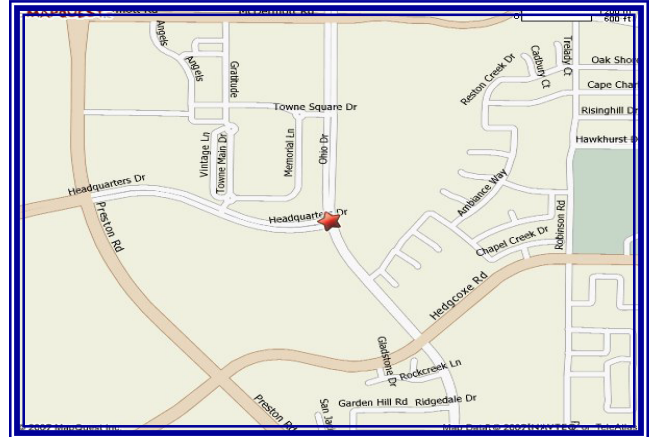


# \$18/SF

## Ohio Place Pad Site

### 4705 Razor

### Plano, Texas 75024



### General Information

**Price:** \$18/SF

**Utilities:** On Site

**Lot 4R-2:** 46,948 SF

**Zoned:** PD-20 (Mixed Use)

**Buildable Pad Site**



## AmeriStarRetail.com

7800 Preston Road #132  
 Plano, TX 75024  
 Phone: 972-618-1047  
 Fax: 972-421-1715

# AMERISTAR

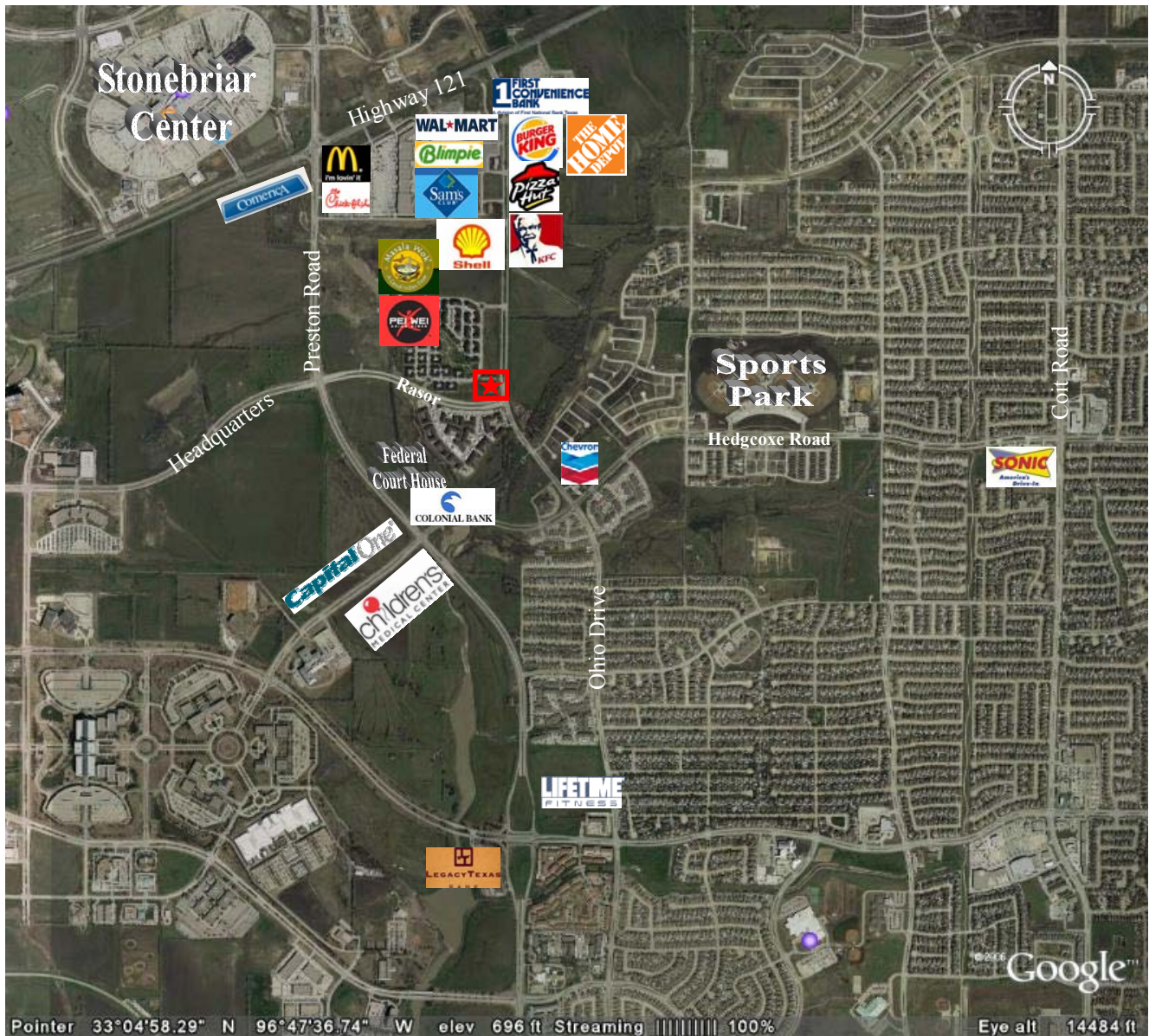
COMMERCIAL

**Chet Wilke— Broker**  
 Direct: 972-491-2438  
 VM: 972-733-9560  
 Chet@Cwilke.com

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.

# Ohio Place

Ohio Drive and Razor  
Plano, Texas 75024



**Location**  
**Zoning**

**NWC Ohio @ Headquarters**  
**(PD-20) Mixed Use (Office, Retail)**

**Utilities**

**All available to Site**

**Demographics**

**Population Estimate**

**Number of Households**

**Avg. H.H. Income**

**2009 Est. Population**

**1-mile**

**4,470**

**1,691**

**\$124,489**

**7,854**

**3-mile**

**60,031**

**21,534**

**\$119,333**

**100,109**

**5-mile**

**195,504**

**71,136**

**\$106,876**

**305,820**

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Plano, TX 75024  
Phone: 972-618-1047  
Fax: 972-421-1715  
www.AmeriStarCommercial.com

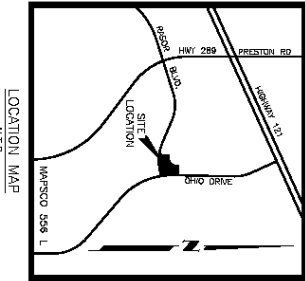


**Chet Wilke-Broker**  
Direct: 972-491-2438  
VM: 972-733-9560  
Fax: 972-690-7064  
Email: Chet@Wilke.net

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.

# Survey NWC Ohio Drive & Headquarters Plano, TX

VOTEX SURVEYING COMPANY    4548 Tuscany Drive    Plano, Texas 75093-7042    Ph. (972) 964-0858



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	214.00'	43.333°	182.07'	83.52'	N 89°13'21" E	196.43'
C2	214.00'	40°27'10"	174.00'	82.18'	N 87°23'50" E	166.32'
C3	1455.00'	0°27'10"	11.20'	5.72'	S 87°23'50" W	11.20'
C4	1455.00'	0°27'10"	224.63'	112.69'	S 87°23'50" W	224.70'
C5	30.00'	44°14'48"	23.55'	12.40'	S 87°23'50" E	23.70'
C6	30.00'	40°11'12"	21.75'	11.36'	N 87°23'50" E	21.90'
C7	20.00'	89°39'40"	32.00'	50.00'	N 87°23'50" E	28.90'
C8	214.00'	0°12'46"	12.00'	6.00'	N 48°27'00" E	12.00'
C9	214.00'	0°12'46"	12.00'	6.00'	N 48°27'00" E	12.00'
C10	214.00'	0°12'46"	12.00'	6.00'	N 48°27'00" E	12.00'
C11	214.00'	0°12'46"	12.00'	6.00'	N 48°27'00" E	12.00'
C12	214.00'	0°12'46"	12.00'	6.00'	N 48°27'00" E	12.00'
C13	20.00'	90°10'14"	32.00'	20.00'	S 87°23'50" E	28.90'
C14	20.00'	90°10'14"	32.00'	20.00'	S 87°23'50" E	28.90'
C15	1455.00'	0°27'10"	11.20'	5.72'	S 87°23'50" W	11.20'
C16	1455.00'	0°27'10"	11.20'	5.72'	S 87°23'50" W	11.20'
C17	18.00'	44°14'48"	14.20'	7.20'	S 87°23'50" W	13.82'
C18	214.00'	40°11'12"	190.07'	78.27'	N 87°23'50" E	187.01'

**LEGEND**  
 1/2" IR S: IRON ROD SET WITH YELLOW CAP STAMPED  
 1/2" IR F: REPLS. #4813" IRON ROD FOUND  
 X: FOUND IN CONCRETE  
 X: NOT FOUND IN CONCRETE

**BEARING SOURCE:**  
 BEARINGS ARE FROM THE MAIN LINE OF OHIO DRIVE (S 00°43'21" W) ACCORDING TO THE DEED RECORDED IN CABINET F PAGE 607 OF R.C.C.T.

**ALL SET P.F. ARE WITH PLASTIC CAPS STAMPED W/MEAS. HORN & ASSOC. SELLING A PORTION OF THIS ADDITION BY MEES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAWS AND BUILDING PERMITS AND WITHHOLDING OF UTILITIES AND N.T.S.**

LINE	DISTANCE	BEARING
L1	8.66'	N 89°13'21" E
L2	33.11'	N 87°23'50" E
L3	152.85'	N 87°23'50" E
L4	12.84'	N 40°53'59" E
L5	13.89'	S 42°55'57" E
L6	2.02'	N 49°03'59" E
L7	28.90'	N 87°23'50" E
L8	28.90'	N 87°23'50" E
L9	46.40'	N 87°23'50" E
L10	123.80'	N 87°23'50" E
L11	12.00'	S 87°23'50" W
L12	12.00'	S 87°23'50" W
L13	30.00'	S 87°23'50" W
L14	152.85'	S 87°23'50" W
L15	72.11'	S 87°23'50" W
L16	140.15'	S 87°23'50" W
L17	35.80'	S 87°23'50" W
L18	15.80'	N 87°23'50" E
L19	21.00'	N 87°23'50" E
L20	155.24'	N 87°23'50" E
L21	13.00'	N 04°48'13" E
L22	10.00'	S 89°11'50" E
L23	15.00'	N 10°28'00" W
L24	8.30'	S 77°14'54" W
L25	6.60'	S 79°13'51" W
L26	13.80'	N 10°27'54" E
L27	25.50'	N 79°13'51" E
L28	16.31'	S 10°27'54" E
L29	4.80'	S 37°03'34" E
L30	15.82'	N 79°13'51" E
L31	15.82'	N 79°13'51" E
L32	21.00'	N 10°27'54" E
L33	25.00'	N 79°13'51" E
L34	7.77'	S 10°27'54" E
L35	13.58'	S 27°19'24" E
L36	13.58'	S 27°19'24" E
L37	23.32'	S 79°13'51" W

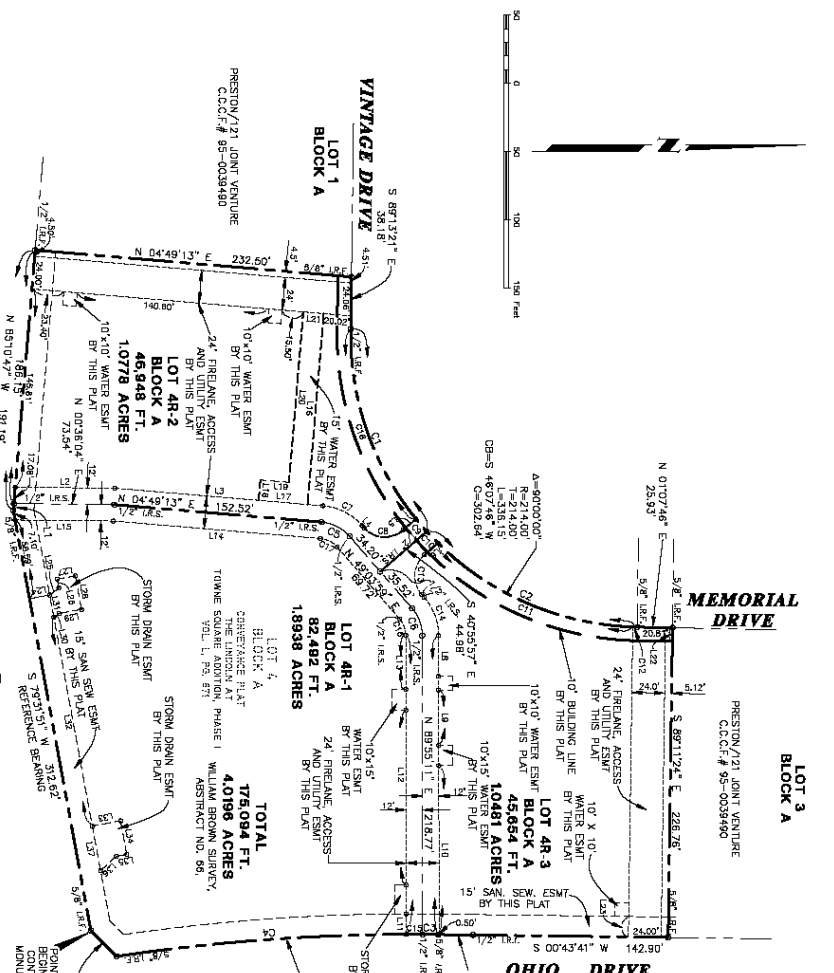
**STATE OF TEXAS:**  
 COUNTY OF DALLAS:  
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Healy Al-Azroos, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated and the act and deed of said company.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2007.

**Notary Public in and for Dallas County, Texas**  
 SURVEYOR'S CERTIFICATE  
 STATE OF TEXAS:  
 COUNTY OF COLLIN:  
 I, Dennis D. Vole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a deed on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Plano, Texas.

**Dennis D. Vole**  
 Registered Professional Land Surveyor No. 4813  
 PLANNING & ZONING DEPARTMENT  
 PREPARED FOR: 2007 FOR REBELL PURPOSES ONLY  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

**STATE OF TEXAS:**  
 COUNTY OF COLLIN:  
 BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.  
 GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2007.

**Notary Public in and for the State of Texas**



**CERTIFICATE OF APPROVAL**  
 APPROVED, this \_\_\_\_ day of \_\_\_\_\_, 2007, by the Planning and Zoning Commission,  
 City of Plano, Texas

**CHAIRMAN, PLANNING & ZONING COMMISSION**

**STATE OF TEXAS**  
 COUNTY OF COLLIN )  
 BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for purposes and consideration therein expressed.  
 GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2007.

**Notary Public in and for the State of Texas**

**SECRETARY, PLANNING & ZONING OR CITY ENGINEER**  
 STATE OF TEXAS )  
 COUNTY OF COLLIN )  
 BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for purposes and consideration therein expressed.  
 GIVEN under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2007.

**Notary Public in and for the State of Texas**