

33°33'02.0"N 96°32'12.9"W



LAND-STAR

999 HALL ROAD SHERMAN 75090

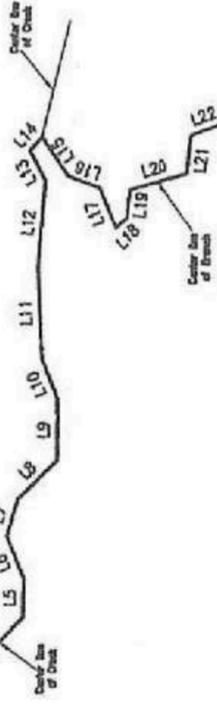
LAND-STAR REAL ESTATE LLC

SURVEY

10 Pg.562 D.R.

Phyllis Anne Uphill Armstrong
21 April 2015 (22.519 Ac)
Vol. 5618 Pg.05 D.R.

Little Cedar Creek



Stewart Title Commitment # J16487

106. Choctaw Watershed Water Control District, Vol. 680 Pg. 115, Vol.2063 Pg.703 & Vol.2075 Pg.661 D.R., Affects this tract.

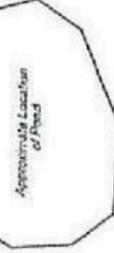
Thomas Granate II et ux,
Ashley Granata
01 July 2019 (65.946 Ac)
2019-21055 D.R.

Deborah Hall Johnson
Linda Marie Hall Williams
Leslie Edward Hall
James Lee Hall
18 April 2016
Vol. 5790 Pg.496 D.R.
(84.0181 Acres)

R.M. Williamson Survey Abst.No.1300

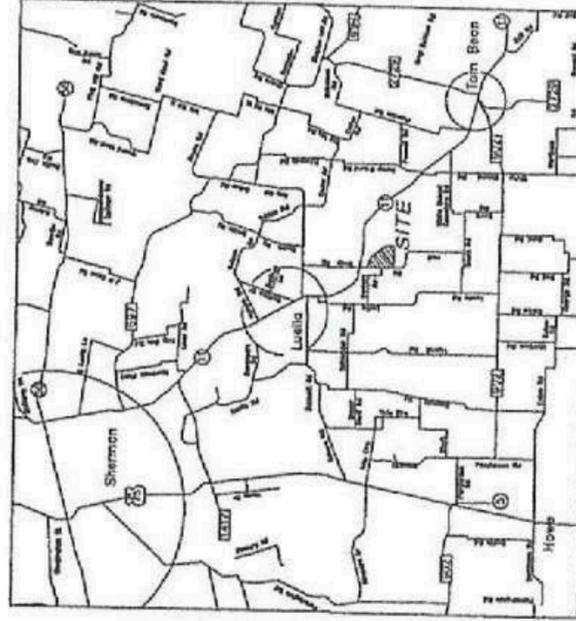
3519064.3 Sq.Ft.
80.787 Acres

TRACT -1
999 HALL RD SHERMAN
33.550570, -96.537103



S 65°41'16" W 2283.10' (2378.12')

Patricia Allen Rush
08 April 2002
Vol. 3249 Pg.618 D.R.
(75.92 Ac.)



Location Map

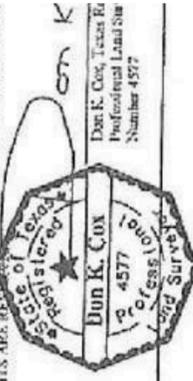
Carr Branch

L15	S	85°08'15"	W	16
L16	S	16°22'43"	W	14
L17	S	67°36'32"	W	16
L18	S	43°58'29"	E	12
L19	S	81°48'58"	E	11
L20	S	15°20'46"	E	8
L21	S	83°14'47"	E	5
L22	S	20°54'08"	E	5
L23	S	26°34'09"	E	5
L24	S	27°05'55"	E	5
L25	S	89°00'33"	E	5
L26	N	89°00'33"	E	5
L27	N	89°00'33"	E	5
L28	S	23°35'59"	E	6
L29	S	43°15'09"	W	14
L30	S	33°49'18"	E	7
L31	S	77°14'21"	E	6
L32	S	18°16'59"	E	7
L33	S	57°41'01"	E	11
L34	S	29°28'18"	W	16
L35	S	03°37'43"	E	10
L36	S	80°03'49"	E	10
L37	S	18°03'22"	E	7
L38	S	06°36'28"	W	14
L39	S	18°30'27"	W	11
L40	S	61°33'08"	E	13
L41	S	25°22'28"	E	17
L42	S	73°11'27"	E	17
L43	S	19°59'59"	W	10
L44	S	48°41'48"	E	16
L45	N	83°06'09"	E	14
L46	S	14°13'31"	W	16
L47	N	85°34'53"	E	17
L48	S	04°08'48"	E	17
L49	S	89°02'54"	E	19
L50	S	87°18'15"	W	15
L51	S	79°53'55"	E	17
L52	S	27°53'49"	W	10
L53	N	81°34'07"	E	17
L54	S	19°20'29"	W	19
L55	S	36°04'08"	E	14
L56	S	15°18'28"	W	27
L57	S	33°51'36"	E	18
L58	S	82°27'54"	W	19
L59	S	07°26'30"	W	23
L60	S	85°13'29"	E	14
L61	S	34°42'42"	E	11
L62	S	34°42'42"	E	11

The undesignated does hereby state to Fallon Farms that a survey was made on the ground, dated 16 April 2020 legally described herein or in attached field notes and is correct; except as shown on the plat herein, the discrepancies, omissions, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights which I have been informed, that the quantity of land therein has been accurately calculated, that valid property is from a public roadway, and, that the plat herein is a true, correct and accurate representation of the property described.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statement does not extend to any unnamed person or persons (including the surveyor naming said person). This statement for the transaction as stated herein, this Plat or Map is the Property of Fallon Farms and Cox Land Surveying Corp. It is used in any other Transactions, and the COPY RIGHTS, ARE RESERVED.

23 April 2020



COX LAND SURVEYING (C)
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-428-6125 FAX 903-429-8971 E-mail: CLS0101@coxland.com
Gainesville 940-612-LAND Danton 940-381-5070 McKinney 456

80.787 Acres in the
R.M. Williamson Survey Abst.No.1300
County of Grayson
State of Texas

Drawn by: DKC
Check by: DKC

Job No.
20-13009
Firm # 10005009

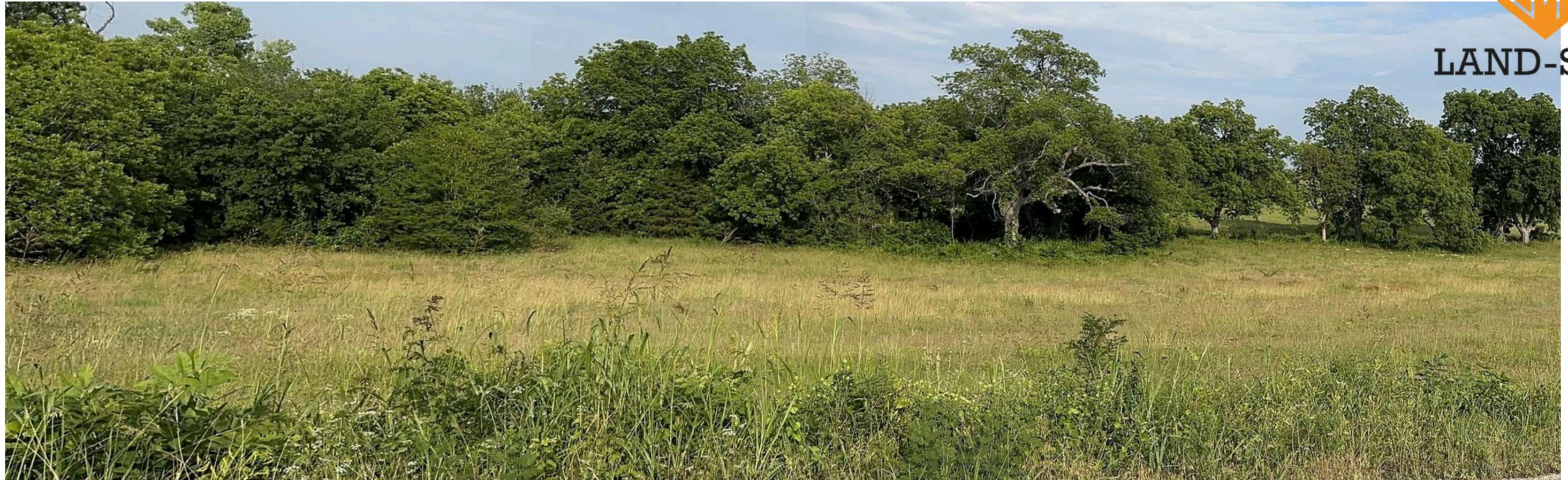


LAND-STAR

33.550570, -96.537103



LAND-STAR



	ADDRESS	999 HALL ROAD SHERMAN 75090
	INTERSECTION	TEXAS 11 ROAD FRONTAGE
	SCHOOL DISTRICT	TOM BEAN ISD
	SITE AREA ACREAGE	80.787 Acres
	SITE AREA SFT	3,519,082

	COUNTY / CITY / STATE	HALL ROAD/SHERMAN/ TEXAS
	CURRENT ZONING	-
	CURRENT USE	RAW LAND
	POTENTIAL USES	Residential/ Commercial
	LEGAL DESCRIPTION	G-1300 WILLIAMSON R M A-G1300, ACRES 80.787

LAND-STAR REAL ESTATE LLC

GALLERY



LAND-STAR



LAND-STAR REAL ESTATE LLC



LAND-STAR

DETAILS & DRIVE TIME

Sherman is a city in and the county seat of Grayson County, Texas, United States. The city's population in 2020 was 43,645. It is one of the two principal cities in the Sherman–Denison metropolitan statistical area and is the largest city in the Texoma region of North Texas and southern Oklahoma.

DRIVE TIME

MANUTA MULTI-USE PROJECT

16.1 MILE

SHERMAN ENTERTAINMENT DISTRICT

8.6 MILE

TI SHERRMAN

7.6 MILE

HISTORIC POPULATION

Censes	Population	%
2000	35,082	11.0%
2010	38,521	9.8%
2020	43,645	13.3%

Sherman is served by two U.S. Highways: US 75 (Sam Rayburn Freeway) and US 82. (The latter is locally designated as the Buck Owens Freeway after the famous musician who was born in Sherman.) It is also served by three Texas State Highways, which extend beyond Grayson County: State Highway 11, State Highway 56, and State Highway 91 (Texoma Parkway), one of the main commercial strips that connects Sherman and Denison, and also extends to Lake Texoma.

MAJOR HIGHWAYS

U.S. Highway 75 Oklahoma to Dallas

U.S. Highway 82 east-west: Georgia to New Mexico

SH 56 east-west: Honey Grove to Whitesboro

SH 91 north-south: Achille, Oklahoma to Sherman

SH 11 east-west: Linden to Sherman

FM 1417 north-south: Denison to Sherman

FM 691 east-west: Sherman to North Texas Regional Airport

FM 131 north-south: Denison to Sherman

FM 697 east-west: Whitewright to Sherman



VENKAT(VICTOR)GOTTIPATI

Ph: (214) 455 7623

Email: venkat@land-star.us

Mailing Address : 5 Cowboys Way, Ste # 300,

Frisco, TX 75034



LAND-STAR



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.

11-2-2015



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.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
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