

FOR SALE

119.638 ACRES

LOCATION: NWC of CR 590 & CR 591
Nevada, Texas

COUNTY /STATE: Collin County/Texas

SIZE: 119.638 Acres

ZONING: Agriculture

IMPROVEMENTS: None

WATER: 8 inch line on the east side of CR 591 and is sufficient for development

SEWER: Private Septic is required

FRONTAGE: Approx. 3852' on CR 591
Approx. 1250' on CR 590

TOPOGRAPHY: Generally Level and at Street Grade

ELECTRICITY: Farmers Electric
Oncor Delivery

CURRENT ZONING: AG

FUTURE ZONING: Single Family

PRICE: \$39,500 per Acre

100 YEAR FLOOD: None

SCHOOL DISTRICT: Community ISD

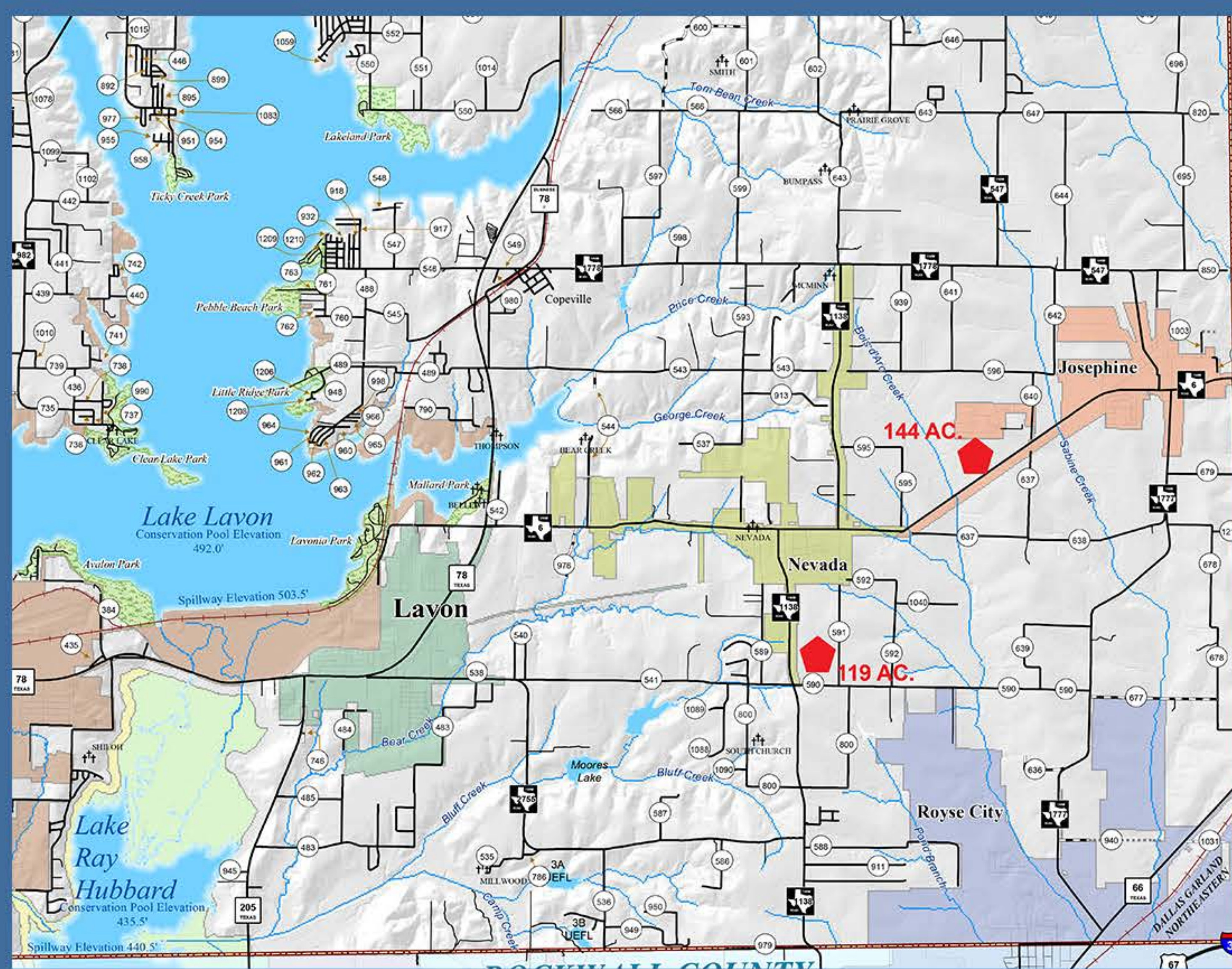
LEGAL DESCRIPTION: 119.638 acres in the J W Foote Survey, Abst. No 312

SINGLE FAMILY MARKET DATA

Median Days on Market 42 Days

Home Ownership: 95%

Median sold price: \$289,900



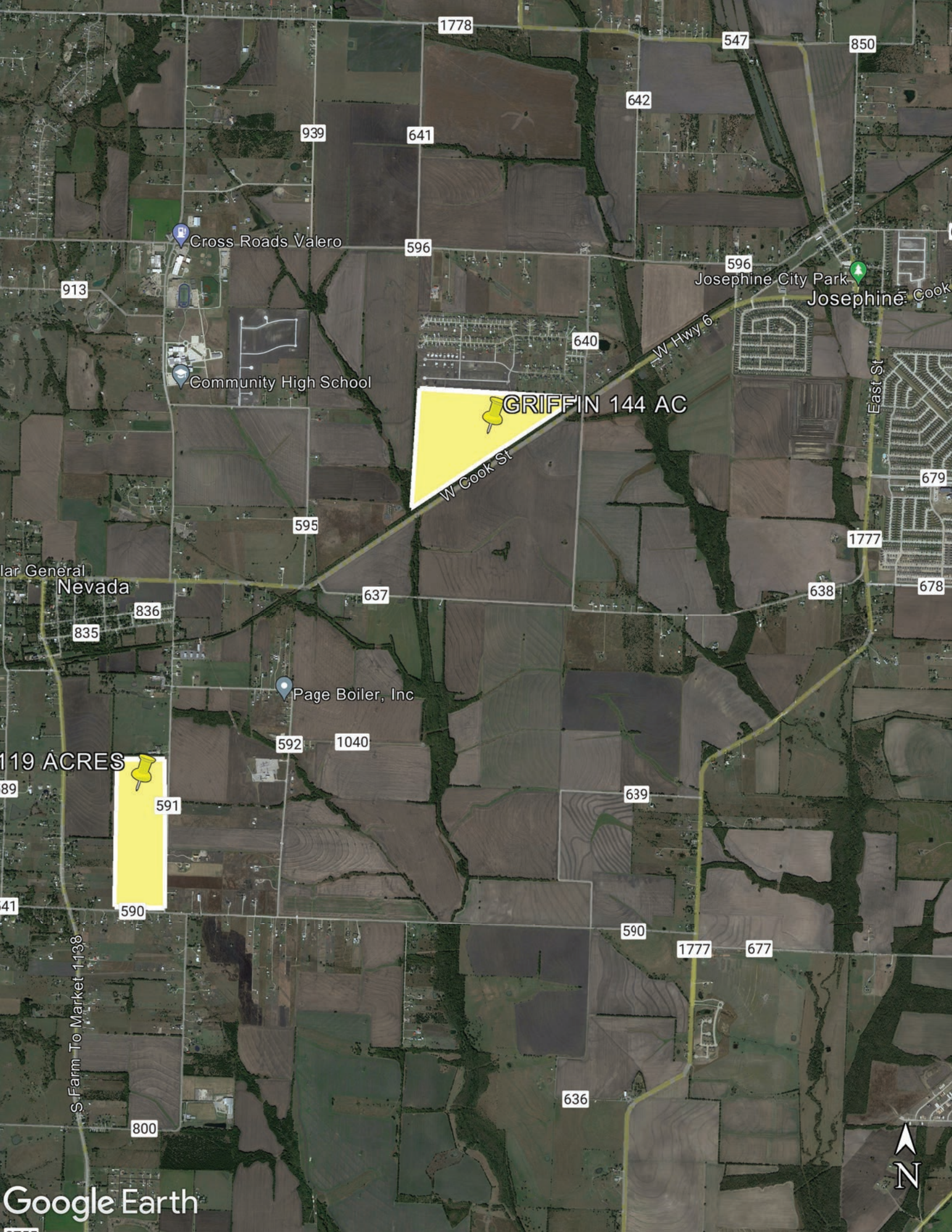
MARKETED BY:



BRYSON
REALTY ADVISORS

LAND-INVESTMENT PROPERTY-DEVELOPMENT
BRY TAYLOR
C 972-529-8655
O 972-562-7776

WWW.BRYSONREALTY.COM



GRIFFIN 144 AC

119 ACRES

ROCKWALL

LAKE LAVON

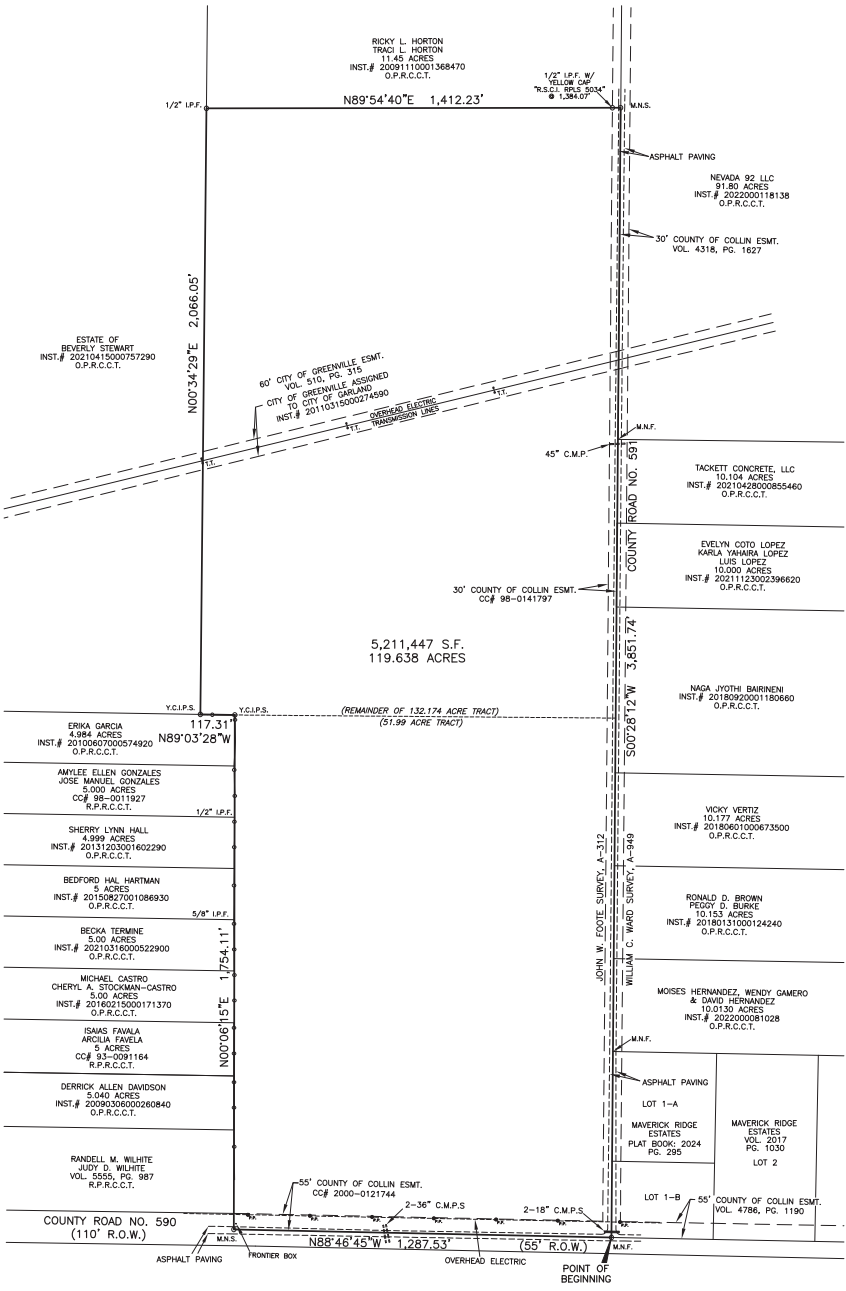
CR 590

119 ACRES

FM 1138

CR 591





Old Republic National Title Insurance Company
 GF No. MK247019
 Issued: February 27, 2024
 Remainder of 132.17 Acre Tract
 Property is subject to the following:
 I - Oil, Gas and Mineral Lease - Vol. 1256, Pg. 334, D.R.C.C.T. (May be subject to, Not a survey matter)
 J - Oil, Gas and Mineral Lease - CC# 96-0047269, D.R.C.C.T. (May be subject to, Not a survey matter)
 K - County of Collin esmt. - CC# 98-0141797, D.R.C.C.T. - Drawn
 - City of Greenville esmt. - Vol. 510, Pg. 315, D.R.C.C.T. and as assigned to the City of Garland - Instrument No. 20110315000274590, O.P.R.C.C.T. - Drawn

Property is not subject to the following:
 H - Oil, Gas and Mineral Lease - Vol. 1018, Pg. 5, D.R.C.C.T.
 L - County of Collin esmt. - CC# 2000-0121744, D.R.C.C.T. - Drawn

Old Republic National Title Insurance Company
 GF No. MK247020
 Issued: February 27, 2024
 51.99 Acre Tract
 Property is subject to the following:
 I - Oil, Gas and Mineral Lease - Vol. 1256, Pg. 334, D.R.C.C.T. (May be subject to, Not a survey matter)
 J - Oil, Gas and Mineral Lease - CC# 96-0047269, D.R.C.C.T. (May be subject to, Not a survey matter)
 K - County of Collin esmt. - CC# 98-0141797, D.R.C.C.T. - Drawn
 L - County of Collin esmt. - CC# 2000-0121744, D.R.C.C.T. - Drawn

Property is not subject to the following:
 H - Oil, Gas and Mineral Lease - Vol. 1018, Pg. 5, D.R.C.C.T.

| LEGEND | |
|--------|--|
| | BARBED WIRE FENCES |
| | CORRUGATED METAL PIPE |
| | TRANSMISSION TOWER |
| | POWER POLE |
| | IRON PIN FOUND |
| | MAG NAIL SET |
| | MAG NAIL FOUND |
| | 1/2" IRON PIN SET W/ YELLOW CAP STAMPED "CCG INC. RPLS 5129" |

LEGAL DESCRIPTION

STATE OF TEXAS
 COUNTY OF COLLIN

Being a tract of land situated in the John W. Foote Survey, Abstract No. 312, Collin County, Texas, and being the same called 51.99 acre tract and the same called 67.53 acre tract of land as conveyed to Patsy S. Lewis, Trustee of the Lewis Living Trust by deed recorded in Instrument No. 20161027001460730, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of County Road No. 590 and County Road No. 591 and for the southwest corner of said 51.99 acre tract and the southwest corner of Meverick Ridge Estates, an addition to Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 295, Plat Records, Collin County, Texas;

Thence, North 88°46'45" West, along the south line of said 51.99 acre tract and the center of County Road No. 590, a distance of 1287.53 feet to a mag nail set for the southeast corner of said 51.99 acre tract;

Thence, North 00°06'15" East, along the west line of said 51.99 acre tract, the east line of a tract of land conveyed to Randall M. Wilhite and Judy D. Wilhite by deed recorded in Volume, 5555, Page 987, Real Property Records, Collin County, Texas, the east line of a 5.040 acre tract of land conveyed to Derrick Allen Davidson by deed recorded in Instrument No. 2009030600260840, Official Public Records, Collin County, Texas, the east line of a 5 acre tract of land conveyed to Isais Favala and Arcilia Favala by deed recorded under County Clerk's File No. 93-0091164, Real Property Records, Collin County, Texas, the east line of a 5.00 acre tract of land conveyed to Michael Castro and Cheryl A. Stockman-Castro by deed recorded in Instrument No. 20160215000171370, Official Public Records, Collin County, Texas, the east line of a 5.00 acre tract of land conveyed to Becka Termine by deed recorded in Instrument No. 20210316000522900, Official Public Records, Collin County, Texas, the east line of a 5.000 acre tract of land conveyed to Sherry Lynn Hall by deed recorded in Instrument No. 20131203001602290, Official Public Records, Collin County, Texas, the east line of a 5.000 acre tract of land conveyed to Amylee Ellen Gonzales and Jose Manuel Gonzales by deed recorded under County Clerk's File No. 98-001927, Real Property Records, Collin County, Texas, and the east line of a 4.984 acre tract of land conveyed to Erika Garcia by deed recorded in Instrument No. 20100607000574920, Official Public Records, Collin County, Texas, a distance of 1754.11 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of said 51.99 acre tract and the northeast corner of said Garcia tract, and being on the south line of said 67.53 acre tract;

Thence, North 89°03'28" West, along the south line of said 67.53 acre tract and the north line of said Garcia tract, a distance of 117.31 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said 67.53 acre tract and the southeast corner of a tract of land as conveyed to the Estate of Beverly Stewart as recorded in Instrument No. 20210415000752900, Official Public Records, Collin County, Texas;

Thence, North 00°34'29" East, along the west line of said 67.53 acre tract and the east line of said Estate of Beverly Stewart, a distance of 2066.05 feet to a 1/2" iron pin found for the northwest corner of said 67.53 acre tract and the southwest corner of said 11.45 acre tract of land conveyed to Rick L. Horton and Tract L. Horton by deed recorded in Instrument No. 20091110001368470, Official Public Records, Collin County, Texas;

Thence, North 89°54'40" East, along the north line of said 67.53 acre tract and the south line of said 11.45 acre tract, passing at a distance of 1384.07 feet a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RPLS 5034" for reference and for a total distance of 1412.23 feet to a mag nail set for the northeast corner of said 67.53 acre tract, the southeast corner of said 11.45 acre tract and being near the center of County Road No. 591;

Thence, South 00°28'12" West, along the east line of said 67.53 acre tract, the east line of said 51.99 acre tract and the approximate center of County Road No. 591, a distance of 3551.74 feet to the Point of Beginning and containing 5,211,447 square feet or 119.638 acres of land.

I, James Barton Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting subject property.

JAMES BARTON CARROLL
 R.P.L.S. No. 5129



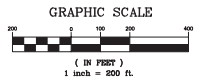
BOUNDARY SURVEY

119.638 ACRE TRACT

John W. Foote Survey, Abstract No. 312
 Collin County, Texas

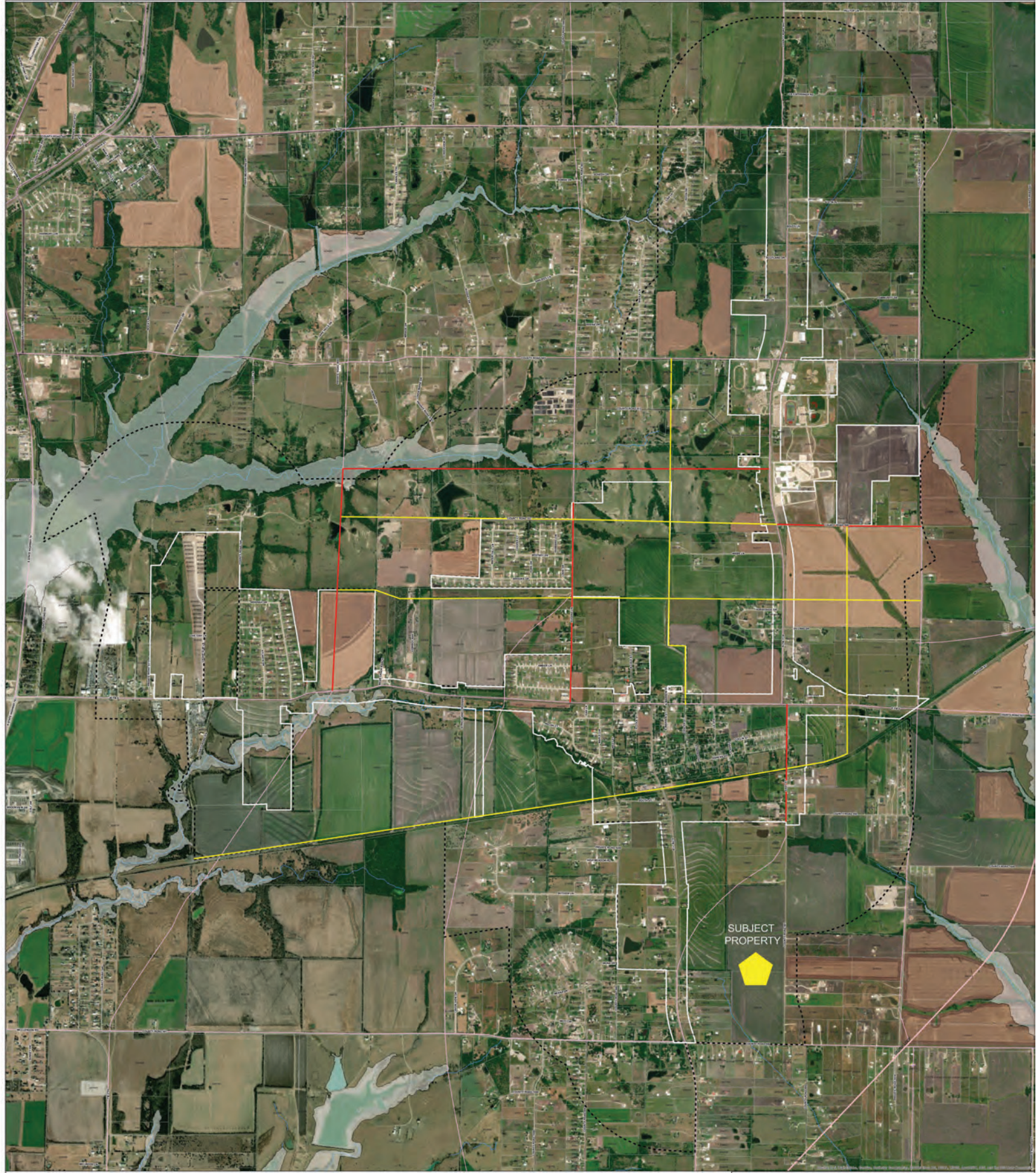
CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 LAVON, TEXAS 75166
 PHONE (972) 840-1506
 TBPELS REGISTRATION NO.: F-21608
 COPYRIGHT © CARROLL CONSULTING GROUP TEXAS FIRM REGISTRATION NO.: 10007200



Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

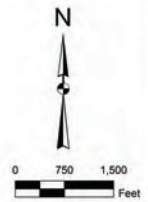
| JOB No. | SCALE: | DATE | DRAWN BY: |
|---------|---------|---------------|-----------|
| 3450-24 | 1"=200' | APRIL 1, 2024 | CP |



SUBJECT PROPERTY



- Legend**
- Nevada Thoroughfare Plan Arterial
 - Collector
 - Collin County Proposed Roadway
 - Collin County Outer Loop
 - City Limits
 - ETJ
 - Parcels
 - FEMA Zone AE
 - FEMA Zone A
 - FEMA Stream

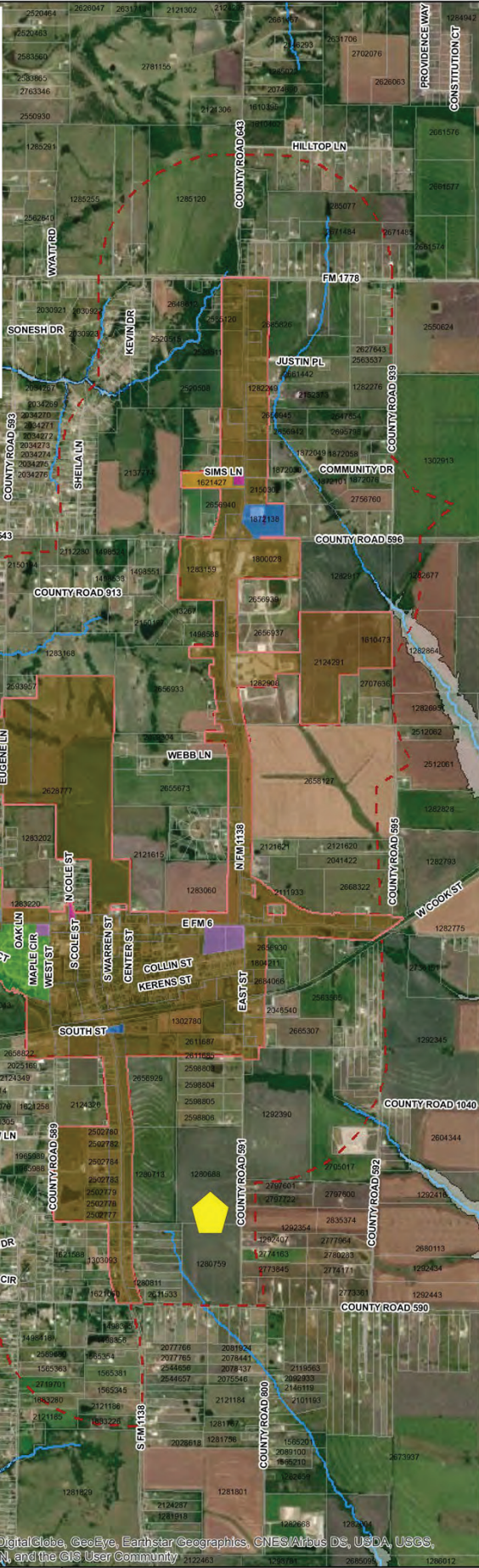
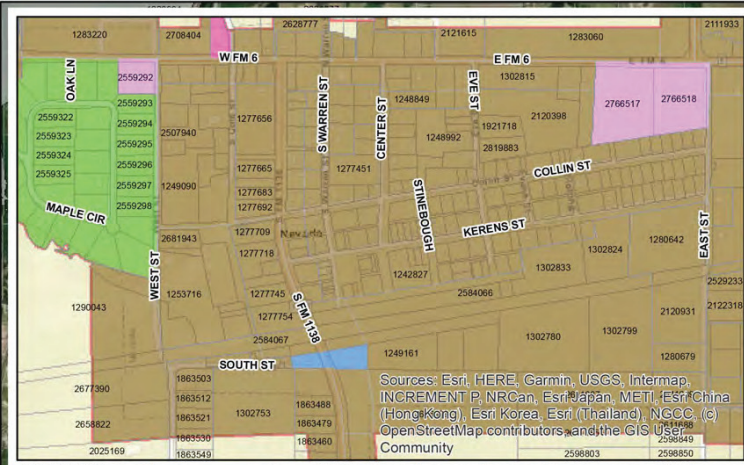


Master Thoroughfare Plan

Nevada, Texas



Hayter Engineering, Inc.
 4445 SE Loop 286
 Paris, TX 75460
www.haytereng.com
 TxEng F-315 TxSurv F-10028600



Legend

| | |
|---------------------------|--------------|
| Agricultural (AG-2/20) | City Limits |
| Single Family (SF-1/22) | ETJ |
| Commercial Corridor (CC) | Parcels |
| Community Retail (CR) | FEMA Zone AE |
| Neighborhood Service (NS) | FEMA Zone A |
| Light Industrial (LI) | FEMA Stream |

0 2,400 4,800 Feet

Zoning Map

Nevada, Texas

HAYTER
ENGINEERING
Practical Infrastructure Solutions

Hayter Engineering, Inc.
4445 SE Loop 286
Paris, TX 75460
www.haytereng.com
TxEng F-315 Txsurv F-10028600

August 2022 PROJECT NO.: 385006 EXHIBIT 2