



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:
 - 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

7.4579 Acres

Zoned PD Shopping Center

All Utilities Available

808.57 feet of frontage along the east side of
Greenville Ave. (State HWY 5)

385.72 feet of frontage along south side of Hightrail Drive

Asking \$2,500,000.00

Owner is Lyons American Securities, Inc., Trustee

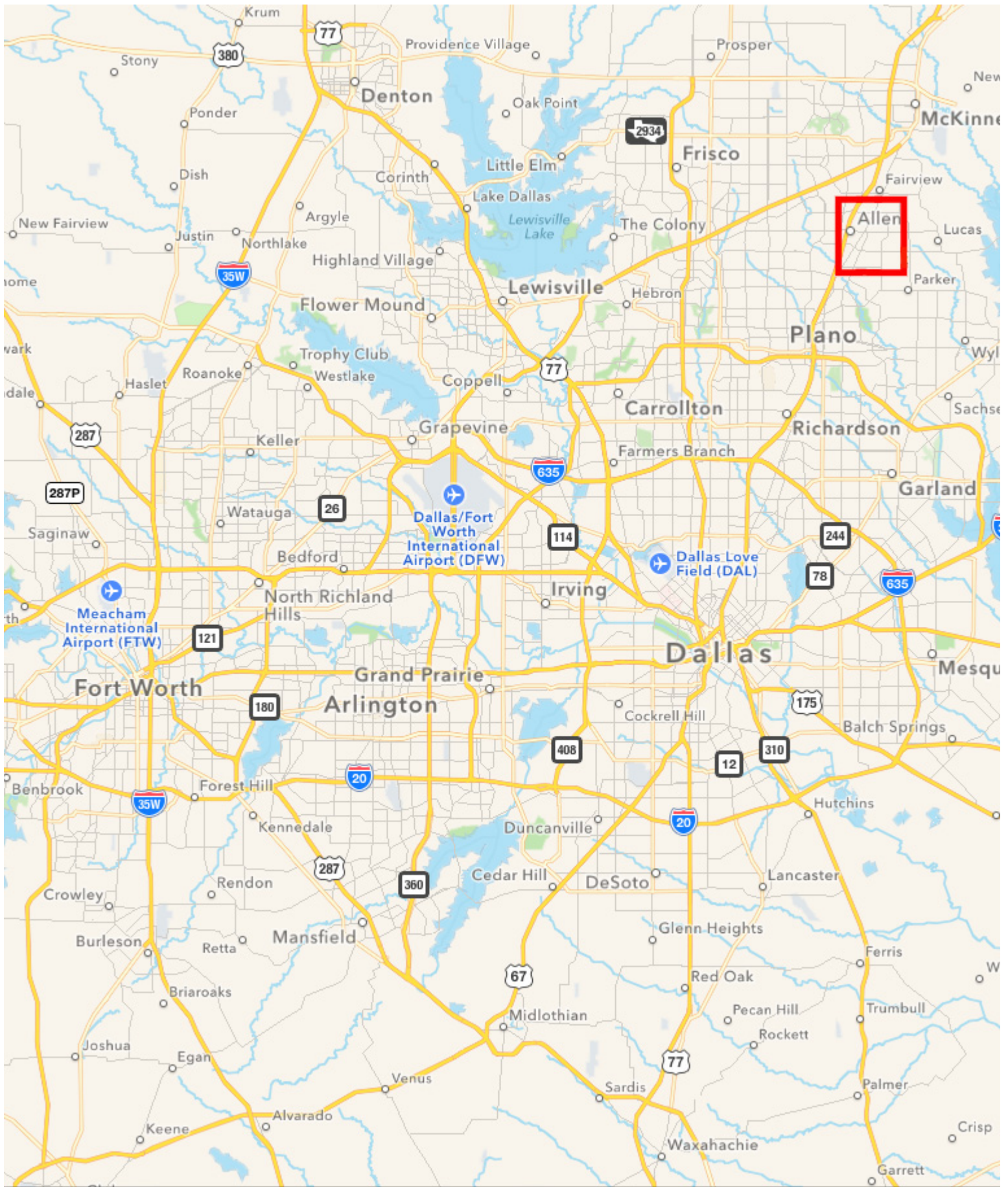
Timothy Lyons, Broker

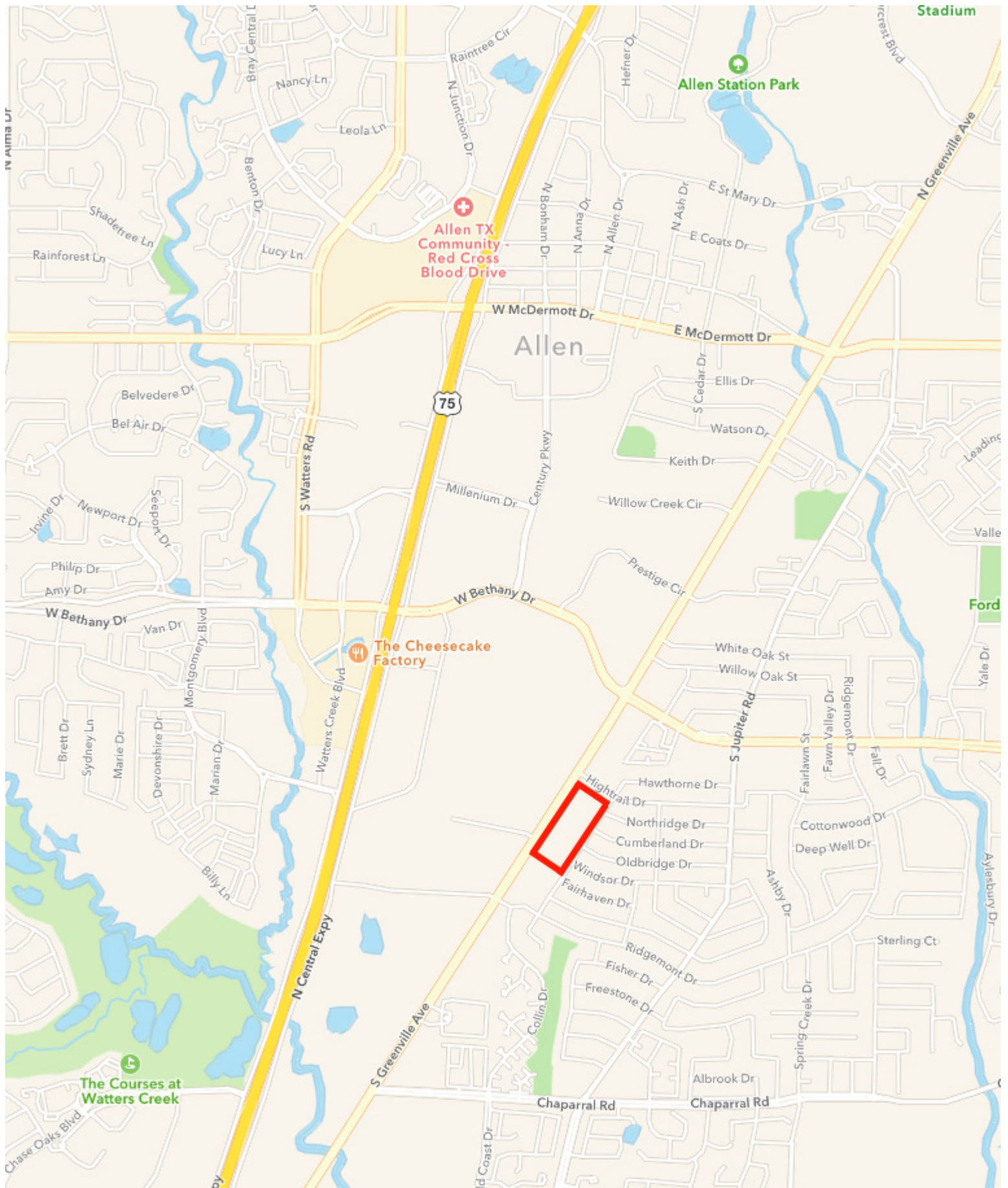
tim@lyonsamerican.com

972-938-2600 Office

972-839-2496 Cell







Allen TX Community Red Cross Blood Drive

The Cheesecake Factory

Allen Station Park

The Courses at Watters Creek

Allen

75

Stadium

Ford



HIGH TRAIL DRIVE
50' R.O.W.

POINT OF BEGINNING

S57°27'00"E 385.72'

N65°58'50"E
18.14'

CONC. MONUMENT
PPOLE

PPOLE

PPOLE

PPOLE

PPOLE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

NOT FOR READ ELECT.
35, PG. 253

GREENVILLE AVENUE
110' R.O.W.

N32°31'53"E 365.75'

PPOLE

3.4579 ACRES
150,628 SQ. FT.

380.89'

S32°33'00"W

PPOLE

10' UTILITY ESM'T
VOL. 1166, PG. 511

N57°27'00"W 395.60'

20' DRAINAGE &
UTILITY ESM'T

ALLEN BOWL ADDITION

Exhibit 'A'

BEING A TRACT OF LAND SITUATED IN THE RUFUS SEWELL SURVEY, ABSTRACT NO. 875, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING PART OF A 7.582 ACRE TRACT OF LAND CONVEYED TO PARVIZ ABRARPOUR AND YOUSSEF YOUSSEFI-RAD, BY DEED RECORDED IN VOLUME 1313, PAGE 365, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR CORNER WITH YELLOW CAP STAMPED "DCA, INC." IN THE SOUTHWEST RIGHT OF WAY LINE OF HIGH TRAIL DRIVE (50.00 FOOT RIGHT OF WAY) AND BEING THE NORTH CORNER OF WINDRIDGE ADDITION NO. 1, AN ADDITION TO THE CITY OF ALLEN, TEXAS, AS RECORDED IN VOLUME 10, PAGE 54, DEED RECORDS, COLLIN COUNTY, TEXAS:

THENCE SOUTH 32 DEGREES 33 MINUTES 00 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID WINDRIDGE ADDITION, A DISTANCE OF 380.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF ALLEN BOWL ADDITION, RECORDED IN VOLUME C, PAGE 514, DEED RECORDS, COLLIN COUNTY, TEXAS:

THENCE NORTH 57 DEGREES 27 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID ALLEN BOWL ADDITION, A DISTANCE OF 395.60 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER WITH YELLOW CAP STAMPED "DCA, INC.", SAID CORNER LYING IN THE PRESENT SOUTHEAST LINE OF GREENVILLE AVENUE (110.00 FOOT RIGHT OF WAY):

THENCE NORTH 32 DEGREES 31 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE OF GREENVILLE AVENUE, A DISTANCE OF 365.75 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER WITH YELLOW CAP STAMPED "DCA, INC.":

THENCE NORTH 65 DEGREES 58 MINUTES 50 SECONDS EAST, A DISTANCE OF 18.14 FEET TO A CONCRETE MONUMENT FOR CORNER, SAID CORNER LYING IN SAID SOUTHWEST RIGHT OF WAY LINE OF HIGH TRAIL DRIVE:

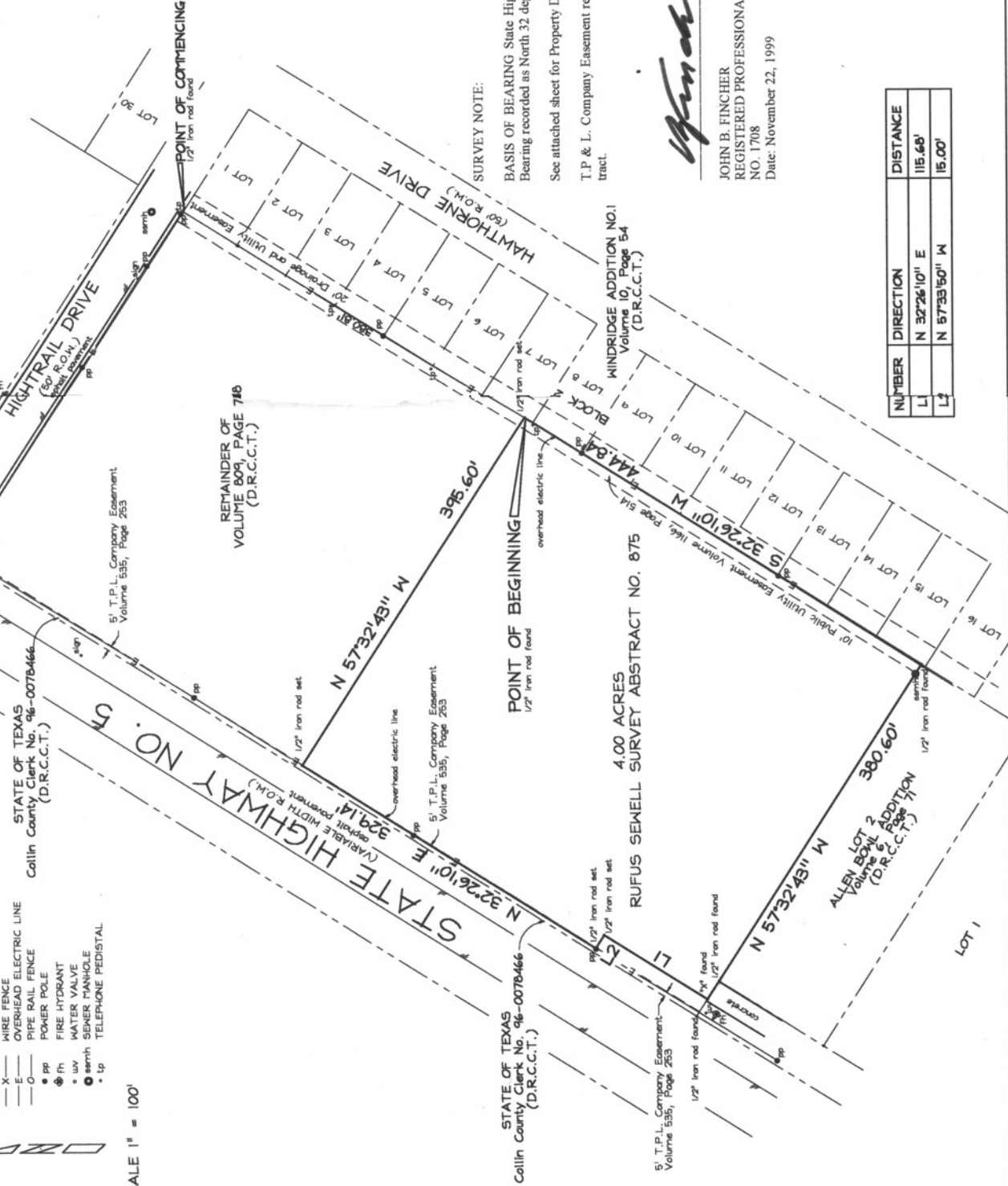
THENCE SOUTH 57 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG SAID NORTHWEST RIGHT OF WAY LINE OF HIGH TRAIL DRIVE, A DISTANCE OF 385.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.4579 ACRES OR 150,628 SQUARE FEET OF LAND

- LEGEND**
- X MIRE FENCE
 - OVERHEAD ELECTRIC LINE
 - PIPE RAIL FENCE
 - POWER POLE
 - Fh FIRE HYDRANT
 - Wv WATER VALVE
 - smth SENER MANHOLE
 - tp TELEPHONE PEDISTAL

SCALE 1" = 100'

CIRIST SERVANT LUTHERAN CHURCH
Cabinet 6, Slide 6
(D.R.C.C.T.)

STATE OF TEXAS
Collin County Clerk No. 96-0078466
(D.R.C.C.T.)



SURVEY NOTE:

BASIS OF BEARING State Highway No. 5 Right of Way as per Collin County Clerk No. 96-0078466, Bearing recorded as North 32 deg. 26 min. 10 sec. East.

See attached sheet for Property Description

T.P. & L. Company Easement recorded in Volume 535, Page 253 (D.R.C.C.T.) extends 0.70' into subject tract.

John B. Fincher

JOHN B. FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1708
Date: November 22, 1999



SURVEY

of
4.000 ACRES

out of the
RUFUS SEMELL SURVEY ABSTRACT NO. 875
COLLIN COUNTY, TEXAS

NUMBER	DIRECTION	DISTANCE
L1	N 32°26'10" E	115.60'
L2	N 57°32'43" W	15.00'

FINCHER LAND SURVEYING

658 South Buffalo Street
Canton, Texas 75103

(903) 567-0199
(903) 567-6134 fax

4.0 Acre Legal Description

BEING 4 acres out of the following described tract:

BEING a tract of land situated in the RUFUS SEWELL SURVEY ABSTRACT NO. 875, City of Allen, COLLIN County, Texas, and being part of a tract of land as deeded to H.B.H. INVESTMENT COMPANY as recorded in Volume 809, Page 748 of the Deed Records of COLLIN County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the most Easterly corner of said tract, said point also being in the Southerly line of Highrail Drive (a 50 foot right of way) and in the Westerly line of WIND RIDGE ADDITION NO. 1, an Addition to the City of Allen, Texas as recorded in Volume 10, Page 54, Deed Records, COLLIN County, Texas;

THENCE South 32 degrees 26 minutes 10 seconds West along the Southeasterly line of said tract and the Westerly line of said WINDRIDGE ADDITION NO. 1, a distance of 380.81 feet to a 1/2 inch iron rod set at the PLACE OF BEGINNING;

THENCE south 32 degrees 26 minutes 10 seconds West along the Southeasterly line of said tract and the Westerly line of said WINDRIDGE ADDITION NO. 1, a distance of 444.84 feet to a 1/2 inch iron rod found at the most Southerly corner of said tract, same being the most Easterly corner of Lot 2 of the ALLEN BOWL ADDITION, an addition to the City of Allen, Texas as recorded in Volume 6, Page 71, Deed Records, Collin County, Texas;

Thence 57 degrees 32 minutes 43 seconds West along the most Southerly line of said Lot 2 of ALLEN BOWL ADDITION, a distance of 380.68 feet to an "X" found in the Easterly line of State Highway No. 5 (a variable width Right-of-Way) as recorded in COLLIN County Clerk No. 96-0078466, Deed Records, COLLIN County, Texas;

Thence along said State Highway No. 5 as follows:

North 32 degrees 26 minutes 10 seconds East, a distance of 115.68 feet to a 1/2 inch iron rod set;

North 57 degrees 33 minutes 50 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod set;

North 32 degrees 26 minutes 10 seconds East, a distance of 329.14 feet to a 1/2 inch iron rod set;

THENCE South 57 degrees 32 minutes 43 seconds East, a distance of 395.60 feet to the PLACE OF BEGINNING, and CONTAINING 4.00 acres or 174,240 square feet of land, more or less.

