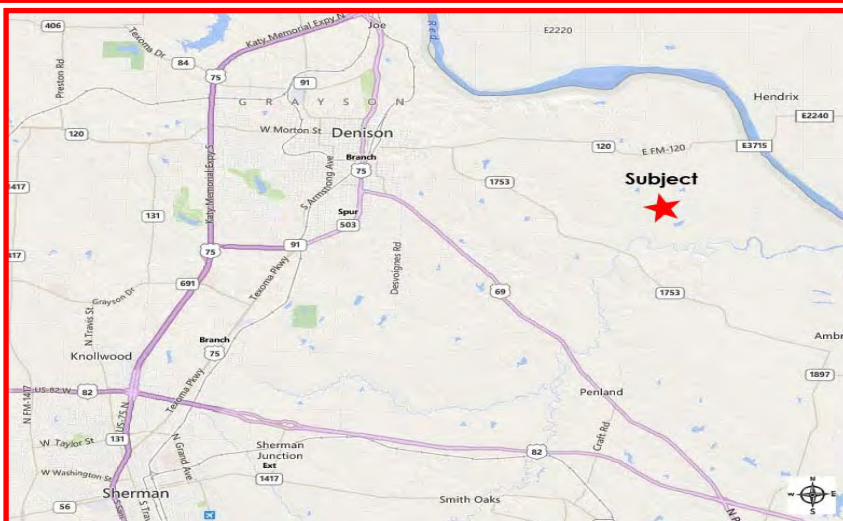


34.53 Acres
1184 Oak Ridge Rd
Denison, Texas, 75021



Gorgeous 34 acres with towering oaks, pecan trees, and green pastures with sandy loam soil make this property ideal for horses or cattle. Perfect place to build your dream home since utilities are on the property! Short distance to downtown area and within Denison ISD.

\$170,000



McKissick & Associates

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972-562-9090
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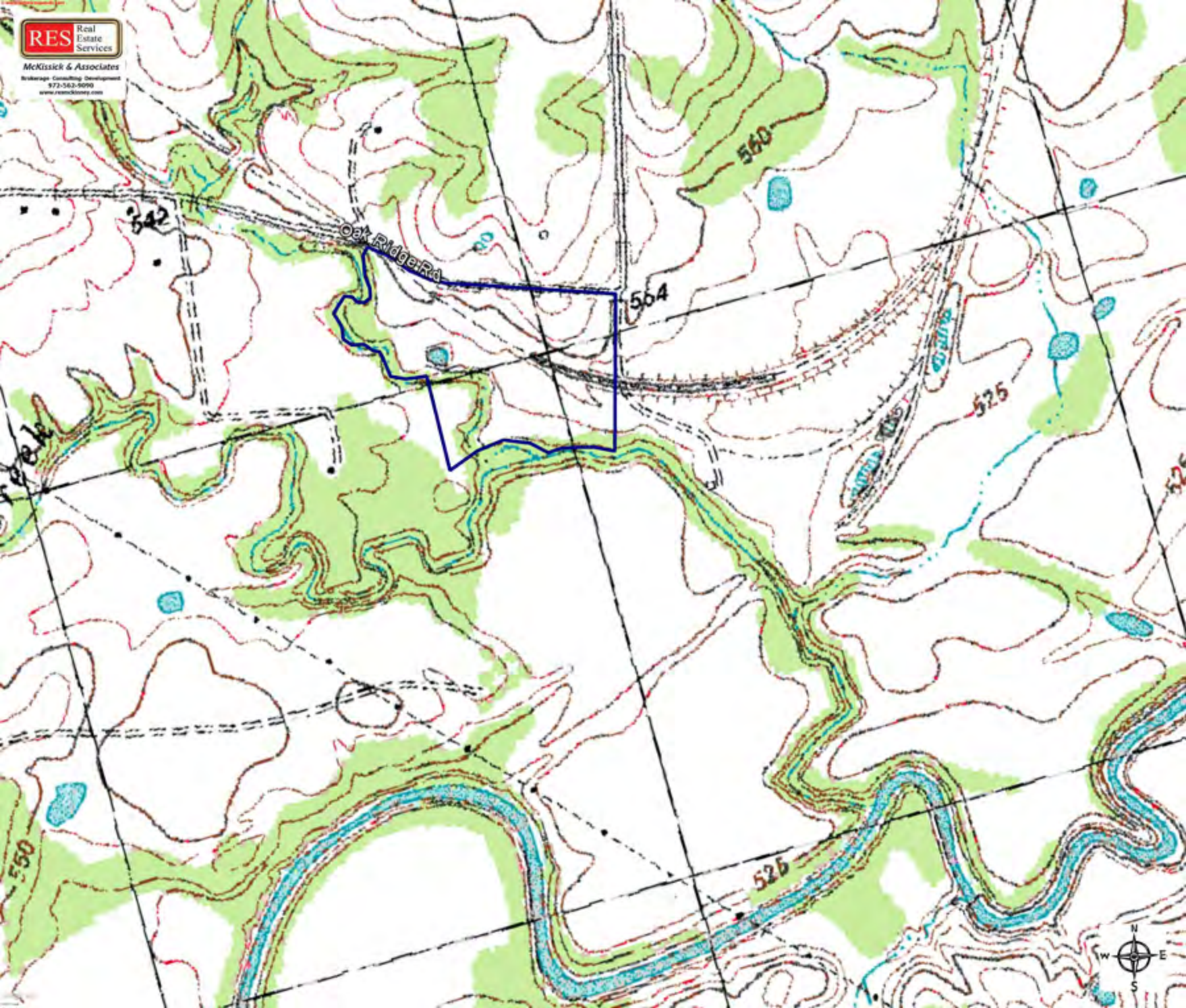
1515 Heritage Dr. Suite 209
McKinney, TX 75069
972-562-9090 - Office
972-658-8326 - Cell
amy@rescmckinney.com
www.resmckinney.com

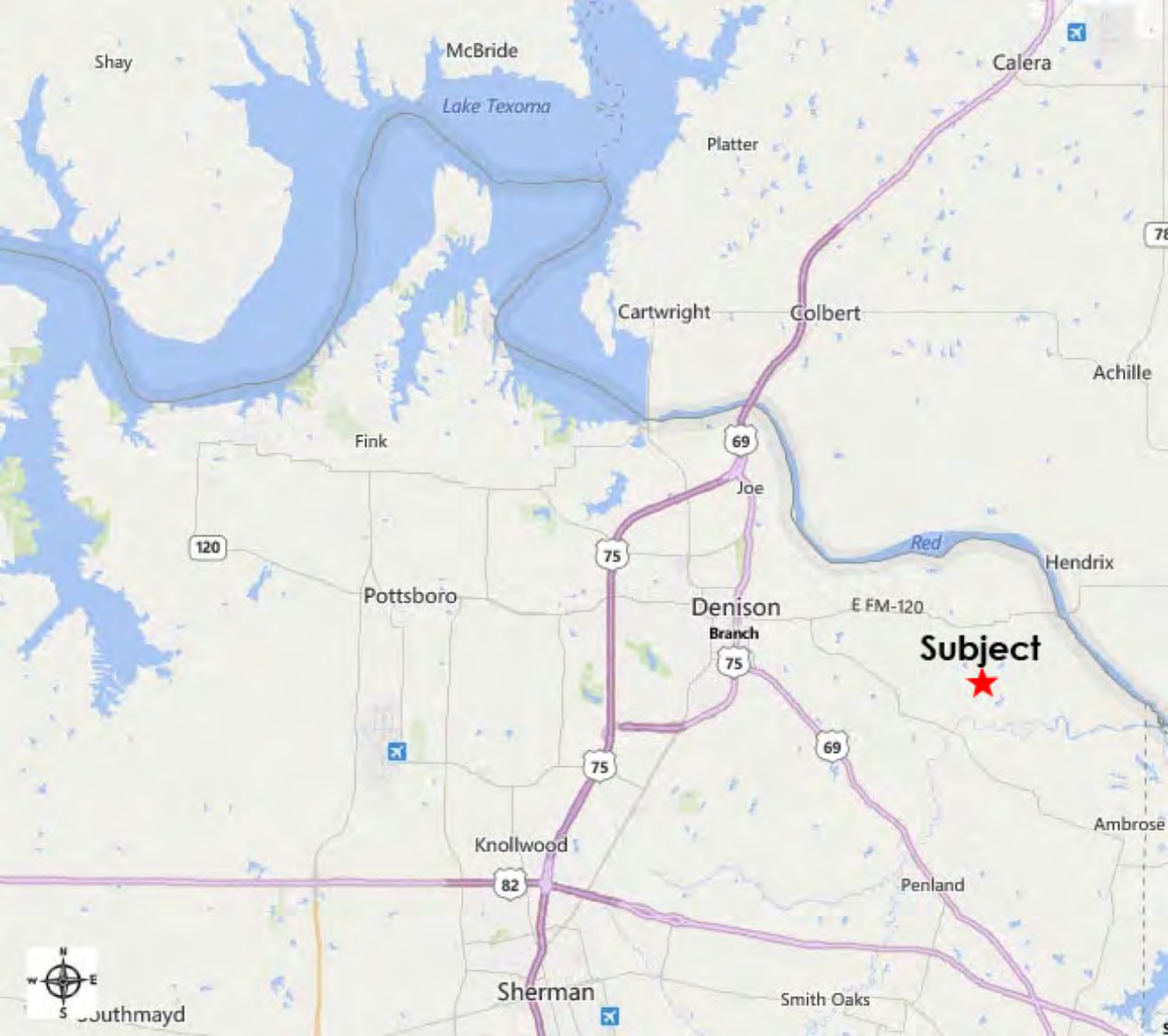
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Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.











Shay

McBride

Lake Texoma

Platter

Calera

Cartwright

Colbert

Achille

Fink

120

75

69

Joe

Red

Hendrix

Pottsboro

E FM-120

Denison

Branch

Subject



69

75

Knollwood

82

Penland

Ambrose

Sherman

Smith Oaks



Southmayd

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LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Richard R. McIntyre Survey, Abstract No. 787, and being a part of the 588.25 acre tract of land conveyed by Marie E. Clayton to Ronald J. Terry and Deborah S. Terry, Co-trustees by deed dated June 11, 2003, recorded in Volume 3471, Page 799, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said Clayton tract in the centerline of an East-West public road locally known as Oak Ridge Road;

Thence South 41°08'37" East with said centerline of Oak Ridge Road and a North line of the said Terry tract a distance of 494.66 feet to a 1/2" steel rod found at an angle point;

Thence South 73°04'29" East continuing with said centerline and North line a distance of 650.26 feet to a 1/2" steel rod found at an angle point;

Thence South 68°29'35" East continuing with said centerline and North line a distance of 416.61 feet to a 1/2" steel rod set for the Northeast corner of the herein described tract in the Southern edge of said road at its beginning transition curve to the North;

Thence South 14°05'04" West, passing a 1/2" steel rod set at 20 feet and continuing, passing a 1/2" steel rod set on the North side of Smith Creek at 878.67 feet and continuing for a total distance of 978.67 feet to the Southeast corner of the herein described tract in the center of said creek;

Thence in a Westerly direction with said center of Smith Creek the following calls and distances:

North 65°17'13" West, a distance of 183.45 feet;
North 74°59'18" West, a distance of 125.76 feet;
South 89°59'51" West, a distance of 133.29 feet;
South 87°40'14" West, a distance of 97.21 feet;
North 76°25'39" West, a distance of 140.26 feet;
South 83°41'17" West, a distance of 132.66 feet;
South 58°03'57" West, a distance of 63.50 feet;
South 06°42'49" East, a distance of 105.04 feet;
South 55°22'56" West, a distance of 197.87 feet to

the most Southerly Southwest corner of the herein described tract at the point of intersection of said creek with the West line of the said Terry tract;

Thence North 00°24'19" East with said West line, exiting said Smith Creek and continuing along a fence for a total distance of 97.45 feet to a wooden post at an angle point;

Thence North 00°39'23" East continuing with said West line and general course of said fence, at a distance of 757.4 feet passing a metal post on the South side of Boon's Branch and continuing for a total distance of 784.03 feet to an inside "L" corner in the centerline of said Boon's Branch;

Thence in a Westerly and Northerly direction with said centerline of Boon's Branch along the West line of the said Terry tract the following calls and distances:

North 79°18'25" West, a distance of 206.72 feet;
North 11°12'01" East, a distance of 173.29 feet;
North 13°35'42" West, a distance of 51.55 feet;
North 30°28'13" West, a distance of 37.99 feet;
South 86°47'19" West, a distance of 32.12 feet;
South 67°12'51" West, a distance of 69.80 feet;
South 81°20'19" West, a distance of 22.52 feet;
North 60°58'17" West, a distance of 24.25 feet;
North 46°31'35" West, a distance of 52.92 feet;
North 19°43'39" West, a distance of 117.03 feet;
North 42°52'45" West, a distance of 114.08 feet;
North 00°08'00" West, a distance of 55.89 feet;
North 54°59'40" East, a distance of 125.48 feet;
North 83°55'53" East, a distance of 19.57 feet;
South 64°19'52" East, a distance of 45.29 feet;
South 36°07'10" East, a distance of 44.05 feet;
South 71°37'33" East, a distance of 48.02 feet;
North 64°16'42" East, a distance of 24.95 feet;
North 30°49'06" East, a distance of 32.80 feet;
North 06°17'54" West, a distance of 114.05 feet;
North 10°14'38" East, a distance of 122.43 feet to an

angle point in said West line;
Thence North 52°15'50" East continuing with said West line, exiting said Boon's Branch and continuing for a total distance of 123.66 feet to the Point-of-Beginning and containing 34.53 acres of land more or less.

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein and is true and correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

James R. Maret
James R. Maret
Registered Professional
Land Surveyor No. 5433

SMITH CREEK

LINE	LENGTH	BEARING
L1	183.45'	N 65°17'13" W
L2	125.76'	N 74°59'18" W
L3	133.29'	S 89°59'51" W
L4	97.21'	S 87°40'14" W
L5	140.26'	N 76°25'39" W
L6	132.66'	S 83°41'17" W
L7	63.50'	S 58°03'57" W
L8	105.04'	S 06°42'49" E
L9	197.87'	S 55°22'56" W

BOON'S BRANCH

L10	206.72'	N 79°18'25" W
L11	173.29'	N 11°12'01" E
L12	51.55'	N 13°35'42" W
L13	37.99'	N 30°28'13" W
L14	32.12'	S 86°47'19" W
L15	69.80'	S 67°12'51" W
L16	22.52'	S 81°20'19" W
L17	24.25'	N 60°58'17" W
L18	52.92'	N 46°31'35" W
L19	117.03'	N 19°43'39" W
L20	114.08'	N 42°52'45" W
L21	55.89'	N 00°08'00" W
L22	125.48'	N 54°59'40" E
L23	19.57'	N 83°55'53" E
L24	45.29'	S 64°19'52" E
L25	44.05'	S 36°07'10" E
L26	48.02'	S 71°37'33" E
L27	24.95'	N 64°16'42" E
L28	32.80'	N 30°49'06" E
L29	114.05'	N 06°17'54" W
L30	122.43'	N 10°14'38" E

34.53
ACRES

REMAINDER OF
588.25 AC.
RONALD J. TERRY
DEBORAH S. TERRY
CO-TRUSTEES
VOL. 3471, PG. 799
O.P.R.G.C.T.

THE SUBJECT PROPERTY IS NOT AFFECTED BY PIPELINE EASEMENT TO STERLING HYDROCARBON, INC. RECORDED IN VOLUME 1557, PAGE 260, D.R.G.C.T., AND SUBSEQUENTLY ASSIGNED TO KOCH PIPELINES, INC. AS RECORDED IN VOLUME 2230, PAGE 898, R.P.R.G.C.T.
AS SHOWN, THE SUBJECT PROPERTY IS AFFECTED BY RIGHT-OF-WAY GRANT TO KOCH PIPELINES, INC. RECORDED IN VOLUME 2211, PAGE 433, R.P.R.G.C.T.
THE SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT AND RIGHT-OF-WAY TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 985, PAGE 455, D.R.G.C.T.
AS SHOWN, THE SUBJECT PROPERTY IS AFFECTED BY RIGHT-OF-WAY EASEMENT TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1245, PAGE 817, D.R.G.C.T.
THE SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT FOR WATER WELL RECORDED IN VOLUME 3397, PAGE 97, O.P.R.G.C.T.

UNDERWOOD
DRAFTING & SURVEYING



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

RES Real Estate Services 1515 Heritage Drive #209 Mc Kinney, TX 75069

Phone: 972.562.9090

Fax:

Charles McKissick

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