



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.

Timothy Lyons	354922	tim@lyonsamerican.com	972-938-2600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

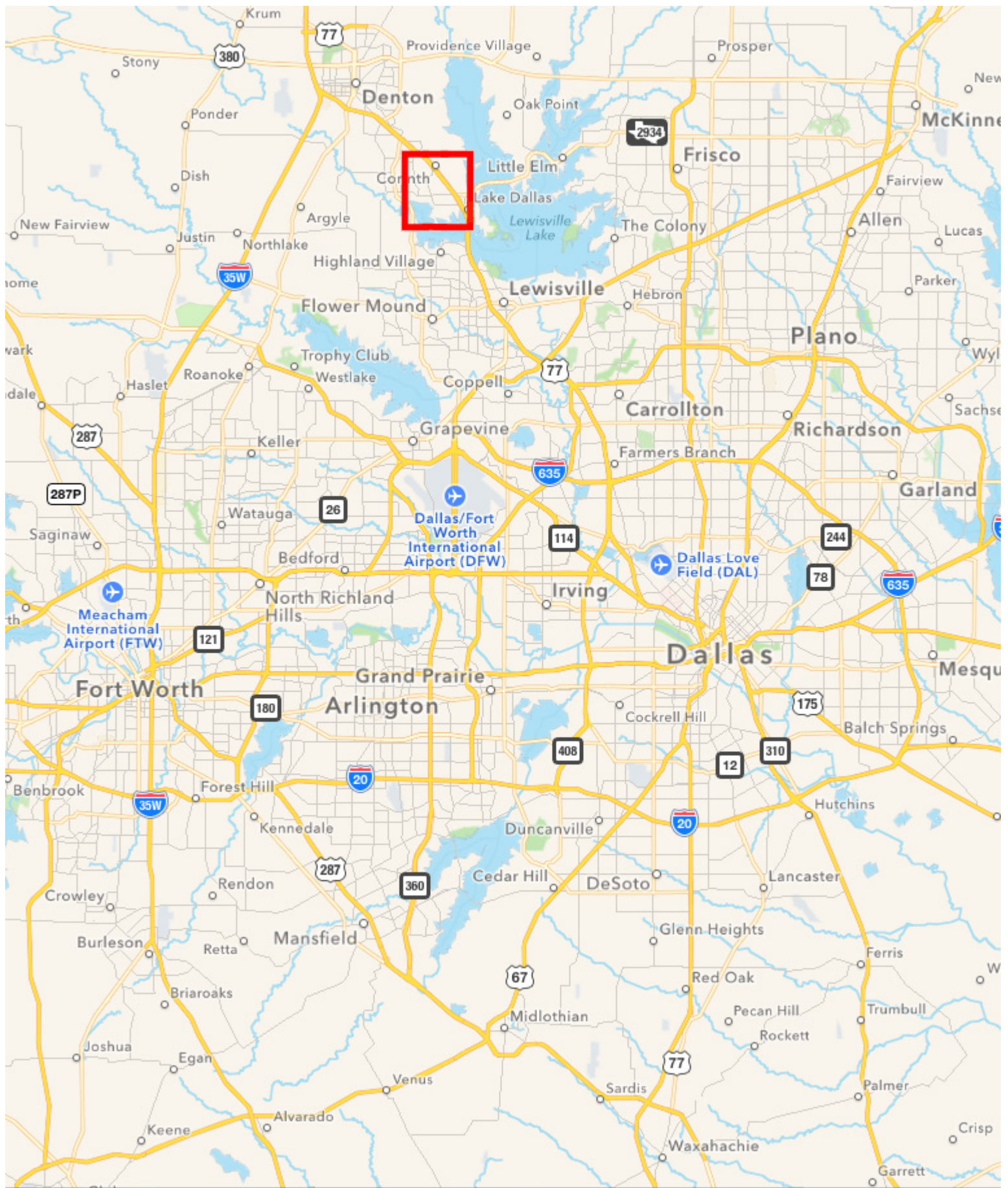
Buyer/Tenant/Seller/Landlord Initials

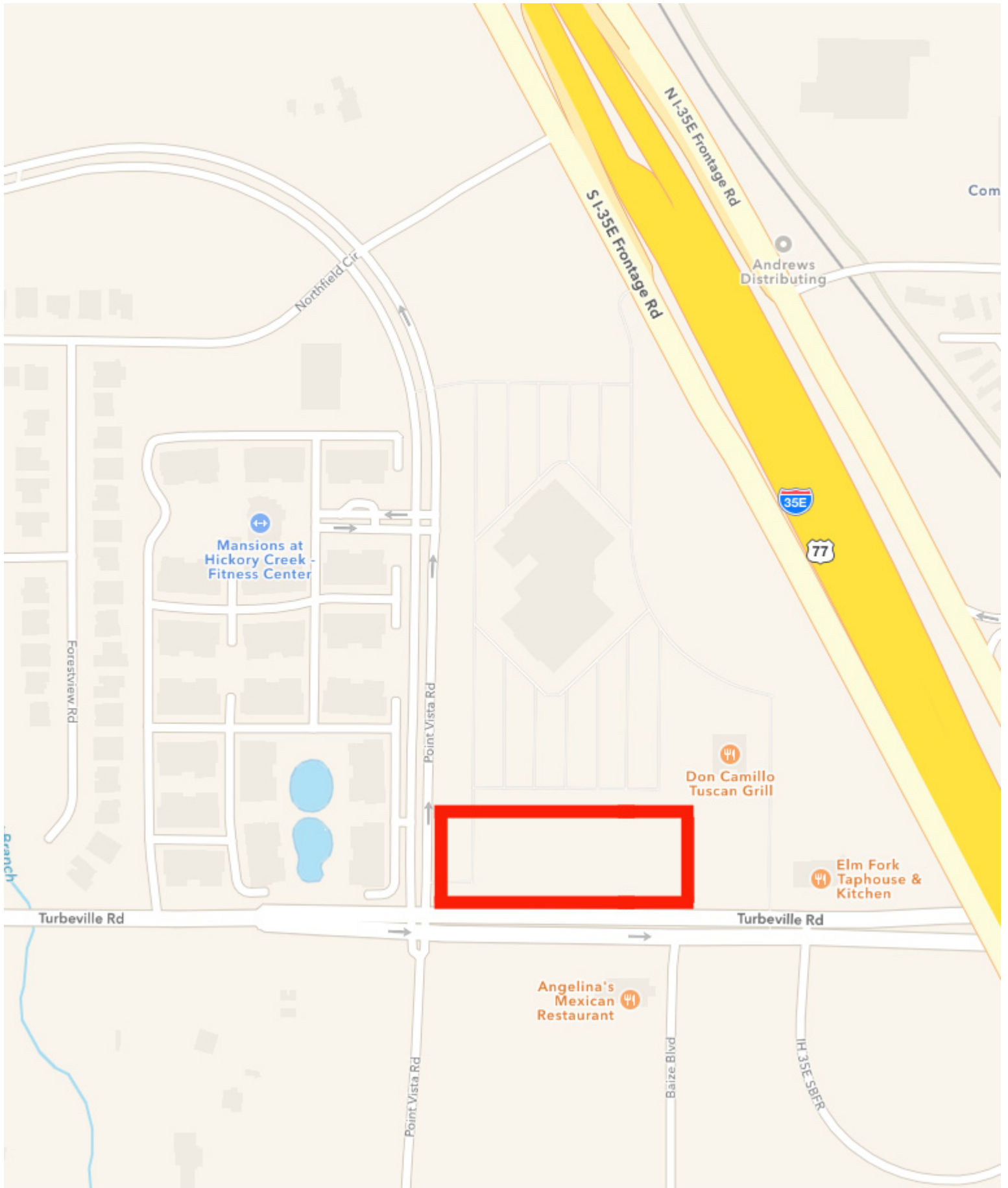
Date

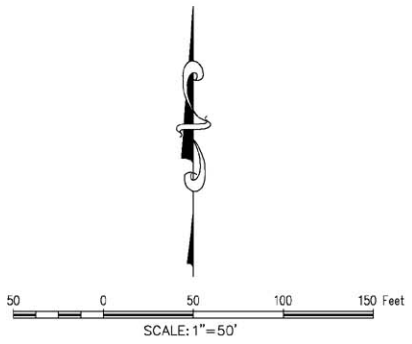
2.38 Acres
Zoned Commercial
All utilities available
534.93 feet of frontage on the north side of Turbeville Road
Asking \$1,560,000.00

Owner is Lyons American Securities, Inc., Trustee
Timothy Lyons, Broker
tim@lyonsamerican.com
972-938-2600 Office
972-839-2496 Cell



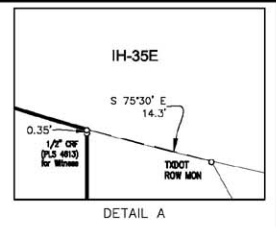






P.O.B. ⁴* FOUND

Called 4.072 Ac
State of Texas
484/342



42' ROW Ded.
2012-244

Called 11.002 Ac
RRC (TX) LP.,
5165/4019

15' WATER
PIPELINE
EASEMENT

Lot 2
1.423 Acres

Remainder
Called 1.566 Acre Tract
Brinker Texas, LP.
2003-7074

15' FIRELANE,
ACCESS &
UTILITY EASEMENT
V-41

Called 1.2790 Acres
Judgement Styled The State of Texas V.
HC Land & Cattle LP
2015-100094

1/2" OF (P.L.S. 5439) N 89°48'00" E 456.82'

N 00°15'20" W 241.55'

Lot 1
2.388 Acres

Temporary
Drainage Easement
2005-153751
(See Note)

PK Nail Found
(March 2018)
Replaced With
⁴* Set

S 89°50'15" W
84.95'

Lot 1-A, Block A
TLC Subdivision
2018-67

24' FIRELANE
& MAE
Vol. 5252, Pg. 2374

Called 1.2790 Acres
Judgement Styled The State of Texas V.
HC Land & Cattle LP
2015-100094

Lot 1, Block A
The Mansions at
Hickory Creek
2012-244

Point Vista St.

40' ROW Ded.
2012-244

⁴* Set
in Conc.

⁴* Cut
in Conc.

40' ROW DEDICATION
BY THIS PLAT
0.491 ACRES

N 89°49'53" E 534.99'

40' R.O.W. & U.E.
Town of Hickory Creek
VOL. 4432, PG. 490

10' SSE
Cab. W, Pg 776

15' UE
Cab. W, Pg. 776

25' ROW Dedication
W/776

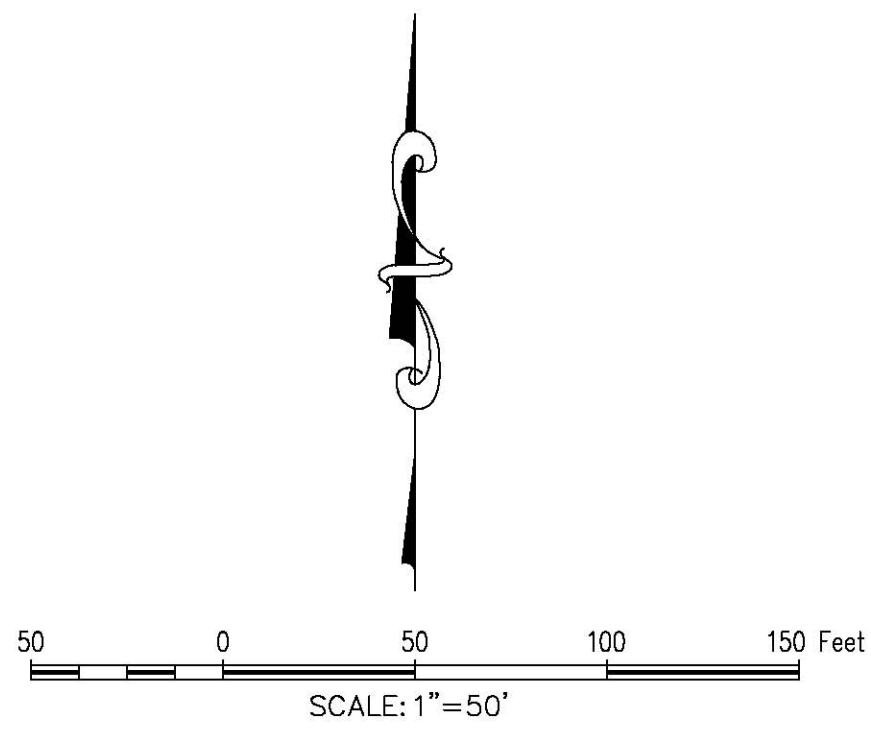
Called 1.4801 Ac.
Town of Hickory Creek
Denton County, Texas
R.O.W DED.
2018-14962

S 89°49'53" W 534.93'

Turbeville Road

Kenneth R. Casey
Linda K. Casey
3103/195

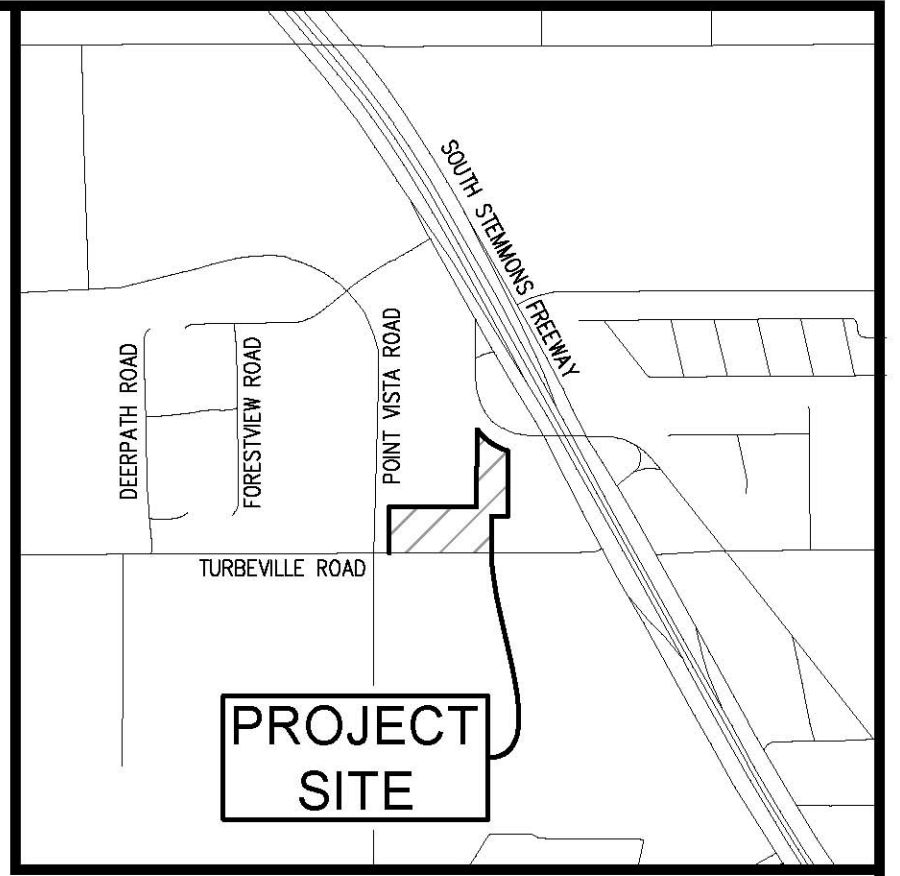
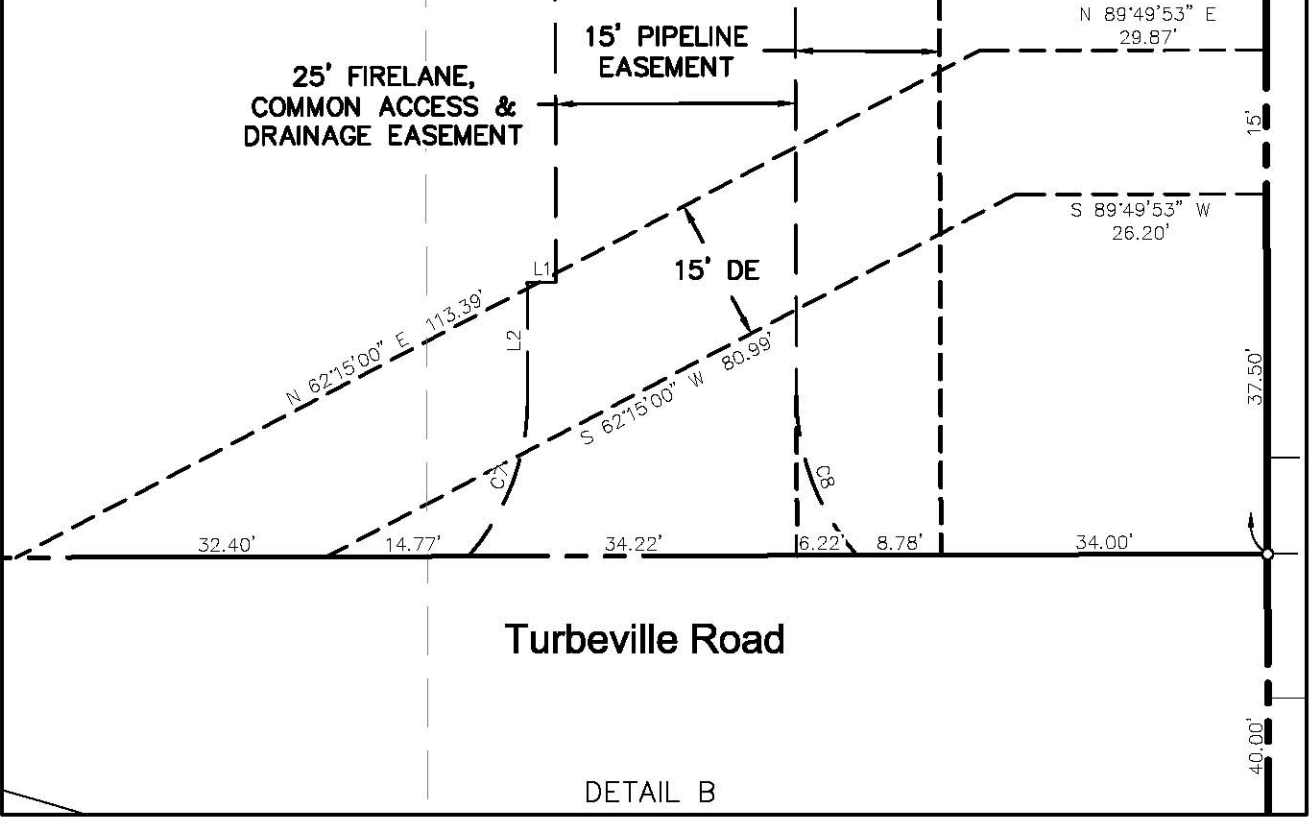
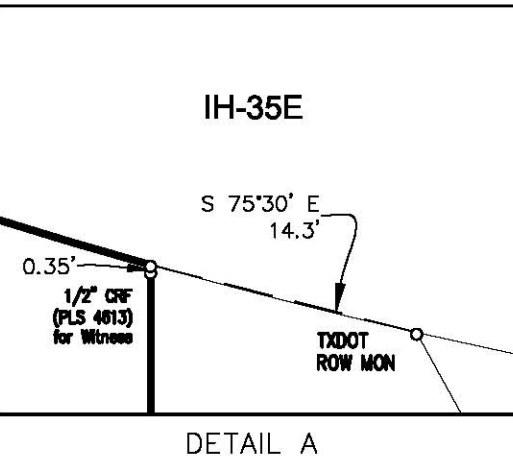
Lot 2, Block A



Called 11.002 Ac
RRC (TX) LP.,
5165/4019

P.O.B.

Called 4.072 Ac
State of Texas
484/342



STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS We, Lyons American Securities, Inc. are the owners of the following described tract of land:
Being all that certain lot, tract or parcel of land situated in the J. W. Simmons Survey, Abstract Number 1162, Town of Hickory Creek, Denton County, Texas, and being part of that certain called 8.273 acre tract of land described as Tract 1 in favor of Lyons American Securities, Inc., Trustee, recorded in Volume 4666, Page 465 (Document Number 2001-123289) of the Real Property Records of Denton County, Texas, and being more particularly described as follows:
BEGINNING at a "4" found in concrete at the most northerly northeast corner of said 8.273 acre tract, being the most easterly northeast corner of that certain called 11.002 acre tract of land described in deed in favor of RRC (TX) LP., recorded in Volume 5185, Page 4019 (Document Number 2002-112437) of the Real Property Records of Denton County, Texas, and being on the westerly right-of-way line of Interstate Highway 35E (IH35E) as evidenced by that certain called 4.072 acre tract of land described in Judgment No. 5131, styled The State of Texas v. James H. Collins, et al., recorded in Volume 484, Page 342 of the Deed Records of Denton County, Texas;
THENCE with the north line of said 8.273 acre tract and the westerly right-of-way line of IH 35E with the arc of a curve to the left having a central angle of 38°59'12", a radius of 293.06 feet (called 288.8 feet in said judgment No. 5131) and an arc length of 189.41 feet whose chord bears S 54°49'26" E, 185.59 feet to the northwest corner of that certain called 1.566 acre tract of land described in favor of Brinker Texas, LP., recorded in Volume 5252, Page 2362 (Document Number 2003-7074) of the Real Property Records of Denton County, Texas, from which a Texas Department of Transportation (TxDOT) right-of-way monument found at the northwest corner of that certain called 0.8408 acre tract of land described as Parcel 53 in judgment No. 99-2015-00100 styled The State of Texas v. Brinker Texas, Inc., recorded in Document Number 2015-67680 of the Real Property Records of Denton County, Texas, bears S 75°30' E, 14.3 feet (chord bearing and distance);
THENCE S 00°12'20" E, with the west line of said 1.566 acre tract, passing a 0.35 feet 1/2" capped rebar found (PLS 4613) for witness, containing a total distance of 339.63 feet to a "4" found in concrete at the southwest corner of said 1.566 acre tract, being on the north line of Lot 1-A, Block A, of TLC Subdivision, an addition to the Town of Hickory Creek, Denton County, Texas, according to the amending plat thereof recorded in Document Number 2018-67 of the Plat Records of Denton County, Texas;
THENCE S 89°50'15" W, 84.95 feet with the north line of said Lot 1-A to a PK nail found in March of 2018, replaced with "4" set in concrete, at the northwest corner of said Lot 1-A;
THENCE S 00°10'40" E, with the west line of said Lot 1-A, passing at 192.02 a 1/2" capped rebar set (C&A) for witness on the north line of Turbeville Road as evidenced by that certain called 0.903 acre tract of land described in Right-of-way and Utility Easement in favor of the Town of Hickory Creek recorded in Volume 4432, Page 490 (Document Number 1999-98243) of the Real Property Records of Denton County, Texas, continuing with the west line of said Lot 1-A, passing at 167.02 feet the southwest corner of said Lot 1-A, containing a total distance of 182.02 feet to the south line of said 8.273 acre tract in said Turbeville Road, being on the north line of Adams Cliffs, an addition to the Town of Hickory Creek, according to the plat thereof recorded in Document 2018-66 of the Plat Records of Denton County, Texas, and being on the north line of that certain called 1.4801 acre tract of land described in Right-of-way Dedication in favor of the Town of Hickory Creek recorded in Document Number 2018-14962 of the Real Property Records of Denton County, Texas;
THENCE S 89°49'53" W, 534.93 feet in Turbeville Road with the north line of said Adams Cliffs, the north line of said 1.4801 acre tract and the south line of said 8.273 acre tract to the southwest corner of said 8.273 acre tract, being the most southerly southeast corner of the aforementioned 11.002 acre tract;
THENCE with the west line of said 8.273 acre tract and the east line of said 11.002 acre tract the following:
N 00°15'20" W, 241.55 feet (called 242.00 feet) to a 1/2" capped rebar found (RPLS 5439) at the most westerly northwest corner of said 8.273 acre tract;
N 89°48'00" E, 456.82 feet to a 1/2" capped rebar found (RPLS 5438) at the most easterly southeast corner of said 11.002 acre tract;
N 00°21'00" E, 403.00 feet to the POINT OF BEGINNING and containing approximately 4.302 acres of land.

OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS :
COUNTY OF DENTON : NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Lyons American Securities, Inc., Trustee, the undersigned authority, do hereby adopt this plat designating the herein above described property as Lyons American Securities Addition, an addition to the Town of Hickory Creek, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the Town of Hickory Creek and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easements strips on said plat. The Town of Hickory Creek and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and the Town of Hickory Creek and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the Town of Hickory Creek for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.
We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

Timothy Lyons, President
STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Timothy Lyons, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.
Notary Public
State of Texas
My commission expires the _____ day of _____, 2019.
RECOMMENDED FOR APPROVAL
Chairman, Planning and Zoning Commission
Town of Hickory Creek, Texas
Date _____
APPROVED FOR PREPARATION OF FINAL PLAT
Mayor, Town of Hickory Creek, Texas
Date _____
The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of _____ of _____, 2019, and the Council, by formal action, then and there accepted the dedication of streets, parks, easements, public spaces, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.
Witness my hand this _____ day of _____, 2019.
Town Secretary,
Town of Hickory Creek
Date _____

FINAL PLAT
LYONS AMERICAN SECURITIES ADDITION
4.302 Acres
in the
J. W. SIMMONS SURVEY, ABSTRACT NO. 1162
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 7/24/2019 SCALE: 1"=50' JOB. No. SPEC-19166

OWNER/DEVELOPER
LYONS AMERICAN SECURITIES, INC.
450 N. OAKS BRANCH ROAD
WAXAHACHIE, TEXAS 76167
Ph. 972-838-2496
Contact: TIM LYONS

SURVEYOR'S STATEMENT
I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 8/6/19
Mark Paine, RPLS
Texas Registration No. 5078
FILED _____ DOC # _____ PRD.C.T. _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°49'20" W	3.00'
L2	S 00°10'40" E	12.00'
L3	S 44°39'00" E	42.02'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	293.06'	38°59'12"	199.41'	S 54°49'26" E, 195.59'
C2	353.06'	4°42'12"	28.98'	S 49°38'24" E, 28.97'
C3	25.00'	84°18'27"	36.79'	S 09°48'16" E, 33.56'
C4	50.00'	31°59'58"	27.92'	N 16°20'58" W, 27.56'
C5	50.00'	29°12'02"	25.48'	S 14°57'00" W, 25.21'
C6	75.00'	29°43'42"	38.91'	S 14°41'11" W, 38.48'
C7	25.00'	41°18'33"	18.02'	S 20°28'36" W, 17.64'
C8	25.00'	41°17'26"	18.02'	N 20°49'23" W, 17.63'
C9	50.00'	29°43'42"	25.94'	S 14°41'11" W, 25.65'
C10	75.00'	29°12'02"	38.22'	N 14°57'00" E, 37.81'
C11	25.00'	116°18'24"	50.75'	N 58°30'12" E, 42.47'
C12	353.06'	13°43'39"	84.59'	S 70°12'28" E, 84.39'

LEGEND
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
RF = REBAR FOUND
CRF = CAPPED REBAR FOUND
CRS = CAPPED REBAR SET
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY

- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - No flood zone area analysis has been performed by G&A | McADAMS, on the subject property.
 - All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. G&A Consultants, Inc., and the Surveyor shall not be liable for any unauthorized use hereof.
 - Temporary Drainage Easement to be abandoned upon completion of alternate drainage improvements and grant of permanent drainage easement.
 - Field work performed during the month of July 2019.

File: Z:\Projects\19-19166-SPEC-19166-19166-19166\Drawings\Survey\SP19-19166.rvt
Printed: 8/6/2019 8:34 AM by: Survey Pencil. Source: 8/6/2019 8:34 AM by: Survey