

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a retracement survey of a called 0.206 acre tract of land described in the deed to Platinum Property Holdings, LLC, recorded in Document No. 2024—1456, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southerly corner of said 0.206 acre tract, common to the southern—most southeast corner of a called 6.817 acre tract of land described in the deed to Gary Norman Steyn, recorded in Document No. 2022-21830, said Real Property Records, and on the northwesterly right-of-way line of

Thence North 54°16'47" West, with the southwesterly line of said 0.206 acre tract, and on the northeasterly line of said 6.817 acre tract, a distance of 150.28 feet to a 1/2" steel rod found for the westerly corner of said 0.206 acre tract, common to the westerly—most southwest corner of a called 1.004 acre tract of land described in the deed to Chapman, Inc., recorded in Volume 1727, Page 351, Deed Records, Grayson County, Texas;

Thence North 40°26'10" East, with the northwesterly line of said 0.206 acre tract, and with the southwesterly line of said 1.004 acre tract, a distance of 60.04 feet to a 1/2" steel rod found for the northerly corner of said 0.206 acre tract;

Thence South 54°16'47" East, with the northeasterly line of said 0.206 acre tract, and with the southwesterly line of said 1.004 acre tract, a distance of 150.28 feet to the easterly corner of said 0.206 acre tract, common to the southerly most southwest corner of said 1.004 acre tract, and on the northwesterly right—of—way line of aforesaid Texoma Parkway, and from which a 1" pipe bears North 29°18" East, a distance of 0.4 feet;

Thence South 40°26'10" West, with the southeasterly line of said 0.206 acre tract, and with the northwesterly right—of—way line of said Texoma Parkway, a distance of 60.04 feet to the Point of Beginning and containing 0.206 acres (8,992 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ROI HQ ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the ______day of _______, 2025, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ______ , 2025.

Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of ____, 2025, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

City Engineer

City of Sherman Attest:

OWNER'S CERTIFICATE OF DEDICATION

THAT PLATINUM PROPERTY HOLDINGS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as ROI HQ ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.206 acres situated in and being a portion of the J.B. MCANAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman,

WITNESS.	my	hand	at	Grayson	County.	Texas.	this	day of _	
2025.				•	,	Ť		_	

ALEC HILLIARD, MANAGER PLATINUM PROPERTY HOLDINGS

STATE OF TEXAS COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, ALEC HILLIARD known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___day of ______, 2025.

Notary Public in and for the State of Texas Commission Expires:

AVIGATION RELEASE

THE STATE OF TEXAS COUNTY OF GRAYSON

WHEREAS, PLATINUM PROPERTY HOLDINGS, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ROI HQ ADDITION, an addition to the City of Sherman, Grayson County,

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and the particles and all other offices that may be caused by the constitute of the constitu lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at ROI HQ ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Graysor

EXECUTED	THIS	DAY	OF,	202

BY: PLATINUM PROPERTY HOLDINGS, LLC

FINAL PLAT ROI HQ ADDITION

Being a part of the J.B. McAnair Survey, Abstract Number 763 Being in the City of Sherman, Grayson County, Texas. Containing 0.206 acres of land

09-17-2024

DENISON, TEXAS

ALEC HILLIARD, MANAGER