

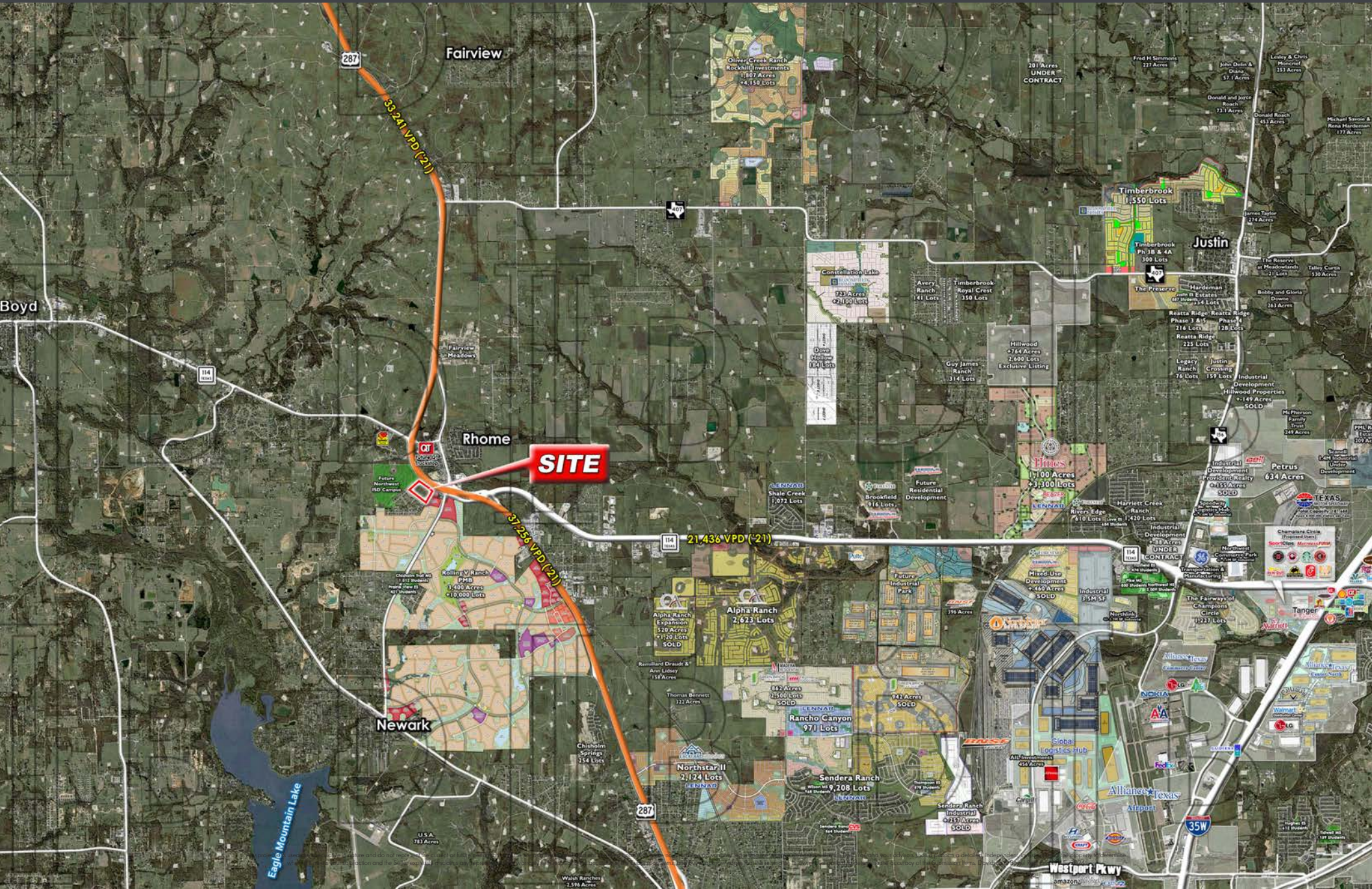
SEC - U.S. 287 & ELLIS LN. | ± 25.512 AC
RHOME ETJ, TX | WISE COUNTY | NORTHWEST I.S.D | LAND FOR SALE

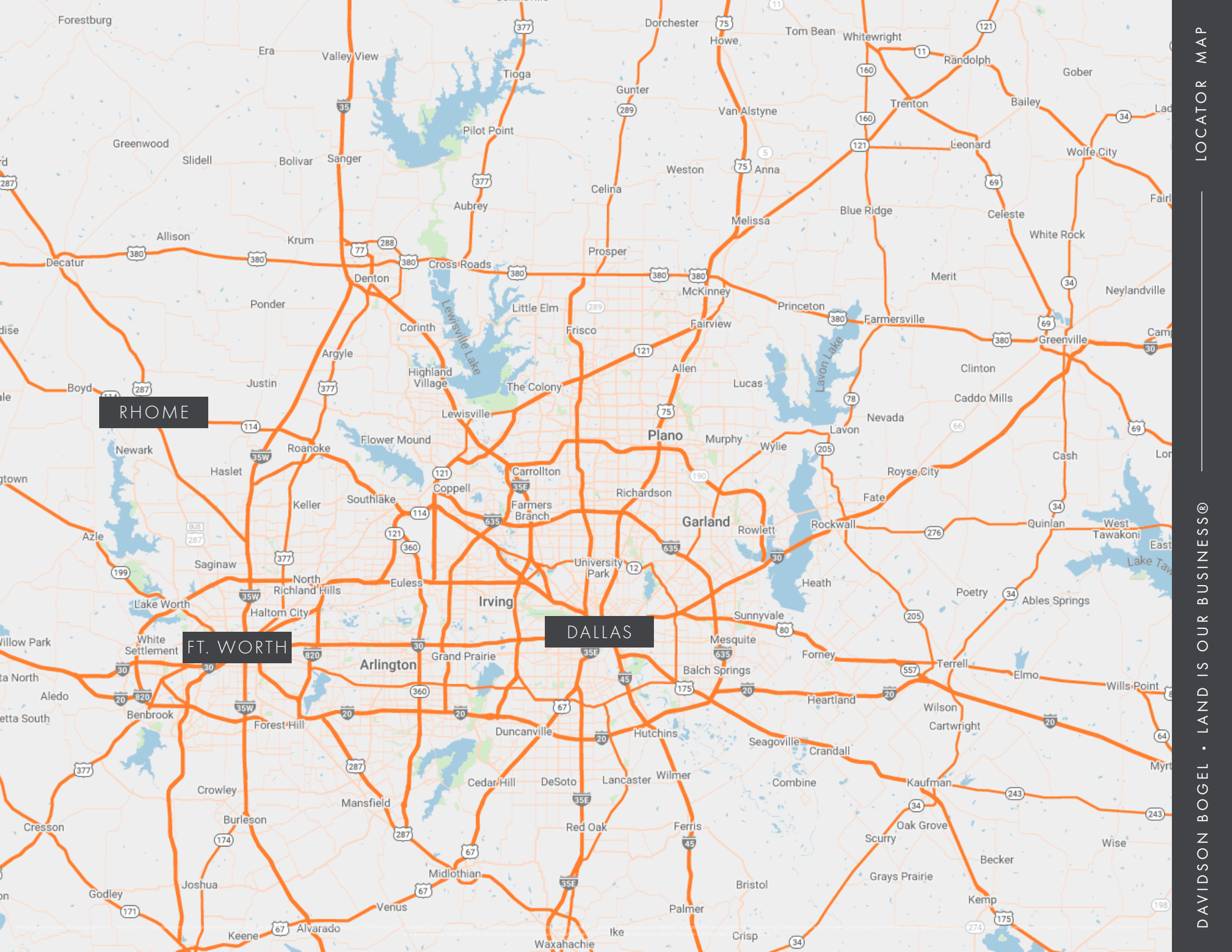
BEN SHERMAN
BSherman@db2re.com
214.526.3626 x 128

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

U.S. 287 & ELLIS LN.

WIDE AERIAL





RHOME

FT. WORTH

DALLAS



PROPERTY INFORMATION



SIZE:
± 25.512 AC



TRAFFIC COUNTS:
U.S. 287: 37,256 VPD



ZONING:
AG



UTILITIES:
All Utilities To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	1,472	5,699	16,923
% Proj Growth 2023-2028	1.52%	4.72%	7.09%
2023 Average HH Income	\$117,110	\$123,370	\$111,819
2023 Median HH Income	\$84,233	\$88,540	\$81,835

Rolling V Ranch PMB
±583,400 Acres
+10,000 Lots

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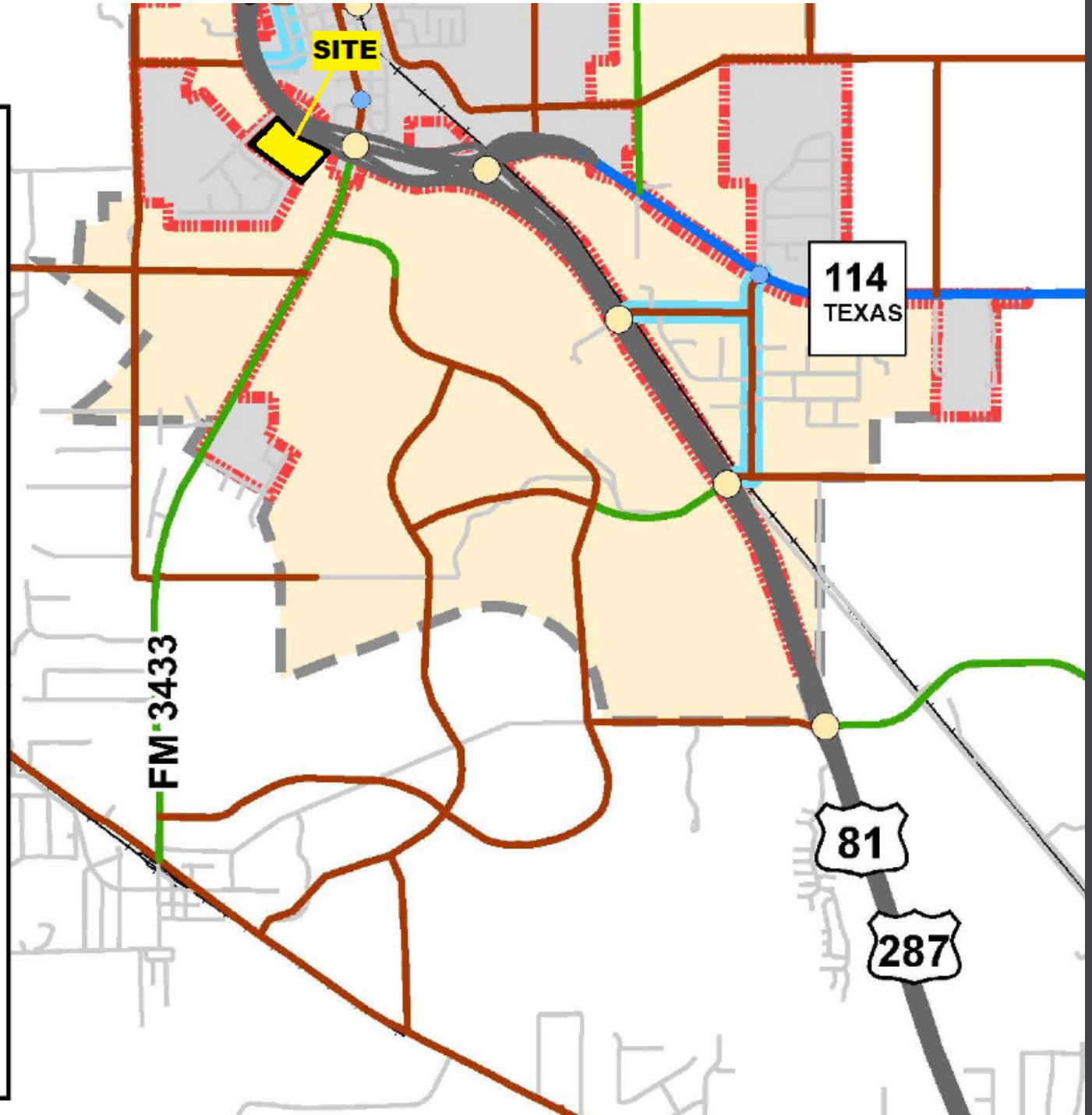
Legend

Intersections

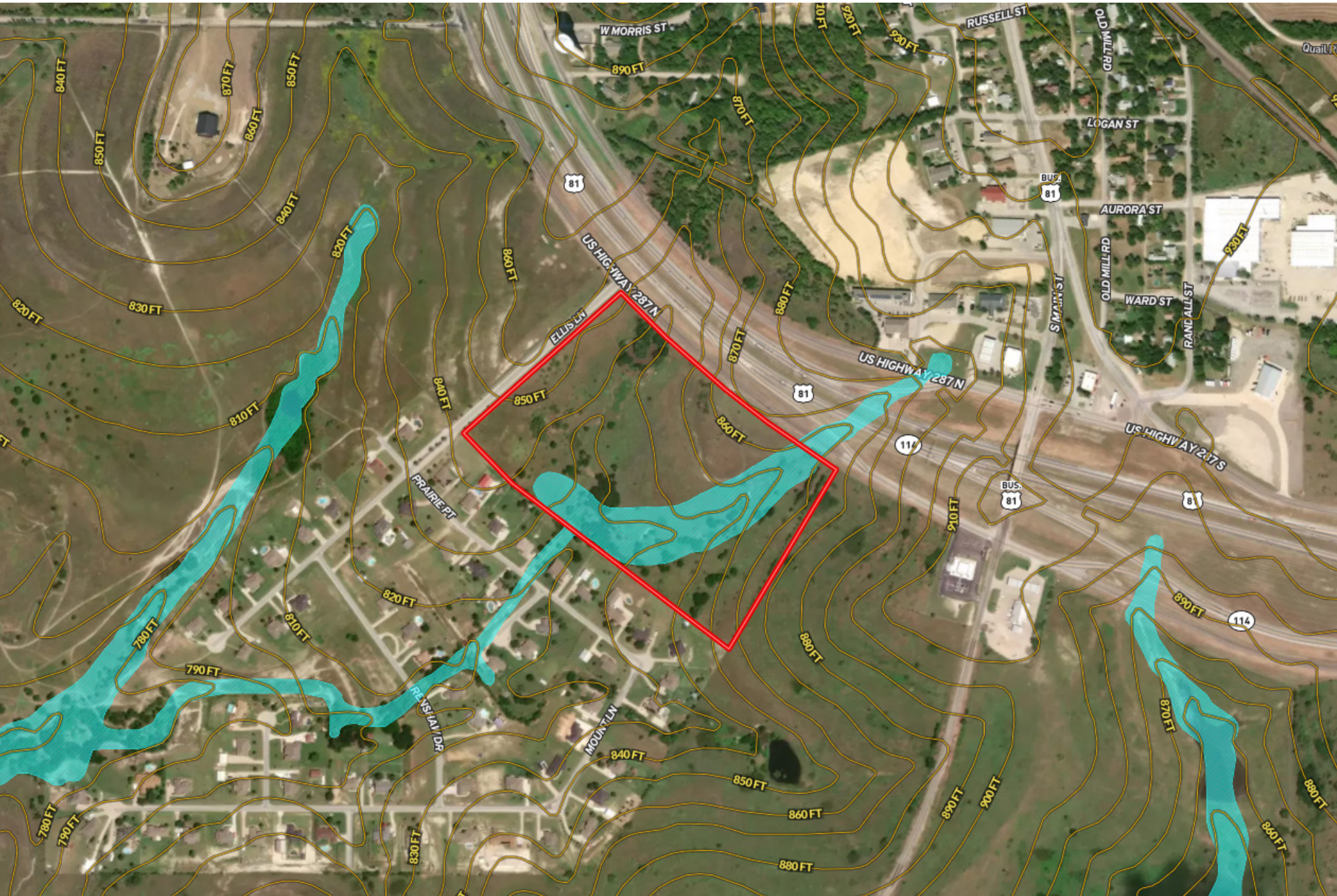
- SHORT TERM
- LONG TERM

Master Thoroughfare Plan

- FREEWAY
- PRINCIPAL ARTERIAL
- MAJOR ARTERIAL
- MINOR ARTERIAL
- EXISTING ROADS
- TRAFFIC CALMING
- OLD RHOME SECTIONS
- RR
- City Boundary
- ETJ



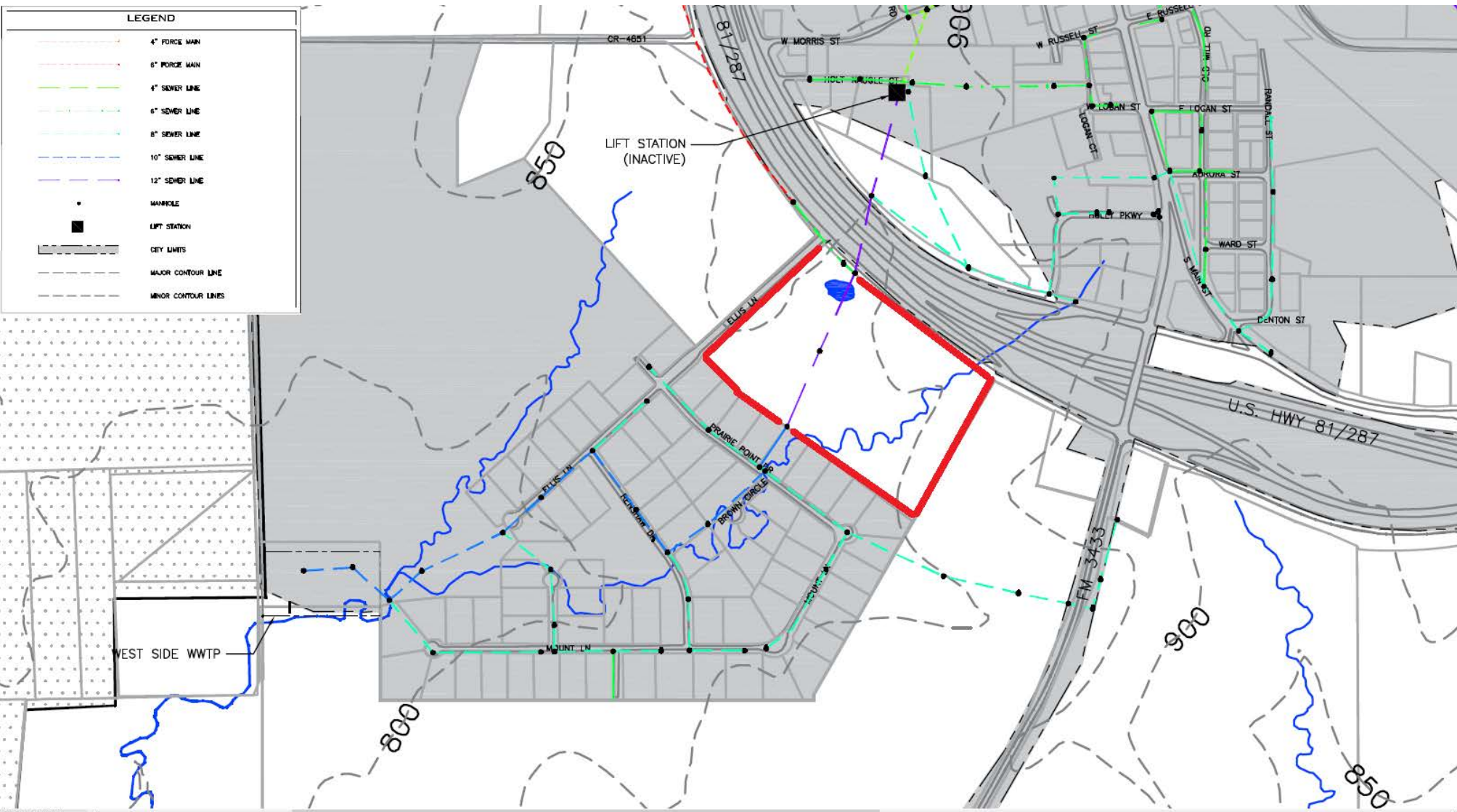
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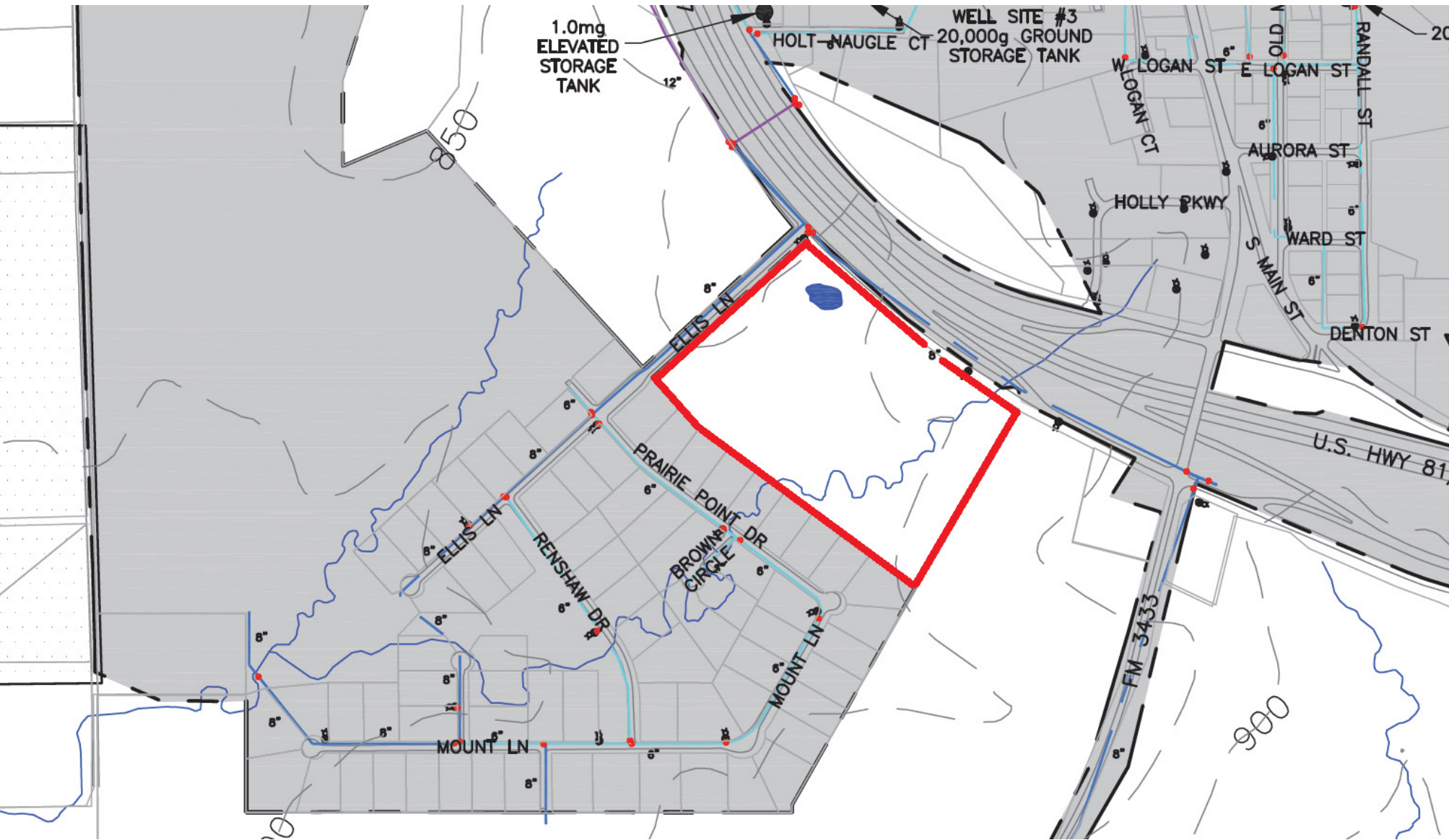
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LEGEND

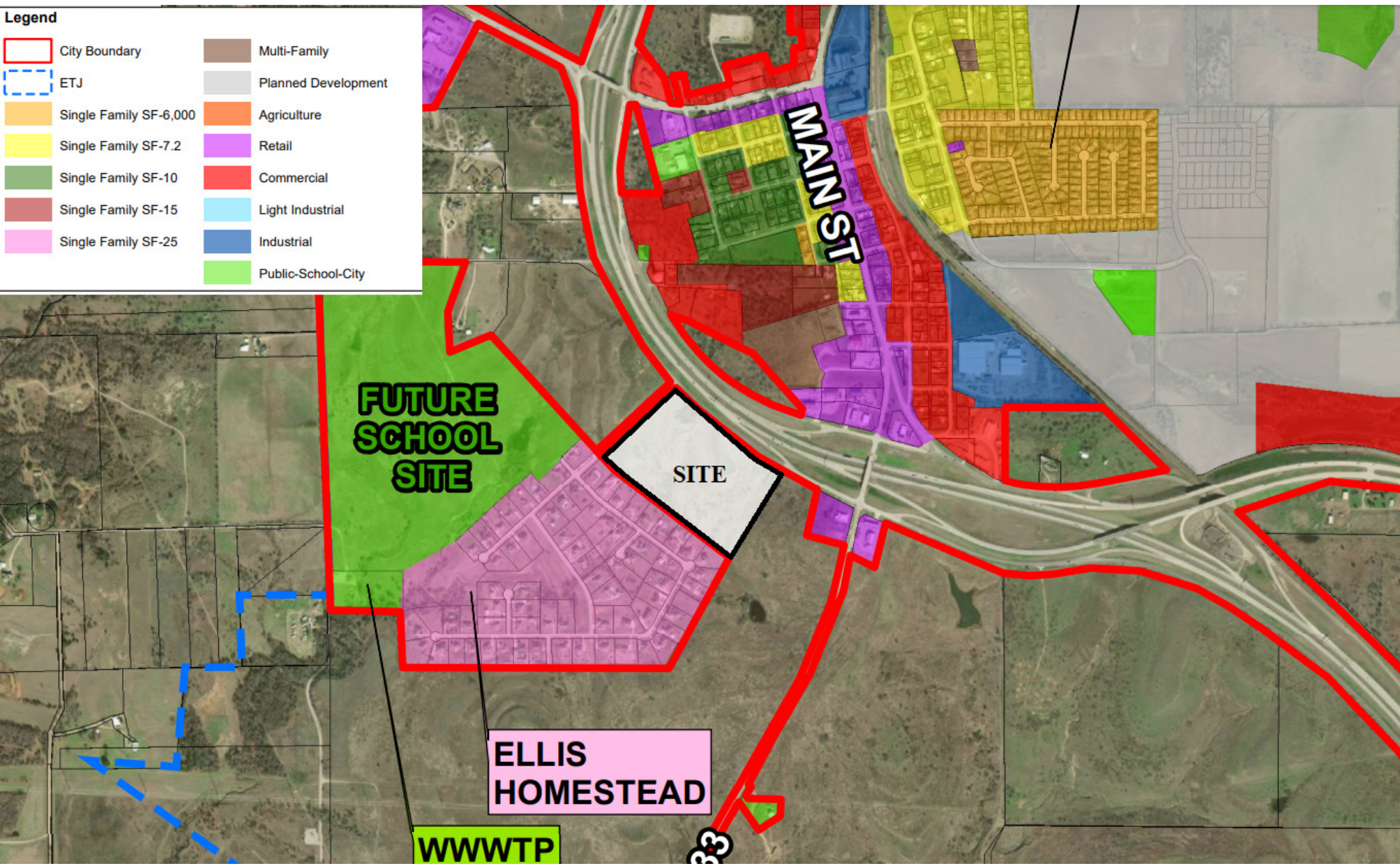
- 4" FORCE MAIN
- 6" FORCE MAIN
- 4" SEWER LINE
- 6" SEWER LINE
- 8" SEWER LINE
- 10" SEWER LINE
- 12" SEWER LINE
- MANHOLE
- LIFT STATION
- CITY LIMITS
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINES



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LEGAL DESCRIPTION

TRACT I
Being all that certain tract or parcel of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County, Texas, being a part of that certain ceded 275.71 acre tract of land described in the deed to W & C Winters Properties, Ltd., recorded in Volume 700, Page 810, Deed Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of the tract being described herein at a 1/2-inch iron rod found in the Northeastern right-of-way line of said Ellis Lane for the East corner of Lot 1, Block 1, Ellis Homestead, Phase 1, according to the plat thereof recorded in Copied B, Plat 8, that Records, Wise County, Texas, from the East corner of said Ellis Lane for the North corner of Lot 1, Block 2 of said Ellis Homestead bears S42°19'16"E, a distance of 60.00 feet;

THENCE N42°19'16"W, with the Northeastern line of said Lot 1, Block 1 and the Northeastern line of the remainder of that certain ceded 186.844 acre tract of land described in the deed to H. Creek Development, Inc., recorded in Volume 732, Page 26, Deed Records, Wise County, Texas, passing the North corner of said Lot 1, Block 1 and continuing on said course for a total distance of 135.648 feet to a 5/8-inch iron rod found for an all corner of said 186.844 acre tract of land, the Southeast corner of said certain ceded 17.141 acre tract of land described in the deed to George Ray Hines and Linda H. Hines, recorded in Volume 353, Page 438, Deed Records, Wise County, Texas and the West corner of said tract herein described;

THENCE with the East line of said 7.141 acre tract of land, the following courses and distances:

N28°17'05"E, a distance of 219.00 feet to a 5/8-inch iron rod found for corner;

N22°23'41"E, passing at a distance of 420.14 feet a 5/8-inch iron rod found for reference and continuing on said course for a total distance of 446.70 feet to a 5/8-inch iron rod found for the North corner of said 7.141 acre tract of land and the Northeast corner of said tract herein described;

THENCE S89°58'29"E, along said County Road 4851 and with the North line of said 275.71 acre tract of land, a distance of 612.67 feet to a nail set for the most Southeast corner of said tract herein described;

THENCE S50°11'47"E, passing the Northeast corner of that certain ceded 3.10 acre tract of land described in the deed to the State of Texas, recorded in Volume 282, Page 1081, Deed Records, Wise County, Texas, continuing on said course and with the West line of said 3.10 acre tract of land, a distance of 287.74 feet to a TWOOD monument found for the N.W. corner of said 3.10 acre tract of land, the Northeast corner of said certain ceded 16.80 acre tract of land described in the deed to the State of Texas, recorded in Volume 277, Page 544, Deed Records, Wise County, Texas and the most Easterly Northeast corner of said tract herein described;

THENCE with the West right-of-way line of said U.S. Highway 287 and the West line of said 16.80 acre tract of land, the following courses and distances:

S24°50'05"E, a distance of 107.80 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for corner;

S30°50'05"E, a distance of 219.00 feet to a TWOOD monument found for the beginning of a curve to the left;

With said curve to the left, an arc length of 638.45 feet, a central angle of 12° 07'03", a radius of 3039.79 feet and a chord that bears S30°57'59"E, a distance of 637.28 feet to a capped iron rod set in the Northeastern right-of-way line of said Ellis Lane for the East corner of said tract herein described, said point being in a North line of said Ellis Homestead;

THENCE S47°40'44"W, with the Northeastern right-of-way line of said Ellis Lane and a North line of said Ellis Homestead, a distance of 883.15 feet to the POINT OF BEGINNING and containing 33.280 acres of land.

TRACT II

Being all that certain tract or parcel of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County, Texas, being a part of that certain ceded 275.71 acre tract of land described in the deed to W & C Winters Properties, Ltd., recorded in Volume 700, Page 810, Deed Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of the tract being described herein at a 5/8-inch iron rod found in the Northeastern line of that certain ceded 492.476 acre tract of land described in the deed to FMB Rolling L, LP, recorded in Instrument No. 201911566, Official Records, Wise County, Texas for the East corner of Ellis Homestead, Phase 1, according to the plat thereof recorded in Copied B, Plat 8, that Records, Wise County, Texas, from the East corner of Lot 3, Block 2 of said Ellis Homestead;

THENCE N03°32'20"W, with the Northeastern line of said Ellis Homestead, a distance of 1196.20 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) in the Northeastern line of Lot 2, Block 2 of said Ellis Homestead;

THENCE N42°19'16"W, continuing with the Northeastern line of said Ellis Lane and a distance of 223.90 feet to a 1/2-inch iron rod found in the Southeastern right-of-way line of Ellis Lane for the North corner of Lot 1, Block 2 of said Ellis Homestead and the West corner of said tract herein described, said point being in the Southeastern line of said Ellis Lane from which a 1/2-inch iron rod found for the East corner of Lot 1, Block 1 of said Ellis Homestead bears N42°19'16"E, a distance of 60.00 feet;

THENCE N47°42'44"W, with the Southeastern right-of-way line of said Ellis Lane and a Southeastern line of said Ellis Homestead, a distance of 684.43 feet to a 1/2-inch iron rod found in the Southeastern line of that certain ceded 16.80 acre tract of land described in the deed to the State of Texas, recorded in Volume 277, Page 544, Deed Records, Wise County, Texas and the Southeastern right-of-way line of U.S. Highway 287 for the North corner of said tract herein described, said point being in a curve to the left;

THENCE with the Southwestern line of said 16.80 acre tract of land and the Southwestern right-of-way line of said U.S. Highway 287, the following courses and distances:

With said curve to the left, an arc length of 45.61 feet, a central angle of 0°05' 32", a radius of 3039.79 feet and a chord that bears S44°34'40"W, a distance of 45.61 feet to a 1/2-inch iron rod found at the end of said curve;

S32°48'09"E, a distance of 109.85 feet to a 1/2-inch iron rod found for corner;

S48°30'09"E, a distance of 160.50 feet to a TWOOD monument found for corner;

S54°27'09"E, a distance of 837.22 feet to a TWOOD monument found in the Southeastern line of said 275.71 acre tract of land for the North corner of said 492.476 acre tract of land and the East corner of said tract herein described;

THENCE S29°33'06"W, with the Northeastern line of said 492.476 acre tract of land and the Southeastern line of said 275.71 acre tract of land, a distance of 872.52 feet to the POINT OF BEGINNING and containing 25.512 acres of land.

GENERAL NOTES

1. The survey was not conducted on the site. This survey relies on the data provided from a map of the area, dated 03-10-2021, effective date March 23, 2021, with date April 30, 2021.

2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.

3. An 1/8" cast iron 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

4. This original survey is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All variations shall be processed to the latest extent of the law. This survey is being provided for the use of the recipient and no license has been created, expressed or implied, in the survey or in the data or information contained herein. The recipient agrees to indemnify the surveyor against all claims, damages, and expenses, which shall place within thirty (30) days from the date of the signature hereon.

5. Flood Statement: The majority of this site is situated in Non-shaded Zone "X" and a small portion of this site is situated in Zone "A". The City of Dallas, Wise County, Texas according to FEMA map number 4849700000, dated DECEMBER 16, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by studying the property and the referenced map, and not the result of an elevation survey. This flood statement is not intended to be used as a basis for any insurance policy.

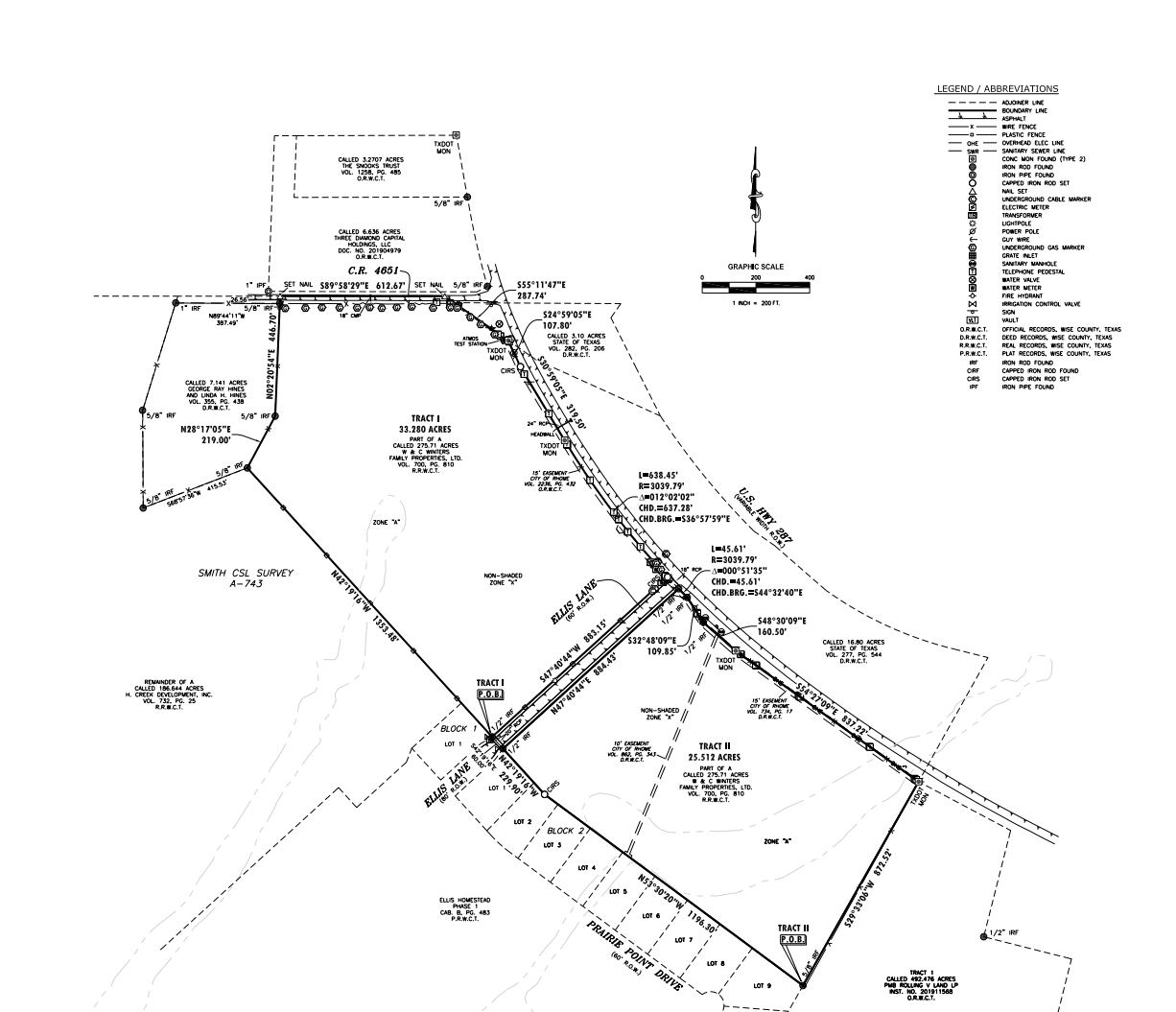
6. This survey is not intended to be used as a basis for any insurance policy.

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LEGEND / ABBREVIATIONS

- ADJOINING LINE
BOUNDARY LINE
PLASTIC FENCE
WIRE FENCE
OVERHEAD ELEC. LINE
SAFETY FENCE LINE
CONC. MON FOUND (TYPE 2)
IRON ROD FOUND
NAIL SET
UNDERGROUND CABLE MARKER
ELECTRIC METER
TRANSFORMER
LIGHTPOLE
POWER POLE
CUT WIRE
UNDERGROUND GAS MARKER
GATE PILET
SAFETY MARKER
TELEPHONE FEDERAL
WATER VALVE
WATER METER
FIRE HYDRANT
IRRIGATION CONTROL VALVE
SON
NAIL
OFFICIAL RECORDS, WISE COUNTY, TEXAS
DEED RECORDS, WISE COUNTY, TEXAS
REAL RECORDS, WISE COUNTY, TEXAS
PLAT RECORDS, WISE COUNTY, TEXAS
IRON ROD FOUND
CAPPED IRON ROD FOUND
CHS
CPI
CAPPED IRON ROD SET
IRON PIPE FOUND

SCHEDULE B NOTES

- 10a. Rights of parties in possession.
10b. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
10c. The following exception will appear in any policy issued (other than the T-1 R...
10d. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:
10e. All leases, parties, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, parties, exceptions or reservations of mineral interest that are not listed.
10f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 4, 1934, recorded March 5, 1934 in Volume 187 of the Official Records of Wise County, Texas, and all other instruments, which instrument contains the following language: oil, gas and other minerals. 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).
10g. Easement(s) and rights incidental thereto, as granted in a document:
10h. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document.
10i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 10, 2000, by and between W & C Winters Family Properties, Ltd., a Texas limited partnership, as Lessor, and Mitchell Energy Corporation, as Lessee, recorded March 23, 2000 in Volume 962, Page 103 of the Official Records of Wise 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).
10j. Easement(s) and rights incidental thereto, as granted in a document:
10k. Easement(s) and rights incidental thereto, as granted in a document:
10l. Easement(s) and rights incidental thereto, as granted in a document:
10m. Easement(s) and rights incidental thereto, as granted in a document:

TITLE SURVEY
TRACT I - 33.280 ACRES
TRACT II - 25.512 ACRES
IN THE SMITH CSL SURVEY, A-743
WISE COUNTY, TEXAS

CERTIFICATION: See Lion Investments, LP and/or assigns, Katherine Gail Wolf and Dan Lawrence Hines, Home, This Insurance:
I, Robert Glen Malby, certify that this plat was prepared under my direct supervision from a survey made on the ground on March 23, 2021, that this plat correctly represents the facts from the time of survey and that the professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition B Survey.

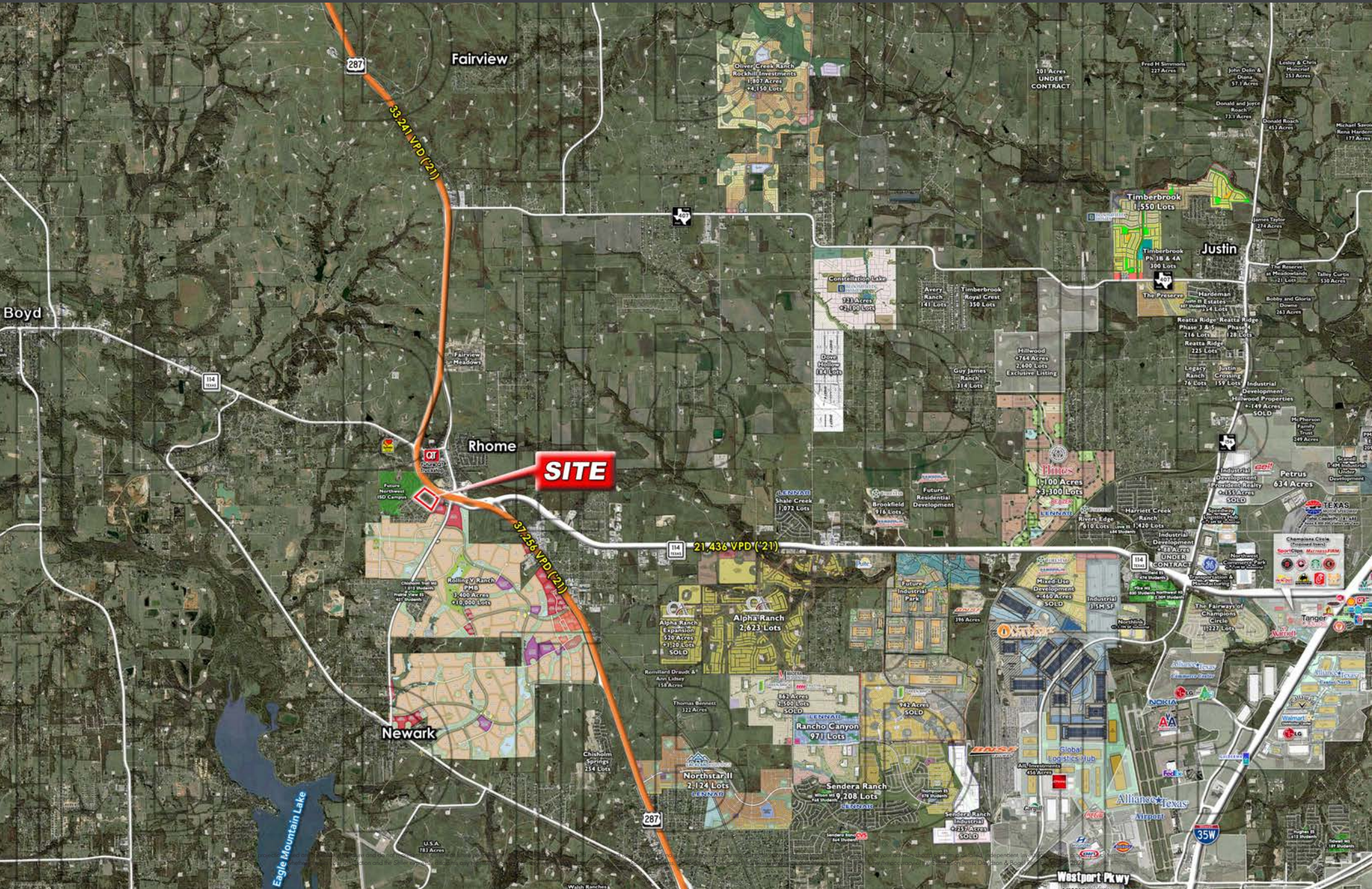
Professional Surveyor information including name Robert Glen Malby, registration number 6028, and company details for W & C Winters Family Properties, Ltd. and Sea Lion Investments, LP and/or assigns.



6410 SOUTHWEST BLVD, STE 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpointinc.com
TPBLS REG. NO. 10194220
SHEET 1 OF 1

U.S. 287 & ELLIS LN.

WIDE AERIAL



U.S. 287 & ELLIS LN.

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
BEN SHERMAN
SALES AGENT/ASSOCIATE'S NAME

9004427
LICENSE NO.
598526
LICENSE NO.
768762
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
BSHERMAN@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
Ben Sherman	768762	bsherman@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