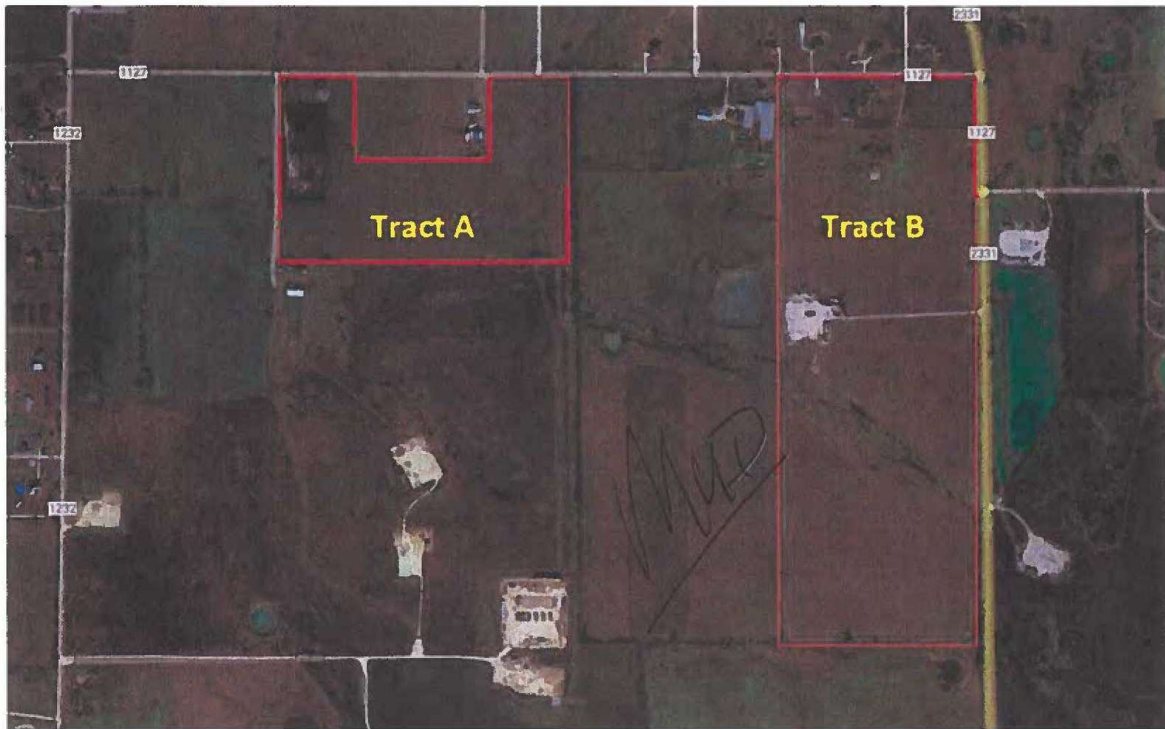


PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

8601 County Road 1127, Godley, TX 76044

Aerial Photograph



LAND

FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com

PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



OFFERING SUMMARY

| | PRICE IMPROVEMENT |
|----------------------|-----------------------------|
| Sale Price: | Tract A: \$1,491,350 |
| Available: | 42.61 AC |
| Price / Acre: | \$35,000 |
| Price / SF: | .80 cents |
| | PRICE IMPROVEMENT |
| Sale Price: | Tract B: \$3,522,050 |
| Available: | 100.63 AC |
| Price / Acre: | \$35,000 |
| Price / SF: | .80 cents |
| Zoning: | AG |
| Market: | Johnson County |

PROPERTY OVERVIEW

Two tracts of land for Sale Godley, TX - Tract A 42.61 AC & Tract B 100.63 AC - Godley, TX is a city in northwestern Johnson County.

PROPERTY HIGHLIGHTS

- Close to Fort Worth metroplex on Texas State Hwy 171
- 30 Miles southwest downtown Fort Worth
- Tract B is improved with a single-family residence with a 1,623 sq house
- Tract B has a corner location with extensive frontage along County Rd. 1127
- Proposed Municipal Utility District (MUD) south of 100 acre tract
- Minutes from Chisolm Trail Toll Rd.

Russ Webb

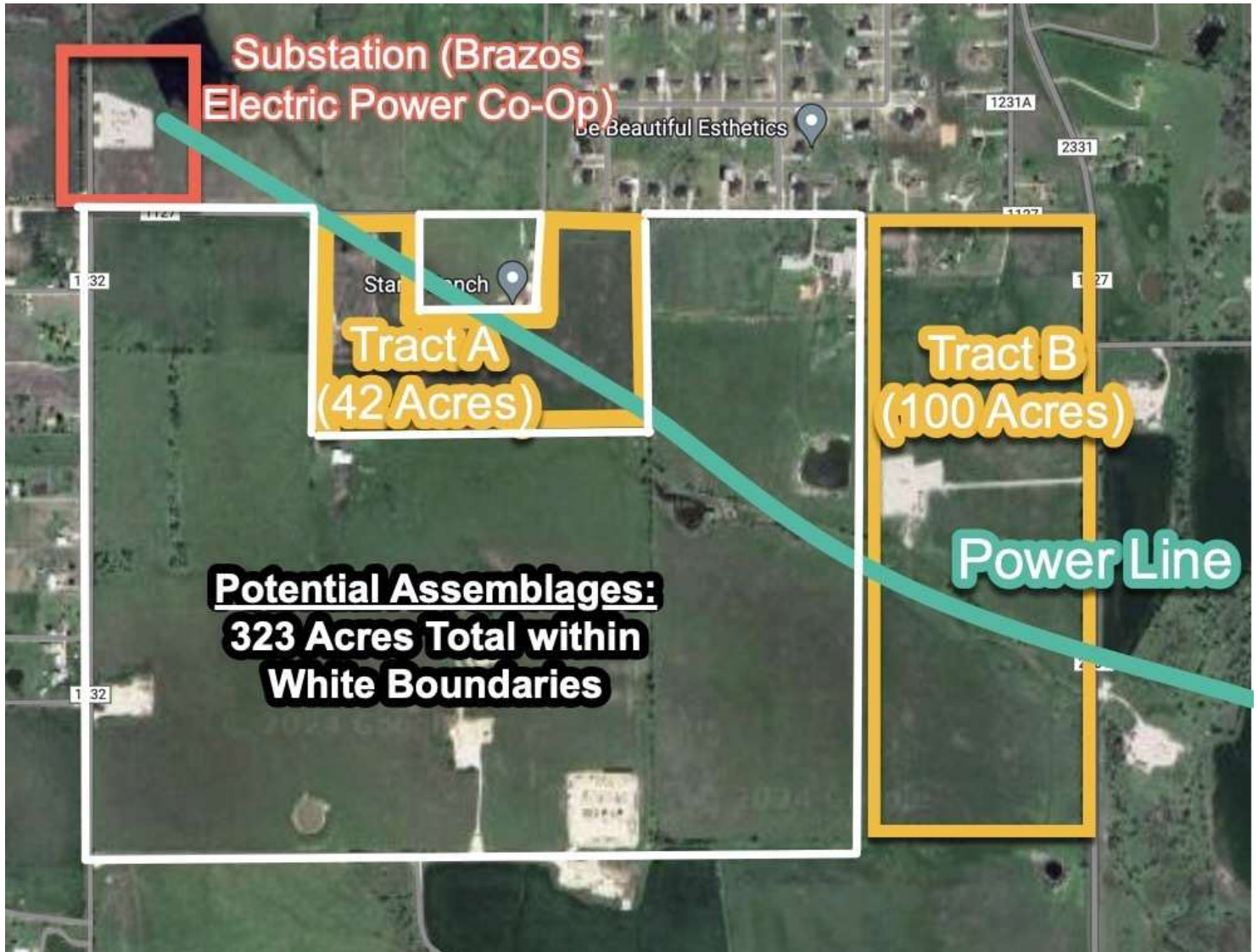
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PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

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PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044

PROPERTY DESCRIPTION:

BEING A 41.866 ACRE TRACT OF LAND SITUATED IN THE J. C. WHITE SURVEY, ABSTRACT NO. 860, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT TO CLEVED BYRON BROCK, MARTIN KYLE BROCK, AND SHAWNDA BROCK FOSTER, AS RECORDED IN INSTRUMENT NO. 2024243, OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET MAG NAIL AT THE NORTHEAST CORNER OF SAID BROCK FOSTER TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT TO GLEN LEE GUTHRIE AND LISA MICHELLE GUTHRIE LIVING TRUST, AS RECORDED IN BOOK 282, PAGE 383, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID NAIL BEING IN COUNTY ROAD 1127;

THENCE SOUTH 00° 48' 56" EAST, A DISTANCE OF 1,211.02 FEET ALONG THE COMMON LINE OF SAID BROCK FOSTER AND GUTHRIE LIVING TRUST TRACTS TO A 12-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF SAID BROCK FOSTER TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT TO W. D. HAYS AND WIFE, GOLDFIE HAYS, AS RECORDED IN VOLUME 588, PAGE 115, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 89° 38' 02" WEST, A DISTANCE OF 1,902.78 FEET ALONG THE COMMON LINE OF SAID BROCK FOSTER AND HAYS TRACTS TO A 12-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID HAYS DEED;

THENCE NORTH 00° 48' 56" WEST, A DISTANCE OF 1,190.55 FEET ALONG THE EAST LINE OF SAID HAYS TRACT (SECOND TRACT) TO A SET MAG NAIL AT THE NORTHEAST CORNER OF SAID HAYS TRACT (SECOND TRACT), SAID NAIL BEING IN COUNTY ROAD 1127;

THENCE NORTH 89° 45' 00" EAST, A DISTANCE OF 491.24 FEET ALONG SAID COUNTY ROAD 1127 TO A SET MAG NAIL;

THENCE SOUTH 00° 15' 00" EAST, PASSING A 12-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TERRY BLOCK DIVISION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 988 (SIDE C-52), PLAT RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 30.00 FEET AND CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A TOTAL DISTANCE OF 551.05 FEET TO A 12-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89° 45' 00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, PASSING A 12-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK, AT A DISTANCE OF 418.00 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, A TOTAL DISTANCE OF 848.00 FEET TO A 12-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00° 15' 00" WEST ALONG THE EAST LINE OF SAID LOT 2, PASSING A 12-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2 AT A DISTANCE OF 85.05 FEET AND CONTINUING A TOTAL DISTANCE OF 551.05 FEET TO A SET MAG NAIL IN AFORESAID COUNTY ROAD 1127;

THENCE NORTH 89° 45' 00" EAST, A DISTANCE OF 575.24 FEET ALONG SAID COUNTY ROAD 1127 TO THE POINT OF BEGINNING AND CONTAINING 1,323.690 SQUARE FEET OR 41.866 ACRES OF LAND.

THE PROPERTY IS SUBJECT TO THE FOLLOWING:
EASEMENT VOL. 578, PG. 818 (OFFICIAL, NOT NOTIFIED)
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
BLANKET EASEMENT, C.F. NO. 2009000046, O.R.C.T.

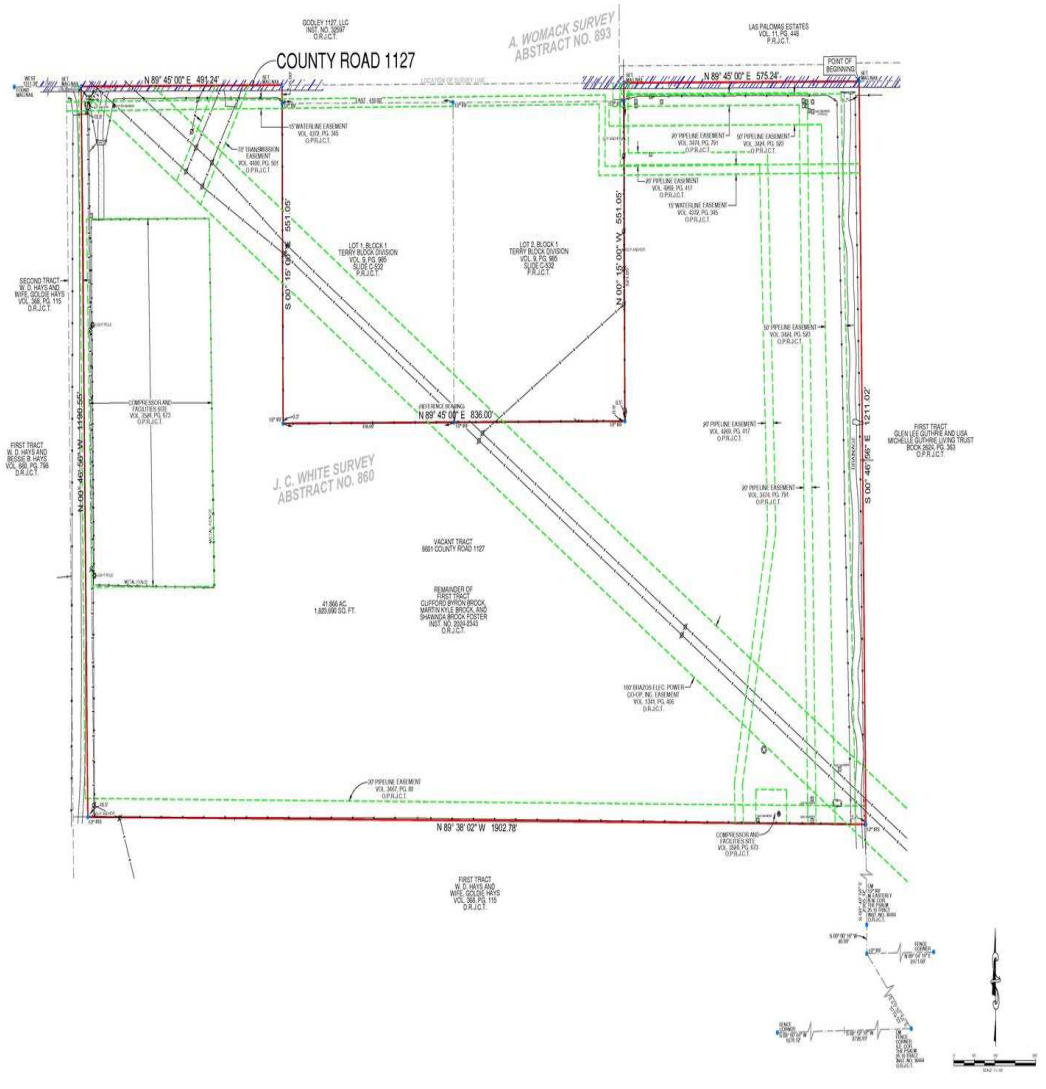
FINES:
THE QUALITY PROFESSIONAL SURVEYING FIRM SHALL BE RESPONSIBLE FOR A REVISION/REWORK ORDER ACCORDING TO THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD AND A FINE OF \$100 PER HOUR FOR EACH DAY OF DELAY, INCLUDING TRAVEL AND MEALS.

TRANSFERS CERTIFICATION:
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE RECORDS PERTAINING TO THE PROPERTY AND I HAVE FOUND NO DISCREPANCIES. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND I HAVE FOUND NO DISCREPANCIES. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND I HAVE FOUND NO DISCREPANCIES.

GENERAL NOTES:
1. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.
2. THERE ARE NO KNOWN CONFLICTS OR PROBLEMS, EXCEPT AS SHOWN, IN THIS SURVEY.
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4. ALL OF THE SURVEY'S RIGHTS OF WAY OR OTHER RIGHTS OF WAY ARE SHOWN AND DESCRIBED IN THIS SURVEY. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.
5. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.
6. THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY UNLAWFUL, ILLEGAL, UNLAWFUL, OR UNLAWFUL RIGHTS OF WAY OR OTHER RIGHTS OF WAY. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.
7. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.
8. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.
9. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S PRACTICE AND PROCEDURE.

**8601 COUNTY ROAD 1127
CITY OF GODLEY
JOHNSON COUNTY, TEXAS**

PREMIER JOB #: 24-01991B
TECH: MSP DATE: 04/24/24
FIELD: MJ FIELD DATE: 04/17/24



| | |
|------------------|---------------------------|
| CONCRETE | WOOD FENCE |
| BRICK | CHAIN LINK FENCE |
| ASPHALT | WROUGHT IRON FENCE |
| WOOD | BARRIAGE FENCE |
| STONE | RETAINED WALL |
| GRAVEL | STONE WALL |
| CONTROL MONUMENT | OVERHEAD TELEPHONE LINE |
| | OVERHEAD ELECTRIC LINE |
| | IRON ROD FOUND |
| | IRON PIPE FOUND |
| | WEP - WOOD FENCE COR POST |
| | WEP - WOOD FENCE COR POST |

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5700 W. Plano Parkway
Suite 1200
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972.412.3600 (O) 855.892.0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972.412.3600
Fax: 855.892.0468
Firm Registration No. 10146200

David Apple
Registered Professional Land Surveyor

Russ Webb
Managing Partner / CCIM / Broker
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rwebb@silveroakcre.com



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PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044

PROPERTY DESCRIPTION:

BEING A 99.90 ACRE TRACT OF LAND SITUATED IN THE J. C. WHITE SURVEY, ABSTRACT NO. 800, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS SECOND TRACT TO CLIFFORD BYRON BROCK, MARTIN KYLE BROCK, AND SHAWNDA BROCK FOSTER, AS RECORDED IN INSTRUMENT NO. 204-243, OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1.2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF SAID SECOND TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS SECOND TRACT TO GLEN LEE GUTHRIE AND LISA MICHELLE GUTHRIE LIVING TRUST, AS RECORDED IN BOOK 264, PAGE 363, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE PSALM 23-10 FOUNDATION, AS RECORDED IN INSTRUMENT NO. 8464, SAID OFFICIAL RECORDS:

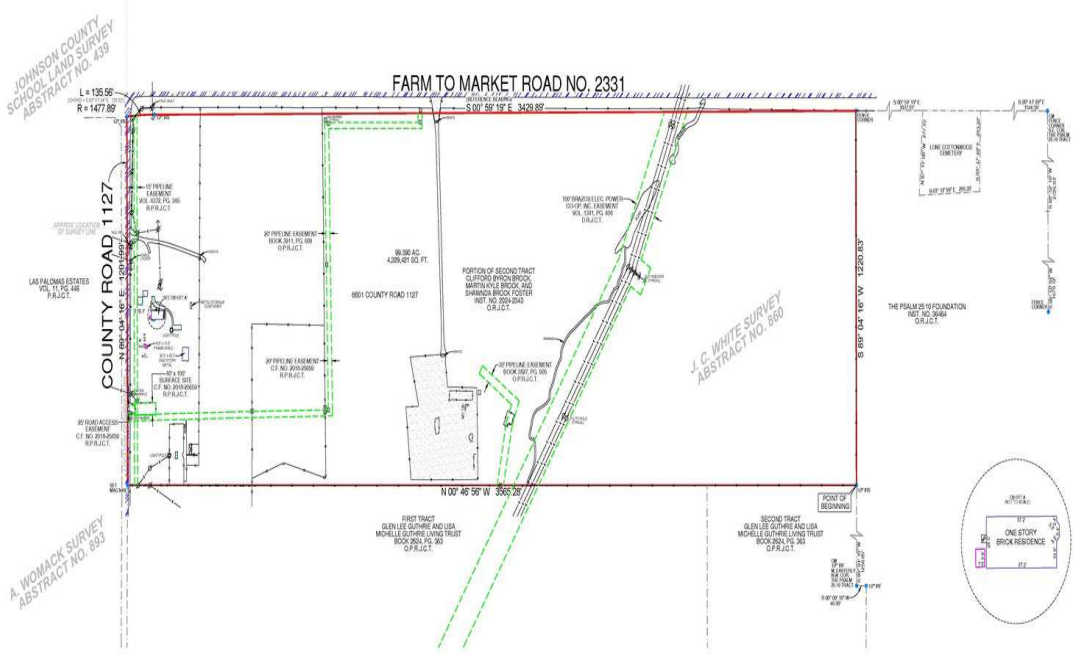
THENCE NORTH 09° 46' 50" WEST, A DISTANCE OF 3,568.28 FEET ALONG THE COMMON LINE OF SAID BROCK-FOSTER AND GUTHRIE LIVING TRUST TRACTS TO A SET MAG NAIL AT THE NORTHWEST CORNER OF SAID BROCK-FOSTER TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS FIRST TRACT TO SAID GUTHRIE LIVING TRUST DEED, SAID NAIL BEING IN COUNTY ROAD 1127;

THENCE NORTH 89° 04' 16" EAST, A DISTANCE OF 1,201.99 FEET ALONG SAID COUNTY ROAD 1127 TO A 1.2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE INTERSECTION OF SAID COUNTY ROAD 1127 AND THE WEST LINE OF FARM TO MARKET ROAD NO. 2331, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,477.89 FEET;

THENCE ALONG SAID WEST LINE AND SAID CURVE AN ARC DISTANCE OF 135.56 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 03° 31' 54" EAST - 135.52 FEET TO A 1.2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 09° 59' 19" EAST, A DISTANCE OF 3,429.89 FEET ALONG SAID WEST LINE TO A FENCE CORNER ON THE SOUTH LINE OF AFORESAID BROCK-FOSTER TRACT, SAID FENCE CORNER BEING THE NORTHEAST CORNER OF AFORESAID THE PSALM 23-10 FOUNDATION TRACT;

THENCE SOUTH 89° 04' 16" WEST, A DISTANCE OF 1,220.83 FEET ALONG THE COMMON LINE OF SAID BROCK-FOSTER AND THE PSALM 23-10 FOUNDATION TRACTS TO THE POINT OF BEGINNING AND CONTAINING 4,320.421 SQUARE FEET OR 99.900 ACRES OF LAND.



PLAT NOTES:

BOUNDARY INFORMATION:
THE OBJECT PROPERTY DESCRIBED APPEARS TO BE WITHIN THE METES AND BOUNDS DESCRIBED IN DEED ACCORDING TO THE MAP PREPARED BY THE SURVEYING MANAGEMENT AGENCY, AND HAS BEEN FOUND TO BE WITHIN THE METES AND BOUNDS DESCRIBED IN DEED.

BOUNDARY IDENTIFICATION:
THE OBJECT PROPERTY IS IDENTIFIED BY A SURVEY MONUMENT ON THE COMMON LINE BETWEEN THE OBJECT PROPERTY AND ADJACENT PROPERTY. THE MONUMENT IS A 1.2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING". THE MONUMENT IS IDENTIFIED BY A SURVEY MONUMENT ON THE COMMON LINE BETWEEN THE OBJECT PROPERTY AND ADJACENT PROPERTY. THE MONUMENT IS IDENTIFIED BY A SURVEY MONUMENT ON THE COMMON LINE BETWEEN THE OBJECT PROPERTY AND ADJACENT PROPERTY. THE MONUMENT IS IDENTIFIED BY A SURVEY MONUMENT ON THE COMMON LINE BETWEEN THE OBJECT PROPERTY AND ADJACENT PROPERTY.

GENERAL NOTES:

1. THE SURVEYING INSTRUMENTS WERE CONSIDERED TO BE THE TRUE AND CORRECT COPY OF THE INSTRUMENTS.
2. THERE ARE NO OTHER INSTRUMENTS, DEEDS, OR RECORDS, TRACTS, OR RIGHTS THAT AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
3. THE SURVEYING INSTRUMENTS WERE CONSIDERED TO BE THE TRUE AND CORRECT COPY OF THE INSTRUMENTS.
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**8601 COUNTY ROAD 1127
CITY OF GODLEY
JOHNSON COUNTY, TEXAS**

PREMIER JOB #: 24-01991A
TECH: MSP DATE: 04/24/24
FIELD: MJ FIELD DATE: 04/17/24



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PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



New High School Football Stadium - Godley, TX



Inside New Godley Football High School Stadium

Russ Webb

Managing Partner / CCIM / Broker

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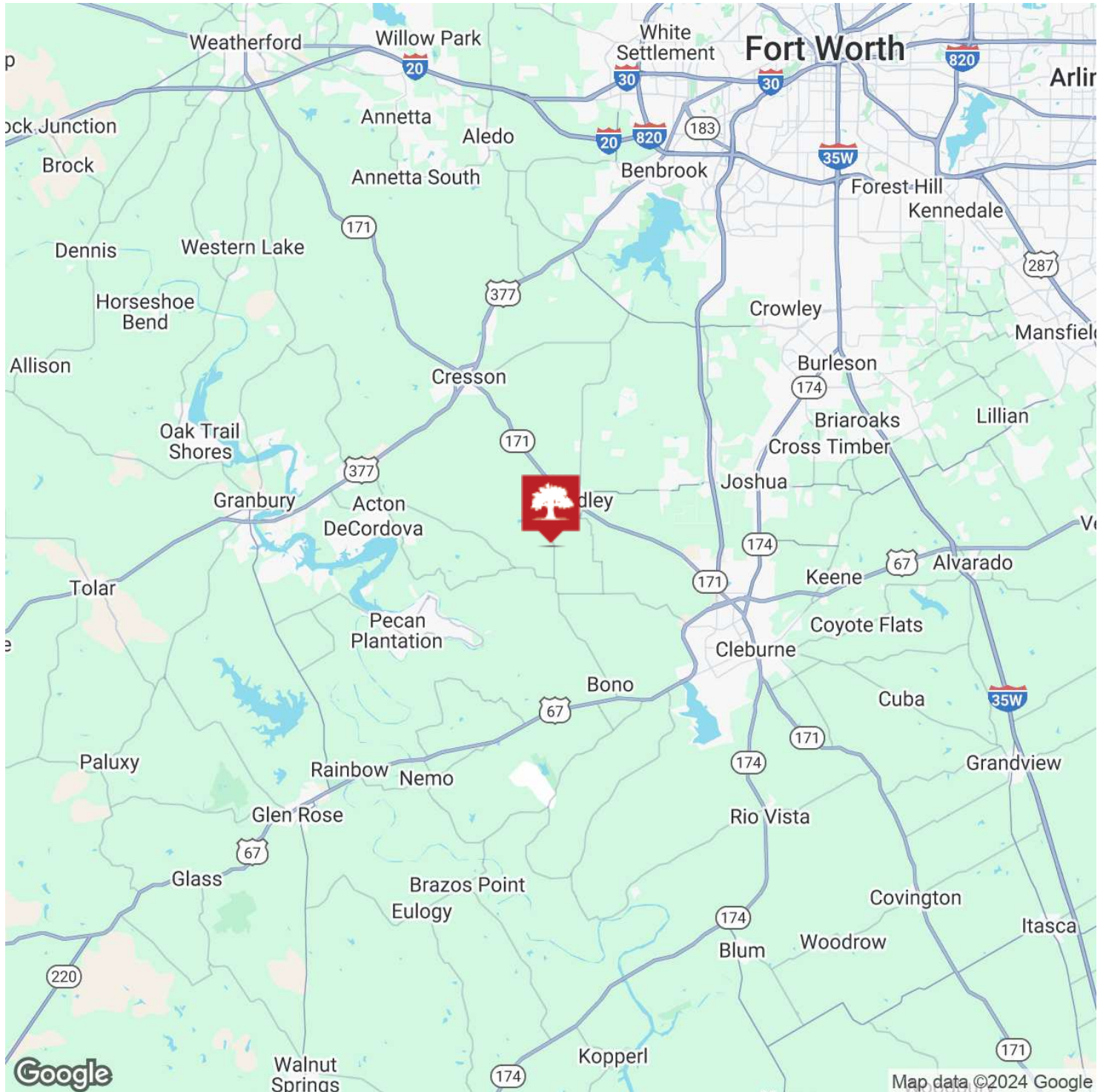
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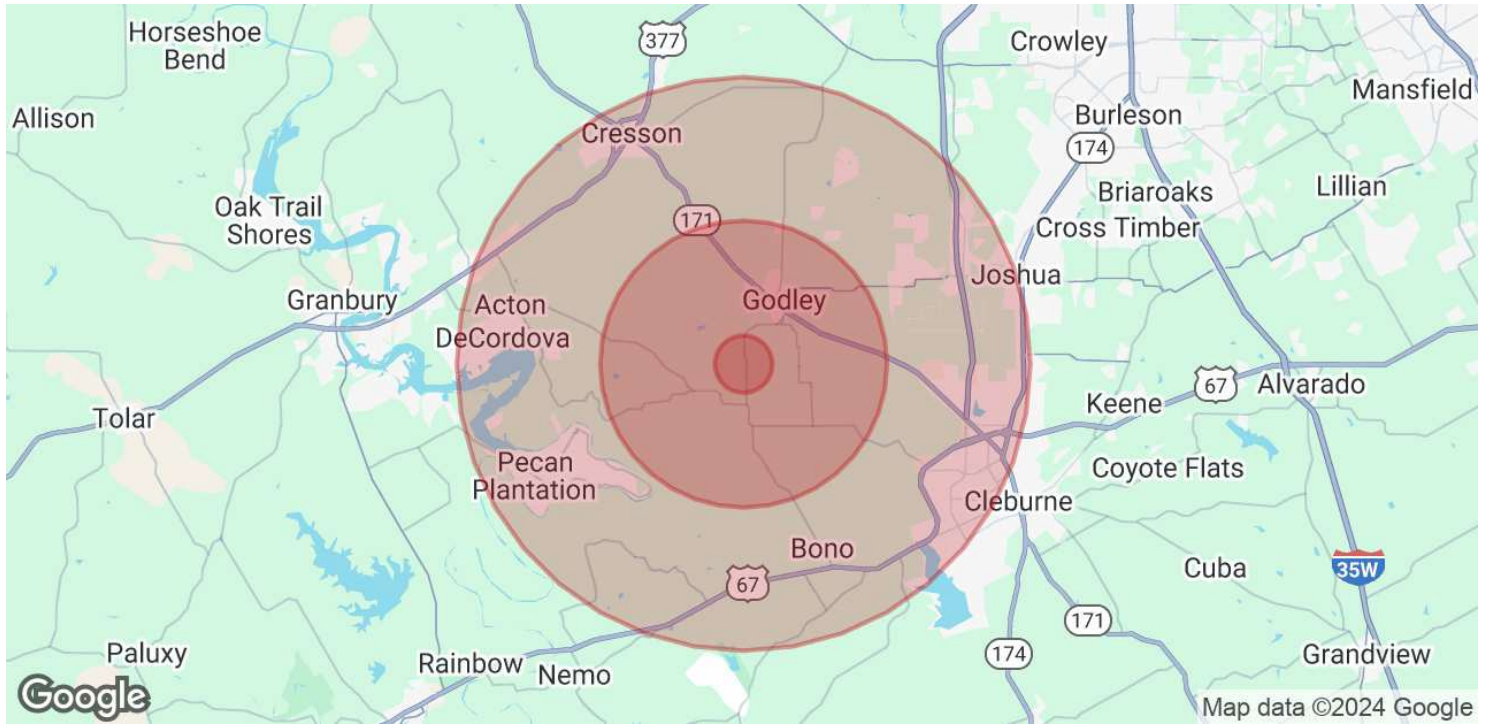


SILVER OAK
COMMERCIAL REALTY

PRICE IMPROVEMENT - 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 91 | 4,429 | 60,139 |
| Average Age | 42 | 40 | 42 |
| Average Age (Male) | 0 | 0 | 0 |
| Average Age (Female) | 0 | 0 | 0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 36 | 1,602 | 22,104 |
| # of Persons per HH | 2.5 | 2.8 | 2.7 |
| Average HH Income | \$116,298 | \$108,784 | \$101,759 |
| Average House Value | \$468,836 | \$380,844 | \$296,139 |

Demographics data derived from AlphaMap

Russ Webb

Managing Partner / CCIM / Broker

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rwebb@silveroakcre.com





Information About Brokerage Services

Texas law requires all real estate licensees 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.

| | | | |
|--|----------------|--------------------------------------|---------------------------|
| <u>Silver Oak Commercial Realty</u> | <u>9000679</u> | <u>info@silveroakcre.com</u> | <u>(817)849-8282</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>James R. Leatherwood</u> | <u>493949</u> | <u>jleatherwood@silveroakcre.com</u> | <u>(817)849-8282</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Russ Webb</u> | <u>488983</u> | <u>rwebb@silveroakcre.com</u> | <u>(817)849.8282 x106</u> |
| Licensed Supervisor of Sales Agent/ Associate Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date