

SWQ - GREEN OAKS BLVD. & ASCENSION BLVD.

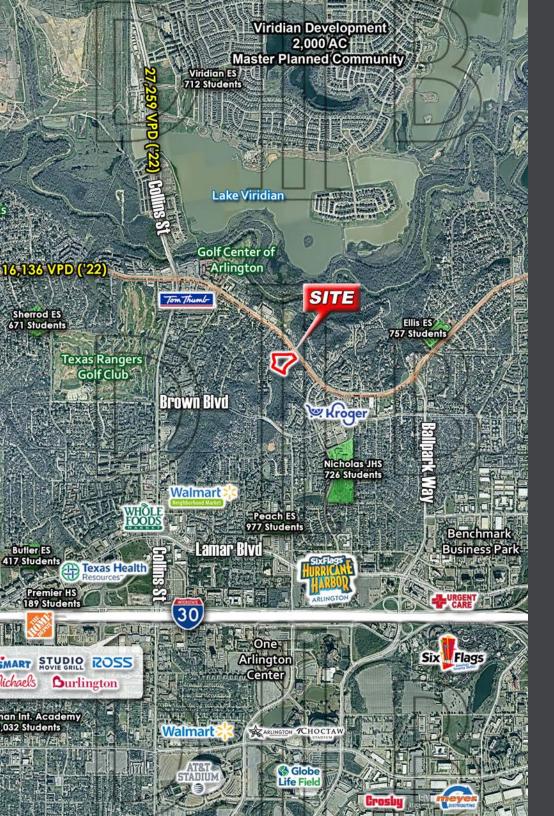
ARLINGTON, TX | TARRANT COUNTY | ARLINGTON I.S.D. | LAND FOR SALE

### **BRAD CHILCOAT**

BChilcoat@db2re.com 214.526.3626 x 138

### **ELLIOT NEWSOM**

ENewsom@db2re.com 214.526.3626 x 149



# PROPERTY INFORMATION



SIZE: ± 4.34 AC



## TRAFFIC COUNTS:

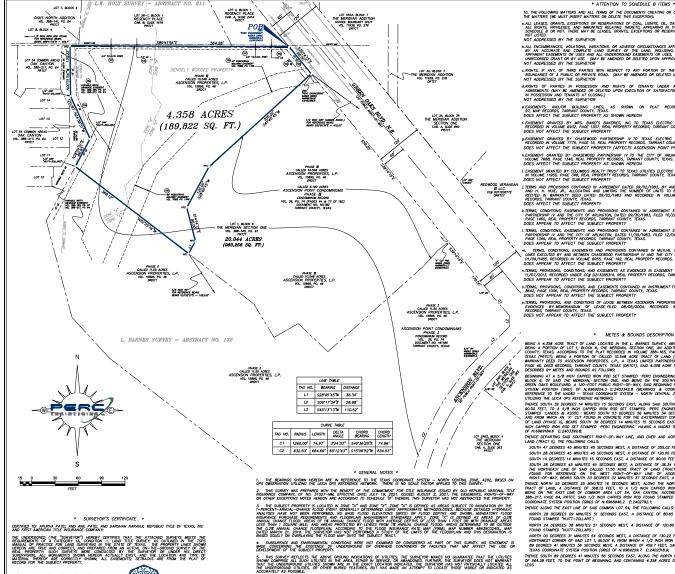
Green Oaks Blvd.: 16,136 VPD Collins St.: 20,679 VPD



# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	43,504	112,629	188, <i>7</i> 83
% Proj Growth 2024-2029	2.78%	2.51%	2.11%
2024 Average HH Income	\$151,117	\$136,282	\$135,044
2024 Median HH Income	\$110,332	\$97,113	\$90,178

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relieful upon. We make no guarantee or variously regarding the information contrained in this flyer. You and your advisors should perform a detailed, independent, investigation the property to determine varieties in the relevant variations and the Software representation or warranty with respect to the accuracy of the Submission Rems, and Buyer acknowledges that it is relying on to own investigations to determine the accuracy of the Submission Rems.



PLEASE NOTE THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EITHER EXPRESSED OR IMPUED.

\* ATTENTION TO SCHEDULE B ITEMS \*

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

CALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGHTE, DLL, CAS AND OTHER HINDRALS, TOGETHER WITH ALL RIGHTS, PRIVESCES, AND MANURIES REFAINING THERED, APPEARING IN THE PRIBLY RECORDS WETHER USTED IN SCHOOLE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. NOT ADDRESSED BY THE SURVEYOR

A.A.L. ENCLAMENANCES, NOLATIONS, WHATRONS, OF ADVENSE GROUNSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCUMANT AND COMPLETE LING SWINEY OF THE LING, NICLOUNG, WITHOUT DIMITATION, ALL YISSEE AND APPARENT EXISTANTS OF USES AND ALL IMPROPRIOUS RESSENTS OF USES. THE EDISTRICK OF WHOM MAY ARRESE BY UNRECORDED CHAINT OR BY USE. (MAY BE AMENIED OR DELETED UPON APPROVAL OF SURVEY.)

CRIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDAMES OF A FOULK OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.) NOT ADDRESSED BY THE SURVEYOR

d RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TRIMITS UNDER ANY UNRECORDED LEASES OR REVIAL ROBERBURS, UNAT BE AMBROUGH OF BELLETU UPON EXECUTION OF SATISFACTORY AFFIDANT WITH RESPECT TO PARTIES IN POSSESSION AND TRIMITS AT CLOSING,)
ON TADDRESSES BY THE SUPERVIOR

6.EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN VOLUME 388-165, PAGE 97, MAP RECORDS, TARRANT COUNTY, TEXAS.
DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON

f. EASEMENT GRANTED BY MRS. BAIRD'S BAKERIES, INC. TO TEXAS ELECTRIC SERVICE COMPANY, FILED 05/09/1980, RECORDED IN VOLUME 6932, PAGE 1307, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY.

GEASSMENT GRANTED BY CHASENOOD PARTHERSHIP IN TO TEXAS ELECTRIC SERVICE COMPANY, FILED 03/20/1984 RECORDED IN VOLUME 775, PAGE 15, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY (AFFECTS ASCENSION POINT PHASE S.

h.EASEMENT GRANTED BY CHASEWOOD PARTNERSHIP IV TO THE CITY OF ARLINGTON, FILED 12/09/1983, RECORDED IN VOLUME 7888, PAGE 1346, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON

L EASEMENT GRANTED BY COLUMBUS REALTY TRUST TO TEXAS UTILITIES ELECTRIC COMPANY, FILED 04/28/1995, RECORDED IN VOLUME 11950, PAGE 348, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. DOES NOT ARFECT THE SUBJECT PROPERTY

TERMS AND PROMSIONS CONTAINED IN AGREEMENT DATED 09/02/1983, BY AND BETMEEN CHASENGOO PARTNERSHIP IV AND H. K. HUE, R., ALLOCATING AND LIMITING THE MANGER OF UNITS TO BE BUILT UPON SUBJECT PROPERTY, AS RECITED IN WARMANTY DEED DATED 09/02/1983 AND RECORDED IN VOLUME 7603, PAGE 1722, REAL PROPERTY RECORDS, SMARMAT COUNTY, TEXAS.

DUES AFFELT THE UNITED AM PROVISIONS CONTAINED THE ARRESENT EXECUTED BY AND RETRIEN CHASTROOD EMBASS CONTAINED ASSESSED AM PROVISIONS CONTAINED THE ARRESTITUTE BY AND RETRIEN CHASTROOD FACE HAD, REAL PROPERTY RECORDS, (MARKHIT COUNTY, TEXAS DOES AFFERAT OF AFFECT THE SUBJECT PROPERTY.)

LEDING, COUNTINGS, EXSURTY AND PROVISIONS CONTAINED IN APPERAINT EXCURE BY AND RETRIES CHARGENGO MARINERSHIP IN AND THE CITY OF ANIMATION, DATA (17,07) AND RED 12/09/1983 AND RECORDED IN VOLUME 7685, PAGE 1948, REAL, PROPERTY RECORDS, TAMPANT COUNTY, TEAS.

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INTERNS, PROVISIONS, CONDITIONS, AND EASEMENTS AS EMBENCED IN EASEMENT AND MEMORANDUM OF AGREEMENT FILED 11/07/2015, RECORDED UNDER CG/ 0213288314, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. DOES APPEAR TO AFFECT THE SUBJECT PROPERTY.

6.TERUS, PROVISIONS, CONDITIONS, AND EASIMENTS CONTAINED IN INSTRUMENT FILED 08/06/1986, RECORDED IN VOLUME 8642, PAGE 1006, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY

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#### \* METES & BOUNDS DESCRIPTION \*

DESCRIBED BY METS AND BOURDS AS FOLIONS:
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BOOK A, OF SAID THE MERCHAN SECTION DINK, AND BENK ON THE SUMMEST HOWIT-OF-HAVE LIKE OF NORTHEAST
STEMP POSITION (GROUP OF REPRESSED AS PLANUARS, BERNINGS & CORRENANT MULES STORM HEREON ARE
REFERENCE TO THE MOBBLE - ELEMS CORROBINATE SYSTEM — MORTH CENTRAL ZONE, 4002, MASED ON OFS DESERVATION
ULLIAMOR THE LICE OF STEPRENCE RETRINGING;

OF INCOMPISED E-24033983, CENTROLES RIGHT-OF-MAY LINE, AND OVER AND ACROSS SAID CALLED 10.548 ACRE TRACT OF LIMBO (TRACT II), THE FOLLOWING CALLS SOUTH 47 DECREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 355.02 FEET, TO A POINT FOR COMMERC

SOUTH IT ELEMENTS 48 MINES 45 SECONDS BIT, A DESTRUCT OF 2000 FEET, TO A POINT FOR COMMENT.

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MONITO-MAY, BEARDS SOUTH 33 LEWERS 33 MINUTES 37 SECURIUS SOLS, A INCHMIS OF TROSOST TEST.

THEREOE KOMPH IS DECRETE 25 MINUTES IN SOCIOUS MESS, HOUNT THE MOPPHESS LINE OF SAND CALLED 11.50 ACRE
TRACT OF LAND, A DISTINCE OF SABLE FEET, TO A 1/2 MICH CAPPED RION NO FOUND STAMBED THATT-CALLASS

BERNO IN THE LAST LINE OF COMMON MERK LOT 54, AND CHANNY, ACCORDING TO THE PLAT RECORDED WICKLIME
388-217, PARE 64, PRICT, LOW CAPPED RION ROO TOUND STAMPED THATT-ZOLLASS HAVING A MAGIST TEST.

SOCIOURISMAT STSTAM MOSTROW (GRAD) OF REGISHANCE 25 ACRES THAT THE STAMPS AND CAPPED RION FOUND THAT THE STAMPS AND CAPPED RION ROO TOUND STAMPS THATT-ZOLLASS HAVING A MAGIST TEST.

NORTH 28 DEGREES OF MINUTES 51 SECONDS EAST, A DISTANCE OF 80.65 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "HUTT-ZOLLARS"; HORTH 24 DEGREES 38 MINUTES 51 SECONDS WEST, A DISTANCE OF 120.80 FEET, TO A 1/2 INCH CAPPED IRON ROD 4.358~ACRES~OF~LAND

FOUND STAMPED "NUTT-ZOLLARS"; NORTH DID GOOSES 31 MAINUTES 54 SECONDS MEST, A DISTANCE OF 130.22 FEET, TO A POINT FOR CORNER, BEING THE NORTHINEST CORNER OF SAID LOT 1, BLOCK 8, FROM WHICH A 1/2 INCH BOU RICO FOUND FOR REFERENCE BEARS NORTH-BED GOOGRES 41 MINUTES 65 SECONDS BEST, A DISTANCE OF 493 F FEET, SAID 1/2 INCH ROD FOUND HANNIG A NADES TEXAS CORRONATE SYSTEM POSTION (GRD) OF N. 6988259.7 E:2402318.8;

TENDE COORDINATE STREET PRINT (NOW) OF THOUGHD AND THE NORTH LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 564,28 FEET. TO THE POINT OF REGINNING, AND CONTAINING 4.358 ACRES OF LAND (189,822 SQUARE FEET), MORE OR

SITE LOCATION VICINITY MAP

NOT ALL WILL APPLY

- 23	ROOF DRAIN	×	MAIL BOX
fν	CABLE TV BOX	0	SANITARY SEWER CLEAN OUT
6	CABLE TV HANDHOLE	(8)	SANITARY SEWER MANHOLE
(U)	CABLE TV MANHOLE	ŏ	SANITARY SEWER MARKER FLA
0	CABLE TV MARKER FLAG	Ā	SANITARY SEWER MARKER SIG
A	CABLE TV MARKER SIGN	(E)	SANITARY SEWER SEPTIC TANK
ΠV	CABLE TV VAULT	<u></u>	SANITARY SEWER VAULT
(C)	COMMUNICATIONS BOX	D	STORM SEWER BOX
0	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
(C)	COMMUNICATIONS MANHOLE	(0)	STORM SEWER MANHOLE
Õ	COMMUNICATIONS MARKER FLAG	<b>B</b>	STORM SEWER VAULT
Α	COMMUNICATIONS MARKER SIGN	tttt	TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
*	ELEVATION BENCHMARK	TR	TRAFFIC BOX
Ē	FIBER OPTIC BOX	0	CROSS WALK SIGNAL
0	FIBER OPTIC HANDHOLE	0	TRAFFIC HANDHOLE
(F)	FIBER OPTIC MANHOLE	(m)	TRAFFIC MANHOLE
Õ	FIBER OPTIC MARKER FLAG	A	TRAFFIC MARKER SIGN
A	FIBER OPTIC MARKER SIGN	0	TRAFFIC SIGNAL
Ш	FIBER OPTIC VAULT	EE3	TRAFFIC VAULT
Ø	MONITORING WELL	0	UNIDENTIFIED BOX
Ó	GAS HANDHOLE	0	UNIDENTIFIED HANDHOLE
a	GAS METER	a	UNIDENTIFIED METER
(G)	GAS MANHOLE	(0)	UNIDENTIFIED MANHOLE
ũ	GAS MARKER FLAG	0	UNIDENTIFIED MARKER FLAG
A	GAS SIGN	A	UNIDENTIFIED MARKER SIGN
0	GAS TANK	Ø	UNIDENTIFIED POLE
G	GAS VAULT	0	UNIDENTIFIED TANK
101	GAS VALVE		UNIDENTIFIED VAULT
Ш	TELEPHONE BOX	101	UNIDENTIFIED VALVE
0	TELEPHONE HANDHOLE	Ō	TREE
(T)	TELEPHONE MANHOLE	100	WATER BOX
Ø	TELEPHONE MARKER FLAG	8	FIRE DEPT. CONNECTION
A	TELEPHONE MARKER SIGN	0	WATER HAND HOLE
В	TELEPHONE VAULT	4	FIRE HYDRANT
Α	PIPELINE MARKER SIGN	0	WATER METER
E	ELECTRIC BOX	(0)	WATER MANHOLE
Δ	FLOOD LIGHT	0	WATER MARKER FLAG
$\rightarrow$	GUY ANCHOR	A	WATER MARKER SIGN
-0	GUY ANCHOR POLE	W	WATER VAULT
0	ELECTRIC HANDHOLE	M	WATER VALVE
•	LIGHT STANDARD	101	AIR RELEASE VALVE
0	ELECTRIC METER	23	WATER WELL
(E)	ELECTRIC MANHOLE	CIRS	5/8" CAPPED IRON ROD SET
ē	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
Α	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
Ø	UTILITY POLE	PKF	PK NAIL FOUND
(T)	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
E	ELECTRIC VAULT	IPF	IRON PIPE FOUND
40	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
÷	SIGN	XS	"X" CUT IN CONCRETE SET
=	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
•	BORE LOCATION	P.O.B	POINT OF BEGINNING
á	FLAG POLE		POINT OF COMMENCING
(A)	GREASE TRAP		

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

LOCATED IN THE L. BARNES SURVEY
ABSTRACT NO. 172
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS



4055 INTERNATIONAL PLAZA, STE 430 FORT WORTH, TX 76109 MAIN: 817.380.5110 tbpels #10194323 www.PERC-eng.com

6. UNLESS LABELED OTHERWISE, ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH IRON ROOS WITH YELLOW PLASTIC CAPS STAMPED "PERC ENGINEERING".

THE SEMENTIAL MEDICIS IN A MOTE GOOD INCIDENCE OF THITTEES, HE SHAFTON MAKES NO MACHINET THAT THE UTILISES OF SOME COMPANY, ALL SOME UTILITIES SHOWN AND IN A MOTE AND A MOTE OF MACHINET THAT THE UTILISES SHOWN AND IN THE EXACT LOCATION MEDICATIO. THE SHAFTON DOCK THE SHOP WITH THAT THE UDDINGSTRAND UTILITIES SHOWN AND IN THE EXACT LOCATION MEDICATIO. THE SHAFTON HAS NOT PROSECULT LOCATION AND ACCOUNTAGE OF THE SHAFTON OF MACHINET SHAFTON OF THE SHAFTON OF MACHINET SHAFTON OF THE MA

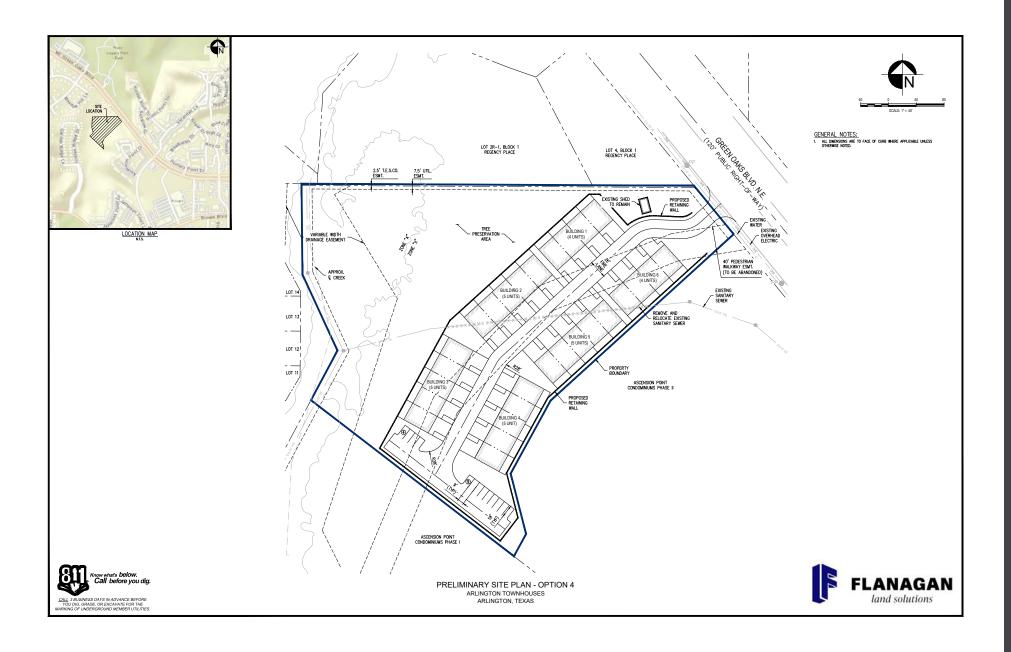
8. THIS SURVEY REPRESENTS AN ORIGINAL SURVEY OF THE PARCEL SHOWN. IT IS PART OF A PARCEL DESCRIBED IN VOLUME 15859, PAGE 46, DEED RECORDS, TARRANT COUNTY, TEXAS.

9. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

12. PROPERTY CORNERS WERE NOT SET THRU THE DENSELY WOODED AREA FOR THE FOLLOWING REASON: ONCE THE TREES ARE TAKEN OUT, THERE'S A HIGH PROBABILITY THAT THE CORNERS WILL BE DESTROYED. HOMEVER, THE SURVEYOR HAS PROMOED ENOUGH TIES TO OTHER PROPERTY CORNERS TO MAKE IT LAST ID ESTABLISH THE MOVE THE THESE ARE REMOVED.

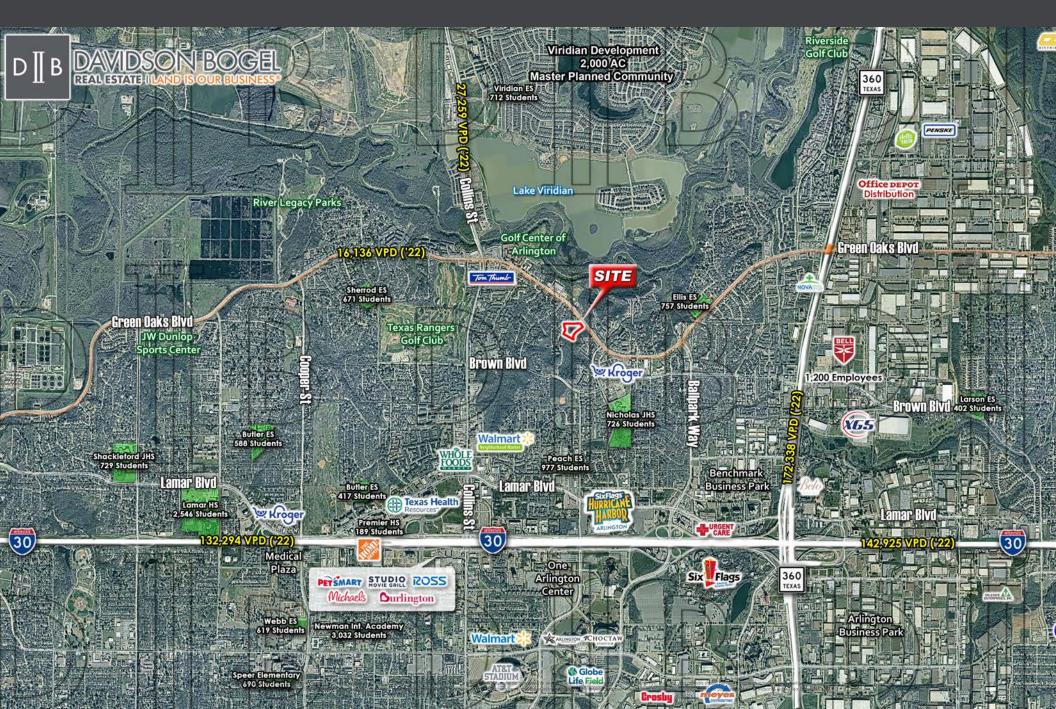
10. THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL BLUE SEAL AND SIGNATURE OF THE SURVEYOR

CURRENT USE OF THE SUBJECT PROPERTY IS VACANT, AND DENSELY WOODED.



# GREEN OAKS BLVD. & ASCENSION BLVD.

WIDE AERIAL



# GREEN OAKS BLVD. & ASCENSION BLVD.

## DISCLAIMER

#### APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

#### 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 thew 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; buyer: and
- (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.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
BRAD CHILCOAT	743585	BCHILCOAT@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



### **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:
- o that the owner will accept a price less than the written asking price;
- o 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Chilcoat	743585	bchilcoat@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

EQUAL HOUSING

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- 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:
- o that the owner will accept a price less than the written asking price;
- o 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.

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Buyer/Ten	ant/Seller/Landlord	Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov