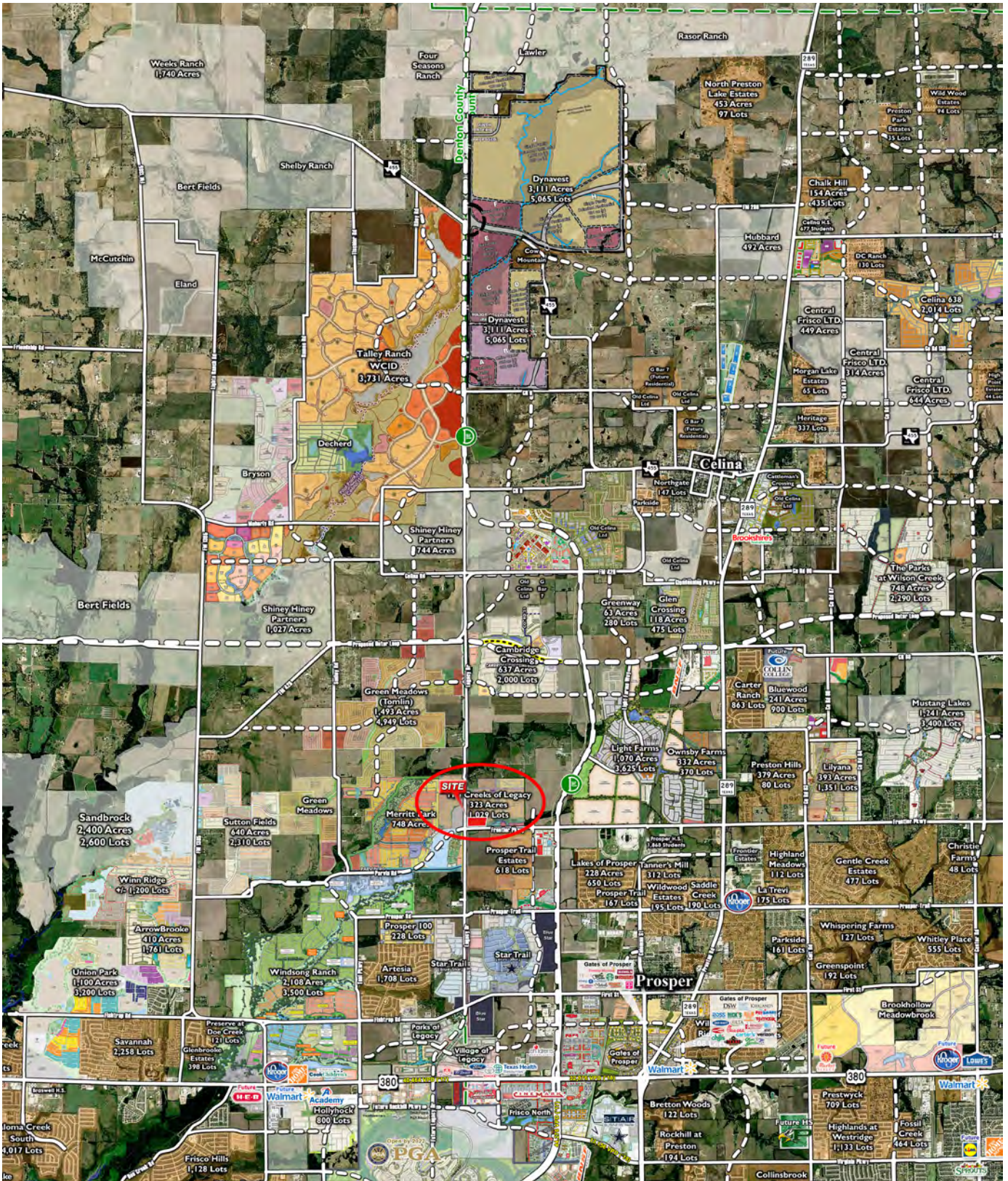


# Northeast Corner of Legacy Drive & Frontier Parkway

# 20 ACRES Celina, TX



# Northeast Corner of Legacy Drive & Frontier Parkway

# 20 Acres Retail/Commercial

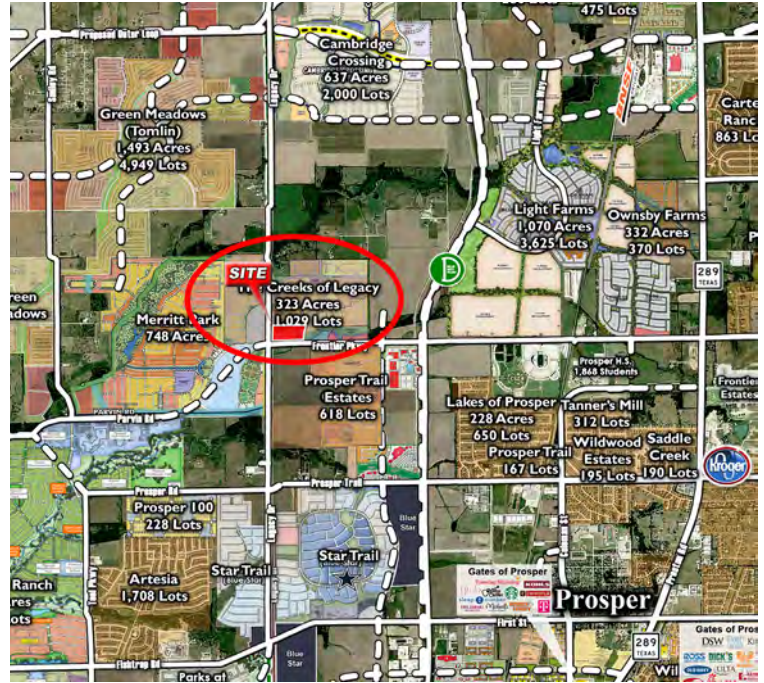
660+/- feet of frontage along Legacy Drive

1,280+/- feet of frontage along Frontier Parkway

Utilities are available in close proximity to the property

Prosper Independent School District

Collin County



## Celina Demographics

As of January 2019, the population in Celina has nearly doubled since 2010

City's Growth Rate since 2010: 180%

March 2019 Population: 19,780

City's Annual Growth Rate: 3.7%

Estimated Buildout Population: +350,000

Median Household Income: \$98,277

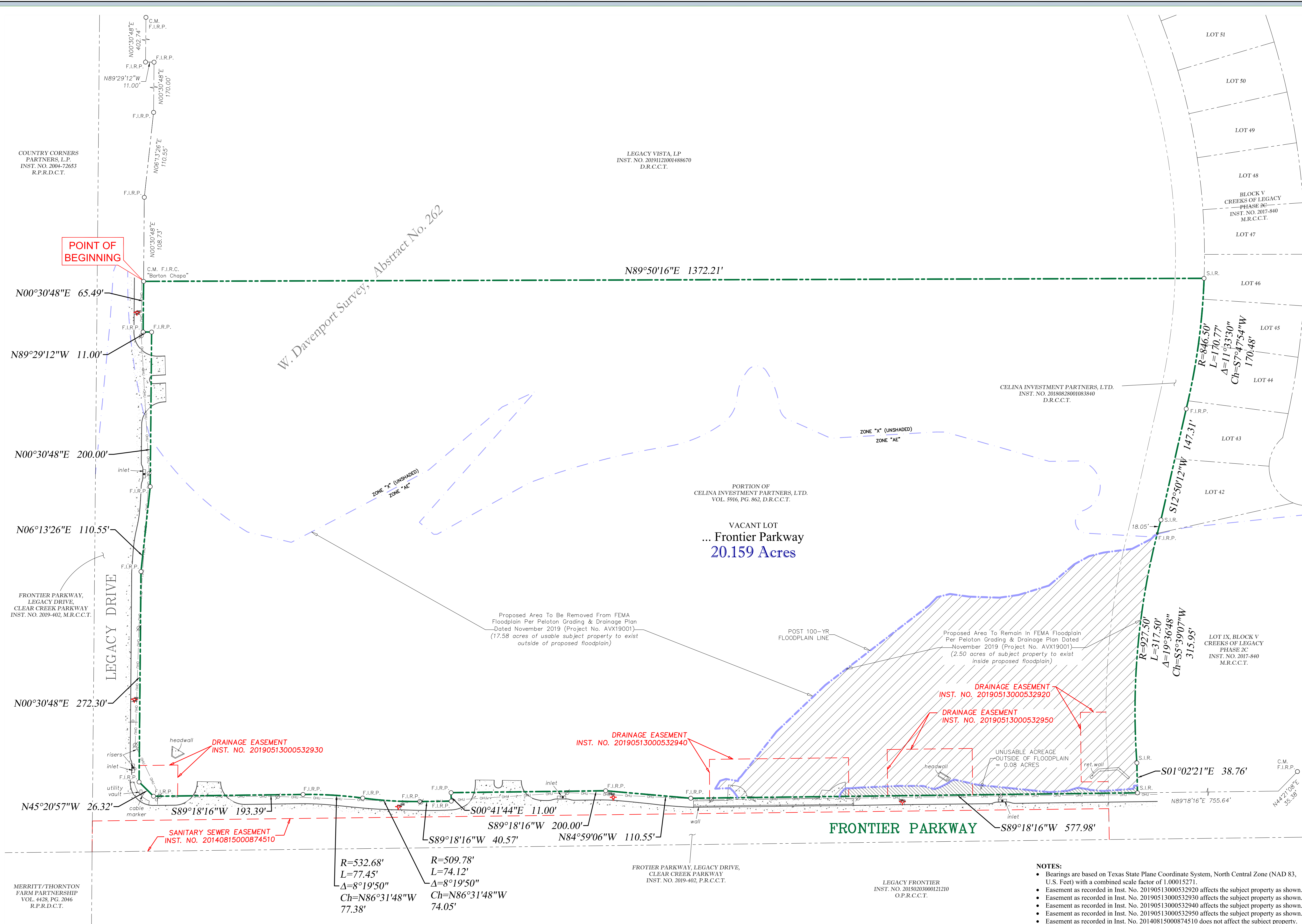
Median Age: 37.5

Adults with Advanced Degrees: 48%

**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.



**PROPERTY DESCRIPTION:**  
 BEING a 20.159 acre tract of land situate in the W. Davenport Survey, Abstract No. 262, in the City of Celina, Collin County, Texas, same being a portion of that tract of land as described to Celina Investment Partners, L.P., by deed recorded in Volume 5916, Pg. 862 of the Deed Records of Collin County, Texas (D.R.C.C.T.), together with a portion of that tract of land as described to Celina Investment Partners, L.P., by deed recorded in Instrument Number (Inst. No.) 20180828001083840 D.R.C.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "Barton Chapa" found for the northwest corner of the herein described tract of land, same being the southwest corner of a tract of land as described by deed to Legacy Vista, L.P., as recorded in Inst. No. 2019121001488670, D.R.C.C.T., and being in an east line of Frontier Parkway, Legacy Drive, Clear Creek Parkway, an addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded in Inst. No. 2019-402 of the Map Records of Collin County, Texas (M.R.C.C.T.);

**THENCE** North 89 degrees 50 minutes 16 seconds East, with the south line of said Legacy Vista, L.P. tract, a distance of 1372.21 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" (ASC) set for corner, same being the southeast corner thereof, and being in the west line of Block V, Creeks of Legacy, Phase 2C, an addition to the City of Celina, Collin County, Texas, according to the Plat thereof recorded in Inst. No. 2017-840, M.R.C.C.T., also being within a non-tangent curve to the right with a radius of 846.50 feet, a delta angle of 11 degrees 33 minutes 30 seconds, and a chord bearing South 07 degrees 47 minutes 54 seconds West at a distance of 170.48';

**THENCE** in a southerly direction along, and with said curve to the right, with the west line of said Block V, an arc distance of 170.77 feet to a 1/2 inch iron rod with cap (ASC) set for corner;

**THENCE** South 12 degrees 50 minutes 12 seconds West, with the west line of said Block V, a distance of 147.31 feet to a 1/2 inch iron rod with cap (ASC) set for corner, same being the beginning of a non-tangent curve to the left with a radius of 927.50 feet, a delta angle of 19 degrees 36 minutes 48 seconds, and a chord bearing South 05 degrees 39 minutes 07 seconds West at a distance of 315.95 feet;

**THENCE** in a southerly direction, along and with said curve to the left, with the west line of said Block V, passing at an arc distance of 18.05 feet a 5/8 inch iron rod with cap stamped "Peloton" found on line, being the southern corner of Lot 42, Block V, of Creeks of Legacy, Phase 2C aforesaid, and continuing for a total arc distance of 317.50 feet to a 1/2 inch iron rod with cap (ASC) set for corner;

**THENCE** South 01 degrees 02 minutes 21 seconds East, with the west line of said Block V, a distance of 38.76 feet to a 1/2 inch iron rod with cap (ASC) set for corner, same being in a north line of said Frontier Parkway, Legacy Drive, Clear Creek Parkway, and being in the north line of a road known as Frontier Parkway (a variable width right-of-way);

**THENCE** with a north line of said Frontier Parkway, Legacy Drive, Clear Creek Parkway, and with the north right-of-way of said Frontier Parkway, the following nine (9) courses and distances:

- 1) South 89 degrees 18 minutes 16 seconds West, a distance of 577.98 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 2) North 84 degrees 59 minutes 06 seconds West, a distance of 110.55 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 3) South 89 degrees 18 minutes 16 seconds West, a distance of 200.00 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 4) South 00 degrees 41 minutes 44 seconds East, a distance of 11.00 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 5) South 89 degrees 18 minutes 16 seconds West, a distance of 40.57 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner at the beginning of a curve to the right with a radius of 509.78 feet, a delta angle of 08 degrees 19 minutes 50 seconds, and a chord bearing North 86 degrees 31 minutes 48 seconds West at a distance of 74.05 feet;
- 6) in a westerly direction, along and with said curve to the right, an arc distance of 74.12 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner at the beginning of a curve to the left with a radius of 532.68 feet, a delta angle of 08 degrees 19 minutes 50 seconds, and a chord bearing North 86 degrees 31 minutes 48 seconds West at a distance of 77.38 feet;
- 7) in a westerly direction, along and with said curve to the left, an arc distance of 77.45 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 8) South 89 degrees 18 minutes 16 seconds West, a distance of 193.39 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 9) North 45 degrees 20 minutes 57 seconds West, a distance of 26.32 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner, same being in the east line of a road known as Legacy Drive (a variable width right-of-way);

**THENCE** with an east line of said Frontier Parkway, Legacy Drive, Clear Creek Parkway, and with the east right-of-way of said Legacy Drive, the following five (5) courses and distances:

- 1) North 00 degrees 30 minutes 48 seconds East, a distance of 272.30 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 2) North 06 degrees 13 minutes 26 seconds East, a distance of 110.55 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 3) North 00 degrees 30 minutes 48 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 4) North 89 degrees 29 minutes 12 seconds West, a distance of 11.00 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for corner;
- 5) North 00 degrees 30 minutes 48 seconds East, a distance of 65.49 feet to a 5/8 inch iron rod with cap stamped "Peloton" found for the POINT OF BEGINNING and containing 20.159 acres of land, more or less.

Bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.00015271.

# BOUNDARY SURVEY

20.159 Acres out of the  
 W. Davenport Survey, Abstract No. 262  
 City of Celina  
 Collin County, Texas

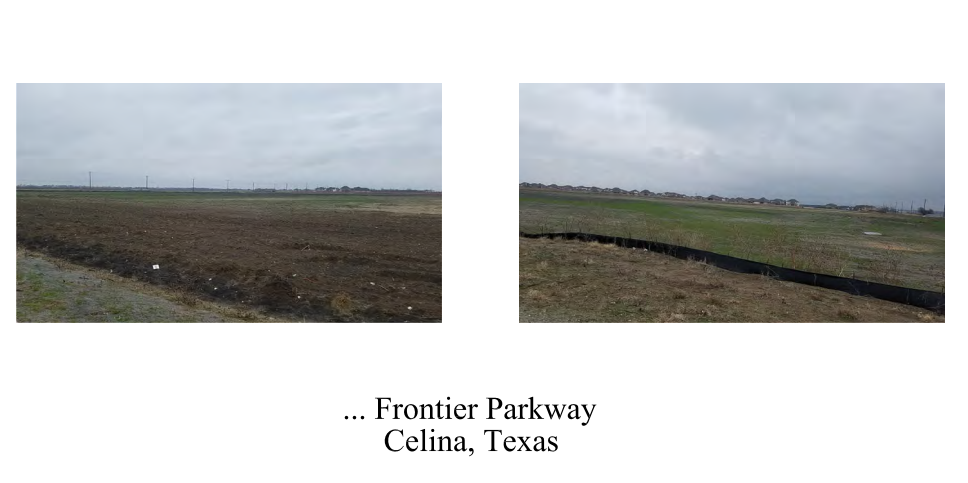
P.C. / Tech: C.W./C.M. DATE: 01-09-2020 SCALE: 1"=60' ASC NO.: 2001.4003

**NOTES:**

- Bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.00015271.
- Easement as recorded in Inst. No. 20190513000532920 affects the subject property as shown.
- Easement as recorded in Inst. No. 20190513000532930 affects the subject property as shown.
- Easement as recorded in Inst. No. 20190513000532940 affects the subject property as shown.
- Easement as recorded in Inst. No. 20190513000532950 affects the subject property as shown.
- Easement as recorded in Inst. No. 20140815000874510 does not affect the subject property.

**SURVEYORS CERTIFICATION:** The undersigned does hereby certify to, Celina Investment Partners, Ltd., Nagesh Kamuru and/or assigns, CrossFirst Bank, Fidelity National Title Insurance Company, and Sendera Title (G.F. No. 1904606-FSCA) that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

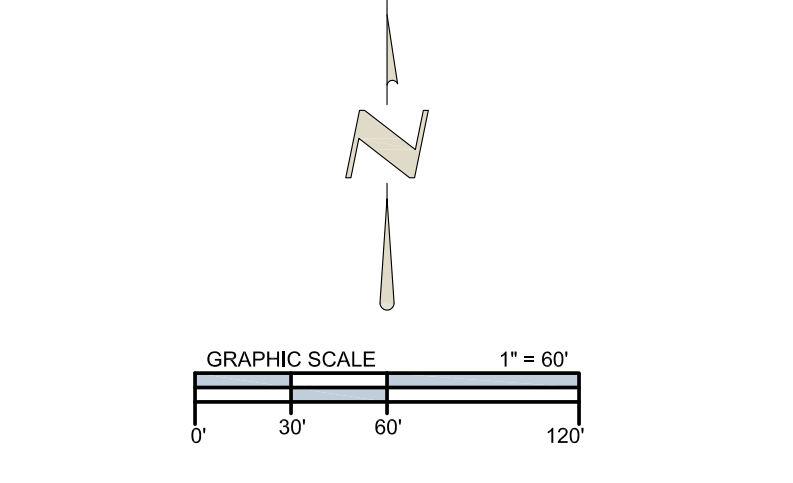
**FLOOD NOTE:** It is my opinion that the property described hereon is partially within Zone "X" (Unshaded) and Zone "AE" according to the Federal Emergency Management Agency Letter of Map Revision, Case No. 17-06-1400P, dated April 18, 2011, for the City of Celina, Community Panel No. 480130 0290 G, with an effective date of January 16, 2018.



The undersigned have/has received and reviewed a copy of this survey.

S \_\_\_\_\_  
 S \_\_\_\_\_  
 S \_\_\_\_\_  
 Date: \_\_\_\_\_

**Sendera Title**  
 12400 Preston Road, Suite 120  
 Frisco, Texas 75033  
 Ph: 972.332.7200  
 Fax: 972.332.7201



**LEGEND**

— X —	FENCE	—	—	—	WATER METER
—	OVERHEAD UTILITY	—	—	—	WATER VALVE
—	POWER POLE	—	—	—	IRRIGATION CONTROL VALVE
—	LIGHT POLE	—	—	—	—
—	6" PIPE	—	—	—	5/8" FOUND IRON ROD WITH CAP STAMPED "LEGACY"
—	F.I.R.P.	—	—	—	—
—	FOUND IRON ROD	—	—	—	—
—	S.I.R.	—	—	—	GAS METER
—	SET IRON ROD	—	—	—	—
—	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	—	—	—	—
—	F.I.P.	—	—	—	BOLLARD
—	FENCE CORNER POST	—	—	—	—
—	F.I.P.	—	—	—	CONCRETE
—	FOUND IRON PIPE	—	—	—	EDGE OF ASPHALT
—	FIRE HYDRANT	—	—	—	COVERED AREA
—	SANITARY SEWER CLEAN-OUT	—	—	—	—
—	SANITARY SUMP	—	—	—	NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.
—	MANHOLE	—	—	—	ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

**LEGEND OF ABBREVIATIONS**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- ROW RIGHT OF WAY



# 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