

SRP

Stewart-Rose Properties



421 LAKE DALLAS DR
LAKE DALLAS, TX 75065

- .90 ACRES AVAILABLE
 - VACANT LAND
 - ZONED C:3
- I-35 BUSINESS CORRIDOR
 - PLATTED
- ALL UTILITIES TO SITE

Larry Rose Jr.
Mobile: 972-921-7579 // Office: 940-365-3470
Larry@s-rp.com

LAND FOR SALE

FLOOD STAMP

It appears through visual interpolation that
According to the Flood Insurance Rate Maps,
Panel No. 48121C0532E, effective
date April 2, 1987, this property
is NOT in a flood prone area, Zone X.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
All that certain lot, tract or parcel of land situated in the MARY WRIGHT SURVEY, ABST. 1355, Denton County, Texas, being the same tract of land conveyed by J.E. Robison et ux to J.D. Griffith according to a deed recorded in Volume 206 at Page 381 of Deed Records of said County and being more particularly described as follows:

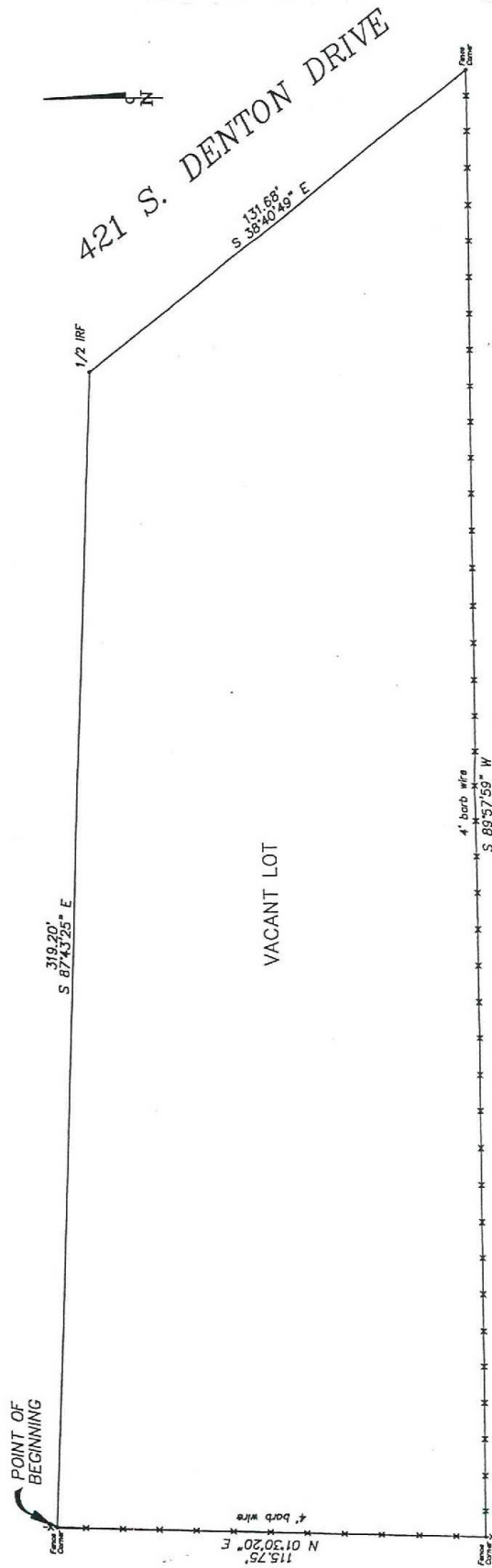
BEGINNING at a fence cornerpost at the Northeast corner of said Griffith tract;

THENCE S 87 degrees 43' 25" E, along or near a fence line, 319.20' feet to a fence cornerpost for a corner;

THENCE S 38 degrees 30' 49" E, with a Southeasterly line of Denton Drive, 131.68 feet to a fence cornerpost for a corner;

THENCE S 89 degrees 57' 59" W, 404.29 feet to a fence cornerpost for a corner;

THENCE N 01 degrees 30' 20" E, along or near a fence line, 115.75 feet to the POINT OF BEGINNING and containing 39,262.6 square feet or 0.9 acres of land, more or less.



LEGEND
 IFF = IRON PIPE FOUND
 IEF = IRON ROD FOUND
 IS = IRON ROD SET
 DENOTES CONC. PILE

CARMAN-DONALDSON SURVEYING
 3809 WEST WALNUT STREET
 GARLAND, TEXAS 75042
 972-205-0557 FAX 972-205-0535

BEARINGS BASED ON RECORDED
 PLAT UNLESS NOTED OTHERWISE

NOT FOR CONSTRUCTION
 Scale: 1-30
 Date Surveyed: 09-04-2001
 Job No.: 143559



I, Steve Donaldson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and type of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

G.F. No.: 2002615-MR
 SERVA TITLE COMPANY
 By: Steve Donaldson, Registered Professional Land Surveyor No. 4004
 DATE: 09-04-01

PLAT



[Click For Driving Directions](#)



M A P

Larry Rose Jr.
Mobile: 972-921-7579 // Office: 940-365-3470
Larry@s-rp.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Larry Rose / Stewart-Rose Properties	0460624	larry@s-rp.com	972-921-7579
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry Rose	0460624	larry@s-rp.com	940-365-3470
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

BROKER SERVICES

Larry Rose Jr.
Mobile: 972-921-7579 // Office: 940-365-3470
Larry@s-rp.com