

An aerial photograph of a suburban neighborhood in Aledo, Texas. The image shows a grid of streets with single-story and two-story houses. Many homes have swimming pools in their backyards, and there are numerous trees and green spaces throughout the area. The overall scene is a typical suburban residential development.

Shaw Ranch

A Premier Residential Development Opportunity
Aledo, Texas

Community Overview

Balanced lot mix with
meaningful open space.



Executive Summary

103 Residential Lots • Preliminary Plat Approved •

103 approved residential lots
3 HOA/Open Space tracts totaling ~9 acres
60' and 70' lot widths
Lot sizes: 7,000-16,000 SF (avg. 8,932 SF)
City water and sewer
No MUD / No PID
Seller will consider a strong paper lot offer

Why Shaw Ranch

Acquire an entitled community instead of raw land.

- Nearly a year of entitlement work already completed
- Preliminary Plat approved by Aledo City Council.
- Reduced risk and accelerated timeline
- Municipal utility commitments in place and NO offsite utility
- Award willing Aledo ISD with proposed Middle School Site adjacent
- 9 acres green space
- Majority of lots oriented to ranch land/open space



200 Old Annetta Road Aledo, TX 76008 | planning@aledotx.gov | (817) 441-7016

May 15, 2026

Gunner Chi – TNP
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137

Elaine Sue Shaw Burress
218 Scenic Drive
Aledo, TX 76008

RE: Approval of Preliminary Plat of Shaw Ranch Subdivision

Dear Mr. Chi and Ms. Burress,

On May 7, 2026, the City of Aledo City Council approved the Preliminary Plat of the proposed Shaw Ranch Subdivision. All required documentation has been received and verified, and the proposed layout complies with City and State subdivision and zoning regulations.

LIST OF BLOCK LENGTHS				
BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Shaw Drive	Start	Burress Way	863
Block 1	Burress Way	Shaw Drive	End	245
Block 1	Burress Way	Green Court	End	637
Block 1	Green Court	Burress Way	Hall Avenue	446
Block 1	Hall Avenue	Green Court	End	649
Block 1	Green Court	Burress Way	End	1,304
Block 1	Burress Way	Rolling Hills Dr	Green Court	1,274
Block 2	Shaw Drive	Start	Burress Way	1,046
Block 2	Burress Way	Rolling Hills Dr	Shaw Drive	1,521
Block 3	Hall Avenue	Green Court	End	512
Block 3	Green Court	Burress Way	End	440

PRIVATE OPEN SPACE LOTS *			
LOT	BLOCK	AREA (Ac.)	NOTE
1x	1	4.81	HOA LOT - OPEN SPACE DRAINAGE LOT
2x	1	0.08	HOA LOT - OPEN SPACE DRAINAGE LOT
3x	2	4.39	HOA LOT - OPEN SPACE DRAINAGE LOT

* ALL OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 * PER UDC SECTION 5.2, THE REQUIRED OPEN SPACE FOR THIS DEVELOPMENT IS 0.47 ACRES. OPEN SPACE LOT 3x, BLOCK 2 PROVIDES APPROXIMATELY 2.18 ACRES OF USABLE AREA OUTSIDE OF THE FLOODPLAIN, THEREBY SATISFYING THE UDC REQUIREMENTS.

LAND USE SUMMARY TABLE		
SINGLE FAMILY RESIDENTIAL	103 LOTS	21.37 Ac.
PRIVATE OPEN SPACE	3	9.03 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR	0 LF	0 Ac.
RESIDENTIAL	4,905 LF	5.75 Ac.

POPULATION DENSITIES	
PROJECT AREA	36.153 Acres
LOTS PER ACRE (103 LOTS/36.153 Ac.)	2.85 LOTS/ACRE
POPULATION YIELD	103 LOTS x 3.00 PEOPLE/LOT = 309 PEOPLE

LOT SIZE AVERAGES	
AVERAGE LOT SIZE (SQ. FT.)	8,932 SF
SMALLEST LOT (LOT 2, BLK 3 - 70' x 100')	7,000 SF
LARGEST LOT (LOT 44, BLK 1 - 47' x 219')	16,190 SF

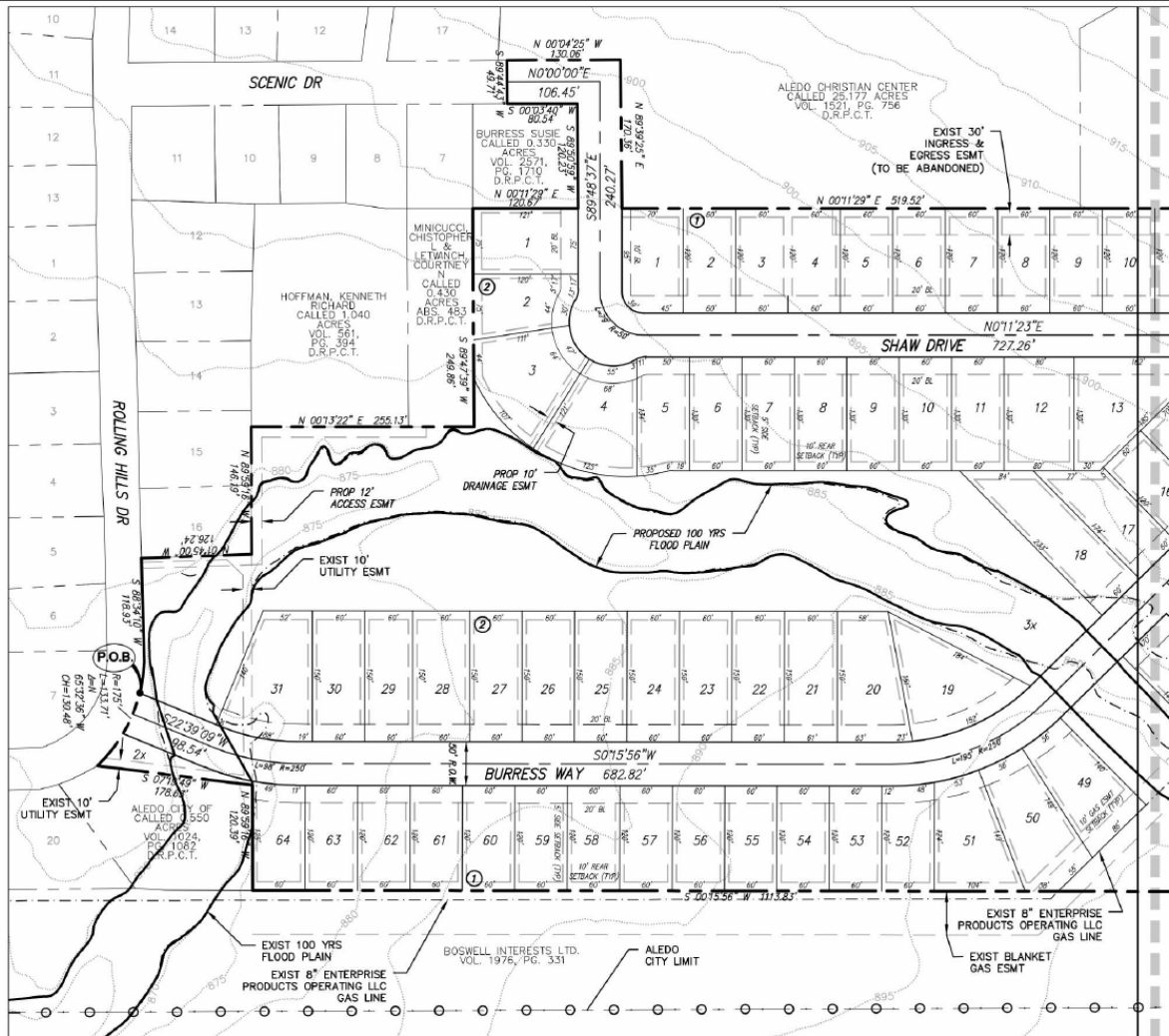
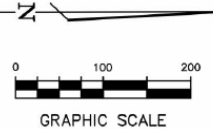
R.O.W. DEDICATION	
RESIDENTIAL R.O.W.	5.75 Ac.
TOTAL R.O.W.	5.75 Ac.
RATIO TO TOTAL PROJECT AREA (36.153 Ac.)	15.09%

LOT COUNTS	
RESIDENTIAL LOTS	103 LOTS
OPEN SPACE LOTS	3 LOTS
TOTAL LOTS	106 LOTS

A PRELIMINARY PLAT FOR
SHAW RANCH
 36.153 ACRES SITUATED IN THE
 FAWKS, L R SURVEY, ABSTRACT
 NUMBER 483
 PARKER COUNTY, TEXAS
ALEDO, TEXAS

April 22, 2026
 (SHEET 1 OF 4)

OWNER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	DEVELOPER SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
ENGINEER TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.	SURVEYOR HORIZON LAND SURVEYING P.O. Box 1935 AZLE, TEXAS 76098 (817) 584-9027 CONTACT: DOUG BURT



LOT YIELDS	
PROPOSED 60' WIDE LOTS	84 LOTS
PROPOSED 70' WIDE LOTS	19 LOTS
TOTAL LOTS	103

- NOTES**
1. THE ENTIRE DEVELOPMENT IS LOCATED WITHIN ALEDO CITY LIMITS.
 2. ENTIRE DEVELOPMENT IS LOCATED IN PARKER COUNTY.
 3. DEVELOPER WILL INSTALL WATER AND SANITARY SEWER.
 4. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY CITY OF ALEDO.
 5. FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 6. PROPOSED STREET R.O.W.s ARE 50' UNLESS OTHERWISE NOTED.
 7. DEVELOPMENT TO BE SERVED BY TWO POINTS OF ACCESS FROM ROLLING HILLS DR AND SCENIC DR.
 8. SIDEWALKS ADJACENT TO RESIDENTIAL LOTS WILL BE CONSTRUCTED BY THE DEVELOPER. WHILE SIDEWALKS WITHIN OPEN SPACE AREAS WILL BE CONSTRUCTED BY THE DEVELOPER.
 9. A TRAILS SYSTEM WILL BE PROVIDED IN THE OPEN SPACE AREAS.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2026
 by the city council of the City of Aledo, Texas.

Mayor _____

City Secretary _____

MATCHLINE SHEET 2 OF 4

VICINITY MAP

OR 1167

QUEEN ST

E OAK ST

N FRONT ST

ROLLING HILLS DR

N
N.T.S.

April 22, 2026
(SHEET 2 OF 4)

HORIZON LAND SURVEYING
P.O. Box 1935
AZLE, TEXAS 76098
(817) 584-9027
CONTACT: DOUG BURT

SPECIALTY RESEARCH ASSOC INC
CALLED 5.400 ACRES
VOL. 1544, PG. 1038
D.R.P.C.T.

ALEDO CHRISTIAN CENTER
CALLED 25.177 ACRES
VOL. 1521, PG. 756
D.R.P.C.T.

EXIST 30' INGRESS & EGRESS ESMT
(TO BE ABANDONED)

PROP 15' DRAINAGE ESMT

EXIST 5' T.E.S.C. ESMT

EXIST 5' T.E.S.C. ESMT

EXIST 8' ENTERPRISE PRODUCTS OPERATING LLC GAS LINE

SHAW DRIVE

BURRUS WAY

GREEN COURT

HALL AVENUE

EXIST 5' T.E.S.C. ESMT

BROTHERS IN CHRIST PROPERTIES LLC
CALLED 278.973 ACRES
ABS. 2091
D.R.P.C.T.

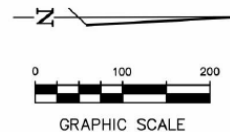
ALEDO CITY LIMIT

EXIST 100 YRS FLOOD PLAIN

EXIST 5' T.E.S.C. ESMT

PROPOSED 100 YRS FLOOD PLAIN

BROTHERS IN CHRIST PROPERTIES LLC
CALLED 37.056 ACRES
ABS. 2348
D.R.P.C.T.



LIST OF LOT AREAS			
BLOCK	LOT	AREA (SQ. FT.)	AREA (AC.)
Block 1	1	8,286	0.19
Block 1	2	7,200	0.17
Block 1	3	7,200	0.17
Block 1	4	7,200	0.17
Block 1	5	7,200	0.17
Block 1	6	7,199	0.17
Block 1	7	7,199	0.17
Block 1	8	7,199	0.17
Block 1	9	7,199	0.17
Block 1	10	7,199	0.17
Block 1	11	7,199	0.17
Block 1	12	7,199	0.17
Block 1	13	7,191	0.17
Block 1	14	9,408	0.22
Block 1	15	13,825	0.32
Block 1	16	15,380	0.35
Block 1	17	10,519	0.24
Block 1	18	8,831	0.20
Block 1	19	8,400	0.19
Block 1	20	8,400	0.19
Block 1	21	8,400	0.19
Block 1	22	8,400	0.19
Block 1	23	8,400	0.19
Block 1	24	8,400	0.19
Block 1	25	9,800	0.22
Block 1	26	12,232	0.28
Block 1	27	8,067	0.19
Block 1	28	9,405	0.22
Block 1	29	7,242	0.17
Block 1	30	7,200	0.17
Block 1	31	7,200	0.17
Block 1	32	7,200	0.17
Block 1	33	7,200	0.17
Block 1	34	7,200	0.17
Block 1	35	8,008	0.18
Block 1	36	10,122	0.23
Block 1	37	8,597	0.20
Block 1	38	8,625	0.20
Block 1	39	14,973	0.34
Block 1	40	7,990	0.18
Block 1	41	7,470	0.17
Block 1	42	7,540	0.17
Block 1	43	8,418	0.19
Block 1	44	16,190	0.37
Block 1	45	14,466	0.33
Block 1	46	12,397	0.28
Block 1	47	9,038	0.21
Block 1	48	9,800	0.22
Block 1	49	10,112	0.23

A PRELIMINARY PLAT FOR
SHAW RANCH
36.153 ACRES SITUATED IN THE
FAWKS, L R SURVEY, ABSTRACT
NUMBER 483
PARKER COUNTY, TEXAS
ALEDO, TEXAS

April 22, 2026
(SHEET 3 OF 4)

OWNER

SHAW RANCH DEVELOPMENT, LLC
601 S FM 1187, SUITE D
ALEDO, TEXAS 76008
972-822-3111

ENGINEER

TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DR, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: GUNNER CHI, P.E.

DEVELOPER

SHAW RANCH DEVELOPMENT, LLC
601 S FM 1187, SUITE D
ALEDO, TEXAS 76008
972-822-3111

SURVEYOR

HORIZON LAND SURVEYING
P.O. Box 1935
AZLE, TEXAS 76098
(817) 584-9027
CONTACT: DOUG BURT

LIST OF LOT AREAS			
BLOCK	LOT	AREA (SQ. FT.)	AREA (AC.)
Block 1	50	11,186	0.26
Block 1	51	10,329	0.24
Block 1	52	7,292	0.17
Block 1	53	7,223	0.17
Block 1	54	7,223	0.17
Block 1	55	7,223	0.17
Block 1	56	7,223	0.17
Block 1	57	7,223	0.17
Block 1	58	7,223	0.17
Block 1	59	7,223	0.17
Block 1	60	7,223	0.17
Block 1	61	7,223	0.17
Block 1	62	7,223	0.17
Block 1	63	7,223	0.17
Block 1	64	7,329	0.17
Block 1	1x	23,264	4.81
Block 1	2x	391	0.08
Block 2	1	9,031	0.21
Block 2	2	7,708	0.18
Block 2	3	11,664	0.27
Block 2	4	11,301	0.26
Block 2	5	7,939	0.18
Block 2	6	7,802	0.18
Block 2	7	7,802	0.18
Block 2	8	7,802	0.18
Block 2	9	7,802	0.18
Block 2	10	7,802	0.18
Block 2	11	7,802	0.18
Block 2	12	10,403	0.24
Block 2	13	12,471	0.29
Block 2	14	11,380	0.26
Block 2	15	8,400	0.19
Block 2	16	7,200	0.17
Block 2	17	8,663	0.20
Block 2	18	12,189	0.28
Block 2	19	12,180	0.28
Block 2	20	10,834	0.25
Block 2	21	9,077	0.21
Block 2	22	8,989	0.21
Block 2	23	8,989	0.21
Block 2	24	8,989	0.21
Block 2	25	8,989	0.21
Block 2	26	8,989	0.21
Block 2	27	8,989	0.21
Block 2	28	8,989	0.21
Block 2	29	8,989	0.21
Block 2	30	8,989	0.21
Block 2	31	12,416	0.29
Block 2	3x	21,262	4.39
Block 3	1	9,195	0.21
Block 3	2	7,000	0.16
Block 3	3	7,000	0.16
Block 3	4	7,000	0.16
Block 3	5	13,177	0.30
Block 3	6	11,640	0.27
Block 3	7	7,000	0.16
Block 3	8	12,305	0.28

Mets and Bounds Description

Description for a tract of land situated in the L.R. FAWKS SURVEY, Abstract No. 483, Parker County, Texas, said tract being all of that certain tract of land described in deed to Jessica Erin Green Moteware, Andrea Celeste Green Leinberger, Sarah Elizabeth Burruss Smith, Rachel Leigh Burruss Talver, Hannah Christine Burruss Hall, Rebekah Michelle Burruss, Nathaniel Allen Burruss, John Mark Burruss, recorded in Clerks File No. 202503480, Real Records, Parker County, Texas, all of that certain tract of land described in deed to Cheryl Lynn Shaw, recorded in Volume 708, Page 472, Deed Records, Parker County, Texas, all of that certain tract of land described in deed to Elaine Sue Shaw, recorded in Volume 708, Page 470, Deed Records, Parker County, Texas, all of those certain tracts of land described as Aledo Billie Shaw Parcel 4, Parcel 5 and Parcel 6, in deed to The Billie J. Shaw Family Irrevocable Trust, recorded in Clerks File No. 202203602, Real Records, Parker County, Texas, oil of that certain tract of land described in deed to John Mark Burruss, recorded in Clerks File No. 202314699 and all of Lot 17, Block 9, Rolling Hills, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Cabinet B, Slide 371, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the North line of Rolling Hills Drive, said iron being for the Southwest corner of said Lot 17, Block 9 and the Southeast corner of Lot 16, Block 9;

thence N 01°45'00" W, with the common line of said Lot 16 & 17, Block 9, a distance of 126.24 feet to a capped iron set at the Northwest corner of said Lot 17, Block 9 and the Northeast corner of said Lot 16, Block 9 and being in the South line of said Aledo Billie Shaw Parcel 5;

thence N 89°39'16" W, with the North line of said Rolling Hills and with the South line of said Aledo Billie Shaw Parcel 5, a distance of 146.19 feet to a 1 1/2" pipe found at the Southwest corner of said Aledo Billie Shaw Parcel 5 and the Southwest corner of that certain tract of land described in deed to Kenneth Richard Hoffman and Glenda Hoffman, recorded in Volume 561, Page 394, Deed Records, Parker County, Texas;

thence N 00°13'22" E, with the West line of said Aledo Billie Shaw Parcel 5 and with the East line of said Volume 561, Page 394 and with the East line of that certain tract of land described in deed to Christopher L. Minicucci and Courtney N. Letwinch, recorded in Clerks File No. 202520452, Real Records, Parker County, Texas, a distance of 255.13 feet to a Mizell capped iron found at an ell corner of said Aledo Billie Shaw Parcel 5 and the Southeast corner of said Clerks File No. 202314699 and the Northeast corner of said Clerks File No. 202520452;

thence S 89°47'39" W, with the most Westerly South line of said Aledo Billie Shaw Parcel 5 and with the South line of said Clerks File No. 202314699 and with the North line of said Clerks File No. 202520452, a distance of 249.86 feet to a capped iron found at the most Westerly Southwest corner of said Aledo Billie Shaw Parcel 5 and the Southwest corner of said Clerks File No. 202314699 and the Northwest corner of said Clerks File No. 202520452 and the Northeast corner of Lot 7, Block 9 of said Rolling Hills and the Southeast corner of that certain tract of land described in deed to Susie Burruss, recorded in Volume 2571, Page 1710, Real Records, Parker County, Texas;

thence N 00°11'29" E, with the West line of said Aledo Billie Shaw Parcel 5 and with the East line of said Volume 2571, Page 1710, a distance of 120.67 feet to a capped iron set at the Northeast corner of said Volume 2571, Page 1710 and the most Easterly Southeast corner of said Aledo Billie Shaw Parcel 6;

thence S 89°50'59" W, with the common line of said Volume 2571, Page 1710 and said Aledo Billie Shaw Parcel 6, a distance of 120.23 feet to a spike found at the Northwest corner of said Volume 2571, Page 1710 and at an ell corner of said Aledo Billie Shaw Parcel 6;

thence S 00°03'40" W, with the common line of said Volume 2571, Page 1710 and said Aledo Billie Shaw Parcel 6, a distance of 80.54 feet to a Brooks Baker capped iron found at the Southeast corner of said Aledo Billie Shaw Parcel 6 and being for the Northeast corner of Scenic Drive;

thence S 89°44'43" W, with the South line of said Aledo Billie Shaw Parcel 6 and with the North line of said Scenic Drive, a distance of 49.71 feet to a 1/2" iron found at the Southwest corner of said Aledo Billie Shaw Parcel 6 and for the Northeast corner of Lot 17, Block 6, Rolling Hills and being for the most Southerly Southeast corner of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1521, Page 756, Real Records, Parker County, Texas;

thence N 00°04'25" W, with the common line of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756, a distance of 130.06 feet to a capped iron set at an ell corner of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756;

thence N 89°39'25" E, with the common line of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756, a distance of 170.36 feet to a capped iron set at the Northeast corner of said Aledo Billie Shaw Parcel 6 and for the Southeast corner of said Volume 1521, Page 756 and being in the West line of said Aledo Billie Shaw Parcel 5;

thence N 00°11'29" E, with the West line of said Aledo Billie Shaw Parcel 5 and the West line of said Volume 1521, Page 756, a distance of 519.52 feet to a capped iron found;

thence N 00°11'20" E, with the West line of said Clerks File No. 202503480 and with the East line of said Volume 1371, Page 1481 and with the East line of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1371, Page 1477, Real Records, Parker County, Texas, a distance of 808.12 feet to a 1/2" iron found at the Northwest corner of said Volume 708, Page 472 and the Southwest corner of said Clerks File No. 202503480;

thence N 00°05'57" E, with the West line of said Clerks File No. 202503480 and with the East line of said Volume 1371, Page 1481 and with the East line of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1371, Page 1477, Real Records, Parker County, Texas, a distance of 278.88 feet to a 1" iron found at the Northwest corner of said Clerks File No. 202503480 and the Northeast corner of said Volume 1371, Page 1477 and being in the South line of that certain tract of land described in deed to Brothers in Christ Properties, LLC, recorded in Clerks File No. 202523049, Real Records, Parker County, Texas;

thence N 88°36'10" E, with the North line of said Clerks File No. 202503480 and with the South line of said Clerks File No. 202523049, a distance of 784.95 feet to a Brooks Baker capped iron found at the Northeast corner of said Clerks File No. 202503480 and for an ell corner of said Clerks File No. 202523049;

thence with the common line of said Clerks File No. 202503480 and said Clerks File No. 202523049, the following calls:

S 01°33'00" E a distance of 22.55 feet to a Brooks Baker capped iron found;

S 21°19'18" W a distance of 27.60 feet to a Brooks Baker capped iron found;

thence S 00°15'54" E, with the East line of said Clerks File No. 202503480 and the East line of said Volume 708, Page 472 and with the West line of said Clerks File No. 202523049, a distance of 314.91 feet to an 8" wood post;

thence S 00°08'35" E, with the East line of said Volume 708, Page 472 and with the West line of said Clerks File No. 202523049, a distance of 135.89 feet to a Brooks Baker capped iron found;

thence S 00°18'38" E, with the East line of said Volume 708, Page 472 and with the East line of said Volume 708, Page 470 and with the East line of said Aledo Billie Shaw Parcel 4, and with the West line of said Clerks File No. 202523049, a distance of 437.80 feet to a Brooks Baker capped iron found at the most Southerly Southwest corner of said Clerks File No. 202523049 and the Northwest corner of that certain tract of land described in deed to Boswell Interests, Ltd. recorded in Volume 1976, Page 331, Real Records, Parker County, Texas;

thence S 00°15'56" W, with the East line of said Aledo Billie Shaw Parcel 4 and the East line of said Aledo Billie Shaw Parcel 5 and with the West line of said Volume 1976, Page 331, a distance of 1113.83 feet to a capped iron set at the Southeast corner of said Aledo Billie Shaw Parcel 5 and the Northeast corner of that certain tract of land described in deed to Parker County Utility District, recorded in Volume 1024, Page 1082, Real Records, Parker County, Texas;

thence N 89°59'16" W, with the common line of said Aledo Billie Shaw Parcel 5 and said Volume 1024, Page 1082, a distance of 120.39 feet to a 1/2" iron found at an ell corner of said Aledo Billie Shaw Parcel 5 and at the Northwest corner of said Volume 1024, Page 1082 and at the Northeast corner of said Lot 17, Block 9;

thence S 07°19'49" W, with the common line of said Lot 17, Block 9 and said Volume 1024, Page 1082, a distance of 178. 63 feet to a capped iron set in the North line of Rolling Hills Drive and being for the Southeast corner of said Lot 17, Block 9 and the Southwest corner of said Volume 1024, Page 1082 and being for the beginning of a curve to the left whose radius is 175.00 feet;

thence with the North line of said Rolling Hills Drive and with said curve turning to the left with an arc length of 133.71", with a chord bearing of N 65°32'36" W, with a chord length of 130.48 feet to a capped iron set;

thence S 88°34'10" W, with the North line of said Rolling Hills Drive, a distance of 118.93 feet to the POINT OF BEGINNING and containing 36.153 acres of land.

Utilities

City Water • City Sewer • NO MUD • NO PID

NO Offsite Utility Costs

Municipal water

Municipal sewer

Texas Gas Service

Lower tax burden without MUD/PID

Growth

Adjacent to future Aledo ISD campus (~70 acres).

Proposed 70-acre Aledo ISD campus immediately north
Proposed Baseball Sports Complex immediately to northwest
Strong long-term value proposition

Deal Economics

Estimated development cost: sub-\$40K/lot
Comparable finished lots support ~\$150K average value

Project Timeline

Preliminary Plat ✓

Construction Plans: next 30 days

Mass Grading follows

Paper lot acquisition available now

Acquisition Structures

Paper lot sale, take-down, JV, or strategic acquisition.

Paper lot purchase
Finished lot take-down
Joint venture
Whole-project acquisition

Contact

Ryan Pafford | Broker & Developer
972-822-3111 | ryan@pointswestagency.com

Kenny Ozee | Developer
817-825-1229 | Debbiejozee@gmail.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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>Points West Agency</u>	<u>9002355</u>	<u>info@pointswestagency.com</u>	<u>(817)717-6036</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Ryan Pafford</u>	<u>0627822</u>	<u>ryan@pointswestagency.com</u>	<u>(972)822-3111</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Ryan Pafford</u>	<u>0627822</u>	<u>ryan@pointswestagency.com</u>	<u>(972)822-3111</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Ryan Pafford</u>	<u>0627822</u>	<u>ryan@pointswestagency.com</u>	<u>(972)822-3111</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission
Buyer/Tenant/Seller/Landlord Initials

Date
Information available at www.trec.texas.gov

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