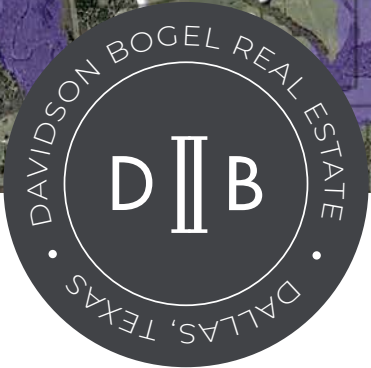
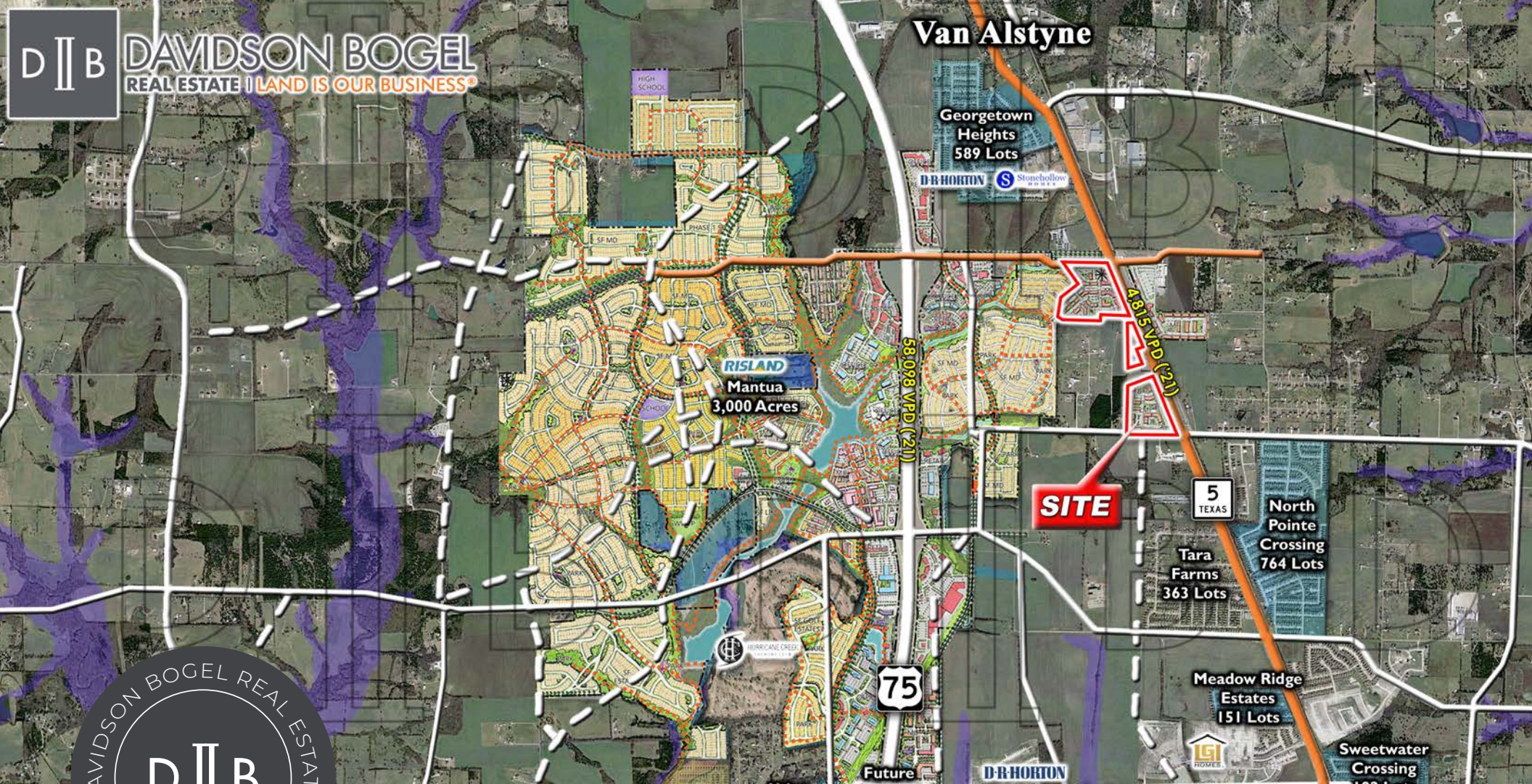


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DAVIDSON BOGEL  
REAL ESTATE | LAND IS OUR BUSINESS®

Van Alstyne



# SWQ - HWY. 5 & F.M. 375

VAN ALSTYNE ETJ, TX | COLLIN COUNTY | VAN ALSTYNE I.S.D | LAND FOR SALE

**RYAN TURNER**

RTurner@db2re.com  
214.526.3626 x 105

**COLLINS MEIER**

CMeier@db2re.com  
214.526.3626 x 114

**EDWARD BOGEL**

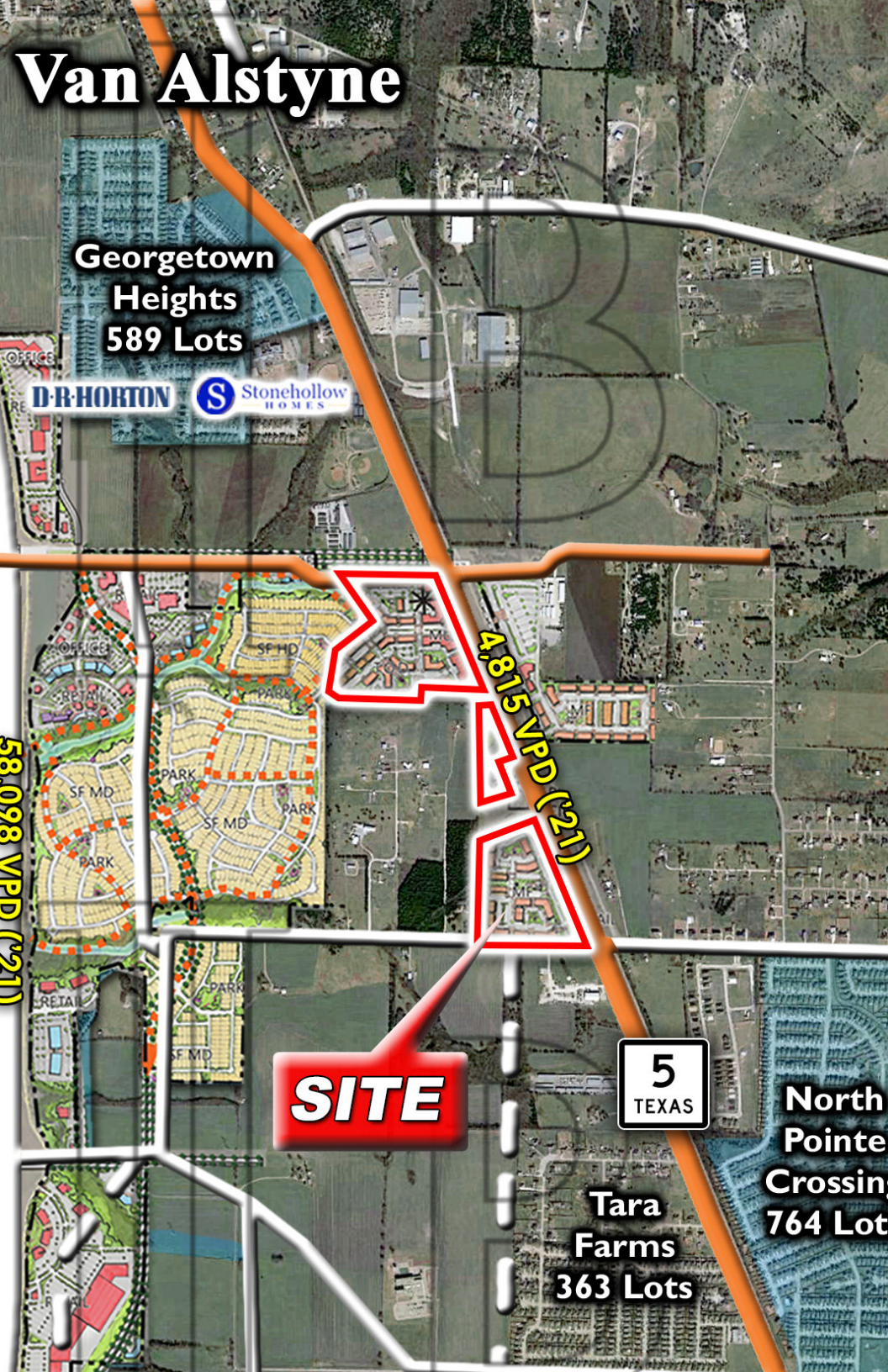
EBogel@db2re.com  
214.526.3626 x 102

**DAVID DAVIDSON, JR.**

DDavidson@db2re.com  
214.526.3626 x 101

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

# Van Alstyne



## PROPERTY INFORMATION



### SIZE:

Parcel 1: ± 39.029 AC  
 Parcel 2: ± 27.007 AC  
 Parcel 3: ± 6.123 AC



### TRAFFIC COUNTS:

TX-5: 4,815 VPD



### ZONING:

City of Van Alstyne ETJ  
 Private Development Agreement



### UTILITIES:

MUD  
 Being Brought to Site

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	1,573	15,779	32,731
% Proj Growth 2023-2028	1.83%	1.80%	3.03%
2023 Average HH Income	\$109,067	\$112,131	\$114,937
2023 Median HH Income	\$79,865	\$82,357	\$89,872

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC: 2023

# ALTA/NSPS Land Title Survey

William Creager Survey  
Abstract No. 201  
Collin County, Texas

William Creager Survey  
Abstract No. 164  
Collin County, Texas

- Legend:
- bcm = buried fiber optic cable marker
  - blm = buried telephone marker
  - gw = gray wire
  - cp = cover pole
  - wm = water manhole
  - adjointer tract lines
  - overhead electrical line
  - iron fence
  - metal fence
  - wire fence

Bearing Base: Grid North, NAD83  
Texas State Plane Coordinate  
System, North Central Zone, as  
derived by survey-grade Global  
Positioning System.

### 39.029 Acres

being a part of Riland Mantua, LLC  
Tract B - 555.801 Acres, as recorded in  
Instrument No. 2018-783630, D.R.C.C.T.

Nelson H. Haney  
Survey  
Abstract No. 431  
Collin County, Texas

remainder of  
Riland Mantua, LLC  
Tract B - 555.801 Acres,  
as recorded in Instrument  
No. 2018-783630, D.R.C.C.T.

Lot 1  
Anna 103, an  
Addition to Collin  
County, Texas  
Cabinet D, Pg. 80  
M.R.C.C.T.

Bar C Holdings, LLC  
3.111 Acres Instrument No.  
2009-1202001450000  
D.R.C.C.T.

Billy E. Davis & Sylvia B. Davis  
property in Instrument No.  
1996-0084353 D.R.C.C.T.

Keturah L. Trimm &  
Ricardo Shoemaker  
9.995 Acres  
Vol. 4221, Pg. 2034  
D.R.C.C.T.

Riland Mantua, LLC  
Tract D - 46.174 Acres,  
as recorded in Instrument  
No. 2018-783630, D.R.C.C.T.

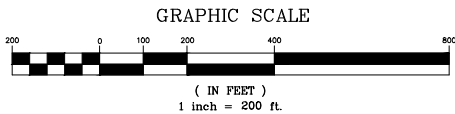
Line Table		
Line #	Length	Bearing
L1	185.41'	S01°37'24"E
L2	39.49'	N19°53'36"E
L3	89.93'	N02°11'49"W

#### Easement Certification:

Surveyor's Notes per Table A items:  
Item 3. The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C0065 J, Effective Date: June 2, 2009.  
Item 6(o). There are no zoning requirements at this time.  
Item 11b. All utility lines shown hereon as per visible and apparent markings found during the course of this survey and/or those marked by Texas811. City-owned utility lines and sizes as per City of Van Alstyne public works. Only those service lines shown hereon were made available to the surveyor.  
Item 16. There was no evidence of recent earth moving work as of November \_\_\_\_, 2022.  
Item 17. There are no proposed changes in street right-of-way lines.  
Item 18. Any plottable offsite easements that the undersigned surveyor has record of are shown hereon.

No Wetland Determination was determined for the subject property, to the surveyor's knowledge.

#### Vicinity Map (not to scale)



Job No. BGC\_\_1122  
Helvey-Wagner Surveying, Inc.  
222 W. Main St., Denison, Texas 75020  
Phone (903) 463-6191  
Email: kate@helveywagnersurveying.net  
TBPELS Firm Registration No. 10088100

Line Table		
Line #	Length	Bearing
L1	6.02'	S59°06'24"W
L2	50.85'	S00°36'36"W

Kathryn L. Trimm & Richard Stobbs  
 9395 Acres  
 Vol. 4221, Pg. 2034  
 D.R.C.C.T.

Bearing Base: Grid North, NAD83  
 Texas State Plane Coordinate  
 System, North Central Zone, as  
 derived by survey-grade Global  
 Positioning System.

SweetBud, LLC  
 10,250 Acres  
 Instrument No. 202200099806  
 O.P.R.C.C.T.

Nelson H. Haney Survey  
 Abstract No. 431  
 Collin County, Texas

Vicinity Map  
 (not to scale)

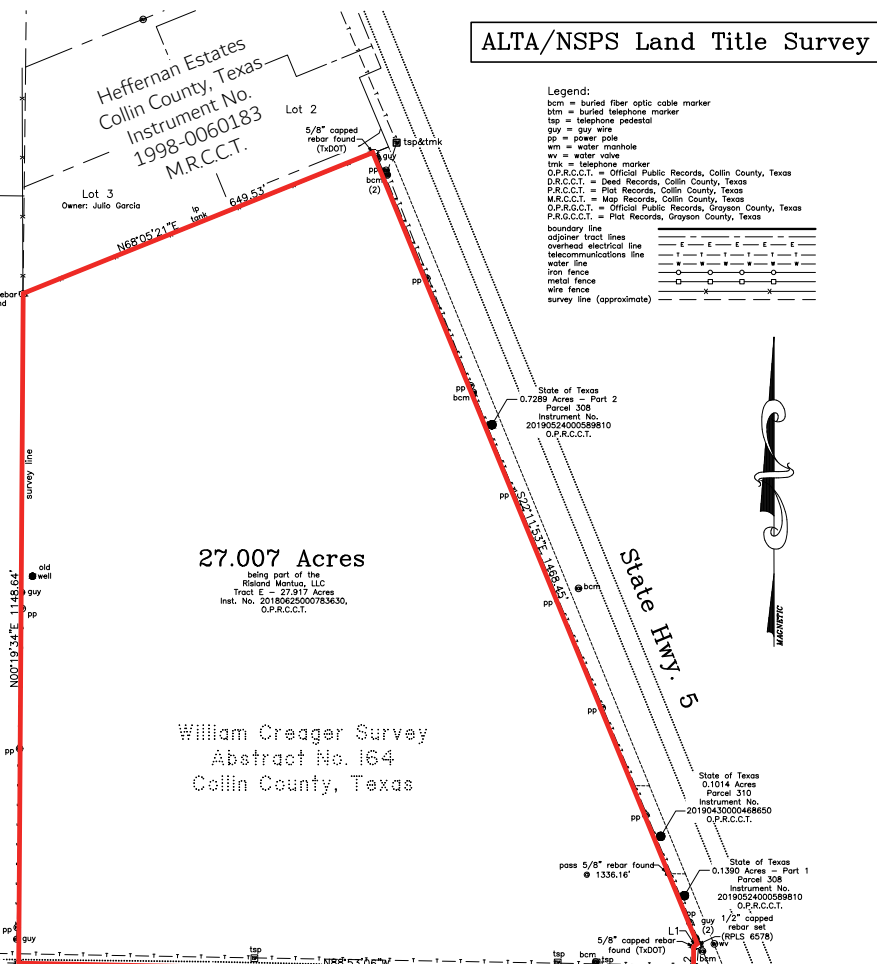
Job No. BCVA381122  
 Healy-Wagner Surveying, Inc.  
 222 W. Main St., Denton, Texas 75020  
 Phone (903) 463-6191  
 Email: kate@healywagnersurveying.net  
 TBPELS Firm Registration No. 10088100

Surveyor's Notes per Table A items:  
 Item 2: No addresses provided/given at the time of this survey.  
 Item 3: The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C0065 J, Effective Date: June 2, 2009.  
 Item 6(a): There are no zoning requirements at this time, to the best of my knowledge and belief.  
 Item 7: No buildings were observed at the time of this survey.  
 Item 8: Only those substantial features observed during this survey are shown hereon.  
 Item 11(b): All utility lines shown hereon as per visible and apparent markings found during the course of this survey and/or those marked by Texas811 and/or City of Van Alstyne.  
 Item 14: The distances to the nearest intersection is at the Northeast corner of the subject property and bears approximately 124 ft. from the centerline intersection of State Hwy. 5 and CR 375.  
 Item 16: There was no evidence of recent earth moving work as of November 9, 2022.  
 Item 17: There are no proposed changes in street right-of-way lines that were made available to the surveyor.  
 Item 18: Any plottable offsite easements that the undersigned surveyor has record of are shown hereon.

No Wetland Determination was determined for the subject property, to the surveyor's knowledge.

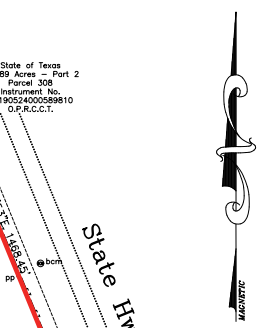
X:\Shared Projects\34-Acres-William-Creager-Survey\Civil 3D\Tract E - 2022.dwg 11/16/2022 12:05 PM

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the occupancy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2023



### ALTA/NSPS Land Title Survey

Legend:  
 bsm = buried fiber optic cable marker  
 btm = buried telephone marker  
 tp = telephone pedestal  
 gw = guy wire  
 pp = power pole  
 wm = water manhole  
 wv = water valve  
 tmk = telephone marker  
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas  
 D.R.C.C.T. = Deed Records, Collin County, Texas  
 P.R.C.C.T. = Plat Records, Collin County, Texas  
 M.R.C.C.T. = Map Records, Collin County, Texas  
 O.P.R.C.C.T. = Official Public Records, Grayson County, Texas  
 P.R.C.C.T. = Plat Records, Grayson County, Texas  
 boundary line  
 adjoining tract lines  
 overhead electrical lines  
 telecommunications line  
 water line  
 iron fence  
 metal fence  
 wire fence  
 survey line (approximate)



### LEGAL DESCRIPTION

SITUATED in the County of Collin, State of Texas, and being a part of the William Creager Survey, Abstract No. 164, and being a part of the 27.917 acre tract of land (Tract E) conveyed by Special Warranty Deed dated June 25, 2018 from Viola Lardemsler, LP to Risland Mantua, LLC as recorded in Instrument No. 2018062500783630, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a mag-nail set in the pavement of County Road 373, a public road, in the North line of both the J.C. Burge Survey, Abstract No. 106 and the 68.0100 ac. tract of land conveyed to Anacopi Laguna Azure, LLC in Instrument No. 2022-84315, said Official Public Records, at the Southeast corner of both the Nelson H. Haney Survey, Abstract No. 531 and the 10,250 ac. tract of land conveyed to Sweetbud, LLC in Instrument No. 202200099806, said Official Public Records, at the Southwest corner of said Risland Mantua, LLC 27.917 ac. and the herein described tract and the William Creager Survey;

**THENCE** North 00 deg. 19 min. 34 sec. East, with the East line of both said SweetBud, LLC 10,250 ac. and Nelson H. Haney Survey and the West line of both said Risland Mantua, LLC 27.917 ac. and William Creager Survey, a distance of 1,148.64 ft. to a 1/2 inch rebar found at the Southwest corner of Lot 3, Heffernan Estates to Collin County, Texas, as per plat of record in Instrument 1998-060183, Map Records, Collin County, Texas, being the Northwest corner of both said Risland Mantua, LLC 27.917 ac. and the herein described tract;

**THENCE** North 68 deg. 05 min. 21 sec. East, with the South line of said Lot 3 and the North line of said Risland Mantua, LLC 27.917 ac., a distance of 649.53 ft. to a 1/2 inch rebar found in the West right-of-way line of State Highway 5, at the Northwest corner of the State of Texas 0.2789 acre tract (Part 2) conveyed out of said Risland Mantua, LLC 27.917 ac. for right-of-way purposes in Inst. No. 20190524000589810, said Official Public Records and the Northeast corner of the herein described tract;

**THENCE** in a Southerly direction, with the West right-of-way line of said State Highway 5 and along the West lines of said State of Texas 0.7289 ac., the State of Texas 0.1014 acre tract (Parcel 310) conveyed out of said Risland Mantua, LLC 27.917 ac. for right-of-way purposes in Inst. No. 2019043000488650, said Official Public Records and the West line of the State of Texas 0.1390 acre tract of land (Part 1) conveyed out of said Risland Mantua 27.917 ac. for right-of-way purposes in Inst. No. 20190524000589810, said Official Public Records, the following calls and distances:

1. South 22 deg. 11 min. 53 sec. East, passing a 5/8 inch rebar found at 1,336.16 ft. at the Southwest corner of said State of Texas 0.1014 ac. and the most Northern Northwest corner of said State of Texas 0.1390 ac. continuing on for a TOTAL distance of 1,468.45 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Eastern Southeast corner of the herein described tract;
2. South 59 deg. 06 min. 24 sec. West, a distance of 6.02 ft. to a 5/8 inch capped rebar found (TxDOT) at the most Western Northwest corner of said State of Texas 0.1390 ac. and an Ell corner of the herein described tract;
3. South 00 deg. 36 min. 36 sec. West, a distance of 50.85 ft. to a mag-nail found in the pavement of said County Road 373, in the North line of the Z.F. Lester Survey, Abstract No. 546 and the South line of said William Creager Survey, at the most Southern Southeast corner of the herein described tract;

**THENCE** North 88 deg. 53 min. 06 sec. West, with the pavement of said County Road 373, along the North line of said Z.F. Lester Survey, the J.C. Burge Survey, the City of Anna, Texas 2,501 acre tract of land conveyed in Inst. No. 20150617000723350, said Official Public Records, the 3.10 ac. tract of land conveyed to Tejas Land Holdings, LLC in Instrument No. 2020003500032160, said Official Public Records, the 2.30 ac. tract of land conveyed to Tejas Land Holdings, LLC in Instrument No. 2020003500032160, said Official Public Records, the 3.10 acre tract of land conveyed to Anacopi Laguna Azure, LLC 68.0100 ac. and the South line of both said William Creager Survey and Risland Mantua, LLC 27.917 ac., for a distance of 1,158.45 ft. to the **PLACE OF BEGINNING** and containing 27.007 ACRES of land.

To: Risland Mantua, LLC (Seller); BDB Van Alstyne, LLC (Buyer); First American Title Insurance 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 Standards and Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on November 8 & 9, 2022.



*Kate A. Wagner*  
 Kate A. Wagner, R. P. L. S. No. 6578  
 Date of Plat: November 16, 2022

### Easement Certification pursuant to easements provided in title commitment issued by First American Title Insurance Company, Dated June 25, 2018, under GF No. 1002-237889-RRT:

- Item 10(d) & 10(uuuu): This property is subject to the Van Alstyne Development Agreement by and between Viola Lardemsler, LP and the City of Van Alstyne, Texas filed in Inst. # 20081031001285400, O.P.R.C.C.T. & Volume 4551, Page 79, O.P.R.C.C.T. and assigned to Risland Mantua, LLC in Inst. # 2018062500783630, O.P.R.C.C.T. & Inst. No. 2018-14252, O.P.R.C.C.T.
- Item 10(i): The location of the easement granted to General Telephone Company of the Southwest in Vol. 536, Pg. 73, D.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(j): The location of the easement granted to General Telephone Company of the Southwest in Vol. 536, Pg. 70, D.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(k): The location of the easement granted to Collin County Soil Conservation District in Vol. 532, Pg. 368, D.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(l): The location of the easements granted to the State of Texas in Vol. 652, Pg. 102, D.R.C.C.T. DO NOT AFFECT the subject property.
- Item 10(m): The location of the easements granted to the State of Texas in Vol. 652, Pg. 287, D.R.C.C.T. DO NOT AFFECT the subject property.
- Item 10(n): The location of the easements granted to the State of Texas in Vol. 652, Pg. 421, D.R.C.C.T. DO NOT AFFECT the subject property.
- Item 10(o): The location of the easement granted to Texas Power & Light Co. in Vol. 760, Pg. 657, D.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(p): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 103, D.R.C.C.T. cannot be determined with the vogueous of the legal description contained within easement document.
- Item 10(q): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 111, D.R.C.C.T. cannot be determined with the vogueous of the legal description contained within easement document.
- Item 10(r): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 99, D.R.C.C.T. cannot be determined with the vogueous of the legal description contained within easement document.
- Item 10(s): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 93, D.R.C.C.T. cannot be determined with the vogueous of the legal description contained within easement document.
- Item 10(t): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 109, D.R.C.C.T. cannot be determined with the vogueous of the legal description contained within easement document.
- Item 10(v): The location of the easement granted to Collin County Soil Conservation District in Vol. 532, Pg. 377, D.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(w): The location of the easement granted to the City of Van Alstyne in Inst. No. 20070223000252970, O.P.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(x): The location of the easement granted to Energy Transfer Fuel, LP filed in Inst. # 20080627000784720, O.P.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(y): The property is NOT subject to the Development Agreement by and between the City of Anna and Viola Lardemsler, LP, in Inst. No. 201468200063410, O.P.R.C.C.T. and assigned to Risland Mantua, LLC in Inst. # 2018062500783630, O.P.R.C.C.T.
- Item 10(ww): The location of the easement granted to the County of Collin in Inst. No. 20110429000442120, O.P.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(xx): The location of the easement granted to the County of Collin in Inst. No. 20120313000291970, O.P.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(ybb): The location of the easement granted to the County of Collin in Inst. No. 20140318000249870, O.P.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(z): The location of the easement granted to the City of Van Alstyne in Inst. No. 20151016001310080, O.P.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(ddd): The location of the easement granted to the State of Texas in Inst. No. 20170920001260330, O.P.R.C.C.T. DO NOT AFFECT the subject property.
- Item 10(eee): The location of the easements granted to the State of Texas in Inst. No. 20170920001260330, O.P.R.C.C.T. DO NOT AFFECT the subject property.
- Item 10(iii): The location of the easement granted to American Telephone and Telegraph Co. in Vol. 448, Pg. 13, D.R.C.C.T. DOES NOT AFFECT the subject property.
- Item 10(mmm): The location of the easement granted to Southwestern Bell Telephone Co. in Vol. 345, Pg. 676, D.R.C.C.T. DOES NOT AFFECT the subject property.

# ALTA/NSPS Land Title Survey

## LEGAL DESCRIPTION

SITUATED in the County of Collin, State of Texas, and being a part of the William Creager Survey, Abstract No. 164, and being all of the "called" 6.124 acre tract of land (Tract D) conveyed by Special Warranty Deed dated June 25, 2018 from Viola Lordsmeer, LP to Risland Mantua, LLC as recorded in Instrument No. 20180625000783630, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 1/2 inch rebar found in the East line of both the Nelson H. Honey Survey, Abstract No. 431 and the 9.995 ac. tract of land conveyed to Keturah L. Trimm and Richard Stonebraker in Volume 4221, Page 2034, Deed Records, Collin County, Texas, and the West line of said William Creager Survey, at the Northwest corner of Lot 4, Heffernan Estates to Collin County, Texas, as per plat of record in Instrument No. 1998-0060183, Map Records, Collin County, Texas, at the Southwest corner of said Risland Mantua, LLC 6.124 ac.;

**THENCE** North 00 deg. 32 min. 59 sec. East, with the East line of both said Nelson H. Honey Survey and Trimm & Stonebraker 9.995 ac. and the West line of both said William Creager Survey and Risland Mantua, LLC 6.124 ac., a distance of 1,068.43 ft. to a 1/2 inch rebar found in the South line of the 3.111 ac. tract of land conveyed to Bar C Holdings, LLC in Instrument No. 20091202001450000, said Official Public Records, at the Northeast corner of said Trimm & Stonebraker 9.995 ac. and the Northwest corner of said Risland Mantua, LLC 6.124 ac, point bears North 04 deg. 03 min. 09 sec. West, 2.25 ft. from a 3/8 inch rebar found;

**THENCE** South 89 deg. 04 min. 41 sec. East, with the South line of said Bar C Holdings 3.111 ac. and the North line of said Risland Mantua, LLC 6.124 ac., a distance of 120.29 ft. to a 5/8 inch rebar found in the West right-of-way line of State Highway 5, at the Southeast corner of said Bar C Holdings 3.111 ac. and the Northeast corner of said Risland Mantua, LLC 6.124 ac.;

**THENCE** South 22 deg. 11 min. 28 sec. East, with the West right-of-way line of said State Hwy. 5 and the East line of said Risland Mantua, LLC 6.124 ac., a distance of 638.80 ft. to a 1/2 inch rebar found at the Northeast corner of the 1 ac. tract of land conveyed to Scott Bateman and Michelle Bateman in Instrument No. 2016111001537720, said Official Public Records, at the most Easterly Southeast corner of said Risland Mantua, LLC 6.124 ac.;

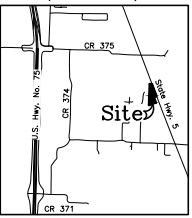
**THENCE** South 68 deg. 07 min. 22 sec. West, with the North line of said Bateman 1 ac. and a South line of said Risland Mantua, LLC 6.124 ac., a distance of 142.37 ft. to a 5/8 inch rebar found at the Northwest corner of said Bateman 1 ac., at an Ell corner of said Risland Mantua, LLC 6.124 ac., point bears North 37 deg. 24 min. 58 sec. East, 0.20 ft. from 1/2 inch rebar found;

**THENCE** South 21 deg. 30 min. 53 sec. East, with the West line of said Bateman 1 ac. and an East line of said Risland Mantua, LLC 6.124 ac., a distance of 300.26 ft. to a 1/2 inch rebar found in the North line of said Lot 4, Heffernan Estates, at the most Southerly Southeast corner of said Risland Mantua, LLC 6.124 ac.;

**THENCE** South 67 deg. 49 min. 27 sec. West, with the North line of said Lot 4 and a South line of said Risland Mantua, LLC 6.124 ac., a distance of 377.74 ft. to the **PLACE OF BEGINNING** and containing **6.123 ACRES** of land.

To: Risland Mantua, LLC (Seller); BDB Van Alstyne, LLC (Buyer); First American Title Insurance 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, and includes Items 1, 2, 3, 4, 6(a), 8, 11(b), 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on November 8 & 9, 2022.

### Vicinity Map (not to scale)



- Legend:**
- bom = buried fiber optic cable marker
  - brn = buried telephone marker
  - guy = guy wire
  - pp = power pole
  - wm = water manhole
  - O.P.R.C.C.T. = Official Public Records, Collin County, Texas
  - D.R.C.C.T. = Deed Records, Collin County, Texas
  - P.R.C.C.T. = Plat Records, Collin County, Texas
  - M.R.C.C.T. = Map Records, Collin County, Texas
  - G.P.R.C.C.T. = Official Public Records, Grayson County, Texas
  - F.R.C.C.T. = Plat Records, Grayson County, Texas
- boundary line  
 adjoiner tract lines  
 overhead electrical line  
 telephone line  
 communications line  
 iron fence  
 metal fence  
 wire fence  
 survey line (approximate)

**6.123 Acres**  
 being all of the  
 Risland Mantua, LLC  
 Tract D - "called" 6.124 Acres  
 Inst. No. 20180625000783630,  
 O.P.R.C.C.T.  
 Net acreage: 4.623 Acres

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.



*Kate A. Wagner*  
 Kate A. Wagner, R. P. L. S. No. 6578  
 Date of Plat: November 16, 2022

**Easement Certification pursuant to easements provided in title commitment issued by First American Title Insurance Company, Dated June 25, 2018, under GF No. 1002-237889-RR1:**

Item 10(g) & 10(uuuu): This property is subject to the Van Alstyne Development Agreement by and between Viola Lordsmeer, LP and the City of Van Alstyne, Texas filed in Inst. # 20081031001285400, O.P.R.C.C.T. & Volume 4551, Page 79, O.P.R.C.C.T. and assigned to Risland Mantua, LLC in Inst. # 20180625000783630, O.P.R.C.C.T. & Inst. No. 2018-14252, O.P.R.C.C.T.  
 Item 10(i): The location of the easement granted to General Telephone Company of the Southwest in Vol. 536, Pg. 73, D.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(j): The location of the easement granted to General Telephone Company of the Southwest in Vol. 536, Pg. 70, D.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(k): The location of the easement granted to Collin County Soil Conservation District in Vol. 532, Pg. 368, D.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(l): The location of the easements granted to the State of Texas in Vol. 652, Pg. 102, D.R.C.C.T. DO NOT AFFECT the subject property.  
 Item 10(m): The location of the easements granted to the State of Texas in Vol. 652, Pg. 287, D.R.C.C.T. DO NOT AFFECT the subject property.  
 Item 10(n): The location of the easements granted to the State of Texas in Vol. 652, Pg. 421, D.R.C.C.T. DO NOT AFFECT the subject property.  
 Item 10(o): The location of the easement granted to Texas Power & Light Co. in Vol. 760, Pg. 657, D.R.C.C.T. DOES AFFECT the subject property, as shown hereon.  
 Item 10(p): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 103, D.R.C.C.T. cannot be determined with the vagueness of the legal description contained within easement document.  
 Item 10(q): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 111, D.R.C.C.T. cannot be determined with the vagueness of the legal description contained within easement document.  
 Item 10(r): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 99, D.R.C.C.T. cannot be determined with the vagueness of the legal description contained within easement document.  
 Item 10(s): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 93, D.R.C.C.T. cannot be determined with the vagueness of the legal description contained within easement document.  
 Item 10(t): The location of the easement granted to Grayson-Collin Electric Cooperative, Inc. in Vol. 830, Pg. 113, D.R.C.C.T. cannot be determined with the vagueness of the legal description contained within easement document.  
 Item 10(u): The location of 170 ft. wide easement granted to Texas Power & Light Co. by judgment recorded in Vol. 1155, Pg. 348 and Vol. 1306, Pg. 763, D.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(bb): The location of the easement granted to Collin County Soil Conservation District in Vol. 532, Pg. 377, D.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(r): The location of the easement granted to the City of Van Alstyne in Inst. No. 20070223000282970, O.P.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(i): The location of easement granted to Energy Transfer Fuel, LP filed in Inst. # 20080627000784720, O.P.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(v): The property is NOT subject to the Development Agreement by and between the City of Anna and Viola Lordsmeer, LP, in Inst. No. 2014062000633410, O.P.R.C.C.T. and assigned to Risland Mantua, LLC in Inst. # 20180625000783640, O.P.R.C.C.T.  
 Item 10(w): The location of the easement granted to the County of Collin in Inst. No. 20110429000442120, O.P.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10 (xx): The location of the easement granted to the County of Collin in Inst. No. 20120313000291070, O.P.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(bbb): The location of the easement granted to the County of Collin in Inst. No. 20140318000249870, O.P.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(ddd): The location of the easement granted to the City of Van Alstyne in Inst. No. 20151016001310080, O.P.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(eee): The location of the easements granted to the State of Texas in Inst. No. 20170920001260330, O.P.R.C.C.T. DO NOT AFFECT the subject property.  
 Item 10(iii): The location of the easement granted to American Telephone and Telegraph Co. in Vol. 448, Pg. 13, D.R.C.C.T. DOES NOT AFFECT the subject property.  
 Item 10(mmmm): The location of the easement granted to Southwestern Bell Telephone Co. in Vol. 345, Pg. 676, D.R.C.C.T. DOES NOT AFFECT the subject property.

**Surveyor's Notes per Table A Items:**  
 Item 2: No addresses provided/given at the time of this survey.  
 Item 3: The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Collin County, Texas, Map No. 480850005 J, Effective Date: June 2, 2009.  
 Item 6(a): There are no zoning requirements at this time, to the best of my knowledge and belief.  
 Item 7: No buildings were observed at the time of this survey.  
 Item 8: Only those substantial features observed during this survey are shown hereon.  
 Item 11(b): All utility lines shown hereon as per visible and apparent markings found during the course of this survey and/or those marked by Texas811 and/or City of Van Alstyne.  
 Item 14: The distances to the nearest intersection is at the Northeast corner of the subject property and bears approximately 1,523 ft. from the centerline intersection of State Hwy. 5 and CR 375.  
 Item 16: There was no evidence of recent earth moving work as of November 9, 2022.  
 Item 17: There are no proposed changes in street right-of-way lines that were made available to the surveyor.  
 Item 18: Any plottable offsite easements that the undersigned surveyor has record of are shown hereon.  
 No Wetland Determination was determined for the subject property, to the surveyor's knowledge.

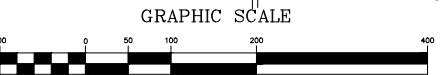
Bar C Holdings, LLC  
 3.111 Acres Instrument No.  
 20091202001450000  
 O.P.R.C.C.T.

Nelson H. Honey Survey  
 Abstract No. 431  
 Collin County, Texas

William Creager Survey  
 Abstract No. 164  
 Collin County, Texas

Keturah L. Trimm &  
 Richard Stonebraker  
 9.995 Acres  
 Vol. 4221, Pg. 2034  
 D.R.C.C.T.

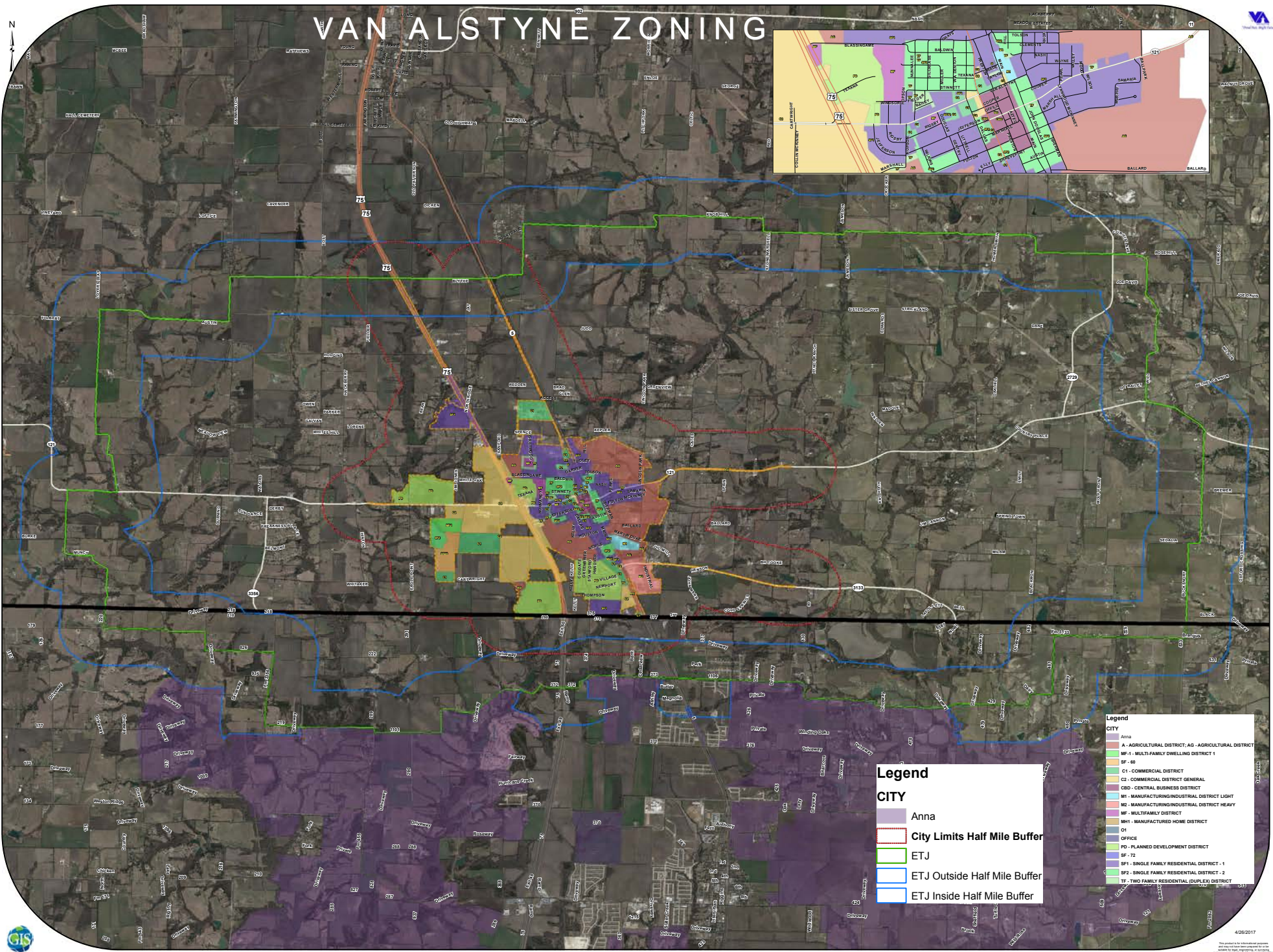
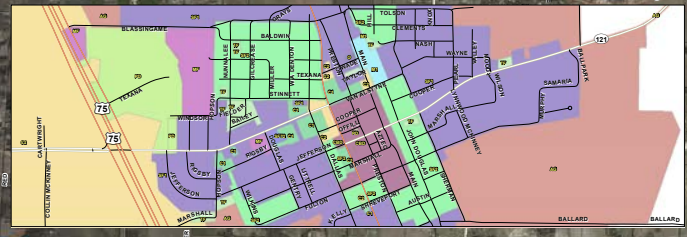
Survey line



Job No. BCVA361122

Helvey-Wagner Surveying, Inc.  
 222 W. Main St., Denison, Texas 75020  
 Phone (903) 463-6191  
 Email: kate@helveywagnersurveying.com  
 TBPELS Firm Registration No. 10088100

# VAN ALSTYNE ZONING



**Legend**

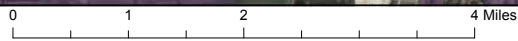
**CITY**

- Anna
- City Limits Half Mile Buffer
- ETJ
- ETJ Outside Half Mile Buffer
- ETJ Inside Half Mile Buffer

**Legend**

**CITY**

- Anna
- A - AGRICULTURAL DISTRICT; AG - AGRICULTURAL DISTRICT
- MF-1 - MULTI-FAMILY DWELLING DISTRICT 1
- SF-40
- C1 - COMMERCIAL DISTRICT
- C2 - COMMERCIAL DISTRICT GENERAL
- CBD - CENTRAL BUSINESS DISTRICT
- M1 - MANUFACTURING/INDUSTRIAL DISTRICT LIGHT
- M2 - MANUFACTURING/INDUSTRIAL DISTRICT HEAVY
- MF - MULTIFAMILY DISTRICT
- MH1 - MANUFACTURED HOME DISTRICT
- O1
- OFFICE
- PD - PLANNED DEVELOPMENT DISTRICT
- SF-72
- SF1 - SINGLE FAMILY RESIDENTIAL - 1
- SF2 - SINGLE FAMILY RESIDENTIAL - 2
- TF - TWO FAMILY RESIDENTIAL (DUPLIX) DISTRICT

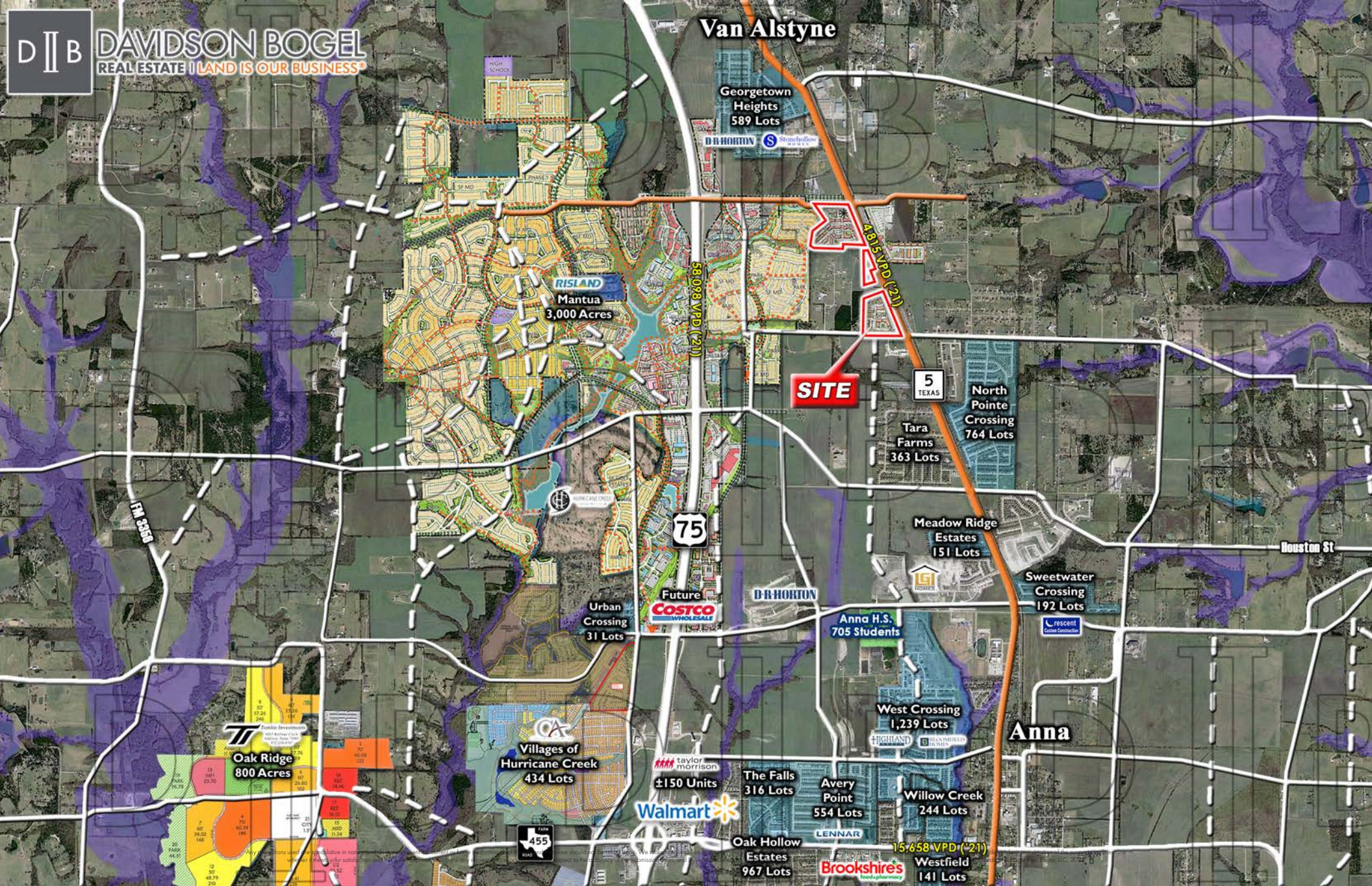


4/26/2017

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

# HWY. 5 & F.M. 375

## WIDE AERIAL



# HWY. 5 & F.M. 375

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### 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; buyer: and
- (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.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>DAVID DAVIDSON, JR.</b>	<b>593731</b>	<b>DDAVIDSON@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>CHRISTOPHER RYAN TURNER</b>	<b>672133</b>	<b>RTURNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>COLLINS MEIER</b>	<b>714822</b>	<b>CMEIER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE





## 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:
  - 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson, JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# Information About Brokerage Services

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Designated Broker of Firm	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date