



10 Acre Corner with 7-11
new 10,875 sf Starbucks anchored
shopping center Coming Soon

Pad Sites Available

Daycare Site (under contract)

1.3 acre pad site available facing FM 720
Great retail corner on FM 720 in super
high-growth area.

Contact: Vaughn Miller
214-390-3444
vaughn@vcmdevelopment.com

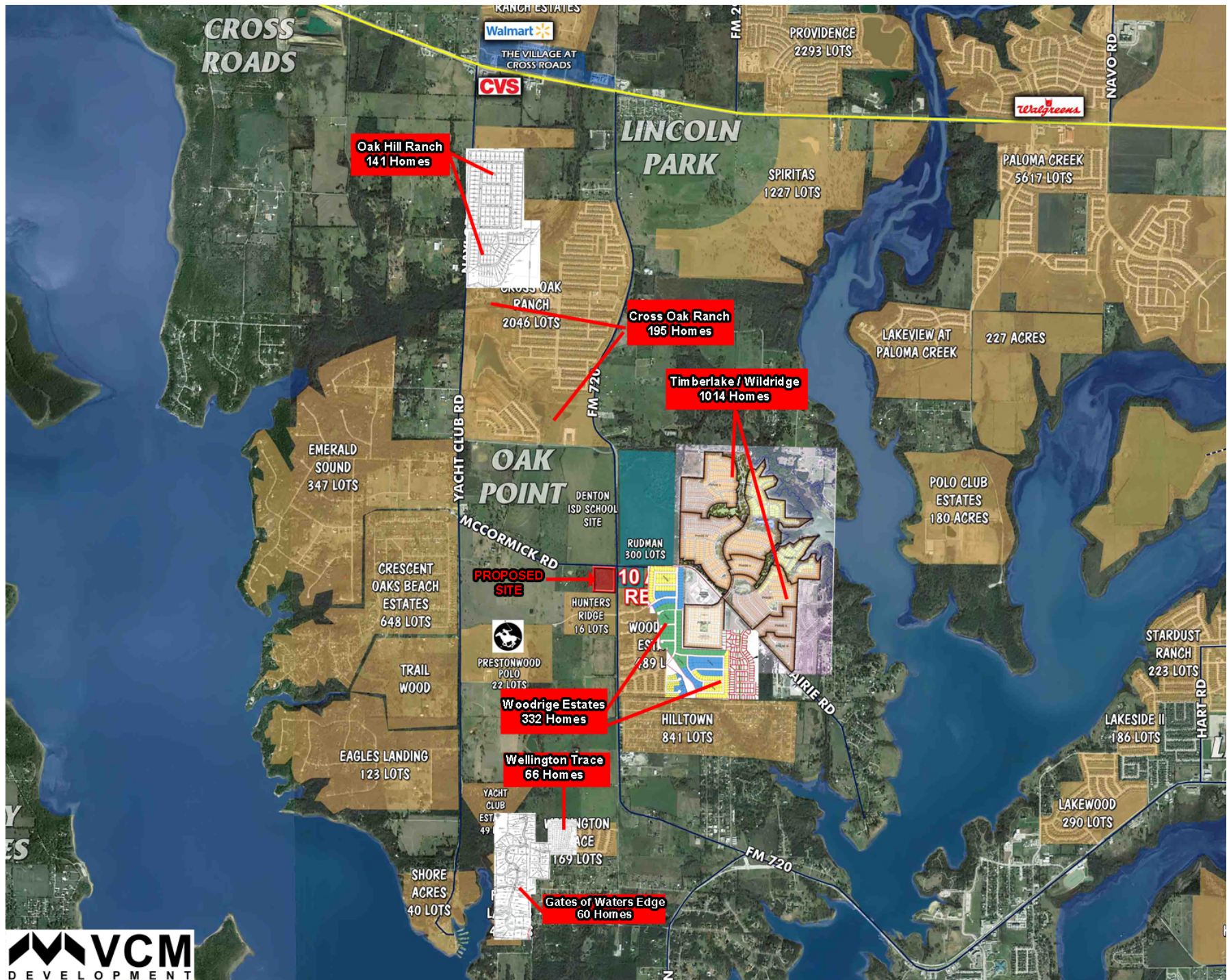


PRESTONWOOD POLO CROSSING SEC FM 720 & MCCORMICK OAK POINT, TX

Contact:
Vaughn Miller
214-390-3444
vaughn@vcmdevelopment.com



25 Highland Park Village
Suite 100
Dallas, TX 75205
www.VCMRE.com





**PRESTONWOOD
POLO
CROSSING**

FM 720

Mc Cormick Rd.

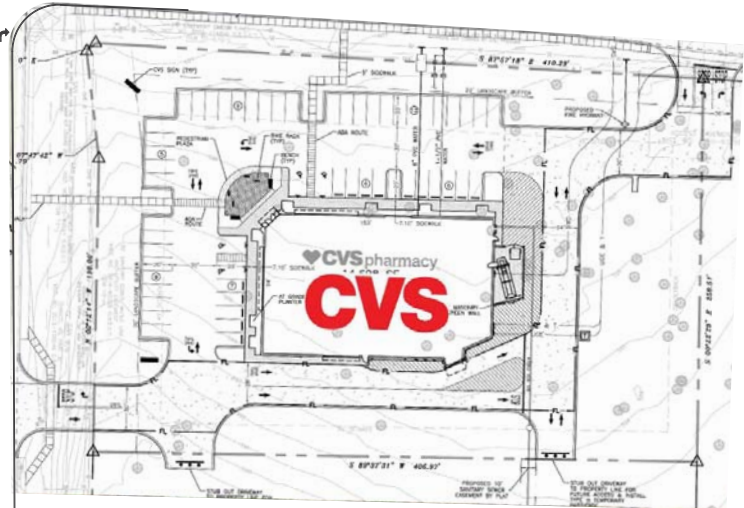


RETAIL

Martingale Trail

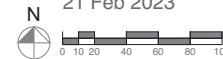
C

B



Prestonwood Polo Crossing Master Site Plan

21 Feb 2023



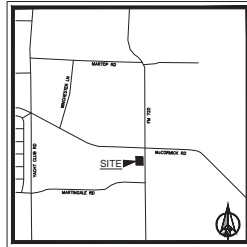
Duane Meyers
560 PR 2422
Uncertain, TX 75661
903.399.3500
dmeayers@mac.com



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STARBUCKS PRESTONWOOD POLO CROSSING

FM 720 & McCORMICK RD.
PART OF LOT 9R-2
HUNTERS RIDGE ADDITION
OAK POINT, TX



VICINITY MAP
N.T.S.



Contractor's Required Check List

Contractor Responsibilities		Project Directory
project documents	<p>Contractor shall have on desk in job site a copy of the City/County approved plans.</p> <p>Contractor shall have on desk in job site a copy of the Fire Marshall approved plans (if separate from City documents).</p> <p>Submit all ALL written comments issued by the City jurisdiction to the Architect and the Civil.</p> <p>Contractor shall remove any Drawings not sealed by the Architect or Engineers of record from the site.</p> <p>Contractor shall cause a Construction Documents (CD) log listing each document and posting the effective date. Include Addendums, Change Orders and Clarification Drawings. Send copy monthly or as it changes for review by Architect.</p> <p>Tenant Lease Exhibits are contained in the Project Manual, become familiar with these documents to understand the required level of finish for each Tenant. Notify Architect immediately of any discrepancies noted between Lease Exhibit, Architectural Plans and Tenant Finish Plans.</p> <p>Keep CD Log of all pertinent Tenant Finish Drawings, send copy to Architect for verification.</p> <p>DO NOT initiate construction on any Tenant space until you have a set of checked Tenant Finish Drawings distributed from Architect's Office.</p>	<p>OWNER 250 Oak Point Hotel, LTD 26 Highland Park Village, Suite 100-464 Dallas, TX 75201</p> <p>Owner's Contact VCM Construction Group 214.560.3444 vcmconstructiongroup.com</p> <p>ARCHITECT Duane Meyers Architect 1800 Millbrae Uncasville, TX 75661 duanemeyers@mac.com duanemeyers@mac.com</p> <p>STRUCTURAL 8000 Chelmsley Drive, Suite 700 Bossier City, LA 70601 318.462.4712 mcbosinger@b-ydesign.com</p> <p>MEP Frank P. Skipper, P.E. Professional Engineer 3008 W. 10th Street Arling, TX 75009 214.757.4565 Texas Firm Registration #F-12758 mcbosinger@b-ydesign.com</p> <p>CIVIL (under separate contract) Carl Olson Engineering 2000 Central Expressway, Suite 406 Bedford, TX 76022 817.281.0252 Drew Donohay, P.E. Texas Registration #F-1159</p> <p>GEOTECH (under separate contract) 2009 Waco Street Dallas, TX 75209 972.620.8911 Christopher Gady, P.E. Texas Firm Registration #F-813</p>
tenant documents	<p>The Geotechnical Report is contained in the Project Manual, become familiar with it to understand the required level of subgrade preparation required for this project. Notify Architect, Civil Engineer & Geotechnical Engineer immediately of any discrepancies or subgrade issues at the site that are different than noted in the report.</p> <p>DO NOT vary from Subgrade Preparation as documented in the Geotechnical Report, Structural Drawings, Civil Drawings and Specifications who written authorization from the Architect, Civil Engineer and Structural Engineer.</p> <p>General Contractor to provide testing per Specifications, Submit copies of all Construction Testing Reports to Architect, Structural and Civil Engineer immediately upon their publication. DO NOT submit duplicate reports.</p>	
geotechnical	<p>Submit RFP in writing to the Architect & Civil. Maintain a log of RFPs indicating their status.</p> <p>Submit all Change Requests in writing to Architect and/or Civil for evaluation. DO NOT proceed with any changes to the Work until written authorization has been granted by the Architect and/or Civil and the Owner.</p>	
changes	<p>Submit a Schedule of Values to the Architect and Civil Engineer prior to Construction per Specifications.</p> <p>DO NOT front load Pay Applications, Q703 shall be consistent with Subcontractor/Supplier's Contracts and Lien Waivers.</p> <p>Submit accurate Pay Applications of Work executed, inaccurate Pay Applications will be rejected, not adjusted.</p>	Construction Document Index
pay applications	<p>Submit a list, including all contact information, of Subcontractors and Suppliers to be used on the project, if Sub or Supplier change during the course of the Work, notify the Architect.</p> <p>Submit a minimum of 4 Shop Drawings or Submittals for each category of Work.</p> <p>Review and stamp the Shop Drawings or Submittals with your comments before submitting them to the Architect for review.</p> <p>DO NOT proceed with any phases of construction without approved Shop Drawings or Submittals.</p> <p>Submit substitutions for approval if work components vary from those items specified.</p> <p>Provide a 4' x 8' mock up of exterior wall for approval by Owner and Architect.</p> <p>Architect will prepare a color board for the approval of the Owner from the color samples submitted by the Contractor.</p> <p>DO NOT proceed with color selections without the written approval of the Architect.</p>	<p>A1.01 Cover Sheet A1.02 Starbucks Workletter A2.01 Floor Plan A2.02 Roof Plan A2.03 Starbucks Shell Plan A2.04 Starbucks Penetration Plan A2.05 Starbucks Roof Plan A2.06 Architectural Site Plan A3.01 Elevations A3.02 Storefront Eleva/Color Bld A3.03 Starbucks Enlarged Elevs A3.04 Rendered Avo Elevations A3.05 Rendered Avo Elevations A4.01 Starbucks Bldg Section A4.02 Wall Sections A4.03 Roof Details ADA1 Accessibility Details ADA2 Accessibility Details ADA3 Accessibility Details ADA4 Accessibility Details</p>
subcontractors	<p>Provide and maintain an experienced and qualified Project Manager in the office throughout the duration of construction.</p> <p>Follow the procedures set up in the Project Manual.</p> <p>Submit electronic project photos with captions and progress summary reports weekly to the Owner, the Architect and the Civil.</p>	<p>S1.01 Foundation Details S1.02 Framing Details S1.03 Starbucks Site Details S2.01 Starbucks Foundation Plan S2.02 Starbucks Framing Plan</p> <p>MEP1 Specs MEP2 Schedules MEP3 Site Lighting MEP4 Site Light Specs</p> <p>M1.1 Mech Plan E1.0 Electrical Plan E1.1 Electrical Schedules E2.0 Electrical Risers P1.0 Plumbing Plan P1.1 Plumbing Roof Plan P2.0 Plumbing Details P3.0 Grease Interceptor</p>
submittals		
project management		

GOVERNMENTAL AGENCIES
City of Oak Point
Building Inspection Department
100 Naylor Road
Oak Point, TX 75068
972.294.2312 ext 101
buildinginspections@oakpointtexas.com

City of Oak Point Building Codes
2015 International Building Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2015 International Fire Code
2017 National Electric Code

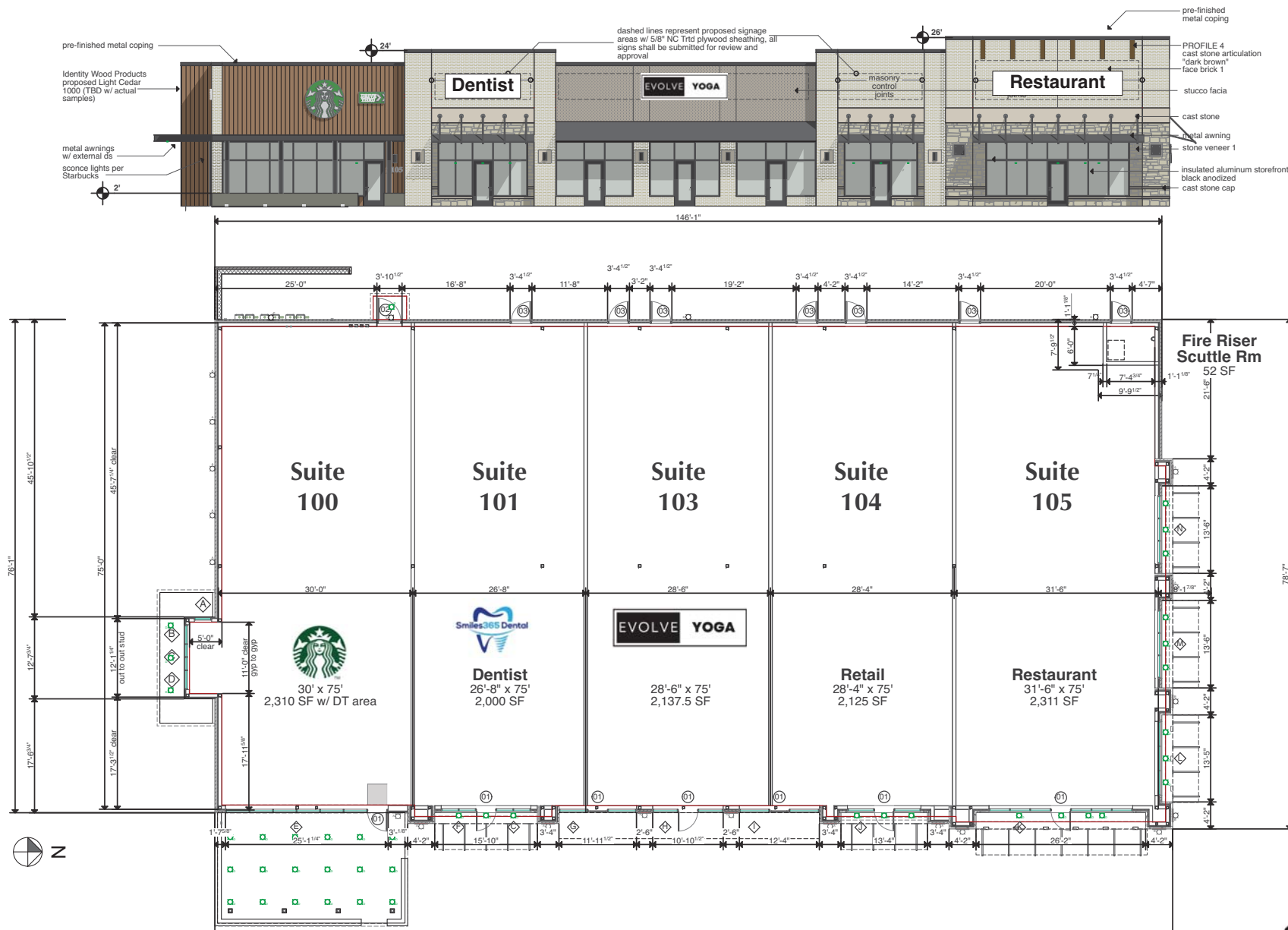
IBC Code Requirements		
Occupancy Classification:	M (Mercantile) & A2 (Assembly)	
Type of Construction:	Type II-Noncombustible	
	Allowable	Project
Building Area for Vacant:	12,500 SF	8,626 sf
Building Area Starbucks:	tabular x 300%	2,310 sf
Building Area Total:		10,936 sf
Building Height in Stories:	1	1
Building Height in Feet:	40 ft	26'
No. of Exits Required per Tenant:	2	2
Tenant Separation:	0 HR	1 HR
Building Separation:	3 HR	na
Starbucks Occupant Load:		64 +/-

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A1.01

24 Dec 2021

Starbucks @ Prestonwood Polo Crossing
Oak Point, TX McCormick @ FM 720

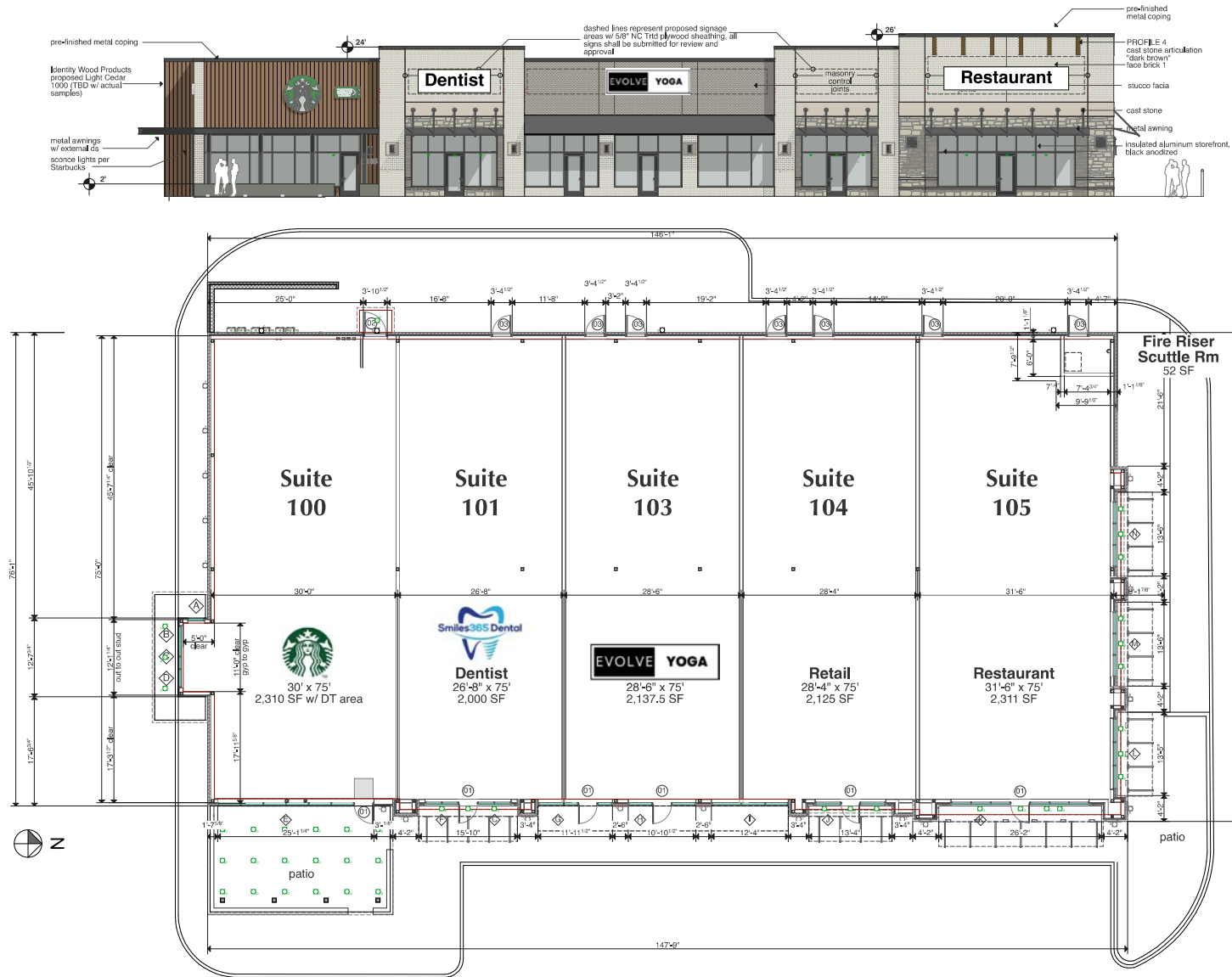


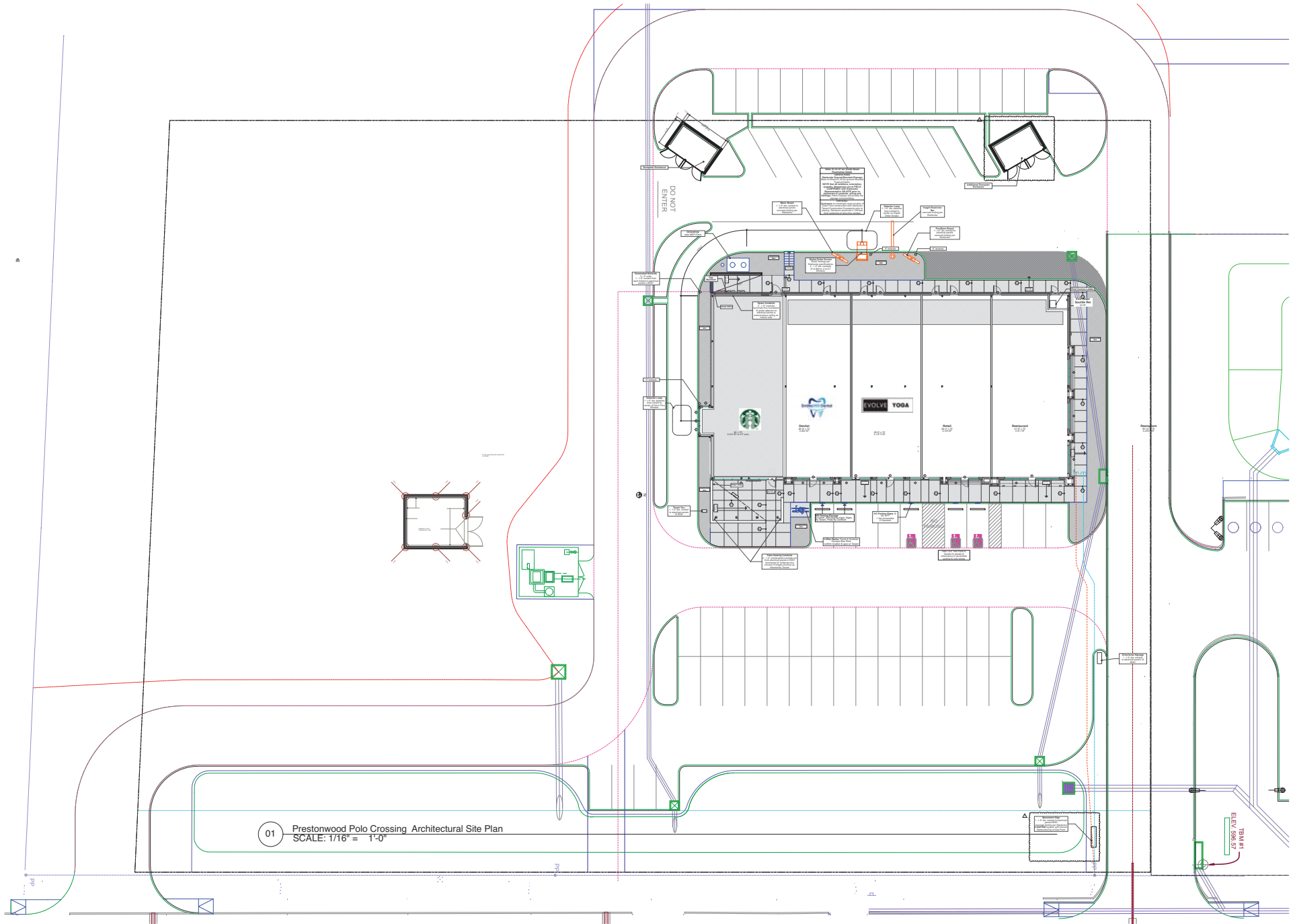
Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720



1 Mar 2023



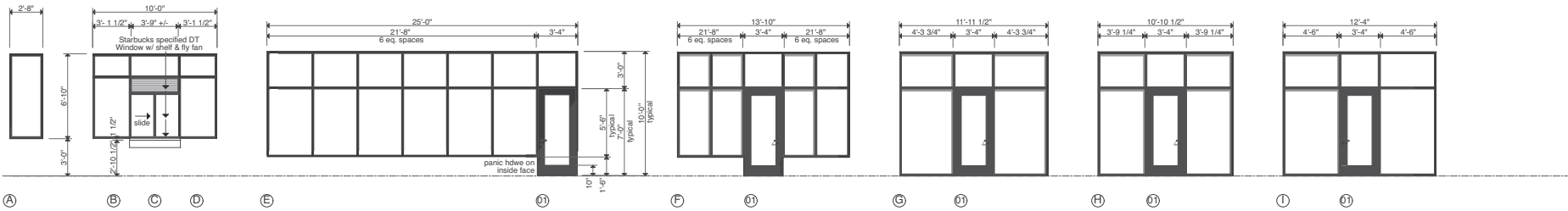


Prestonwood Polo Crossing Oak Point, TX McCormick @ FM 720

Revisions	
revised Monument	
sign location	
added additional	
Dumpster Enclosure	



A2.06
21 Feb 2023



Starbucks Drive Thru Window:

Landlord shall furnish and install fully operational Ready Access drive-thru service window per Tenant's Design Criteria. Include transom, sidelights, window shelf, heater and/or air curtain as allowed per local code. Window and air curtain finish to match adjacent storefront. Select window based on Tenant's Design Criteria and geographic location of store. Coordinate window configuration (right to left or left to right) with Tenant. Bottom of rough opening of Drive Thru Window to be at 36" AFF inside and 42" outside as measured above drive-thru surface. Window Shelf: Install service window shelf to align with bottom of rough opening per Tenant's Design Criteria.

General Notes for Starbucks Openings:

Starbucks Code Compliance:
Landlord shall furnish and install all exterior doors, frames, window and/or storefront system in compliance with all local and national codes. Thermal resistance of all openings shall comply with the prescriptive requirement of the 2015 IECC. (International Energy Conservation Code).

Starbucks Steel Doors & Frames:

Landlord shall furnish and install commercial grade 42" x 84" rear service door. Door(s) shall be cold rolled and welded 16 gauge steel with polystyrene core. Frames shall be Double Rabbit fully welded 14 gauge steel. Finish hot dip galvanized coating with two (2) coats shop prime color similar to finish.

Aluminum Storefront:
Storefront shall be 2" x 4-1/2" extruded aluminum section in conformance with ASTM B221; center set; flush design; thermally broken. Doors shall be heavy duty aluminum/glass type; out swinging with 10" bottom rail. Design and size members and anchorages to withstand wind loads as required by the jurisdictional code, and to resist door pivot and closer reaction forces. Finish shall be **black anodized**; coordinate color with Tenant. Provide hurricane resistant frames and associated anchorage for special wind regions as defined in ASCE 7-05.

Glazing:
Storefront glazing to be clear, non-tinted, non-reflective, double glazed and low-e with U-value complying with the appropriate climatic zone in the 2015 IECC (International Energy Conservation Code) requirements. Provide impact resistant glazing in hurricane or special wind regions as defined in ASCE 7-05.

Hardware: Landlord shall furnish and install all exterior door hardware in compliance with federal, state, provincial, and local building, life safety, and accessibility requirements.

Aluminum Storefront:
Weather stripping: Hard-backed poly pile in door and/or frame
Threshold: Extruded aluminum with ribbed surface
Sill Sweeps: Brush strip, concealed
Pivoting/Hinging: Offset pivot; top and intermediate
Closers: Dorma BTS 80 NHO; concealed floor closer; single acting; offset pivot
Latches/Strike: Adams-Rite MS1830 with provisions for keyed cylinders on interior face only; mount to bottom rail
Keying: All locksets and deadbolts shall be keyed as directed by Tenant
Push/Pulls: Arcadia Radius Push-Pull Set; straight pull option; clear finish
Cylinder Guard
Transom Detail: ("THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS")

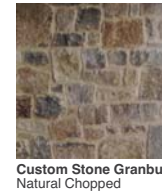
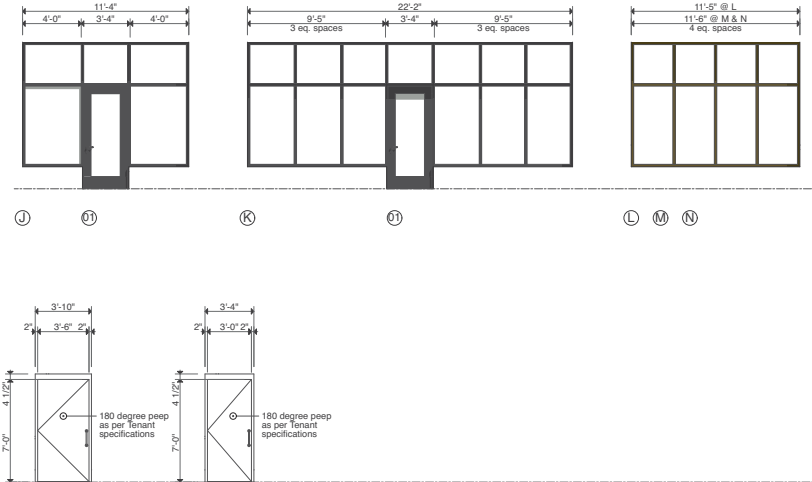
Exterior Service Door:
Threshold: National Guard - 325 Half Saddle Threshold
Securing device: Falcon Lock - C607 7-Pin Core Combination "A" Keyway
Securing device: Sun-Lock - 10 000L-030C Auto Locking Door Alarm, IC, No
CTR Includes - Mortise Cylinder
Closer: Dorma - 8916 Door Closer 8916 AF89P
Kickplate: Rockwood - 10" Kickplate
Peep Hole: US-6 Door Stry.
Door Bell: Nulone - MCV309NWHGL Door Bell
Door Stop: Rockwood 473 Door Stop with Hook
Miscellaneous: National Guard - 16A Rain Drip
Miscellaneous: National Guard - 137NA Weather Strip

Fly Fan:
Provide fully operational fly fan with door switch as allowed per local code.
Finishes:

General:
US32D, Satin Chrome Plated, except:
Push Plates, Door Pulls, Kickplates: US32D, Satin Stainless Steel
Door Closers: 689/Sprayed Aluminum

Aluminum Storefront & HM General Notes:

1. Framing System shown to be **Black Anodized** aluminum finish. ALL glazing to be tempered.
2. All storefront glazing to be insulated, thermally broken, clear tint with Low E coating; 0.46 U Factor
3. All storefront door to be:
0.77 U Factor with 0.30 SHGC for South, East & West, .037 for North to meet 2015 IECC ComCheck Requirements for Climate Zone 3
4. All HM Doors to be insulated with galvanized frame; to meet 2015 IECC ComCheck Requirements for Climate Zone 3A*



Custom Stone Granbury
Natural Chopped



Identity Wood Products
1000 Light Cedar
(submit samples for
Tenant Approval prior to
ordering)



Camel King Size Brick
Cream Blico Brick

Berridge Awning T- Panel
Matte Black Steel
PacClad Matte Black Steel
Aluminum Coping



Black Anodized Aluminum Frame
Clear Insulated Low E Glazing



SW 7030 Anew Gray
Stucco Finish Coat

Cast Stone
Better Cast Stone Sand

Color Board Submittal

ALL selections subject to APPROVAL on 4' x 4' sample board on site by Owner & Architect



Starbucks @ Prestonwood Polo Crossing

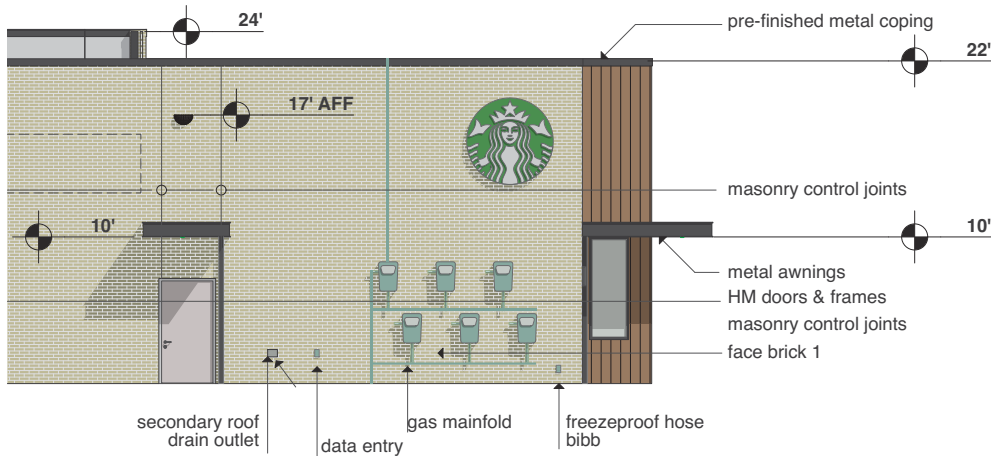
Oak Point, TX McCormick @ FM 720

Revisions

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A3.02

24 Dec 2021



02 Rear Elevation (West)
SCALE: 1/4" = 1'-0"



01 Front Elevation (East)
SCALE: 1/4" = 1'-0"



03 Left Side Elevation (South)
SCALE: 1/4" = 1'-0"



Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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A3.03

24 Dec 2021



01 OAK Axo 1
SCALE: 1:125



02 OAK Axo 2
SCALE: 1:125



Starbucks @ Prestonwood Polo Crossing

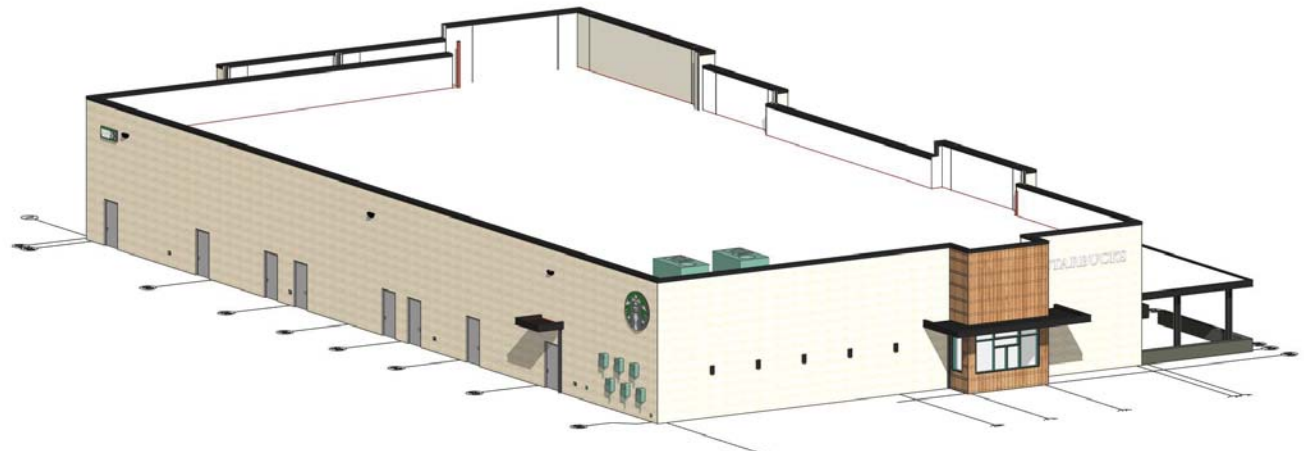
Oak Point, TX McCormick @ FM 720

Revisions

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01 OAK Axo 3
SCALE: 1:125



02 OAK Axo 4
SCALE: 1:125



Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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A3.05

24 Dec 2021





















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Oak Point Custom Trade Area

(10-Minute Drive Time from
FM 720 & McCormick Road)

Single-Family Household Formation Analysis

Prepared for: City of Oak Point

September 2022

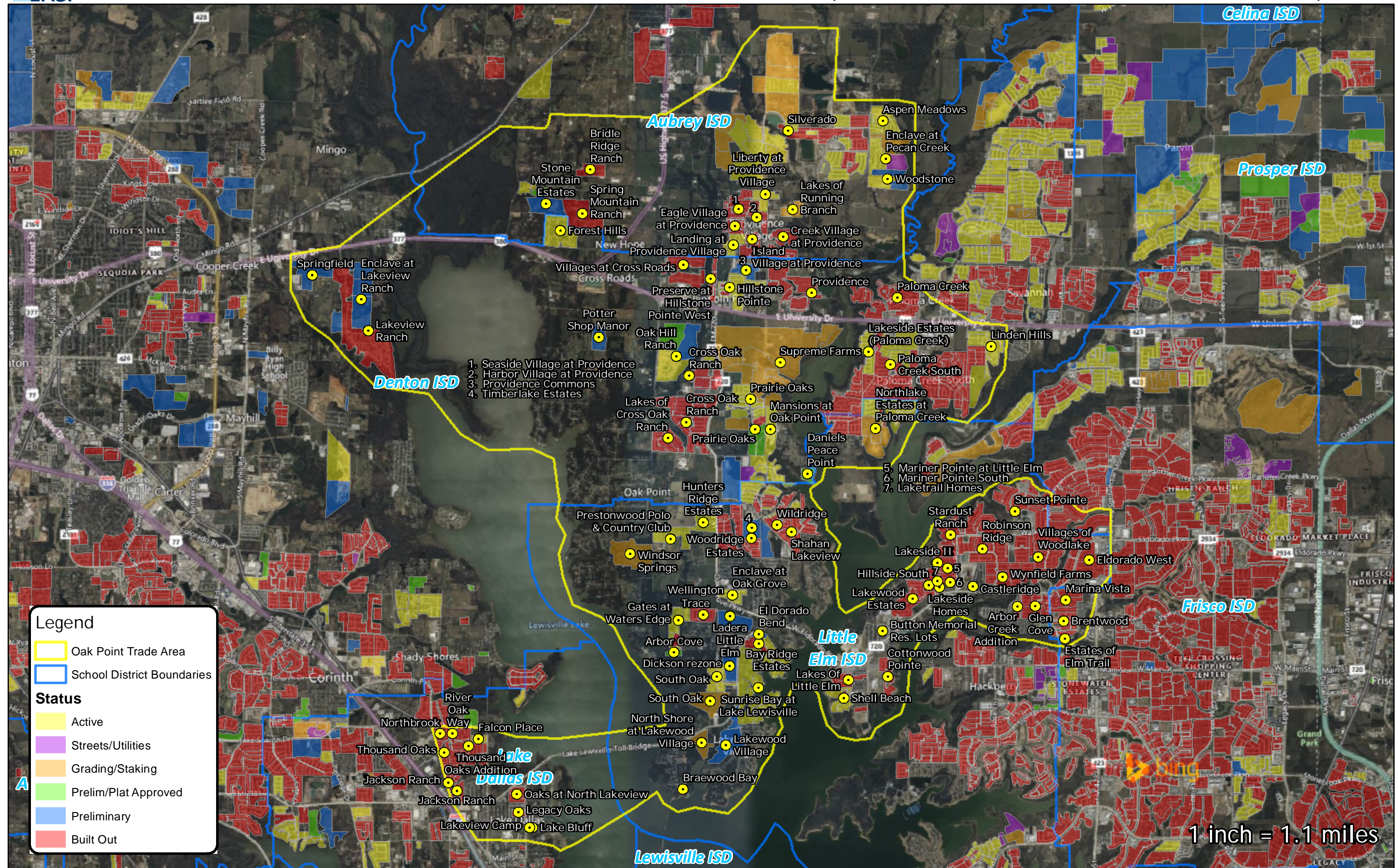


Residential Strategies

Household Growth Forecast: City of Oak Point Custom Trade Area

To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2020 census. It is assumed that these 2020 counts were accurate. Because the 2020 census was completed in/around June 2020, RSI's assessment of new household formation in DFW begins with 3Q20.
- RSI summarizes, by community, new home activity from 3Q20 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under development and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 10-24 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized. Consequently, RSI's forecasts for the 3-5 year time frame tend to show a drop off in start activity as existing communities build out and replacement communities have yet to be identified.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at slow to moderate growth rates, depending on the area and current market conditions.
- Please note that RSI's data spans from approximately 1998 to current. Any subdivision that was developed and completed prior to that timeframe would not be included in our mapped developments. In addition, RSI does not include housing activity occurring outside of subdivisions with 5+ lots, manufactured housing or multi-family developments. RSI does not track multifamily growth, thus our population forecasts include single-family growth only.



Oak Point Trade Area (10-Min. Drive Time)
Population and Household Growth
Current Quarter Estimates (2Q22), Future Projections



Custom Trade Area

Population

2Q27 Projection*	123,062
2Q25 Projection*	113,670
2Q23 Projection*	99,388
2Q22 Estimate*	93,342
2020 Census	79,609
Growth 2020 - 2Q22	17.25%

Households

2Q27 Projection*	40,749
2Q25 Projection*	37,639
2Q23 Projection*	32,910
2Q22 Estimate*	30,908
2020 Census	26,189
Growth 2010 - 2Q22	18.02%

New Home Activity (3Q21-2Q22)

Annual New Home Starts	2,790
Annual New Home Closings	1,890
Vacant Lots	1,891
Lots Under Development	4,415
Preliminary/Future Lots	3,758
Total Potential Future Homesites	10,064

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides owner occupied household estimates and projections based on this quarterly review of activity.* All estimates and future projections are for single-family development and households only. Multi-family growth is not included.

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Oak Point Trade Area (10-Minute Drive Time)
Identified Active, Built Out, Future Communities: Second Quarter, 2022
New Home Activity and Planned Future Supply

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Developed Lots	Lots Under Development	Future Lots	Occupied Homes	Total Potential Lots Remaining	Total Estimated Lots
Aspen Meadows	Aubrey	156	104	18	0	0	184	18	312
Jackson Ranch	Corinth	0	0	0	0	0	44	0	44
Northbrook	Corinth	0	0	0	0	0	55	0	55
Thousand Oaks	Corinth	0	0	0	0	0	110	0	110
Bridle Ridge Ranch	Cross Roads	0	0	0	0	0	13	0	13
Cross Oak Ranch	Cross Roads	0	20	0	0	0	45	0	45
Forest Hills	Cross Roads	3	4	9	0	0	63	9	76
Oak Hill Ranch	Cross Roads	10	69	3	0	249	121	252	391
Potter Shop Manor	Cross Roads	0	0	0	0	30	0	30	30
Preserve at Hillstone Pointe West	Cross Roads	0	0	0	0	0	174	0	174
Spring Mountain Ranch	Cross Roads	0	0	0	0	0	26	0	26
Stone Mountain Estates	Cross Roads	2	1	7	0	55	7	62	70
Villages at Cross Roads	Cross Roads	0	0	0	0	0	96	0	96
Creek Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	404	0	404
Eagle Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	184	0	184
Enclave at Pecan Creek	Denton Co. Uninc.-East	175	72	15	512	0	72	527	702
Harbor Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	294	0	294
Island Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	225	0	225
Lakes of Running Branch	Denton Co. Uninc.-East	0	0	0	54	0	0	54	54
Landing at Providence Village	Denton Co. Uninc.-East	53	61	4	0	0	160	4	208
Liberty at Providence Village	Denton Co. Uninc.-East	71	56	56	0	0	94	56	201
Northlake Estates at Paloma Creek	Denton Co. Uninc.-East	191	109	14	324	0	272	338	751
Paloma Creek	Denton Co. Uninc.-East	0	0	0	0	0	972	0	972
Paloma Creek South	Denton Co. Uninc.-East	27	81	47	0	0	4,128	47	4,205
Providence	Denton Co. Uninc.-East	1	2	0	0	0	969	0	969
Seaside Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	279	0	279
Silverado	Denton Co. Uninc.-East	950	469	831	1,676	14	1,324	2,521	4,574
Woodstone	Denton Co. Uninc.-East	0	0	157	0	199	0	356	356
Enclave at Lakeview Ranch	Denton-North	0	0	0	0	454	0	454	454
Lakeview Ranch	Denton-North	0	0	0	0	0	144	0	144
Springfield	Denton-North	0	0	0	0	293	0	293	293
Falcon Place	Lake Dallas	61	0	12	0	0	0	12	73
Jackson Ranch	Lake Dallas	0	0	0	0	0	144	0	144
Lake Bluff	Lake Dallas	0	2	0	0	0	9	0	11
Lakeview Camp	Lake Dallas	1	1	2	0	0	2	2	4
Legacy Oaks	Lake Dallas	0	0	0	0	0	57	0	57
Oaks at North Lakeview	Lake Dallas	0	0	0	0	0	153	0	153
River Oak Way	Lake Dallas	5	0	9	0	0	0	9	14
Thousand Oaks Addition	Lake Dallas	0	0	0	0	0	432	0	432
Braewood Bay	Lakewood Village	0	1	3	0	0	8	3	11
Lakewood Village	Lakewood Village	0	0	0	0	148	0	148	148
North Shore at Lakewood Village	Lakewood Village	0	0	0	81	0	0	81	81
South Oak	Lakewood Village	0	0	0	247	0	0	247	247
Arbor Creek Addition	Little Elm	0	0	0	0	0	83	0	83
Bay Ridge Estates	Little Elm	0	1	4	0	0	37	4	41
Brentwood	Little Elm	0	0	0	0	0	269	0	269
Button Memorial Residential Lots	Little Elm	0	0	4	0	0	0	4	4
Castleridge	Little Elm	0	0	0	0	0	30	0	30
Cottonwood Pointe	Little Elm	0	0	0	0	0	109	0	109

Oak Point Trade Area (10-Minute Drive Time)
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New Home Activity and Planned Future Supply

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Developed Lots	Lots Under Development	Future Lots	Occupied Homes	Total Potential Lots Remaining	Total Estimated Lots
Dickson rezone	Little Elm	0	0	0	0	145	0	145	145
El Dorado Bend	Little Elm	0	0	0	0	25	0	25	25
Eldorado West	Little Elm	0	0	0	0	0	718	0	718
Enclave at Oak Grove	Little Elm	74	49	40	0	0	50	40	153
Estates of Elm Trail	Little Elm	0	0	0	0	8	0	8	8
Glen Cove	Little Elm	0	0	0	0	0	373	0	373
Hillside South	Little Elm	0	0	0	0	0	60	0	60
Hillstone Pointe	Little Elm	10	147	2	0	0	603	2	608
Ladera Little Elm	Little Elm	0	0	0	0	263	0	263	263
Lakes Of Little Elm	Little Elm	0	0	0	0	0	195	0	195
Lakeside Estates at Paloma Creek	Little Elm	21	44	0	0	0	193	0	214
Lakeside Homes	Little Elm	0	0	0	0	0	53	0	53
Lakeside II	Little Elm	0	0	0	0	0	183	0	183
Laketrail Homes	Little Elm	3	1	1	0	0	1	1	6
Lakewood Estates	Little Elm	0	0	0	0	0	394	0	394
Linden Hills	Little Elm	152	22	436	0	0	22	436	588
Marina Vista	Little Elm	0	0	0	0	0	298	0	298
Mariner Pointe at Little Elm	Little Elm	0	0	0	0	0	234	0	234
Mariner Pointe South	Little Elm	0	0	0	0	0	29	0	29
Prairie Oaks	Little Elm	89	101	10	205	0	188	215	480
Providence Commons	Little Elm	0	0	0	0	225	0	225	225
Robinson Ridge	Little Elm	0	0	0	0	0	556	0	556
Shell Beach	Little Elm	1	0	6	0	0	78	6	85
Stardust Ranch	Little Elm	0	0	0	0	0	342	0	342
Sunrise Bay at Lake Lewisville	Little Elm	7	4	24	0	0	141	24	172
Sunset Pointe	Little Elm	0	0	0	0	0	1,628	0	1,628
Supreme Farms	Little Elm	0	0	0	947	954	0	1,901	1,901
Villages of Woodlake	Little Elm	0	0	0	0	0	1,031	0	1,031
Wynfield Farms	Little Elm	0	0	0	0	0	530	0	530
Arbor Cove	Oak Point	0	0	0	0	8	0	8	8
Cross Oak Ranch	Oak Point	0	0	1	0	0	1,699	1	1,700
Daniels Peace Point	Oak Point	0	0	0	0	8	0	8	8
Gates at Waters Edge	Oak Point	0	1	8	0	0	47	8	57
Hunters Ridge Estates	Oak Point	0	0	7	0	0	8	7	15
Lakes of Cross Oak Ranch	Oak Point	0	0	0	0	0	356	0	356
Mansions at Oak Point	Oak Point	420	249	0	0	0	249	0	420
Prairie Oaks	Oak Point	11	23	48	180	179	116	407	533
Prestonwood Polo and Country Club	Oak Point	2	0	20	0	0	0	20	22
Shahan Lakeview	Oak Point	0	19	0	0	0	402	0	402
South Oak	Oak Point	116	52	62	0	0	68	62	236
Timberlake Estates	Oak Point	0	0	0	0	95	0	95	95
Wellington Trace	Oak Point	0	0	0	0	0	176	0	176
Wildridge	Oak Point	178	115	31	124	300	738	455	1,351
Windsor Springs	Oak Point	0	0	0	65	0	0	65	65
Woodridge Estates	Oak Point	0	10	0	0	106	485	106	591
Total		2,790	1,890	1,891	4,415	3,758	24,036	10,064	36,154



Demographic and Income Profile

Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri

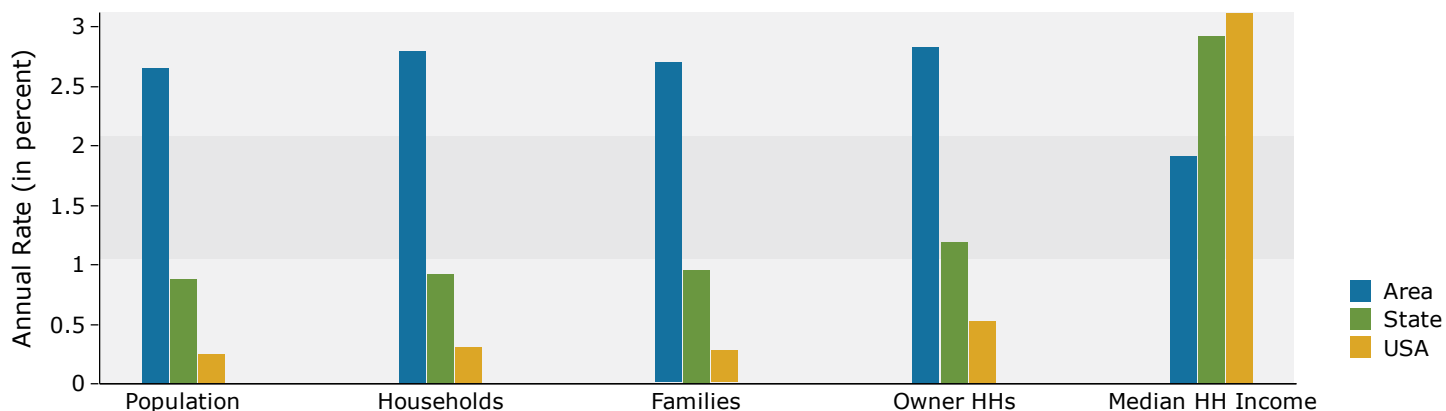
Summary	Census 2010		Census 2020		2022	2027		
Population	49,756		79,609		88,695	101,124		
Households	16,405		26,189		29,367	33,712		
Families	13,015		-		22,272	25,444		
Average Household Size	3.03		3.04		3.02	3.00		
Owner Occupied Housing Units	13,422		-		24,691	28,387		
Renter Occupied Housing Units	2,985		-		4,675	5,325		
Median Age	31.5		-		33.7	33.3		
Trends: 2022-2027 Annual Rate			Area		State	National		
Population	2.66%				0.88%	0.25%		
Households	2.80%				0.92%	0.31%		
Families	2.70%				0.96%	0.28%		
Owner HHs	2.83%				1.19%	0.53%		
Median Household Income	1.92%				2.93%	3.12%		
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			946	3.2%	715	2.1%		
\$15,000 - \$24,999			777	2.6%	605	1.8%		
\$25,000 - \$34,999			958	3.3%	816	2.4%		
\$35,000 - \$49,999			1,617	5.5%	1,275	3.8%		
\$50,000 - \$74,999			4,623	15.7%	4,306	12.8%		
\$75,000 - \$99,999			4,767	16.2%	5,205	15.4%		
\$100,000 - \$149,999			7,987	27.2%	9,866	29.3%		
\$150,000 - \$199,999			4,159	14.2%	6,082	18.0%		
\$200,000+			3,533	12.0%	4,844	14.4%		
Median Household Income			\$103,806		\$114,135			
Average Household Income			\$128,294		\$147,087			
Per Capita Income			\$42,571		\$49,130			
Population by Age			Census 2010		2022		2027	
			Number	Percent	Number	Percent	Number	Percent
0 - 4	4,966		10.0%	7,344	8.3%	8,454	8.4%	
5 - 9	4,920		9.9%	7,625	8.6%	8,449	8.4%	
10 - 14	4,313		8.7%	7,434	8.4%	8,503	8.4%	
15 - 19	3,233		6.5%	6,068	6.8%	6,938	6.9%	
20 - 24	2,105		4.2%	4,866	5.5%	5,229	5.2%	
25 - 34	8,945		18.0%	12,709	14.3%	16,029	15.9%	
35 - 44	9,273		18.6%	15,047	17.0%	16,117	15.9%	
45 - 54	5,741		11.5%	11,483	12.9%	12,377	12.2%	
55 - 64	3,645		7.3%	8,313	9.4%	9,099	9.0%	
65 - 74	1,802		3.6%	5,275	5.9%	6,348	6.3%	
75 - 84	657		1.3%	2,089	2.4%	2,977	2.9%	
85+	157		0.3%	441	0.5%	603	0.6%	
Race and Ethnicity			Census 2010		Census 2020		2022	2027
			Number	Percent	Number	Percent	Number	Percent
White Alone	37,990	76.4%	43,099	54.1%	47,782	53.9%	53,037	52.4%
Black Alone	5,184	10.4%	13,596	17.1%	14,859	16.8%	16,648	16.5%
American Indian Alone	407	0.8%	714	0.9%	842	0.9%	1,048	1.0%
Asian Alone	1,070	2.2%	3,281	4.1%	3,597	4.1%	4,121	4.1%
Pacific Islander Alone	36	0.1%	78	0.1%	98	0.1%	119	0.1%
Some Other Race Alone	3,506	7.0%	7,007	8.8%	8,200	9.2%	10,324	10.2%
Two or More Races	1,563	3.1%	11,834	14.9%	13,318	15.0%	15,827	15.7%
Hispanic Origin (Any Race)	10,848	21.8%	19,409	24.4%	21,865	24.7%	25,663	25.4%

Data Note: Income is expressed in current dollars.

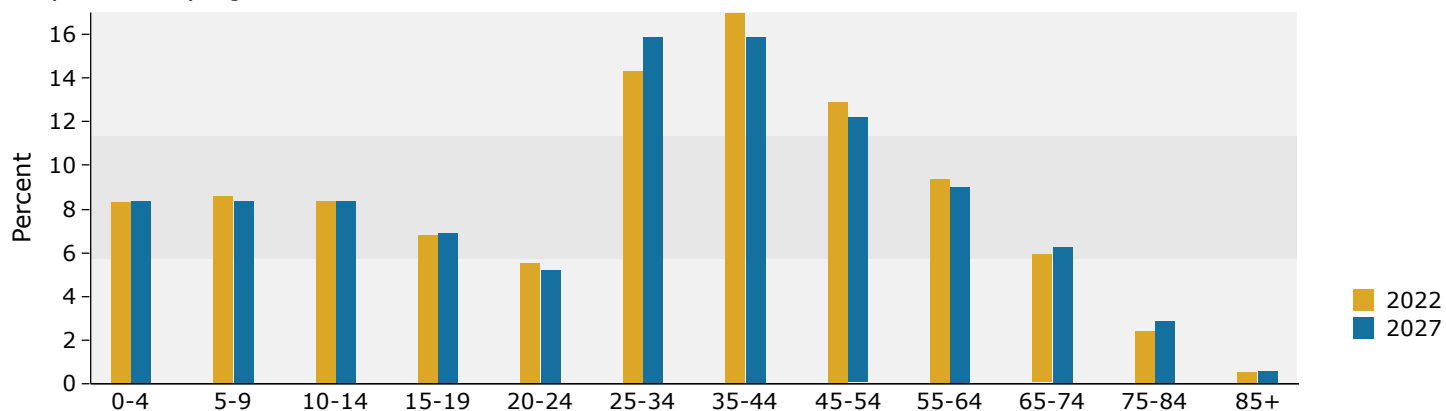
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 29, 2022

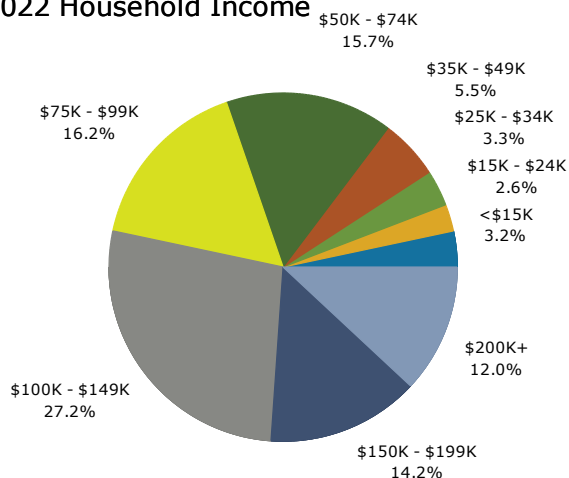
Trends 2022-2027



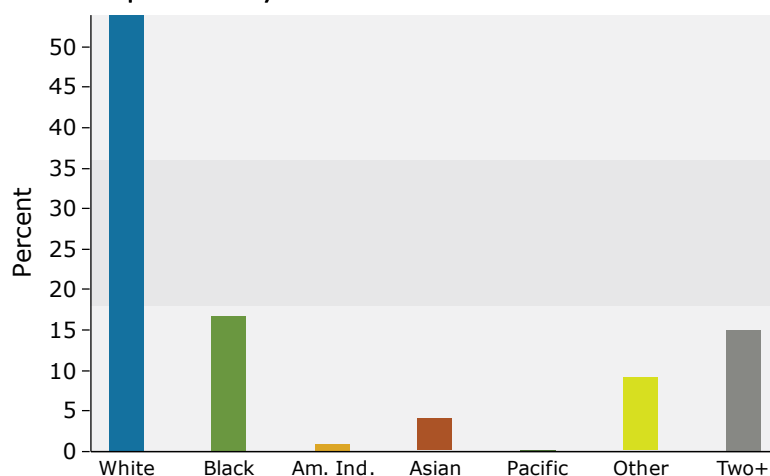
Population by Age



2022 Household Income



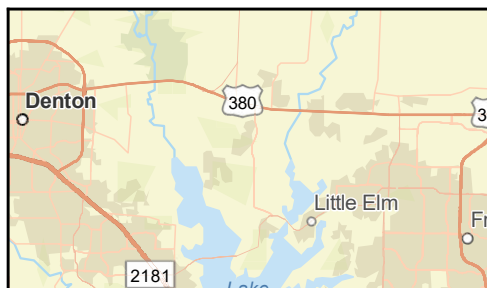
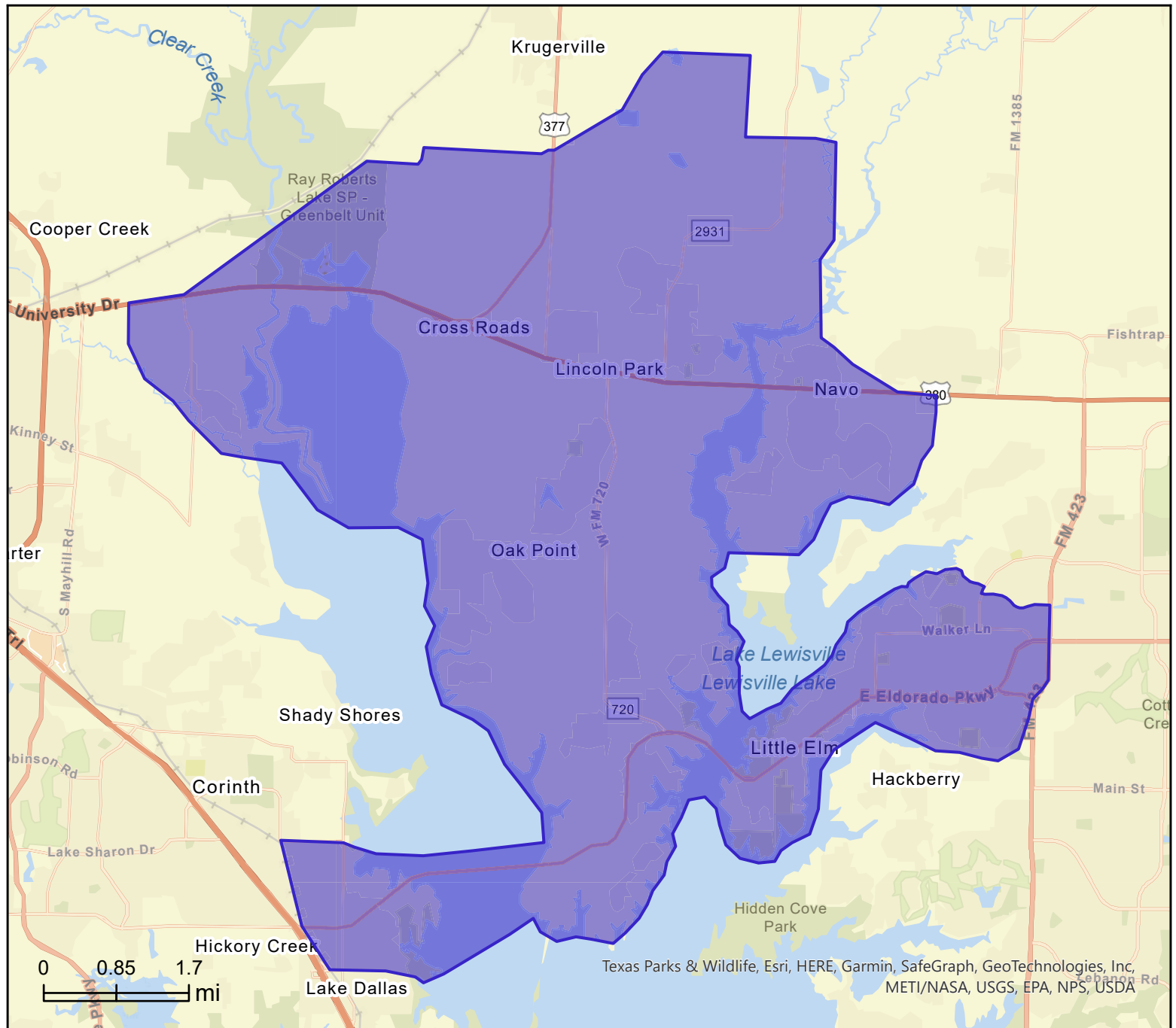
2022 Population by Race



2022 Percent Hispanic Origin: 24.7%

Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri





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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions outlined in this report. Specifically, the parties assume:

- that the DFW metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report;
- that general population levels will continue to increase at or above the rate forecast;
- that the public and third-party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes;

Any change in facts affecting the proposed project or any of the assumptions noted above or in the attached report could materially affect the conclusions outlined in this report or necessitate the re-evaluation of all or any portion of this report.

This report has been prepared for the City of Oak Point. While City of Oak Point officials may share this report with their partners and those interested in the Oak Point area, the materials provided herein are not to be reformatted, redistributed, repackaged, or otherwise changed from their original state without prior consent from RSI.

RADIUS REPORT FOR 1, 3, and 5 miles around 3000 FM 720, Oak Point, TX 75068

PREPARED FOR: Vaughn Miller

DATE: January 03, 2022

MAP



DEMOGRAPHICS

Population

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01003

Race & Ethnicity

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
White	1,397	55%	17,790	59%	65,887	59%
Black	272	11%	4,383	14%	14,408	13%
American Indian	4	0%	86	0%	446	0%
Asian	49	2%	551	2%	4,120	4%
Pacific Islander	0	0%	0	0%	21	0%
Other race	7	0%	54	0%	165	0%
Two or more races	29	1%	1,059	3%	3,502	3%
Hispanic	762	30%	6,478	21%	22,448	20%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B03002

Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
9 & under	406	16%	4,970	16%	17,644	16%
10 to 19	363	14%	4,516	15%	16,380	15%
20 to 29	209	8%	2,679	9%	10,465	9%
30 to 39	520	21%	5,327	18%	19,844	18%
40 to 49	320	13%	5,104	17%	18,486	17%
50 to 59	370	15%	3,678	12%	12,469	11%
60 to 69	222	9%	2,569	8%	9,390	8%
70 & over	110	4%	1,558	5%	6,319	6%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001

Age by Gender Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
Total Male	1,249	50%	14,535	48%	54,346	49%
Male - 9 & under	216	9%	2,349	8%	8,922	8%
Male - 10 to 19	139	6%	2,304	8%	8,432	8%
Male - 20 to 29	104	4%	1,156	4%	4,624	4%
Male - 30 to 39	237	9%	2,476	8%	9,519	9%
Male - 40 to 49	187	7%	2,612	9%	9,669	9%
Male - 50 to 59	196	8%	1,812	6%	6,027	5%
Male - 60 to 69	106	4%	1,106	4%	4,142	4%
Male - 70 & over	63	3%	720	2%	3,012	3%
Total Female	1,270	50%	15,866	52%	56,650	51%
Female - 9 & under	190	8%	2,621	9%	8,723	8%
Female - 10 to 19	224	9%	2,212	7%	7,947	7%
Female - 20 to 29	105	4%	1,524	5%	5,841	5%
Female - 30 to 39	283	11%	2,851	9%	10,325	9%
Female - 40 to 49	133	5%	2,491	8%	8,817	8%
Female - 50 to 59	173	7%	1,866	6%	6,442	6%
Female - 60 to 69	116	5%	1,463	5%	5,248	5%
Female - 70 & over	46	2%	838	3%	3,306	3%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001, B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2019 inflation adjusted dollars)	\$94,845		\$97,694		\$97,950	
Households	837		9,999		36,063	
Less than \$25,000	67	8%	833	8%	3,115	9%
\$25,000 to \$49,999	126	15%	1,139	11%	4,154	12%
\$50,000 to \$74,999	131	16%	1,613	16%	5,662	16%
\$75,000 to \$99,999	120	14%	1,558	16%	5,555	15%
\$100,000 to \$199,999	312	37%	3,724	37%	13,475	37%
\$200,000 or more	81	10%	1,132	11%	4,101	11%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B19001, B19013

Households

	1 mile		3 miles		5 miles	
Total Households	838		9,999		36,063	
Family households	663	79%	7,674	77%	28,130	78%
Married couple family	565	67%	6,294	63%	22,878	63%
With own children under 18	249	30%	3,180	32%	11,701	32%
Other family	98	12%	1,381	14%	5,252	15%
Single male householder with own children under 18	44	5%	425	4%	1,169	3%
Single female householder with own children under 18	13	2%	532	5%	2,046	6%
Nonfamily households	175	21%	2,325	23%	7,934	22%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B11001, B11003

Educational Attainment

	1 mile		3 miles		5 miles	
Total Population 25 years & Over	1,658		19,796		72,636	
No high school diploma	156	9%	1,532	8%	5,069	7%
High school graduate or equal	393	24%	3,936	20%	14,175	20%
Some college	385	23%	4,403	22%	17,411	24%
Associate's degree	169	10%	2,205	11%	6,388	9%
Bachelor's degree	449	27%	5,418	27%	20,175	28%
Masters, doctorate, professional	105	6%	2,302	12%	9,418	13%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Total Population 16 years & Over	1,824		22,208		81,941	
In labor force	1,389	76%	16,628	75%	60,458	74%
Civilian labor force	1,387	76%	16,605	75%	60,425	74%
Employed	1,358	74%	16,193	73%	57,908	71%
Unemployed	29	2%	412	2%	2,517	3%
In armed forces	2	0%	23	0%	34	0%
Not in labor force	435	24%	5,580	25%	21,482	26%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B23025

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	924		10,636		37,652	
Occupied Housing Units	838		9,999		36,063	
Owner occupied units	706	84%	8,338	83%	29,368	81%
Renter occupied units	131	16%	1,662	17%	6,695	19%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	706		8,338		29,368	
Less than \$100,000	50	7%	338	4%	1,853	6%
\$100,000 to \$199,999	249	35%	2,244	27%	6,415	22%
\$200,000 to \$299,999	189	27%	3,187	38%	11,748	40%
\$300,000 to \$399,999	118	17%	1,547	19%	5,741	20%
\$400,000 to \$499,999	57	8%	561	7%	2,217	8%
\$500,000 or more	43	6%	462	6%	1,395	5%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25075

Detailed Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
Male	1,249	50%	14,535	48%	54,346	49%
Under 5 years	98	4%	1,102	4%	4,251	4%
5 to 9 years	118	5%	1,247	4%	4,671	4%
10 to 14 years	73	3%	1,344	4%	4,760	4%
15 to 17 years	54	2%	760	2%	2,675	2%
18 and 19 years	12	0%	200	1%	997	1%
20 years	13	1%	113	0%	465	0%
21 years	5	0%	71	0%	343	0%
22 to 24 years	29	1%	325	1%	1,218	1%
25 to 29 years	57	2%	647	2%	2,597	2%
30 to 34 years	135	5%	1,206	4%	4,611	4%
35 to 39 years	102	4%	1,270	4%	4,907	4%
40 to 44 years	110	4%	1,527	5%	5,520	5%
45 to 49 years	77	3%	1,085	4%	4,149	4%
50 to 54 years	104	4%	996	3%	3,172	3%
55 to 59 years	92	4%	816	3%	2,855	3%
60 and 61 years	16	1%	193	1%	751	1%
62 to 64 years	40	2%	526	2%	1,569	1%
65 and 66 years	25	1%	168	1%	834	1%
67 to 69 years	26	1%	220	1%	989	1%
70 to 74 years	18	1%	283	1%	1,229	1%
75 to 79 years	27	1%	233	1%	946	1%
80 to 84 years	6	0%	104	0%	535	0%
85 years and over	13	1%	101	0%	303	0%
	1 mile		3 miles		5 miles	
Female:	1,270	50%	15,866	52%	56,650	51%
Under 5 years	92	4%	1,216	4%	4,033	4%
5 to 9 years	97	4%	1,405	5%	4,689	4%
10 to 14 years	160	6%	1,507	5%	4,983	4%
15 to 17 years	41	2%	474	2%	2,070	2%
18 and 19 years	22	1%	231	1%	894	1%
20 years	8	0%	207	1%	555	1%
21 years	3	0%	82	0%	392	0%
22 to 24 years	35	1%	321	1%	1,363	1%
25 to 29 years	59	2%	914	3%	3,531	3%
30 to 34 years	190	8%	1,485	5%	4,891	4%
35 to 39 years	93	4%	1,366	4%	5,434	5%
40 to 44 years	73	3%	1,330	4%	4,890	4%
45 to 49 years	60	2%	1,162	4%	3,927	4%
50 to 54 years	51	2%	923	3%	3,151	3%
55 to 59 years	122	5%	943	3%	3,292	3%
60 and 61 years	28	1%	365	1%	1,197	1%
62 to 64 years	37	1%	445	1%	1,633	1%
65 and 66 years	24	1%	341	1%	1,096	1%
67 to 69 years	26	1%	312	1%	1,322	1%
70 to 74 years	17	1%	389	1%	1,544	1%
75 to 79 years	12	0%	211	1%	737	1%
80 to 84 years	9	0%	167	1%	635	1%
85 years and over	8	0%	71	0%	391	0%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,677,668	34,894,452				18%
Denton County	432,976	662,614	897,953	1,234,110				37%

Source: Texas Demographic Center, Projections of the Population of Texas and Counties in Texas by Age, Sex and Race/Ethnicity for 2010-2050, 2018.

METHODOLOGY

First, a geographic information system (GIS) analysis calculates the project's radius(es). The GIS analysis then identifies the 2019 US Census Bureau Block Groups that intersect the project's radiuses. Then, the GIS analysis calculates the percent of each Block Group within each radius distance (overlap). Next, the overlap percent is multiplied by the demographics for each Block Group. Finally, the radius demographic estimate equals the sum of the overlap multiplied by the demographics for all Block Groups that intersect a radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census Block Groups; and
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets).

This methodology assumes that the **population is equally distributed** throughout a Block Group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area Block Groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

CUBIT

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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;
- (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.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company _____ Date _____

Buyer, Seller, Tenant or Landlord _____ Date _____

Real Estate Licensee _____ Date _____

Buyer, Seller, Tenant or Landlord _____ Date _____

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.