



# NEQ - KATY LN & ANGUS LN - 12.26 AC

DENISON, TX | GRAYSON COUNTY | POTTSBORO I.S.D. | LOT FOR SALE

**BOBBY KEANRS**  
BKearns@db2re.com  
214.526.3626 x 118

**GRANT BRODEUR**  
GBrodeur@db2re.com  
214.526.3626 x 117





## PROPERTY INFORMATION



SIZE:  
Lot 5: ± 12.26 AC



ZONING:  
Agriculturally Exempt



UTILITIES:  
Water Well

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2022 Population	77	1,091	4,098
% Proj Growth 2022-2027	2.47%	2.46%	1.80%
2022 Average HH Income	\$120,895	\$120,744	\$115,659
2022 Median HH Income	\$85,646	\$83,453	\$80,276

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.  
Davidson & Bogel Real Estate, LLC 2022

12.26 ACRES  
TRACT 5  
L.C. HULETT SURVEY  
ABSTRACT NUMBER 564  
G. REEVES SURVEY  
ABSTRACT NUMBER 1015  
GRAYSON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE L.C. HULETT SURVEY, ABSTRACT NUMBER 564, OF GRAYSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 143.960 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO OLIVE STREET VENTURES, LLC, AS RECORDED IN DOCUMENT NUMBER 2020-34657, OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET FOR CORNER AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE SOUTHWEST CORNER OF SAID 143.960 ACRE TRACT, AND IN OR NEAR THE CENTER OF AN ASPHALT SURFACE ROADWAY UNDER APPARENT PUBLIC USE POSTED AS KATY LANE;

THENCE NORTH 01 DEGREES 35 MINUTES 10 SECONDS EAST, WITH THE WEST LINE OF SAID 143.960 ACRE TRACT, ALONG OR NEAR THE CENTER OF SAID KATY LANE FOR A DISTANCE OF 304.60 FEET TO A PK NAIL SET FOR CORNER AT AN ANGLE POINT IN SAID WEST LINE, IN OR NEAR THE CENTER OF SAID KATY LANE;

THENCE NORTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, WITH THE WEST LINE OF SAID 143.960 ACRE TRACT, ALONG OR NEAR THE CENTER OF SAID KATY LANE FOR A DISTANCE OF 135.30 FEET TO A PK NAIL SET FOR CORNER AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, FROM WHICH A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 143.960 ACRE TRACT BEARS NORTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, A DISTANCE OF 108.60 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 47 SECONDS EAST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 1399.05 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 363.35 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN;

THENCE NORTH 89 DEGREES 45 MINUTES 52 SECONDS WEST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 437.30 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 46 MINUTES 05 SECONDS WEST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 467.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BASE OF A METAL FENCE CORNER POST, AT THE NORTHEAST CORNER OF A CALLED 10.315 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOHN LOUIS ALLISON, AS RECORDED IN VOLUME 2601, PAGE 735, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 88 DEGREES 40 MINUTES 16 SECONDS WEST, WITH THE NORTH LINE OF SAID 10.315 ACRE TRACT, FOR A DISTANCE OF 208.08 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 02 DEGREES 54 MINUTES 18 SECONDS WEST, WITH A WEST LINE OF SAID 10.315 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 64.60 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 11 MINUTES 24 SECONDS WEST, WITH A NORTH LINE OF SAID 10.315 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 289.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.26 ACRES OF LAND, MORE OR LESS.

#### NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83 (GRID).
2. VOLUME 471, PAGE 344, REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

**CERTIFY TO:** COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMONWEALTH TITLE OF DALLAS, OLIVE STREET VENTURES, LLC, BART LAWRENCE

#### CERTIFICATION:

THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH OF # CW-2228-200028100178 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 06-05-2021 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED BY THE OWNER OR PREMISES ADJACENTS ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.



J.E. THOMPSON II R.P.L.S. No. 4857

LEGEND			
●	= PROPERTY CORNER	CRF	= CAPPED IRON ROD FOUND
⊕	= BENCHMARK	IRF	= IRON ROD FOUND
⊕	= TELEPHONE/UTILITY RISER (TRUR)	CRS	= CAPPED IRON ROD SET
⊕	= BURIED CABLE MARKER (BCM)	WFCP	= METAL FENCE CORNER POST
⊕	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
⊕	= POWER/UTILITY POLE (PU/P)	( )	= PLAT DEED CALLS
⊕	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
⊕	= GUY WIRE (GW)	R.O.W.	= RIGHT-OF-WAY
⊕	= ELECTRIC VAULT (VT)		= CONCRETE SURFACE
⊕	= ELECTRIC TRANSFORMER (TRAN)		= ASPHALT SURFACE
⊕	= WATER METER (WM)		= GRAVEL ROAD
⊕	= WATER VALVE (WV)		= GRAVEL SURFACE

LINETYPE LEGEND	
—	PROPERTY LINE
- - -	EASEMENT LINES
- - -	DEED LOT LINES
- - -	ADJOINER LINES
- - -	OVERHEAD UTILITY
- - -	ASPHALT ROAD
- - -	GRAVEL ROAD
- - -	FENCE LINES

**ERRORS:** THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

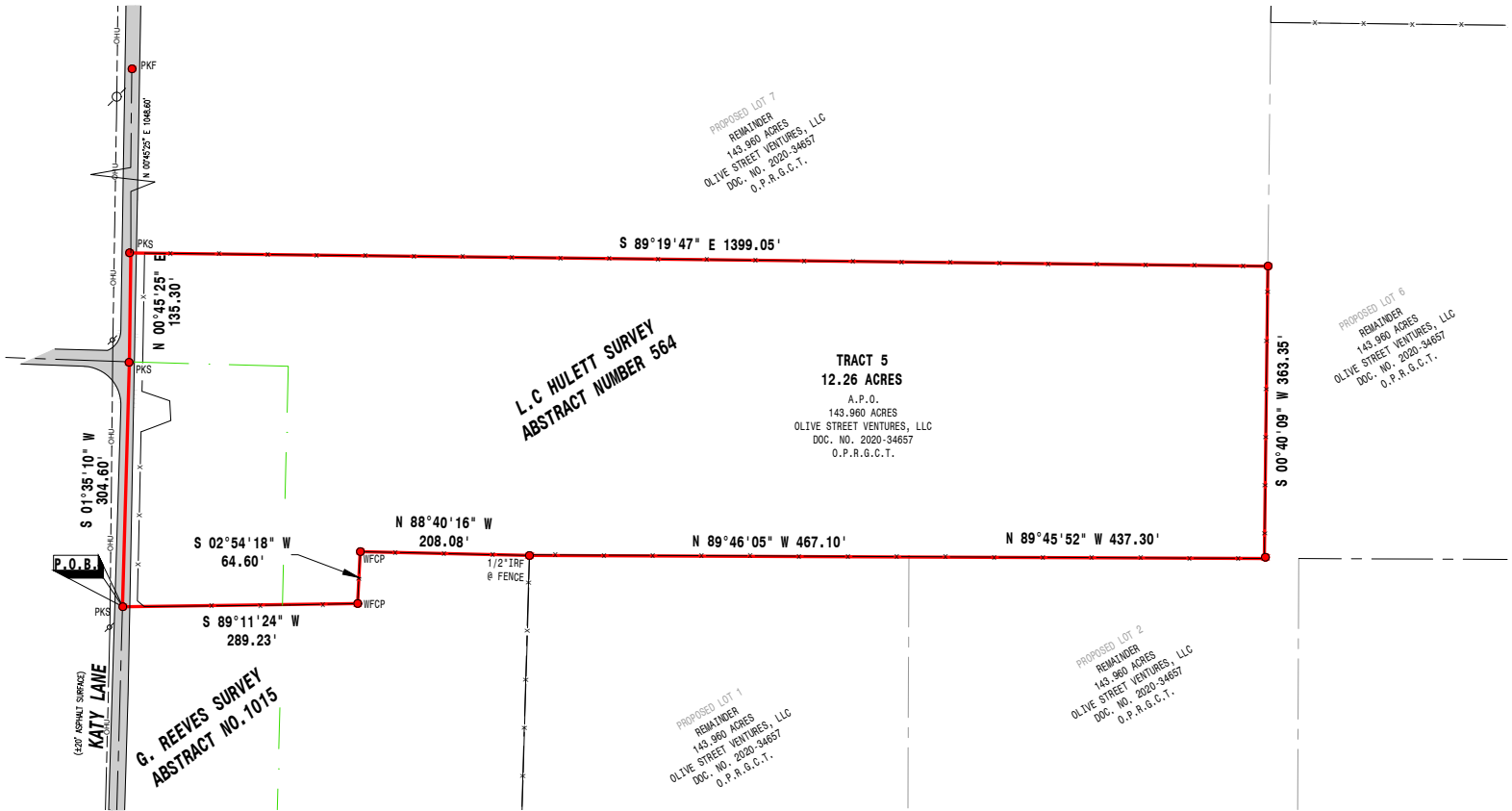
**LAND TITLE SURVEY**  
**12.260 ACRES**  
IN THE L. C. HULETT SURVEY,  
ABSTRACT NO. 564 &  
G. REEVES SURVEY,  
ABSTRACT NO. 1015  
GRAYSON COUNTY, TEXAS

DATE REVISED 11-06-2020 ADDED ADDITION FENCE



111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-685-9105  
TBPLS FIRM NO. 10348000

DRAWN BY: K.D.A. DATE: 06/21/2021 JOB NO. 20318 - 3-5 SCALE: 1" = 100' PAGE: 1 OF 1











**Lot 5**  
**12.26 AC**

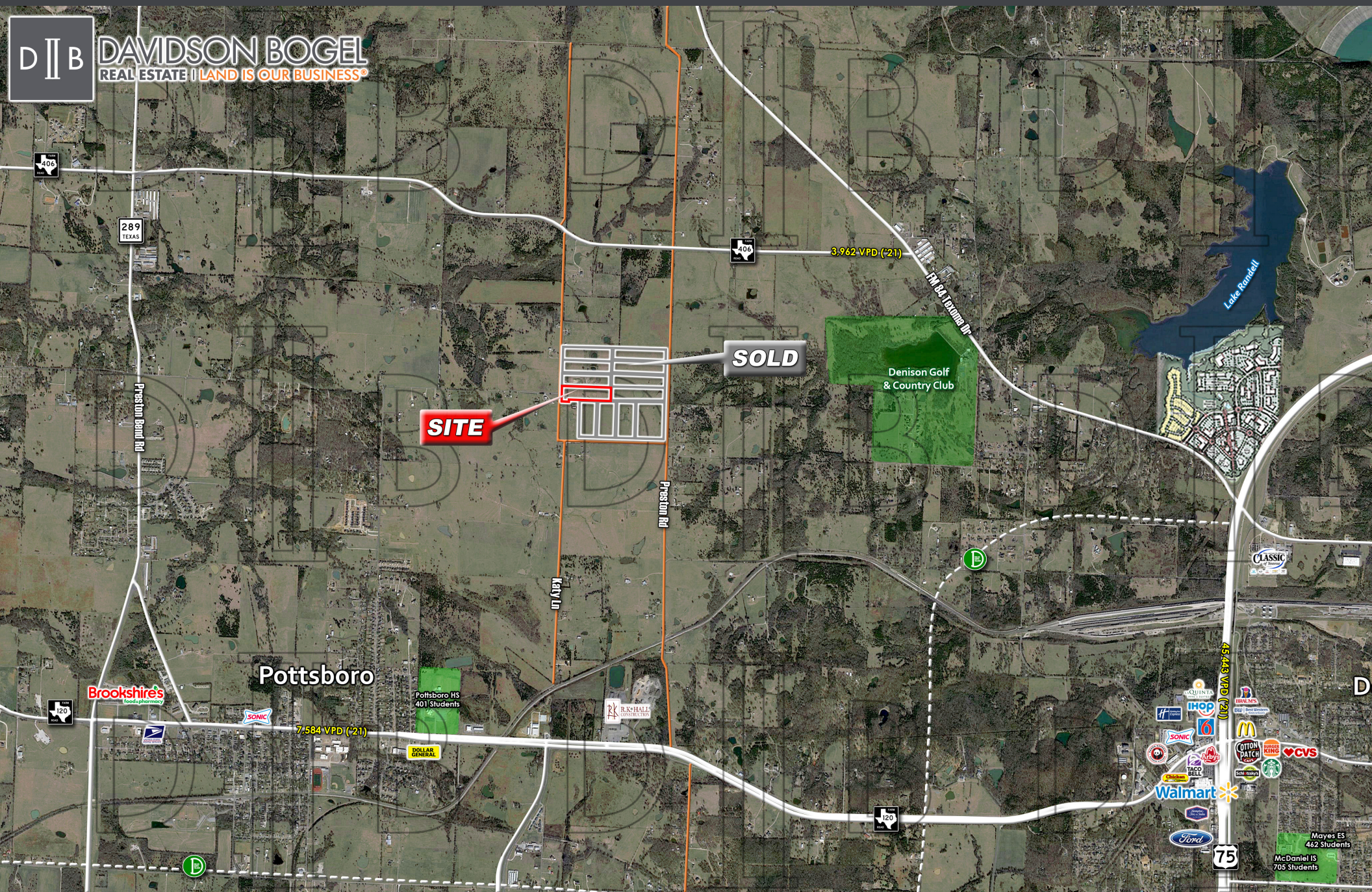




***Lot 5  
12.26 AC***



WIDE AERIAL





# NEQ - KATY LN & ANGUS LN - 12.26 AC

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**GRANT BRODEUR**  
DESIGNATED BROKER OF FIRM  
**BOBBY KEARNS**  
SALES AGENT/ASSOCIATE'S NAME

**9004427**  
LICENSE NO.  
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LICENSE NO.  
**0514486**  
LICENSE NO.  
**0712210**  
LICENSE NO.

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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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Grant Brodeur	0514486	grant@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bobby Kearns	0712210	bkearns@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date