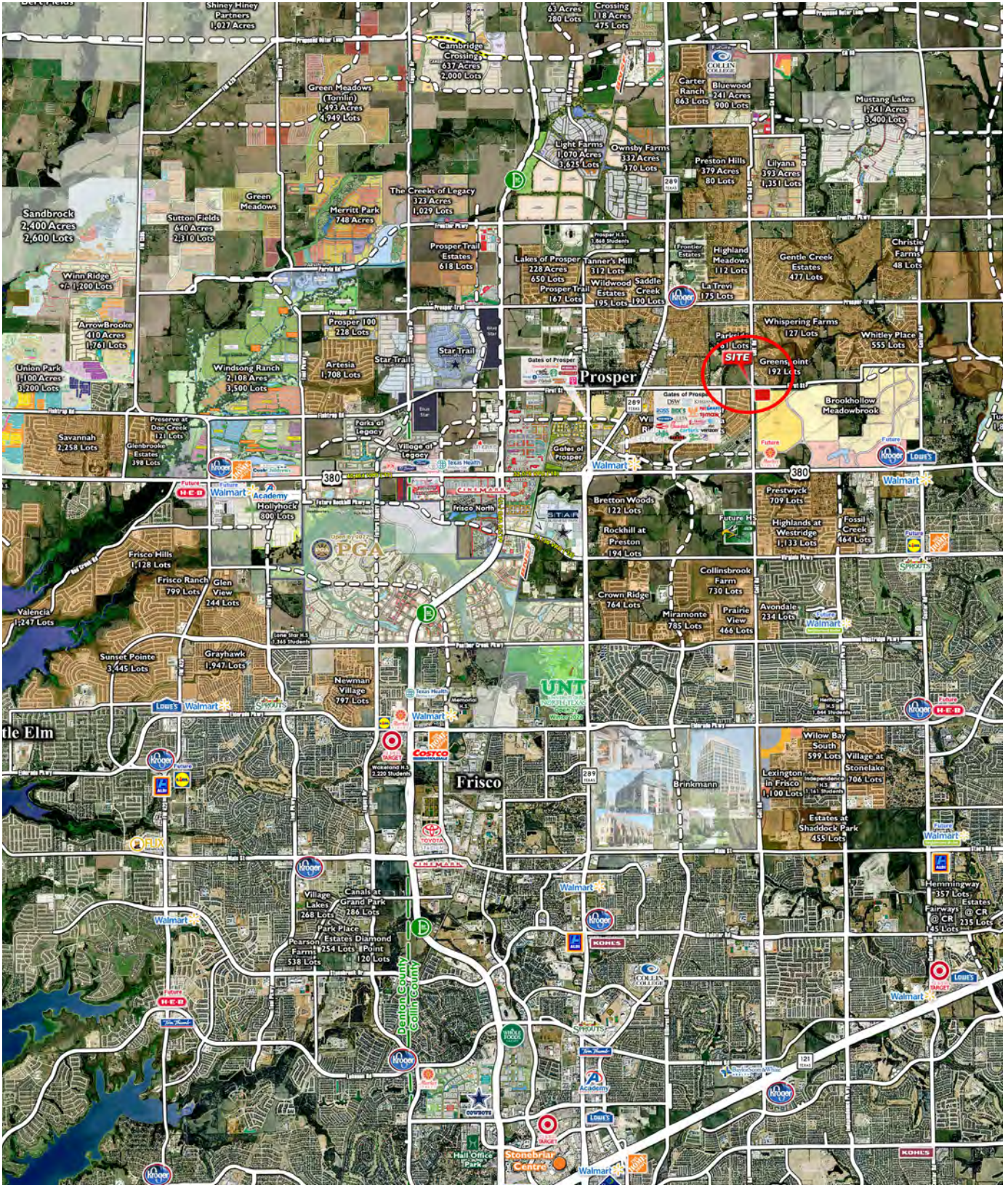


# Southeast Corner of Coit Road & First Street

# 17 ACRES Prosper, TX





Southeast Corner of Coit Road  
& First Street

# 17 Acres Single Family

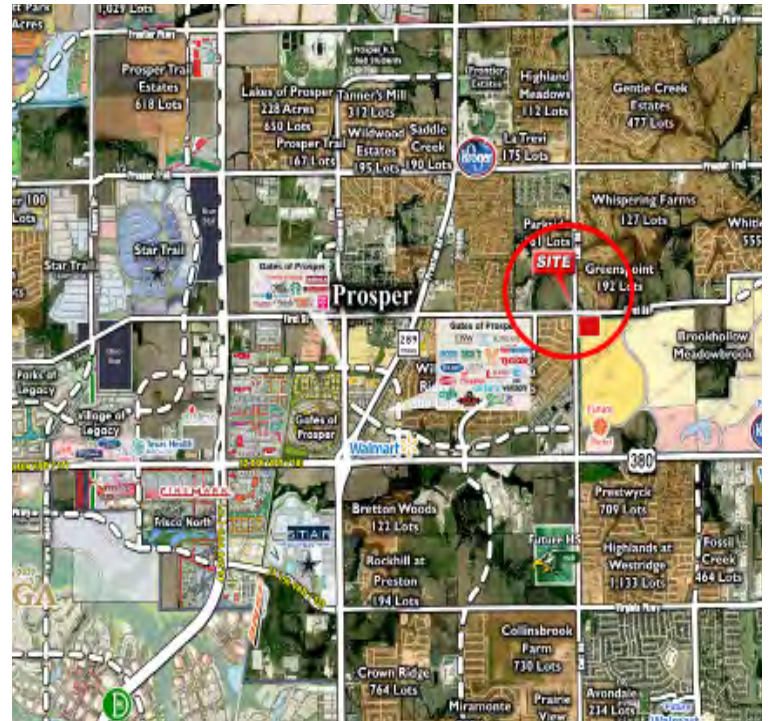
780+/- feet of frontage along Coit Road

900+/- feet of frontage along First Street

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%

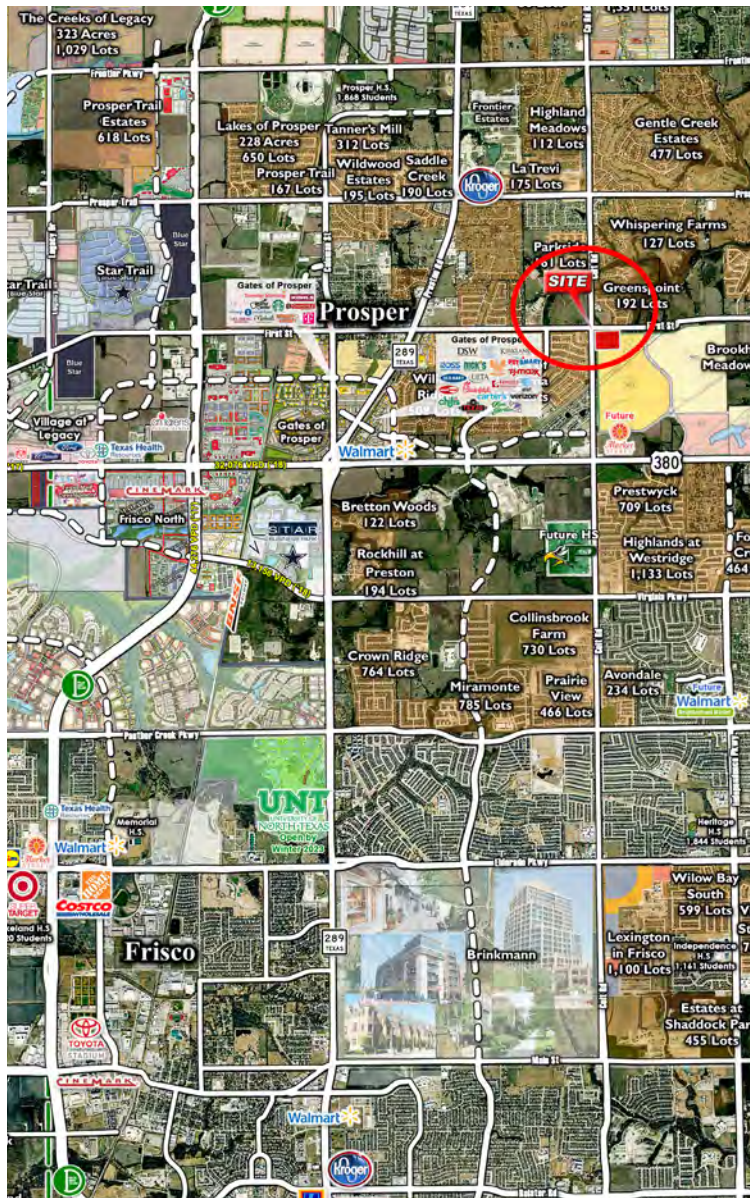
Estimated Buildout Population (2012  
Comprehensive Plan): 69,303

Median Household Income: \$120,270

Percent of Population Under 35: 82%

Median Age: 33

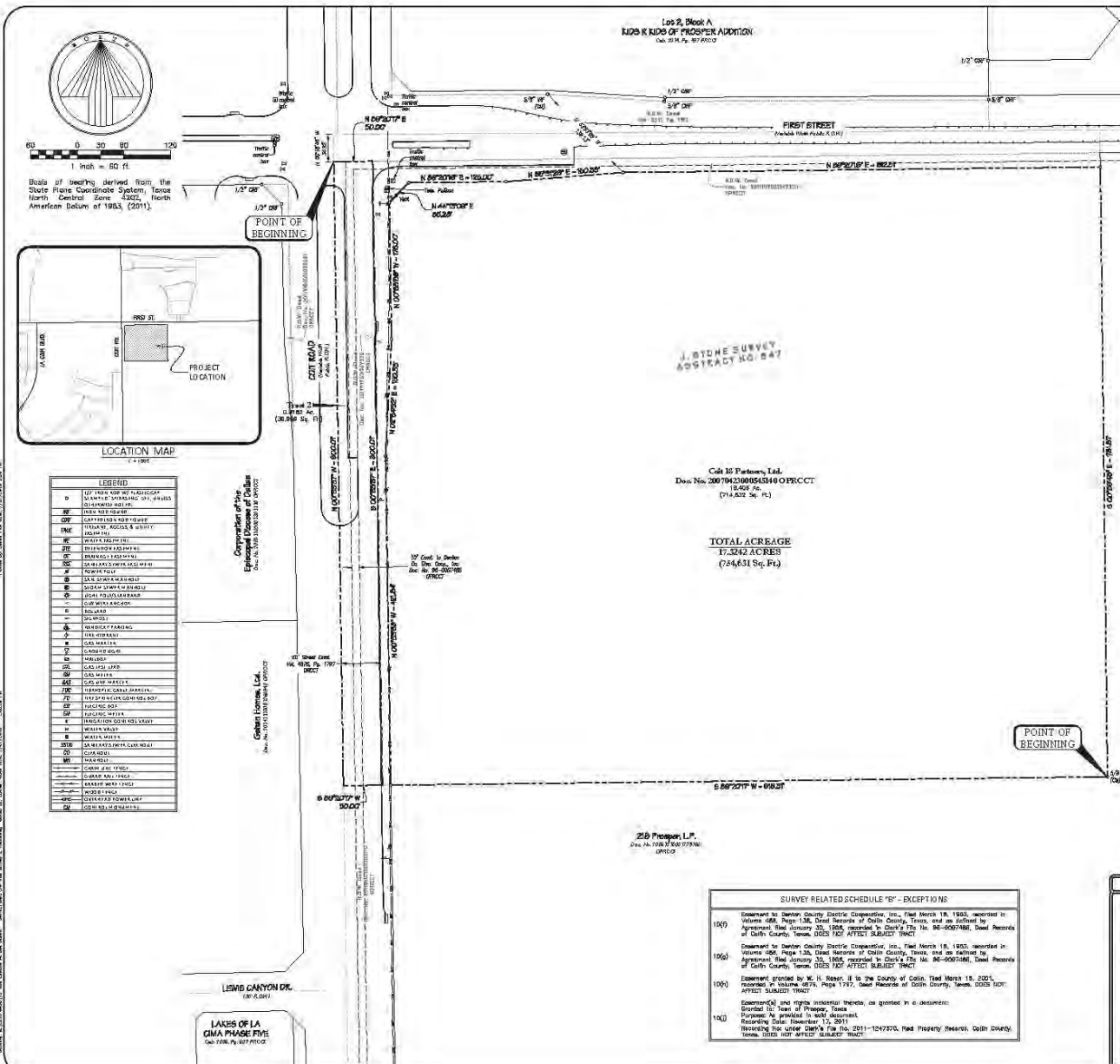
Adults with Advanced Degrees: 50%



**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.



**METS AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the 1. Stone Survey, Abstract No. 247, City of Prosper, Collin County, Texas, the subject tract being a portion of a tract conveyed to Colt 18 Partners, Ltd. according to the deed recorded in Document No. 200704200054140 of the Official Public Records, Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northeastern corner of a tract conveyed to 218 Prosper, L.P., recorded in Document No. 20061218001778180 OPRCT, for the southwest corner of the subject tract;

THENCE S 09°20'17" W, 919.31 feet along the lower north line of said 218 Prosper tract to a 1/2" iron rod with plastic cap stamped "SPARSENG" set on the east line of Coak Road, a variable width public right-of-way, as conveyed to the Town of Prosper by deed recorded in Document No. 2011100400100410 OPRCT;

THENCE along the east line of Coak Road, the following:

- N 02°34'28" E, 421.54 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set;
- N 02°54'52" E, 150.33 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set;

And N 00°53'50" W, 175.00 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set for the south end of a corner clip being the intersection of Coak Road with the south line of First Street, a variable width public right-of-way, as conveyed to the Town of Prosper by deed recorded in Document No. 2011100400100410 OPRCT;

THENCE N 44°13'06" E, 35.28 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPARSENG" set;

THENCE along the south line of First Street, the following:

- N 89°20'18" E, 125.00 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set;
- N 83°31'28" E, 150.33 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set, from which a 9/8" iron rod found for a southerly corner of another right-of-way dedication recorded in Volume 5911, Page 1192, Deed Records, Collin County, Texas, bears N 43°53'06" W, 139.13 feet;

And N 82°50'18" E, 812.51 feet to a 1/2" iron rod with plastic cap stamped "SPARSENG" set for the northerly northwest corner of said 218 Prosper tract;

THENCE S 02°39'43" E, 701.87 feet along the upper west line thereof to the POINT OF BEGINNING with the subject tract containing 714,032 square feet or 16.406 acres of land.

**TRACT 2**

BEING a tract of land situated in the 1. Stone Survey, Abstract No. 247, City of Prosper, Collin County, Texas, the subject tract being a portion of a tract conveyed to Colt 18 Partners, Ltd. according to the deed recorded in Document No. 200704200054140 of the Official Public Records, Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

BEGINNING at a point in Coak Road, on the west line of said Coak Road, a variable width public right-of-way, and on the west line of said Colt 18 Partners tract, and from which the original northwest corner located bears N 02°18'42" W, 34.82 feet;

THENCE N 82°20'17" E, 40.00 feet to a point for the northwest corner of a right-of-way tract conveyed to the Town of Prosper, recorded in Document No. 2011100400100410 OPRCT;

THENCE S 00°53'37" E, 800.01 feet along the west line thereof to the southwest corner of said right-of-way tract, and being on the north line of a right-of-way tract conveyed to the Town of Prosper for right-of-way purposes, recorded in Document No. 2011100400100410 OPRCT;

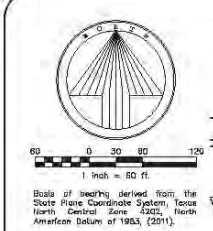
THENCE S 68°20'17" W, 50.00 feet along the common line thereof to a point for the southwest corner of said Colt 18 Partners tract;

THENCE N 00°56'37" W, 600.01 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 30,989 square feet, or 0.9182 acres of land.

The combined area of the above described tracts contains 17,3242 acres of land.

Colt 18 Partners, Ltd.  
Deed No. 200704200054140 OPRCT  
8,407 sq. ft.  
(194,032 sq. ft.)

**TOTAL ACRESAGE**  
17,3242 ACRES  
(744,631 Sq. Ft.)



**LEGEND**

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**SURVEY RELATED SCHEDULE "B" - EXCEPTIONS**

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1010	...

**SURVEYOR'S CERTIFICATE**

To: Colt 18 Partners, Ltd., a Texas limited partnership, Branch Rd., Ltd., Chicago Title Insurance Company, a Missouri corporation, and their respective successors and assigns.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as established and adopted by ACSM and ASPLS, and includes national plane 1, 2, 3, 4, 7(2), 8, 11(2), 13, 15, and 16 of FIM A record. The field work was completed on 04/18/2012.

Date of Plot or Map: 04/15/12

*D.K.B.*

Dennis K. Brown, NPS 2232

**p i n a r s ENGINEERING**  
745 Chalkwell Road, Suite 100 • Frisco, TX 75035 • (972) 420-2077 • www.pinars.com

**ALTA/ACSM LAND TITLE SURVEY**  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS  
Colt 18 Partners, Ltd.

Issue Date: 5/4/12

Scale: 1" = 50'

Drawn By: ED

Checked By: DKB

Sheet 1 of 1

JOB #15-009





# 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.

<b>REX Real Estate I, LP</b>	<b>9002487</b>	<b><a href="mailto:rex@rexrealestate.com">rex@rexrealestate.com</a></b>	<b>972-250-1263</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rex Glendenning</b>	<b>248775</b>	<b><a href="mailto:rex@rexrealestate.com">rex@rexrealestate.com</a></b>	<b>972-250-1263</b>
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