY POPULATION GROWTH

City	Website	Address Phone	Population Growth Rate 2015-2019	City Executive(s)
1	Celina celina-tx.gov	142 N. Ohio St. Celina, TX 75009 972-362-2682	50.8%	Sean Terry, Mayor
2	Melissa cityofmelissa.com	3411 Barker Ave. Melissa, TX 75454 972-838-2338	37.8%	Reed Greer, Mayor
3	Forney forneytx.gov	101 E. Main St. Forney, TX 75126 972-564-7300	36.4%	Mary Penn, Mayor
4	Princeton princetontx.gov	123 W. Princeton Dr. Princeton, TX 75407 972-736-2416	35.4%	John-Mark Caldwell, Mayor
5	Prosper prosper.tx.gov	250 W. 1st St. Prosper, TX 75078 972-346-2640	34.9%	Ray Smith, Mayor
6	Fate cityofate.com	1900 CD Boren Pkwy. Fate, TX 75087 972-771-4601	31.9%	Joe Burger, Mayor
7	Farmers Branch farmersbranchtx.gov	13000 William Dodson Pkwy. Farmers Branch, TX 75234 972-247-3131	31%	Robert Dye, Mayor
8	Little Elm littleelm.org	100 W. Eldorado Pkwy. Little Elm, TX 75068 214-975-0406	27.6%	David Hillock, Mayor
9	Anna annatexas.gov	111 N. Powell Pkwy. Anna, TX 75409 972-924-3325	23.7%	Nate Pike, Mayor
10	Frisco friscotexas.gov	6101 Frisco Square Blvd. Frisco, TX 75034 972-292-5000	23%	Jeff Cheney, Mayor
11	Midlothian midlothian.tx.us	104 W. Ave. E Midlothian, TX 76065 972-775-3481	20.8%	Richard Reno, Mayor
12	Royse City roysecity.com	305 N. Arch St. Royse City, TX 75189 972-636-2250	20%	Janet Nichol, Mayor
13	McKinney mckinneytexas.org	222 N. Tennessee St. McKinney, TX 75069 972-547-7500	17.9%	George Fuller, Mayor
14	Weatherford weatherfordtx.gov	303 Palo Pinto St. Weatherford, TX 76086 817-598-4000	14.3%	Paul Paschall, Mayor
15	Waxahachie waxahachie.com	401 S. Roger St. Waxahachie, TX 75165 469-309-4000	13.2%	David Hill, Mayor
16	Azle cityofazle.org	505 W. Main St. Azle, TX 76020 817-444-2341	13.1%	Alan Brundrett, Mayor
17	Red Oak redoaktx.org	200 Lakeview Pkwy. Red Oak, TX 75154 972-617-3631	11.5%	Mark Stanfill, Mayor
18	Wylie wylietexas.gov	300 Country Club Rd. Wylie, TX 75098 972-516-6000	10.8%	Eric Hogue, Mayor
19	Mansfield mansfieldtexas.gov	1200 E. Broad St. Mansfield, TX 76063 817-276-4200	10.7%	David Cook, Mayor
20	Rowlett ci.rowlett.tx.us	400 Main St. Rowlett, TX 75088 972-412-6100	10.4%	Tammy Dana-Bashian, Mayor
21	Burleson burlesontx.com	141 W. Renfro St. Burleson, TX 76028 817-426-9600	10.3%	Ken Shetter, Mayor
21	Flower Mound flower-mound.com	2121 Cross Timbers Rd. Flower Mound, TX 75028 972-874-6000	10.3%	Steve Dixon, Mayor
23	Glenn Heights glennheightstx.gov	1938 S. Hampton Rd. Glenn Heights, TX 75154 972-223-1690	9.9%	Harry Garrett, Mayor
24	Terrell cityofterrell.org	201 E. Nash St. Terrell, TX 75160 972-551-6600	9.8%	Rick Carmona, Mayor
25	Crowley ci.crowley.tx.us	201 E. Main St. Crowley, TX 76036 817-297-2201	9.6%	Billy Davis, Mayor

Construction starts on PGA of America office building in Frisco

The offices are part of a 660-acre golf and resort center.



By [Steve Brown](#) 10:58 AM on Sep 29, 2020

The PGA of America has begun construction on its new headquarters in Frisco. The 106,622-square-foot office building, designed by architect Page Southerland Page, will sit on more than 6 acres that are part of the 660-acre PGA Frisco campus, which also includes an Omni hotel and resort and two golf courses.

The four-story glass-and-limestone building will house 150 PGA corporate employees. There's a conference room and outdoor terrace overlooking one of the golf courses.

"This is a historic moment for the PGA of America, as we see the vision for our new PGA headquarters come to life," PGA of America chief operating officer Darrell Crall said in a statement. "The modern home of American golf at PGA Frisco is now within our sight, and we're delighted to break ground on our new state-of-the-art headquarters, which will serve as a destination for our nearly 29,000 PGA members and a catalyst for an inclusive and diverse workforce."

Construction on the PGA building was delayed because of the pandemic but is now underway.

Adolfson & Peterson Construction is the general contractor. Cushman & Wakefield is a development adviser on the project.

The headquarters is set to open in early 2022 just south of U.S. Highway 380.

"We are so proud to be a part of this project," said Brad Blankenship, senior managing director of Cushman & Wakefield. "Our primary goal is to deliver on the promise to create an extraordinary new home for the PGA of America's headquarters."

The PGA of America announced that it was moving its base from Florida to Frisco in 2018. Construction began on the golf courses and site work last year.

City grabs housing crown

STAFF REPORT

The north Dallas growth pattern is a fairly predictable model that dates back nearly 100 years.

Its highest value and fastest-growing areas have generally followed the Preston Road and Dallas North Tollway (DNT) corridors. Each city along this path had enjoyed a time when it was tops in the region for new single-family home permits.

For the 21st Century, two cities have dominated new home starts – Frisco and McKinney, with the third spot rotating between various regional cities such as Little Elm, Denton, and most recently, Celina. However, in 2020, modifications to the order were observed. Early in 2020, Celina established itself as the No. 2 city in the region in terms of new single-family home starts, overtaking McKinney's long-tenured position among the top two growing cities.

Various sources track housing permits monthly in North Texas, and during 2020, Celina finished the month ahead of McKinney during 10 of the 12 months. However, in December, the most surprising occurrence was when Celina issued 286 new home permits, topping Frisco, which issued 214 permits, Celina officials stated.

"Celina edging McKinney was news, but Celina beating out Frisco generated greater attention, even if the crown is just for one month," the city stated in a press release.

Celina is currently updating its Comprehensive Plan, and the process is



SCREEN SHOT

The city of Celina has topped Frisco in the number of housing permits issued.

LEARN MORE

For more information, visit celina-tx.gov.

expected to complete later this spring. Preliminary population estimates have Celina's ultimate build-out being around 378,000 people, achieving the 50,000 population threshold around 2025 and the new decade of the Thirties seeing Celina over 100,000 in population.

As these thresholds are met, Celina will dominate the housing market for the next 20-30 years, as other cities along the Preston Road and DNT corridors have previously, in addition to being amongst the fastest growing cities in the nation.

The city has been proactive in preparing for this growth through its long-range planning for extensive trail systems, fiber to every neighborhood, enhanced open space, wide sidewalks, and other requirements that ensure that Celina remains Life Connected, even while enduring record growth.



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.

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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date