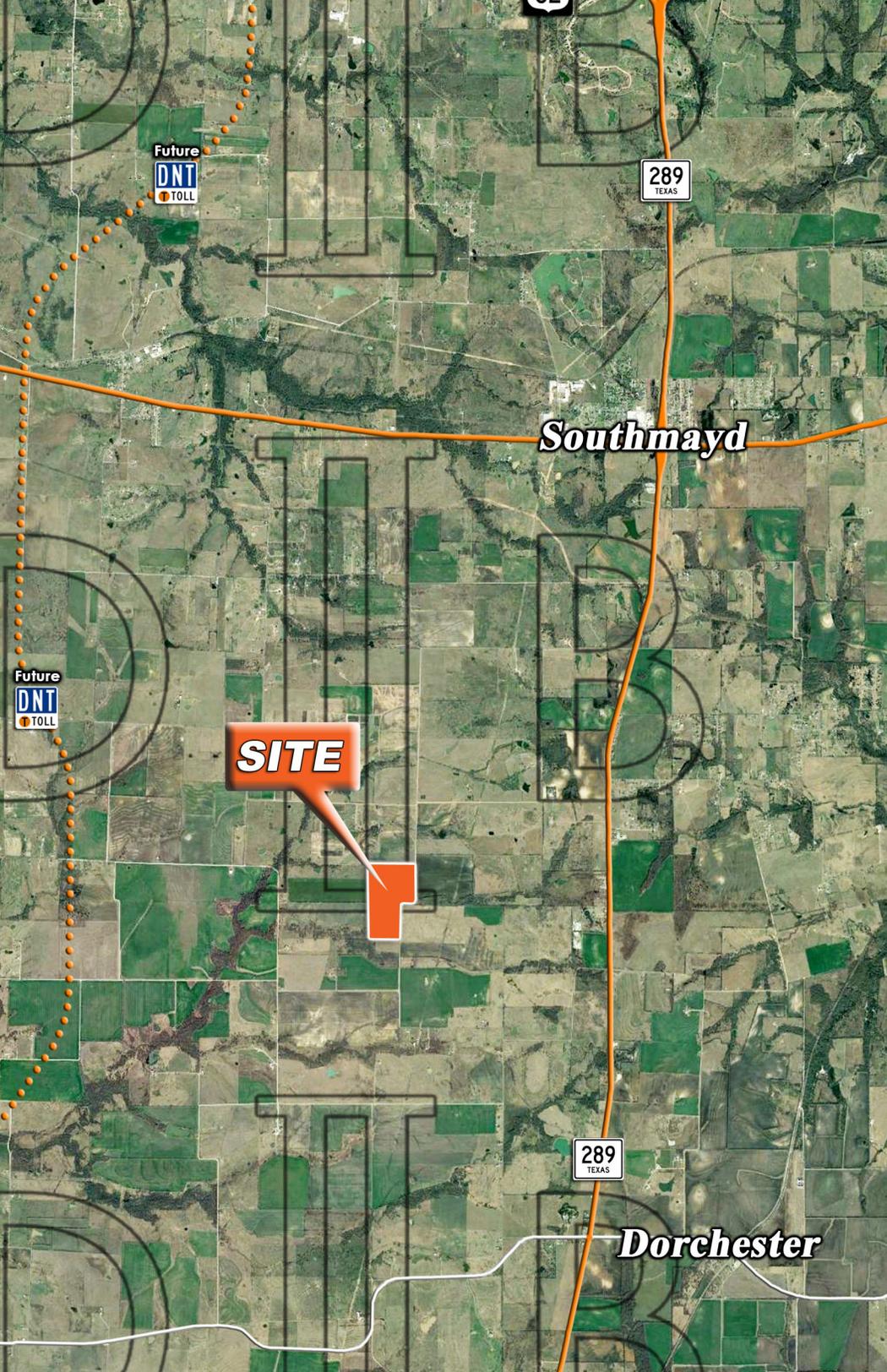


# NWQ - STEWART RD. & MELTON RD.

GRAYSON, TX | UNINCORPORATED GRAYSON COUNTY | LAND FOR SALE

**GRANT BRODEUR**  
Grant@db2re.com  
214.526.3626 x 117



# PROPERTY INFORMATION



SIZE:  
± 105.954 AC



ZONING:  
Agriculturally Exempt

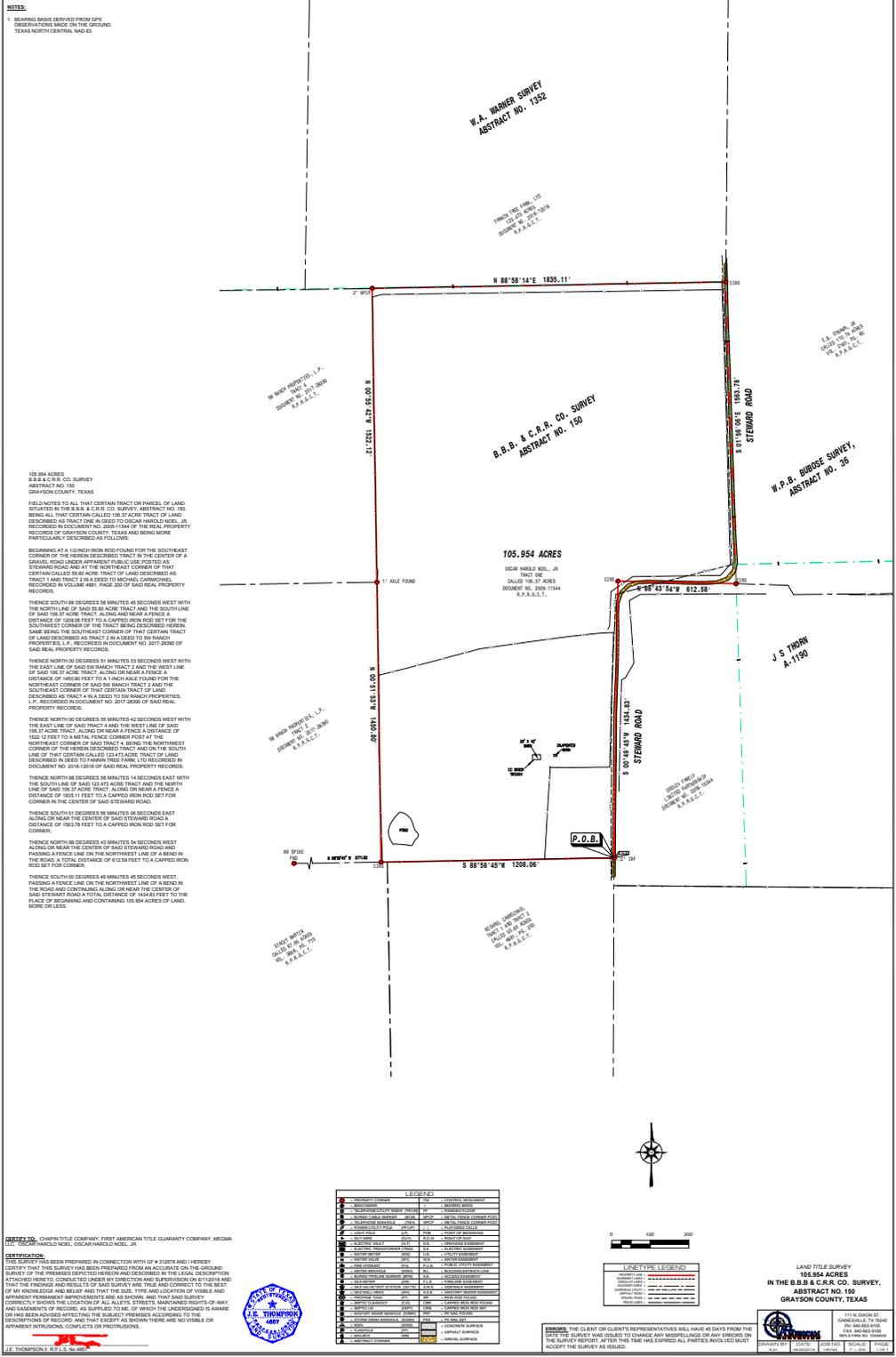


UTILITIES:  
No Utilities

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	54	804	3,132
% Proj Growth 2023-2028	0.0%	0.49%	0.21%
2023 Average HH Income	\$153,904	\$138,313	\$118,563
2023 Median HH Income	\$111,255	\$103,171	\$89,230

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



NOTES:  
 1. BEARING SACS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND.  
 2. TRANS NORTH CENTRAL, NAD 83.

105.954 ACRES  
 B.B.B. & C.R.K. CO. SURVEY  
 ABSTRACT NO. 150  
 GRAYSON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCELS OF LAND SITUATED IN THE B.B.B. & C.R.K. CO. SURVEY, ABSTRACT NO. 150, BEING ALL THAT CERTAIN CALLED 105.954 ACRES TRACT OF LAND DESCRIBED AS TRACT ONE IN DEED TO OSCAR HAROLD NOEL, JR. RECORDED IN DOCUMENT NO. 20941194 OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEIRIN DESCRIBED TRACT IN THE CENTER OF A GRAVEL ROAD (HEIRIN APPOINTED PUBLIC USE) POSTED AS STEWARD ROAD AND AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 105.954 ACRES TRACT OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 IN A DEED TO MICHAEL CARMECHAL, RECORDED IN VOLUME 484, PAGE 205 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST WITH THE NORTHERLY LINE OF SAID 25 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 105.97 ACRES TRACT ALONG NEAR A FENCE A DISTANCE OF 1028.85 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AS TRACT 1 AND TRACT 2 IN A DEED TO MICHAEL CARMECHAL, RECORDED IN VOLUME 484, PAGE 205 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 58 MINUTES 14 SECONDS WEST WITH THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID TRACT 1 ALONG NEAR A FENCE A DISTANCE OF 1028.85 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 105.954 ACRES TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 IN A DEED TO MICHAEL CARMECHAL, RECORDED IN VOLUME 484, PAGE 205 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 90 DEGREES 55 MINUTES 42 SECONDS WEST WITH THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID TRACT 2 ALONG NEAR A FENCE A DISTANCE OF 1024.12 FEET TO A METAL FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID TRACT 1 BEING THE NORTHEAST CORNER OF THE HEIRIN DESCRIBED TRACT AND ON THE SOUTH LINE OF THAT CERTAIN CALLED 105.954 ACRES TRACT OF LAND DESCRIBED IN DEED TO FANNIN TREE FARM, LTD. RECORDED IN DOCUMENT NO. 20161916 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 58 MINUTES 14 SECONDS EAST WITH THE SOUTHERLY LINE OF SAID 105.954 ACRES TRACT AND THE NORTHERLY LINE OF SAID 105.97 ACRES TRACT ALONG OR NEAR A FENCE A DISTANCE OF 1024.12 FEET TO A CAPPED IRON ROD SET FOR THE CORNER IN THE CENTER OF SAID STEWARD ROAD;

THENCE SOUTH 88 DEGREES 58 MINUTES 14 SECONDS EAST ALONG OR NEAR THE CENTER OF SAID STEWARD ROAD A DISTANCE OF 1024.12 FEET TO A CAPPED IRON ROD SET FOR THE CORNER;

THENCE NORTH 88 DEGREES 45 MINUTES 54 SECONDS WEST ALONG OR NEAR THE CENTER OF SAID STEWARD ROAD AND PAVING A FENCE LINE ON THE NORTHWEST LINE OF A RANCHO IN THE ROAD, A TOTAL DISTANCE OF 612.58 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 88 DEGREES 45 MINUTES 54 SECONDS WEST, PAVING A FENCE LINE ON THE NORTHWEST LINE OF A RANCHO IN THE ROAD AND CONTINUING ALONG OR NEAR THE CENTER OF SAID STEWARD ROAD A TOTAL DISTANCE OF 104.85 FEET TO THE PLACE OF BEGINNING A TOTAL DISTANCE OF 105.954 ACRES OF LAND, MORE OR LESS.

ORDER TO: CHRYSLER TITLE COMPANY, FIRST AMERICAN TITLE GUARANTEE COMPANY, MECIMA LLC, OSCAR HAROLD NOEL, OSCAR HAROLD NOEL, JR.

**DEFINITIONS:**  
 THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH OF §102.074 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACQUAINTANCE ON THE ORIGINAL SURVEY OF THE PREMISES DESCRIBED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED TO THESE RECORDS CONDUCTED UNDER MY DIRECT AND PERSONAL SUPERVISION AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT ENCUMBRANCES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MARKED RIGHTS-OF-WAY, AND ENCUMBRANCES OF RECORD, AND I HEREBY CERTIFY THAT THE UNDERGROUND ALIEN RIGHTS OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DISPOSITIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT ENCUMBRANCES, CONFLICTS OR INTERFERENCES.

J.S. THOMPSON & SONS, L.L.C.



**LEGEND**

1	Unimproved Land	OF	Unimproved Land
2	Improved Land	OF	Improved Land
3	Water	OF	Water
4	Highway	OF	Highway
5	Right-of-Way	OF	Right-of-Way
6	Encumbrance	OF	Encumbrance
7	Survey Boundary	OF	Survey Boundary
8	Survey Point	OF	Survey Point
9	Survey Line	OF	Survey Line
10	Survey Area	OF	Survey Area
11	Survey Station	OF	Survey Station
12	Survey Monument	OF	Survey Monument
13	Survey Marker	OF	Survey Marker
14	Survey Control Point	OF	Survey Control Point
15	Survey Reference Point	OF	Survey Reference Point
16	Survey Boundary	OF	Survey Boundary
17	Survey Point	OF	Survey Point
18	Survey Line	OF	Survey Line
19	Survey Area	OF	Survey Area
20	Survey Station	OF	Survey Station
21	Survey Monument	OF	Survey Monument
22	Survey Marker	OF	Survey Marker
23	Survey Control Point	OF	Survey Control Point
24	Survey Reference Point	OF	Survey Reference Point
25	Survey Boundary	OF	Survey Boundary
26	Survey Point	OF	Survey Point
27	Survey Line	OF	Survey Line
28	Survey Area	OF	Survey Area
29	Survey Station	OF	Survey Station
30	Survey Monument	OF	Survey Monument
31	Survey Marker	OF	Survey Marker
32	Survey Control Point	OF	Survey Control Point
33	Survey Reference Point	OF	Survey Reference Point
34	Survey Boundary	OF	Survey Boundary
35	Survey Point	OF	Survey Point
36	Survey Line	OF	Survey Line
37	Survey Area	OF	Survey Area
38	Survey Station	OF	Survey Station
39	Survey Monument	OF	Survey Monument
40	Survey Marker	OF	Survey Marker
41	Survey Control Point	OF	Survey Control Point
42	Survey Reference Point	OF	Survey Reference Point
43	Survey Boundary	OF	Survey Boundary
44	Survey Point	OF	Survey Point
45	Survey Line	OF	Survey Line
46	Survey Area	OF	Survey Area
47	Survey Station	OF	Survey Station
48	Survey Monument	OF	Survey Monument
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64	Survey Area	OF	Survey Area
65	Survey Station	OF	Survey Station
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67	Survey Marker	OF	Survey Marker
68	Survey Control Point	OF	Survey Control Point
69	Survey Reference Point	OF	Survey Reference Point
70	Survey Boundary	OF	Survey Boundary
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80	Survey Point	OF	Survey Point
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82	Survey Area	OF	Survey Area
83	Survey Station	OF	Survey Station
84	Survey Monument	OF	Survey Monument
85	Survey Marker	OF	Survey Marker
86	Survey Control Point	OF	Survey Control Point
87	Survey Reference Point	OF	Survey Reference Point
88	Survey Boundary	OF	Survey Boundary
89	Survey Point	OF	Survey Point
90	Survey Line	OF	Survey Line
91	Survey Area	OF	Survey Area
92	Survey Station	OF	Survey Station
93	Survey Monument	OF	Survey Monument
94	Survey Marker	OF	Survey Marker
95	Survey Control Point	OF	Survey Control Point
96	Survey Reference Point	OF	Survey Reference Point
97	Survey Boundary	OF	Survey Boundary
98	Survey Point	OF	Survey Point
99	Survey Line	OF	Survey Line
100	Survey Area	OF	Survey Area



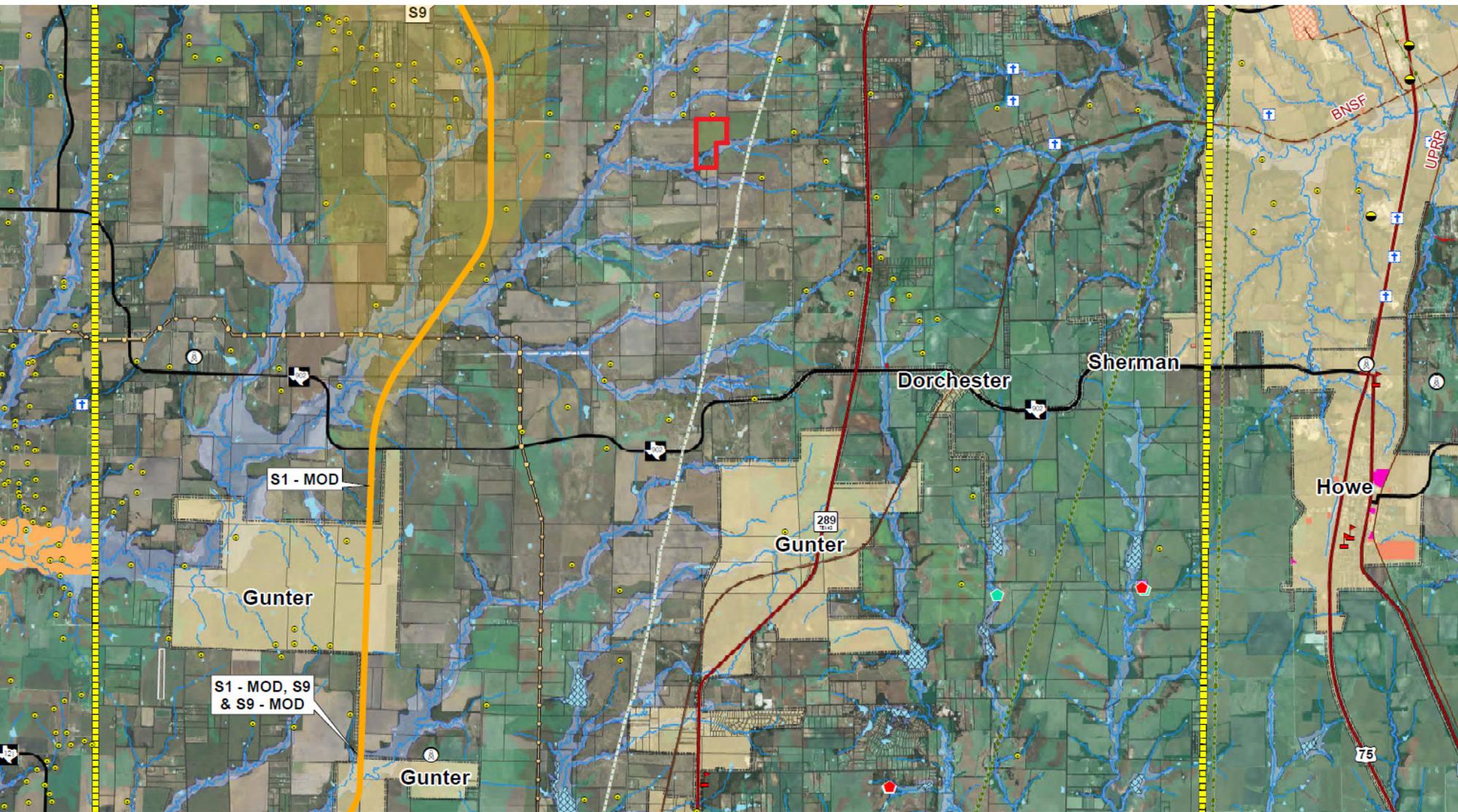
**LINE-TYPE LEGEND**

1	Survey Boundary
2	Survey Point
3	Survey Line
4	Survey Area
5	Survey Station
6	Survey Monument
7	Survey Marker
8	Survey Control Point
9	Survey Reference Point
10	Survey Boundary
11	Survey Point
12	Survey Line
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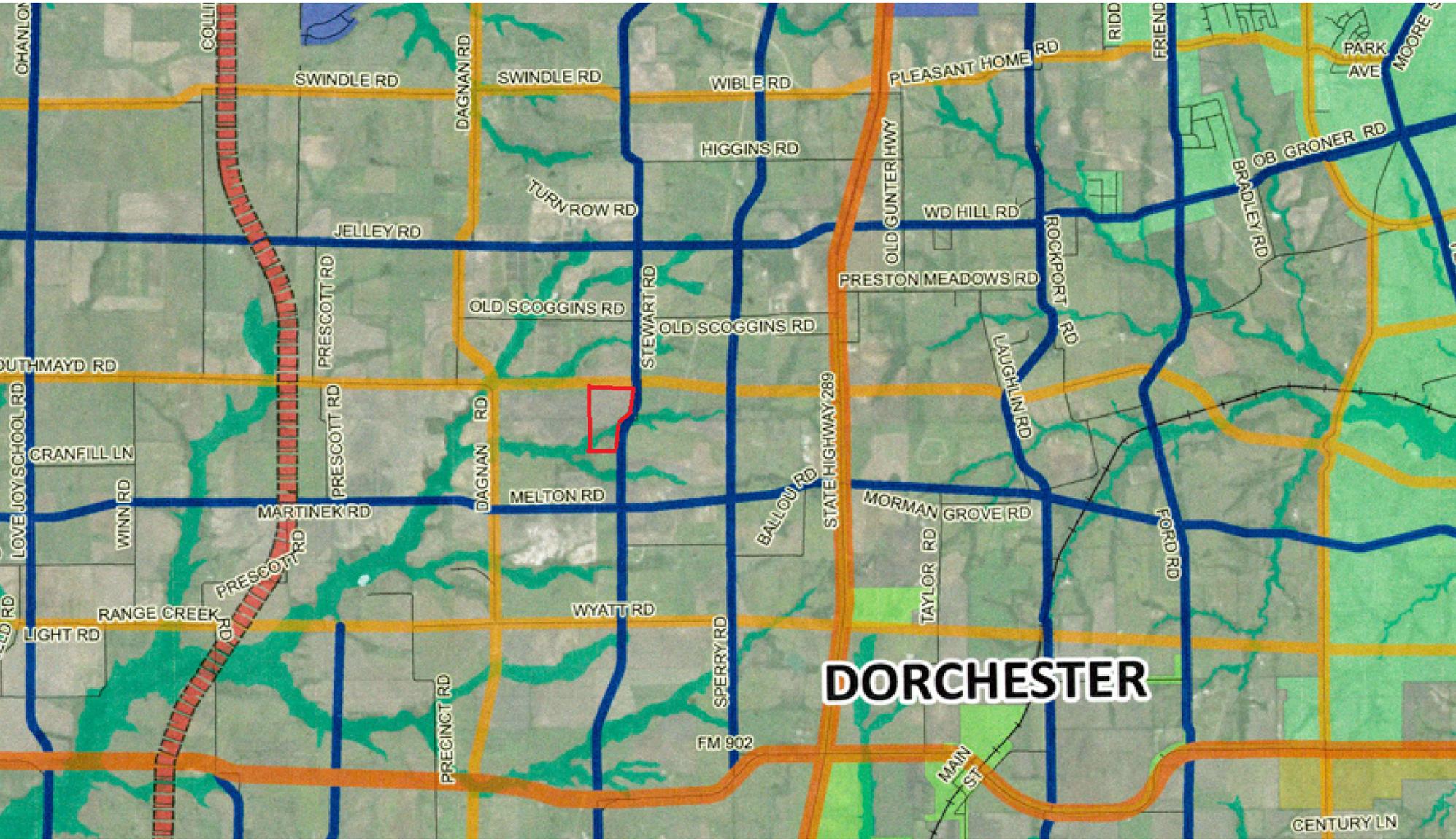
LAND TITLE SURVEY  
 105.954 ACRES  
 IN THE B.B.B. & C.R.K. CO. SURVEY,  
 ABSTRACT NO. 150  
 GRAYSON COUNTY, TEXAS

J.S. THOMPSON & SONS, L.L.C.  
 1114 DUCKER ST.  
 GARLAND, TX 75042  
 (940) 261-1111  
 FAX: 940-261-1112  
 WWW.JST-SURVEY.COM

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



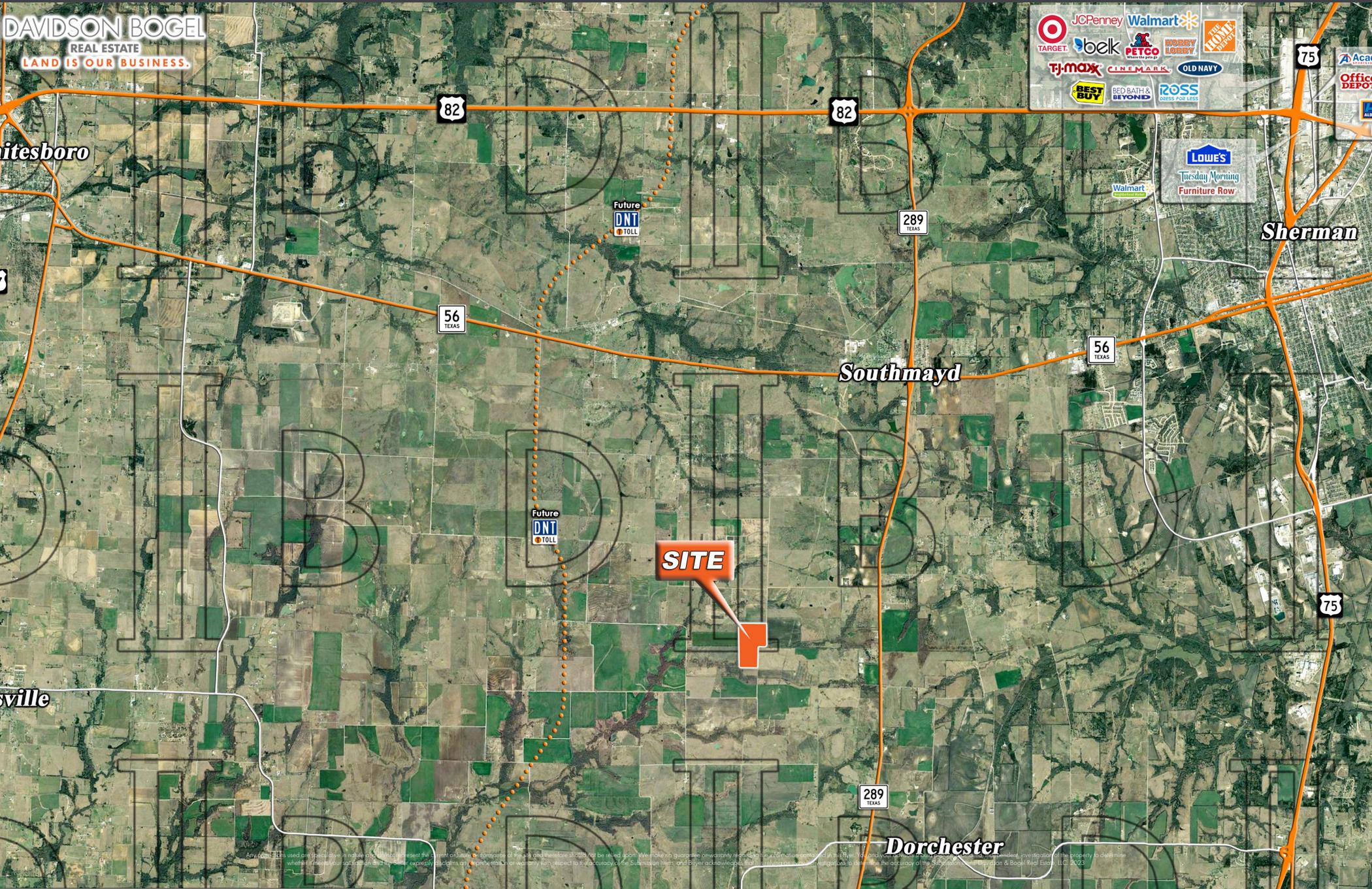
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# STEWART RD. & MELTON RD.

## WIDE AERIAL



**DAVIDSON BOGEL**  
REAL ESTATE  
LAND IS OUR BUSINESS.



Wittesboro

Sherman

Southmayd

Wittesboro

Dorchester

Any data used in this map is for informational purposes only and should not be relied upon. We make no guarantee, warranty, or representation regarding the accuracy of the information provided. You and your agent should conduct independent investigations to determine the accuracy of the information provided. Davidson & Bogel Real Estate, LLC. 2023

# STEWART RD. & MELTON 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  
**GRANT BRODEUR**  
LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE

**9004427**  
LICENSE NO.  
**598526**  
LICENSE NO.  
**0514484**  
LICENSE NO.

**INFO@DB2RE.COM**  
EMAIL  
**EBOGEL@DB2RE.COM**  
EMAIL  
**GRANT@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.	Email	Phone
Grant Brodeur	0514486	grant@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