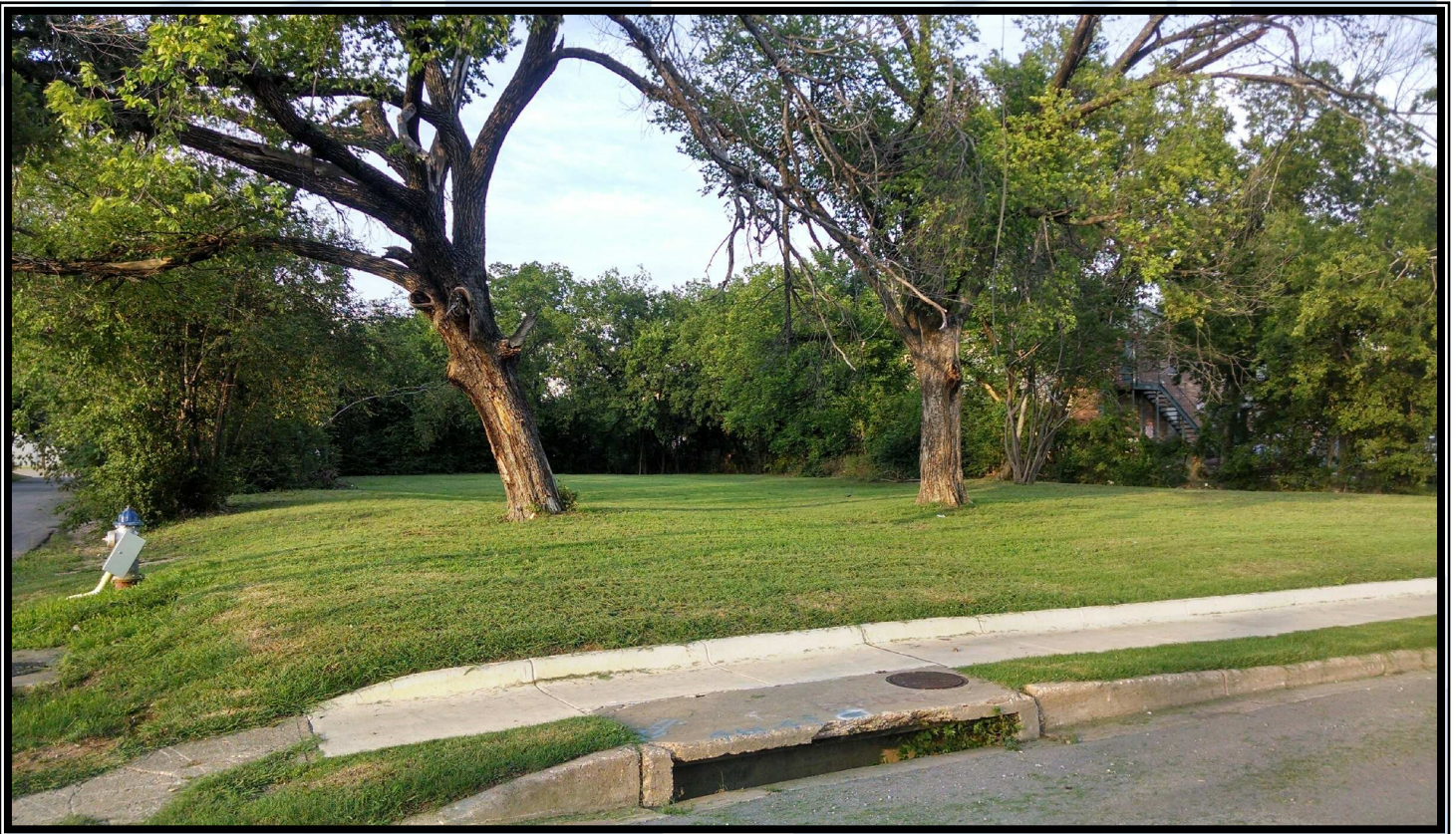


.446 Acres—Multi-Family Land For Sale

1402 Rowan Ave, Dallas, TX 75223

\$82,500 (\$4.25 Per Square Foot)



Property Statistics:

- | | |
|-------------------|--------------|
| • Zoning | MF-2 (A) |
| • Land Area | 19,414 sq/ft |
| • Price | \$82,500 |
| • Price Per sq/ft | \$4.25 |
| • MLS # | 12184050 |

Land info:

- Corner Lot at Rowan Ave & Ware St
- New Sidewalks
- Close to Interstate 30
- All Utilities At Site - New Sewer & Water Lines
Installed by City of Dallas in 2012
- 108' frontage on Rowan Ave
- 180' Frontage on Ware St

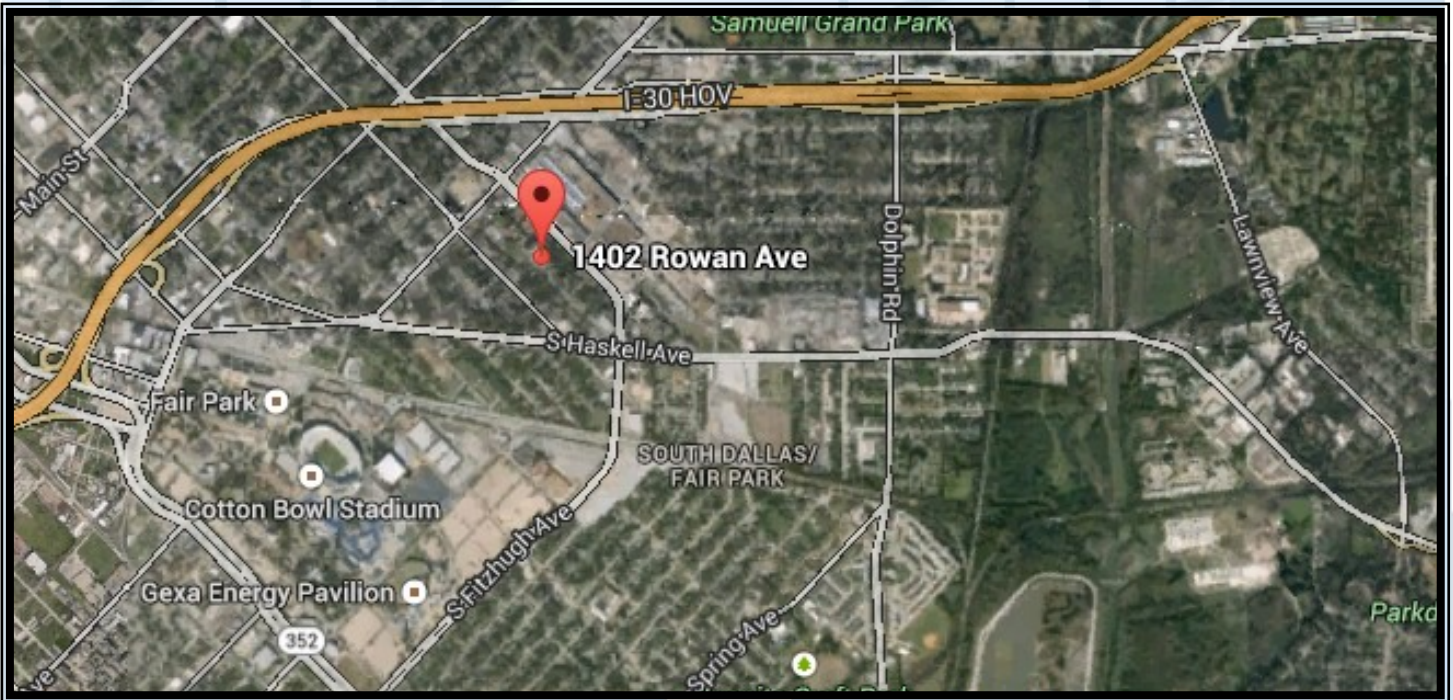
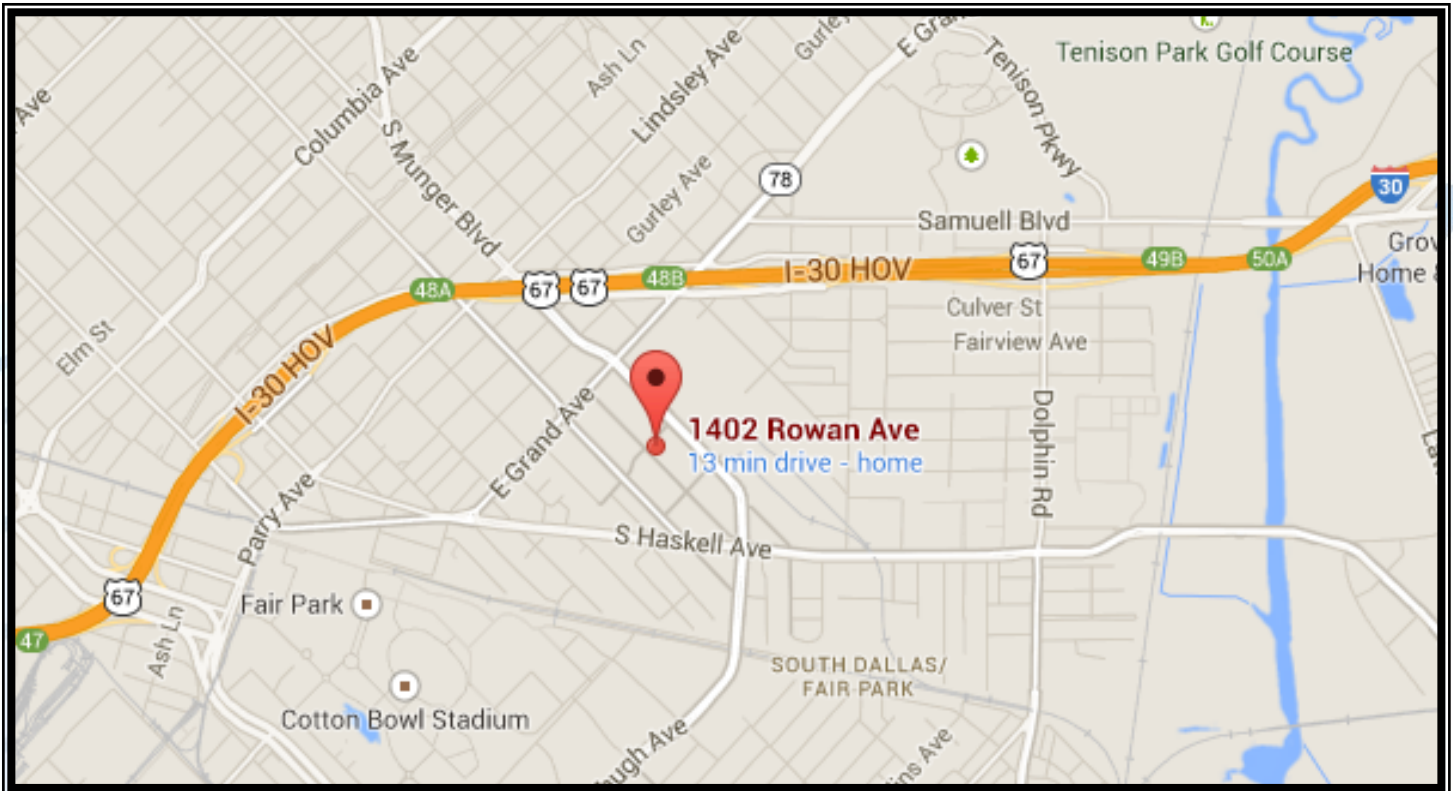
Randall Turner

RTurner@HarvardCo.com

(214) 231-0100 cell (214) 373-0007 ext 201 office

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SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 1402 Rowan Avenue in the City of Dallas, Texas, being part of Lot 14, Block 1454, of D. Rowan's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 18, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of the Northeast line of Rowan Avenue, (a variable width R.O.W.), with the Southeast line of Ware Street, (a 30' R.O.W.), on a 1/2" cut in concrete for corner;

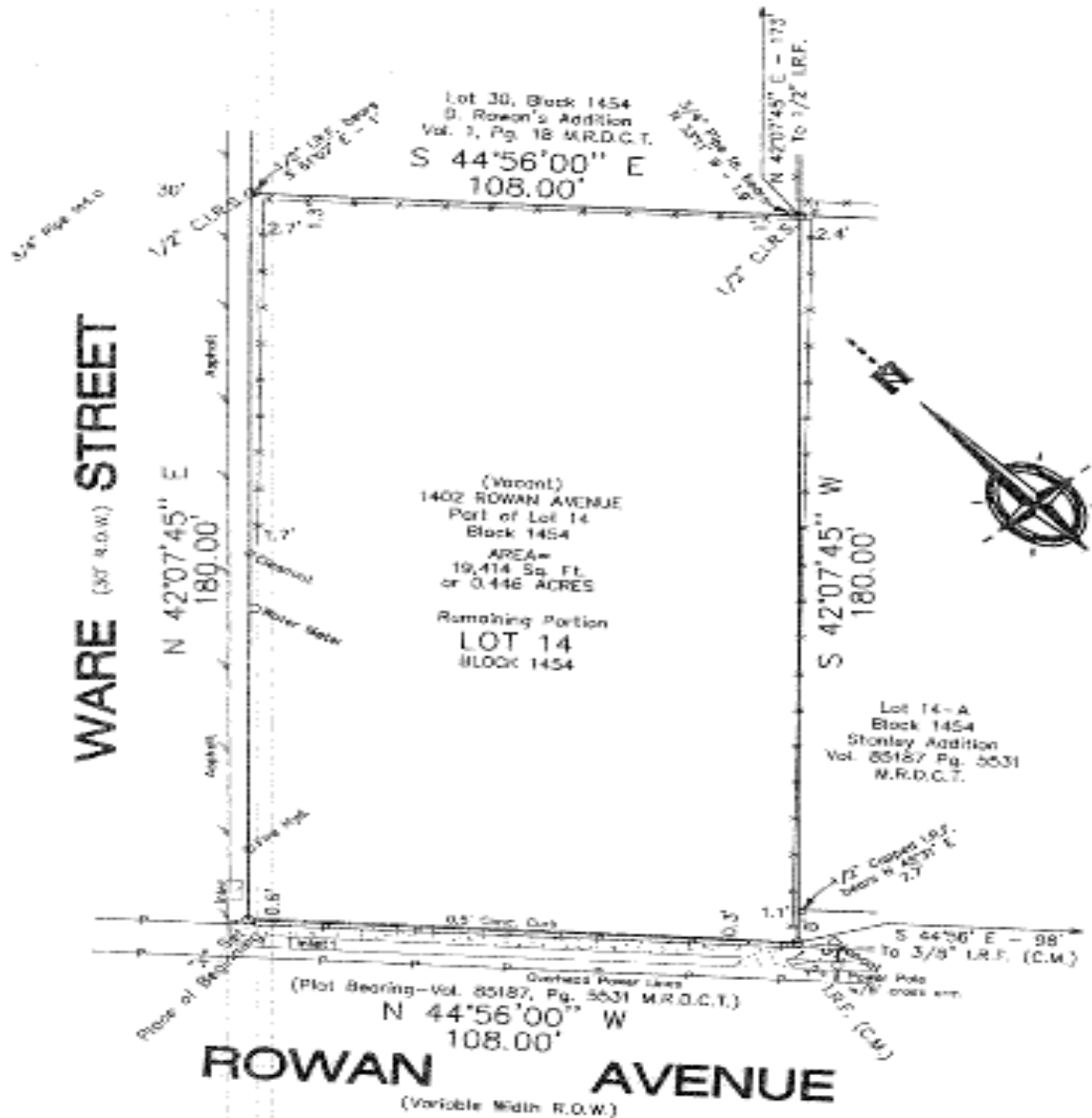
THENCE North 42 deg. 07 min. 45 sec. East, with the said Southeast line of Ware Street, a distance of 180.00 feet to the most Westerly corner of Lot 30 of said addition, same being the most Northerly corner of said Lot 14, a 3/8" capped iron rod set for corner;

THENCE South 44 deg. 56 min. 00 sec. East, with the common line of said Lots 14 and 30, a distance of 108.00 feet to the most Northerly corner of Lot 14-A, Block 1454, of Stanley Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 85187, Page 5531, Map Records, Dallas County, Texas, a 3/8" capped iron rod set for corner;

THENCE South 42 deg. 07 min. 45 sec. West, with the Northwest line of said Lot 14-A, a distance of 180.00 feet to a point in the said Northeast line of Rowan Avenue, same being the most Westerly corner of said Lot 14-A, a 3/8" iron rod found for corner;

THENCE North 44 deg. 56 min. 00 sec. West, with the said Northeast line of Rowan Avenue, a distance of 108.00 feet to the **PLACE OF BEGINNING** and **CONTAINING** 19,414 square feet or 0.446 acres of land.

Property not located in a 100-year Flood Plain area per FIRM Community Panel No. 4811300345 J (Zone X) Effective Date: August 23, 2001.



Note: C.M.=Control Monument

This survey was performed in connection with the inspection described in OF No. CTCP67-8218714005712-DL of _____

CHICAGO This Company USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSTANDS IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plot herein is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale 1" = 30'
 Date 5/23/2014
 Job 14-324
 Drawn by Lynn L.



Dennis Rydzek
 Registered Professional Land Surveyor 1530
SURVEYING ASSOCIATES
 1015 S. Beckley, Dallas, Tx. 75203
 Phone: (214) 948-5524
 Fax: (214) 948-7540

FIRM Registration / License No. 10040000

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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:
 - 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 coincidental 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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0