

101 Harper Street

Anna, TX

75409

25.175 Acres

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Charles McKissick

(972) 562-9090

cmckissick@resmckinney.com



www.resmckinney.com

972-562-9090

McKissick & Associates

PRICE: \$12,000,000.00 (\$10.92 sq/ft)

PROPERTY DESCRIPTION: 25.175 acres centrally located in the City of Anna's downtown district. Property is zoned C-1 Restricted Commercial and SF-1 Single Family-One Residential District. Property is located one block west of new City Hall and town center. Due to location City may consider SFR (12 units/acre)

LOCATION: 101 Harper St., Anna, TX 75409

SIZE: 25.175 acres (combination of three tracts)

UTILITIES: All city utilities.

CITY INFORMATION: The City of Anna, Texas is located on US 75, State Highway 5, and State Highway 121, about 40 miles north of Dallas, and is one of the fastest growing cities in the Dallas/Ft. Worth Metroplex. Anna has approximately 18,000 residents in the city limits. As of the 2020 census, there were 16,935 people and 4,450 households residing in the city.

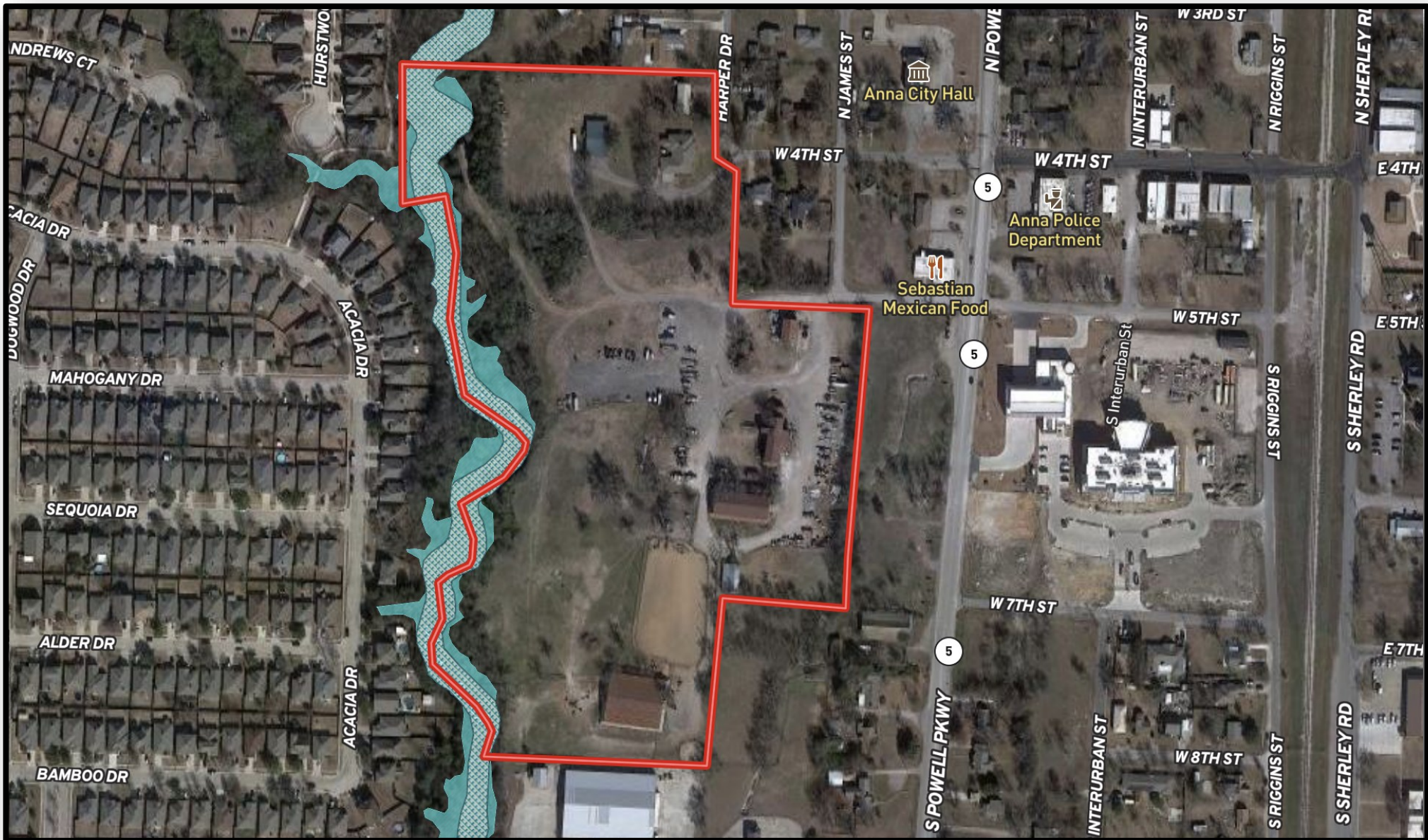
*Property Owner is a licensed Real Estate Agent in the state of Texas. His license is currently with RES-Real Estate Services, LLC.

101 Harper Street Anna, TX 75409

Property Information



McKissick & Associates
972-562-9090
www.resmckinney.com



101 Harper Street

Anna, TX

75409

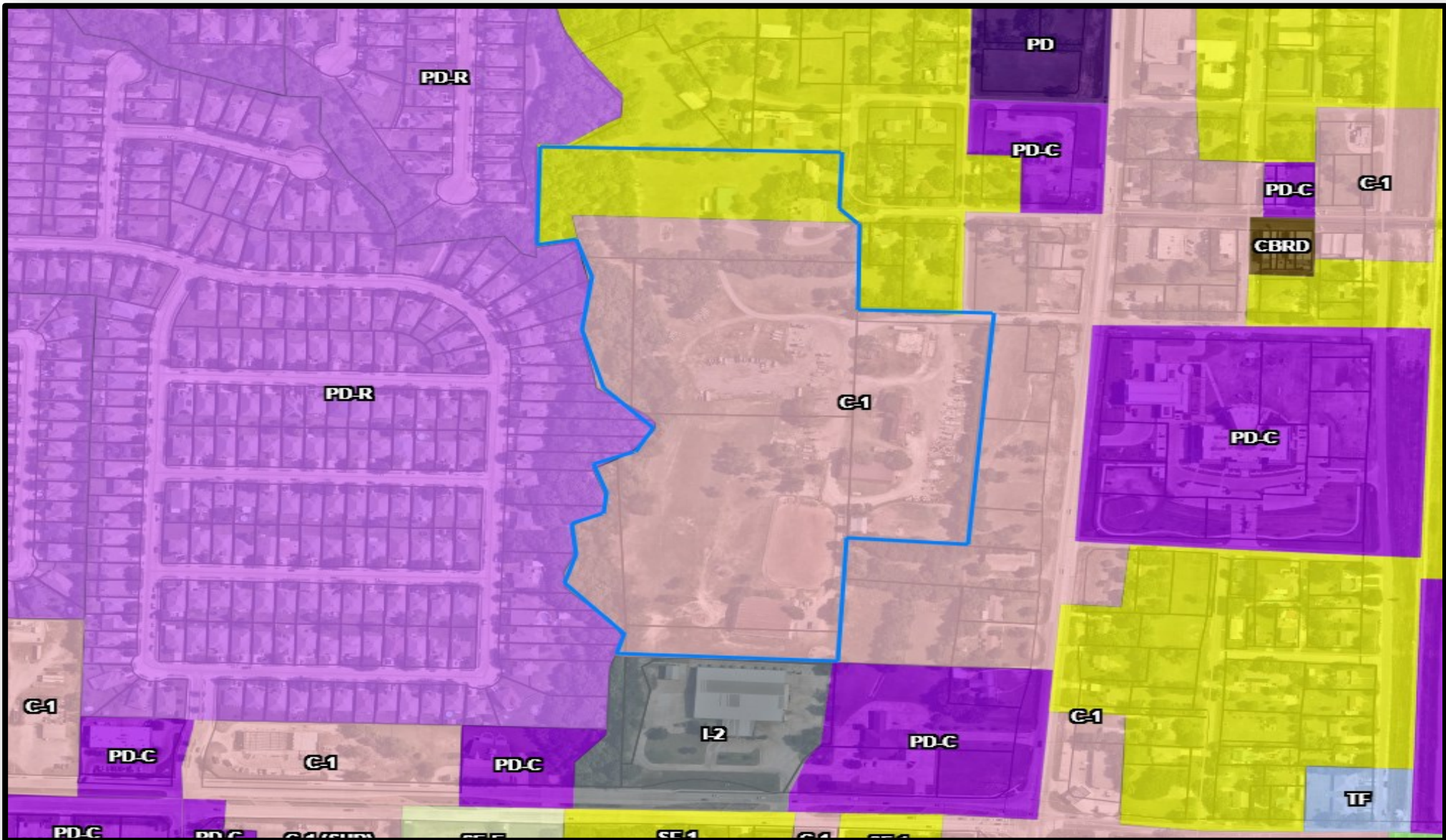
FLOOD PLAIN MAP



McKissick & Associates

972-562-9090

www.resmckinney.com



101 Harper Street

Anna, TX

75409

ZONING MAP



McKissick & Associates

972-562-9090

www.resmckinney.com

FIELD NOTES

Dated: July 27, 2022

SITUATED in the State of Texas, County of Collin, being part of the John C Farris Survey, Abstract No 331 and the Henry Brantley Survey, Abstract No 71, being part of Tract No 3 conveyed to William Bently Powell in a deed recorded in Volume 5658, Page 6661 of the Official Records of Collin County, Texas, said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the south line of Fourth Street marking the northwest corner of a tract conveyed to Jennifer L Ashley in a deed recorded in Doc No 20090227000226190;

THENCE departing said road, with the west line of said Powell Tract No. 3, South 00°53'35" West, 250.00 feet to a capped iron rod set marking the southwest corner of said Ashley tract and the northeast corner of a Tract No 1 conveyed in a deed to William Bently Powell recorded in Vol. 5658, Pg. 6661;

THENCE with the west line of Powell Tract No 3, South 00°56'55" West, 157.96 feet to a capped iron rod set;

THENCE severing said Powell Tract No 3, North 87°28'13" West, passing a capped iron rod set at 562.41 feet and continuing in at 612.41 feet to a point in Slayter Creek on the east line of Willow Creek Addition Phase II as recorded in Cabinet Q, Page 352 of the Plot Records of Collin County, Texas;

THENCE with the west line of said Powell Tract No 3, along or near the center of Slayter Creek, and the west line of Willow Creek Addition Phase II the following calls and distances:

North 14°33'47" West, 17.33 feet;
North 04°05'20" West, 23.55 feet;
North 02°25'08" East, 139.79 feet;
North 12°10'23" West, 77.44 feet to the northwest corner of said Powell Tract No. 3;

THENCE departing said creek and with the north line of said Powell Tract No 3, South 89°52'17" East, 577.68 feet to a capped iron rod set marking the southeast corner of a tract conveyed to William Bently Powell in a deed recorded in Vol. 5279, Pg. 4123;

THENCE with the east line of said Powell tract, North 00°46'05" East, 129.11 feet to a capped iron rod set at a turn in Fourth Street to Harper Street;

THENCE with the south line of Fourth Street, South 89°06'25" East, 55.39 feet to the point of beginning and containing 3.963 acres or 172,615 square feet of land.

NOTE: 1) Source bearing is based on Texas State Plane Coordinate System NAD 83 North Central Zone 4202. 2) Surveyors seal will appear in red ink on original survey plots. 3) This Survey was performed without the benefit of a Title Commitment and may be subject to easements restrictions and or other matters.

Part of the subject property by graphic plotting is shown to lie within Special Flood Hazard Area Inundated by 100 year flood per Map No. 48085 C0260 of the F.E.M.A. Flood Insurance Rate Maps of City of Anna, Collin County, Texas dated June 2, 2009, and L.D.M.R. 17-08-1739P dated April 16, 2008. (Zone AE,X)

CERTIFICATION

To: William Bently Powell

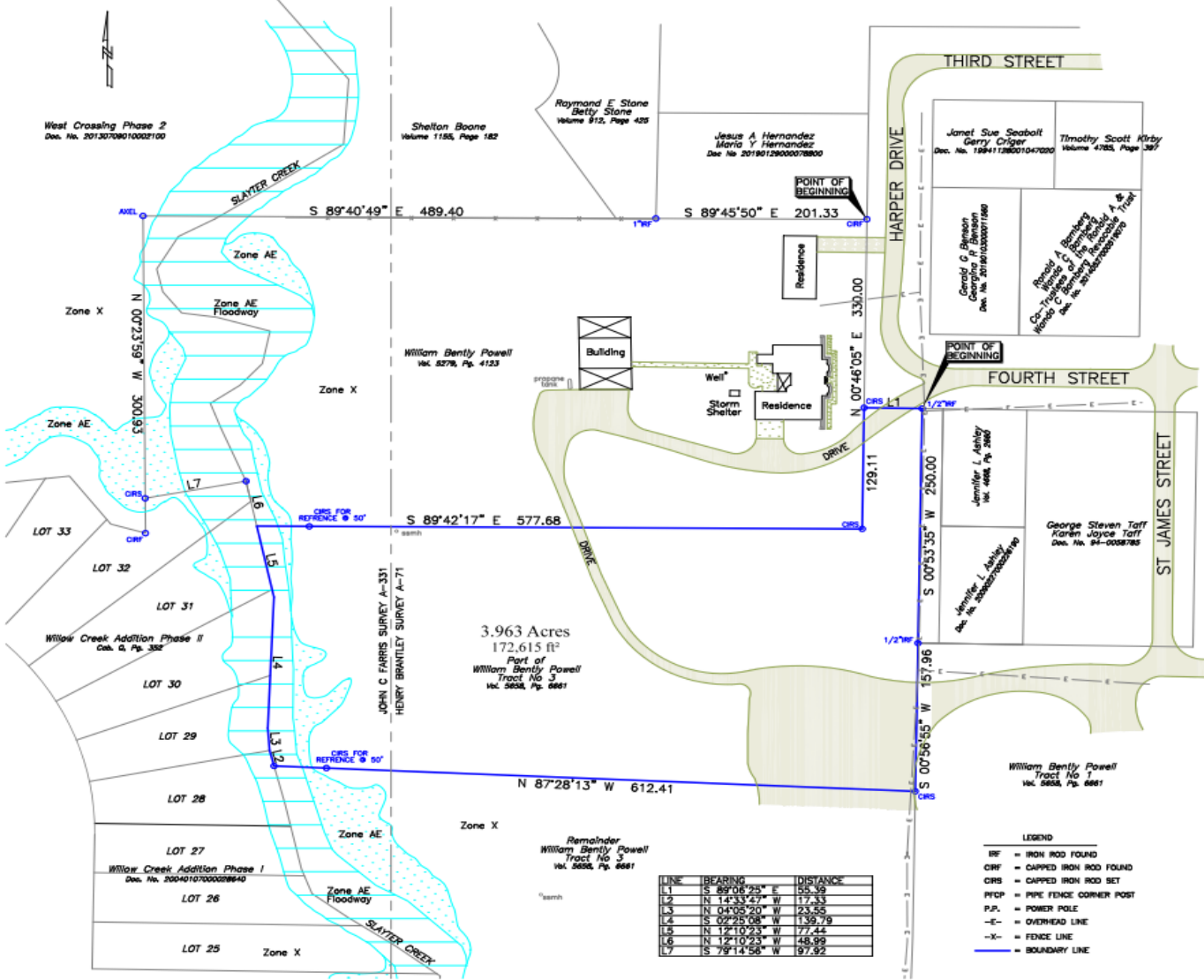
I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, there are no visible easements, encroachments or protrusions except as shown and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed by title commitment or survey request, or other source, affecting the subject property.



Joel Whitte
Registered Professional Land Surveyor, No. 5190



SCALE 1" = 100'



101 Harper Street

Anna, TX

75409

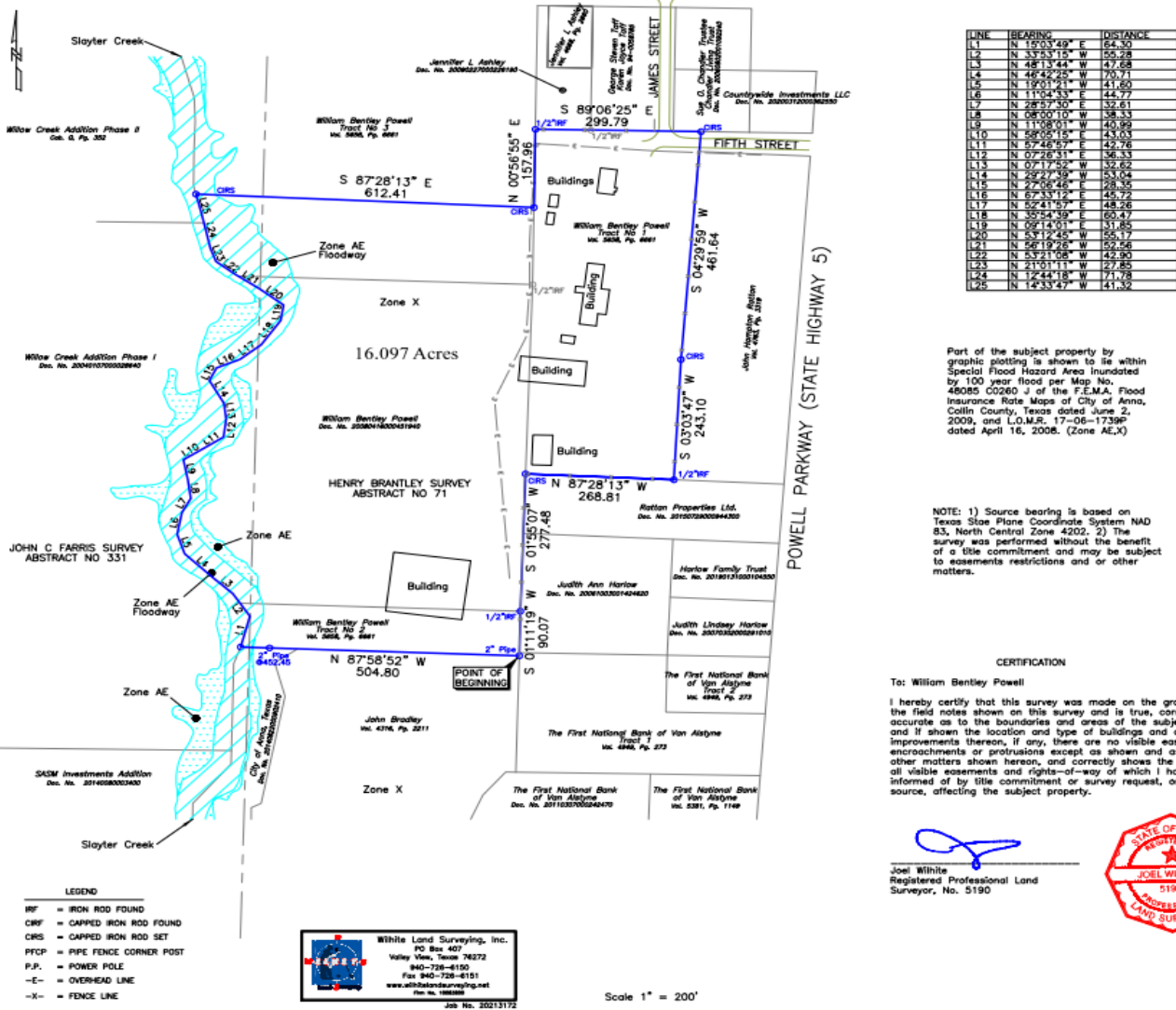
Survey of 3.963 acres



McKissick & Associates

972-562-9090

www.resmckinney.com



LINE	BEARING	DISTANCE
L1	N 15°03'49" E	64.30
L2	N 33°53'15" W	55.28
L3	N 48°13'44" W	47.68
L4	N 48°42'25" W	70.71
L5	N 19°01'21" W	41.60
L6	N 11°04'33" E	44.77
L7	N 28°57'30" E	32.61
L8	N 08°00'10" W	38.33
L9	N 11°08'01" W	40.99
L10	N 58°05'15" E	43.03
L11	N 67°46'57" E	42.76
L12	N 07°26'31" E	36.33
L13	N 07°17'52" W	32.62
L14	N 29°27'39" E	53.04
L15	N 27°06'46" E	28.35
L16	N 67°33'12" E	45.72
L17	N 02°14'01" E	31.85
L18	N 35°54'39" E	60.47
L19	N 09°14'01" E	31.85
L20	N 53°12'45" W	55.17
L21	N 56°19'26" E	52.56
L22	N 53°21'08" W	42.90
L23	N 21°01'11" W	27.85
L24	N 12°44'18" W	71.78
L25	N 14°33'47" W	41.32

Part of the subject property by graphic plotting is shown to lie within Special Flood Hazard Area Inundated by 100 year flood per Map No. 48085 00260 J of the F.E.M.A. Flood Insurance Rate Maps of City of Anna, Collin County, Texas dated June 2, 2009, and L.O.M.R. 17-06-1739P dated April 16, 2008. (Zone AE,X)

NOTE: 1) Source bearing is based on Texas State Plane Coordinate System NAD 83, North Central Zone 4202. 2) The survey was performed without the benefit of a title commitment and may be subject to easements restrictions and or other matters.

CERTIFICATION
 To: William Bentley Powell
 I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, there are no visible easements, encroachments or protrusions except as shown and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed by title commitment or survey request, or other source, affecting the subject property.

Joel White
 Registered Professional Land Surveyor, No. 5190



FIELD NOTES
 Dated: December 8, 2021

SITUATED in the State of Texas, County of Collin, being part of the Henry Brantley Survey, Abstract No. 71 and the John C Farris Survey, Abstract No. 331, being part of Tract No. 1, all of Tract No. 2 and part of Tract No. 3 conveyed to William Bentley Powell in a deed recorded in Vol. 5658, Pg. 6661, and all of a called 8.42 acre tract conveyed to William Bentley Powell in a deed recorded in Doc. No. 20080416000451940 of the Official Public Records of Collin County, said premises being more particularly described as follows:

BEGINNING at a 2" pipe found marking the southeast corner of said Powell Tract No 2 and the northeast corner of a tract conveyed to John Bradley in a deed recorded in Vol. 4316, Pg. 2211;

THENCE with the south line of said Powell Tract No 2 and the north line of said Bradley tract, North 87°58'52" West, passing a 2" pipe at 452.45 feet and continuing in all 504.80 feet to a point near the center of Slayter Creek marking the southwest corner of said Powell Tract No 2 on the east line of Willow Creek Addition Phase I as recorded in Doc. No. 2004010700028640;

THENCE with the west line of said Powell tract and the east line of said Willow Creek Addition, along or near the centerline of Slayter Creek the following courses and distances:

- L1 North 15°03'49" East 64.30 feet
- L2 North 33°53'15" West 55.28 feet
- L3 North 48°13'44" West 47.68 feet
- L4 North 48°42'25" West 70.71 feet
- L5 North 19°01'21" West 41.60 feet
- L6 North 11°04'33" East 44.77 feet
- L7 North 28°57'30" East 32.61 feet
- L8 North 08°00'10" West 38.33 feet
- L9 North 11°08'01" West 40.99 feet
- L10 North 58°05'15" East 43.03 feet
- L11 North 67°46'57" East 42.76 feet
- L12 North 07°26'31" East 36.33 feet
- L13 North 07°17'52" West 32.62 feet
- L14 North 29°27'39" East 53.04 feet
- L15 North 27°06'46" East 28.35 feet
- L16 North 67°33'12" East 45.72 feet
- L17 North 02°14'01" East 31.85 feet
- L18 North 35°54'39" East 60.47 feet
- L19 North 09°14'01" East 31.85 feet
- L20 North 53°12'45" West 55.17 feet
- L21 North 56°19'26" East 52.56 feet
- L22 North 53°21'08" West 42.90 feet
- L23 North 21°01'11" West 27.85 feet
- L24 North 12°44'18" West 71.78 feet
- L25 North 14°33'47" West 41.32 feet to a point marking the northeast corner of said premises on the east line of Willow Creek Addition Phase II as recorded in Cabinet Q, Page 352;

THENCE departing said creek and severing said Powell Tract No 3, South 87°28'13" East, 612.41 feet to a capped iron rod set on the west line of said Powell Tract No 1 and the east line of said Powell Tract No 3;

THENCE with the west line of said Powell Tract No 1 and the east line of said Powell Tract No 3, North 07°56'55" East, 157.96 feet to a 1/2" iron rod found marking the northeast corner of said Powell Tract No 1 and the southwest corner of a tract conveyed to Jennifer L Ashley in a deed recorded in Doc. No. 20090227000226190;

THENCE with the North line of said Powell Tract No 1, South 89°06'25" East, passing a 1/2" iron rod found marking the southeast corner of a tract conveyed to George Steven and Karen Joyce Taff in a deed recorded in Doc. No. 94-0058785 at 100.00 feet and continuing in all 299.79 feet to a capped iron rod set marking the northeast corner of said Powell Tract No 1;

THENCE with the east line of said Powell Tract No 1, South 04°29'59" West, passing the northeast corner of a called 3.08 acre tract conveyed to John Hampton Rattan in a deed recorded Vol. 4763, Pg. 3319 on the south side of 5th Street and continuing in all 295.08 feet to a capped iron rod set;

THENCE with the east line of said Powell Tract No 1 and the west line of said Rattan 3.08 acre tract along the general course of a fence, South 03°03'47" West, 243.10 feet to a 1/2" iron rod found marking the southeast corner of said Powell Tract No 1 and the southeast corner of said Rattan 3.08 acre tract, said corner being on the north line of a called 1.283 acre tract conveyed to Rattan Properties Ltd. in a deed recorded in Doc. No. 2015072900094430;

THENCE with the south line of said Powell Tract No 1 and the north line of said Rattan 1.283 acre tract, North 87°28'13" West, 268.81 feet to a capped iron rod set marking the southwest corner of said Powell Tract No 1 and the northeast corner of said Rattan 1.283 acre tract, said corner being on the east line of said Powell 8.42 acre tract and bears, South 01°55'07" West, 382.52 feet from a 1/2" iron rod found marking the northeast corner of said Powell 8.42 acre tract and the southeast corner of said Powell Tract No 3;

THENCE with the east line of said Powell 8.42 acre tract, South 01°55'07" West, 277.48 feet to a 1/2" iron rod found marking the southeast corner of said Powell 8.42 acre tract and the northeast corner of said Powell Tract No 2;

THENCE with the east line of said Powell Tract No 2, South 01°11'19" West, 90.07 feet to the point of beginning and containing 16.097 acres;

101 Harper Street Anna, TX 75409

Survey of 16.097 acres



McKissick & Associates
 972-562-9090
 www.resmckinney.com

FIELD NOTES

Dated: July 27, 2022

SITUATED in the State of Texas, County of Collin, being part of the John C Farris Survey, Abstract No 331 and the Henry Brantley Survey, Abstract No 71, being all of a tract conveyed to William Bentley Powell in a deed recorded in Volume 5279, Page 4123 of the Official Records of Collin County, Texas, said premises being more particularly described as follows:

BEGINNING at a capped iron rod found on the east line of Harper Drive marking the northeast corner of said Powell tract and the southeast corner of a called 0.517 acre tract conveyed to Jesus A Hernandez and Maria Y Hernandez in a deed recorded in Doc No 20190129000078800;

THENCE with the east line of said Powell tract and partially with the west line of Harper Drive, South 00°46'05" West, 330.00 feet to a capped iron rod set marking the southeast corner of said Powell tract;

THENCE with the south line of said Powell tract, North 89°42'17" West, passing a capped iron rod set at 527.68 feet and continuing in oil 577.68 feet to a point in Sloyter Creek on the east line of Willow Creek Addition Phase I on addition to the City of Anna as shown by the Plat thereof recorded in Cabinet Q, Page 352 of the Plat Records of Collin County, Texas;

THENCE with the west line of said Powell tract, along or near the center of Sloyter Creek, and the west line of Willow Creek Addition Phase II, North 12°10'23" West, 48.99 feet to the north corner of Lot 32 of Willow Creek Addition Phase II;

THENCE departing said creek and with the north line of said Lot 32, South 79°14'56" West, 97.92 feet to a capped iron rod set on the east line of West Crossing Phase 2 an Addition to the City of Anna as shown on the Plat thereof recorded in Doc No 20130709010002100, marking a northwest corner of Lot 32;

THENCE with the east line of West Crossing Phase 2, North 00°23'59" West, 300.93 feet to an axel found at an ell corner of West Crossing Phase 2;

THENCE with the north line of said Powell tract, South 89°40'49" East, 489.40 feet to a 1" iron rod found marking the southeast corner of a tract conveyed to Raymond E Stone and Betty Stone in a deed recorded in Vol. 912, Pg. 425, and marking the southwest corner of said Hernandez tract;

THENCE with the north line of said Powell tract, South 89°45'50" East, 201.33 feet to the point of beginning and containing 5.115 acres or 222,810 square feet of land.


NOTE: 1) Source bearing is based on Texas State Plane Coordinate System NAD 83 North Central Zone 4202. 2) Surveyors seal will appear in red ink on original survey plats. 3) This Survey was performed without the benefit of a Title Commitment and may be subject to easements restrictions and or other matters.

Part of the subject property by graphic plotting is shown to lie within Special Flood Hazard Area Inundated by 100 year flood per Map No. 48085 C0280 J of the F.E.M.A. Flood Insurance Rate Map of City of Anna, Collin County, Texas dated June 2, 2009, and L.O.M.R. 17-06-1739P dated April 16, 2008. (Zone AE,X)

CERTIFICATION

To: William Bentley Powell

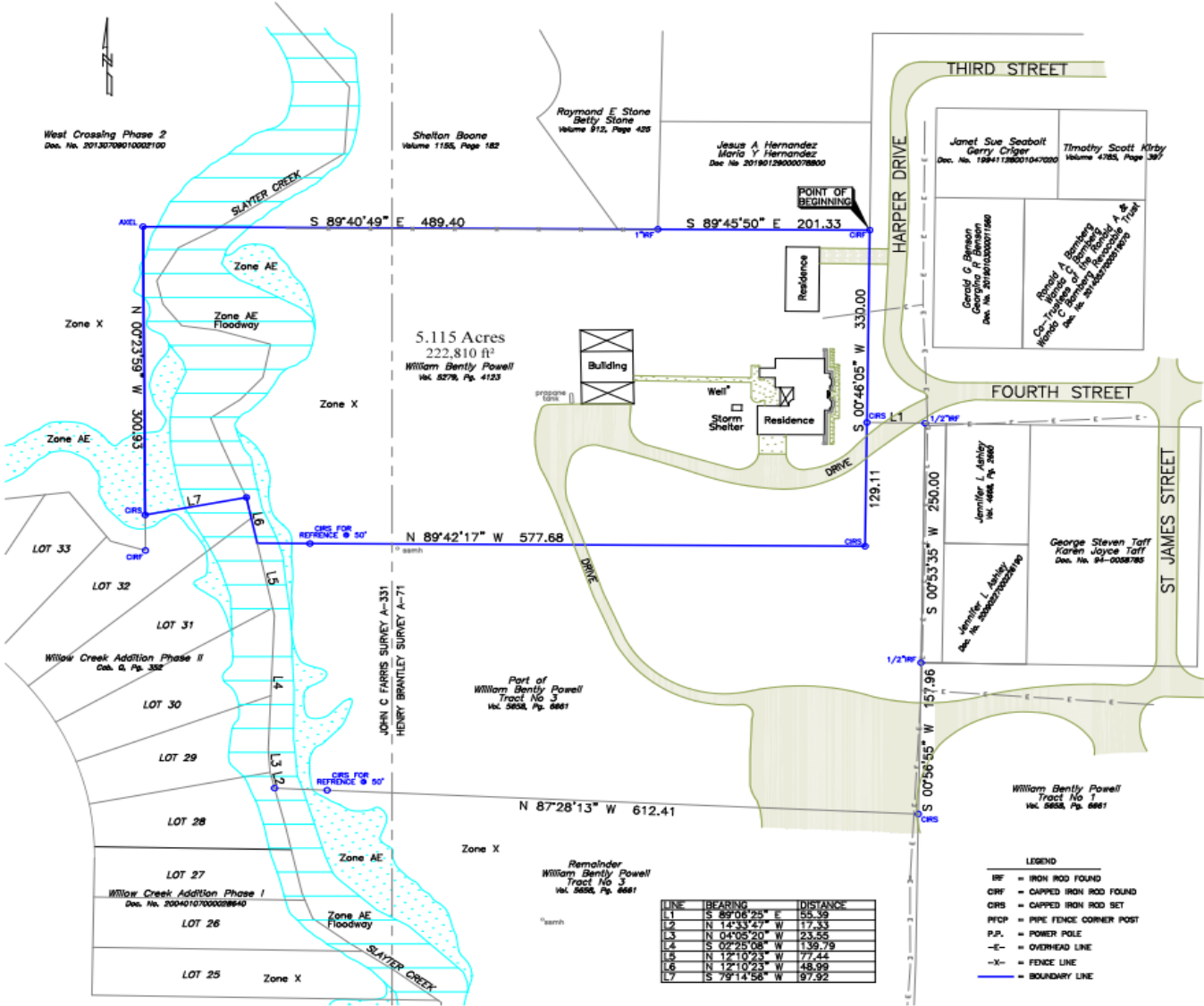
I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, there are no visible easements, encroachments or protrusions except as shown and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.


Joel White
Registered Professional Land
Surveyor, No. 5190



SCALE 1" = 100'

FIG. NO. 20221174



LINE	BEARING	DISTANCE
L1	S 89°08'23" E	155.39
L2	N 14°33'27" W	174.33
L3	N 04°05'20" W	23.55
L4	S 02°25'08" W	139.79
L5	N 12°10'23" W	48.99
L6	N 12°10'23" W	48.99
L7	S 79°14'56" W	97.92

- LEGEND
- IRF = IRON ROD FOUND
 - CRF = CAPPED IRON ROD FOUND
 - CRS = CAPPED IRON ROD SET
 - PCFP = PIPE FENCE CORNER POST
 - P.P. = POWER POLE
 - E- = OVERHEAD LINE
 - X- = FENCE LINE
 - = BOUNDARY LINE

101 Harper Street Anna, TX 75409

Survey of 5.115 acres



McKissick & Associates
972-562-9090
www.resmckinney.com

INFORMATION ABOUT BROKERAGE SER-

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, Seller, Landlord or Tenant	Date
-----------------------------------	------

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090



McKissick & Associates