



LAND FOR SALE

± 62 ACRES

4228 CR 408

MCKINNEY, TEXAS 75071



PROPERTY DESCRIPTION

Horse lovers, look no further! This stunning ranch property in McKinney ETJ is the perfect site for a ranch within reach of the city. With easy access and frontage on CR 408, and located just a short distance from Highway 380, this property offers convenience and tranquility. Featuring creeks, pastures, trees, and ample room to stretch out, this is the ideal location to escape the city without a long commute.



PROPERTY SIZE
± 62 ACRES



PRICE
\$5,900,000

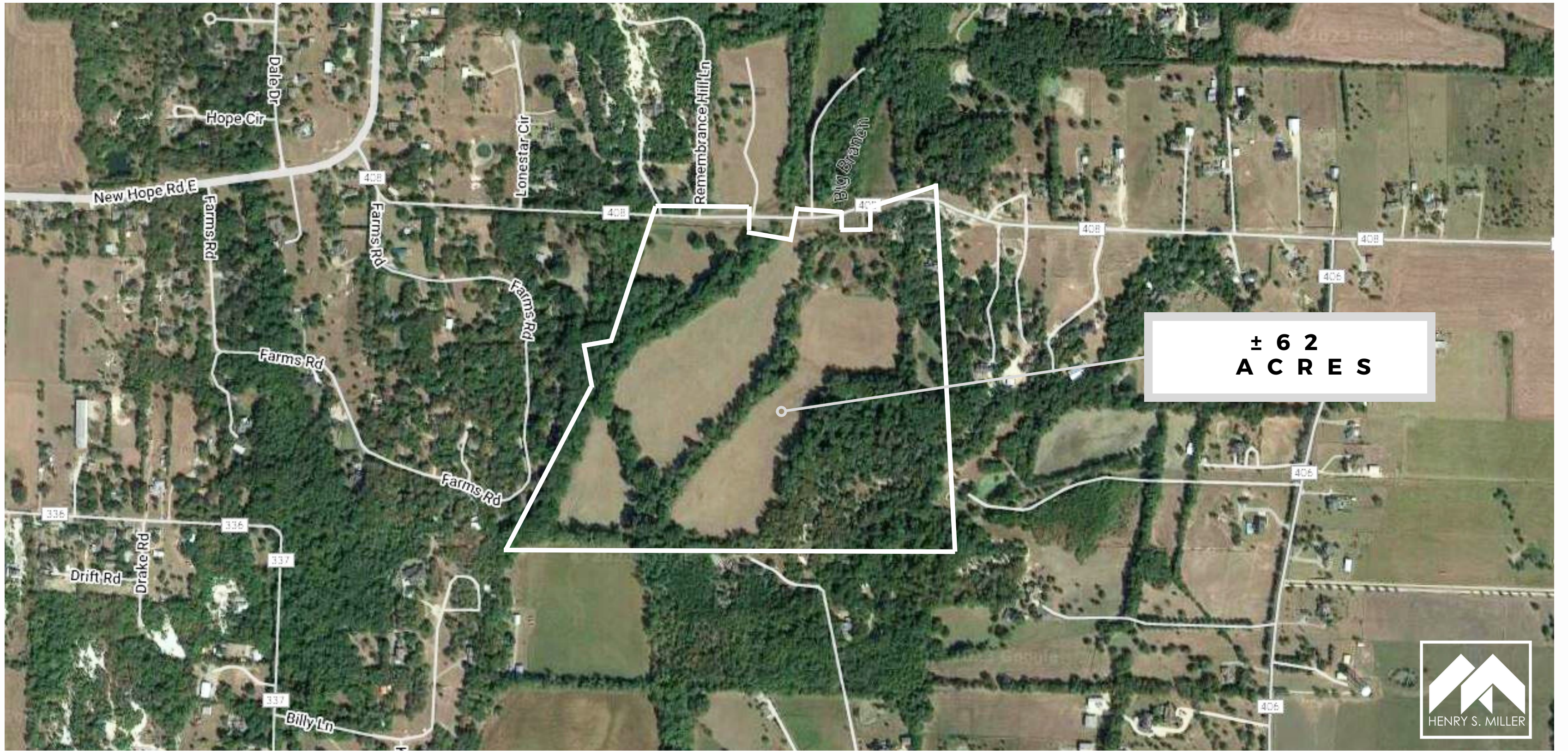


FRONTAGE
2,500" ON COUNTY ROAD 408



ZONING
A





± 62
ACRES



4228 CR 408
MCKINNEY, TEXAS 75071





2023 Population

1 MILES	1,055
3 MILES	16,255
5 MILES	55,269



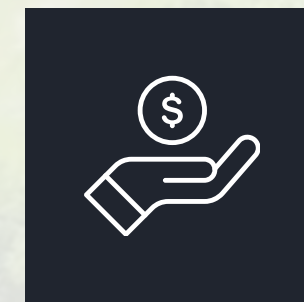
2023 Households

1 MILES	351
3 MILES	5,141
5 MILES	17,634



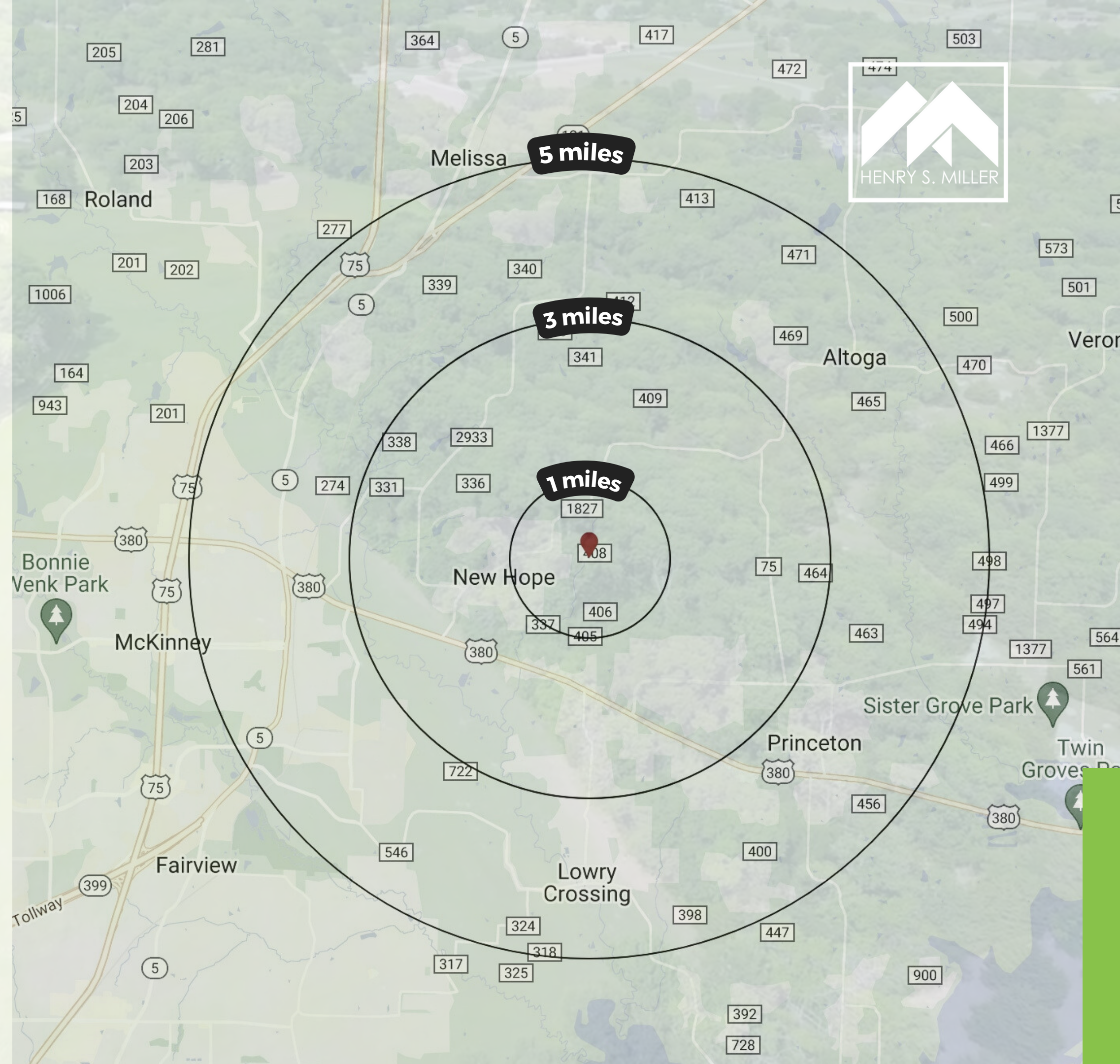
Daytime Employees

1 MILES	150
3 MILES	1,242
5 MILES	19,862



Average Household Income

1 MILES	\$140,883
3 MILES	\$111,998
5 MILES	\$102,384



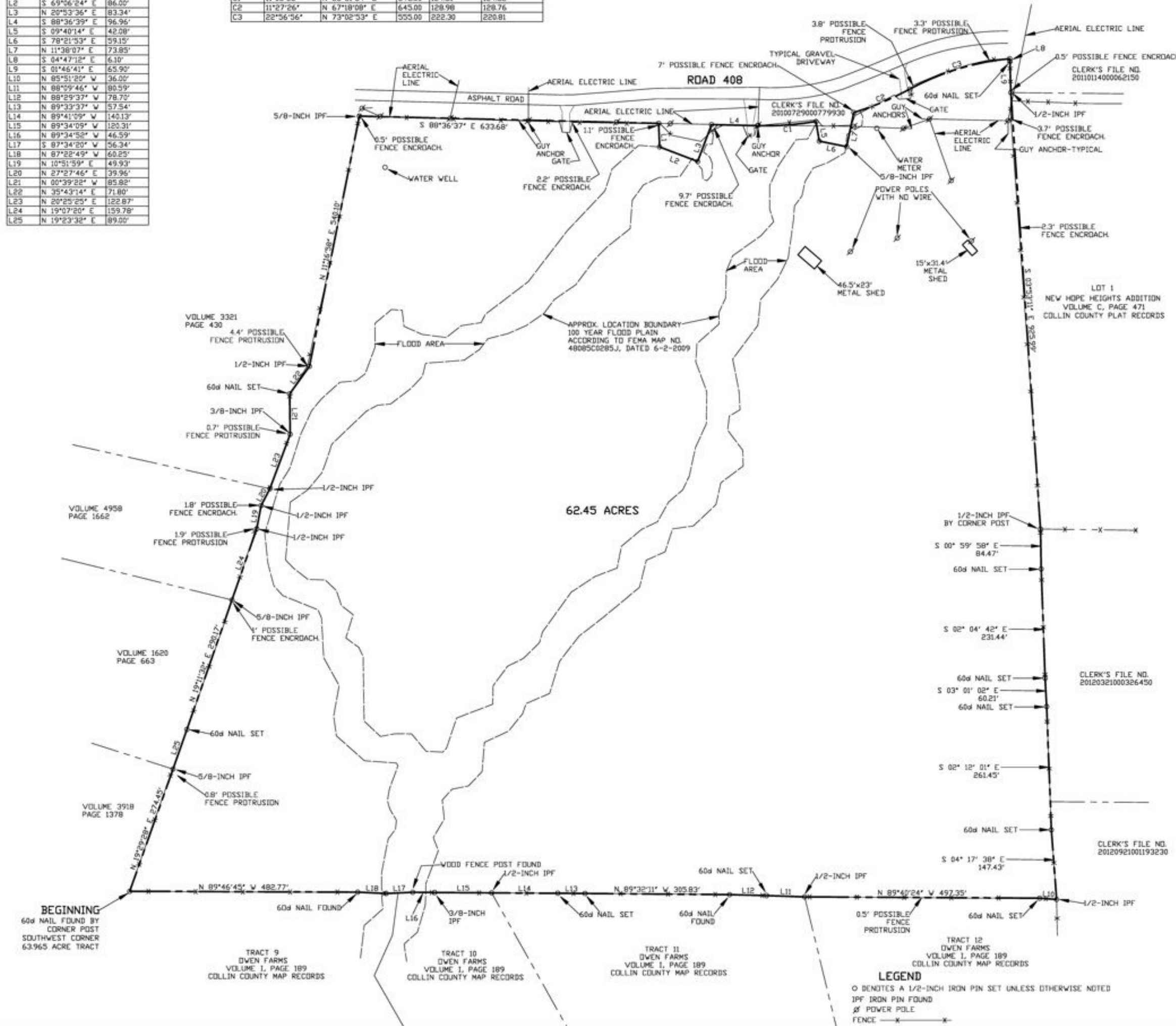


4228 CR 408
MCKINNEY, TEXAS 75071



NUMBER	DIRECTION	DISTANCE
L1	S 02°24'33" E	49.85'
L2	S 69°56'24" E	86.00'
L3	N 20°53'36" E	83.34'
L4	S 88°36'39" E	96.96'
L5	S 09°40'14" E	42.08'
L6	S 78°21'53" E	59.15'
L7	N 11°36'07" E	73.85'
L8	S 04°47'12" E	6.10'
L9	S 01°46'41" E	65.90'
L10	N 85°51'20" W	36.00'
L11	N 88°59'46" W	80.59'
L12	N 88°29'37" W	78.70'
L13	N 89°33'37" W	57.54'
L14	N 89°41'09" W	140.13'
L15	N 89°34'09" W	120.31'
L16	N 89°34'52" W	46.59'
L17	S 87°34'20" W	56.34'
L18	N 87°28'49" W	60.25'
L19	N 10°51'59" E	49.93'
L20	N 27°27'46" E	39.96'
L21	N 00°39'22" W	85.82'
L22	N 35°43'14" E	71.80'
L23	N 20°25'25" E	122.87'
L24	N 19°07'20" E	159.78'
L25	N 19°23'38" E	89.05'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°03'38"	N 85°51'34" E	645.00	124.51	124.32
C2	11°27'26"	N 67°18'08" E	645.00	128.98	128.76
C3	22°56'56"	N 73°02'53" E	555.00	222.30	220.81



DESCRIPTION 62.45 ACRES
 SITUATED in Collin County, Texas, in the H.T. Chenoweth survey, abstract no. 157, being a survey of part of the 63.965 acre tract described in a deed from Tad G. Russell to William B. Dawson and wife, Elizabeth Dawson, dated November 30, 1978, recorded in volume 1028, page 842 and a survey of the 0.4429 acre tract described in a deed from Collin County to Elizabeth Dawson, dated July 7, 2010, recorded as clerk's file no. 20100729000779940, both deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 60d nail found by a corner post at the southwest corner of said 63.965 acre tract; same being in the north line of Owen Farms recorded in volume 1, page 186 of the Collin County plat records:

THENCE North 19°29'28" East, 274.45 feet to a 5/8-inch iron pin found;
 THENCE North 19°23'32" East, 89.00 feet to a 60d nail set;
 THENCE North 19°11'32" East, 200.17 feet to a 5/8-inch iron pin found;
 THENCE North 19°07'20" East, 198.78 feet to a 1/2-inch iron pin found;
 THENCE North 10°51'59" East, 49.93 feet to a 1/2-inch iron pin found;
 THENCE North 27°27'46" East, 39.96 feet to a 1/2-inch iron pin found;
 THENCE North 20°29'22" West, 85.82 feet to a 60d nail set;
 THENCE North 35°43'14" East, 71.80 feet to a 1/2-inch iron pin found;
 THENCE North 11°18'58" East, 540.10 feet to a 5/8-inch iron pin found at the southwest corner of the 1.2543 acre tract recorded as clerk's file no. 20100729000779930; same being in the south right-of-way line of County Road 408;
 THENCE easterly with the south right-of-way line of said County Road 408 and with the southerly line of said 1.2543 acre tract as follows:
 South 60°36'37" East, 633.86 feet to a 1/2-inch iron pin set;
 South 02°24'33" East, 49.85 feet to a 1/2-inch iron pin set;
 South 69°56'24" East, 86.00 feet to a 1/2-inch iron pin set;
 North 20°53'36" East, 83.34 feet to a 1/2-inch iron pin set;
 South 88°36'39" East, 96.96 feet to a 1/2-inch iron pin set at the P.C. of a curve to the left;
 Along said curve to the left, having a radius of 645.00 feet, an arc length of 124.51 feet, a central angle of 11°03'38", a chord direction of North 85°51'34" East and a chord length of 124.32 feet to a 1/2-inch iron pin set;
 South 09°40'14" East, 42.08 feet to a 1/2-inch iron pin set;
 South 78°21'53" East, 59.15 feet to a 5/8-inch iron pin found;
 North 11°36'07" East, 73.85 feet to a 1/2-inch iron pin set in a curve, the radius point bears North 16°58'09" West, 645.00 feet;
 To the left along said curve, having a radius of 645.00 feet, passing the east corner of said 1.2543 acre tract and the west corner of said 0.4429 acre tract at an arc length of 36.80 feet and continuing with the north line of said 0.4429 acre tract, a total arc length of 128.98 feet, a central angle of 11°27'26", a chord direction of North 67°18'08" East and a chord length of 128.76 feet to a 1/2-inch iron pin set at the point of reverse curve; the radius point bears South 20°25'20" East, 555.00 feet;
 THENCE to the right with along said curve with the south right-of-way line of said County Road 408 and with the north line of said 0.4429 acre tract, having a radius of 555.00 feet, an arc length of 222.30 feet, a central angle of 22°56'56", a chord direction of North 73°02'53" East and a chord length of 220.81 feet to a 1/2-inch iron pin set at the northeast corner of said 0.4429 acre tract;
 THENCE southerly with the east line of said 0.4429 acre tract as follows:
 South 04°47'12" East, 6.10 feet to a 60d nail set;
 South 01°46'41" East, 65.90 feet to a 1/2-inch iron pin found at the northwest corner of New Hope Heights Addition recorded in volume C, page 471 of the Collin County plat records;
 THENCE South 03°53'11" East, with the west line of said New Hope Heights Addition, 925.99 feet to a 1/2-inch iron pin found by a corner post at the southwest corner of said New Hope Heights Addition; same being the northwest corner of the 11.07 acre tract recorded as clerk's file no. 201200210000326490;
 THENCE southerly with the west line of said 11.07 acre tract as follows:
 South 00°39'22" East, 84.47 feet to a 60d nail set;
 South 02°04'42" East, 231.44 feet to a 60d nail set;
 South 03°01'02" East, 60.21 feet to a 60d nail set;
 South 02°12'01" East, passing the southwest corner of said 11.07 acre tract and the northwest corner of the 14.00 acre tract recorded as clerk's file no. 20120021001193230 at 201.48 feet and continuing with the west line of said 14.00 acre tract, in all 281.45 feet to a 60d nail set;
 THENCE South 04°17'38" East, with the west line of said 14.00 acre tract, 147.43 feet to a 1/2-inch iron pin found by a corner post at the southwest corner of said 63.965 acre tract; same being the northeast corner of said Owen Farms;
 THENCE westerly with the north line of said Owen Farms as follows:
 North 85°51'20" West, 36.00 feet to a 60d nail set;
 North 88°40'24" West, 497.35 feet to a 1/2-inch iron pin found;
 North 88°09'40" West, 80.59 feet to a 60d nail set;
 North 88°29'37" West, 78.70 feet to a 60d nail set;
 North 89°32'11" West, 505.83 feet to a 60d nail set;
 North 89°33'37" West, 57.54 feet to a 60d nail set;
 North 89°41'09" West, 140.13 feet to a 1/2-inch iron pin found;
 North 89°34'09" West, 120.31 feet to a 3/8-inch iron pin found;
 North 89°34'52" West, 46.59 feet to a fence post found;
 South 87°34'20" West, 56.34 feet to a 1/2-inch iron pin set;
 North 87°28'49" West, 60.25 feet to a 60d nail set;
 North 89°46'45" West, 482.77 feet to the PLACE OF BEGINNING and containing 62.45 acres.

The above described tract was surveyed on the ground and under my supervision. Office work completed on September 5, 2015.

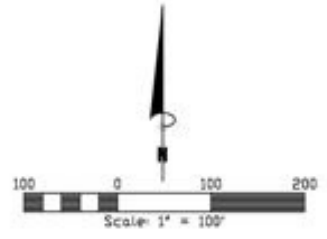
Bruce Geer



Bruce Geer, Registered Professional Land Surveyor, No. 4117
 1101 W. University Drive (U. S. Highway 380)
 McKinney, Texas 75069
 972-962-3669
 972-542-6781-fax

Directional Control Lines: east line of 10.863 acre tract recorded in clerk's file no. 83-0107061 of Collin County, Texas.
 Controlling Monuments: Iron pins found at northeast corner and southeast corner of said 10.863 acre tract.

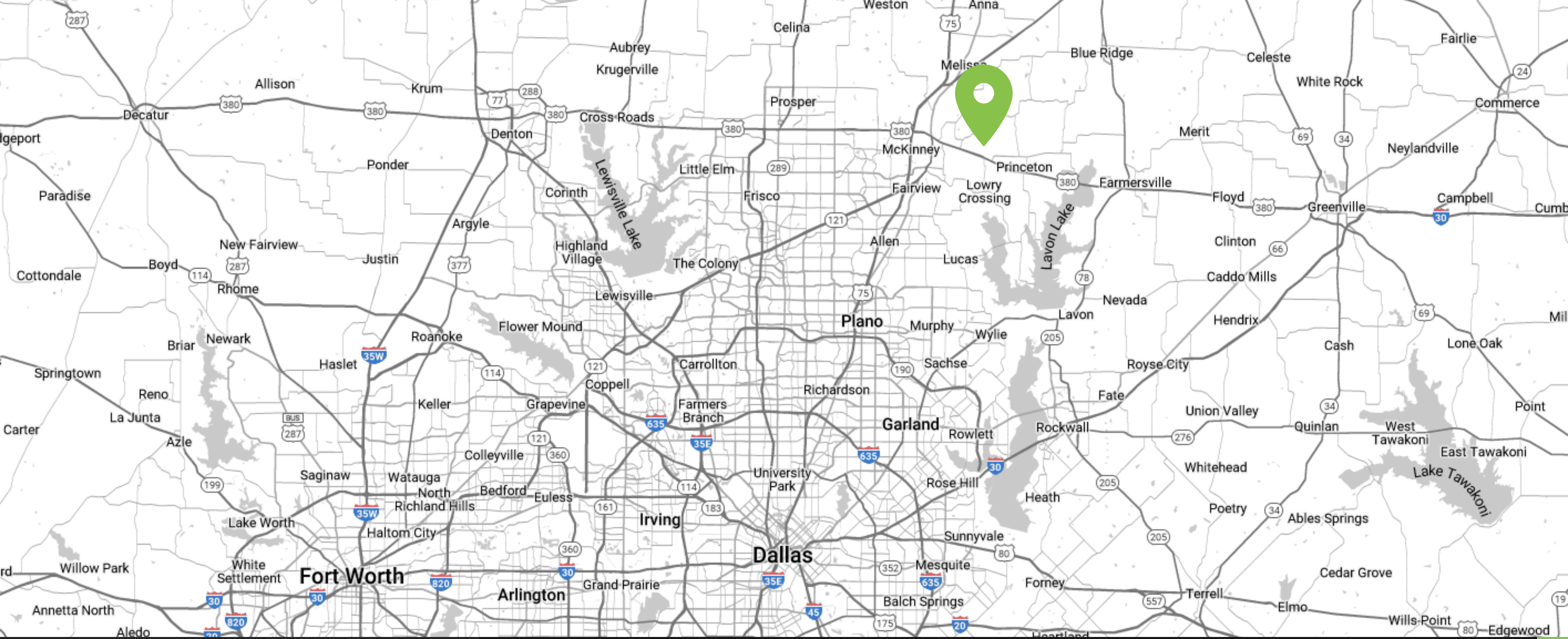
According to FEMA map no. 48085C02851, dated 8-2-2008, part of the above described property is in the 100 year flood plain.



FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 101507-00

62.45 ACRES
 H.T. CHENOWETH SURVEY
 ABSTRACT NO. 157
 COLLIN COUNTY,
 TEXAS

LEGEND
 O DENOTES A 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED
 IPF IRON PIN FOUND
 P POWER POLE
 FENCE — X — X



CONTACT OUR TEAM

SCOTT AXELROD
SENIOR VICE PRESIDENT
(972) 419 - 4034 Direct
(214) 674 - 9814 Mobile
saxelrod@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road
Suite 900
Dallas, Texas 75254
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, 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 of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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.

_____ 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