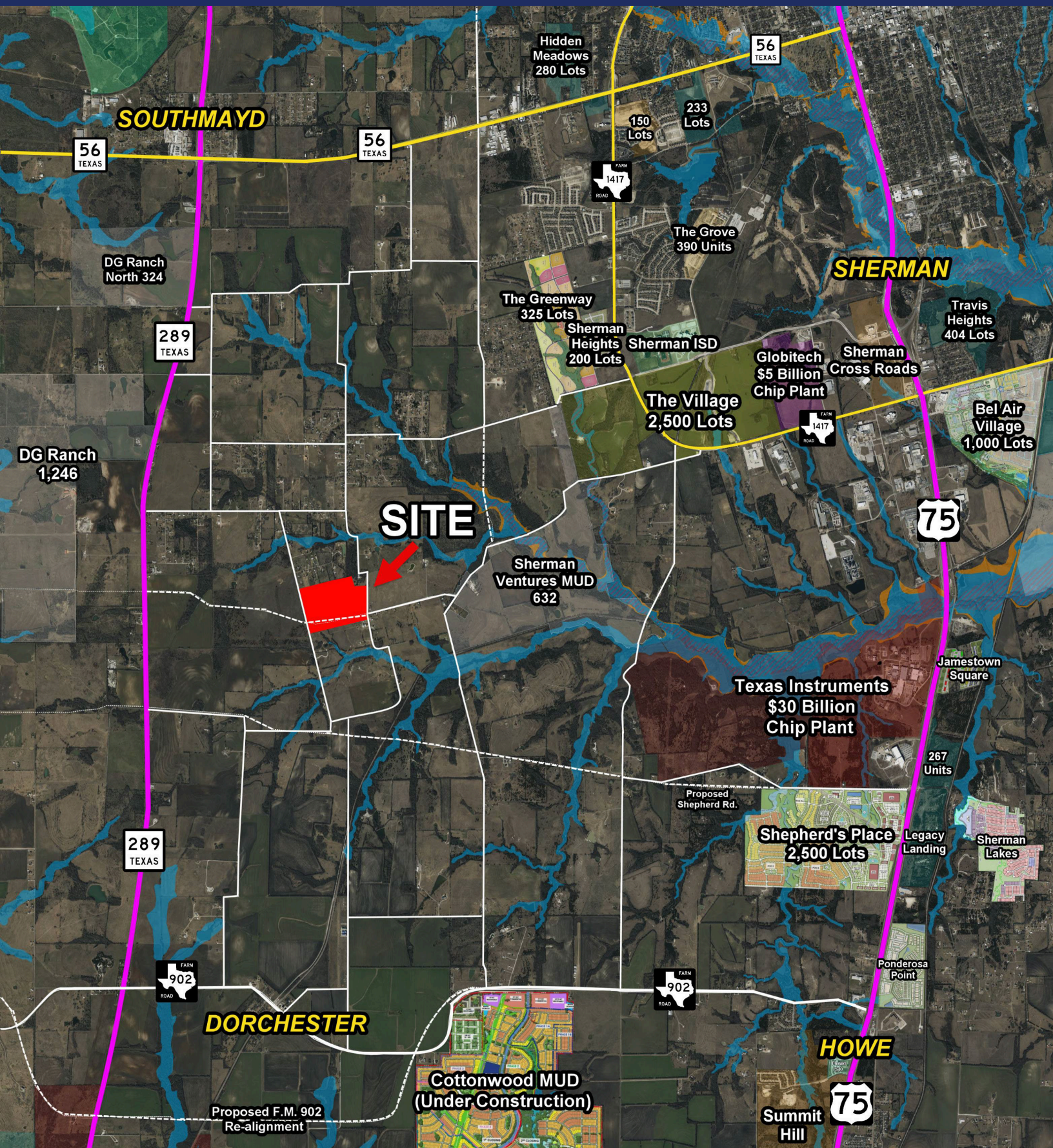


SHERMAN E.T.J., TX +/-97.3 ACRES ALONG ROCKPORT RD. & LAUGHLIN RD.



+/-97.3 ACRES FOR SALE | Grayson County, TX

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BOBBY KEARNS 214.897.7333 • bobby@thornberryland.com



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PROPERTY DESCRIPTION

- Agriculturally-exempt tract with frontage along two roads
- Outside the city limits and in the E.T.J. of Sherman, TX
- Situated in-between the S.H. 289 & U.S. 75 growth corridor
- +/-3.5 miles west of the new \$30 Billion Texas Instruments Semiconductor Plant
- +/-2.5 miles west of the newly built Sherman High School
- Free and clear of floodplain

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SURVEY

FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

- NOTES:**
1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.

LINETYPE LEGEND

PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJACENT LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---
SURVEY LINES	---

LEGEND

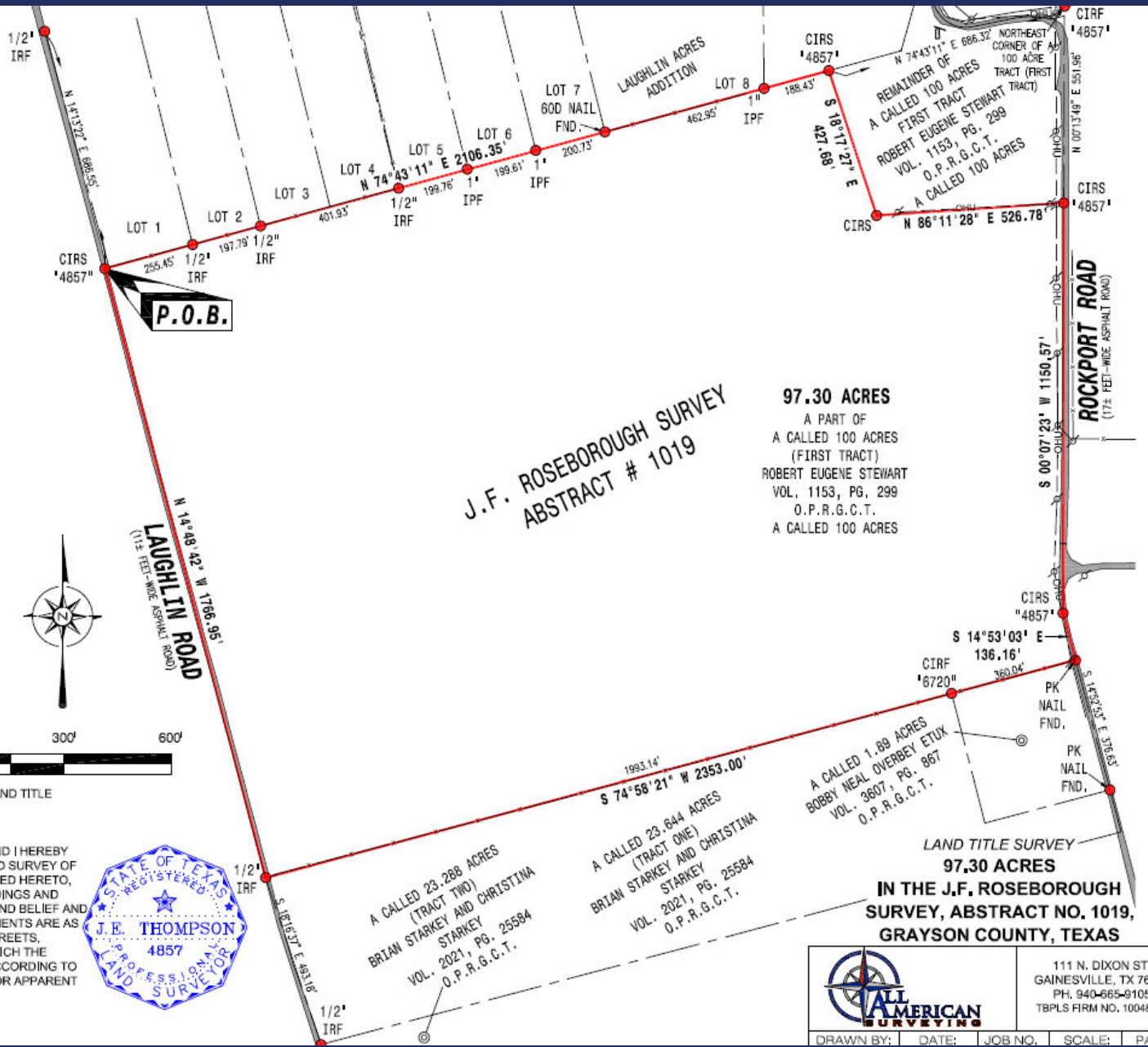
●	PROPERTY CORNER	CIRF	CAPPED IRON ROD FOUND
⊕	BENCHMARK	IRF	IRON ROD FOUND
Ⓜ	TELEPHONE/UTILITY RISER (TR/UR)	CIRS	CAPPED IRON ROD SET
Ⓜ	BURIED CABLE MARKER (BCM)	MFCP	METAL FENCE CORNER POST
Ⓜ	TELEPHONE MANHOLE (TMH)	WFCP	WOOD FENCE CORNER POST
Ⓜ	POWER/UTILITY POLE (PP/UP)	()	PLAT/DEED CALLS
Ⓜ	LIGHT POLE (LP)	POB	POINT OF BEGINNING
Ⓜ	GUY WIRE (GUW)	R.O.W.	RIGHT-OF-WAY
Ⓜ	ELECTRIC VAULT (EVT)	---	CONCRETE SURFACE
Ⓜ	ELECTRIC TRANSFORMER (TRAN)	---	ASPHALT SURFACE
Ⓜ	WATER METER (WM)	---	GRAVEL SURFACE
Ⓜ	WATER VALVE (WV)		



CERTIFY TO: CHANDRA SEKHAR CHINTALA; SHIRLEY DEE STEWART; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #5185120-CW-TX-CP-LAZ AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 08/04/2023 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. Thompson



ALL AMERICAN SURVEYING

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY: DATE: JOB NO. SCALE: PAGE:

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TOPOGRAPHY & FLOODPLAIN MAP



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**FUTURE
THOROUGHFARE PLAN**



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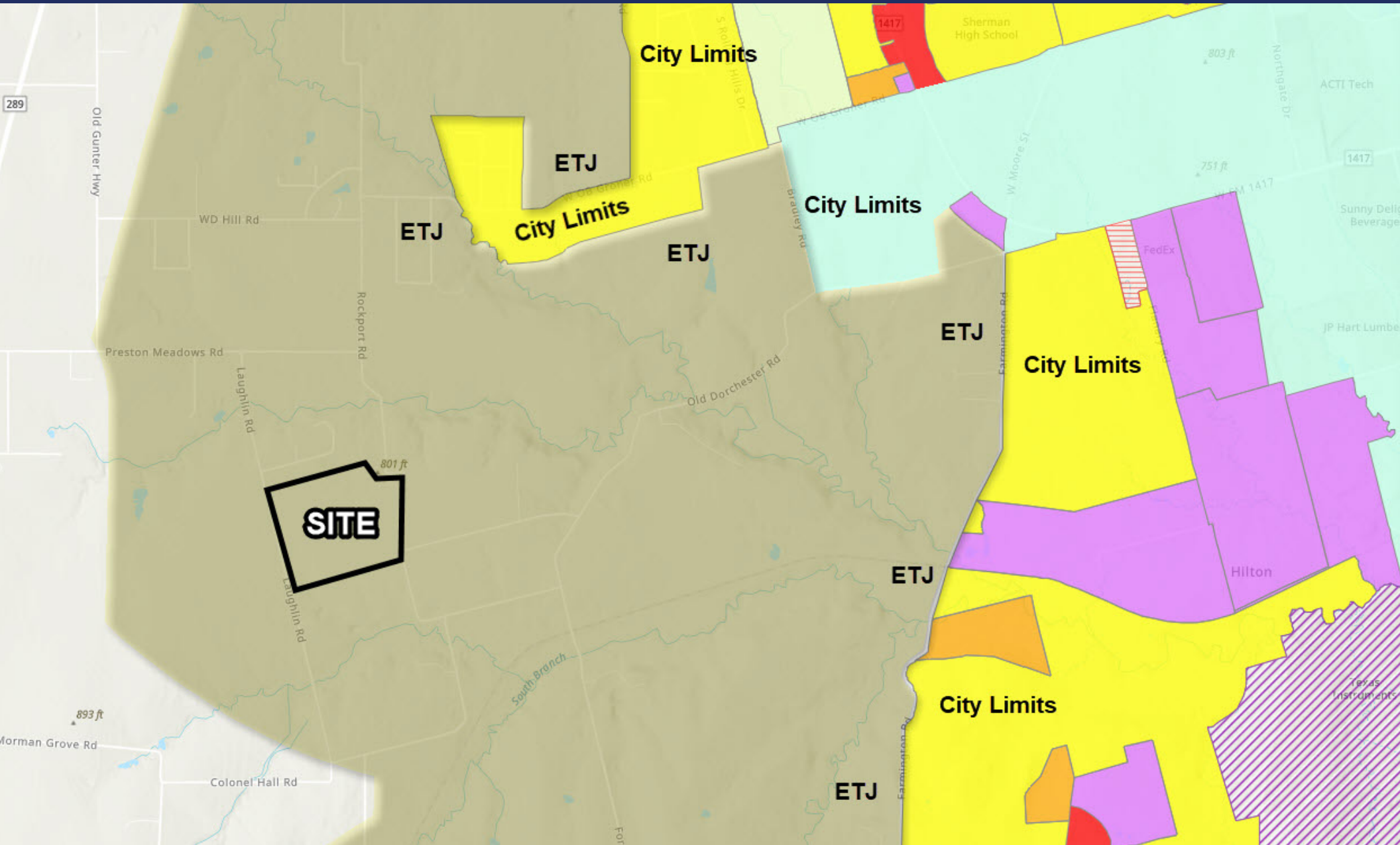
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**CITY LIMITS
& ETJ MAP**



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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.

Thornberry Land Company, LLC	9014904		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant Brodeur	0514486	grant@thornberryland.com	817-680-7171
Designated Broker of Firm	License No.	Email	Phone
Bobby Kearns	0712210	bobby@thornberryland.com	214-897-7333
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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