

# FOR SALE 105 RIVER OAKS DR, SOUTHLAKE, TEXAS 76092



**MORGAN**  
REALTY GROUP

**PROFESSIONAL OFFICE  
MEDICAL / RETAIL**

■ AVAILABLE UNITS  
UNIT 100: 1,522 SF  
UNIT 200: 1,522 SF

■ OWNER USER  
OPPORTUNITY

■ NEW ROOF & EXTERIOR  
PAINT IN 2021 & NEW  
EXTERIOR HVAC UNITS  
2023

■ 25 PARKING SPACES

■ SECOND GENERATION  
MEDICAL SPACE

■ MOVE - IN READY!

■ CONVENIENT ACCESS TO  
SH-114, DAVIS  
& SOUTHLAKE BLVD.



Video Walk Through

Owned &  
Managed by

**BBE**

## 2023 DEMOGRAPHIC REPORT:

EST. POPULATION

1 MILE: 6,673

3 MILE: 56,290

5 MILE: 171,755

## EST. AVE HOUSEHOLD INCOME:

1 MILE: \$209,499

3 MILE: \$202,616

5 MILE: \$172,242

## TRAFFIC COUNT:

SOUTHLAKE BLVD.

VPD: 42,000

DAVIS BLVD.

VPD: 26,000

ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET  
GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

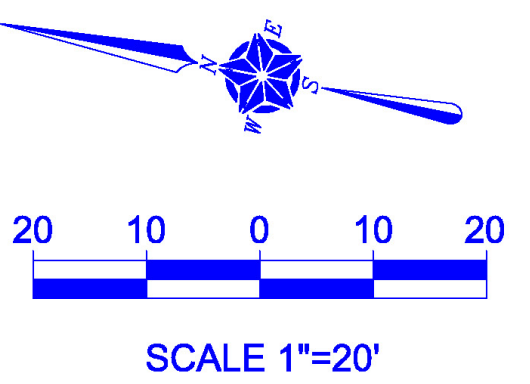
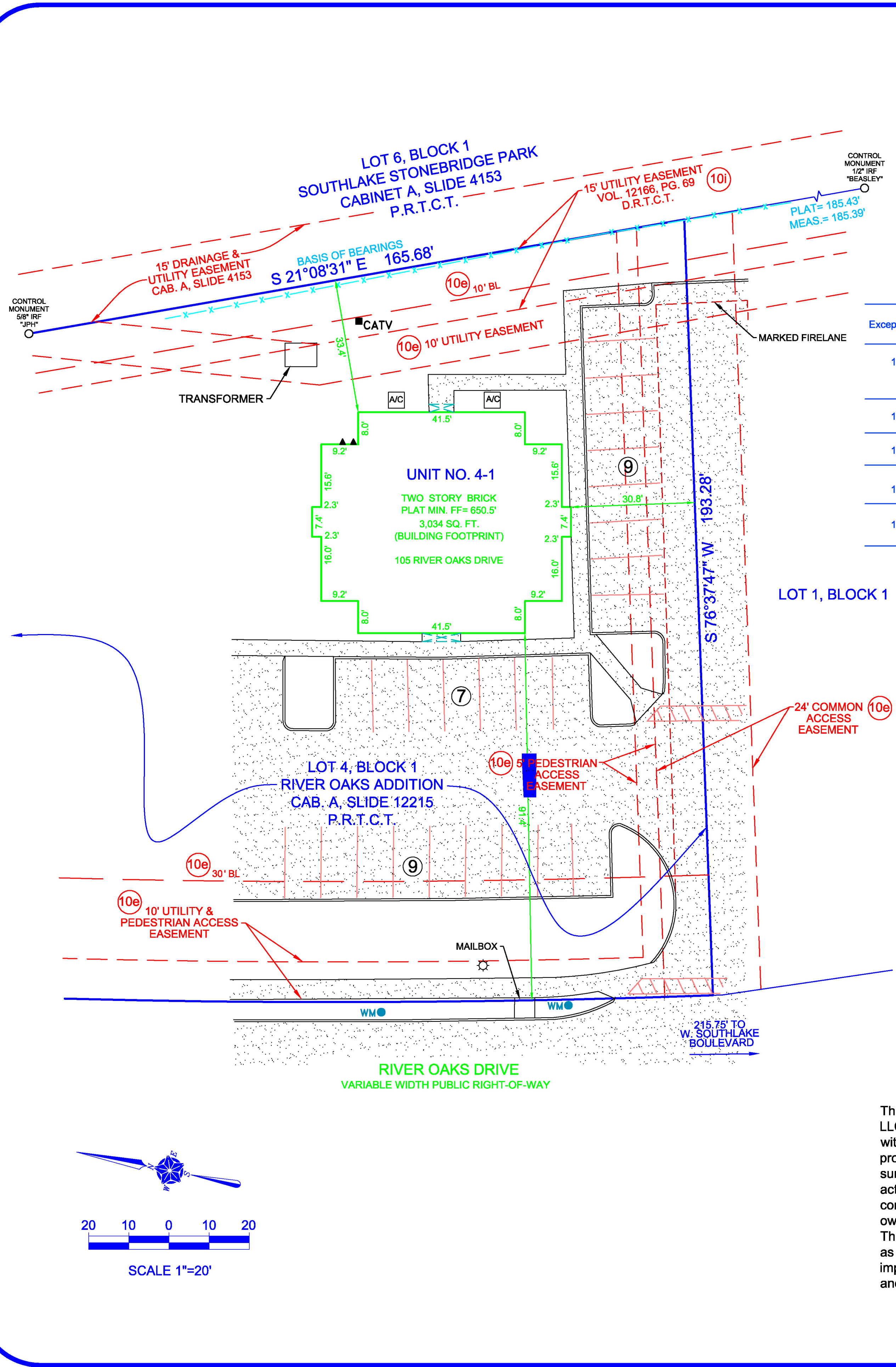
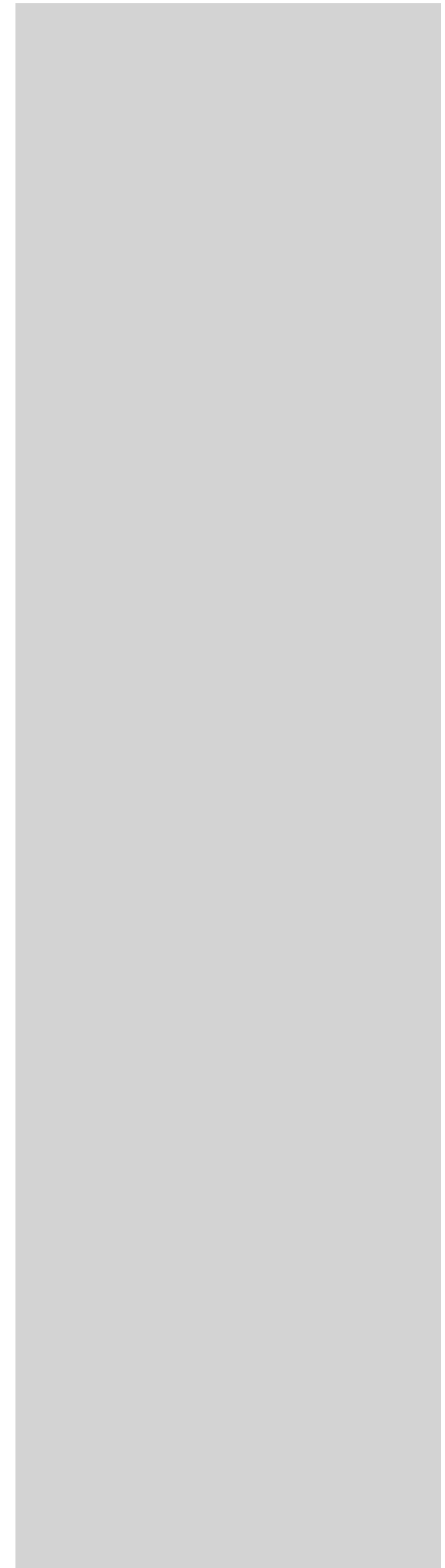


The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET  
GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



**PROPERTY DESCRIPTION**

105 RIVER OAKS DRIVE, in the City of SOUTHLAKE, Texas, Unit No. 4-1, of RIVER OAKS CONDOMINIUM, a Condominium in the City of Southlake, Tarrant County, Texas, together with an undivided interest, in the common elements according to the Declaration recorded under Clerk's File No(s). D210076565, Condominium Records of Tarrant County, Texas.

Being a part of Lot 4, Block 1 of River Oaks Addition, an Addition to the City of Southlake according to the plat thereof recorded in Cabinet A, Slide 12215 of the Plat Records of Tarrant County, Texas.

**EXCEPTIONS TO THE TITLE COMMITMENT**

Exception No.	DESCRIPTION OF EASEMENT AS PROVIDED BY ALAMO TITLE COMPANY COMMITMENT NO. ATD-52-6000521600026-RS, WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2016 AND AN ISSUED DATE OF MARCH 11, 2016.	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 e.	The following as shown on plat recorded in Cabinet A, Slide 12215, Plat Records, Dallas County, Texas: 30 foot building line; 10 foot building line; 10 foot utility & pedestrian access easement; 10 foot utility easement; 24 foot common access easement and 5 foot pedestrian access easement.	YES	YES
10 g.	Property subject to covenants, conditions, restrictions and easements contained in instrument recorded under Clerk's File No(s). D207229084 & D210076564.	YES	NO (blanket in nature)
10 h.	Property subject to Condominium Declarations/By-laws contained in instrument recorded under Clerk's File No(s). D210076565.	YES	NO (blanket in nature)
10 i.	Property subject to City of Southlake utility easement contained in instrument recorded in Volume 12166, Page 69	YES	YES
10 n.	Property subject to Boundary Line Agreement contained in instrument recorded under Clerk's File No(s). D209171249.	YES	NO (blanket in nature)

**REVISIONS**

No.	Revision/Issue	Date

**LEGEND**

⊕	HANDICAPPED SPACE	⊕	SANITARY SEWER MANHOLE COVER
○	PARKING SPACE	⊙	LIGHT POLE
⊗	IRON ROD FOUND	⊙	POWER POLE
⊗	IRON ROD SET "X"18"	⊙	BRICK COLUMN
⊗	IRON PIPE FOUND	⊙	AIR CONDITIONING
⊗	FENCE POST CORNER	⊙	FIRE HYDRANT
⊗	"X" FOUND / SET	⊙	ELECTRIC METER
—	ASPHALT PAVING	⊙	GAS METER
—	CHAIN LINK FENCE	—	OVERHEAD ELECTRIC SERVICE
—	WOOD FENCE (CENTER POST)	—	OVERHEAD POWER LINE
—	WIRE FENCE	—	SANITARY SEWER LINE
—	IRON FENCE	—	
—	PIPE FENCE	—	
—	COVERED PORCH, DECK OR CARPORT	—	
—	CONCRETE PAVING	—	
—	GRAVEL/ROCK ROAD OR DRIVE	—	

**GENERAL NOTES**

1) According to the F.I.R.M. No. 48439C0090K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) All bearings, easements and building lines are by recorded plat unless otherwise noted.

**TEXAS HERITAGE SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com  
 Firm No. 10169300

**OFFICE CONDOMINIUM SURVEY**

105 RIVER OAKS DRIVE  
 UNIT NO. 4-1, RIVER OAKS CONDOMINIUM  
 SOUTHLAKE, TARRANT COUNTY

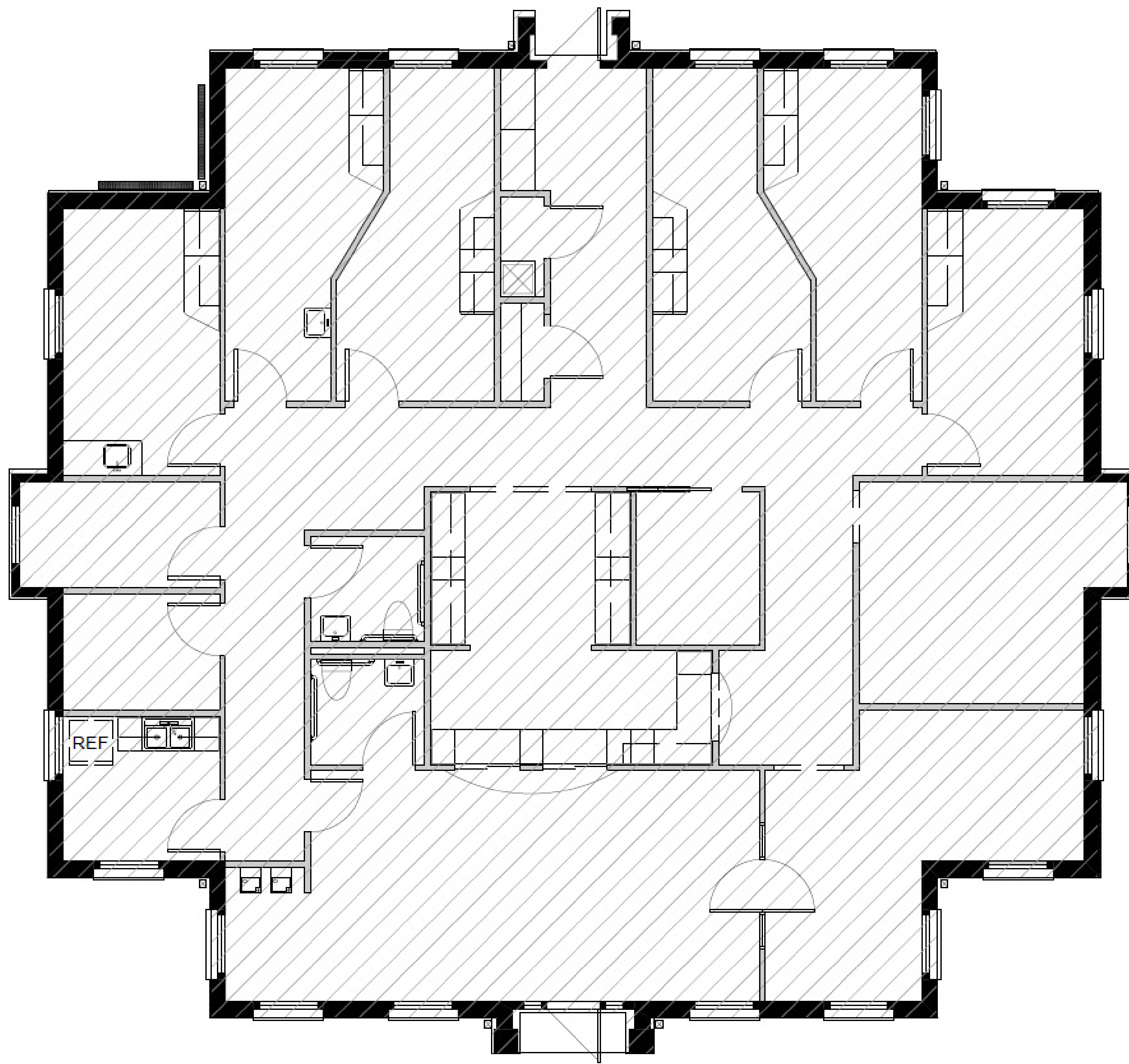
Task No. 1601433-1  
 Drawn BY JAM  
 Date 05/03/2016  
 Scale 1" = 20'

**SURVEYOR'S CERTIFICATE**

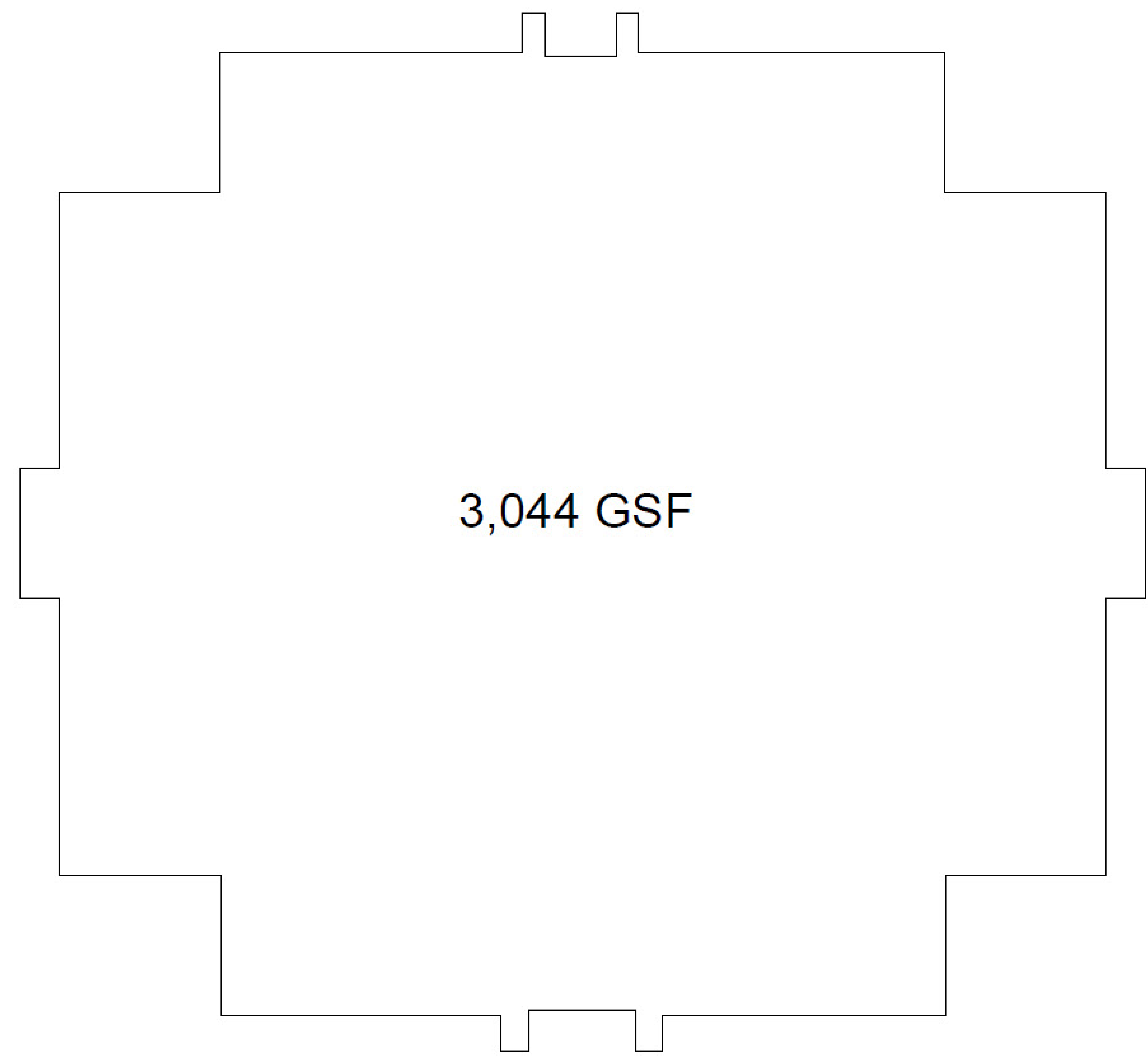
The undersigned Registered Professional Land Surveyor hereby certifies to PES Management, LLC; JPMorgan Chase Bank, N.A.; Alamo Title Insurance and Alamo Title Company, in connection with the transaction described in G.F. No. ATD-52-6000521600026-RS that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET  
 GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



FLOOR PLAN WITH GROSS SQUARE FOOT OUTLINE OVERLAY



3,044 GSF

GROSS SQUARE FOOT OUTLINE



PEDIATRIC EYE SPECIALISTS OF SOUTHLAKE SQUARE FOOT EXHIBIT | 105 RIVER OAKS DRIVE | 2024-07-08

© SCHWARZ-HANSON LTD.



ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET  
GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



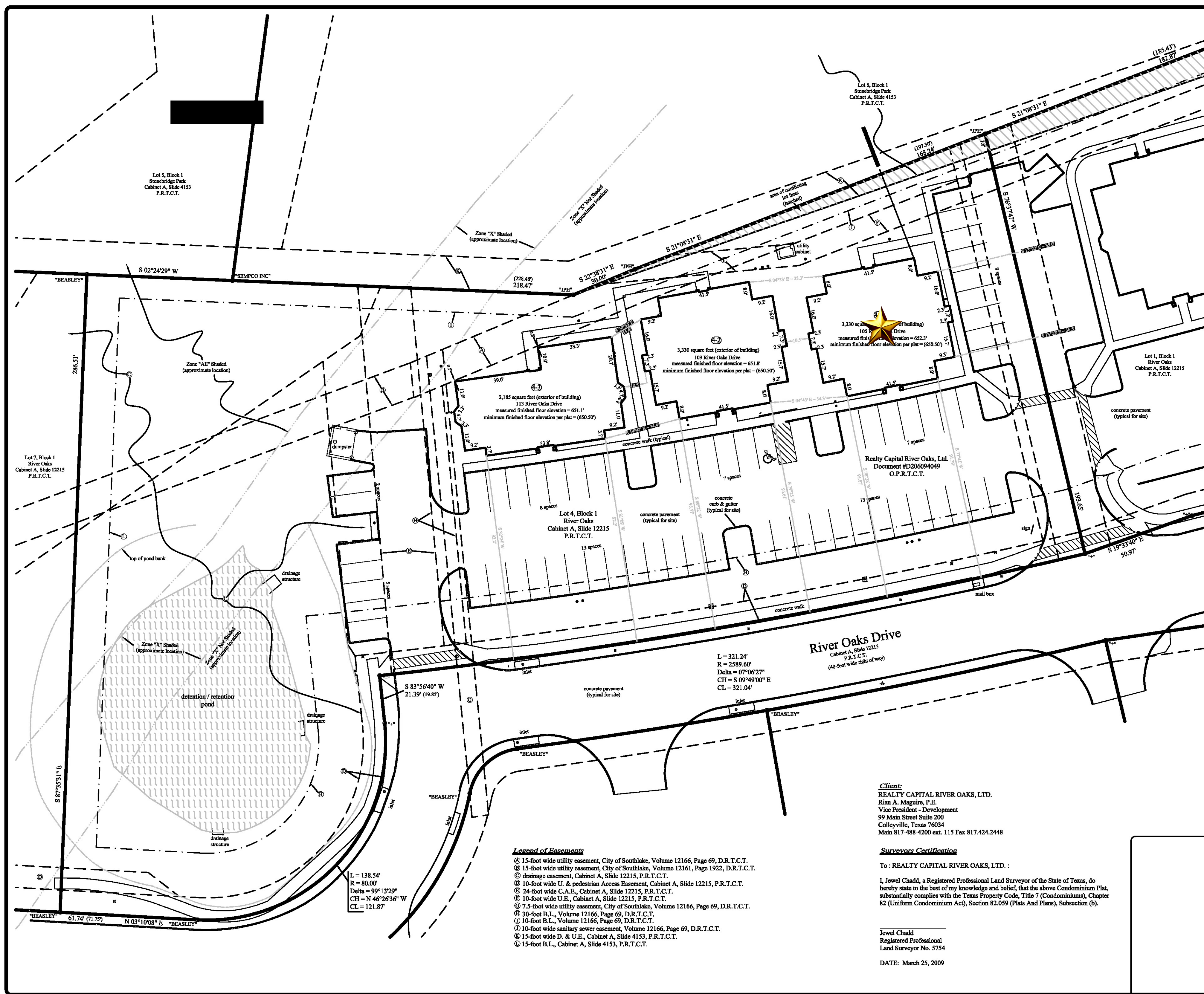
ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET  
 GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET  
GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



Legal Description

Lot 4, Block 1 of River Oaks an addition in the City of Southlake, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 12215 of the Plat Records of Tarrant County, Texas.

Surveyor's Notes

- 1. This survey was performed without the benefit of a commitment for title insurance.
2. Portions of the subject property lie within SPECIAL FLOOD HAZARD AREAS FLOODATED BY 100-YEAR FLOOD - ZONE A1 - Base flood elevations determined, OTHER FLOOD AREAS - ZONE X SHADDED - Areas of 500-year flood, and OTHER AREAS - ZONE X (NOT SHADDED) - Areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Panels 190 and 190 of 595, Map Numbers 48439C0190 H and 48439C0180 H, Maps Revised: August 2, 1995 as published by the Federal Emergency Management Agency (FEMA). These areas depicted approximately hereon.
3. Easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
4. Bearing basis is the east line of River Oaks, Cabinet A, Slide 12215, P.R.T.C.T.
5. The easements within the Condominium include the (i) Access Easement, (ii) Common Elements Easement, (iii) Parking Easement, (iv) Systems Easement, and (v) Utility Easement described in Section 3.5 of the Declaration.

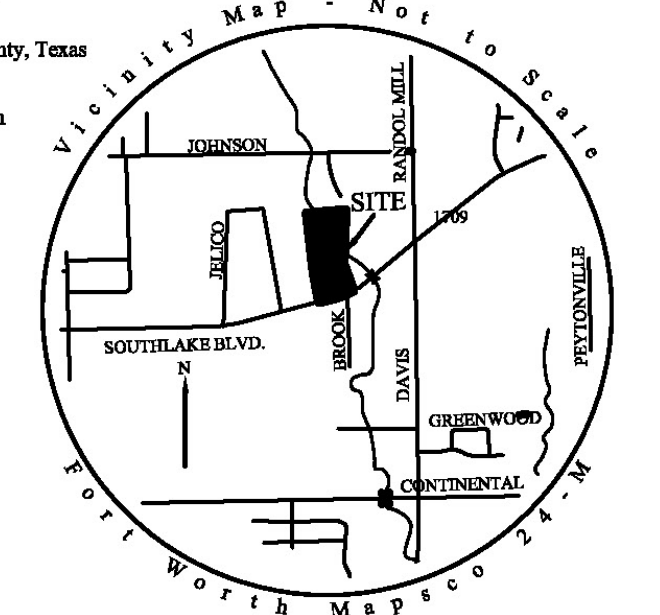
Plat Notes via Cabinet A, Slide 12215, P.R.T.C.T.

- 1. All lots within this plat shall equally participate in an established Property Owners Association which shall provide maintenance of common areas including maintenance of the detention/retention pond located on Lot 4, Block 1, and maintenance of any parking spaces within the public R.O.W. of River Oaks Drive.
2. The following note applies to Lots 4, 7, 8, 9, & 10 of Block 1. The City of Southlake shall NOT be liable for any claims, damages, or losses which may occur on account of flooding or inundation of any such lots so reclaimed, and the owner and subsequent owners of any such lots agree to release the City from any and all such claims, damages, or losses.

Legend

- \*JPH found 1/2 inch capped rebar stamped "JPH LAND SURVEYING"
\*BEASLEY found 1/2 inch capped rebar stamped "BEASLEY RPLS 4050"
\*- found "x" cut in concrete
\*SEMPCO INC found 5/8 inch capped rebar stamped "SEMPCO INC"
D.R.T.C.T. Deed Records, Tarrant County, Texas
Plat Records, Tarrant County, Texas
P.R.T.C.T. Official Public Records, Tarrant County, Texas
O.P.R.T.C.T. plat called distance
(1) Unit 4-1 of River Oaks Condominium
(2) Unit 4-2 of River Oaks Condominium
(3) Unit 4-3 of River Oaks Condominium

Symbol Chart table with columns for Symbol and Description, listing various markers like fire hydrant, utility easement, etc.



JPH Land Surveying, Inc. logo and contact information: 807 Bluebonnet Drive, Suite C, Keller, Texas 76248. Tel: (817)431-6711 Fax: (866)290-4631

Client: REALTY CAPITAL RIVER OAKS, LTD.
Rita A. Maguire, P.E.
Vice President - Development
99 Main Street Suite 200
Culleyville, Texas 76034
Main 817-488-4200 ext. 115 Fax 817-424-2448

Surveyor's Certification

To: REALTY CAPITAL RIVER OAKS, LTD.:
I, Jewel Chadd, a Registered Professional Land Surveyor of the State of Texas, do hereby state to the best of my knowledge and belief, that the above Condominium Plat, substantially complies with the Texas Property Code, Title 7 (Condominiums), Chapter 82 (Uniform Condominium Act), Section 82.059 (Plans And Plans), Subsection (b).

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
DATE: March 25, 2009

- Legend of Easements
(1) 15-foot wide utility easement, City of Southlake, Volume 12166, Page 69, D.R.T.C.T.
(2) 15-foot wide utility easement, City of Southlake, Volume 12161, Page 1922, D.R.T.C.T.
(3) drainage easement, Cabinet A, Slide 12215, P.R.T.C.T.
(4) 10-foot wide U. & pedestrian Access Easement, Cabinet A, Slide 12215, P.R.T.C.T.
(5) 24-foot wide C.A.E., Cabinet A, Slide 12215, P.R.T.C.T.
(6) 10-foot wide U.E., Cabinet A, Slide 12215, P.R.T.C.T.
(7) 7.5-foot wide utility easement, City of Southlake, Volume 12166, Page 69, D.R.T.C.T.
(8) 30-foot B.L., Volume 12166, Page 69, D.R.T.C.T.
(9) 10-foot B.L., Volume 12166, Page 69, D.R.T.C.T.
(10) 10-foot wide sanitary sewer easement, Volume 12166, Page 69, D.R.T.C.T.
(11) 15-foot wide D. & U.E., Cabinet A, Slide 4153, P.R.T.C.T.
(12) 15-foot B.L., Cabinet A, Slide 4153, P.R.T.C.T.

Condominium Survey
(to accompany Condominium Declaration)
River Oaks Condominium
Units 4-1, 4-2, & 4-3
Being situated within
Lot 4, Block 1
River Oaks
City of Southlake, Tarrant County, Texas

ERIC MORGAN | 214-222-0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET
GRANT BOYCE | GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.

## 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.

<b>Morgan Realty Group, LLC</b>	<b>9002258</b>	<b>emorgan@morganrealtygroup.net</b>	<b>214-222-0010</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Eric Morgan</b>	<b>515655</b>	<b>emorgan@morganrealtygroup.net</b>	<b>214-222-0010</b>
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	