

8086 & 8078 PRECINCT LINE RD.

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

PHILLIP MAXWELL
 PMaxwell@db2re.com
 817.889.3542

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023



PROPERTY INFORMATION



SIZE:
± 2.942 AC



TRAFFIC COUNTS:
Precinct Line Rd.: 20,755 VPD
Tarrant Pkwy.: 25,918 VPD



ZONING:
PUD-C

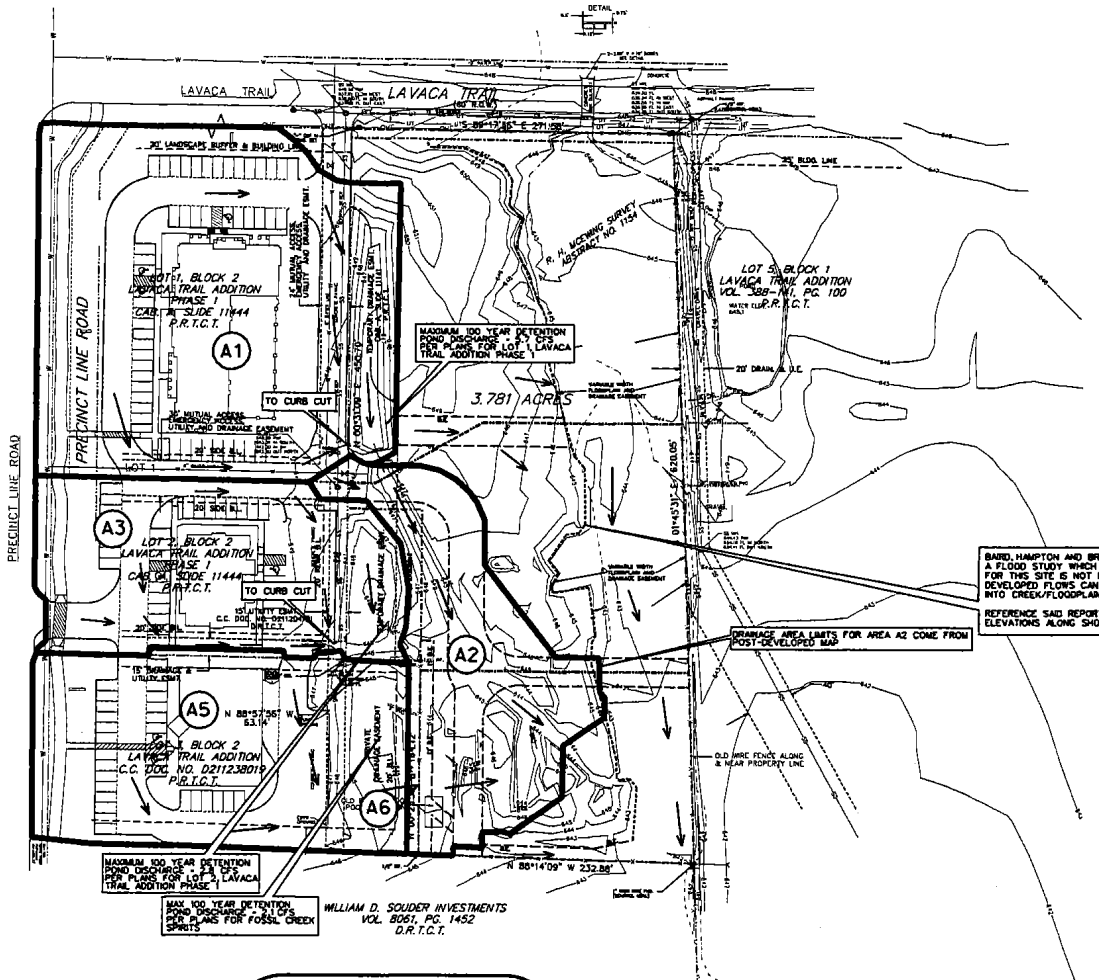


UTILITIES:
To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,155	75,040	239,508
2023 Average HH Income	\$221,502	\$198,023	\$154,605
2023 Median HH Income	\$166,668	\$142,575	\$104,404

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC © 2023



DRAINAGE AREA COMPUTATIONS

BASE:

- D - CA (detention) method
- S - Storm discharge based on peak
- C - runoff coefficient, based on land use
- I - average rainfall intensity, but line of concentration
- R - Rainfall (inches per hour) for 24 hours
- A - area contributing runoff (acres)

RUNOFF COEFFICIENT:

- 0.5 - 0.85
- 0.85 - 0.95
- 0.95 - 1.00
- 1.00 - 1.05
- 1.05 - 1.10
- 1.10 - 1.15
- 1.15 - 1.20
- 1.20 - 1.25
- 1.25 - 1.30
- 1.30 - 1.35
- 1.35 - 1.40
- 1.40 - 1.45
- 1.45 - 1.50
- 1.50 - 1.55
- 1.55 - 1.60
- 1.60 - 1.65
- 1.65 - 1.70
- 1.70 - 1.75
- 1.75 - 1.80
- 1.80 - 1.85
- 1.85 - 1.90
- 1.90 - 1.95
- 1.95 - 2.00
- 2.00 - 2.05
- 2.05 - 2.10
- 2.10 - 2.15
- 2.15 - 2.20
- 2.20 - 2.25
- 2.25 - 2.30
- 2.30 - 2.35
- 2.35 - 2.40
- 2.40 - 2.45
- 2.45 - 2.50
- 2.50 - 2.55
- 2.55 - 2.60
- 2.60 - 2.65
- 2.65 - 2.70
- 2.70 - 2.75
- 2.75 - 2.80
- 2.80 - 2.85
- 2.85 - 2.90
- 2.90 - 2.95
- 2.95 - 3.00
- 3.00 - 3.05
- 3.05 - 3.10
- 3.10 - 3.15
- 3.15 - 3.20
- 3.20 - 3.25
- 3.25 - 3.30
- 3.30 - 3.35
- 3.35 - 3.40
- 3.40 - 3.45
- 3.45 - 3.50
- 3.50 - 3.55
- 3.55 - 3.60
- 3.60 - 3.65
- 3.65 - 3.70
- 3.70 - 3.75
- 3.75 - 3.80
- 3.80 - 3.85
- 3.85 - 3.90
- 3.90 - 3.95
- 3.95 - 4.00
- 4.00 - 4.05
- 4.05 - 4.10
- 4.10 - 4.15
- 4.15 - 4.20
- 4.20 - 4.25
- 4.25 - 4.30
- 4.30 - 4.35
- 4.35 - 4.40
- 4.40 - 4.45
- 4.45 - 4.50
- 4.50 - 4.55
- 4.55 - 4.60
- 4.60 - 4.65
- 4.65 - 4.70
- 4.70 - 4.75
- 4.75 - 4.80
- 4.80 - 4.85
- 4.85 - 4.90
- 4.90 - 4.95
- 4.95 - 5.00

STORM FREQUENCY:

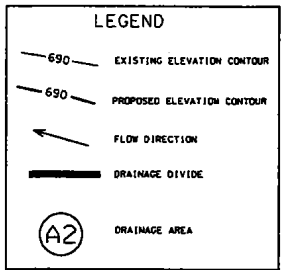
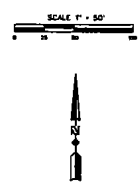
- 5 Years - Combined Pmp System
- 100 Years - Combined Enclosed Pmp System - Street - R.O.M.

TIME OF CONCENTRATION:

Combination of best time and flow in the right time for the site to flow over the surface of the ground to the storm drain inlet grade - 15 MINUTES

MINIMUM INLET TIME OF CONCENTRATION:

- Residential, Single Family, Parks 15 minutes
- Industrial, Business 30 minutes



DRAINAGE NOTES:

1. ALL DRAINAGE DESIGN IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARD.
2. SIMILAR DRAINAGE PATTERNS MAINTAINED AS SHOWN IN DRAINAGE/GRADING PLANS FOR SECTIONS CROWN CHANNELIZATION AND FLOODPLAIN RECLAMATION PROJECT SECTIONS.

I, Keith M. Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared the drawings, study report and specifications herein for the project described above and certify that the same are true and correct to the best of my knowledge and belief. I have not been convicted of any crime involving moral turpitude and I am not under any suspension or revocation of my license. I have not been convicted of any crime involving moral turpitude and I am not under any suspension or revocation of my license.

Signed this _____ day of _____, 2016.

P.E.

PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION. BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384
PE NO. DATE

BAIRD, HAMPTON AND BROWN IS PERFORMING A FLOOD STUDY WHICH WILL SHOW THAT DETENTION FOR THIS SITE IS NOT REQUIRED AND THAT FULLY DEVELOPED FLOWS CAN BE DIRECTLY DISCHARGED INTO CREEK/FLOODPLAIN.

REFERENCE SAID REPORT FOR BASE FLOODPLAIN ELEVATIONS ALONG SHOWN FLOODPLAIN EASEMENT

DRAINAGE AREA LIMITS FOR AREA A2 COME FROM POST-DEVELOPED MAP

OLD IRON FENCE ALONG & NEAR PROPERTY LINE

MAXIMUM 100 YEAR DETENTION POND DISCHARGE FOR LOT 1, LAVACA TRAIL ADDITION PHASE

MAXIMUM 100 YEAR DETENTION POND DISCHARGE FOR LOT 2, LAVACA TRAIL ADDITION PHASE

WILLIAM D. SQUIDER INVESTMENTS
VOL. 8061, PG. 1452
D.R.T.C.T.

CITY OF COLLEYVILLE TEXAS

Community Development Planning Review

Project Name: Ravenwood Office Park
Project/Permit Number: SP16-001
Status: Approved
Reviewer: Shane Pace/Oscar Chavez/Caleb Tani
Date: 09/16/2016

POST-DEVELOPED SITE DRAINAGE DATA

Sub	AREA (ACRES)	C	Ra (INCHES)	Ta (MIN)	Tb (MIN)	Tc (MIN)	Td (MIN)	Qa (CFS)	Qb (CFS)	Qc (CFS)	Qd (CFS)	Qe (CFS)	Qf (CFS)	Qg (CFS)	Qh (CFS)	Qi (CFS)	Qj (CFS)	Qk (CFS)	Ql (CFS)	Qm (CFS)	Qn (CFS)	Qo (CFS)	Qp (CFS)	Qq (CFS)	Qr (CFS)	Qs (CFS)	Qt (CFS)	Qu (CFS)	Qv (CFS)	Qw (CFS)	Qx (CFS)	Qy (CFS)	Qz (CFS)	COMMENTS
A1	1.99	0.70	10	4.71	0.74	0.91	7.89	8.40	9.24	6.8	8.0	9.1	10.5	11.7	13.0	14.3	15.6	16.9	18.2	19.5	20.8	22.1	23.4	24.7	26.0	27.3	28.6	29.9	31.2	32.5	33.8	TO EXISTING DETENTION (1.7 CFS MAX RELEASE RATE)		
A2	0.88	0.30	10	4.71	0.74	0.91	7.89	8.40	9.24	1.3	1.5	1.7	1.9	2.2	2.4	2.6	2.8	3.0	3.2	3.4	3.6	3.8	4.0	4.2	4.4	4.6	4.8	5.0	5.2	5.4	5.6	TO EXISTING DETENTION (0.8 CFS MAX RELEASE RATE)		
A3	1.18	0.19	10	4.71	0.74	0.91	7.89	8.40	9.24	3.4	4.0	4.6	5.2	5.8	6.4	7.0	7.6	8.2	8.8	9.4	10.0	10.6	11.2	11.8	12.4	13.0	13.6	14.2	14.8	15.4	16.0	TO EXISTING DETENTION (2.1 CFS MAX RELEASE RATE)		

HAMILTON DUFFY, P.C.
CONSULTING ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
1841 MOORE BLVD. - WEST WICHITA HILLS, TEXAS 76712
PHONE (817) 388-5888 FAX (817) 388-5888

SITE CONSTRUCTION PLANS
RAVENWOOD OFFICE PARK
CITY OF COLLEYVILLE, TEXAS

PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION. BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384
PE NO. DATE

PRE-DEVELOPED DRAINAGE AREA MAP

SHEET
C1.01A

8086 & 8078 PRECINCT LINE RD.

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 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; 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
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
PHILLIP MAXWELL
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
702869
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
PMAXWELL@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
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:
 - 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.

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
Phillip Maxwell	702869	pmaxwell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date