

***** INVOICE *****

File Number: 2314L

02/03/2022

1st Quick Check Convenience Stores, Inc
P O Box 866
Whitewright, TX 75491

Borrower : N/A

Invoice # :
Order Date :
Reference/Case # :
PO Number :

McKinney Road
Farmersville, Tx 75442-2554

Fee	\$	700.00
	\$	-----
Invoice Total	\$	700.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)
Amount Due	\$	Paid

Terms:

Please Make Check Payable To:

William Jacobs
214-548-5726

Fed. I.D. #:

William Jacobs
909 Jasper Lane, McKinney, Texas 75071

APPRAISAL OF



3915 sf Vacant land

LOCATED AT:

McKinney Road
Farmersville, Tx 75442-2554

FOR:

1st Quick Check Convenience Stores, Inc
P O Box 866
Whitewright, TX 75491

BORROWER:

N/A

AS OF:

January 2, 2022

BY:

William Jacobs, SRA

LAND APPRAISAL REPORT

File No. 2314L

SUBJECT	Property Address McKinney Road	Census Tract 0311.00	LENDER DISCRETIONARY USE	
	City Farmersville County Collin State Tx Zip Code 75442-2554			Sale Price \$ _____
	Legal Description Lot 27B Block H Original Donation Farmersville (ID 1229619)			Date _____
	Owner/Occupant Collin County (Owner) Map Reference 547-W CG			Mortgage Amount \$ _____
	Sale Price \$ _____ Est Mrkt Value _____ Date of Sale 01/2022	Property Rights Appraised		Mortgage Type _____
	Loan charges/concessions to be paid by seller \$ N/A	<input checked="" type="checkbox"/> Fee Simple		Discount Points and Other Concessions _____
R.E. Taxes \$ 325 (Estimate) Tax Year 2021 HOA \$/Mo. N/A	<input type="checkbox"/> Leashold	Paid by Seller \$ _____		
Lender/Client 1st Quick Check Convenience Stores, Inc	<input type="checkbox"/> Condominium (HUD/VA)	Source _____		
P O Box 866 Whitewright, TX 75491	<input type="checkbox"/> PUD			

NEIGHBORHOOD	LOCATION	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg.	Fair	Poor	
	BUILT UP	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	GROWTH RATE	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow		Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PROPERTY VALUES	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DEMAND/SUPPLY	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARKETING TIME	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PRESENT LAND USE %	LAND USE CHANGE	PREDOMINANT OCCUPANCY	SINGLEFAMILYHOUSING	Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Single Family 65%	Not Likely <input type="checkbox"/>	Owner <input checked="" type="checkbox"/>	PRICE AGE	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2-4 Family 2%	Likely <input type="checkbox"/>	Tenant <input type="checkbox"/>	\$(000) (yrs)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Multi-Family 3%	In process <input checked="" type="checkbox"/>	Vacant (0-5%) <input checked="" type="checkbox"/>	70 Low New	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Commercial 5%	To: Mixed use	Vacant (over 5%) <input type="checkbox"/>	700 High 120	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Industrial 10%			Predominant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Vacant 15%			190 - 45	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: **The neighborhood is the City of Farmersville, Tx (population 3,400). The median household income in Farmersville is \$ 47,522. The median value of a single family residence in Farmersville is about \$ 190,000. Property values have been stable to increasing in this area over the past few years. Marketing times for single family residences in the city range from 30-90 days due to strong demand and decreasing supply. Many vacant commercial tracts have been selling to investors for current and future mixed use development.**

SITE	Dimensions See attached survey	Topography Almost level	
	Site Area 3915 sf Corner Lot No	Size Typical for Area	
	Zoning Classification Commercial (10,000 sf minimum) Zoning Compliance Vacant land	Shape Irregular	
	HIGHEST & BEST USE: Present Use Invstmnt/Commercial Other Use N/A	Drainage Appears adequate	
	UTILITIES Public Other	SITE IMPROVEMENTS Type Public Private	View Mixed use
	Electricity <input checked="" type="checkbox"/>	Street Rock <input checked="" type="checkbox"/>	Landscaping None
Gas <input type="checkbox"/>	Curb/Gutter None <input type="checkbox"/>	Driveway None	
Water <input checked="" type="checkbox"/>	Sidewalk None <input type="checkbox"/>	Apparent Easements Rely on survey	
Sanitary Sewer <input checked="" type="checkbox"/>	Street Lights Public <input type="checkbox"/>	FEMA Flood Hazard Yes* _____ No <input checked="" type="checkbox"/>	
Storm Sewer <input type="checkbox"/>	Alley None <input type="checkbox"/>	FEMA* Map/Zone X	

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): **The subject land is irregular in shape and has road frontage on a rock surfaced road in Farmersville. None of the tract appears to be located in a flood hazard area. No building improvements are located on the tract. All city utilities are assumed to be located in close proximity. The tract is zoned commercial.**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	McKinney Road Farmersville	803 McKinney Street Farmersville, TX 75442	Santa Fe Strt Farmersville, TX 75442	Audie Murphy Prkwy Farmersville, TX 75442
Proximity to Subject		0.01 miles SE	0.51 miles SE	0.76 miles SE
Sales Price	\$ _____	\$ 17,299	\$ 53,000	\$ 148,900
Price/ Per/Acre	\$ _____	\$ 106,286	\$ 152,737	\$ 193,376
Data Source	Inspection/Tax	Buyer/Deed	MLS 14462864 DOM 79	MLS 14471289 DOM 47
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		Cash Sale	Cash Sale	Cash Sale
Date of Sale/Time	01/2022	08/23/2021	02/05/2021	01/19/2021
Location	Suburban	Suburban	Suburban	Suburban
Site/View	Mixed use	Mixed use	Mixed use	Mixed Use
Size	3915 sf	7085 sf	15,115 sf	33,541 sf
Utilities	Available	Similar	Similar	Similar
Description	Irregular	Similar	Similar	Similar
Frontage/Location	McKinney Rd	McKinney Rd	Superior/Crnrr	Superior/Crnrr
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 53,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 87,000
Indicated Value of Subject		Gross: 0.0 Net: 0.0 \$ 106,286	Gross: 35.1 Net: -35.1 \$ 99,137	Gross: 45.0 Net: -45.0 \$ 106,376

Comments of Sales Comparison: **Comp # 1 is the most recent sale and is located on the subject's east side. Comps # 2, 3 & 4 are larger commercial tracts that are superior to the subject in road surface, frontage and location. Short marketing times are typical for properties not listed at excessively high asking prices. There have been few comparable sales in this general area over the past 12 months.**

Comments and Conditions of Appraisal: **The subject is not currently listed for sale. Exposure time for this property is estimated at 6 months. The 4 comps resulted in an adjusted range of \$ 99,137 to \$ 106,376 per acre. Most weigh placed in the middle of the range at \$ 102,000 p/a.**

Final Reconciliation: **Only the Sales Comparison Approach was used to estimate current market value. The most weight has been placed in the middle of the adjusted value range. The indicated value is \$ 102,000 per acre (\$ 9,000). A physical inspection was made on February 2, 2022.**

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF **January 2, 2022** to be \$ **9,000**
 I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) **William Jacobs** Review Appraiser _____ Did Did Not Inspect Property
 William Jacobs, SRA (if applicable)

LAND APPRAISAL REPORT

File No. 2314L

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	McKinney Road Farmersville	704/812 McKinney Street Farmersville, Texas 75442					
Proximity to Subject		0.07 miles NE					
Sales Price	\$	\$ 404,000		\$		\$	
Price/ Per/Acre	\$ <input checked="" type="checkbox"/>	\$ 230,857 <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>	
Data Source	Inspection/Tax	Reliable source					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing Concessions		Cash to seller					
Date of Sale/Time	01/2022	06/2021					
Location	Suburban	Suburban					
Site/View	Mixed use	Mixed Use					
Size	3915 sf	76,230 sf	-46,000				
Utilities	Available	Similar					
Description	Irregular	Similar					
Frontage/Location	McKinney Rd	Superior/Crn	-81,000				
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 127,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value of Subject		Gross: 55.0 Net: -55.0	\$ 103,857	Gross: 0.0 Net: 0.0	\$ 0	Gross: 0.0 Net: 0.0	\$ 0

ADDITIONAL COMMENTS

Comp # 4 is located on the north side of McKinney Str. ***It should be noted that McKinney Strt at times is used to refer to McKinney Rd (confusing). This sale had two buildings located on it that are currently being refurbished for use by the new owners. The contributory value of the two buildings was deducted from the sales price to give an indication of the land value.

ADDENDUM

Borrower: N/A	File No.: 2314L	
Property Address: McKinney Road	Case No.:	
City: Farmersville	State: Tx	Zip: 75442-2554
Lender: 1st Quick Check Convenience Stores, Inc		

Additional Comments

Nature of the assignment: The nature of the assignment is to estimate the market value of the subject property's fee simple interest in "as is" condition subject to the assumptions and limiting conditions that are referenced in this report

Scope: A search for vacant land sales as similar in size, location and zoning to the subject was made. These sales were then analyzed with respect to the subject to determine its current market value.

Intended Use/Intended User: The intended use of the report is to the client in determining the value of the property for a potential purchase. The intended user is the 1st Quick Check Convenience Stores, Inc.

History of property. I am unaware of any sales of this property over the past three years. I am not aware of the listing history for this property over the past 12 months.

Exposure time/Marketing time: Properties similar to the subject have marketing times of up to 6 months. Exposure time for the subject was estimated at 180 days.

Personalty (non-realty): No personal property was included in the value estimate.

This report has been made in conformance to FIRREA & USPAP Requirements
The date of inspection is February 2, 2022. The effective date of this report is February 2, 2022.

Highest & Best Use: The subject property is located on the south side of McKinney Rd (assumed to be a public street with utilities located in close proximity). The tract is zoned for commercial land use and the zoning ordinance requires a minimum of 10,000 sf for development. This zoning permits a wide range of commercial and service related uses. Since the tract is significantly smaller than the ordinance requires for development its highest and best use is for an adjoining property owner to purchase and develop. This would more often than not result in a lower negotiated price for the land(restricted number of potential buyers).

I did not provide any real estate services on this property within the last 3 years prior to the acceptance of this assignment.

As of the date of this report I (William Jacobs) have completed the requirements of the continuing education program with the Appraisal Institute.

This report is made in conformity with and is subject to the requirements of the Code of Professional Ethics & Standards of Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by duly authorized representatives.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: McKinney Road, Farmersville, Tx, 75442-2554

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: *William Jacobs*
 Name: William Jacobs, SRA
 Date Signed: 02/03/2022
 State Certification #: 1320809-G
 or State License #: _____
 State: TX
 Expiration Date of Certification or License: 5/31/2023

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: 2314L	
Property Address: McKinney Road	Case No.:	
City: Farmersville	State: Tx	Zip: 75442-2554
Lender: 1st Quick Check Convenience Stores, Inc		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: January 2, 2022
Appraised Value: \$ 9,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: 2314L
Property Address: McKinney Road	Case No.:
City: Farmersville	State: Tx Zip: 75442-2554
Lender: 1st Quick Check Convenience Stores, Inc	



COMPARABLE SALE #1

803 McKinney Street
Farmersville, TX 75442
Sale Date: 08/23/2021
Sale Price: \$ 17,299



COMPARABLE SALE #2

Santa Fe Strt
Farmersville, TX 75442
Sale Date: 02/05/2021
Sale Price: \$ 53,000



COMPARABLE SALE #3

Audie Murphy Prkwy
Farmersville, TX 75442
Sale Date: 01/19/2021
Sale Price: \$ 148,900

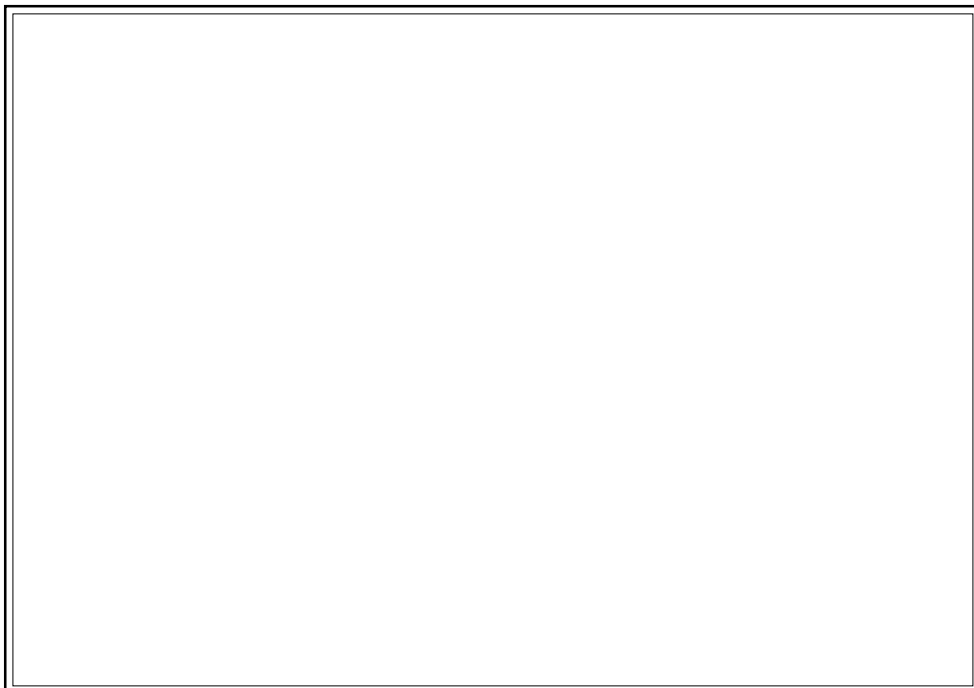
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: 2314L
Property Address: McKinney Road	Case No.:
City: Farmersville	State: Tx Zip: 75442-2554
Lender: 1st Quick Check Convenience Stores, Inc	



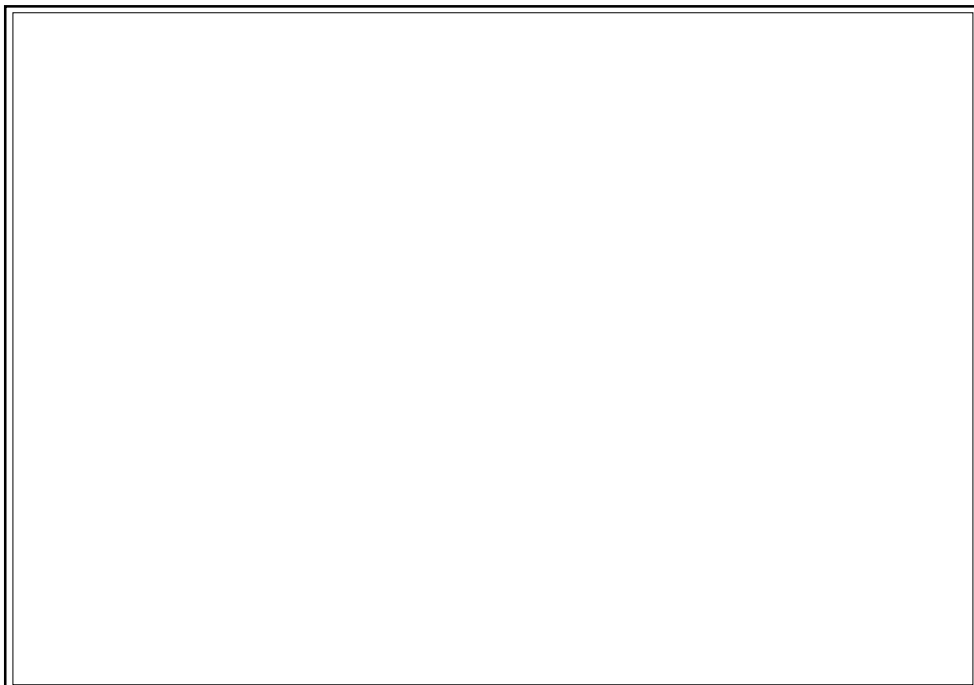
COMPARABLE SALE #4

704/812 McKinney Street
Farmersville, Texas 75442
Sale Date: 06/2021
Sale Price: \$ 404,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

PLAT MAP

Borrower: N/A

File No.: 2314L

Property Address: McKinney Road

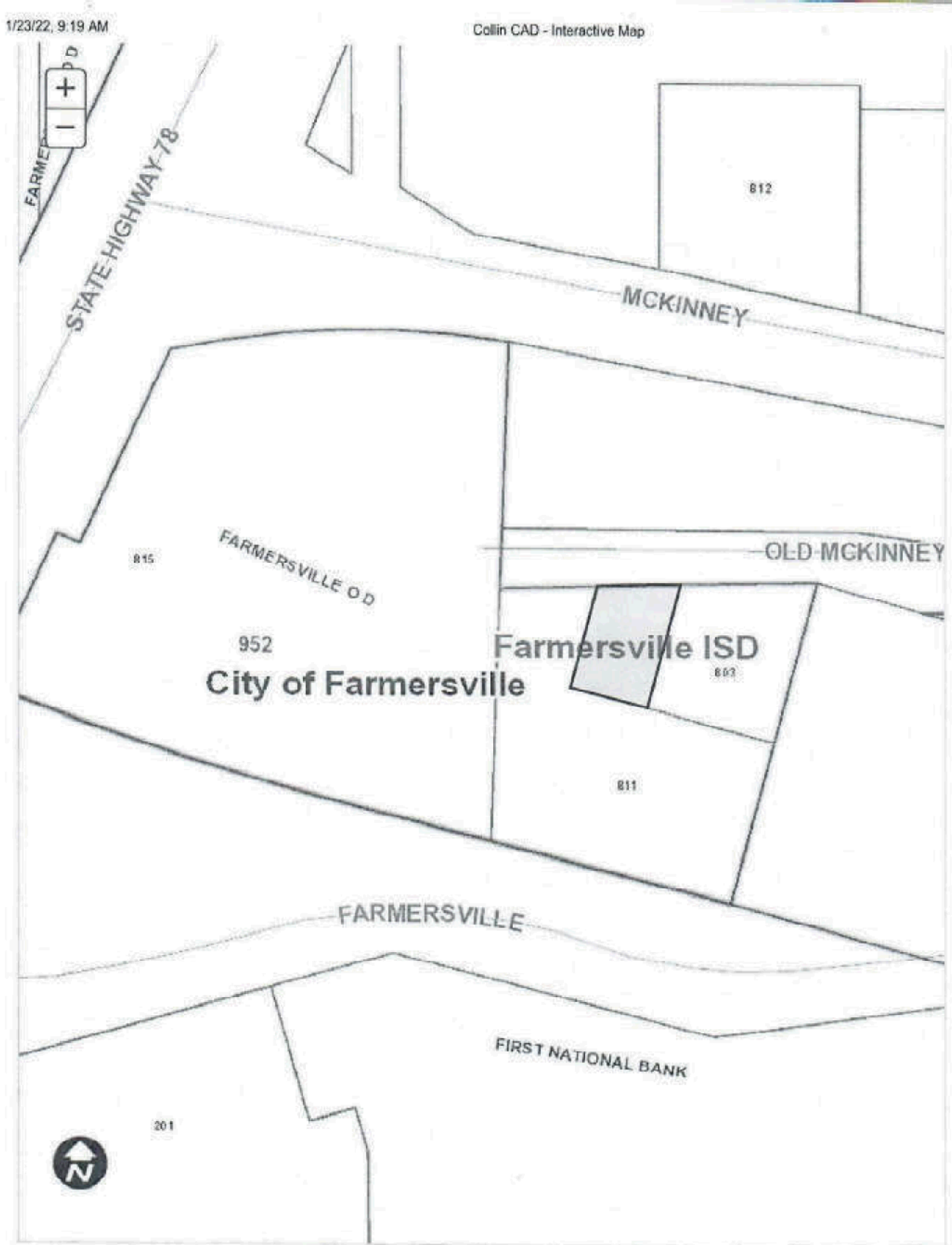
Case No.:

City: Farmersville

State: Tx

Zip: 75442-2554

Lender: 1st Quick Check Convenience Stores, Inc



If you'd prefer to use a standalone version of this map, please [click here](#).

<https://www.collincad.org/maps/gis?prop=1229619>

FLOOD MAP

Borrower: N/A	File No.: 2314L	
Property Address: McKinney Road	Case No.:	
City: Farmersville	State: Tx	Zip: 75442-2554
Lender: 1st Quick Check Convenience Stores, Inc		



FLOOD INFORMATION

Community: CITY OF FARMERSVILLE
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 48085C0340J
Panel: 48085C0340
Zone: X
Map Date: 06-02-2009
FIPS: 48085
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP

Borrower: N/A

File No.: 2314L

Property Address: McKinney Road

Case No.:

City: Farmersville

State: Tx

Zip: 75442-2554

Lender: 1st Quick Check Convenience Stores, Inc



Subject
McKinney Road
Farmersville, Tx 75442-2554

Studio T Dance & Acro

Google

Map data ©2022 Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey

LOCATION MAP

Borrower: N/A

File No.: 2314L

Property Address: McKinney Road

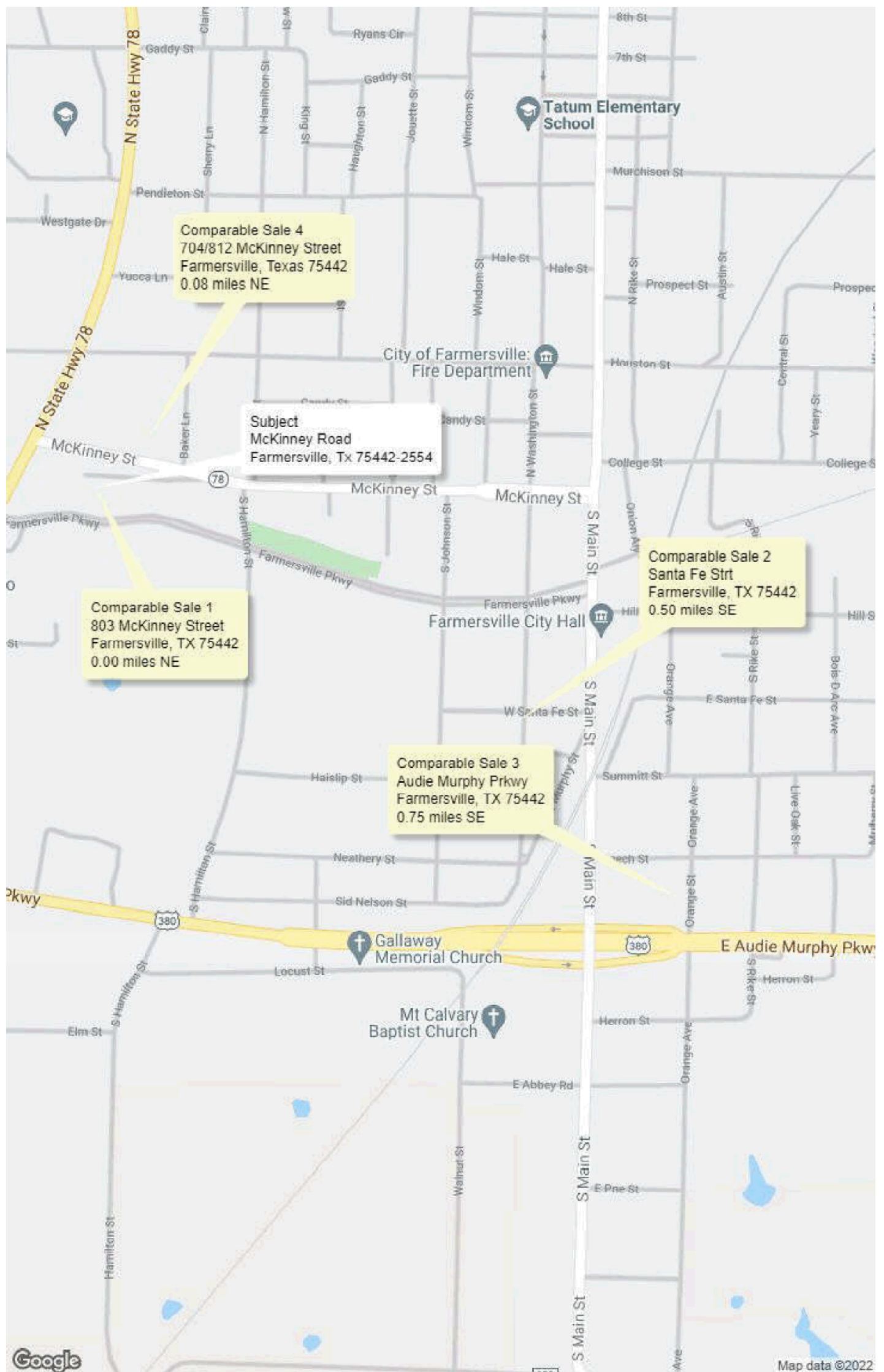
Case No.:

City: Farmersville

State: Tx

Zip: 75442-2554

Lender: 1st Quick Check Convenience Stores, Inc



Section 3 – Zoning Districts and Uses

3.13.3 **C – COMMERCIAL DISTRICT**

- 1) **Purpose**
The C district is primarily intended to provide a location for a broad range of commercial and service-related uses, such as contract construction, landscape contractors, plumbing shops paint and body shops and automotive repair services, and other similar commercial uses.
- 2) **Permitted Uses**
See Subsection 3.6 Schedule of Permitted Uses for a complete listing.
- 3) **Area, Yard and Bulk Requirements**

Description		Requirements
Minimum Lot Area		10,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	<i>Interior Lot</i>	None
	<i>Corner Lot</i>	20 feet
Minimum Rear Yard		None
Maximum Lot Coverage		40%
Maximum Height		Two stories, 40 feet

- 4) See Section 4 Development Standards for additional requirements and exceptions.

Borrower: N/A

File No.: 2314L

Property Address: McKinney Road

Case No.:

City: Farmersville

State: Tx

Zip: 75442-2554

Lender: 1st Quick Check Convenience Stores, Inc

LEGAL DESCRIPTION

BEING a tract of land situated in the W.B. Williams Survey, Abstract No. 952 of Collin County, Texas and being the same tract of land conveyed to Collin County as recorded in Volume 2460, Page 347 of the Deed Records of Collin County, Texas and said tract of land also being known as Lot 27B, Block H of the Old Donation to the City of Farmersville (unrecorded plat) and being more particularly described in metes and bounds as follows;

BEGINNING in the south Right-of-Way (ROW) of McKinney Street at a 5/8" iron rod found for the northwest corner of the herein described tract of land and said 5/8" iron rod found also being the northern most northeast corner of a called 0.392 acre tract of land conveyed to LFTF Investments, LLC as recorded in County Clerk No. 20200408000504900 of the Official Public Records of Collin County, Texas;

THENCE S 89°57'01" E with the south ROW of McKinney Street a distance of 60.00' to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner;

THENCE S 00°02'19" E a distance of 72.87' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner in the north line of called 0.392 acre tract of land;

THENCE N 75°41'58" W with the north line of called 0.392 acre tract of land a distance of 61.93' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner and said capped iron rod set being an ell corner for the called 0.392 acre tract of land;

THENCE N 00°02'19" W a distance of 57.63' to the POINT OF BEGINNING, containing 3,915 Square Feet or 0.090 acres of land.

Borrower: N/A

File No.: 2314L

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**Certified General
Real Estate Appraiser**

Appraiser: **William George Jacobs**

License #: **TX 1320809 G**

License Expires: **05/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


**Chelsea Buchholtz
Commissioner**