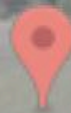


33°33'02.0"N 96°32'12.9"W



LAND-STAR

999 HALL ROAD SHERMAN 75090

LAND-STAR REAL ESTATE LLC

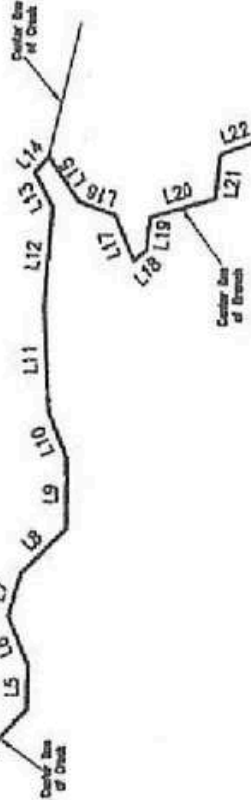
SURVEY

10 Pg.562 D.R.

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

Little Cedar Creek

Hall Road
N 01°33'20" E
1025.69



Stewart Title Commitment # J16487
101. 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

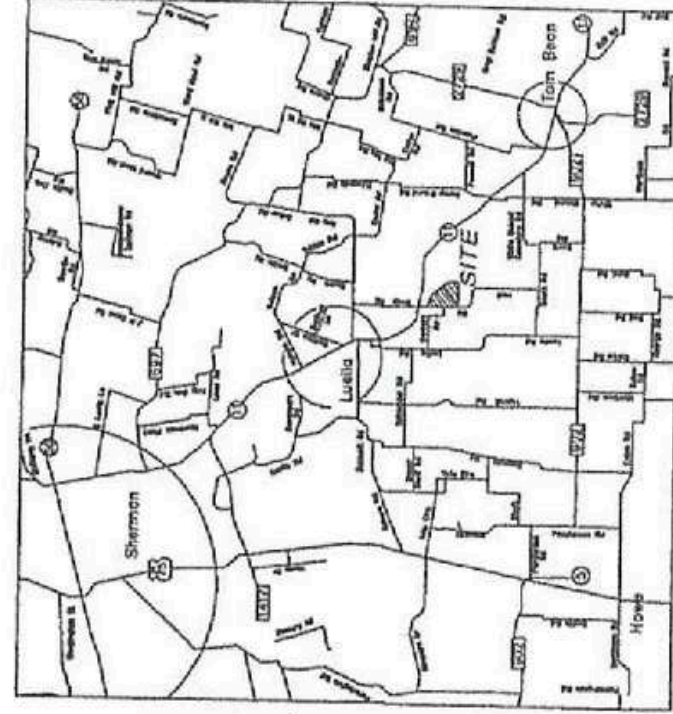
3519064.3 Sq.Ft.
80.787 Acres

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

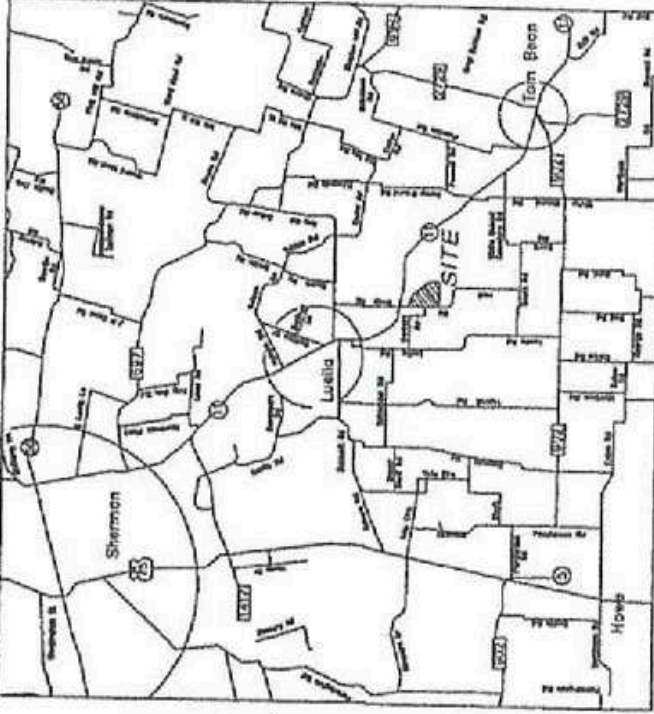
Carr Brai

L15	S	85°08'15"	W	16
L16	S	16°02'43"	W	14
L17	S	67°36'52"	W	16
L18	S	43°58'29"	E	22
L19	S	61°48'58"	E	9
L20	S	16°20'46"	E	6
L21	S	83°14'47"	E	35
L22	S	20°54'08"	E	15
L23	S	27°05'53"	E	9
L24	S	26°34'08"	E	9
L25	S	89°00'52"	E	25
L26	N	86°08'02"	E	16
L27	S	23°35'59"	E	16
L28	S	43°15'09"	W	194
L29	S	62°30'10"	E	10
L30	S	33°49'18"	E	76
L31	S	77°14'21"	E	76
L32	S	10°18'56"	E	12
L33	S	57°41'01"	E	18
L34	S	29°28'18"	W	165
L35	S	03°37'43"	E	168
L36	S	80°03'59"	E	110
L37	S	10°03'22"	E	72
L38	S	06°36'28"	W	156
L39	S	18°50'27"	W	111
L40	S	61°33'06"	E	153
L41	S	25°22'28"	E	167
L42	S	23°11'27"	E	167
L43	S	19°59'59"	W	100
L44	S	48°41'48"	E	162
L45	N	83°06'09"	E	143
L46	S	14°13'31"	W	160
L47	N	85°34'50"	E	174
L48	S	04°08'48"	E	187
L49	S	69°02'54"	E	159
L50	S	20°18'15"	W	175
L51	S	70°53'55"	E	87
L52	S	27°53'49"	W	150
L53	N	20°31'02"	W	51
L54	N	81°34'07"	E	57
L55	S	10°20'29"	W	99
L56	S	36°04'06"	E	145
L57	S	15°18'28"	W	27
L58	S	33°51'36"	E	88
L59	S	52°27'54"	W	139
L60	S	02°26'30"	W	23
L61	S	65°13'29"	E	134
L62	S	34°42'42"	E	1120

The undersigned does hereby state to Fallow 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, that 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 said 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 and does not extend to any unnamed person evident on express reciting by the surveyor naming said person. This statement for the transaction as dated hereon, 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 903-429-6125 FAX 903-429-8971 E-mail: CLS101@coxland.com
Gainesville 940-612-LAND Danton 940-381-5070 McKinney 458

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. 20-130009
Firm # 10005009




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**

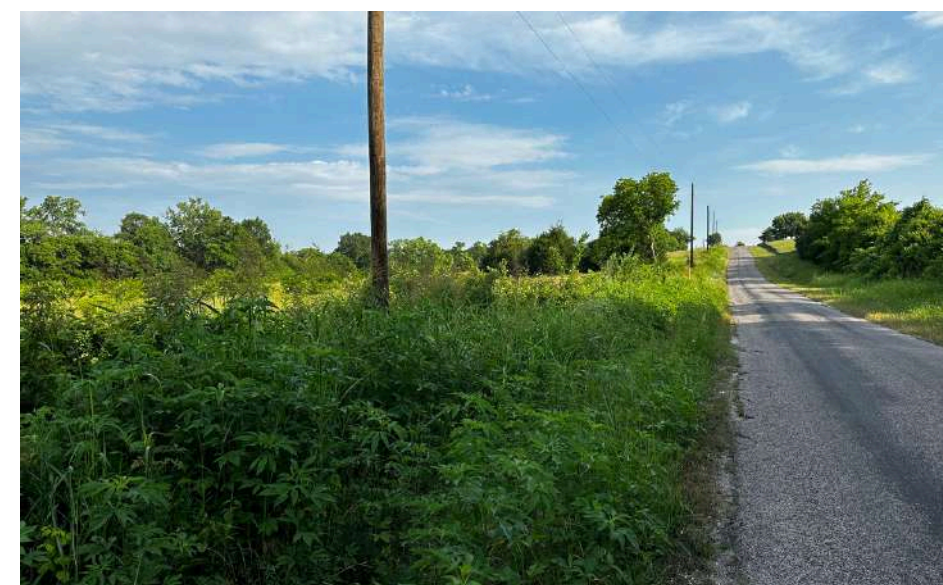
 **LEGAL DESCRIPTION** **G-1300 WILLIAMSON R M A-G1300, ACRES
80.787**

LAND-STAR REAL ESTATE LLC

GALLERY



LAND-STAR



LAND-STAR REAL ESTATE LLC



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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



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