

SRC

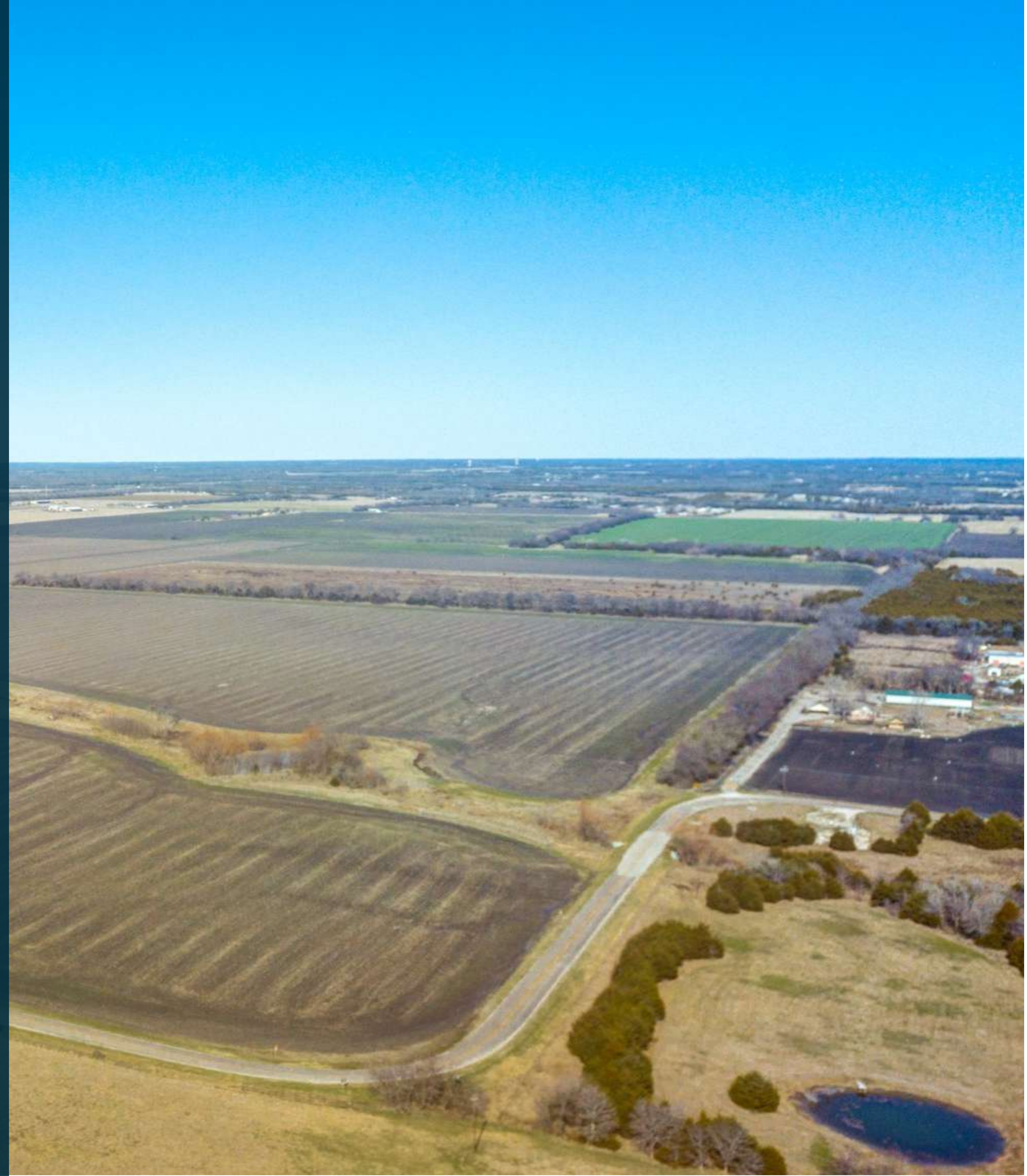
STRATEGIC
REALTY
CONSULTANTS

On Point.

FM 545 & County Road 502

Blue Ridge, TX 75424

972.726.7000 | 100 Crescent Court, 7th Floor, Dallas, TX 75201 | srconpoint.com



Subject

PROPERTY

595 ± ACRES

- 1,438 ± feet on FM 545
- 5,021 ± feet on County Road 502
- Close proximity to DFW metroplex and rapidly growing US 75 Corridor
- Development Ready
- Ideal site for single family residential or mixed use development



Table of **CONTENTS**

- 1) Property Overview - 595± Acres
- 2) Survey & Concept Plans
- 3) Why Strategic Realty Consultants?
- 4) Land Disposition Group
- 5) Contact Information
- 6) Disclaimer

Property

OVERVIEW

Address: Fm 545 & County Road 502

Blue Ridge, TX

County: Collin County

Acres: ±595

Improvements: N/A

Fencing: N/A

Frontage: FM 545 and County Road
502

Terrain: Level, Cropland

Utilities: Close proximity

Access: Paved FM Road & County
Road













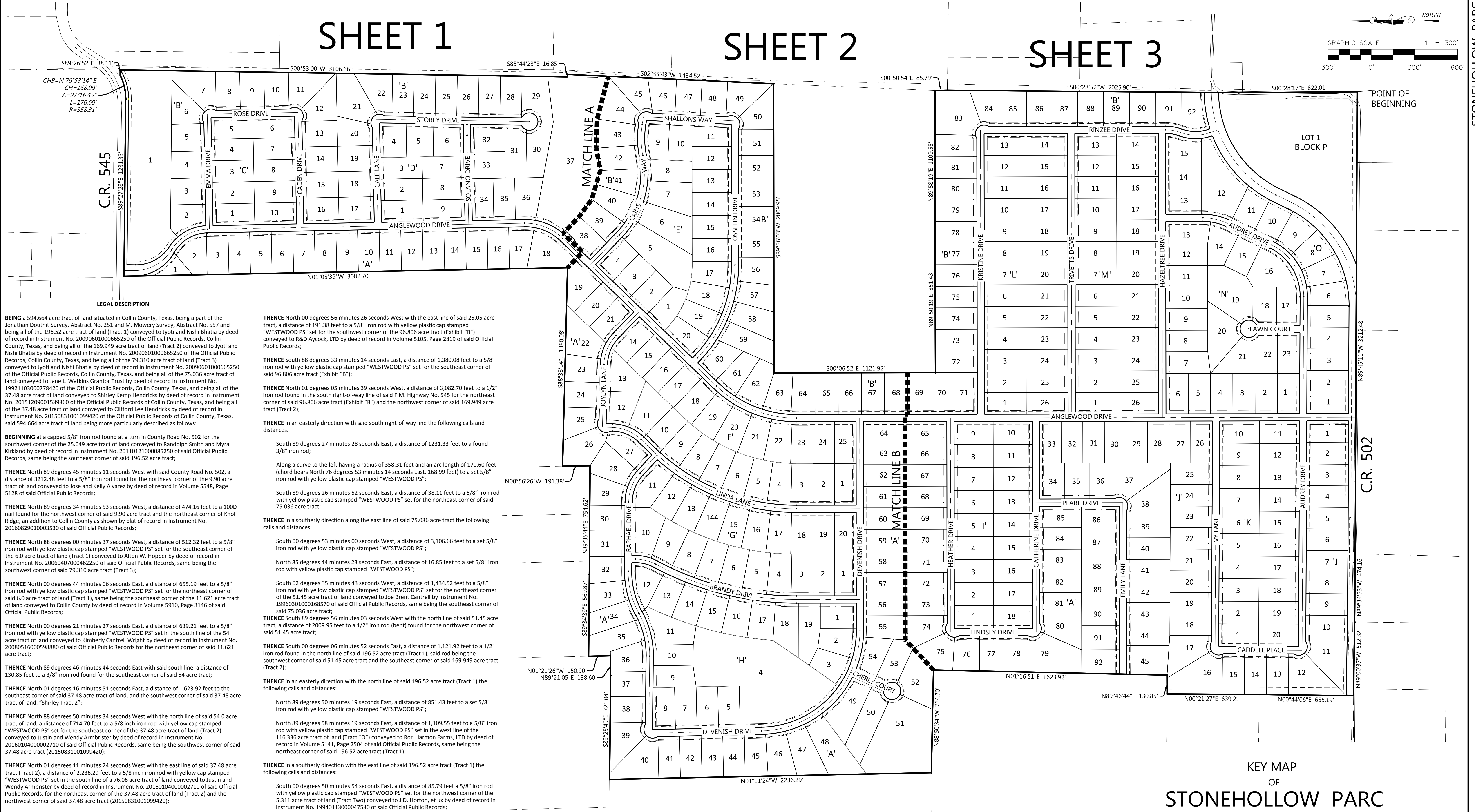
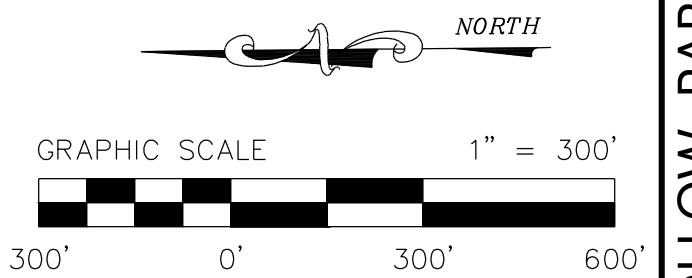
Survey &
CONCEPT PLANS



SHEET 1

SHEET 2

SHEET 3



C.R. 545

C.R. 502

LEGAL DESCRIPTION

BEING a 594.664 acre tract of land situated in Collin County, Texas, being a part of the Jonathan Douthit Survey, Abstract No. 251 and M. Mowery Survey, Abstract No. 557 and being all of the 196.52 acre tract of land (Tract 1) conveyed to Jyoti and Nishi Bhatia by deed of record in Instrument No. 20090601000665250 of the Official Public Records, Collin County, Texas, and being all of the 169.949 acre tract of land (Tract 2) conveyed to Jyoti and Nishi Bhatia by deed of record in Instrument No. 20090601000665250 of the Official Public Records, Collin County, Texas, and being all of the 79.310 acre tract of land (Tract 3) conveyed to Jyoti and Nishi Bhatia by deed of record in Instrument No. 20090601000665250 of the Official Public Records, Collin County, Texas, and being all of the 75.036 acre tract of land conveyed to Jane L. Watkins Grantor Trust by deed of record in Instrument No. 19921103000778420 of the Official Public Records, Collin County, Texas, and being all of the 37.48 acre tract of land conveyed to Shirley Kemp Hendricks by deed of record in Instrument No. 20110209001539360 of the Official Public Records of Collin County, Texas, and being all of the 37.48 acre tract of land conveyed to Clifford Lee Hendricks by deed of record in Instrument No. 20150831001099420 of the Official Public Records of Collin County, Texas, said 594.664 acre tract of land being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod found at a turn in County Road No. 502 for the southwest corner of the 25.649 acre tract of land conveyed to Randolph Smith and Myra Kirkland by deed of record in Instrument No. 2011012100085250 of said Official Public Records, same being the southeast corner of said 196.52 acre tract;

THENCE North 89 degrees 45 minutes 11 seconds West with said County Road No. 502, a distance of 3212.48 feet to a 5/8" iron rod found for the northeast corner of the 9.90 acre tract of land conveyed to Jose and Kelly Alvarez by deed of record in Volume 5548, Page 5128 of said Official Public Records;

THENCE North 89 degrees 34 minutes 53 seconds West, a distance of 474.16 feet to a 1000 nail found for the northwest corner of said 9.90 acre tract and the northeast corner of Knoll Ridge, an addition to Collin County as shown by plat of record in Instrument No. 20160829010003530 of said Official Public Records;

THENCE North 88 degrees 00 minutes 37 seconds West, a distance of 512.32 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of the 6.0 acre tract (Tract 1) conveyed to Alton W. Hopper by deed of record in Instrument No. 20060407000462250 of said Official Public Records, same being the southwest corner of said 79.310 acre tract (Tract 3);

THENCE North 00 degrees 44 minutes 06 seconds East, a distance of 655.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said 6.0 acre tract of land (Tract 1), same being the southeast corner of the 11.621 acre tract of land conveyed to Collin County by deed of record in Volume 5910, Page 3146 of said Official Public Records;

THENCE North 00 degrees 21 minutes 27 seconds East, a distance of 639.21 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of the 54 acre tract of land conveyed to Kimberly Cantrell Wright by deed of record in Instrument No. 20080516000598880 of said Official Public Records for the northeast corner of said 11.621 acre tract;

THENCE North 89 degrees 46 minutes 44 seconds East with said south line, a distance of 130.85 feet to a 3/8" iron rod found for the southeast corner of said 54 acre tract;

THENCE North 01 degrees 16 minutes 51 seconds East, a distance of 1,623.92 feet to the southeast corner of said 37.48 acre tract of land, and the southwest corner of said 37.48 acre tract of land, "Shirley Tract 2";

THENCE North 88 degrees 50 minutes 34 seconds West with the north line of said 54.0 acre tract of land, a distance of 714.70 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set for the southeast corner of the 37.48 acre tract of land (Tract 2) conveyed to Justin and Wendy Armbrister by deed of record in Instrument No. 2016010400002710 of said Official Public Records, same being the southwest corner of said 37.48 acre tract (20150831001099420);

THENCE North 01 degrees 11 minutes 24 seconds West with the east line of said 37.48 acre tract (Tract 2), a distance of 2,236.29 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set in the south line of a 76.06 acre tract of land conveyed to Justin and Wendy Armbrister by deed of record in Instrument No. 2016010400002710 of said Official Public Records, for the northeast corner of the 37.48 acre tract of land (Tract 2) and the northwest corner of said 37.48 acre tract (20150831001099420);

THENCE North 89 degrees 25 minutes 49 seconds East with the south line of said 76.06 acre tract, a distance of 721.04 feet to a 1/2-inch iron rod found in the south line of said 76.06 acre tract of land, with the northeast corner of said 37.48 acre tract, same being the northwest corner of said "Shirley Tract 2";

THENCE North 89 degrees 21 minutes 05 seconds East with the south line of said 76.060 acre tract, a distance of 138.60 feet to a 1/2 inch iron rod found for the southeast corner of said 76.060 acre tract;

THENCE North 01 degrees 21 minutes 26 seconds West with the east line of said 76.060 acre tract, a distance of 150.90 feet to a 5/8 inch iron rod with yellow cap stamped "WESTWOOD PS" set for the southwest corner of the 19.44 acre tract of land conveyed to Leroy and Linda Warren by deed of record in Instrument No. 20080725000906630 of said Official Public Records;

THENCE South 89 degrees 34 minutes 39 seconds East with the said south line of the 19.44 acre tract, a distance of 569.87 feet to a 3/8 inch iron rod found for the most westerly northwest corner of said 169.949 acre tract of land (Tract Two), same being the northeast corner of said "Shirley Tract 2";

THENCE South 89 degrees 35 minutes 44 seconds East, a distance of 754.62 feet to a 3/8" iron rod found for the southeast corner of the 25.05 acre tract of land conveyed to Leroy and Linda Warren by deed of record in Instrument No. 20070530000726310 of said Official Public Records;

THENCE North 00 degrees 56 minutes 26 seconds West with the east line of said 25.05 acre tract, a distance of 191.38 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the 96.806 acre tract (Exhibit "B") conveyed to R&D Aycock, LTD by deed of record in Volume 5105, Page 2819 of said Official Public Records;

THENCE South 88 degrees 33 minutes 14 seconds East, a distance of 1,380.08 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 96.806 acre tract (Exhibit "B");

THENCE North 01 degrees 05 minutes 39 seconds West, a distance of 3,082.70 feet to a 1/2" iron rod found in the south right-of-way line of said F.M. Highway No. 545 for the northeast corner of said 96.806 acre tract (Exhibit "B") and the northeast corner of said 169.949 acre tract (Tract 2);

THENCE in an easterly direction with said south right-of-way line the following calls and distances:

South 89 degrees 27 minutes 28 seconds East, a distance of 1231.33 feet to a found 3/8" iron rod;

Along a curve to the left having a radius of 358.31 feet and an arc length of 170.60 feet (chord bears North 76 degrees 53 minutes 14 seconds East, 168.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 89 degrees 26 minutes 52 seconds East, a distance of 38.11 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said 75.036 acre tract;

T-HENCE in a southerly direction along the east line of said 75.036 acre tract the following calls and distances:

South 00 degrees 53 minutes 00 seconds West, a distance of 3,106.66 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85 degrees 44 minutes 23 seconds East, a distance of 16.85 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 02 degrees 35 minutes 43 seconds West, a distance of 1,434.52 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the 51.45 acre tract of land conveyed to Joe Brent Cantrell by instrument No. 19960901000168570 of said Official Public Records, same being the southeast corner of said 75.036 acre tract;

THENCE South 89 degrees 56 minutes 03 seconds West with the north line of said 51.45 acre tract, a distance of 2009.95 feet to a 1/2" iron rod (dent) found for the northwest corner of said 51.45 acre tract;

THENCE South 00 degrees 06 minutes 52 seconds East, a distance of 1,121.92 feet to a 1/2" iron rod found in the north line of said 196.52 acre tract (Tract 1), said rod being the southwest corner of said 51.45 acre tract and the southeast corner of said 169.949 acre tract (Tract 2);

THENCE in an easterly direction with the north line of said 196.52 acre tract (Tract 1) the following calls and distances:

North 89 degrees 50 minutes 19 seconds East, a distance of 851.43 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

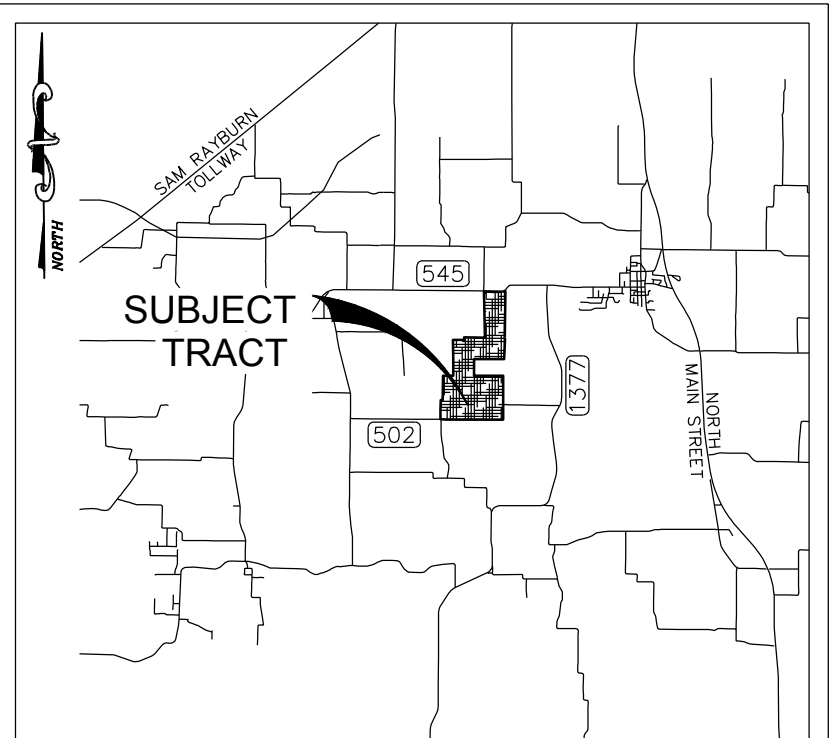
North 89 degrees 58 minutes 19 seconds East, a distance of 1,109.55 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the west line of the 116.336 acre tract of land (Tract "O") conveyed to Ron Harmon Farms, LTD by deed of record in Volume 5141, Page 2504 of said Official Public Records, same being the northeast corner of said 196.52 acre tract (Tract 1);

THENCE in a southerly direction with the east line of said 196.52 acre tract (Tract 1) the following calls and distances:

South 00 degrees 50 minutes 54 seconds East, a distance of 85.79 feet a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the 5.311 acre tract of land (Tract Two) conveyed to J.D. Horton, et ux by deed of record in Instrument No. 19940113000047530 of said Official Public Records;

South 00 degrees 28 minutes 52 seconds West entering County Road No. 502, a total distance of 2,025.90 feet to a found 5/8" iron rod;

South 00 degrees 28 minutes 17 seconds East, a distance of 822.01 feet to the **POINT-OF-BEGINNING**, containing **25,903,549 square feet or 594.664 acres** of land.



VICINITY MAP
NOT TO SCALE

KEY MAP
OF
STONEHOLLOW PARC
454 Residential Lots, 5 Open Space Lots,
2 Retail Lots - 594.664 Acres

OUT OF THE
JONATHAN DOUTHIT SURVEY, ABSTRACT NO. 251
M. MOWERY SURVEY, ABSTRACT NO. 557
IN THE
COLLIN COUNTY, TEXAS

Owner
STONEHOLLOW HOMES LLC.
905 Market Street Suite 250,
Allen, Texas 75013
Ryan Hayes 214-872-0346

Engineer/Surveyor
Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

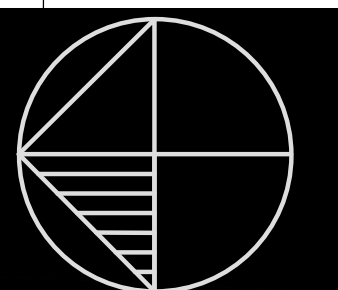
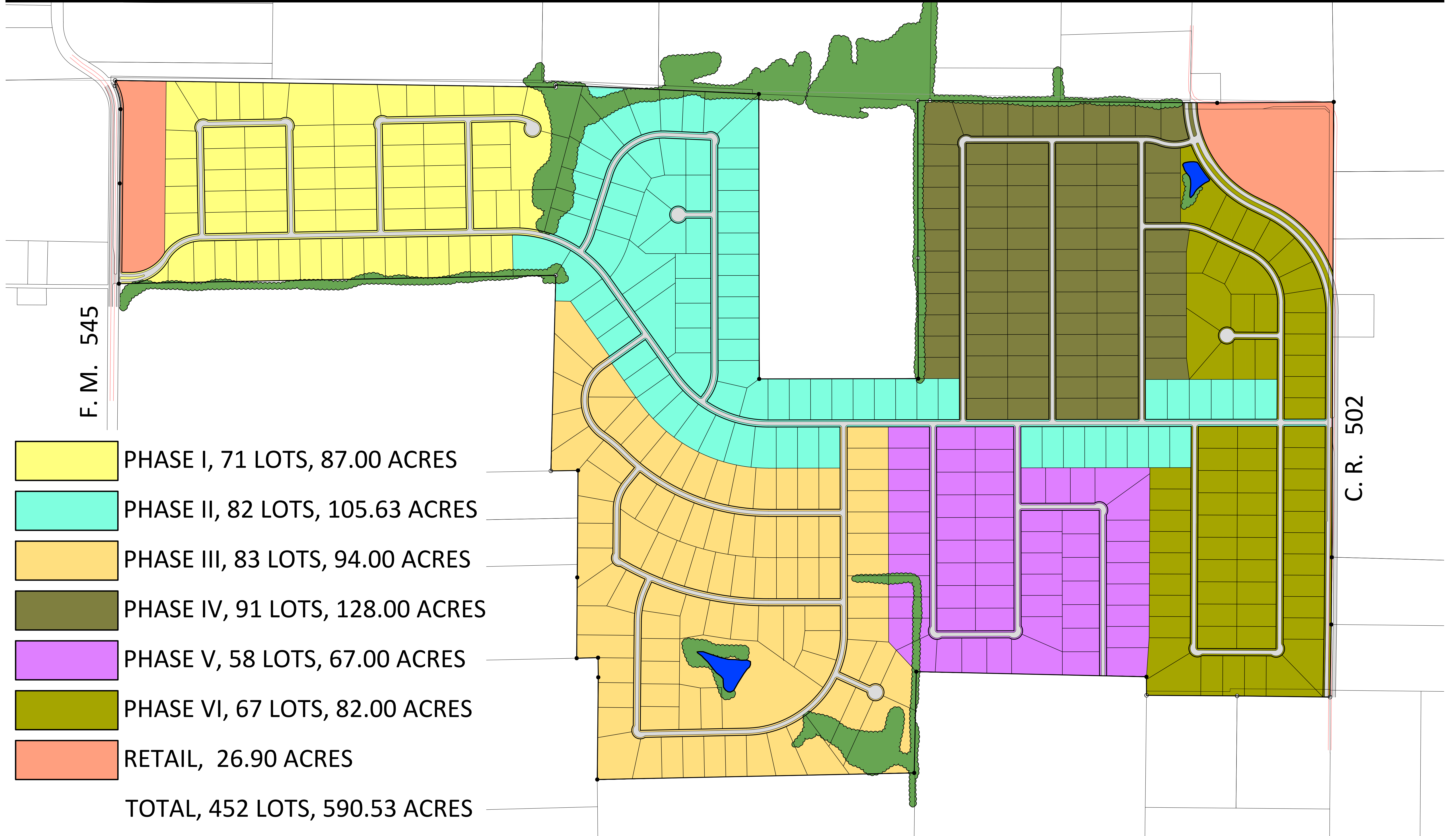
Westwood Professional Services, Inc.
Survey Firm Number: 10074301

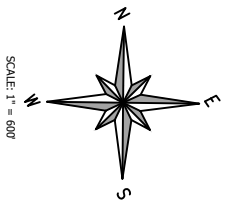
FEBRUARY 28, 2017 #0010446

STONEHOLLOW PARC

STONEHOLLOW PARC AT BLUE RIDGE

COLLIN, COUNTY TEXAS

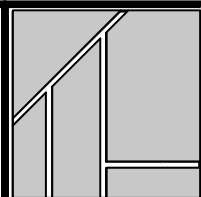




DESIGN:	
DRAWN:	
DATE:	
SCALE:	
NOTES:	
FILE:	

CONCEPT PLAN

**STONEHOLLOW PARC
BLUE RIDGE, TEXAS**



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

**FOR PRELIMINARY
REVIEW ONLY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#50800 ON 9/18/19
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Why

STRATEGIC REALTY CONSULTANTS?

Strategic Realty Consultants was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, Strategic Realty Consultants is marketing in excess of \$40M in property for our clients nationwide.

Land

DISPOSITION GROUP

About Us

Strategic Realty Consultant's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

Are you looking to invest or dispose of real estate assets? Strategic Realty Consultants has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRC, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRC provides the expertise you need to keep your real estate investments **on point.**

Contact

INFORMATION

SRC | STRATEGIC
REALTY
CONSULTANTS
On Point.

Eric Glusing - President

Direct: 214.466.2881

Mobile: 469.360.6999

Email: eglusing@srcOnPoint.com

Clinton Dansby - Executive Vice President

Direct: 214.466.2880

Mobile: 469.688.3993

Email: cdansby@srcOnPoint.com

John Simmons - Vice President

Direct: 214.466.2883

Mobile: 214.215.4103

Email: jsimmons@srcOnPoint.com

DISCLAIMER

The following information is from sources believed to be reliable. Strategic Realty Consultants, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or withdrawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



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.

11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------