



Available Property

3.401 acres +/- at SH 205

Real Estate Broker Gerald Porter at gporter@geraldporter.com 214 676 3818 – asking \$8 psf



Property Located in City of Lavon ETJ

Current TXDOT Traffic Counts SH 205 10,300 ADT

Future Lane Use Plan-Commercial/Business

Lavon Water Supply Corporation, 4" water line along SH 205

Lavon Sanitary Sewer on adjacent property & across SH205

Population within 10 minutes – 7,724

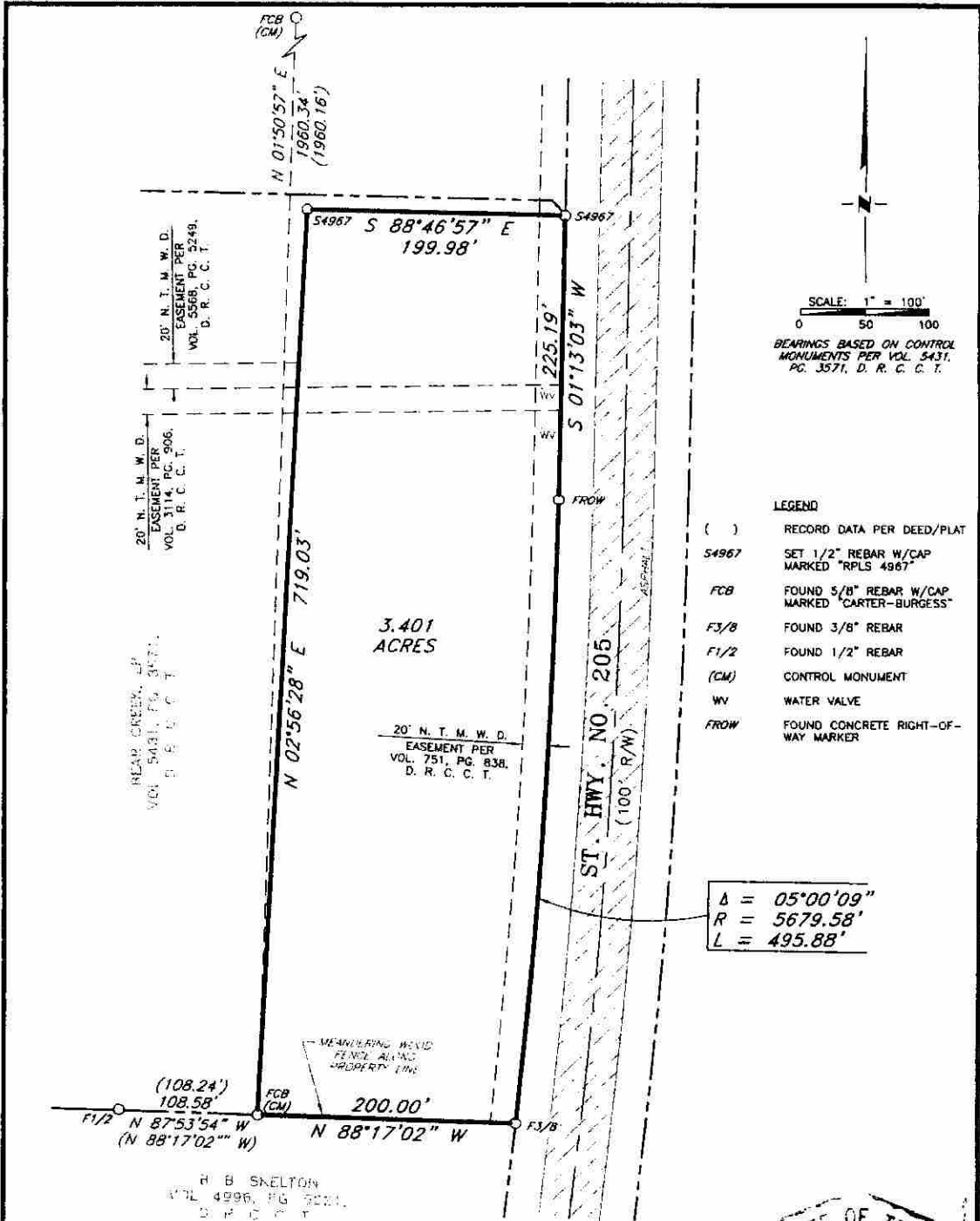
Average Age of Lavon Residents-36

Average Household Income \$90,586

For more information on this and other Lavon Property check www.lavonedc.com or contact

Pam Mundo, Executive Director

pam.mundo@lavonedc.com 214 773 0966



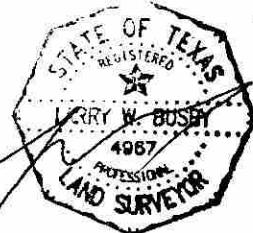
SCALE: 1" = 100'
 0 50 100

BEARINGS BASED ON CONTROL MONUMENTS PER VOL. 5431, PG. 3571, D. R. C. C. T.

LEGEND

- () RECORD DATA PER DEED/PLAT
- S4967 SET 1/2" REBAR W/CAP MARKED "RPLS 4967"
- FCB FOUND 5/8" REBAR W/CAP MARKED "CARTER-BURGESS"
- F3/8 FOUND 3/8" REBAR
- F1/2 FOUND 1/2" REBAR
- (CM) CONTROL MONUMENT
- WV WATER VALVE
- FRW FOUND CONCRETE RIGHT-OF-WAY MARKER

$\Delta = 05^{\circ}00'09''$
 $R = 5679.58'$
 $L = 495.88'$



Notes: The survey shown and described hereon was prepared for use by the above Client for the above noted title commitment ONLY and Delta Land Surveying shall not be liable for the use of this survey for any other purpose.

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NO.	REVISION	DATE
JOB NO.:	10047	
DWG. NO.:	10047-20	



DELTA LAND SURVEYING

1520 Road Runner Road
 Anna, Texas 75409

Tel.: (214) 534-5118 Fax: (972) 924-4082

SCALE: 1" = 100'
DATE: 6/12/10
SURVEYED BY: LWB
DRAWN BY: LWB
APPROVED BY: LWB
SHEET : 2 OF 2

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

Gerald Porter Real Estate 101 E. Park Blvd., Suite 600 Plano, TX 75074
Phone: (214) 676 - 3818 Fax: (972) 200 - 9969 Gerald Porter

01A

TREC No. OP-K

Page 1 of 1

Improvement Survey for (Reference Name): D. P. Brown Estate
 Client: D. P. Brown Estate
 For Title Commitment by: None Client's Request GF # None ONLY
 Property Address: (Unposted) State Hwy. No. 205

DESCRIPTION

A tract of land situated within the W. A. S. Bohannon Survey, Abstract Number 121, Collin County, Texas, and being a remaining portion of a tract of land conveyed to D. P. Brown by a deed filed for record in Volume 226 at Page 176 of the Deed Records of Collin County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar found, on the West right-of-way line of State Highway Number 205 for the common East corner of the tract of land herein described and a tract of land conveyed to B. B. Skelton by a deed filed for record in Volume 4996 at Page 5221 of the Deed Records of Collin County, Texas;

Thence N 88°17'02" W, along the common boundary line of the tract of land herein described and the aforementioned Skelton tract, 200.00 feet to a 5/8" rebar with a cap marked "Carter-Burgess" found for the common South corner of the tract of land herein described and a tract of land conveyed to Bear Creek, LP by a deed filed for record in Volume 5431 at Page 3571 of the Deed Records of Collin County, Texas, from which a 5/8" rebar with a cap marked "Carter-Burgess" found for a corner of said Bear Creek tract bears N 01°50'57" E, 1960.34 feet;

Thence N 02°56'28" E, along the common boundary line of the tract of land herein described and the aforementioned Bear Creek tract, 719.03 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for a common corner;

Thence S 88°46'57" E, continuing along the common boundary line, 199.98 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for a common corner on the above-mentioned West right-of-way line (;

Thence S 01°13'03" W, along the aforementioned established (Vol. 5431, Pg. 3571) West right-of-way line, 225.19 feet to a concrete right-of-way monument found at the beginning of a curve;

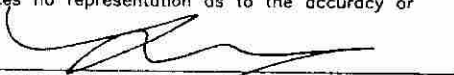
Thence Southwesterly, 495.88 feet along the aforementioned West right-of-way line and the arc of a curve to the right, having a central angle of 05°00'09", a radius of 5679.58 feet and a chord which bears S 03°43'01" W, 495.72 feet to the Point of Beginning.

Said tract of land containing 148,147 square feet or 3.401 acres, more or less.

Note: The tract of land surveyed and described hereon was prepared without the benefit of a current title commitment and may be subject to easements and other matters of records which would be reflected by a current title commitment.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48085C-0440-J, Revised on 6/2/09, the subject property's scaled location lies within Flood Zone(s) X, which is not designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas; there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; all easements and other matters of record of which I have been advised, by the above commitment, are as shown hereon. Delta Land Surveying makes no representation as to the accuracy or completeness of said commitment.


 Larry W. Busby
 TX R.P.L.S. No. 4967



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