Commercial/ Retail

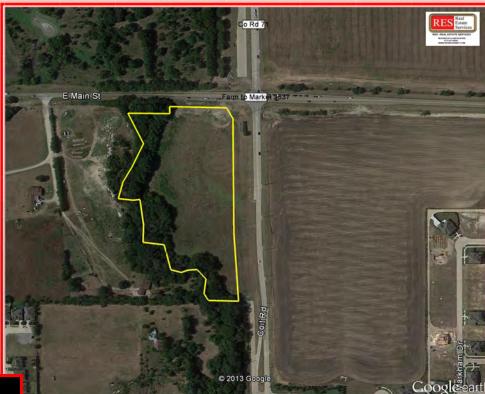
8.05 Acres

Main Street and Coit Road, Frisco TX 75034

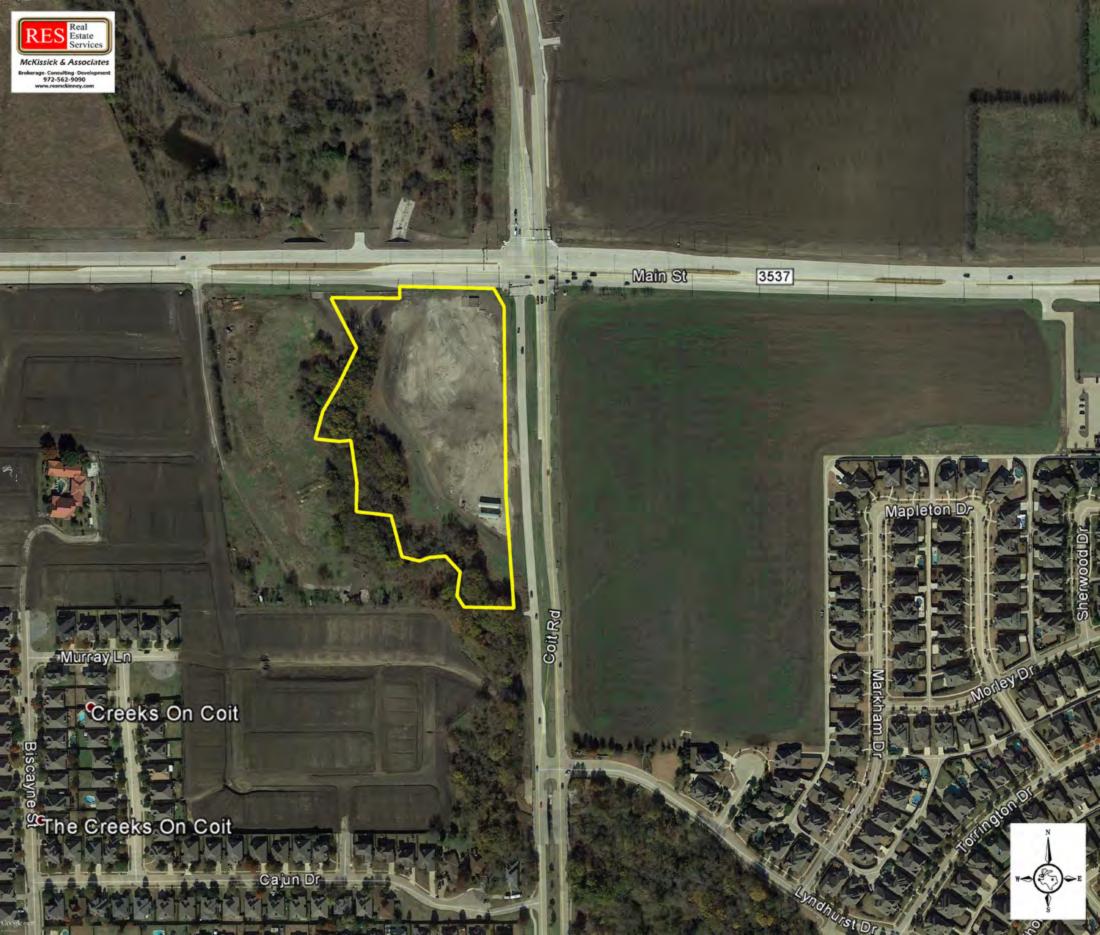


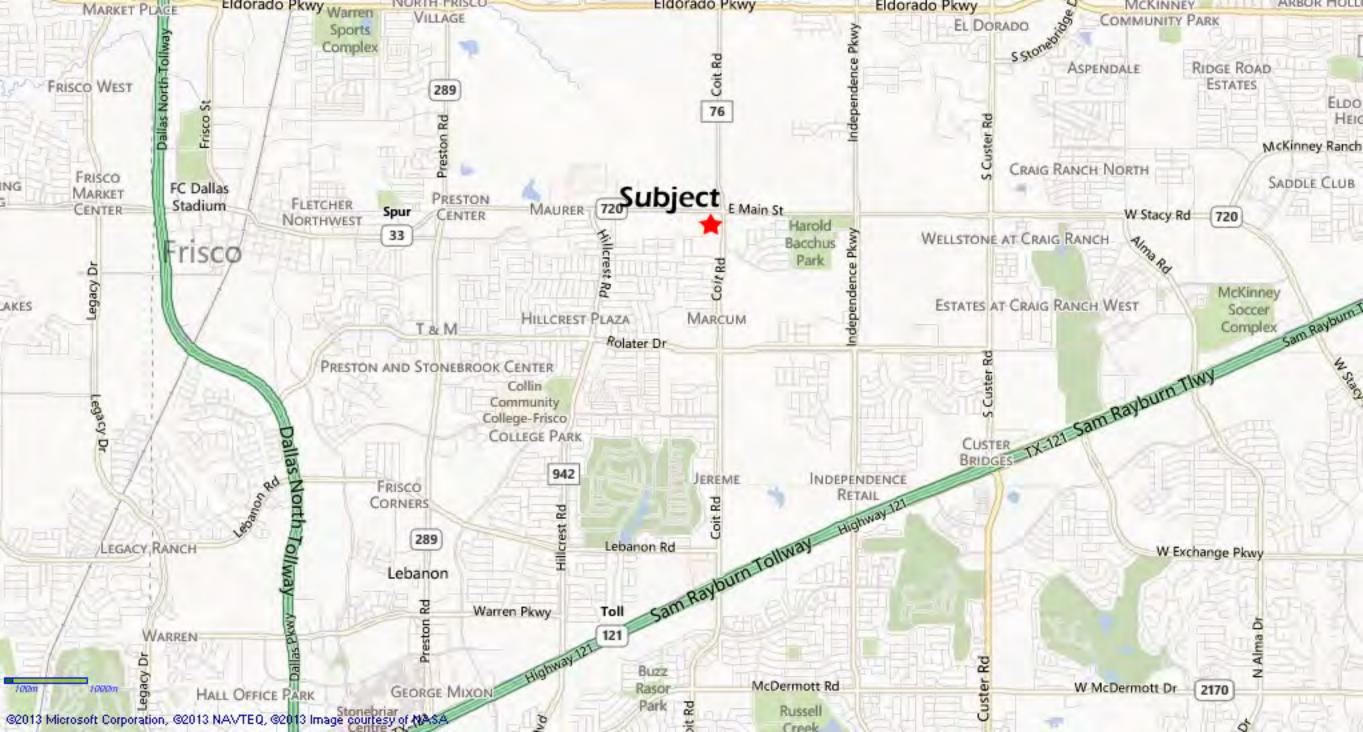
\$3,000,000

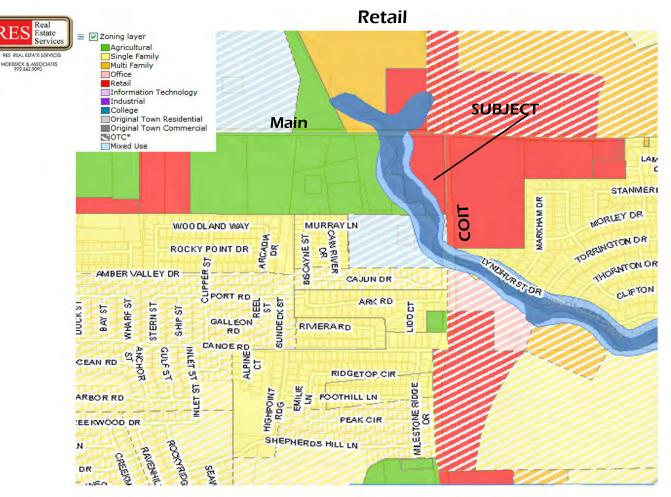
- Retail (per Frisco F.L.U.P)
- Permitted Uses:
 - Gas
 - •Beer/Wine
 - Restaurant
 - Retail
- Est. Net Developable
 Area
 5.2 Ac.

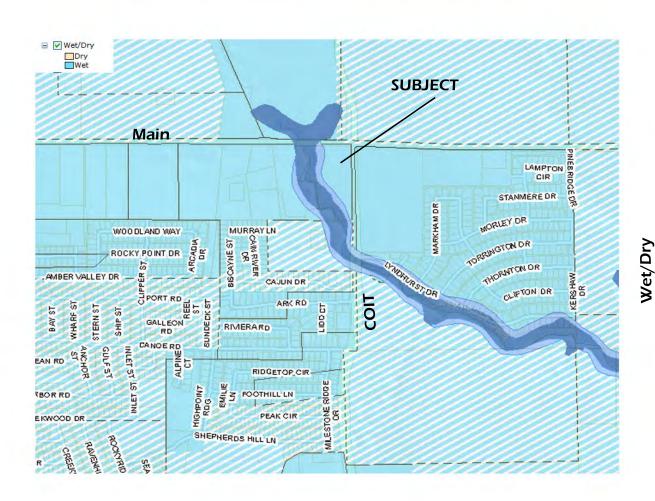




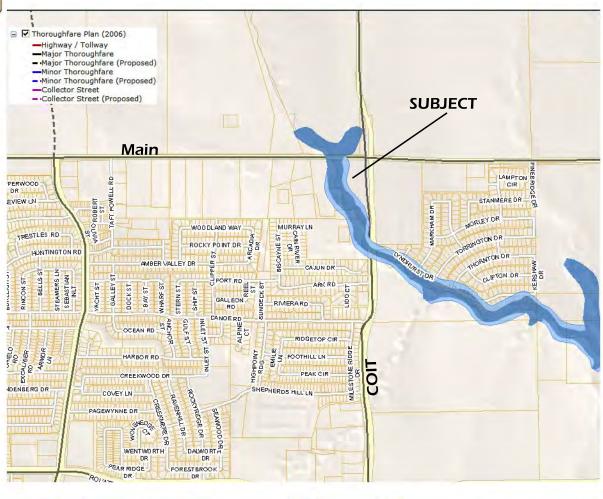


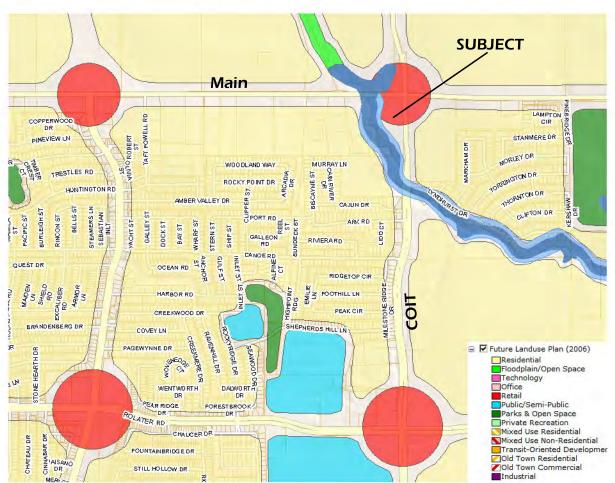














CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER 6101 FRISCO SQUARE BLVD - 3RD FLOOR FRISCO, TEXAS 75034 TEL 972,292.5300 - FAX 972.292.5388 WWW.FRISCOTEXAS.GOV

December 16, 2015

Charles McKissick 1515 Heritage Drive, Suite 209 McKinney, Texas 75069 cmckissick@resmckinney.com

RE: Zoning Verification

SWC Coit Rd & Main St, Frisco, Texas 75035

Dear Mr. McKissick:

This letter will confirm, based upon available data that the above-described property, located in the City of Frisco, Collin County, Texas, is zoned as **Retail**. Please refer to **Zoning Ordinance** 11-04-09 at the following link.

Current Zoning Ordinance 11-04-09

http://www.friscotexas.gov/departments/planningDevelopment/planning/Pages/ZoningOrdinance.aspx

To further fulfill your request for information, please refer to the attached City of Frisco's Zoning Map of the requested area (shows zoning of adjacent properties as well). I have also attached a copy of the Zoning Map.

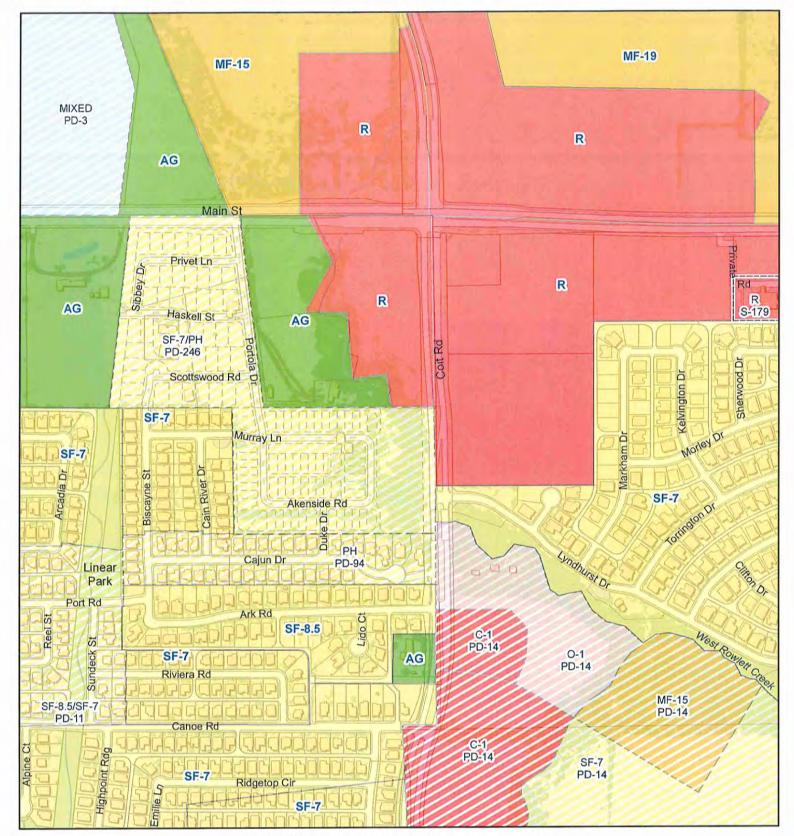
Any error in the preparation of this notice shall not authorize or justify violations of the Comprehensive Zoning Ordinance. The public bears ultimate responsibility for complying with all the codes and ordinances of the City of Frisco. It is recommended that you obtain a copy of the Comprehensive Zoning Ordinance so you may review it to determine if there are any conditions or other limitations that may be of interest.

If you have any questions or require further information concerning this matter, please contact me at 972-292-5347.

Sincerely.

Heather Farek Planning Technician

CC: attachments

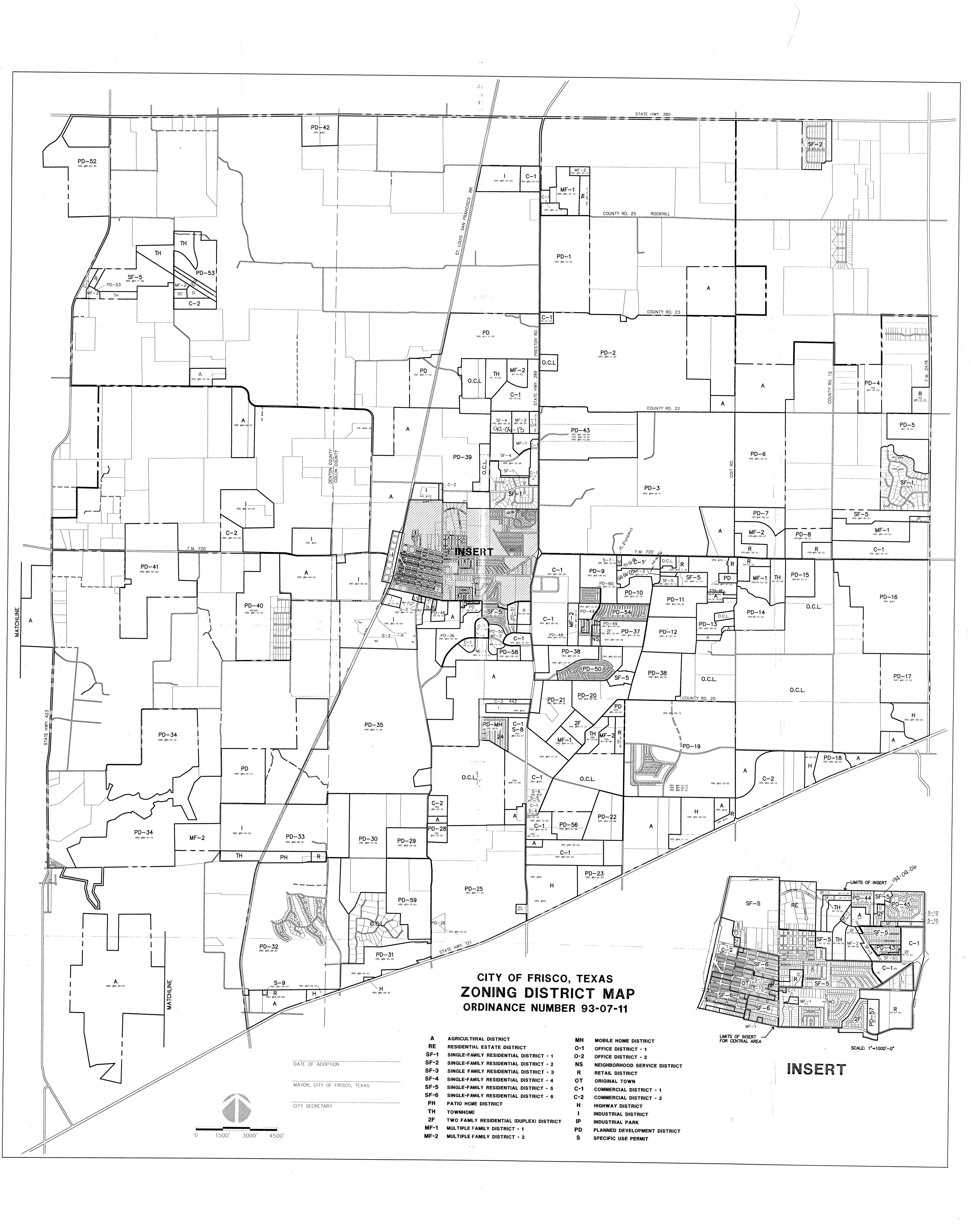


SWC Coit Rd & Main St

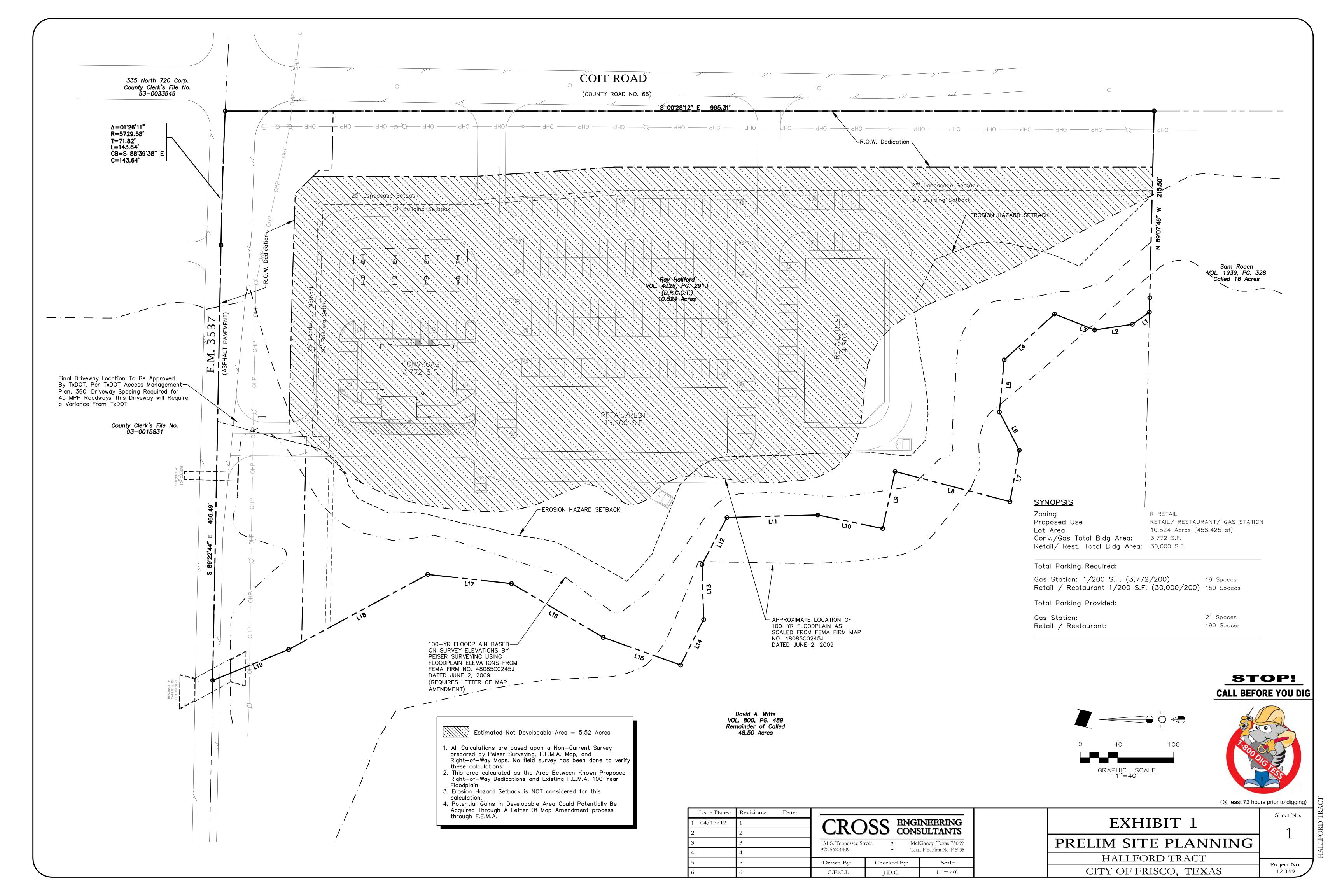


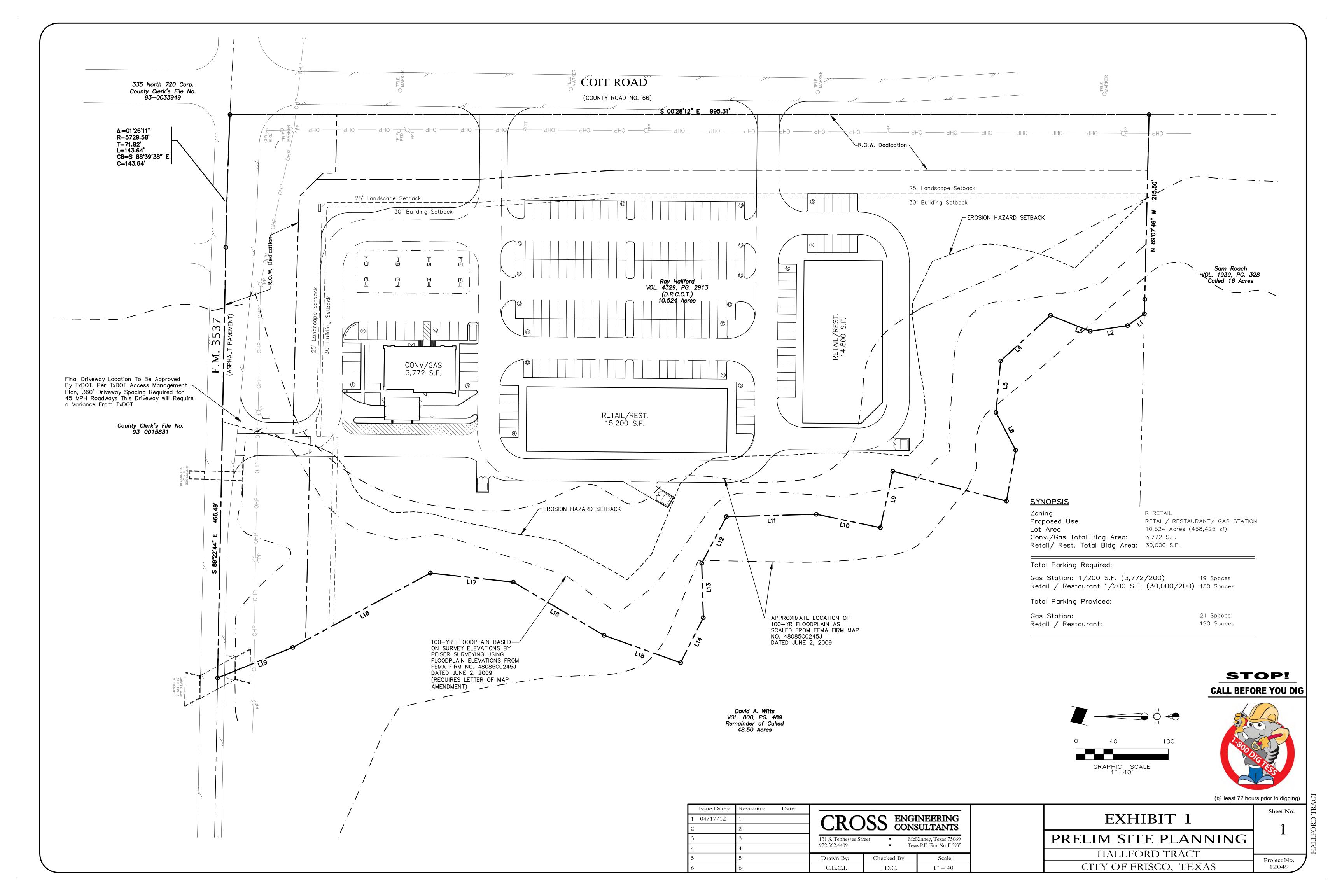
Created on: 12/15/2015

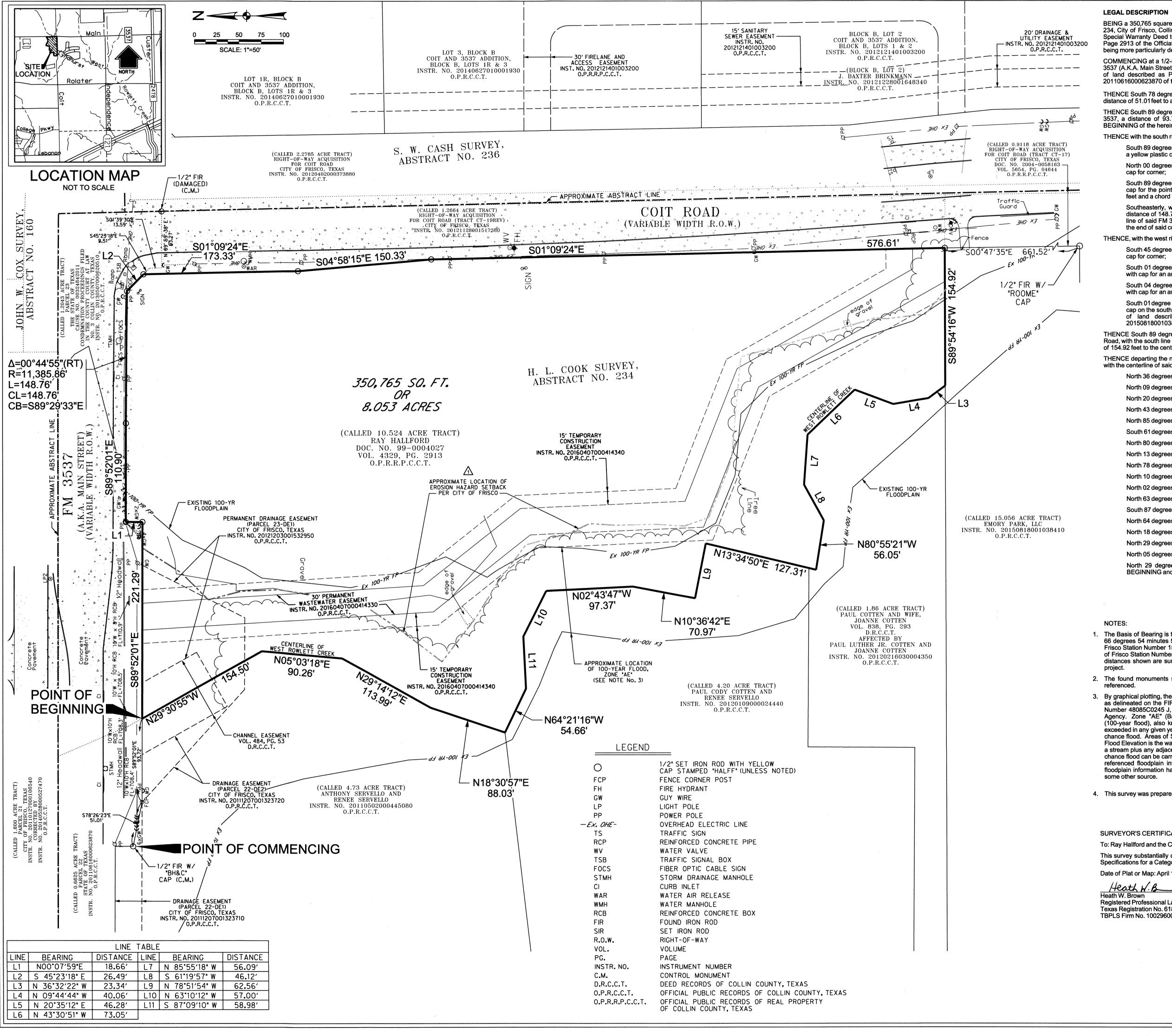
DISCLAIMER. The City of Frisco has prepared this map or information for internal use only. It is made available under the Public Information Act. Any reliance on this map or information is AT YOUR OWN RISK. Frisco assumes no liability for any errors, omissions, or inaccuracies in the map or information regardless of the cause of such or for any decision made, action taken, or action not taken in reliance upon any maps or information provided herein. Frisco makes no warranty, representation, or guarantee of any kind regarding any maps or information provided herein or the sources of such maps or information and DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESSED AND IMPLIED, including the implied warranties of merchantability and fitness for a particular purpose.



provide the second of the seco







BEING a 350,765 square foot (8,053 acre) tract of land situated in the H. L. Cook Survey, Abstract Number 234, City of Frisco, Collin County, Texas, and being part of a called 10.524 acre tract of land described in Special Warranty Deed to Ray Hallford, as recorded in Document Number 99-0004027 and Volume 4329. Page 2913 of the Official Public Records of Real Property of Collin County, Texas (O.P.R.R.P.C.C.T), and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with a cap stamped "BH&C" on the south right-of-way line of FM 3537 (A.K.A. Main Street, a variable width right-of-way) for a southwest corner of a called 0.6625 acre tract of land described as Parcel 22 in deed to the State of Texas, as recorded in Instrument Number 20110616000623870 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.);

THENCE South 78 degrees 26 minutes 23 seconds East, with the south right-of-way line of said FM 3537, a distance of 51.01 feet to an angle point;

THENCE South 89 degrees 52 minutes 01 second East, continuing with the south right-of-way line of said FM 3537, a distance of 93.72 feet to a point on the centerline of West Rowlett Creek for the POINT OF BEGINNING of the herein described tract;

THENCE with the south right-of-way line of said FM 3537, the following courses and distances to wit:

South 89 degrees 52 minutes 01 second East, a distance of 221.29 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereafter referred to as "with cap") for corner;

UR N

S

053

North 00 degrees 07 minutes 59 seconds East, a distance 18.66 feet to a 1/2-inch set iron rod with

South 89 degrees 52 minutes 01 second East, a distance of 110.90 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the right having a radius of 11,385.86 feet and a chord that bears South 89 degrees 29 minutes 33 seconds East, a distance 148.76 feet; Southeasterly, with said curve, through a central of 00 degrees 44 minutes 55 seconds, an arc distance of 148.76 feet to a 1/2-inch set iron rod with cap at the intersection of the south right-of-way line of said FM 3537 and the west right-of-way line of Coit Road (a variable width right-of-way), for

THENCE, with the west right-of-way line of said Coit Road, the following courses and distances to wit:

South 45 degrees 23 minutes 18 second East, a distance of 26.49 feet to a 1/2-inch set iron rod with cap for corner;

South 01 degree 09 minutes 24 seconds East, a distance of 173.33 feet to a 1/2-inch set iron rod with cap for an angle point;

South 04 degrees 58 minutes 15 seconds East, a distance of 150.33 feet to a 1/2-inch set iron rod with cap for an angle point;

South 01 degree 09 minutes 24 seconds East, a distance of 576.61 feet to a 1/2-inch set iron rod with cap on the south line of said 10.524 acre tract and the northeast corner of a called 15.056 acre tract of land described in deed to Emory Park, LLC, as recorded in Instrument Number 20150818001038410, O.P.R.C.C.T.:

THENCE South 89 degrees 54 minutes 16 seconds West, departing the west right-of-way line of said Coit Road, with the south line of said 10.524 acre tract and with the north line of said 15.056 acre tract, a distance of 154.92 feet to the centerline of West Rowlett Creek;

THENCE departing the north line of said 15.056 acre tract and the south line of said 10.524 acre tract, and with the centerline of said West Rowlett Creek, the following courses and distances to wit:

North 36 degrees 32 minutes 22 seconds West, a distance of 23.34 feet to an angle point; North 09 degrees 44 minutes 44 seconds West, a distance of 40.06 feet to an angle point; North 20 degrees 35 minutes 12 seconds East, a distance of 46.28 feet to a point for corner; North 43 degrees 30 minutes 51 seconds West, a distance of 73.05 feet to an angle point; North 85 degrees 55 minutes 18 seconds West, a distance of 56.09 feet to an angle point; South 61 degrees 19 minutes 57 seconds West, a distance of 46.12 feet to an angle point; North 80 degrees 55 minutes 21 seconds West, a distance of 56.05 feet to an angle point; North 13 degrees 34 minutes 50 seconds East, a distance of 127.31 feet to a point for corner; North 78 degrees 51 minutes 54 seconds West, a distance of 62.56 feet to a point for corner; North 10 degrees 36 minutes 42 seconds East, a distance of 70.97 feet to an angle point; North 02 degrees 43 minutes 47 seconds West, a distance of 97.37 feet to a point for corner; North 63 degrees 10 minutes 12 seconds West, a distance of 57.00 feet to an angle point; South 87 degrees 09 minutes 10 seconds West, a distance of 58.98 feet to an angle point;

North 64 degrees 21 minutes 16 seconds West, a distance of 54.66 feet to a point for corner; North 18 degrees 30 minutes 57 seconds East, a distance of 88.03 feet to an angle point; North 29 degrees 14 minutes 12 seconds East, a distance of 113.99 feet to an angle point;

North 05 degrees 03 minutes 18 seconds East, a distance of 90.26 feet to an angle point; North 29 degrees 30 minutes 55 seconds West, a distance of 154.50 feet to the POINT OF BEGINNING and containing 350,765 square feet or 8.053 acres of land, more or less.

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), and being South 66 degrees 54 minutes 50 seconds West as derived from GPS measurements of the line between City of Frisco Station Number 15 and 20 (holding the published values for both). The convergence angle at the City of Frisco Station Number 15 is 00 degrees 57 minutes 49.2 seconds as computed by Corpscon V6.0.1. The distances shown are surface distances. The City of Frisco Scale Factor (1.000158178) was used for this
- 2. The found monuments shown hereon indicated C.M. are controlling monuments to which this survey is
- 3. By graphical plotting, the parcel described hereon lies within Zone "AE" (Base Flood Elevations determined), as delineated on the FIRM Flood Insurance Rate Map Collin County, Texas and Incorporated Areas, Map Number 48085C0245 J, Map Revised June 2, 2009, as published by the Federal Emergency Management Agency. Zone "AE" (Base Flood Elevations determined) is defined as "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or
- 4. This survey was prepared without the benefit of a title commitment.

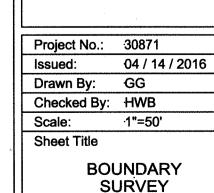
SURVEYOR'S CERTIFICATE

To: Ray Hallford and the City of Frisco, Texas

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on March 14, 2016. Date of Plat or Map: April 14, 2016

Registered Professional Land Surveyor Texas Registration No. 6189 TBPLS Firm No. 10029600





1 of 1

Sheet Number



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 BOTH - **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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of 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/Ter	 nant/Seller/Landlord Initials	Date	