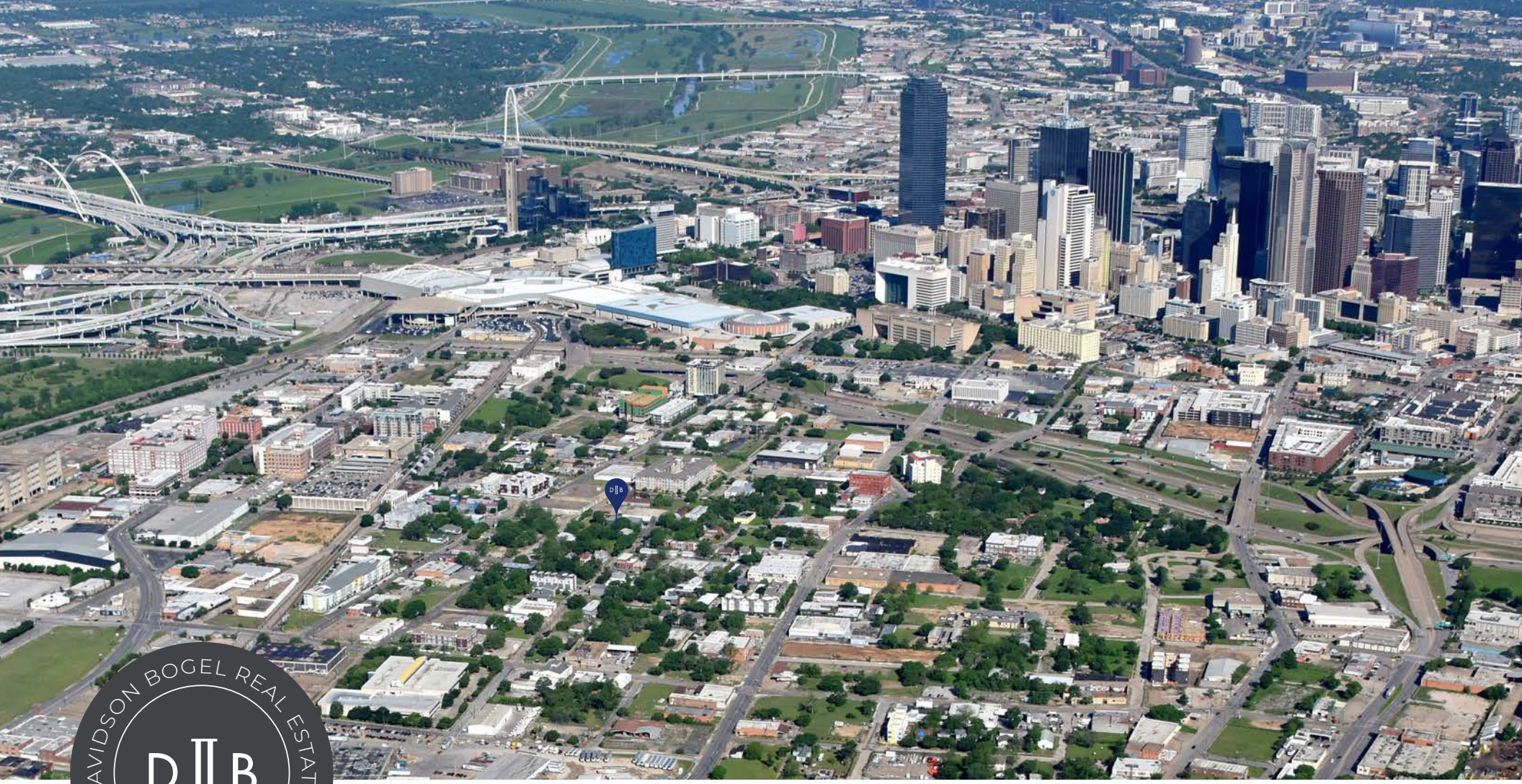


DAVIDSON BOGEL REAL ESTATE · DALLAS, TEXAS ·

D B

1701 BROWDER ST.

DALLAS, TX

JAKE MILNER
JMilner@db2re.com
214.526.3626 x 109

SCOTT LAKE
SLake@db2re.com
214.526.3626 x 108

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. 2022



PROPERTY INFORMATION

SIZE:

± 25,737 SF

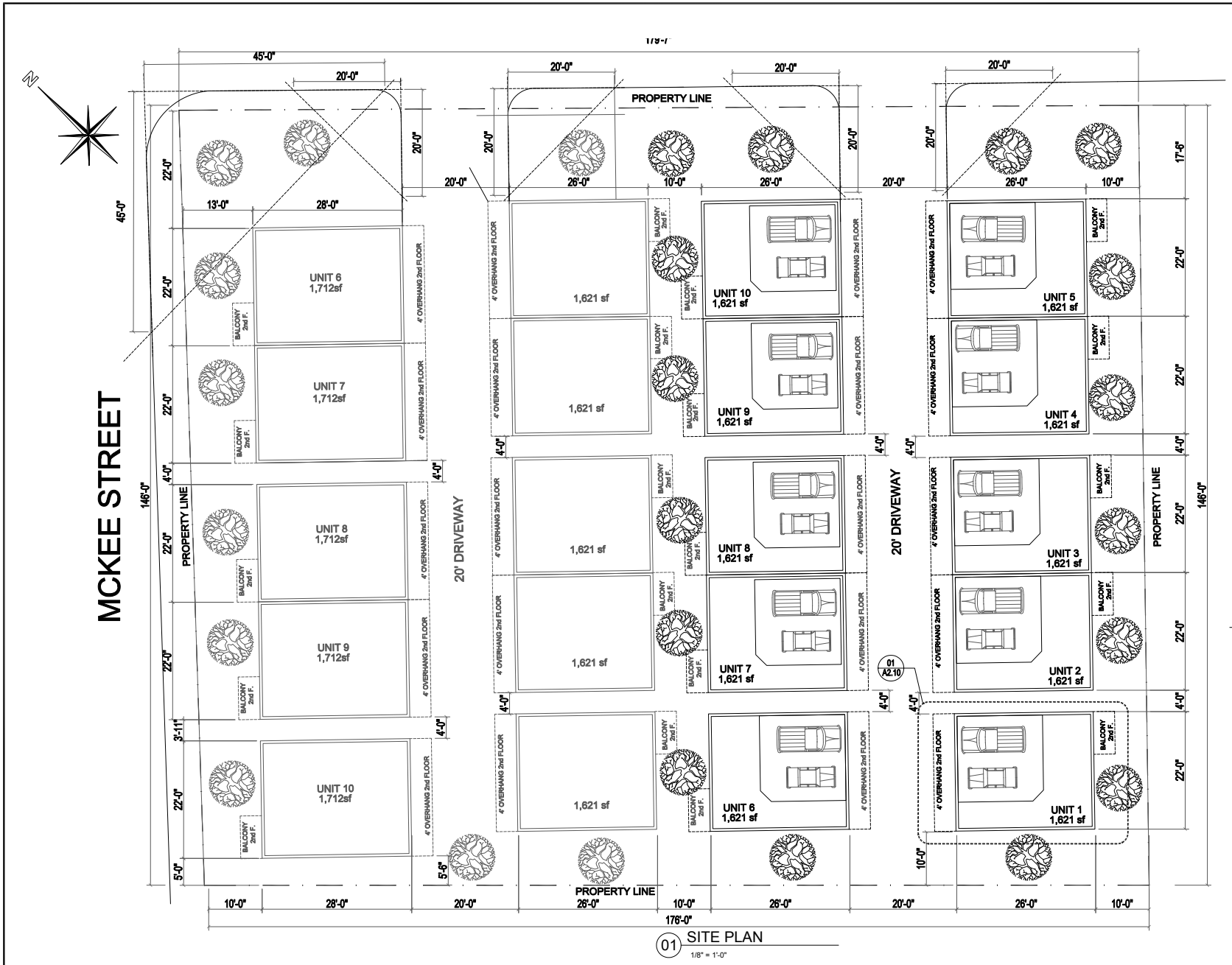
ZONING:

PD 317
(Sub 1 - Tract 2)

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2022 Population	10,454	55,696	149,395
% Proj Growth 2022 - 2027	1.8%	1.5%	1.2%
2022 Average HH Income	$105,012	$110,231	$107,919
2022 Median HH Income	$82,996	$79,012	$71,640

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Davidson & Bogel Real Estate, LLC. 2022



01 SITE PLAN
1/8" = 1'-0"

PHASE 1 A/C AREAS	
UNIT 1	1,621 sf
UNIT 2	1,621 sf
UNIT 3	1,621 sf
UNIT 4	1,621 sf
UNIT 5	1,621 sf
UNIT 6	1,621 sf
UNIT 7	1,621 sf
UNIT 8	1,621 sf
UNIT 9	1,621 sf
UNIT 10	1,621 sf
TOTAL	16,210 sf

BMH AS-BUILT USA
Architecture
Interiors
Space Planning
1100 S. Akard St.
Dallas, Texas 75215
(214)350-1200
Fax.: (214)358-1600

BROWDER MCKEE TOWN HOUSES

LUXURY TOWN HOUSES
1701 BROWDER ST, DALLAS TEXAS

ISSUE LOG

NO.	DESCRIPTION	
		9-19-16

JOB NO.

SHEET TITLE
SITE PLAN

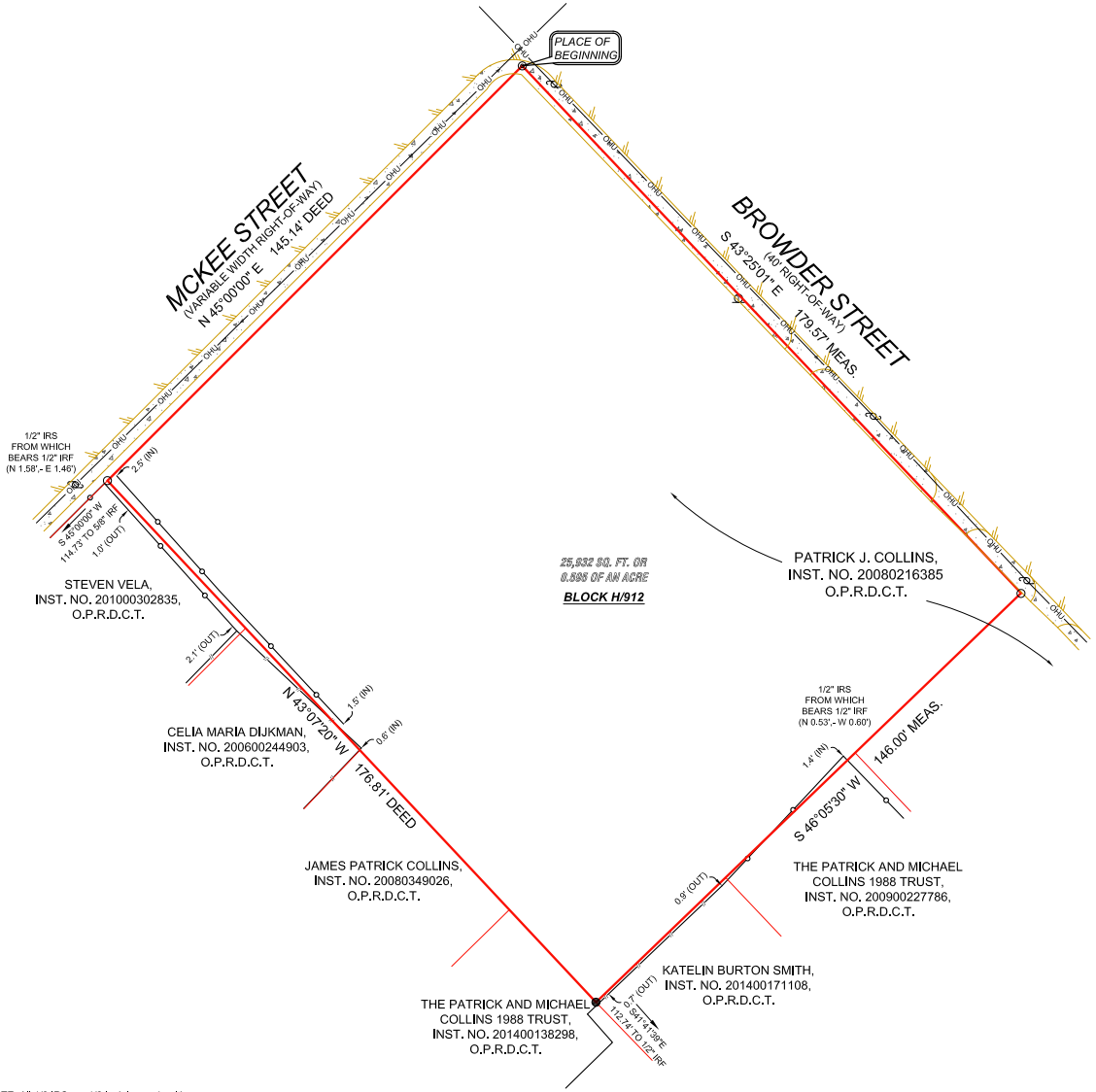
SHEET NO.
A-0.1

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SITE PLAN

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SURVEY PLAT



NOTE: All 1/2 IRS are 1/2-Inch Iron rods with yellow plastic caps stamped "RPLS 5310".

LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land located in part of City Block H/912, of Henry Snodgrass Estate Partition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded In Volume P, Page 261-265, Deed Records, Dallas County, Texas, and being a portion of a tract of land described in deed to J. Patrick Collins, recorded in Instrument No. 20080216385, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an X set in concrete at the intersection of the Southeast line of McKee Street, a variable width right-of-way, and the Southwest line of Browder Street, a 40' right-of-way, same being the North corner of said Block H/912;

Thence South 43°25'01" East, along said Southwest line, a distance of 179.57' to a 1/2" Iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of that portion of described herein;

Thence South 46°05'30" West, a distance of 146.00' to a 1/2" iron rod found In the Northeast line of a tract of land described In deed to The Patrick and Michael Collins 1988 Trust, recorded in Instrument No. 201400138298, Official Public Records, Dallas County, Texas, at the West corner of a tract of land described in deed to Katelin Burton Smith, recorded In Instrument No. 201400171108, Official Public Records, Dallas County, Texas;

Thence North 43°07'20" West, a distance of 176.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set In the said Southeast line of McKee Street, at the North corner of a tract of land described in deed to Steven Vela, recorded in Instrument No. 201000302835, Official Public Records, Dallas County, Texas;

Thence North 45°00'00" East, along said Southeast line, a distance of 145.14' to the PLACE OF BEGINNING and containing 25,932 square feet or 0.595 of an acre of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to ZOHA Investments LLC, a Texas limited liability company, J. Patrick Collins, Fidelity National Title Insurance Company, and Lawyers Title Company, all In connection with G. F. NO. LT-19155-1901551600097-CF, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant Improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground Is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant Improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (If any) are as shown hereon. The area of the property as shown hereon Is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, In conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113C 0345J of the Federal Emergency Management Agency flood Insurance rate map or flood hazard boundary map dated 08-23-2001. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	PLASTIC FENCE	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	"T" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	"T" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGHBANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE
PK NAIL SET	CON. MONUMENT	STORM DRAINAGE	FIRE HYDRANT	POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	BL VALVE		PIPE RAIL FENCE	NO PARKING	TILE	

1410 & 1701 MCKEE & BROWDER STREET DALLAS, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 16-0776
DATE: 05-16-2016
DRAWN BY: SJT

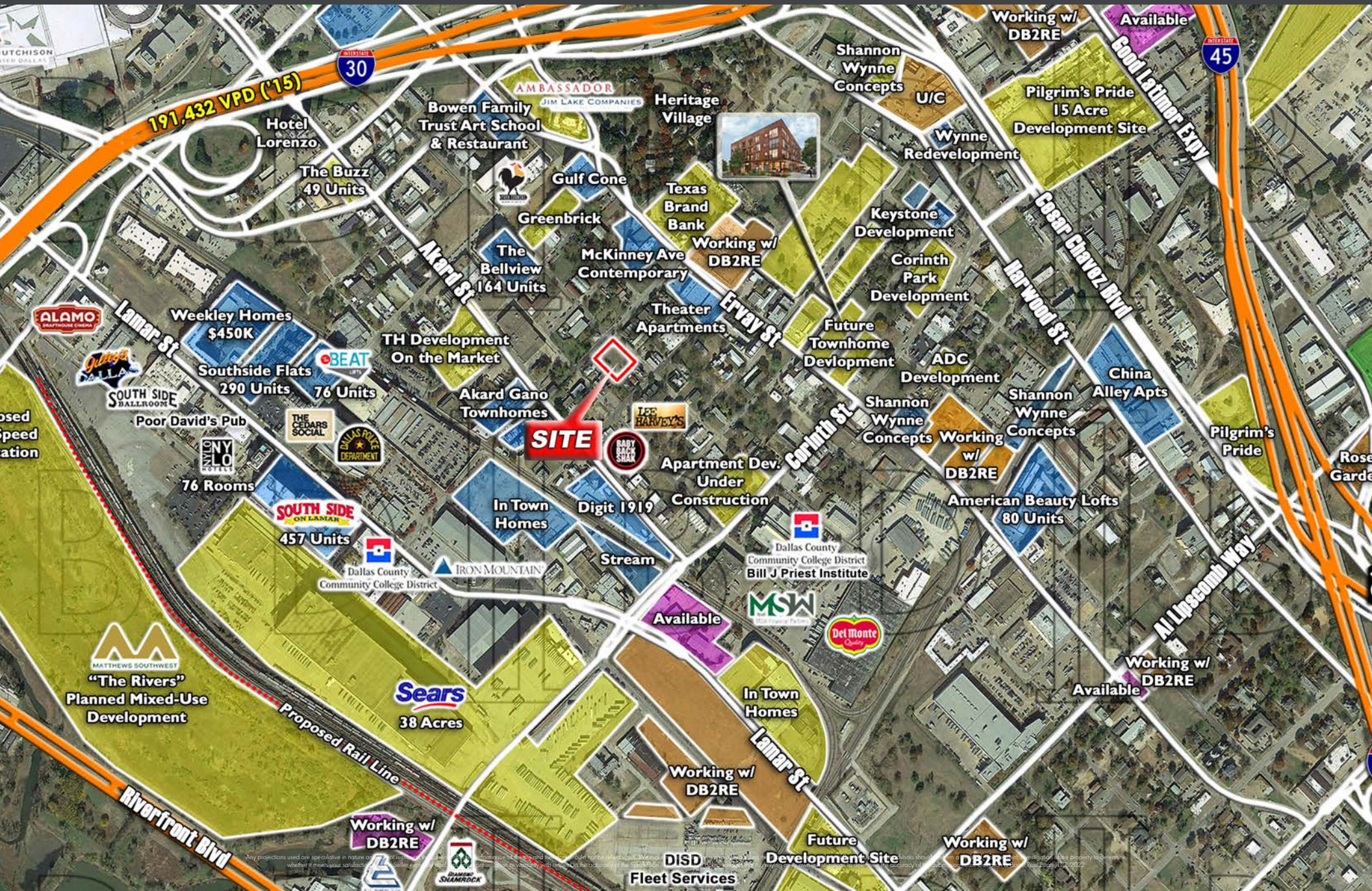
"A professional company operating in your best interest"

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WIDE AERIAL



Any projections used are speculative in nature and are for illustrative purposes only. Performance of the property and the area may not be relied upon. We make no guarantee, warranty or representation about it. It is your responsibility to independently investigate the property to determine whether it meets your satisfaction. Seller expressly disclaims any and all liability for representations or warranties of any kind made by Seller or Real Estate, LLC, or any of their respective officers, agents or employees, or any third party, including but not limited to the accuracy or completeness of the Information. Real Estate, LLC, 2022.

1701 BROWDER ST.

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.

DB URBAN, LLC	**9009183**	**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
SCOTT LAKE	**618506**	**SLAKE@DB2RE.COM**	**214-526-3626**
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
JAKE MILNER	**647114**	**JMILNER@DB2RE.COM**	**214-526-3626**
SALES AGENT/ASSOCIATE'S NAME	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:
  - 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.

DB Urban, LLC	9009183	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.	Email	Phone
Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____