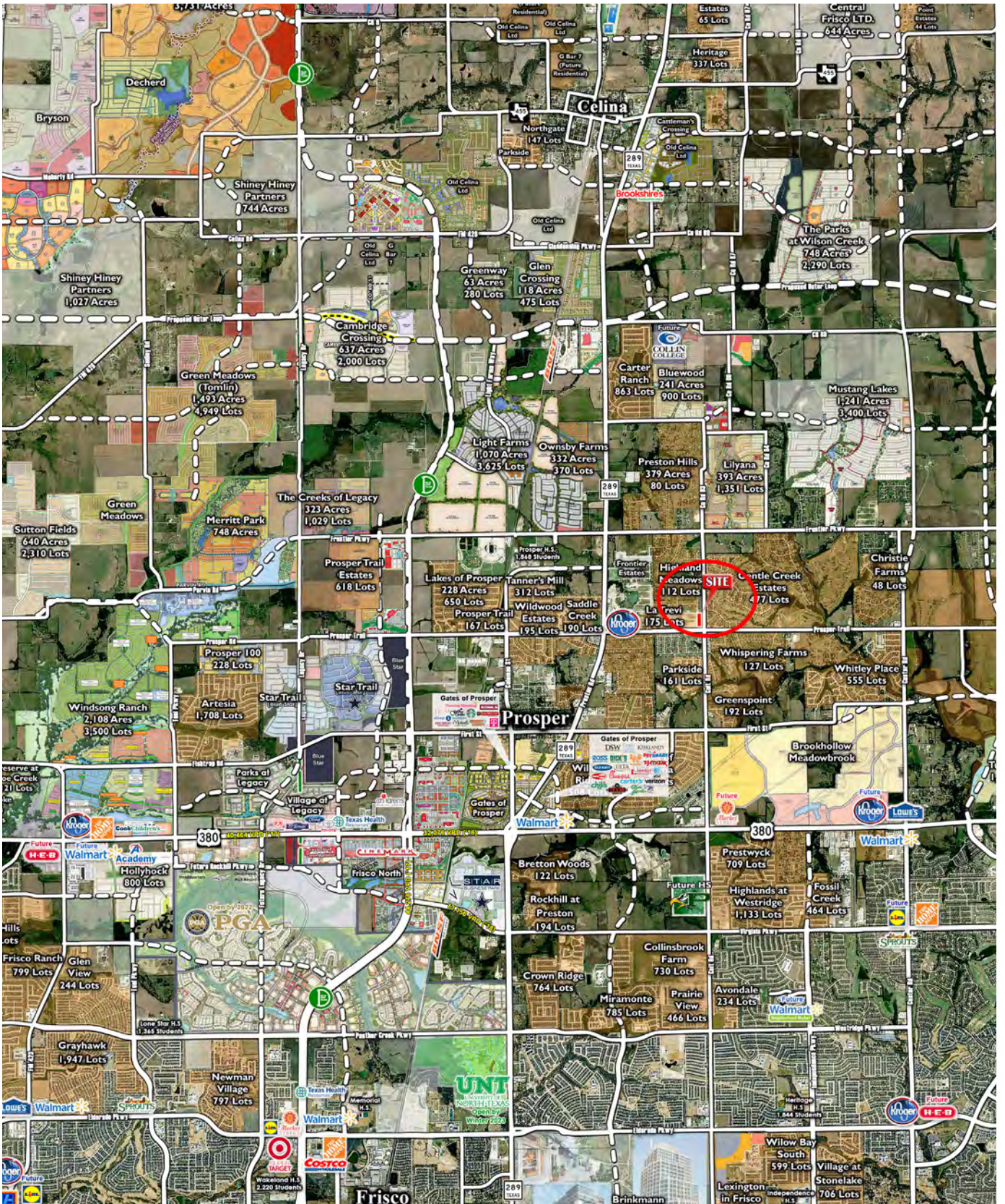


Northwest Corner of Prosper Trail & Coit Road

5 ACRES Prosper, TX



Northwest Corner of Prosper Trail & Coit Road

5 Acres Single Family

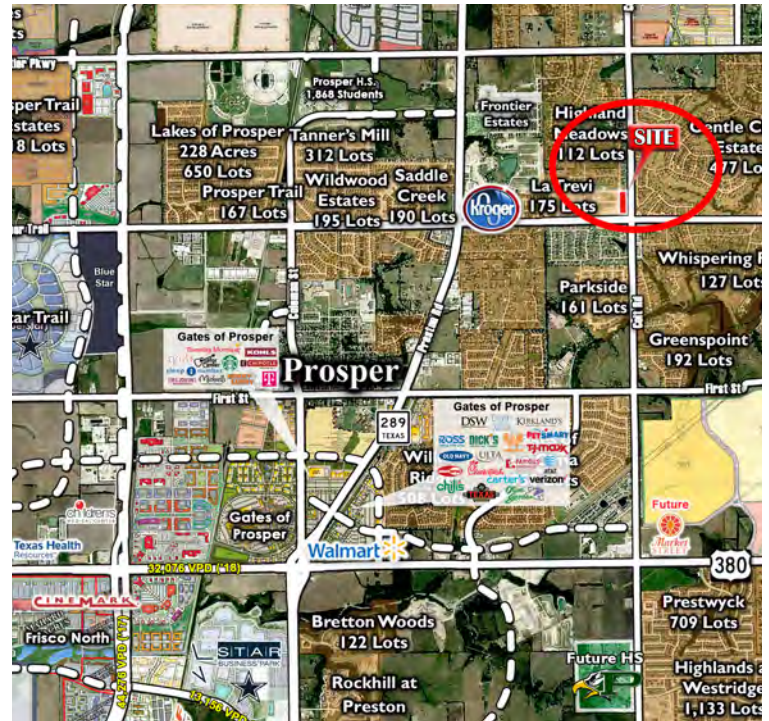
302+/- feet of frontage along Prosper Trail

716+/- feet of frontage along Coit Road

Utilities are available in close proximity to the property

Prosper Independent School District

Collin County



Prosper Demographics

January 2018 Population: 22,650

Town's Growth Rate since July 2010: 114%

Town's Annual Growth Rate: 17%

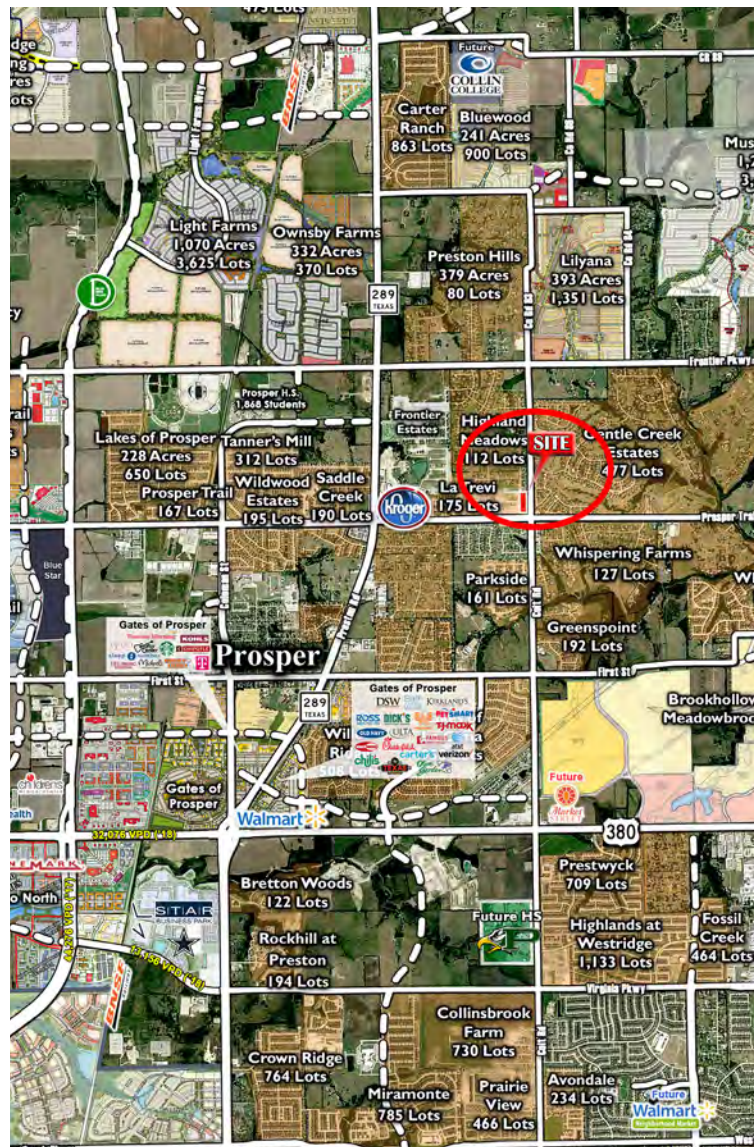
Estimated Buildout Population (2012 Comprehensive Plan): 69,303

Median Household Income: \$120,270

Percent of Population Under 35: 82%

Median Age: 33

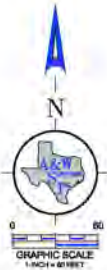
Adults with Advanced Degrees: 50%



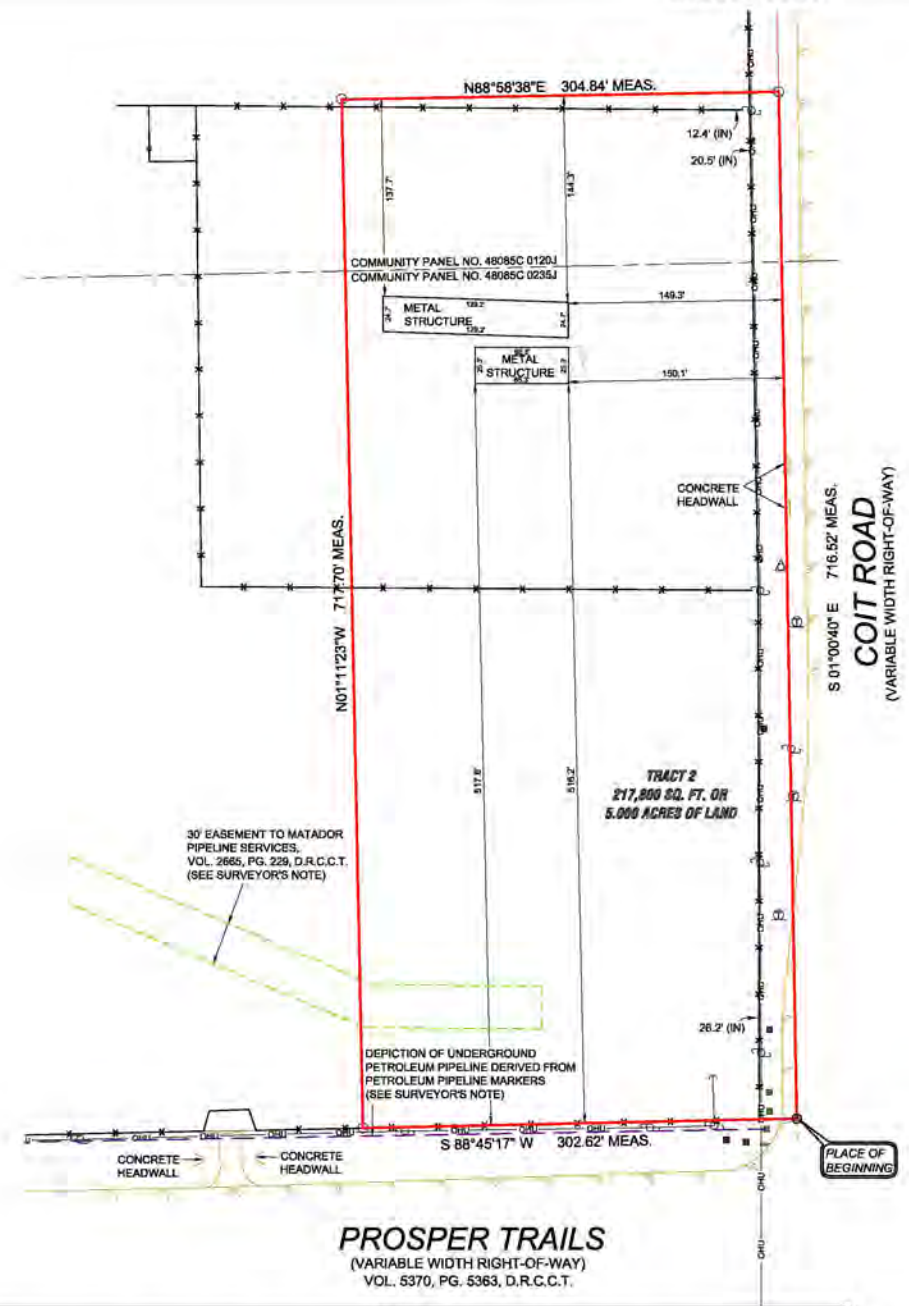
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INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.



SURVEY PLAT



PROSPER TRAILS
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 5370, PG. 5363, D.R.C.C.T.

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance Issued October 22, 2013, by Reunion Title Company bearing an effective date of October 07, 2013, G. F. No. 2018-73113-RU.

1(a) Easement to Denton County Electric Cooperative, Inc., Volume 467, Page 299, Deed Records, Collin County, Texas. (does not affect)

1(b) Easement to Denton County Electric Cooperative, Inc., Volume 521, Page 488, Deed Records, Collin County, Texas. (does not affect)

1(c) Easement to Denton County Electric Cooperative, Inc., Volume 468, Page 142, Deed Records, Collin County, Texas. (does not affect)

1(d) Easement awarded to Matador Pipelines, Inc., by Judgment rendered under Cause No. CCL92-382-81 County Court At Law No. 2, Collin County, Texas and filed 07/08/1987 and recorded in Volume 2665, Page 229, Real Property Records, Collin County, Texas. Said easement assigned by Instrument(s) filed 06/14/1992, recorded in cdf 92-0062582, Real Property Records, Collin County, Texas and instrument filed 07/20/2005, recorded in Volume 5963, Page 5052, Real Property Records, Collin County, Texas, and as shown on survey of subject property certified by Timothy R. Mankin, R.P.L.S. No. 8122, dated 05/31/2011. (Subject to, blanket easement, affects subject property)

1(e) Easement to Texas Power and Light Co., Volume 480, Page 45, Deed Records, Collin County, Texas. (Subject to, blanket easement, affects subject property)

The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYOR'S NOTE

Mathematical location of Matador Pipelines, Inc., by Judgment rendered under Cause No. CCL92-382-81 County Court At Law No. 2, Collin County, Texas and filed 07/08/1987 and recorded in Volume 2665, Page 229, Real Property Records, Collin County, Texas, does not agree with the physical location of underground petroleum pipeline as shown hereon.

CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to NW COIT RD, LC, a Texas limited liability company, First American Title Company and Reunion Title Company, in connection with G. F. No. 2018-73113-RU, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel Nos. 48085C D120J and 48085C 0235J of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated June 02, 2009. (This information is protected from F.I.R.M.)

John S. Turner
RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION

Being all that certain lot, parcel, or tract of land located in the ELISHA CHAMBERS SURVEY, Abstract No. 179, and being part of a tract of land described in deed to NW Coit, Inc., LP, recorded in Instrument No. 2012080009555770, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a Mag Nail set for corner at the intersection of the West line of said Coit Road, a variable width, right-of-way, with the North line of Prosper Trails, a variable width right-of-way;

Thence South 88°45'17" West, a distance of 302.82 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°11'23" West, along said West line, a distance of 717.70 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 88°58'38" East, a distance of 304.84 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the said West line of Coit Road;

Thence South 01°00'40" East, along said West line, a distance of 716.52 feet to the PLACE OF BEGINNING and containing 217,800 square feet or 5,000 acres of land.

LEGEND

1" IRON PILING	4" V-LINE	TOILE BOY	STANDARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	PLASTIC FENCE	CONCRETE	BUILDING LINE
1/2" IRON PILING	3" V-LINE	CHILD LOCK	BEYOND CORNER	WATER METER	UTILITY WIRE ANCHOR	ASPHALT	BRICK	CORNER
3/4" IRON PILING	2" V-LINE	ELECTRIC BOX	SALE SIGN BOX	SEWER METER	BARBED WIRE FENCE	GRAVEL	STONE	BOUNDARY
1" IRON PILING	1" V-LINE	UTILITY METER	WATER METER	AC. PCD	WOOD SHED WALL	WOOD SHED	WOOD SHED	UNDERGROUND
3" IRON PILING	3" V-LINE	STORM DRAIN INLET	WATER VALVE	TRAILER BOX	SHAMBLUM FENCE	WOOD SHED WALL	WOOD SHED	PETROLEUM
4" IRON PILING	4" V-LINE	CONCRETE MOUNT	FIRE HYDRANT	HYDROGRAPH	WOOD SHED WALL	WOOD SHED WALL	WOOD SHED WALL	UNDERGROUND
6" IRON PILING	6" V-LINE	WIRE MOUNT	WIRE VALVE	HYDROGRAPH	WOOD SHED WALL	WOOD SHED WALL	WOOD SHED WALL	UNDERGROUND
8" IRON PILING	8" V-LINE	WIRE MOUNT	WIRE VALVE	HYDROGRAPH	WOOD SHED WALL	WOOD SHED WALL	WOOD SHED WALL	UNDERGROUND

NORTHWEST CORNER OF PROSPER TRAILS & COIT ROAD PROSPER, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
P.O. BOX 87026, MESQUITE, TX 75187
PHONE: (972) 981-4975 FAX: (972) 981-4964
WWW.AWSURVEY.COM

DATE: 07/20/14 DRAWN BY: JST

"A professional surveying company in your best interest"



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