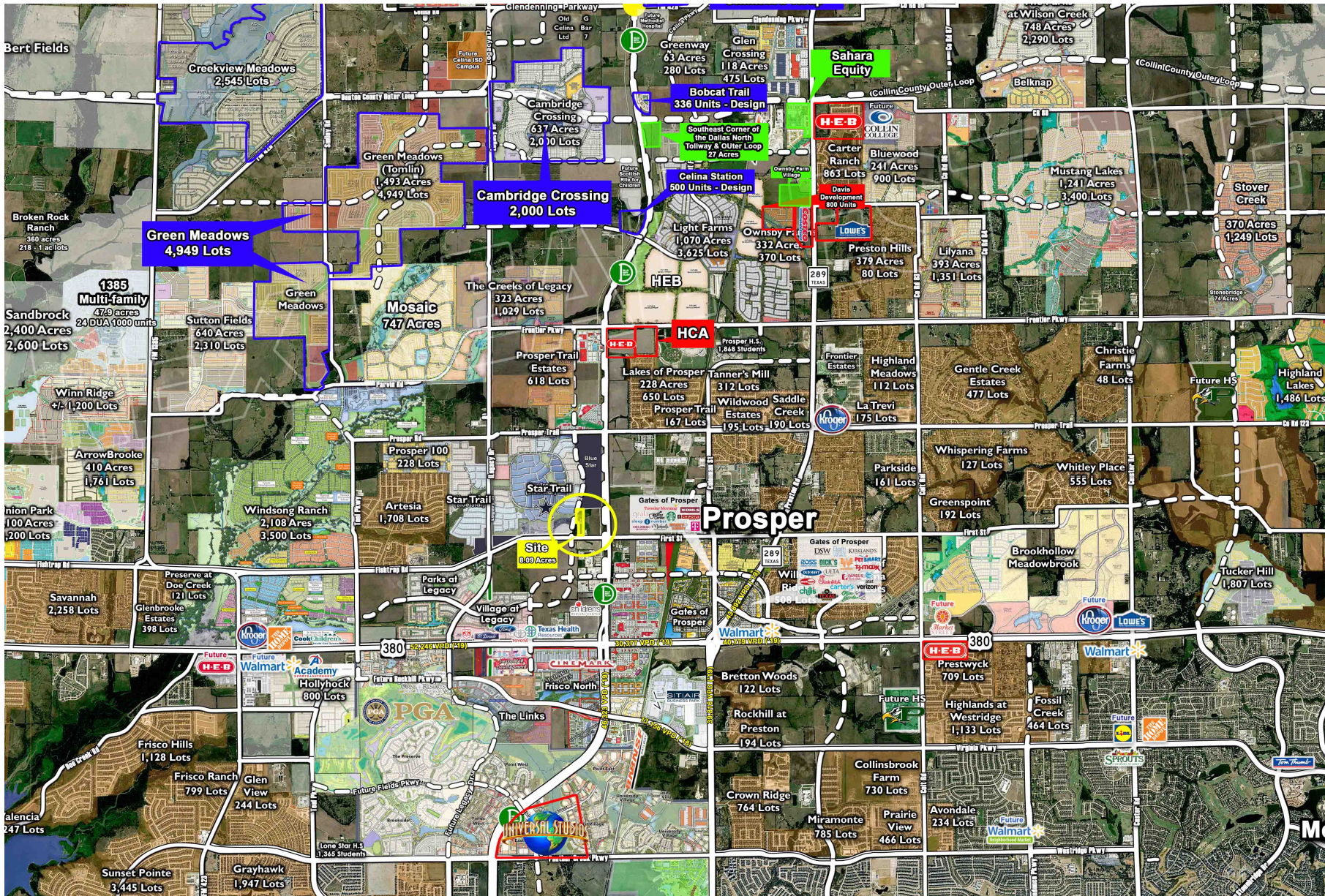


1488 West First Street

8.09 ACRE Prosper, TX



8.09 Acres

Overview

Approximatley 8.09 acres

Prosper ISD School District

Traffic Counts:

- Prosper Trail: 8,214 VPD ('20)
- Dallas North Tollway: 33,944 VPD ('19)
- Dallas North Tollway: 20,799 VPD ('20)

Collin County

Demographics

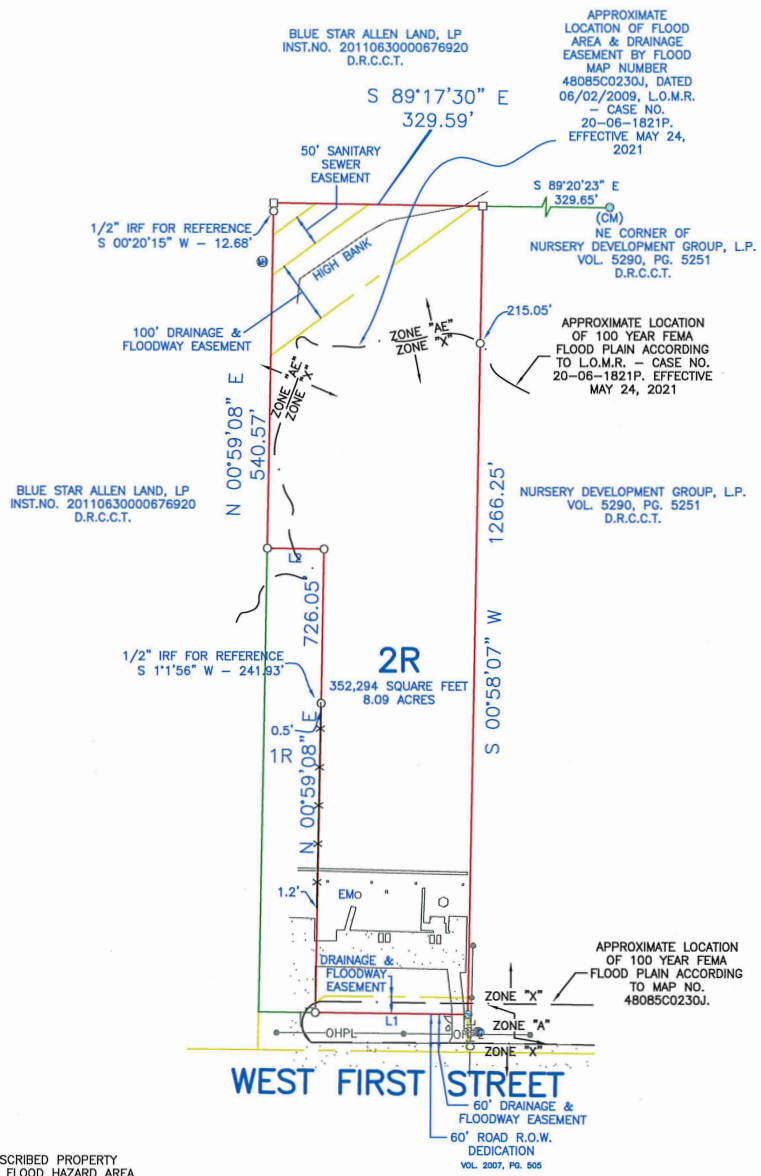
	1 Mile	2 Miles	5Miles
2022 Population:	1,989	32,694	173,766 %
Proj Growth : (2022-2027)	3.11%	3.86%	3.53%
2022 Average :	\$154,508	\$174,710	\$167,170
HH Income			
2022 Median :	\$122,794	\$139,379	\$133,043
HH Income			



(972) 250-1263
rexrealestate.com

Matthew Kiran
matthew@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.



BLUE STAR ALLEN LAND, LP
INST.NO. 2011063000676920
D.R.C.C.T.

APPROXIMATE
LOCATION OF FLOOD
AREA & DRAINAGE
EASEMENT BY FLOOD
MAP NUMBER
48085C0230J, DATED
06/02/2009, L.O.M.R.
- CASE NO.
20-06-1821P,
EFFECTIVE MAY 24,
2021

BLUE STAR ALLEN LAND, LP
INST.NO. 2011063000676920
D.R.C.C.T.

NURSERY DEVELOPMENT GROUP, L.P.
VOL. 5290, PG. 5251
D.R.C.C.T.

WEST FIRST STREET

THE ABOVE DESCRIBED PROPERTY
DOES LIE IN A FLOOD HAZARD AREA
ACCORDING TO THE F.E.M.A. FLOOD
INSURANCE RATE MAP COMMUNITY
PANEL NO.
48085C0230J

TOLLWAY FISH TRAP PARTNERS, LLC
INST.NO. 20161104001506360
D.R.C.C.T.

LINE	LENGTH	BEARING
L1	239.97	N89°21'19\"/>
L2	80.00	N89°21'19\"/>

ALTA SURVEY



1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1488 WEST FIRST STREET, in the city of PROSPER Texas.

Lot 2R, Block A, RICHTER ADDITION LOT 1R & LOT 2R, BLOCK A, BEING A REPLAT OF RICHTER ADDITION LOT 1 & LOT 2, BLOCK A, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Volume 2017, Page 738, Plat Records, Collin County, Texas.

NOTES:

The following items are from Schedule B, Fidelity National Title Commitment No. 1901672200270, with an effective date of March 3, 2022 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

- The following building setback lines, easements, and/or other matters as disclosed by Plat recorded in Volume 2017, Page 738, Plat Records, Collin County, Texas:
 - 1) 50' Sanitary Sewer Easement (as shown)
 - 2) 100' Wide Drainage & Floodway Easement (as shown)
 - 3) Flood Area & Drainage Easement (as shown)
 - 4) Variable Width Drainage Easement (as shown)

- g. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Denton County Electric Cooperative, Inc. Purpose: As provided in said document Recording Date: March 18, 1953 Recording No: Volume 467, Page 329, Real Property Records, Collin County, Texas. (not able to plot)
- h. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Denton County Electric Cooperative, Inc. Purpose: As provided in said document Recording Date: March 18, 1953 Recording No: Volume 467, Page 329, Real Property Records, Collin County, Texas. (not able to plot)
- i. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Denton County Electric Cooperative, Inc. Purpose: As provided in said document Recording Date: March 18, 1953 Recording No: Volume 468, Page 138, Real Property Records, Collin County, Texas. (not able to plot)
- j. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Collin County Purpose: As provided in said document Recording Date: January 14, 1994 Recording No: under Clerk's File No. 94-0004872, Real Property Records, Collin County, Texas. (does not affect)

There is no observable evidence of any cemeteries, gravestones or burial grounds on the Property.
There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
The Property has direct access to TEXAS STATE HIGHWAY 276, a dedicated public right of way, as shown on the survey.
Gross land area 8.09 acres or 352,294 square feet
No Parking Spaces on subject property
No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items), unless otherwise shown.

Party walls not observed
SURVEYOR'S CERTIFICATION
To: RLH Medical, LLC, Fidelity National Title Insurance Company, and Lawyers Title Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
The fieldwork was completed on May 4, 2022.

ACCEPTED BY: _____

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 200'
Date: 05-04-2022
G. F. No.: 1901672200270
Job no.: 202204846
Drawn by: BM
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LAWYERS TITLE

LEGEND

WOOD FENCE	---	IMPROVEMENTS	[Color swatches]
CHAIN LINK	---	BOUNDARY LINE	[Color swatches]
IRON FENCE	---	SETBACK	[Color swatches]
WIRE FENCE	---	RESIDENCE	[Color swatches]
CM	○	CONTROLLING MONUMENT	
1/2" IRON ROD FOUND	○	MONUMENTS OF RECORD DIGNITY	
1/2" YELLOW-CAPPED IRON ROD SET	○	POINT FOR CORNER	
3/8" IRON ROD FOUND	○		
5/8" IRON ROD FOUND	○		
WALL FOUND	○	ELECTRIC	⊕
CABLE	○	POOL EQUIP	⊕
CLEAN OUT	⊕	POWER POLE	⊕
GAS METER	⊕	TELEPHONE	⊕
FIRE HYDRANT	⊕	WATER METER	⊕
LIGHT POLE	⊕	WATER VALVE	⊕
MANHOLE	⊕		

(UNLESS OTHERWISE NOTED)



Lawyers Title





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