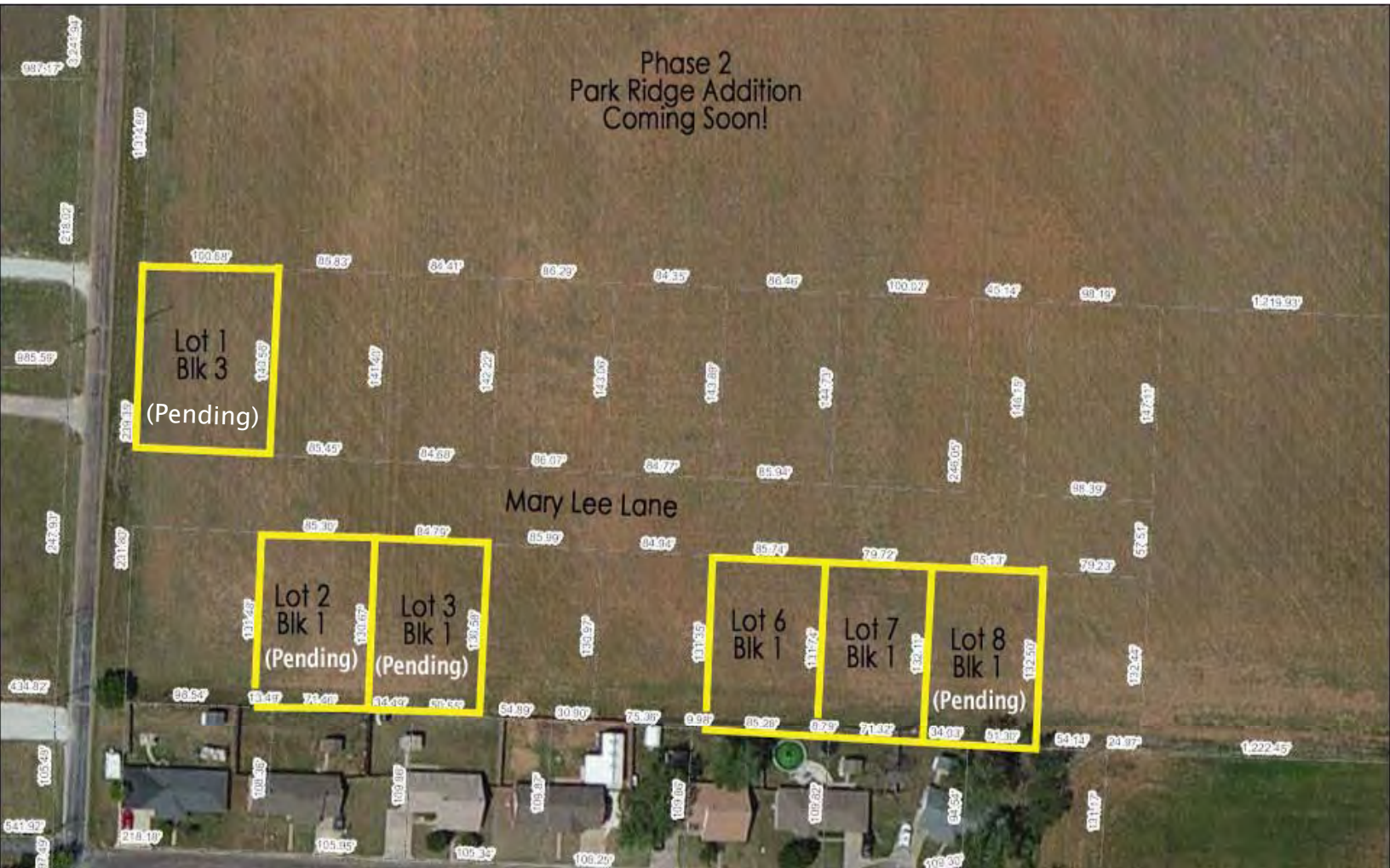




McKissick & Associates

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972-562-9090
www.resmckinney.com

Park Ridge Addition Phase 1



Contact:

Loula Pingleton
1515 Heritage Dr. Suite 209
McKinney, TX 75069
214-502-2642—Cell
loulapingleton@hotmail.com



LAND ~ COMMERCIAL ~ INVESTMENT PROPERTIES ~ FARMS & RANCHES

SITE ANALYSIS

ACREAGE: 2 Lots:
Lots 6 and 7 of Block 1 of Park Ridge Addition, Phase One,
Grayson County, Texas

COUNTY: Grayson

TOWN: Collinsville

ZONING: Residential

BUILDER: Ryan Patterson is preferred, but not required

RESTRICTIONS: Restrictions on lots if using non preferred builder

IMPROVEMENTS: All utilities

FRONTAGE: Mary Lee Lane

LISTING PRICE: \$19,500

CONTACT: Loula Pingleton
214-502-2642 cell/ 972-562-9090 office

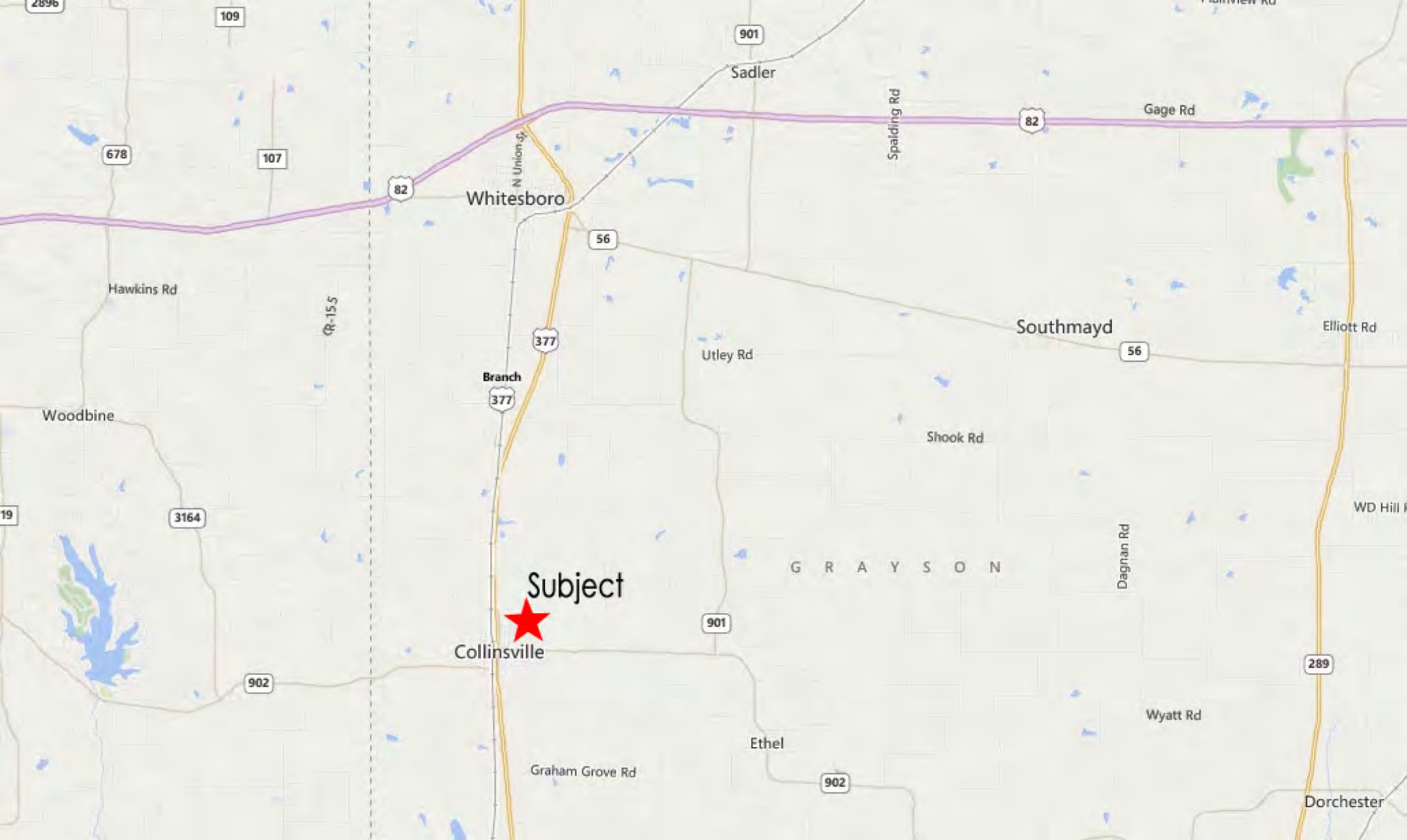
Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice. Buyers responsibility to verify all information before Closing.



1515 Heritage Drive, Suite 209 McKinney, Texas 75069
(972) 562-9090 Ext. 301 ~ (972) 562-0554 Fax
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Subject

Restrictions

1. **Residential Lots:** No residence shall be constructed or erected on any residence building lot other than a detached single family dwelling not to exceed two stories in height with an attached two-car garage.

2. **Lot Setbacks:** On all lots, no building, outbuilding, or any other permanent construction shall be erected on any part thereof nearer to the lot line at:

a. rear lot line: 25 feet

b. Front lot line: 40 feet

c. Side lot line: 10 feet

On corner lots, no structure shall be permitted nearer than 40 feet to the front line of the said corner lot nor nearer than 25 feet to the side street lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

3. **Minimum Square Footage:** No building shall be erected on any residential building lot having an area less than 1,500 square feet of living area with a two car attached garage; two story homes shall have a minimum of 1,800 square feet of living area with a two car attached garage. Living area does not include garage, porches, or storage areas.

4. **Exterior Material:** Any building or improvements shall be constructed with minimum 80% masonry exterior including brick or stone.

5. **Sidewalks:** All lots are required to have a 42" wide sidewalk two foot from the road running parallel from lot line to lot line poured in place from before occupancy will commence.

6. **Driveways:** Minimum 16' concrete driveway is required from street to home.

7. **Offensive Trade:** No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. **Temporary Residences:** No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

9. **Manufactured homes:** No manufactured homes shall be allowed on any lot.

10. **Signs:** No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. **Oil, Gas and Mineral Operations:** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

12. **Animals:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

13. **Trash:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers.

14. **Fences, Walls and Hedges:** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any lot closer to the road than the 40' build line.

15. **Boats/RV Storage:** Boats and RV's may not be parked in whole or in part in front of the 40' build line.

16. **Easements:** The easements shown on the plat for this subdivision are hereby reserved as perpetual easements for utility installations and maintenance.

Tom W. Pingleton
09 April 2007
Vol. 4224 Pg. 336 D.R.

Park Ridge Addition
Phase 2
Coming Soon!

Block 1

Block 2

SOLD SOLD SOLD SOLD SOLD SOLD

Pending

Pending

Pending

SOLD

Pending

Block 1

Model Home

Dorris Ann King et vir
10 Aug. 1989
Vol.2051, Pg.540 D.R.

Denton Addition, Section Four

14 March 1997

Vol. 10 Pg. 82 P.R.

Park Ridge Addition - Plat

FINAL PL



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