



Luella Road • Grayson County, TX • 75090

104 Acres

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McKissick & Associates
www.resmckinney.com

Charles McKissick, Broker/Realtor
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Property Information

Brokerage – Consulting - Development

Asking Price:

\$8,900/per gross acre

Property Description:

A beautiful property with spectacular views, excellent for deer hunting. This property is currently in cultivation. This land has a gentle slope with some wooded areas, some cleared land with Choctaw creek running through the North West corner. A wonderful property South of Sherman, TX and East of US Hwy 75.

Location:

Luella Road, off of US Hwy 75 south of Sherman.

Size:

104 Acres

School District:

Sherman ISD

Utilities:

City of McKinney

City Information – Sherman:

Sherman faces a solid future based on its location, superior infrastructure and proven track record of attracting major employers. Sherman's location dictates that it must grow, being directly in the path of the rapid northward expansion of the Dallas-Fort Worth metroplex. Furthermore, Sherman's infrastructure is outstanding. The transportation system is anchored by the crossroads of U.S. Highway 75 and U.S. Highway 82 and is bolstered by the excellent airport facilities at the North Texas Regional Airport (formerly Perrin Field) and Sherman Municipal Airport. Additionally, Lake Texoma guarantees a bountiful source of water. Finally, the sales tax for economic development, administered by the Sherman Economic Development Corporation (SEDCO), provides the necessary incentives to attract large, high-quality employers. Sherman eagerly awaits a future that will be worthy of its proud heritage.



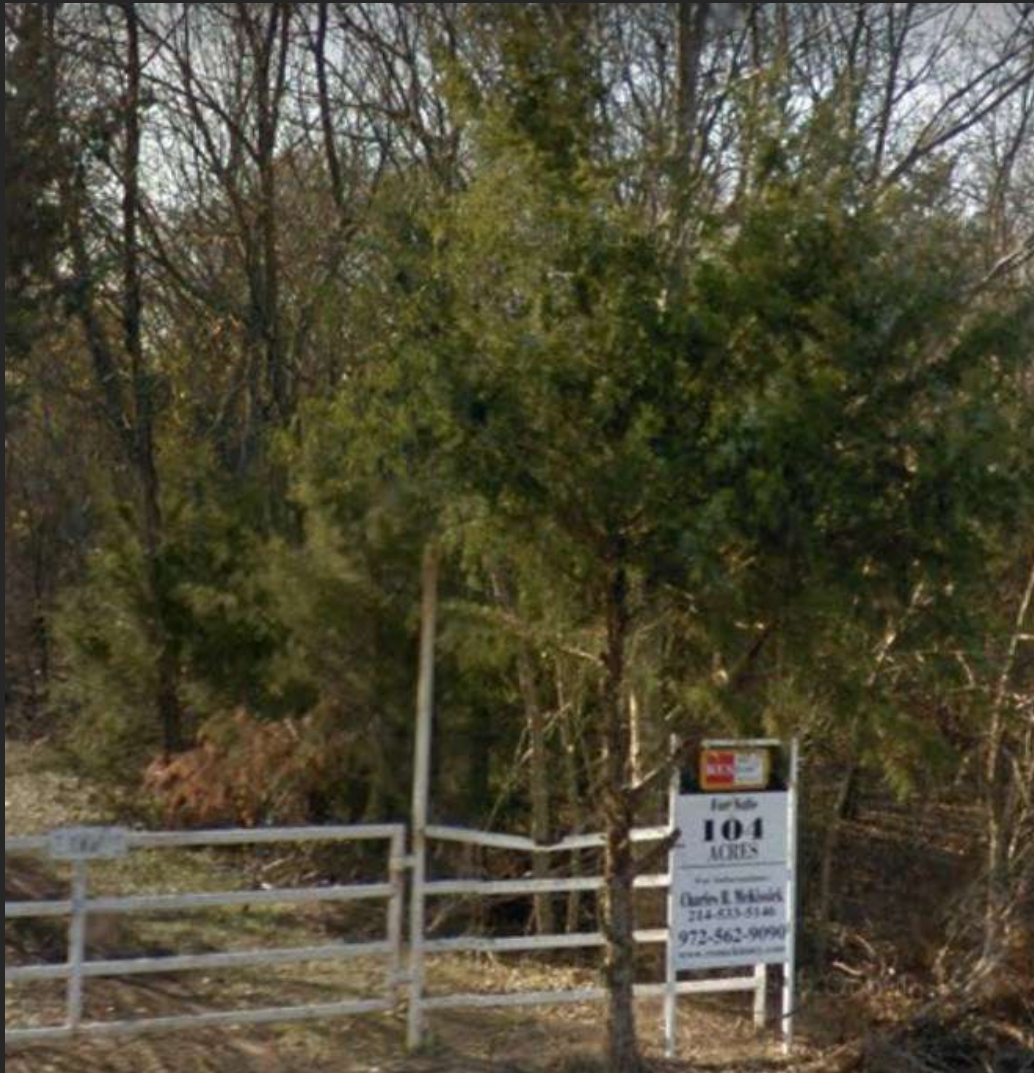
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Property Pictures

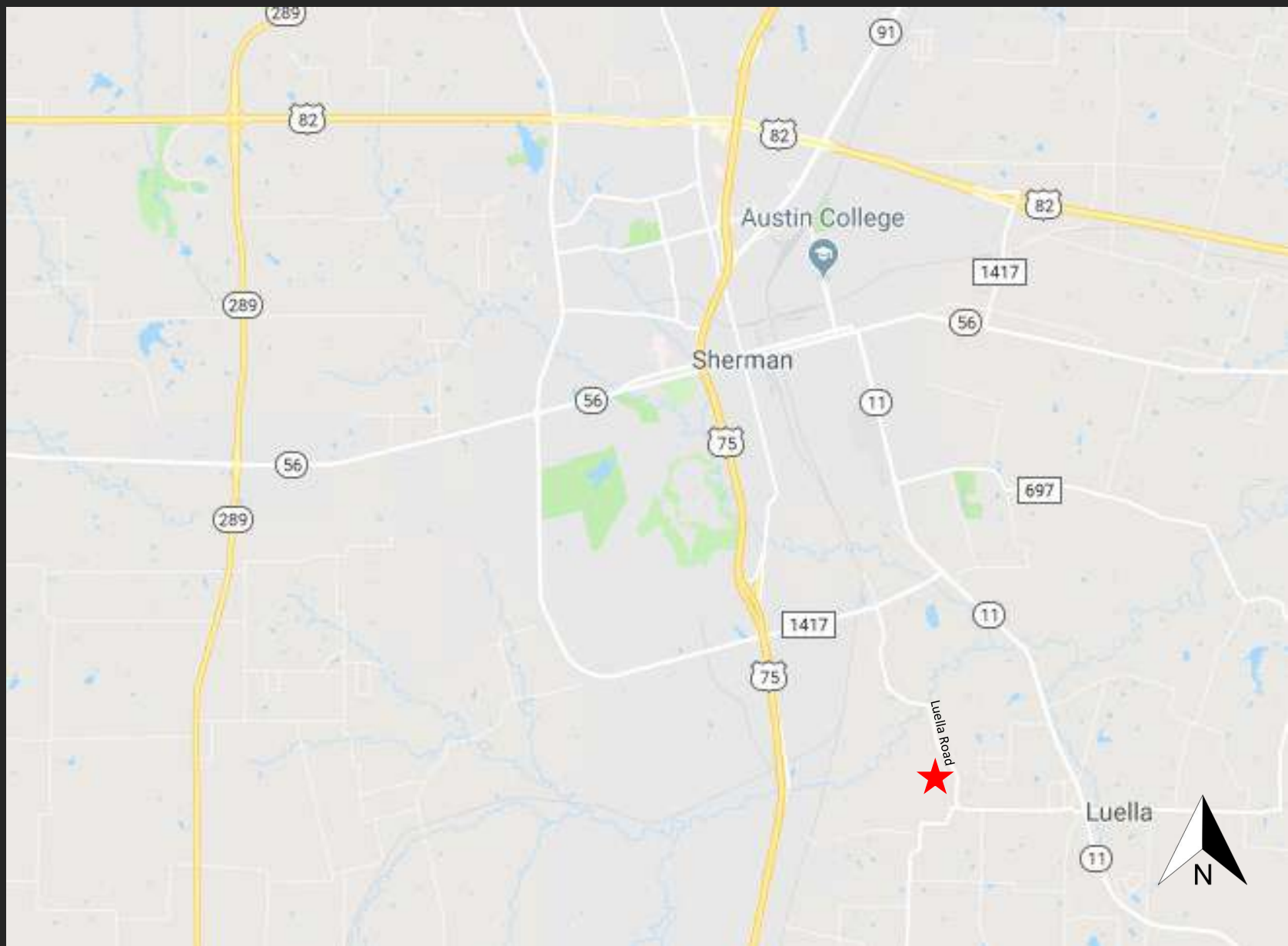


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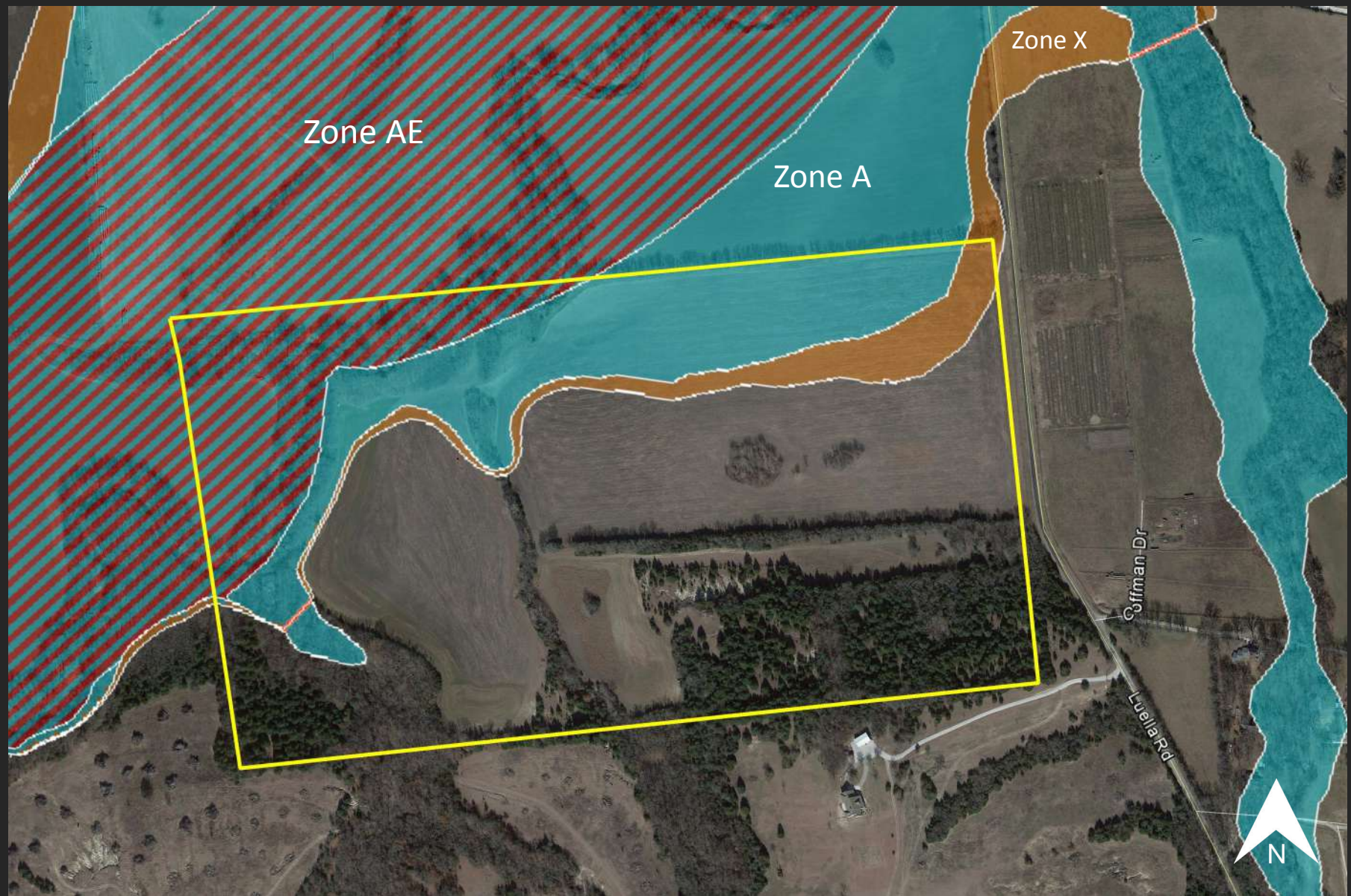
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Property Pictures



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Location Map



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Flood Map

Definitions of FEMA Flood Zone Designations

FEMA flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. A flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. Each zone reflects the severity or type of flooding in the area.

FEMA Map Service Center: <https://hazards.fema.gov/hps/portal/mapviewer>

• Where available, a GIS shapefile has been placed in the NRCS service center's F:\geodata\hydrography folder.

Moderate to Low Risk Areas

ZONE	DESCRIPTION
B and X (shaded)	Between the limits of the 100-year and 500-year Floodplain , area with a 0.2% (or 1 in 500 chance) annual chance of flooding. This zone is also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	500-year Floodplain , area of minimal flood hazard.

High Risk Areas

ZONE	DESCRIPTION
A	100-year Floodplain , areas with a 1% annual chance of flooding. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
AE A1-30 (old format)	100-year Floodplain . The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRM's instead of A1-A30 Zones.
AH	100-year Floodplain , areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. Flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	100-year Floodplain , river or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a <u>temporarily increased flood risk</u> due to the building or restoration of a flood control system (such as a levee or a dam).
A99	100-year Floodplain, areas with a 1% annual chance of flooding that will be <u>protected by a Federal flood control system</u> where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

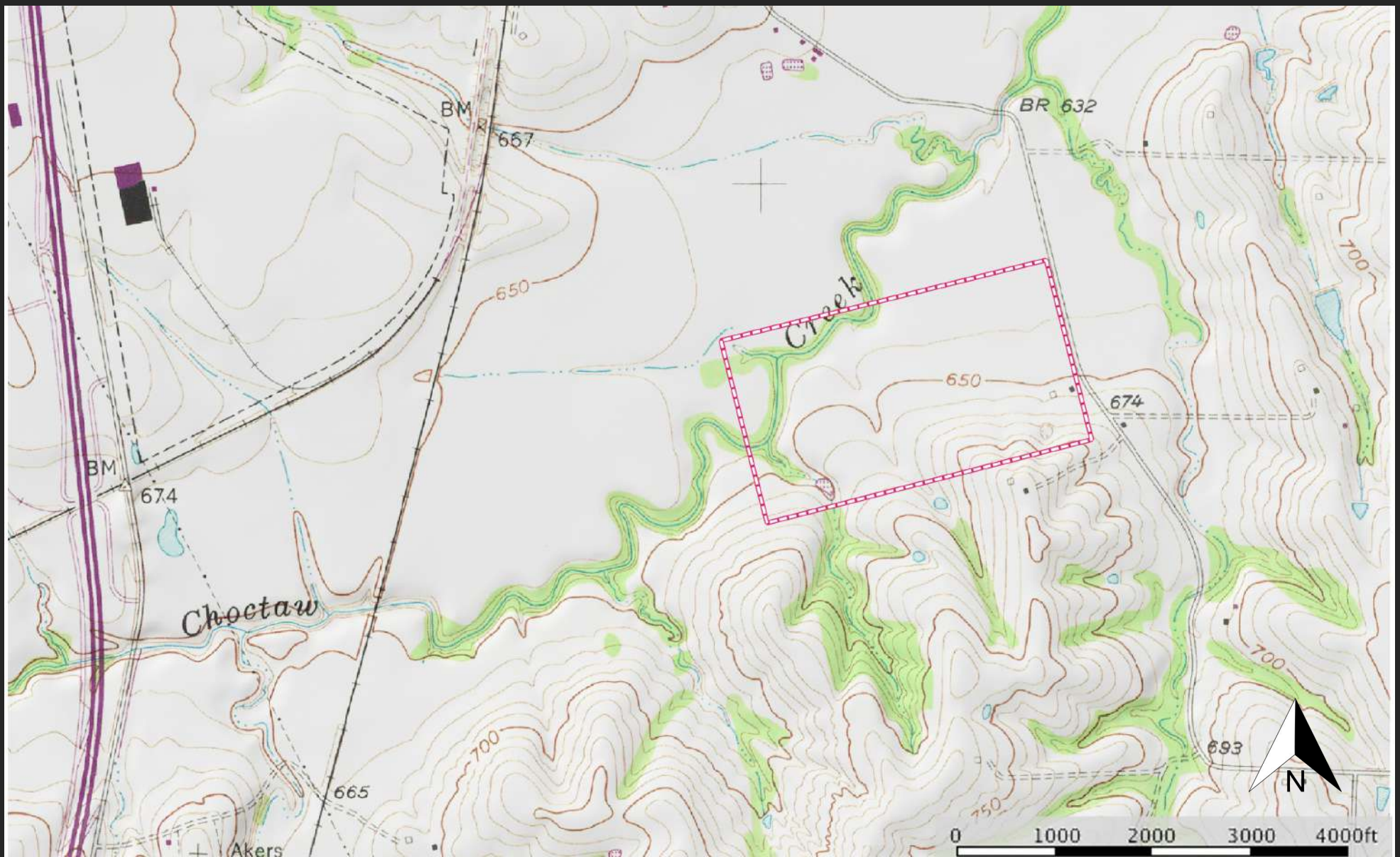
Data Provided by FEMA Map Service Center, P.O. Box 3617 Oakton, Virginia 22124-9617 Phone: (877) 336-2627.
Online at: <https://msc.fema.gov/>

Helping People Help the Land
An Equal Opportunity Provider and Employer



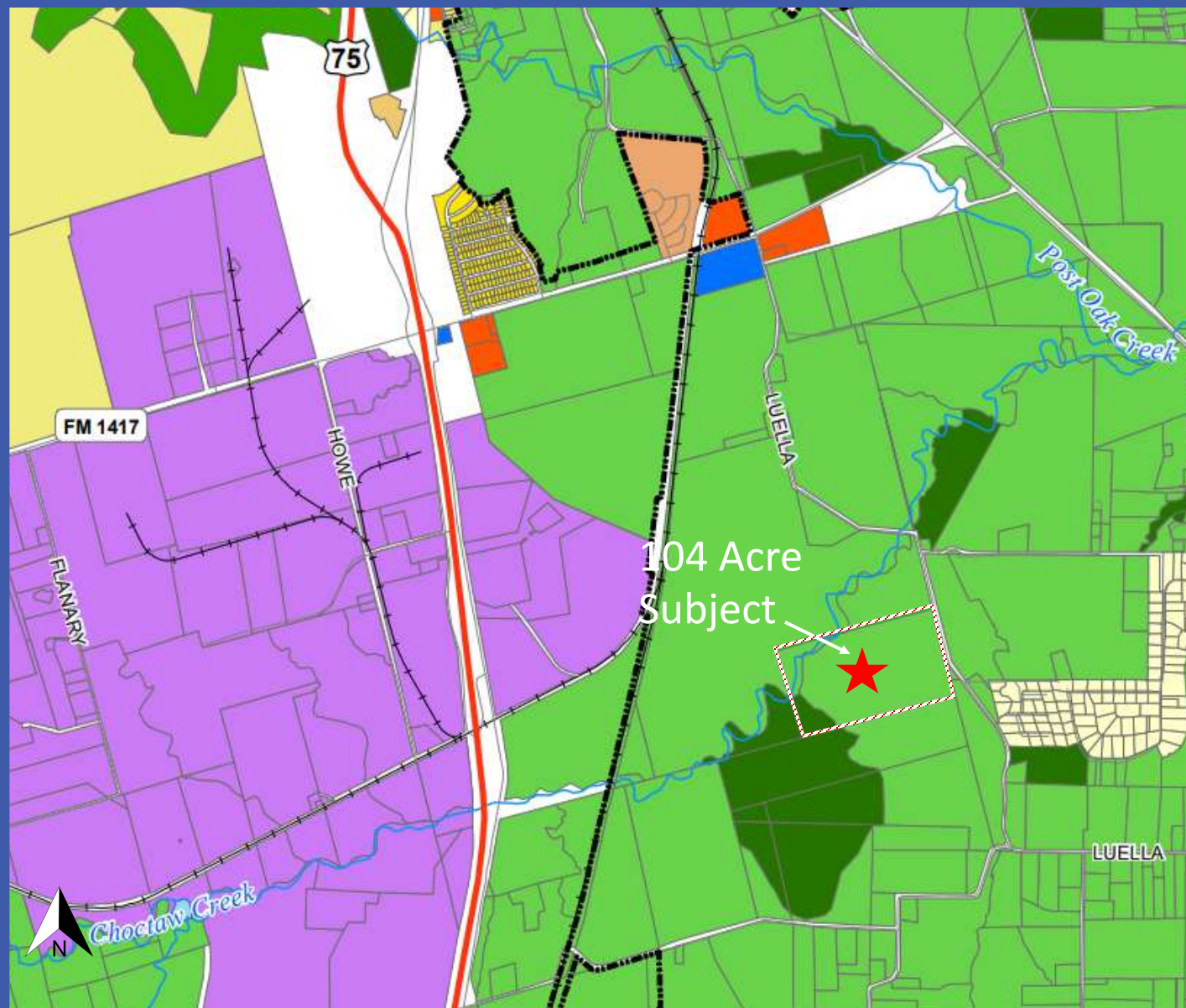
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Flood Map Legend



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Topography Map



LEGEND

Boundaries, Water, & Infrastructure

- Sherman City Limits
- Extraterritorial Jurisdiction (2 mile)
- Railroads
- Lakes
- Streams
- Places

Future Land Use

- Natural
- Vacant
- Agricultural and Rural
- Countryside
- Estate
- Suburban Residential
- Auto-Urban Single-Family Residential
- Auto-Urban Multi-Family Residential
- Manufactured Homes
- Auto-Urban Commercial
- Urban/Downtown
- Industrial
- Business Park and Research
- Public/Institutional
- Parks and Recreation

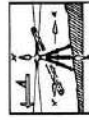
Adopted July 20, 2009



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Luella Road • Grayson County, TX • 75090
Sherman Future Land Use Plan

VICE PRESIDENT
KENNETH N. RUSSELL, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Oil Well Site Locations
Construction Staking

PRESIDENT
BILLY F. HELVEY, R. P. L. S.

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

FIELD NOTES 104.272 ACRES

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, being all of the 104.217 acre tract of land conveyed by Warranty Deed with Vendor's Lien from Kennedy Family Limited Partnership, to Jon M. Britton, Christina Denison Britton and C. Tony Wright, on August 17, 2006, recorded in Volume 4105, Page 369, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ inch rebar found at the South base of a 3 inch bois d'arc corner post standing in the West line of the Winford Bailey Survey, Abstract No. 64, at the Southeast corner of both said Sherrod Dunman Survey and said Britton-Wright 104.217 ac., the Northeast corner of the B. B. B. & C. R. Co. Survey, Abstract No. 166, and at an Ell corner of the Gordon D. Swor and wife, Carole L. Swor 278.973 ac. in Vol. 2370, Pg. 447, O.P.R.G.C.T., SAID beginning rebar being South 76 deg. West, over and across a portion of the Swor 278.973 ac., about 280 ft. from the center of Luella Road, a "North-South" public road;

THENCE South 75 deg. 39 min. 18 sec. West, with the general course of a wire fence maintaining the South line of said Sherrod Dunman Survey and the North line of said B. B. B. & C. R. Co. Survey, and a North line of said Swor 278.973 ac., a distance of 2881.24 ft. to a point near the East bank of a draw, at the Southwest corner of said Britton-Wright 104.217 ac., and an Ell corner of said 278.973 ac., SAID point being South 75 deg. 39 min. 18 sec. West, 1.40 ft. from a $\frac{1}{2}$ inch rebar found in said fence;

THENCE North 13 deg. 44 min. 44 sec. West, with the general course of a wire fence maintaining an East line of said Swor 278.973 ac., passing a 36 inch tree at the North end of said fence and leaving said fence at 655 ft., passing a Northeast corner of said Swor 278.973 ac. and a Southeast corner of the BKRK Investments, Ltd., 379.73 ac. in Vol. 3790, Pg. 496, O.P.R.G.C.T., in the center of Choctaw Creek at about 730 ft., and continuing now with an East line of said BKRK Investments 379.73 ac., for a TOTAL distance of 1571.38 ft. to a 12 inch wood post standing at the Northwest corner of said Britton-Wright 104.217 ac., an Ell corner of said BKRK Investments 379.73 ac.;

THENCE North 75 deg. 16 min. 46 sec. East, with a South line of said BKRK Investments 379.73 ac. passing the center of Choctaw Creek at about 1250 ft., passing a metal "T-post" standing at the West end of a wire fence at 1363.0 ft., and continuing for a TOTAL distance of 1373.29 ft. to a spike nail found in the top of a 12 inch wood post standing at an angle point in said South line of said BKRK Investments 379.73 ac.;

THENCE North 76 deg. 40 min. 17 sec. East, with the general course of a wire fence maintaining said South line of the BKRK Investments 379.73 ac., passing a $\frac{1}{2}$ inch rebar found at the North base of a 10 inch wood corner post standing in the West line of said Luella Road and leaving said wire fence at 1506.3 ft., and continuing for a TOTAL distance of 1529.52 ft. to a spike nail found in the center of said road, in the East line of said Sherrod Dunman Survey and the West line of said Winford Bailey Survey, and the West line of the Brenda Felder 39.916 ac. in Vol. 2830, Pg. 473, O.P.R.G.C.T., at the Northeast corner of said Britton-Wright 104.217 ac. and a Southeast corner of said BKRK Investments 379.73 ac.;

THENCE South 12 deg. 52 min. 11 sec. East, with the East line of said Sherrod Dunman Survey and the West line of said Winford Bailey Survey and said Felder 39.916 ac., along Luella Road, passing an angle point in the West line of said Felder 39.916 ac. and continuing now with the West line of the remainder of the Janet Bryant 99.96 ac. (Third Tract) in said Vol. 1317, Pg. 697, leaving said road and passing a 7 inch bois d'arc post standing at the North end of a wire fence and continuing now with the general course of said wire fence maintaining said Survey Lines, for a TOTAL distance of 1308.41 ft. to a spike nail found at the Southwest base of a 12 inch wood post standing at the Southwest corner of said 99.96 ac. and a Northwest corner of said Gordon Swor 278.3973 ac., SAID spike nail being South 89 deg. West, about 180 ft. from the center of Luella Road;

THENCE South 13 deg. 23 min. 43 sec. East, with the general course of a wire fence maintaining said Survey Lines and a West line of said Swor 278.973 ac., a distance of 245.22 ft. to the **PLACE OF BEGINNING** and containing **104.272 ACRES** of land.


Billy F. Helvey, R.P.L.S. No. 4488
February 22, 2013



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Legal Description

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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant

Date

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