

# SEQ - S.H. 121 & NORTHPOINT

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

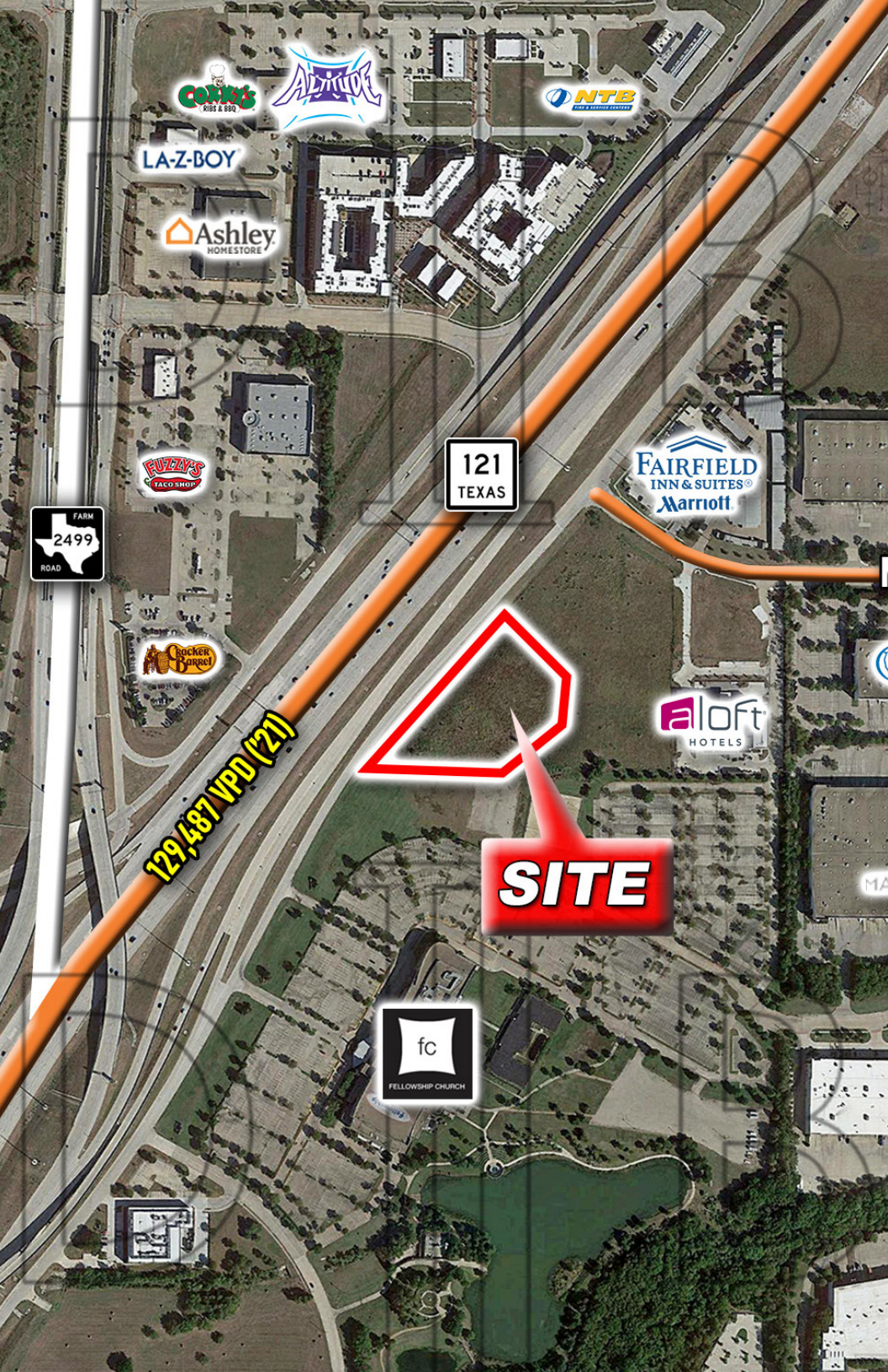
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your 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. 2024



# PROPERTY INFORMATION



SIZE:  
± 3.689 AC



TRAFFIC COUNTS:  
S.H. 121: 129,487 VPD



ZONING:  
CC - Community Commercial

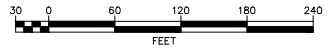


UTILITIES:  
Available To Site

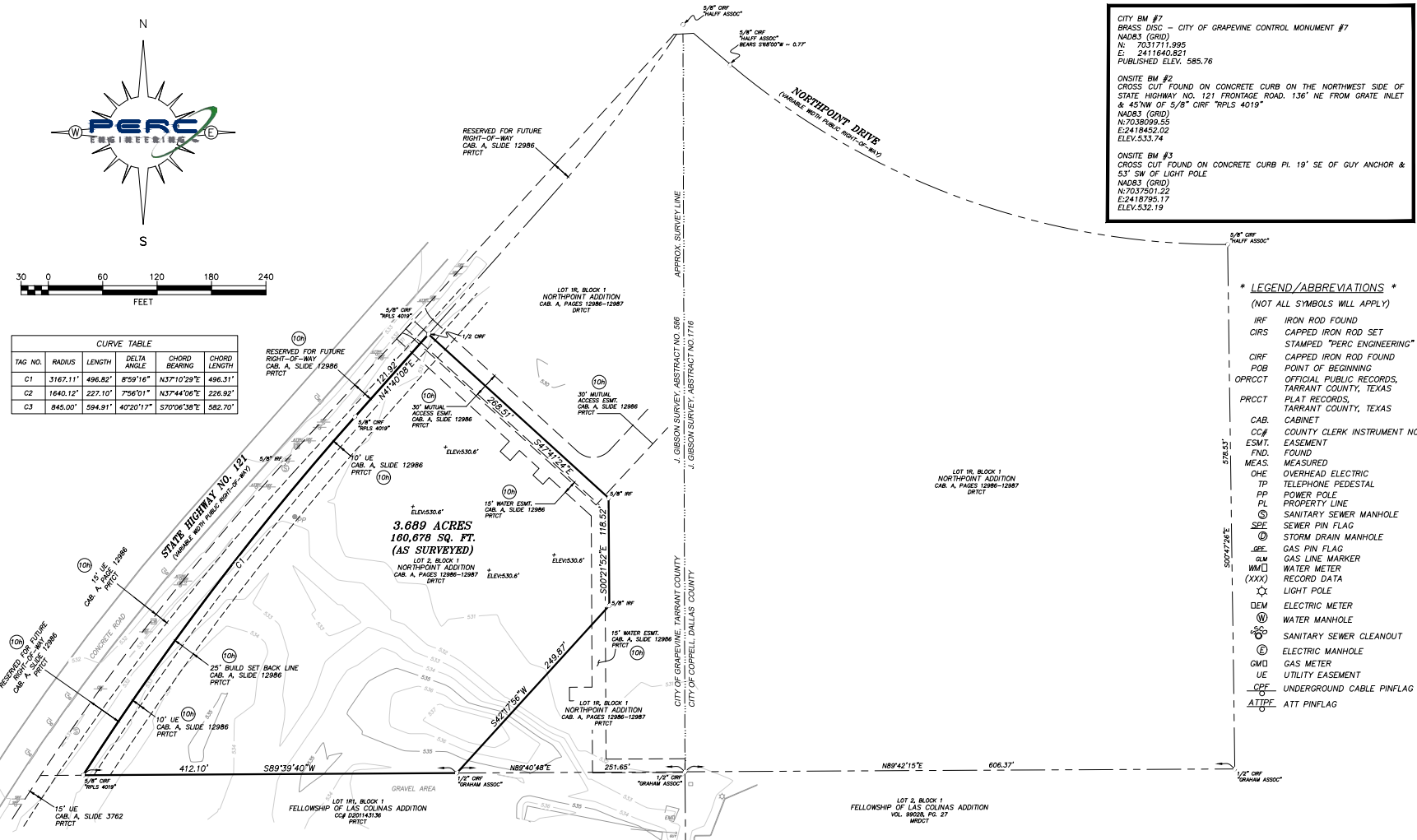
# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	5,556	41,799	184,850
% Proj Growth 2024-2029	1.59%	0.03%	-0.12%
2024 Average HH Income	\$111,122	\$157,505	\$148,550
2024 Median HH Income	\$100,555	\$114,864	\$109,660

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Davidson & Bogel Real Estate, LLC 2024



TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3167.11'	496.82'	8°59'16"	N37°10'29"E	496.31'
C2	1840.12'	227.10'	7°56'01"	N37°44'06"E	226.92'
C3	845.00'	594.91'	40°20'17"	S70°06'38"E	582.70'



**CITY BM #7**  
BRASS DISC - CITY OF GRAPEVINE CONTROL MONUMENT #7  
NAD83 (GRID)  
N: 7031711.995  
E: 2411640.821  
PUBLISHED ELEV. 585.76

**ONSITE BM #2**  
CROSS CUT FOUND ON CONCRETE CURB ON THE NORTHWEST SIDE OF STATE HIGHWAY NO. 121 FRONTAGE ROAD, 136' NE FROM GRATE INLET & 45' NW OF 5/8" CIRC "RPLS 4019"  
NAD83 (GRID)  
N:7033029.55  
E:2418452.02  
ELEV.533.74

**ONSITE BM #3**  
CROSS CUT FOUND ON CONCRETE CURB PL. 19' SE OF GUY ANCHOR & 53' SW OF LIGHT POLE  
NAD83 (GRID)  
N:7033501.22  
E:2418795.17  
ELEV.532.19

- \* LEGEND/ABBREVIATIONS \***  
(NOT ALL SYMBOLS WILL APPLY)
- IRF IRON ROD FOUND
  - CIRS CAPPED IRON ROD SET
  - STAMPED "PERC ENGINEERING"
  - CIRF CAPPED IRON ROD FOUND
  - POB POINT OF BEGINNING
  - OPRCCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - PRCCT PLAT RECORDS, TARRANT COUNTY, TEXAS
  - CAB. CABINET
  - CC# COUNTY CLERK INSTRUMENT NO.
  - ESMT. EASEMENT
  - FND. FOUND
  - MEAS. MEASURED
  - OHE OVERHEAD ELECTRIC
  - TP TELEPHONE PEDESTAL
  - FP POWER POLE
  - PL PROPERTY LINE
  - SM SANITARY SEWER MANHOLE
  - SEF SEWER PIN FLAG
  - SD STORM DRAIN MANHOLE
  - GE GAS PIN FLAG
  - GM GAS LINE MARKER
  - WM WATER METER
  - (XXX) RECORD DATA
  - ☆ LIGHT POLE
  - DEM ELECTRIC METER
  - WM WATER MANHOLE
  - SM SANITARY SEWER CLEANOUT
  - EM ELECTRIC MANHOLE
  - GM GAS METER
  - UE UTILITY EASEMENT
  - CGF UNDERGROUND CABLE PINFLAG
  - ATT.P ATT PINFLAG

**\* ATTENTION TO SCHEDULE B ITEMS \***

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
6. EASEMENTS RESERVED BY FELLOWSHIP OF LAS COLINAS IN DEED FILED MAY 15, 1996, RECORDED IN VOLUME 96097, PAGE 3984, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. SAID DEED ALSO FILED MAY 15, 1996, RECORDED IN VOLUME 12067, PAGE 1221, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. AS SHOWN ON PLATS RECORDED UNDER CLERK'S FILE NO. 20080214110, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND IN CABINET A, SLIDE 12986, PLAT RECORDS, TARRANT COUNTY, TEXAS. PROPERTY DESCRIBED THEREIN CANNOT BE PLACED WITH ANY DEGREE OF CERTAINTY BY THE SURVEYOR. DOES APPEAR TO AFFECT THE SUBJECT PROPERTY. HOWEVER, MAY NEED AN ATTORNEY'S OPINION
  7. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED OCTOBER 4, 2007, RECORDED OCTOBER 4, 2007 UNDER CLERK'S FILE NO. 2007038228 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. SAID INSTRUMENT ALSO RECORDED OCTOBER 4, 2007 UNDER CLERK'S FILE NO. 2008146249 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. THIS INSTRUMENT CONTAINS THE FOLLOWING LANGUAGE: "...THERE IS HEREBY EXCEPTED AND RESERVED TO THE PERSONS AND PART COMPRISING GRANTORS, THEIR RESPECTIVE HEIRS OR SUCCESSORS AND ASSIGNS, ALL OF THE OIL, GAS AND ALL OTHER MINERALS IN, ON, UNDER AND THAT MAY BE PRODUCED, SAVED, SOLD AND/OR MARKETED FROM THE PROPERTY..." REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, AND FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). PROPERTY DESCRIBED THEREIN CANNOT BE PLACED WITH ANY DEGREE OF CERTAINTY BY THE SURVEYOR. DOES APPEAR TO AFFECT THE SUBJECT PROPERTY. HOWEVER, MAY NEED AN ATTORNEY'S OPINION
  9. LEASE FOR COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED FEBRUARY 19, 2008, BY AND BETWEEN GREENWAY-GRAPEVINE/COPPELL PARTNERS, L.P., AS LESSOR, AND CHESSPAKE EXPLORATION, L.L.C., AS LESSEE, AS EVIDENCED IN A MEMORANDUM THEREOF DATED APRIL 23, 2008 UNDER CLERK'S FILE NO. 20080214120 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). AS AFFECTED BY AMENDMENT OF MEMORANDUM OF PAID UP OIL AND GAS LEASE RECORDED DATE AUGUST 27, 2009, RECORDING NO.: UNDER CLERK'S FILE NO. D200923798, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS AND RECORDING DATE: AUGUST 27, 2009, RECORDING NO.: UNDER CLERK'S FILE NO. 200900247018, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. PROPERTY DESCRIBED THEREIN CANNOT BE PLACED WITH ANY DEGREE OF CERTAINTY BY THE SURVEYOR. DOES APPEAR TO AFFECT THE SUBJECT PROPERTY. HOWEVER, MAY NEED AN ATTORNEY'S OPINION
  - h. THE FOLLOWING AS SET OUT ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 20080214110, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND IN CABINET A, SLIDE 12986 AND CABINET A, SLIDE 12986, PLAT RECORDS, TARRANT COUNTY, TEXAS: 50 FOOT WIDE MUTUAL ACCESS EASEMENT ALONG THE NORTHEASTERN PROPERTY LINE, 15.00 FOOT WIDE WATER EASEMENT ALONG THE NORTHWESTERN AND EASTERLY PROPERTY LINES, 25.00 FOOT WIDE BUILDING SETBACK LINE ALONG THE NORTHWESTERN PROPERTY LINE, 10.00 AND 15.00 FOOT WIDE UTILITY EASEMENTS ALONG THE NORTHWESTERN AND EASTERLY PROPERTY LINES, AND RESERVATION FOR FUTURE RIGHT-OF-WAY ALONG THE NORTHWESTERN PROPERTY LINE. (15.00 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERLY PROPERTY LINE & 20.00 FOOT WIDE TXU ELECTRIC EASEMENT ALONG THE EASTERLY PROPERTY LINE, ARE ABANDONED PER SAID CABINET A, SLIDE 12986, PRCT, PLAT).
  - i. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: ENTITLED: ORDINANCE NO. 71-100, DATED: DECEMBER 16, 1971, EXECUTED BY: JOINT AIRPORT ZONING BOARD OF THE DALLAS-FORTH WORTH REGIONAL AIRPORT RECORDING DATE: SEPTEMBER 1, 1982, RECORDING NO.: VOLUME: 7340, PAGE: 1127, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND, IN VOLUME 82173, PAGE 178, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.) DOES APPEAR TO AFFECT THE SUBJECT PROPERTY
  - j. INTEREST IN AND TO OIL AND GAS AND OTHER MINERALS AND/OR ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS RELATING THERETO AS SET FORTH IN THE DOCUMENT: RECORDING NO.: CLERK'S FILE NO. D200807779, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. DOES APPEAR TO AFFECT THE SUBJECT PROPERTY
  - k. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: ENTITLED: DECLARATION OF POOLED UNIT-FELLOWSHIP, DATED: AUGUST 1, 2008, EXECUTED BY: CHESSPAKE EXPLORATION, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, RECORDING DATE: SEPTEMBER 23, 2008, RECORDING NO. CLERK'S FILE NO. 20080308275, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND, RECORDED UNDER CLERK'S FILE NO. D200808281, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS. SAID INSTRUMENT AFFECTED BY FIRST AMENDMENT - DECLARATION OF POOLED UNIT - FELLOWSHIP, RECORDED UNDER CLERK'S FILE NO. D200808281B, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID INSTRUMENT AFFECTED BY SECOND AMENDMENT - DECLARATION OF POOLED UNIT - FELLOWSHIP, RECORDED UNDER CLERK'S FILE NO. D20090234017, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND, RECORDED UNDER CLERK'S FILE NO. D200918256, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. (REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.) DOES APPEAR TO AFFECT THE SUBJECT PROPERTY
  - l. THE LAND HAS FRONTAGE OR ABUTS TEXAS STATE HIGHWAY NO. 121, WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD. NOT ADRESSED BY SURVEYOR

**LEGAL DESCRIPTION**

BEING LOT 2, BLOCK 1, NORTHPOINT ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGES 12986 & 12987, PLAT RECORDS, TARRANT COUNTY, TEXAS.

**\* GENERAL NOTES \***

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATION UTILIZING THE LEICA GPS REFERENCE NETWORK.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. 1002-325724-RIT, EFFECTIVE DATE: DECEMBER 14, 2020, 2021, ISSUED: JANUARY 4, 2021, THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
3. THIS LAND TITLE SURVEY IS OF LOT 2, BLOCK 1, NORTHPOINT ADDITION, PLAT RECORDS, TARRANT COUNTY, TEXAS.
4. THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL BLUE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE TARRANT COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 484930010K, MAP REVISED SEPTEMBER 25, 2009, AND THE DALLAS COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 484390010K, MAP REVISED SEPTEMBER 25, 2009. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE SUBJECT PROPERTY.
7. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.
8. UNLESS LABELED OTHERWISE, ALL PROPERTY CORNERS CALLED SET ARE 5/8" INCH IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "PERC ENGINEERING".
9. UNLESS LABELED OTHERWISE, ALL EASEMENTS AND BUILDING LINES ARE ACCORDING TO THE SUBJECT PLAT OF RECORD NOTED HEREON.
10. ZONING REPORT OR LETTER WAS NOT PROVIDED BY CLIENT AS REQUIRED PER 2021 ALTA NSPS REQUIREMENTS.
11. THERE WAS NO DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY CLIENT AS REQUIRED PER THE 2021 ALTA NSPS REQUIREMENTS.

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# S.H. 121 & NORTHPOINT

## 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.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>DAVID DAVIDSON, JR.</b>	<b>593731</b>	<b>DDAVIDSON@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>CHRISTOPHER RYAN TURNER</b>	<b>672133</b>	<b>RTURNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
<b>COLLINS MEIER</b>	<b>714822</b>	<b>CMEIER@DB2RE.COM</b>	<b>214-526-3626</b>
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.

11-2-2015

### 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
  - o 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.	Email	Phone
David Davidson JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



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11-2-2015

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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.

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  - 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
  - o 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.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



## Information About Brokerage Services

11-2-2015

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
  - o 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.

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Designated Broker of Firm	License No.		Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Collins Meier</b>	<b>714822</b>	<b>cmeier@db2re.com</b>	<b>214-526-3626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date