



# 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.

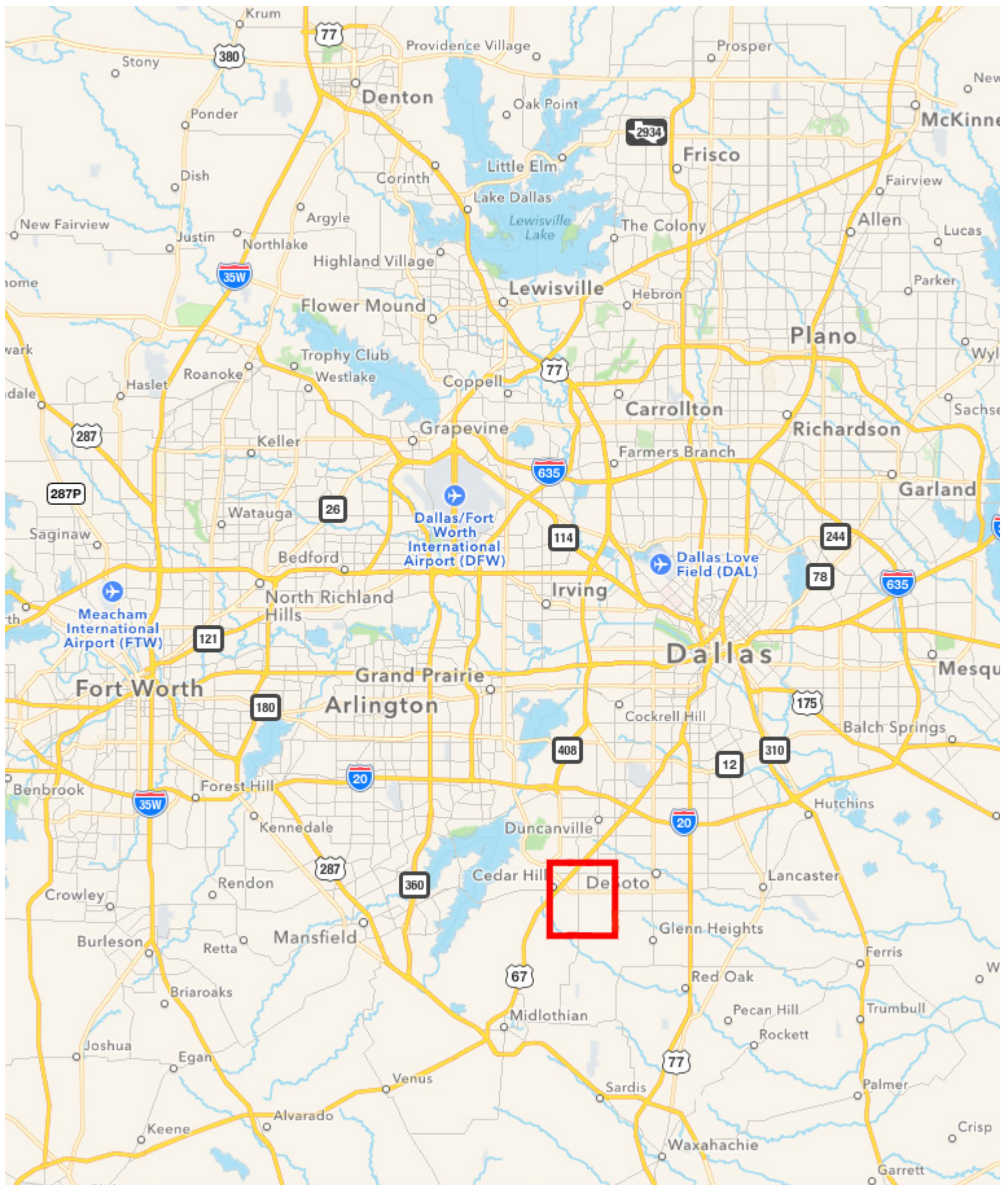
Timothy Lyons	354922	tim@lyonsamerican.com	972-938-2600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License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

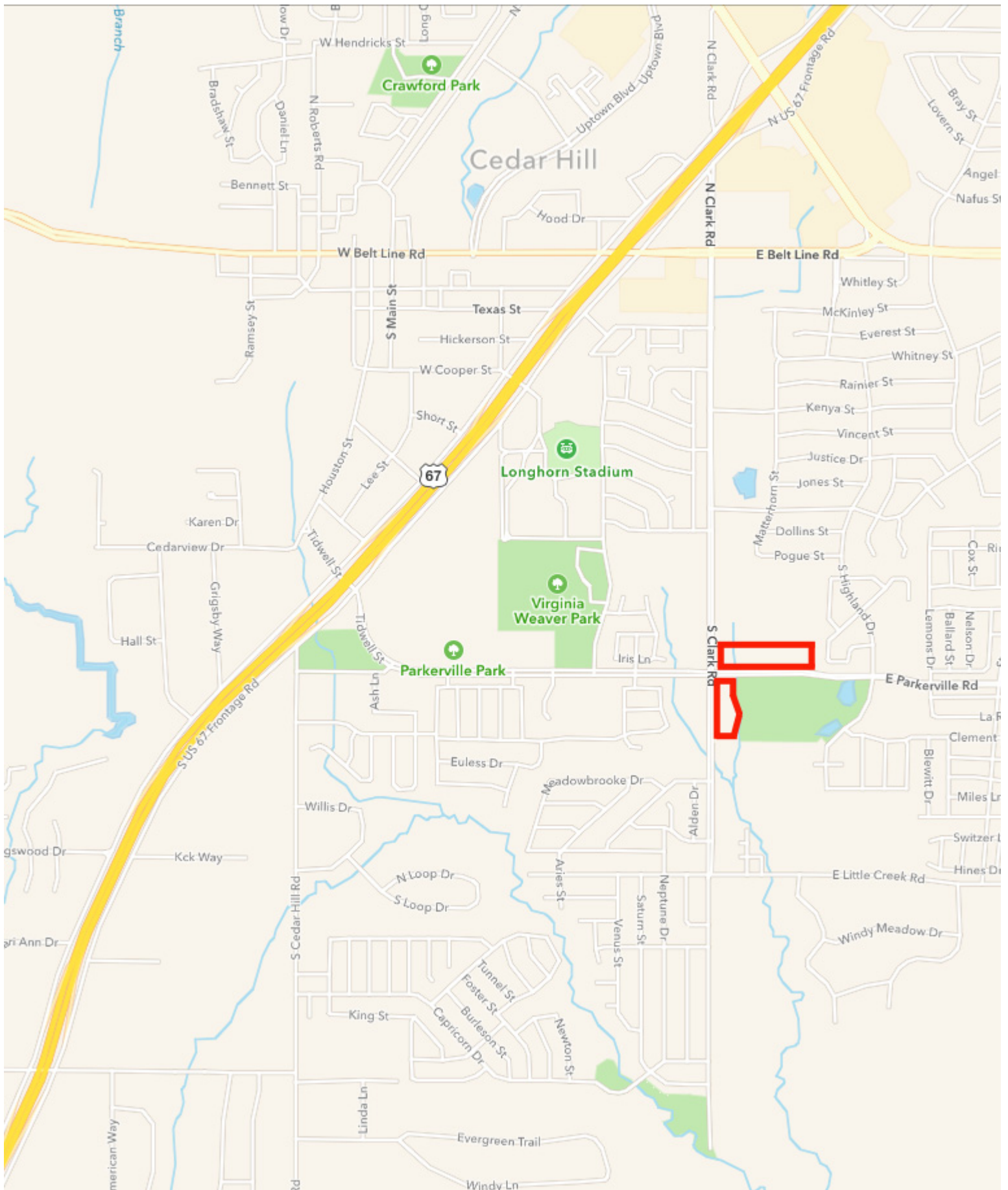
Buyer/Tenant/Seller/Landlord Initials

Date

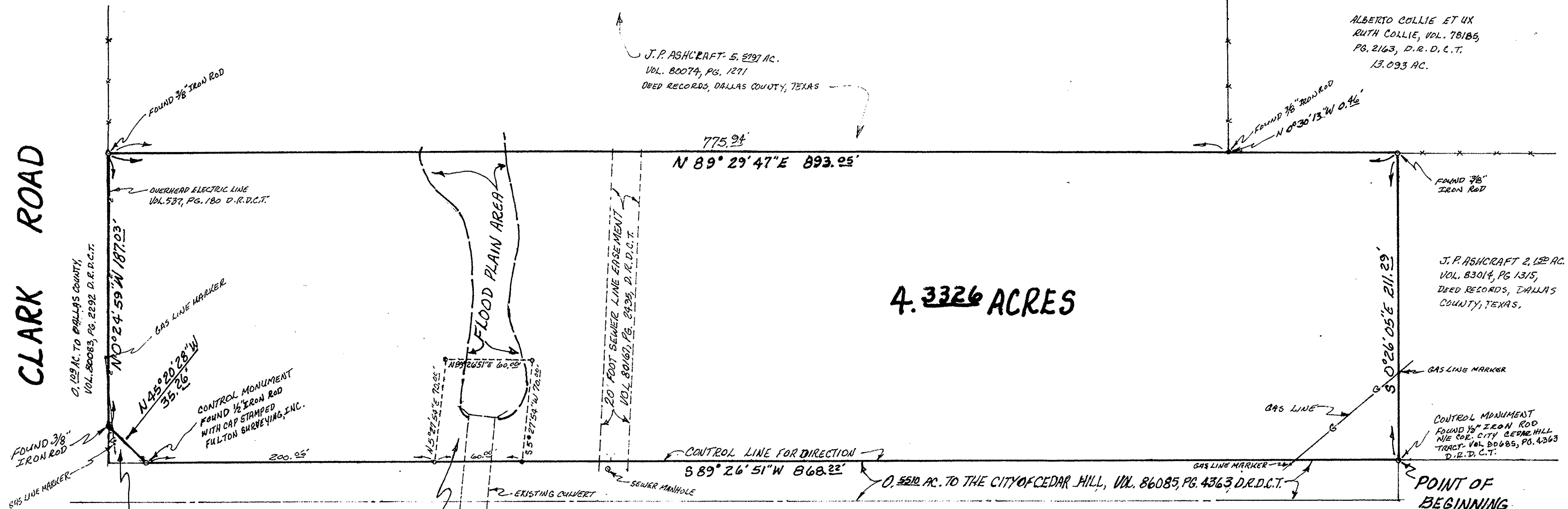
	Tract 1	Tract 2
Size	4.33 acres	3.99 acres
Zoning	Neighborhood Services	Local Retail
Utilities	All Available	All Available
Frontage	187 feet on S. Clark Road 868 feet on Parkerville Road	588 feet on S. Clark Road 256 feet on Parkerville Road
Price	\$600,000	\$800,000
Owner	Lyons American Securities, Inc.	
Broker	Timothy Lyons, 972-938-2600, <a href="mailto:tim@lyonsamerican.com">tim@lyonsamerican.com</a>	







CLARK ROAD



4.3326 ACRES

PARKERVILLE ROAD (R.O.W. VARIES)

NOTE: THE EASEMENT TO TEXAS POWER AND LIGHT CO. RECORDED IN VOL. 2255, PG. 150, D.R.D.C.T. IS UNACCEPTABLE

NOTE: EASEMENTS TO LONE STAR GAS CO. IN VOL. 1269, PG. 267 AND VOL. 1899, PG. 4 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS ARE BLANKET EASEMENTS THEREFORE IT CAN'T BE DETERMINED WHICH EASEMENT COVERS EACH LINE. LOCATIONS OF MARKERS FOUND ARE SHOWN HEREON, WITH POSSIBLE ROUTE.

NOTE: FLOOD PLAIN AREA SHOWN HEREON BASED ON FEMA MAP, COMMUNITY PANEL NO. 48113 C0605, EFFECTIVE DATE AUGUST 23, 2001.

DRAINAGE EASEMENT TO THE CITY OF CEDAR HILL RECORDED IN VOL. 86085, PG. 4364, D.R.D.C.T. IS IN ERROR AND IS TO BE REVISED AND RE-RECORDED TO REFLECT DIMENSIONS SHOWN HEREON.

PROPERTY DESCRIPTION

BEING a 4.3326 acre tract of land out of the WILLIAM COOMBS SURVEY, ABSTRACT NO. 304, Dallas County, Texas, a portion of the tract of land described in the deed to R J S - T C, a limited partnership, recorded in Volume 85191, Page 5271 of the Deed Records of Dallas County, Texas, said property located in the City of Cedar Hill, Texas and being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the East line of said tract, said point being the Northeast corner of a 0.5510 acre tract of land conveyed to the City of Cedar Hill for street right of way, recorded in Volume 86085, Page 4363 of the Deed Records of Dallas County, Texas;

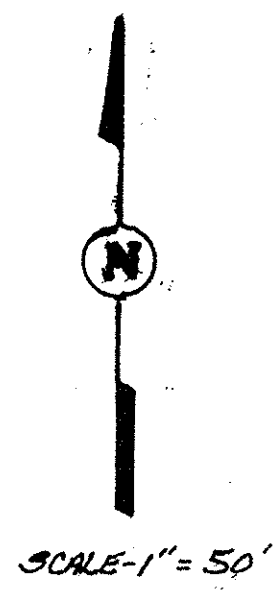
THENCE South 89 degrees 26 minutes 51 seconds West with the North line of said 0.5510 acre tract, (Control Line For Direction), a distance of 868.22 feet to a 1/2 inch iron rod with a cap stamped Fulton Surveying, Inc., found at the Southeast corner of a 0.007 acre tract of land described in the deed to the City of Cedar Hill recorded in Dallas County Clerks File No. 200210810864, for corner;

THENCE North 45 degrees 20 minutes 28 seconds West with the Northeasterly line of said tract 35.26 feet, (Deed North 45 degrees 07 minutes 23 seconds West 35.13 feet), to a 3/8 inch iron rod found for the Northwest corner of said tract;

THENCE North 0 degrees 24 minutes 59 seconds West with the East line of Clark Road 187.03 feet to a 3/8 inch iron rod found at a fence corner in the North line of said R J S - T C tract and South line of the J. P. Ashcraft tract recorded in Volume 80074, Page 1271 of the Deed Records of Dallas County, Texas;

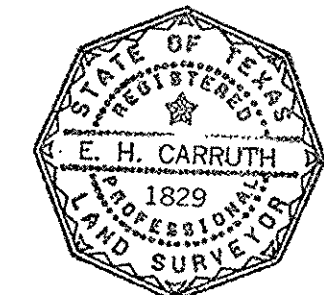
THENCE North 89 degrees 29 minutes 47 seconds East, at 775.94 feet a 3/8 inch iron rod bears North 0 degrees 30 minutes 13 seconds West 0.46 feet at the Southeast corner of said Ashcraft Tract and the Southwest corner of the Alberto Collie et ux Ruth Collie Tract recorded in Volume 78185, Page 2163 of the Deed Records of Dallas County, Texas, in all 893.05 feet to a 3/8 inch iron rod found at a fence corner for the Northeast corner of said R J S - T C tract;

THENCE South 0 degrees 26 minutes 05 seconds East with the East line of said tract and the West line of the J. P. Ashcraft Tract recorded in Volume 83014, Page 1315 of said deed records, a distance of 211.29 feet to the POINT OF BEGINNING and containing 4.3326 acres of land more or less.



PLAT OF A 4.3326 ACRE TRACT OF LAND OUT OF THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 304, DALLAS COUNTY, TEXAS.

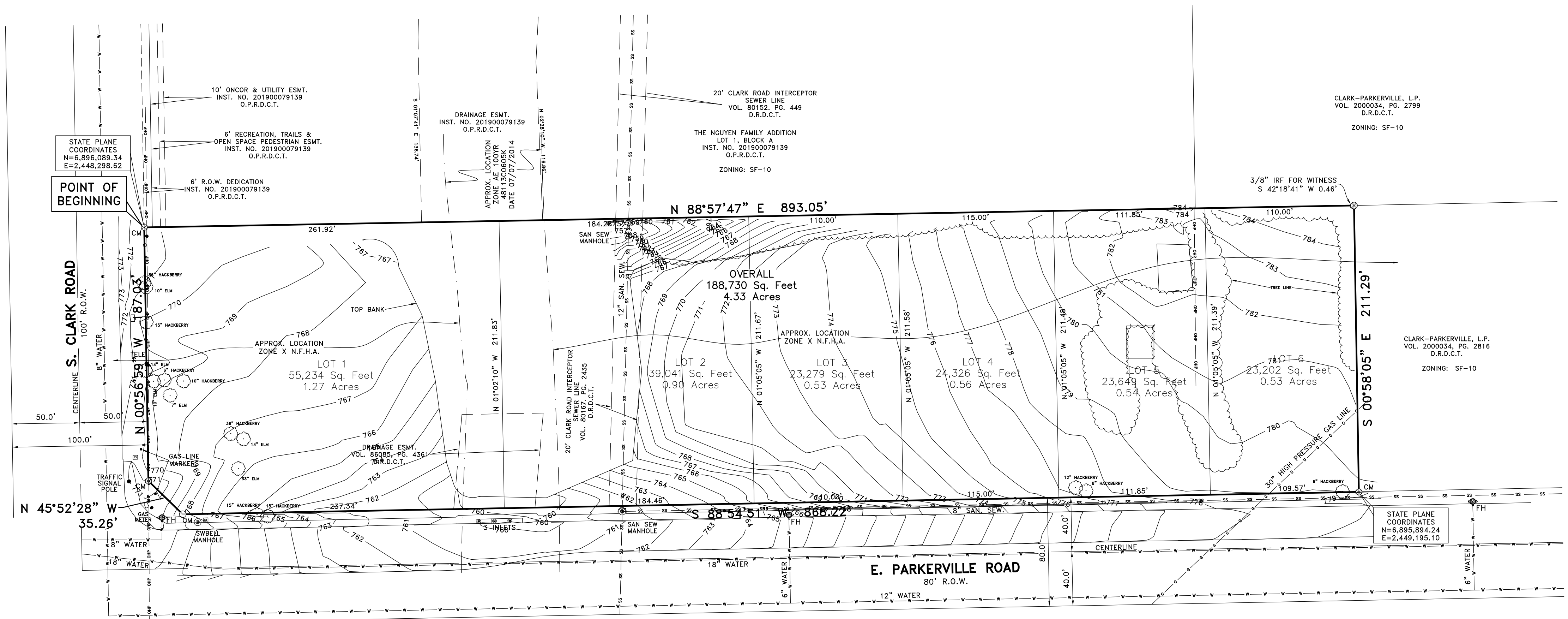
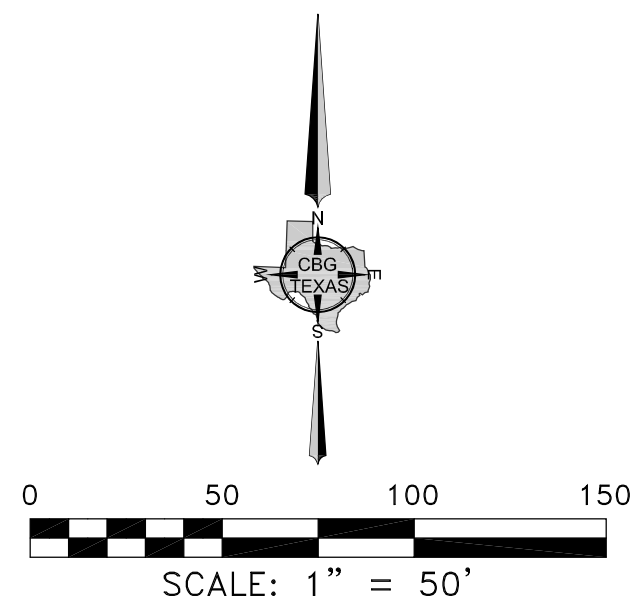
Prepared from a survey made on the ground by me during the months of September and October, 2009.  
*E. H. Carruth* Oct. 7, 2009  
 E. H. CARRUTH, REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 1829



GF # 09R32537  
 E. H. CARRUTH, RPLS  
 609 CARRUTH RD.  
 GRANDPURY, TEXAS 76042  
 PH 817-279-0839  
 CELL 817-706-0333



VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

- 1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 6 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X & AE BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0605K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480168, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- 6) THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 7) BUILDING SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE AT THE TIME OF THE BUILDING PERMIT.

**LEGEND**

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ⊗ = 3/8 INCH IRON ROD FOUND
- = 1/2 INCH IRON ROD FOUND
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLACTIC CAP STAMPED "CBG SURVEYING"

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City of Cedar Hill, Texas.

\_\_\_\_\_  
Mayor of Cedar Hill, Texas

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Chairman Planning and Zoning Commission

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Cedar Hill South Clark Road, LTD. is the owner of a tract of land situated in the William Combs Survey, Abstract No. 304, City of Cedar Hill, Dallas County, Texas, same being a tract of land conveyed to Cedar Hill South Clark Road, LTD. by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201200321913, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the East right of way line of S. Clark Road (100 foot right of way), said corner being the Southwest corner of The Nguyen Family Addition, an addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201900079139, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 57 minutes 47 seconds East along the South line of said The Nguyen Family Addition, a distance of 893.05 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the South line of a tract of land conveyed to Clark-Parkerville L.P. by Special Warranty Deed with Vendor's Lien recorded in Volume 2000034, Page 2799, Deed Records, Dallas County, Texas, said corner being the Northwest corner of a tract of land conveyed to Clark-Parkerville L.P. by Special Warranty Deed with Vendor's Lien recorded in Volume 2000034, Page 2816, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 58 minutes 05 seconds East along the West line of said Clark-Parkerville L.P. tract (200034,2816), a distance of 211.29 feet to a 3/8 inch iron rod found for corner, said corner being along the North right of way line of E. Parkerville Road (80 foot right of way);

THENCE South 88 degrees 54 minutes 51 seconds West along the North right of way line of said E. Parkerville Road, a distance of 868.22 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 52 minutes 28 seconds West, a distance of 35.26 feet to a 3/8 inch iron rod found for corner, said corner being along the East right of way line of said S. Clark Road;

THENCE North 00 degrees 56 minutes 59 seconds West along the East right of way line of said S. Clark Road, a distance of 187.03 feet to the POINT OF BEGINNING and containing 188,730 square feet or 4.33 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cedar Hill South Clark Road, LTD., does hereby adept this plat of CEDAR HILL SOUTH ADDITION, LOTS 1 THRU 6, BLOCK A in the City of Cedar Hill, Dallas County, Texas, and does hereby dedicate to the public use forever the streets, alleys and utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any, buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, 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.

EXECUTED at Cedar Hill, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Cedar Hill South Clark Road, LTD. (Owner)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and in accordance with the platting Rules and Regulations of the City of Cedar Hill, Texas.

RELEASED FOR REVIEW 2/12/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PRELIMINARY PLAT  
**CEDAR HILL SOUTH ADDITION**  
LOTS 1 THRU 6, BLOCK A  
188,730 SQ. FT. / 4.33 ACRES  
WILLIAM COMBS SURVEY, ABSTRACT NO. 304  
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

OWNER: CEDAR HILL SOUTH CLARK ROAD, LTD.  
450 N. OAK BRANCH ROAD  
WAXAHACHIE, TEXAS 75167  
469-274-3438  
hc@villacastillo.com



$\Delta = 01^{\circ}51'28''$   
 $R = 970.0$   
 $L = 31.45$   
 Chord -  $S 78^{\circ}25'39'' E$   
 31.45

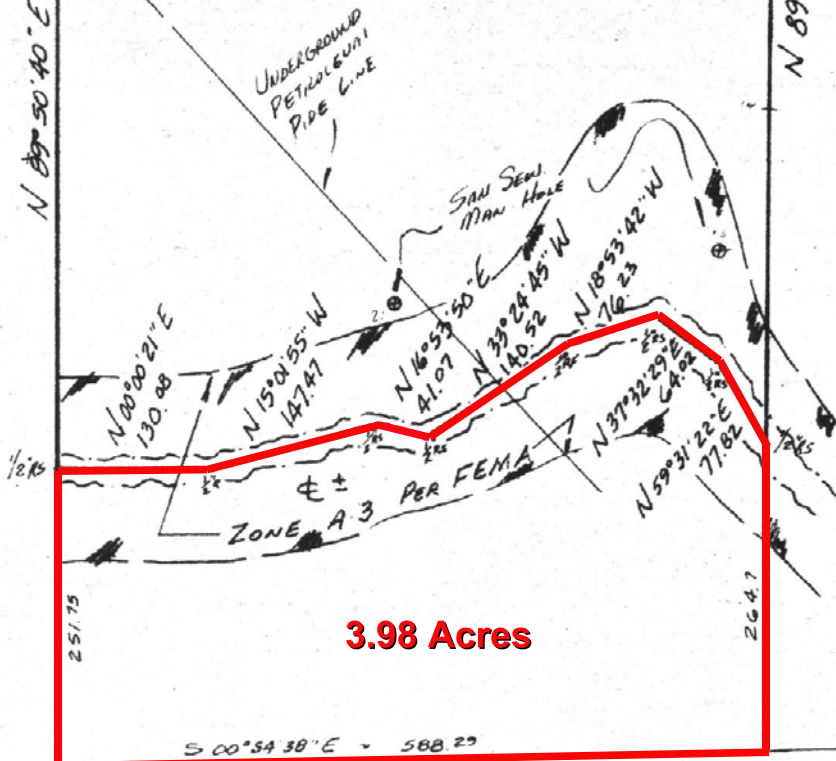
Pipe Found  $S 02^{\circ}09'25'' W \sim 576.04$   
 $\Delta = 12^{\circ}39'32''$   
 $R = 890.2$   
 $L = 196.68$   
 Chord -  $S 83^{\circ}49'52'' E$   
 196.28

13.253 ACRES

PARKERVILLE (80x0.01) ROAD

$N 89^{\circ}50'40'' E \sim 800.61$

$N 89^{\circ}26'58'' W \sim 982.64$



**3.98 Acres**

CLARK ROAD

This plat is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being indicated on the plat, the size and location of existing improvements are as shown. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN.

This survey was performed in connection with the transaction described in G.F. No. \_\_\_\_\_ of \_\_\_\_\_ Title Company.



SCALE: 1" = 100'  
 DATE: 05-03-01  
 DWG. NO.: 17858  
 APPROVED BY: MLC

SURVEYOR  
**MICHAEL L. COX, INC.**  
 LAND SURVEYOR, R.P.L.S. 4003  
 202 TEXAS STREET  
 CENSA HILL, TEXAS 75834  
 PH. 972/291-7048  
 FX. 972/291-7048

MICHAEL L. COX R.P.L.S. 4003  
 SHEET NO.  
 2 OF 2