

Land For Sale

Development Land Site

**1488 West First Street
Prosper, Collin County, Texas 75078**

**+/- 8.0874 Acre Prime Development Tract
North side of West First Street frontage
1000 feet west of Dallas North Tollway
1 mile north of Highway 380
Easy access to major highways & amenities
Ideal development site or assemblage piece
Gateway to massive development area
Call today for more info!**



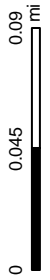
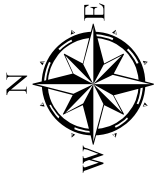
L A U G H L I N
COMMERCIAL REALTY GROUP

**For Information contact agent:
Grant Laughlin, Exclusive Agent**
Cell 214-908-6355
3838 Oak Lawn Avenue, Suite 850
Dallas, Texas 75219
TEL 214-526-2626 • FAX 214-528-3299
WWW.LCRGUSA.COM
grant@lcrgusa.com

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Created on: 12/12/2018

Town of Prosper

Author: Town of Prosper

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BEARING BASIS: WEST LINE OF RICHTER ADDITION IN VOLUME 2007, PAGE 505 COLLIN COUNTY PLAT RECORDS

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN FOUND AT SOUTHWEST CORNER AND NORTHWEST CORNER OF SAID RICHTER ADDITION

O DENOTES 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED

* DENOTES ITEM SEEN ON PLAT OF RICHTER ADDITION RECORDED IN VOLUME 2007, PAGE 505 COLLIN COUNTY PLAT RECORDS.

NOTE: VILLAGE OF TOWN OF PROSPER AND STATE LAW AND IS SUBJECT TO FINES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

STATE PLANE COORDINATES SHOWN HEREIN WERE BASED ON CITY OF FRISCO MONUMENT NO. 24.

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINE BETWEEN TWO EXISTING LOTS.

FROM: R-9449-00A-0010-1 / 1.0 AC FOR TAX YEAR 2018

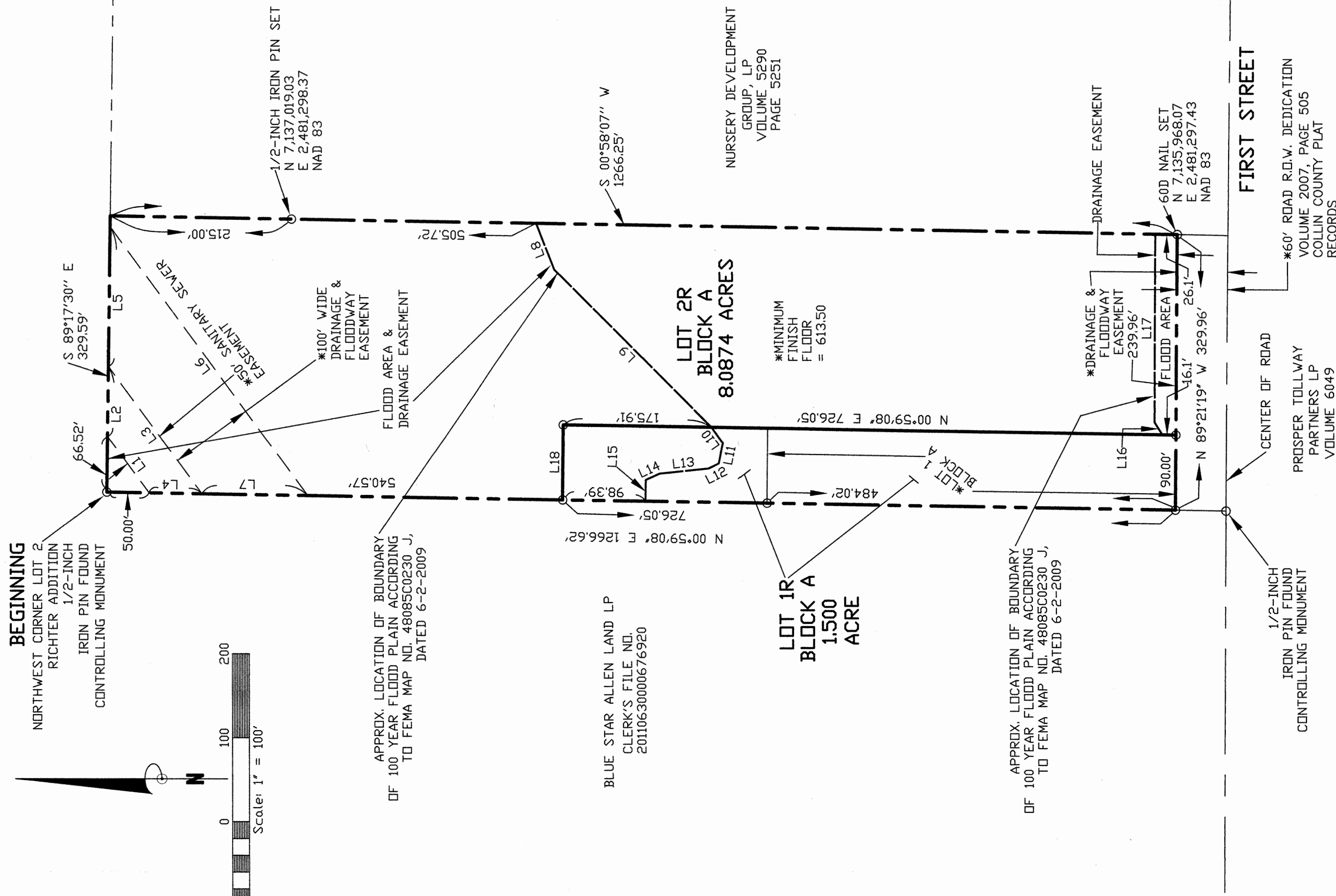
BLUE STAR ALLEN LAND LP
CLERK'S FILE NO. 201106-3000676920

LOT 1R BLOCK A 1.500 ACRE

LOT 2R BLOCK A 8.0874 ACRES

LOT 1R BLOCK A 1.500 ACRE

LOT 2R BLOCK A 8.0874 ACRES



NUMBER	DIRECTION	DISTANCE
L1	N 53°52'34" E	83.41'
L2	S 89°17'30" E	83.41'
L3	S 53°52'34" W	187.99'
L4	N 00°59'08" E	62.70'
L5	S 89°17'30" E	166.81'
L6	S 53°52'34" W	397.16'
L7	N 00°59'08" E	125.39'

NUMBER	DIRECTION	DISTANCE
L8	S 68°32'23" W	59.21'
L9	S 45°20'42" W	264.62'
L10	S 54°52'50" W	23.40'
L11	N 79°08'35" W	25.14'
L12	N 26°34'49" W	13.38'
L13	N 05°58'46" W	150.38'
L14	N 24°05'12" W	18.26'
L15	N 88°44'36" W	125.29'
L16	N 59°28'04" E	17.82'
L17	S 89°33'06" E	224.77'
L18	S 89°21'19" E	90.00'

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN) X

WHEREAS Marilyn Richter and K & T Swan Family Limited Partnership LP are the owners of a block of land situated in the Town of Prosper, Collin County, Texas, which block of land is described in volume 2007, page 505 of the Collin County plat records, being described by metes and bounds as follows: BEGINNING at a 1/2-inch iron pin found at the northwest corner of said Lot 2; THENCE South 89°17'30" East, with the north line of said Lot 2, 329.59 feet to a point at the northeast corner of said Lot 2; a 1/2-inch iron pin set South 00°59'07" West, 215.00 feet; THENCE South 00°59'07" West, with the east line of said Lot 2, passing said 1/2-inch iron pin set at 215.00 feet and continuing in all, 1266.25 feet to a 60d nail set at the southeast corner of said Lot 2; same being in the north right-of-way line of First Street; THENCE North 89°21'19" West, with the south line of said Lot 2, and the north right-of-way line of said First Street, passing the south-southwest corner of said Lot 2; and the southeast corner of said Lot 1; at 239.98 feet, continuing with the south line of said Lot 1, in all 329.98 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 1;

THENCE North 00°59'08" East, with a west line of said Lot 1, passing the northwest corner of said Lot 1 and the west-southwest corner of said Lot 2, at 484.02 feet and continuing with the west line of said Lot 2, in all, 1266.62 feet to the PLACE OF BEGINNING and containing 9.5874 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: MARILYN RICHTER AND K & T SWAN FAMILY LIMITED PARTNERSHIP LP DO HEREBY CERTIFY AND ADAPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 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, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. MARILYN RICHTER DOES HEREBY CERTIFY THE FOLLOWING:

THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.

ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.

NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR UNDER THE PUBLIC USE AREAS, EXCEPT AS PERMITTED BY LANDSCAPE IMPROVEMENTS MAY BE PLACED IN THE LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.

THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR PUBLIC UTILITY AND USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.

THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS OVER THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, BY MY HAND, THIS THE 18 DAY OF July 2017.

Marilyn Richter, OWNER OF LOT 2R

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Marilyn Richter known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kelli LoveLace known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

Kelli LoveLace, Notary Public

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kirk Swann known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

Kirk Swann, Manager

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

Bruce Geer, Notary Public

DRAINAGE AND FLOODWAY EASEMENT FOR SMALL SUBDIVISION PLAT, WHERE ADJACENT LOT OWNERS HAVE MAINTENANCE RESPONSIBILITY

This plat is hereby adopted by the owner and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owner, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel crossing each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement shall be maintained by the owner of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Floodway Easement or the natural drainage easement, that in the future would impede the flow of storm water to enter or consider creating any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any obstruction that in the future would impede the flow of storm water to enter and the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, with the natural drainage easements. Building shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for lot shall be as shown on the plat.

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

Bruce Geer, Notary Public

CERTIFICATE OF APPROVAL

ACCEPTED BY THE COUNCIL OF THE TOWN OF PROSPER, TEXAS

Approved this 18th day of December 2017 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Commission Chair
Development Services Department

AMENDING PLAT
CASE # D16-0074

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

BEING 9.5874 ACRES OF LAND LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 COLLIN COUNTY, TEXAS

NUMBER	DIRECTION	DISTANCE
L1	N 53°52'34" E	83.41'
L2	S 89°17'30" E	83.41'
L3	S 53°52'34" W	187.99'
L4	N 00°59'08" E	62.70'
L5	S 89°17'30" E	166.81'
L6	S 53°52'34" W	397.16'
L7	N 00°59'08" E	125.39'

K & T Swan Family Limited Partnership, LP,
a Texas limited partnership

By: *Kirk Swann*
Kirk Swann, Manager

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kirk Swann known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Kelli LoveLace known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

Kelli LoveLace, Notary Public

STATE OF TEXAS: X
COUNTY OF COLLIN: X

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Marilyn Richter known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in my capacity therein stated.

Given under my hand and seal of office, this the 18 day of July, 2017.

Marilyn Richter, OWNER OF LOT 2R

OWNER: MARILYN RICHTER
2805 WEST PRAIRIE CREEK DRIVE
RICHARDSON, TEXAS 75080

OWNER: K & T SWAN FAMILY LIMITED PARTNERSHIP LP
1385 BLACKJACK ROAD EAST
PILOT POINT, TEXAS 76258

SURVEYOR: BRUCE GEER, R.P.L.S. NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE 972-562-3859
FAX 972-542-5751

WEST PROSPER TRAIL

BURLINGTON-NORTHERN RAILROAD

TOWN OF PROSPER

N DALLAS PARKWAY

U.S. HWY 380

FIRST STREET

60D NAIL SET

60D NAIL SET

60D NAIL SET

PROSPER COMMERCIAL JOINT VENTURE
CLERK'S FILE NO. 93-0021705

RODWIN TODDIN HOLDINGS, LTD.
VOLUME 5670
PAGE 2077

NURSERY DEVELOPMENT GROUP, LP
VOLUME 5290
PAGE 5251

PROSPER TOLLWAY PARTNERS LP
VOLUME 6049
PAGE 312

CLERK'S FILE NO. 201106-3000676920

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9449-1-1



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.

LAUGHLIN COMMERCIAL REALTY GROUP	0303678	grant@lcrghusa.com	214-526-2626
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone

Grant H. Laughlin	0303678	grant@lcrghusa.com	214-526-2626
Designated Broker of Firm	License Number	Email	Phone

Grant H. Laughlin	0303678	grant@lcrghusa.com	214-526-2626
Licensed Supervisor of Sales Agent/ Associate	License Number	Email	Phone

Sales Agent/ Associates Name	License Number	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	_____	_____	_____
			Date