

# THE ARCHER COMPANY

Commercial Brokerage  
Investment Management

972-599-9999  
Information@TheArcherCompany.com

## PRIME SITES RESTAURANT - RETAIL

Join  
On the Border - Outback Steakhouse  
Olive Garden



**LOCATION:** NWQ SH 190 and Brand Road  
Garland, TX

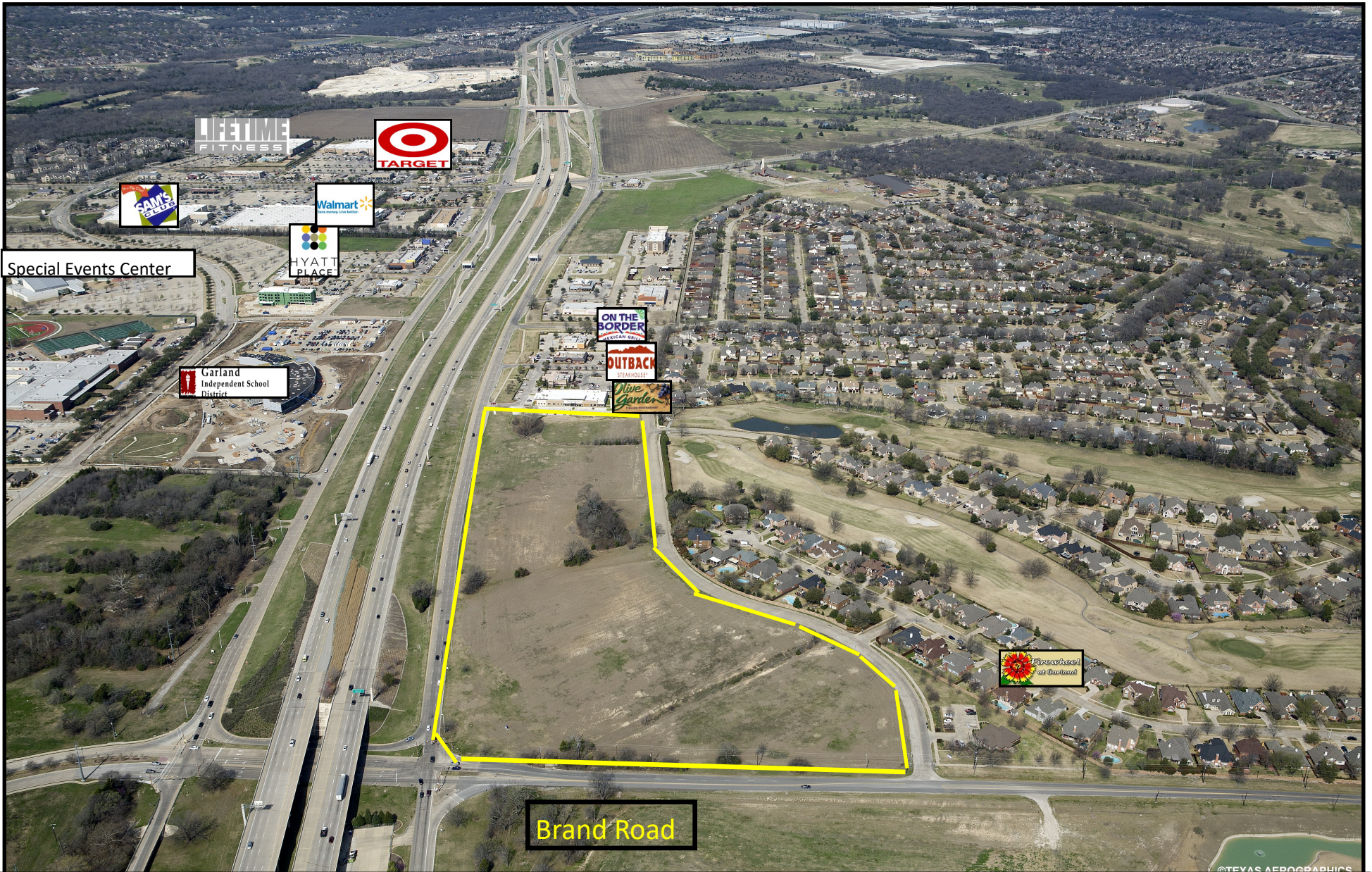
**SIZE:** 21 +/- Acres  
**Pad Sites Available**

**RATES:** Please call for current pricing

**TRAFFIC GENERATORS:**  
Firewheel Mall, Curtis Culwell Special Events  
Center (700,000 visitors per year) Sam's  
Club, Wal-Mart

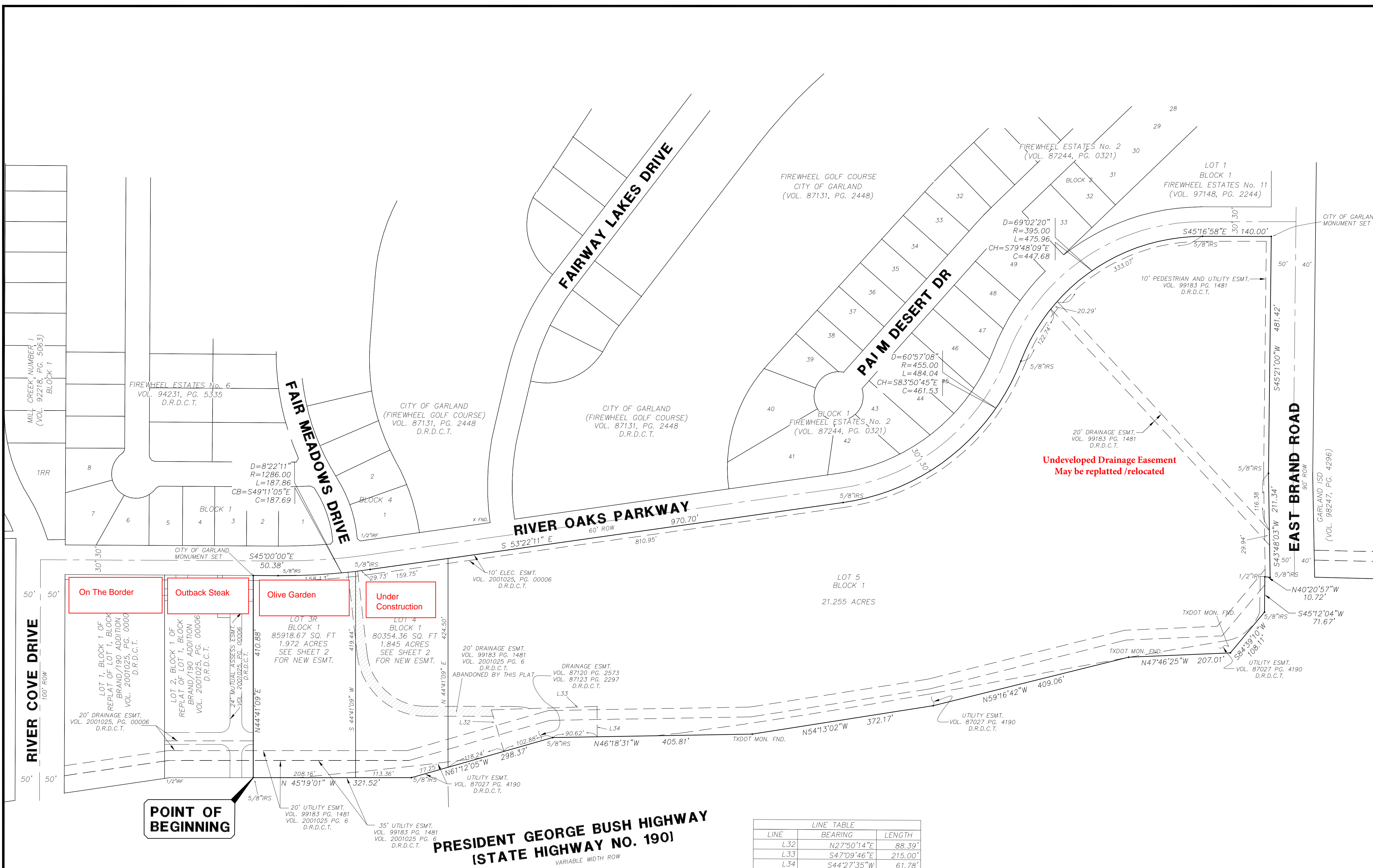
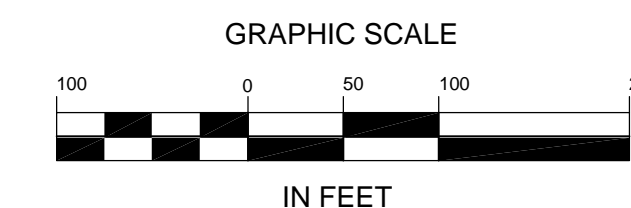
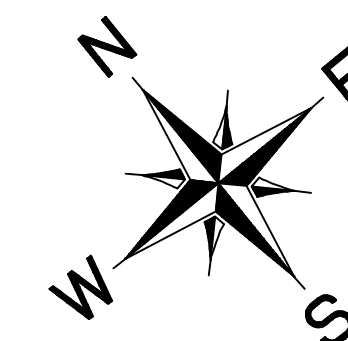
**ACCESS:**  
Pres George Bush Tollway/SH 190, Brand  
Road, River Cove Drive and River Oaks  
Parkway

The Company reserves the right to amend statements made herein in the event of a mistake. Information furnished is from sources deemed to be reliable, but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales withdrawal without notice.



Brand Road

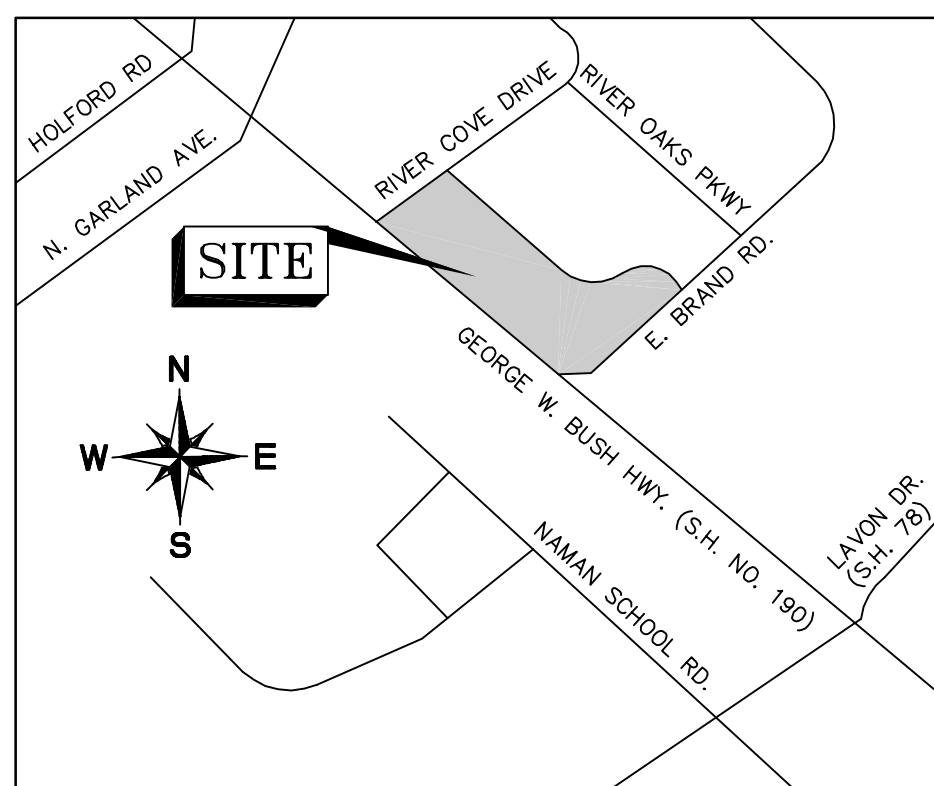




**POINT OF BEGINNING**

**PRESIDENT GEORGE BUSH HIGHWAY  
STATE HIGHWAY NO. 190I**  
VARIABLE WIDTH ROW

LINE	BEARING	LENGTH
L32	N27°50'14"E	88.39'
L33	S47°09'46"E	215.00'
L34	S44°27'35"W	61.78'



LOCATION MAP

**REPLAT OF  
LOT 3 BLOCK 1  
BRAND/190 ADDITION**

BEING A REPLAT OF LOT 3, BLOCK 1  
OF REPLAT OF LOT 1, BLOCK 1 BRAND/190 ADDITION  
RECORDED IN VOLUME 2001025, PAGE 00006, D.R.D.C.T.  
BEING 25.072 ACRES OUT OF THE  
JAMES HOWARD SURVEY, ABSTRACT NO. 542  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

- Note:**
- All corners are 5/8" iron rod set with red plastic cap stamped "KHA" unless other noted.
  - All easements are dedicated by this plat unless otherwise noted by Volume and Page of recording instrument.
  - The purpose of this replat is to create two new lots.
- LEGEND:**  
5/8"IRS = IRON ROD SET WITH PLASTIC CAP "KHA"  
IRF = IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

OWNER:  
The Oliver Dewey Mayor Foundation  
c/o The Archer Company  
2112 West Spring Creek, Suite 200  
Plano, Texas 75029  
Tel. No. 972-335-3580  
972-599-9999

SURVEYOR:  
**Kimley-Horn and Associates, Inc.**  
9300 Wade Boulevard, Suite 320  
Frisco, Texas 75035  
Tel. No. 972-335-3580  
Fax No. 972-335-3779

DATE: September 5, 2003 KHA JOB NO. 063887000 SHEET 1 OF 2  
This Plat Filed in Volume , Slide , Date: .

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# 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.

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
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