



Also Available

SITE

30,777 VPD ('18)

14,686 VPD ('19)

CVS/pharmacy

377

32,231 VPD ('18)

407



Ryan Turner
RTurner@DB2RE.com
214.526.3626 x 105

Collins Meier
CMeier@db2re.com
214.526.3626 ext. 114

Edward Bogel
EBogel@DB2RE.com
214.526.3626 x 102

David Davidson, Jr.
DDavidson@DB2RE.com
214.526.3626 x 101



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. 2021

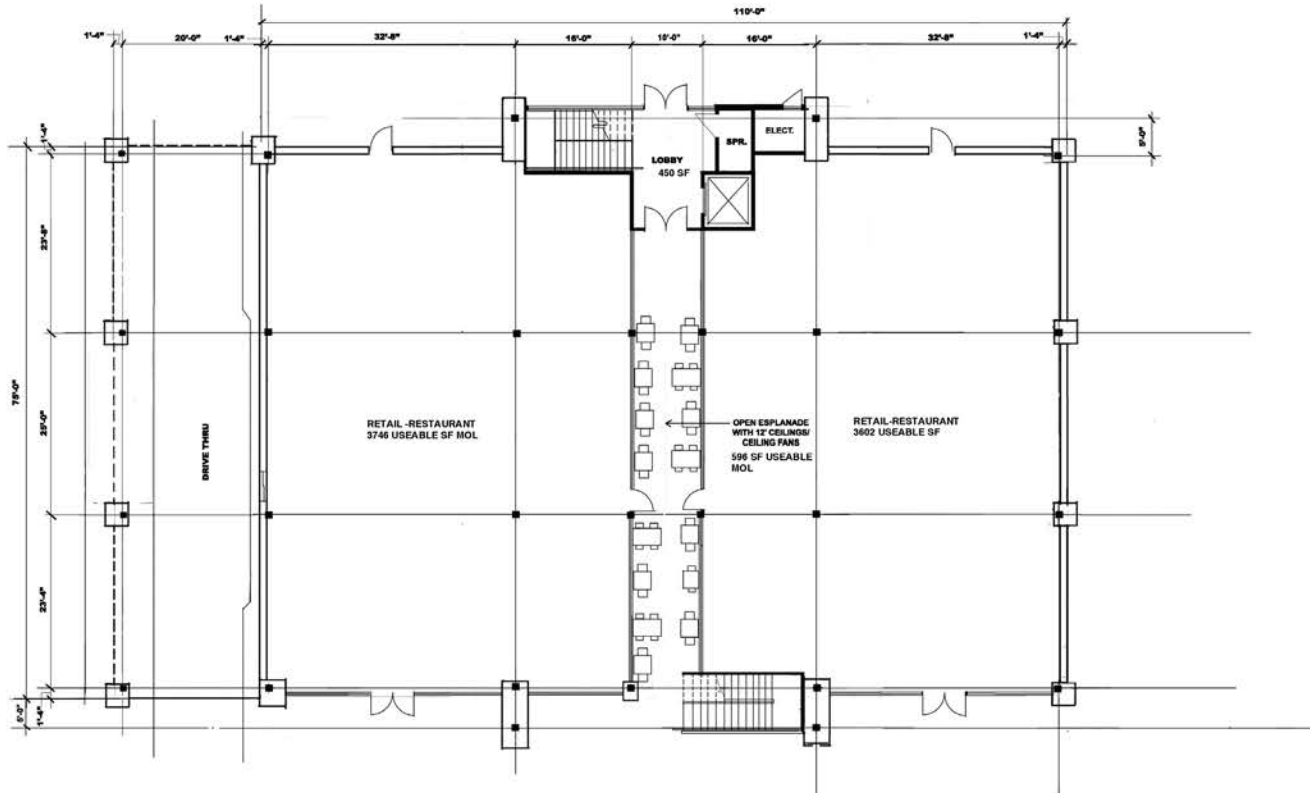
PROPERTY OVERVIEW

- Size: ± 1.88 Acres
- Utilities: Developer bringing to property
- Zoning: Proposed uses: Commercial/Retail/Office
- Traffic Counts: FM 407: 13,780 VPD
US 377: 29,575 VPD

Demographics:

	1 Mile	2 Miles	3 Miles
2020 Population	2,037	5,751	15,020
% Proj Growth 2020-2025	5.9%	5.8%	6.0%
2020 Median HH Income	\$126,246	\$129,821	\$124,250
2020 Average HH Income	\$170,561	\$175,364	\$165,543





FIRST FLOOR PLAN-RETAIL/RESTAURANT
1/8"=1'-0"

SCHEME A

RBA ARCHIT
architecture, planning, int
1418 HERIZ OVAL SPRING
OKLAHOMA CITY, O
TX 73104-1022 T: 405.493.1022 F: 40



PROJECT
WATERBROOK MIXED-USE BUILDING
ARGYLE, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
PRELIMINARY	
PERMIT SET	
BID SET	
REVISED DESIGN - ISSUED	
CONSTRUCTION SET	
REVISION	

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

A2



J. VOLK consulting
Professional Services, Inc. License No. 151862
 14001 Lakeshore Blvd.
 Dallas, Texas 75244
 972.263.3300 Texas Registration No. F-13862

TERRAMANNA

ZONING FRAMEWORK COMPARISON PLAN
ZONING APPLICATION
 EVANS TRACT
 ARGYLE, TEXAS

MESA
2001 Marlene Street Suite 100
 Dallas, TX 75202
 314.871.0000
 FAX 314.871.1507

0 100 200 300

Scale: 1"=100'
 December 4, 2018
 P:\2018\18049\CAD\MP\Dec 2018 Zoning.dwg

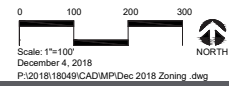
NCRTH

TAG NO.	TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	CONDITION	TREES TO BE SAVED/PRESERVED	CALIPER INCHES SAVED/PRESERVED	PROTECTED TREE REMOVED (6" up to 12")	SPECIMEN TREE REMOVED (13" up to 19")	MAJESTIC TREE REMOVED (20" and larger)	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION - TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED
1702	POST OAK	1	32	GOOD	S	22					0	0	0
1703	POST OAK	1	20	POOR	S	20				PC	0	0	0
1704	POST OAK	1	10	POOR	S	10				PC	0	0	0
1705	POST OAK	1	10	POOR	S	10				PC	0	0	0
1706	POST OAK	1	12	VERY POOR	S	12				PC	0	0	0
1707	POST OAK	1	16	FAIR	S	16					0	0	0
1708	POST OAK	1	19	GOOD	S	19					0	0	0
1709	POST OAK	1	17	FAIR	S	17					0	0	0
1710	POST OAK	1	26	GOOD	S	26					0	0	0
1711	POST OAK	1	20	GOOD	S	20					0	0	0
1712	POST OAK	1	26	FAIR	S	26					0	0	0
1713	POST OAK	1	22	GOOD		0			X		0	0	0
1714	POST OAK	1	25	GOOD		0			X		0	0	0
1715	POST OAK	1	21	GOOD		0			X		0	0	0
1716	POST OAK	1	23	FAIR		0			X		0	0	0
1717	POST OAK	1	24	FAIR		0			X		0	0	0
1718	POST OAK	1	26	FAIR		0			X		0	0	0
1719	POST OAK	1	14	GOOD		0		X			0	0	0
1720	POST OAK	1	25	FAIR		0			X		0	0	0
1721	POST OAK	1	22	GOOD	S	22					0	0	0
1722	POST OAK	1	20	FAIR	S	20					0	0	0
1725	POST OAK	1	18	GOOD		0		X			0	0	0
1726	POST OAK	1	17	GOOD		0		X			0	0	0
1727	ASH	1	7	POOR		0				PC	1	0	0
1728	POST OAK	1	17	FAIR		0		X			0	0	0
1729	POST OAK	1	21	GOOD	S	21					0	0	0
1730	BLACKJACK OAK	1	12	POOR		0	X			PC	1	0	0
1731	BLACKJACK OAK	1	12	FAIR		0	X				0	1	12
1732	POST OAK	1	22	GOOD		0			X		0	0	0
1733	POST OAK	1	17	FAIR		0		X			0	0	0
1734	BLACKJACK OAK	1	14	FAIR		0		X			0	0	0
1735	POST OAK	1	16	GOOD		0		X			0	0	0
1736	MT POST OAK	1	18	FAIR		0		X			0	0	0
1737	POST OAK	1	17	GOOD		0		X			0	0	0
1738	POST OAK	1	22	FAIR		0			X		0	0	0
1739	POST OAK	1	17	GOOD	S	17					0	0	0
1740	POST OAK	1	20	POOR		0			X	PC	1	0	0
1741	POST OAK	1	22	GOOD		0			X		0	0	0
1742	MT POST OAK	1	13	FAIR		0		X			0	0	0
1744	POST OAK	1	21	GOOD		0			X		0	0	0
1745	POST OAK	1	18	GOOD		0		X			0	0	0
1746	POST OAK	1	16	POOR		0		X		PC	1	0	0
1747	POST OAK	1	22	FAIR	S	22					0	0	0
1748	POST OAK	1	19	GOOD		0		X			0	0	0
1749	POST OAK	1	30	FAIR	S	30					0	0	0
1750	POST OAK	1	23	GOOD		0			X		0	0	0
1751	POST OAK	1	23	GOOD		0			X		0	0	0
1752	POST OAK	1	22	FAIR		0			X		0	0	0
1754	POST OAK	1	20	GOOD		0			X		0	0	0
1801	POST OAK	1	32	FAIR	S	32					0	0	0
1829	TOOTHACHE	1	7	POOR	S	7				PC	0	0	0
1831	POST OAK	1	9	POOR	S	9				PC	0	0	0
1832	TOOTHACHE	1	6	POOR		0	X			PC	1	0	0
1833	POST OAK	1	16	POOR	S	16				PC	0	0	0
1834	POST OAK	1	20	GOOD	S	20					0	0	0
1835	POST OAK	1	12	POOR	S	12				PC	0	0	0
1836	POST OAK	1	16	FAIR		0		X			0	0	0
1837	POST OAK	1	11	FAIR	S	11					0	0	0
1838	POST OAK	1	7	POOR	S	7				PC	0	0	0
1839	POST OAK	1	9	POOR	S	9				PC	0	0	0
1840	POST OAK	1	15	GOOD		0		X			0	0	0
1841	POST OAK	1	7	GOOD		0	X				0	1	7
1842	POST OAK	1	7	FAIR		0	X				0	1	7
1843	POST OAK	1	9	POOR		0	X			PC	1	0	0
1844	POST OAK	1	11	POOR		0	X			PC	1	0	0
1846	POST OAK	1	10	FAIR	S	10					0	0	0
1847	POST OAK	1	6	POOR	S	6				PC	0	0	0
1848	POST OAK	1	13	POOR	S	13				PC	0	0	0
1850	POST OAK	1	8	VERY POOR	S	8				PC	0	0	0
1851	POST OAK	1	8	GOOD	S	8					0	0	0
1852	POST OAK	1	8	GOOD	S	8					0	0	0
1853	BLACKJACK OAK	1	6	GOOD	S	6					0	0	0
1854	POST OAK	1	8	VERY POOR	S	8				PC	0	0	0
1855	POST OAK	1	7	GOOD	S	7					0	0	0
1856	POST OAK	1	7	GOOD	S	7					0	0	0
1857	CEDAR ELM	1	8	FAIR	S	8					0	0	0
1858	POST OAK	1	8	GOOD	S	8					0	0	0
1859	POST OAK	1	7	GOOD	S	7					0	0	0
1860	POST OAK	1	6	FAIR	S	6					0	0	0
1861	POST OAK	1	14	FAIR	S	14					0	0	0
1862	POST OAK	1	8	GOOD	S	8					0	0	0
1863	POST OAK	1	8	FAIR	S	8					0	0	0
1864	POST OAK	1	7	FAIR	S	7					0	0	0
1865	POST OAK	1	6	FAIR	S	6					0	0	0
1866	POST OAK	1	9	GOOD	S	9					0	0	0
1867	POST OAK	1	23	GOOD	S	23					0	0	0
1868	CEDAR ELM	1	7	FAIR	S	7					0	0	0
1869	POST OAK	1	7	GOOD	S	7					0	0	0
1870	POST OAK	1	8	GOOD	S	8					0	0	0
1871	CEDAR ELM	1	15	GOOD	S	15					0	0	0
1872	CEDAR ELM	1	10	FAIR	S	10					0	0	0
1875	CEDAR ELM	1	10	GOOD	S	10					0	0	0
1876	POST OAK	1	36	VERY POOR	S	36				PC	0	0	0
1877	CEDAR ELM	1	16	FAIR	S	16					0	0	0
1878	POST OAK	1	7	POOR	S	7				PC	0	0	0
1879	CEDAR ELM	1	7	GOOD	S	7					0	0	0
1880	CEDAR ELM	1	6	POOR	S	6				PC	0	0	0
1882	POST OAK	1	7	POOR	S	7				PC	0	0	0
1883	POST OAK	1	7	FAIR	S	7					0	0	0
1884	POST OAK	1	8	FAIR	S	8					0	0	0
1885	POST OAK	1	9	FAIR	S	9					0	0	0
1886	CEDAR ELM	1	8	GOOD	S	8					0	0	0
1887	POST OAK	1	22	GOOD	S	22					0	0	0
1888	POST OAK	1	12	FAIR	S	12					0	0	0
1889	CEDAR ELM	1	10	POOR	S	10				PC	0	0	0
1890	POST OAK	1	20	FAIR	S	20					0	0	0
1891	POST OAK	1	8	POOR	S	8				PC	0	0	0
1892	POST OAK	1	9	FAIR	S	9					0	0	0
1894	POST OAK	1	12	FAIR	S	12					0	0	0
1895	POST OAK	1	12	POOR	S	12				PC	0	0	0
1896	POST OAK	1	12	POOR	S	12				PC	0	0	0
1897	POST OAK	1	18	FAIR	S	18					0	0	0
1899	CEDAR ELM	1	10	FAIR	S	10					0	0	0
TOTALS		113	1628			74				29	7	3	26



**TREE PRESERVATION PLAN
ZONING APPLICATION**

EVANS TRACT
ARGYLE, TEXAS

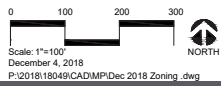


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TAG NO.	NUMBER OF SPECIMEN TREES TO BE REMOVED AND MITIGATED	CAULPER INCHES OF SPECIMEN TREES TO BE REMOVED	NUMBER OF MAJESTIC TREES TO BE REMOVED AND MITIGATED	CAULPER INCHES OF MAJESTIC TREES TO BE REMOVED	TOTAL CAULPER INCHES TO BE REMOVED	TOTAL NUMBER OF REMOVED TREES TO BE MITIGATED	REPLACEMENT CAULPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES (REPLACE 1.5 TIMES CAULPER REMOVED)	REPLACEMENT CAULPER INCHES TO BE PLANTED FOR MITIGATION OF SPECIMEN TREES (REPLACE 2.5 TIMES CAULPER REMOVED)	REPLACEMENT CAULPER INCHES TO BE PLANTED FOR MITIGATION OF MAJESTIC TREES (REPLACE 3.5 TIMES CAULPER REMOVED)	TOTAL NUMBER OF CAULPER INCHES TO BE REPLACED
1702	0	0	0	0	0	0	0	0	0.0	
1703	0	0	0	0	0	0	0	0	0.0	
1704	0	0	0	0	0	0	0	0	0.0	
1705	0	0	0	0	0	0	0	0	0.0	
1706	0	0	0	0	0	0	0	0	0.0	
1707	0	0	0	0	0	0	0	0	0.0	
1708	0	0	0	0	0	0	0	0	0.0	
1709	0	0	0	0	0	0	0	0	0.0	
1710	0	0	0	0	0	0	0	0	0.0	
1711	0	0	0	0	0	0	0	0	0.0	
1712	0	0	0	0	0	0	0	0	0.0	
1713	0	0	1	22	22	1	0	77	77.0	
1714	0	0	1	25	25	1	0	87.5	87.5	
1715	0	0	1	21	21	1	0	73.5	73.5	
1716	0	0	1	23	23	1	0	80.5	80.5	
1717	0	0	1	24	24	1	0	84	84.0	
1718	0	0	1	26	26	1	0	91	91.0	
1719	1	14	0	0	14	1	35	0	35.0	
1720	0	0	1	26	26	1	0	87.5	87.5	
1721	0	0	0	0	0	0	0	0	0.0	
1722	0	0	0	0	0	0	0	0	0.0	
1725	1	18	0	0	18	1	45	0	45.0	
1726	1	17	0	0	17	1	42.5	0	42.5	
1727	0	0	0	0	0	0	0	0	0.0	
1728	1	17	0	0	17	1	42.5	0	42.5	
1729	0	0	0	0	0	0	0	0	0.0	
1730	0	0	0	0	0	0	0	0	0.0	
1731	0	0	0	0	12	1	18	0	18.0	
1732	0	0	1	22	22	1	0	77	77.0	
1733	1	17	0	0	17	1	42.5	0	42.5	
1734	1	14	0	0	14	1	35	0	35.0	
1735	1	16	0	0	16	1	40	0	40.0	
1736	1	18	0	0	18	1	45	0	45.0	
1737	1	17	0	0	17	1	42.5	0	42.5	
1738	0	0	1	22	22	1	0	77	77.0	
1739	0	0	0	0	0	0	0	0	0.0	
1740	0	0	0	0	0	0	0	0	0.0	
1741	0	0	1	22	22	1	0	77	77.0	
1742	1	13	0	0	13	1	32.5	0	32.5	
1744	0	0	1	21	21	1	0	73.5	73.5	
1745	1	18	0	0	18	1	45	0	45.0	
1746	0	0	0	0	0	0	0	0	0.0	
1747	0	0	0	0	0	0	0	0	0.0	
1748	1	19	0	0	19	1	47.5	0	47.5	
1749	0	0	0	0	0	0	0	0	0.0	
1750	0	0	1	23	23	1	0	80.5	80.5	
1751	0	0	1	23	23	1	0	80.5	80.5	
1752	0	0	1	22	22	1	0	77	77.0	
1754	0	0	1	20	20	1	0	70	70.0	
1801	0	0	0	0	0	0	0	0	0.0	
1829	0	0	0	0	0	0	0	0	0.0	
1831	0	0	0	0	0	0	0	0	0.0	
1832	0	0	0	0	0	0	0	0	0.0	
1833	0	0	0	0	0	0	0	0	0.0	
1834	0	0	0	0	0	0	0	0	0.0	
1835	0	0	0	0	0	0	0	0	0.0	
1836	1	16	0	0	16	1	40	0	40.0	
1837	0	0	0	0	0	0	0	0	0.0	
1838	0	0	0	0	0	0	0	0	0.0	
1839	0	0	0	0	0	0	0	0	0.0	
1840	1	15	0	0	15	1	37.5	0	37.5	
1841	0	0	0	0	7	1	10.5	0	10.5	
1842	0	0	0	0	7	1	10.5	0	10.5	
1843	0	0	0	0	0	0	0	0	0.0	
1844	0	0	0	0	0	0	0	0	0.0	
1846	0	0	0	0	0	0	0	0	0.0	
1847	0	0	0	0	0	0	0	0	0.0	
1848	0	0	0	0	0	0	0	0	0.0	
1849	0	0	0	0	0	0	0	0	0.0	
1851	0	0	0	0	0	0	0	0	0.0	
1852	0	0	0	0	0	0	0	0	0.0	
1853	0	0	0	0	0	0	0	0	0.0	
1854	0	0	0	0	0	0	0	0	0.0	
1855	0	0	0	0	0	0	0	0	0.0	
1856	0	0	0	0	0	0	0	0	0.0	
1857	0	0	0	0	0	0	0	0	0.0	
1858	0	0	0	0	0	0	0	0	0.0	
1859	0	0	0	0	0	0	0	0	0.0	
1860	0	0	0	0	0	0	0	0	0.0	
1861	0	0	0	0	0	0	0	0	0.0	
1862	0	0	0	0	0	0	0	0	0.0	
1863	0	0	0	0	0	0	0	0	0.0	
1864	0	0	0	0	0	0	0	0	0.0	
1865	0	0	0	0	0	0	0	0	0.0	
1866	0	0	0	0	0	0	0	0	0.0	
1867	0	0	0	0	0	0	0	0	0.0	
1868	0	0	0	0	0	0	0	0	0.0	
1869	0	0	0	0	0	0	0	0	0.0	
1870	0	0	0	0	0	0	0	0	0.0	
1871	0	0	0	0	0	0	0	0	0.0	
1872	0	0	0	0	0	0	0	0	0.0	
1875	0	0	0	0	0	0	0	0	0.0	
1876	0	0	0	0	0	0	0	0	0.0	
1877	0	0	0	0	0	0	0	0	0.0	
1878	0	0	0	0	0	0	0	0	0.0	
1879	0	0	0	0	0	0	0	0	0.0	
1880	0	0	0	0	0	0	0	0	0.0	
1882	0	0	0	0	0	0	0	0	0.0	
1883	0	0	0	0	0	0	0	0	0.0	
1884	0	0	0	0	0	0	0	0	0.0	
1885	0	0	0	0	0	0	0	0	0.0	
1886	0	0	0	0	0	0	0	0	0.0	
1887	0	0	0	0	0	0	0	0	0.0	
1888	0	0	0	0	0	0	0	0	0.0	
1889	0	0	0	0	0	0	0	0	0.0	
1890	0	0	0	0	0	0	0	0	0.0	
1891	0	0	0	0	0	0	0	0	0.0	
1892	0	0	0	0	0	0	0	0	0.0	
1894	0	0	0	0	0	0	0	0	0.0	
1895	0	0	0	0	0	0	0	0	0.0	
1896	0	0	0	0	0	0	0	0	0.0	
1897	0	0	0	0	0	0	0	0	0.0	
1899	0	0	0	0	0	0	0	0	0.0	
	14	229	15	341	596	32	39	572.5	1193.5	1805



**TREE PRESERVATION PLAN
ZONING APPLICATION**
EVANS TRACT
ARGYLE, TEXAS



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PLANTING IN PARKING LOT ISLANDS

MANICURED WALKWAYS AND NATURAL PLANTING

GRASSES ADD TEXTURE AND VISUAL INTEREST

TENANT SIGN

FUTURE ROAD BY OTHERS

COLORFUL NATIVE PLANTING

EXISTING TREE (TYP)

CANOPY TREE (TYP)

ORNAMENTAL TREE (TYP)

TENANT SIGN

OPEN GREEN SPACE BETWEEN RETAIL SPACES

TYPICAL PARKING LOT LIGHT

FM 407

TENANT SIGN OPTION A
SCALE: 1"= 10'-0"

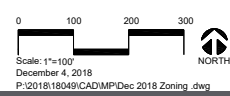
TENANT SIGN OPTION B
SCALE: 1"= 10'-0"

J. VOLK consulting
2400 W. LAMAR STREET, SUITE 100
DALLAS, TEXAS 75202
972.263.3300 Texas Registration No. F-13862

TERRAMANNA

MESA
2011 W. LAMAR STREET, SUITE 100
DALLAS, TX 75202
972.491.0505
972.491.0505
FAX 214.871.1507

**LANDSCAPE PLAN
ZONING APPLICATION**
EVANS TRACT
ARGYLE, TEXAS



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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



DAVIDSON BOGEL
REAL ESTATE



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 <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9004427 <small>License No.</small>	info@db2re.com <small>Email</small>	214-526-3626 <small>Phone</small>
Michael Edward Bogel II <small>Designated Broker of Firm</small>	598526 <small>License No.</small>	ebogel@db2re.com <small>Email</small>	214-526-3626 <small>Phone</small>
David Davidson, JR. <small>Licensed Supervisor of Sales Agent/ Associate</small>	593731 <small>License No.</small>	ddavidson@db2re.com <small>Email</small>	214-526-3626 <small>Phone</small>
Christopher Ryan Turner <small>Sales Agent/Associate’s Name</small>	672133 <small>License No.</small>	rturner@db2re.com <small>Email</small>	214-526-3626 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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