

**5.368 ACRES
FOR SALE OR WILL BUILD TO SUIT
ENTERPRISE BUSINESS PARK
SCHERTZ, TEXAS**

SUMMARY

- Location:** Verde Parkway in Enterprise Business Park just off of IH-35 North and Schertz Parkway (See Location Map)
- Description:** A 5.368 acre tract with frontage on Verde Parkway across the street from the Amazon Distribution Center (See attached Survey)
- Zoning:** PDD (Planned Development District) - an overlap of General Business (GB) and Light Manufacturing (M-1) by the City of Schertz, Texas
- Utilities:** All utilities are in the R.O.W of Verde Parkway
- Prospective purchasers should employ a qualified engineer to provide detailed information regarding utility availability, extension, and capacity.
- Price:** Call For Pricing
- Comments:** Property has been platted by the City of Schertz. Owner will either sell or complete a build to suit for a qualified prospect.

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San Antonio, TX 78209
www.colglazier.com

ENTERPRISE BUSINESS PARK TRACT

Schertz, Texas

5.368 ACRES

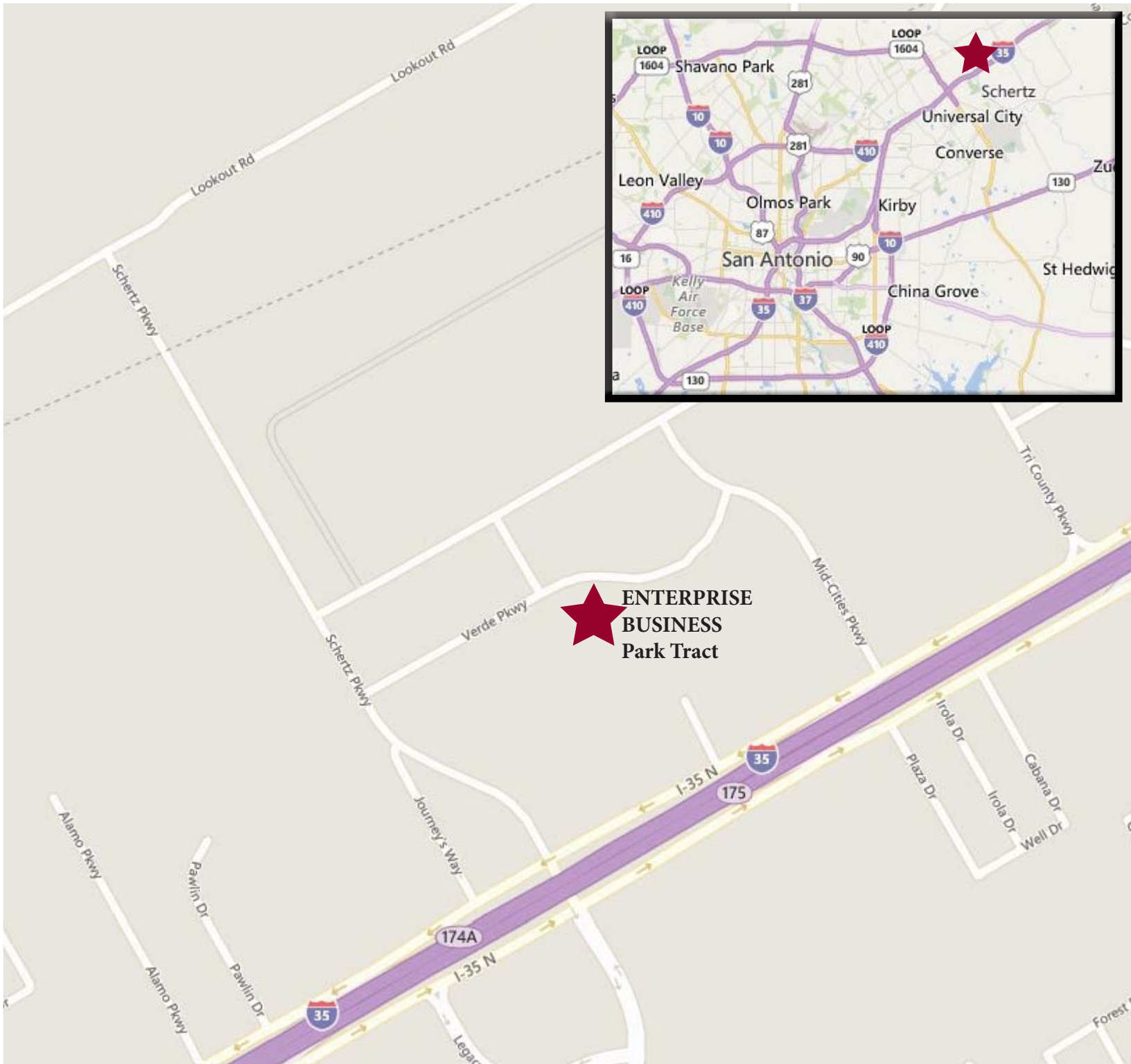


John A. Colglazier, Sr., John Durbin, John A. Colglazier, Jr., Cooper N. Boddy, and Scott A. Christy are licensed real estate brokers or salesmen in the State of Texas and may or may not be involved in the ownership of this property. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

ENTERPRISE BUSINESS PARK TRACT

Schertz, Texas

5.368 ACRES



**ENTERPRISE
BUSINESS
Park Tract**

Contact:

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NOTES
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99984518458.

2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. NCS-813463-ATL, EFFECTIVE DATE SEPTEMBER 23, 2016, ISSUED DATE OCTOBER 12, 2016.

LEGAL DESCRIPTION:
 TRACT 2, LOT 4 BLOCK 12, OF THE VERDE ENTERPRISE BUSINESS PARK UNIT 10-B ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER BOOK VOLUME 8, PAGE 115, IN DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
 TRACT 2 BEING 5.00 ACRES OUT OF APPROXIMATELY 7.0272 SITUATED IN THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, BEING A PART OF THAT CERTAIN 127.252 ACRES DESCRIBED IN SPECIAL WARRANTY DEED FROM CEM/SALINAS/COMELIN JOINT VENTURE TO MID CITIES 35 PARTNERS, LTD., FILED FOR RECORD IN VOLUME 2217, PAGE 659, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND UNDER C0202005003063638, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

SCHEDULE B:
 1. RESTRICTIVE COVENANTS OF RECORD:
 - VOLUME 8 PAGE 115 (PLAT) - APPLIES (TRACT 1)
 - VOLUME 2579 PAGE 656 - APPLIES (ALL TRACTS)
 - VOLUME 2659 PAGE 42 AS AMENDED IN VOLUME 4000 PAGE 155 - APPLIES (ALL TRACTS)
 - VOLUME 2579 PAGE 712 - APPLIES (ALL TRACTS)
 - VOLUME 3088 PAGE 542 - APPLIES (ALL TRACTS)
 - VOLUME 2653 PAGE 289 - APPLIES (ALL TRACTS)

10. f) VOLUME 8 PAGE 115 (PLAT) - APPLIES (TRACT 1)
 - 50 FOOT BUILDING SETBACK LINE - SHOWN
 - 14 FOOT UTILITY EASEMENT - SHOWN
 g) VOLUME 2292 PAGE 883 AS CORRECTED IN VOLUME 2608 PAGE 313 - NOT A SURVEY MATTER (TRACT 1)
 - CLEAR CHANNEL OUTDOOR LEASE AGREEMENT - NOT PLOTTABLE - NO EASEMENT DEFINED BY INSTRUMENTS
 h) VOLUME 2292 PAGE 883 AS CORRECTED IN VOLUME 2608 PAGE 313 - NOT A SURVEY MATTER (TRACT 1)
 - MINERAL ESTATE AND INTEREST
 i) VOLUME 640 PAGE 709 - APPLIES (TRACT 2)
 - 25' SEWER LINE EASEMENT - SHOWN
 j) VOLUME 640 PAGE 773 - DOES NOT APPLY (TRACT 2)
 - SEWER LINE EASEMENT - NOT SHOWN - DOES NOT CROSS SUBJECT TRACT

k) VOLUME 260 PAGE 481 - DOES NOT APPLY (TRACT 2)
 - CHANNEL EASEMENT - NOT SHOWN - DOES NOT CROSS SUBJECT TRACT
 l) VOLUME 345 PAGE 296 - DOES NOT APPLY (TRACT 2)
 - CHANNEL EASEMENT - NOT SHOWN - DOES NOT CROSS SUBJECT TRACT

m) VOLUME 1095 PAGE 305 AS AMENDED IN VOLUME 1136 PAGE 635 - DOES NOT APPLY (TRACT 2)
 - SEWER AND WATER EASEMENTS - DOES NOT CROSS SUBJECT TRACT
 n) VOLUME 875 PAGE 13 - DOES NOT APPLY (TRACT 2)
 - CONTROLLED ACCESS HIGHWAY FACILITY - DOES NOT CROSS SUBJECT TRACT

o) VOLUME 2579 PAGE 656 - APPLIES (ALL TRACTS)
 - DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
 p) VOLUME 2579 PAGE 656 - APPLIES (ALL TRACTS)
 - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN PLANNED UNIT DEVELOPMENT AGREEMENT
 q) VOLUME 2659 PAGE 42 AS AMENDED IN VOLUME 4000 PAGE 155 - APPLIES (ALL TRACTS)
 - DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AND FIRST AMENDMENT
 r) VOLUME 2579 PAGE 712 - APPLIES (ALL TRACTS)
 - RECIPROCAL DEVELOPMENT, OPERATING AND EASEMENT AGREEMENT

s) VOLUME 3088 PAGE 542 - APPLIES (ALL TRACTS)
 - DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
 t) VOLUME 2653 PAGE 289 - APPLIES (ALL TRACTS)
 - RESTRICTIVE COVENANT AGREEMENT
 u) VOLUME 4119 PAGE 812 - MAY APPLY
 - EASEMENT AGREEMENT - NOT PLOTTABLE DUE TO INSUFFICIENT DESCRIPTION OF EASEMENT

3. A PORTION OF REFERENCED PROPERTY (TRACT 2) IS IN ZONE A, 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUATED OR EXCEEDED IN ANY GIVEN YEAR AND ZONE X (ALL TRACTS). AREAS DETERMINED TO BE OUTSIDE THE 600-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 210 OF 480, COMMUNITY PANEL NO. 48187C0210F, DATED NOVEMBER 2, 2007, REVISED TO REFLECT LOMR EFFECTIVE: JULY 16, 2010.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.

5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY (TRACT 2 ONLY). SEE PAGE 2 OF 2 FOR METES AND BOUNDS DESCRIPTION OF TRACT 2.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

9. SUBJECT TRACTS WERE VACANT AT TIME OF SURVEY, THERE WERE NO STRUCTURES OR BUILDINGS ON THE SUBJECT TRACTS.

FIELD NOTES
 FOR
 A 4.968 ACRE TRACT

A 4.968 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, OUT OF THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, AND BEING A PORTION OF A 4.1936 ACRE TRACT OF LAND CONVEYED TO MID CITIES 35 PARTNERS, LTD. OF RECORD IN VOLUME 4164 PAGE 739 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS AND A REMAINING PORTION OF A 127.252 ACRE TRACT OF LAND CONVEYED TO MID CITIES 35 PARTNERS, LTD. OF RECORD IN VOLUME 2217 PAGE 659 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. SAID 4.968 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JACOBS" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF VERDE PARKWAY, A 60' RIGHT-OF-WAY OF RECORD IN VOLUME 7 PAGE 476 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF LOT 4, BLOCK 12, OF THE VERDE ENTERPRISE BUSINESS PARK, UNIT 10B OF RECORD IN VOLUME 8 PAGE 115 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE REMAINING PORTION OF THE 127.252 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF VERDE PARKWAY AND THE NORTHWEST LINE OF THE REMAINING PORTION OF THE 127.252 ACRE TRACT THE FOLLOWING THREE (3) COURSES:
 1. N 59° 38' 54" E, A DISTANCE OF 74.32 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;
 2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 34°58'13", AN ARC LENGTH OF 225.83 FEET AND A CHORD BEARS, N 77° 08' 02" E, A DISTANCE OF 222.34 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN, AND
 3. S 85° 22' 49" E, A DISTANCE OF 46.61 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 10 OF THE VERDE ENTERPRISE BUSINESS PARK UNIT 4A OF RECORD IN VOLUME 7 PAGE 639 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR AN EXTERIOR CORNER AND A POINT OF NON-TANGENCY FOR THE REMAINING PORTION OF THE 127.252 ACRE TRACT AND THE TRACT DESCRIBED HEREIN.

THENCE: DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF VERDE PARKWAY AND ALONG AND WITH THE WESTERLY LINE OF LOT 3, BLOCK 10, UNIT 4A AND THE EASTERLY LINE OF THE REMAINING PORTION OF THE 127.252 ACRE TRACT THE FOLLOWING TWO (2) COURSES:
 1. S 30° 22' 07" E, A DISTANCE OF 169.54 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AND
 2. N 61° 52' 32" E, A DISTANCE OF 102.86 FEET TO A FOUND 5/8" IRON ROD FOR THE NORTHWEST CORNER OF A CALLED 0.75 ACRES TRACT OF LAND CONVEYED TO WAAGNER FAMILY, LTD. OF RECORD IN VOLUME 1484 PAGE 902 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE REMAINING PORTION OF THE 127.252 ACRE TRACT AND THE TRACT DESCRIBED HEREIN.

THENCE: DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF VERDE PARKWAY AND ALONG AND WITH THE WESTERLY LINE OF THE 8.05 ACRE TRACT AND CONTINUING WITH THE EAST LINE OF THE REMAINING PORTION OF THE 127.252 ACRE TRACT, A DISTANCE OF 294.06 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE NORTHEAST CORNER OF A 0.735 ACRES TRACT OF LAND CONVEYED TO WAAGNER FAMILY, LTD. OF RECORD IN VOLUME 1484 PAGE 902 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR A POINT OF CURVATURE OF THE 8.05 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE REMAINING PORTION OF THE 127.252 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH COMMON LINE BETWEEN THE 0.735 ACRES TRACT AND THE REMAINING PORTION OF THE 127.252 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:
 1. S 28° 54' 15" W, A DISTANCE OF 60.00 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "C & S-A, PROP. COR." FOR AN INTERIOR CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
 2. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 172.39 FEET, A DELTA ANGLE OF 3°01'38", AN ARC LENGTH OF 99.37 FEET AND A CHORD BEARS, S 14° 34' 59" E, A DISTANCE OF 98.00 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
 3. S 01° 55' 48" W, A DISTANCE OF 30.26 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
 4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 232.39 FEET, A DELTA ANGLE OF 33°01'38", AN ARC LENGTH OF 133.96 FEET AND A CHORD BEARS, S 14° 34' 59" E, A DISTANCE OF 132.11 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN, AND
 5. S 31° 05' 45" E, A DISTANCE OF 13.04 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;

THENCE: INTO AND ACROSS THE REMAINING PORTION OF THE 127.252 ACRE TRACT AND WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET, A DELTA ANGLE OF 17° 50' 31", AN ARC LENGTH OF 19.85 FEET AND A CHORD BEARS, N 07° 03' 09" W, A DISTANCE OF 19.85 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN;
 THENCE: CONTINUING INTO AND ACROSS THE 127.252 ACRE TRACT, AT A DISTANCE OF 213.81 FEET PASSING THE EASTERLY LINE OF THE 4.1936 ACRE TRACT AND A SOUTHWESTERLY LINE OF THE 127.252 ACRE TRACT AND CONTINUING INTO AND ACROSS THE 4.1936 ACRE TRACT FOR A TOTAL DISTANCE OF 397.81 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;

THENCE: CONTINUING INTO AND ACROSS THE 127.252 ACRE TRACT, AT A DISTANCE OF 213.81 FEET PASSING THE EASTERLY LINE OF THE 4.1936 ACRE TRACT AND A SOUTHWESTERLY LINE OF THE 127.252 ACRE TRACT AND CONTINUING INTO AND ACROSS THE 4.1936 ACRE TRACT FOR A TOTAL DISTANCE OF 397.81 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN, AND
 1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 101.00 FEET, A DELTA ANGLE OF 62° 13' 03", AN ARC LENGTH OF 109.88 FEET AND A CHORD BEARS, N 88° 14' 24" W, A DISTANCE OF 104.37 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN, AND
 2. S 89° 39' 04" W, A DISTANCE OF 6.28 FEET TO A POINT IN THE WESTERLY LINE OF THE 4.1936 ACRE TRACT, FOR THE NORTHEAST CORNER OF A 65 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON THE VERDE ENTERPRISE BUSINESS PARK UNIT 9 PLAT OF RECORD IN VOLUME 1 PAGE 438 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JACOBS" BEARS, N 33° 26' 27" E, A DISTANCE OF 0.25 FEET;

THENCE: N 30° 26' 51" W, ALONG AND WITH THE EAST LINE OF SAID LOT 4 AND THE WESTERLY LINE OF THE 4.1936 ACRE TRACT, AT A DISTANCE OF 384.35 FEET PASSING A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THE 127.252 ACRE TRACT AND A SOUTHWEST CORNER OF THE 127.252 ACRE TRACT, AND CONTINUING ALONG AND WITH THE EAST LINE OF SAID LOT 4 AND A WESTERLY LINE OF THE 127.252 ACRE TRACT, FOR A TOTAL DISTANCE OF 400.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.968 ACRES OR 216,406 SQUARE FEET MORE OR LESS, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING, BEARING REBAR AND NAD83 (2011) TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204. DISTANCES RECITED HEREIN ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99984518458.

THENCE: N 30° 26' 51" W, ALONG AND WITH THE EAST LINE OF SAID LOT 4 AND THE WESTERLY LINE OF THE 4.1936 ACRE TRACT, AT A DISTANCE OF 384.35 FEET PASSING A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THE 127.252 ACRE TRACT AND A SOUTHWEST CORNER OF THE 127.252 ACRE TRACT, AND CONTINUING ALONG AND WITH THE EAST LINE OF SAID LOT 4 AND A WESTERLY LINE OF THE 127.252 ACRE TRACT, FOR A TOTAL DISTANCE OF 400.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.968 ACRES OR 216,406 SQUARE FEET MORE OR LESS, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING, BEARING REBAR AND NAD83 (2011) TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204. DISTANCES RECITED HEREIN ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99984518458.

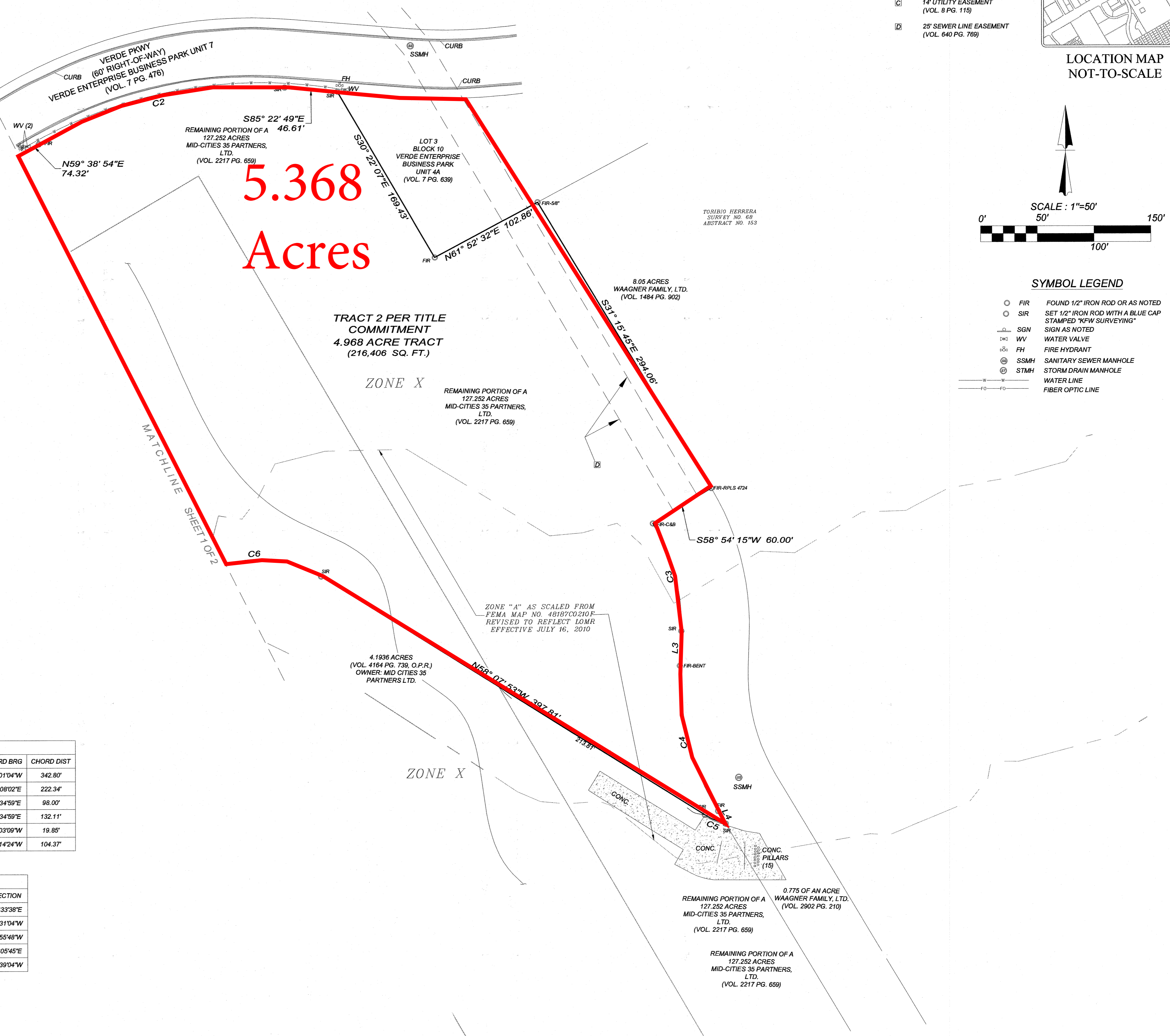
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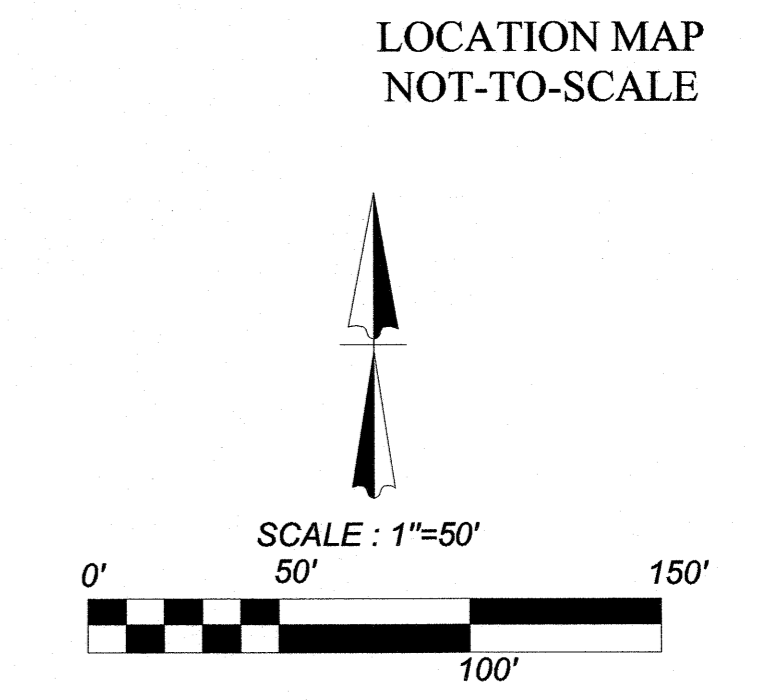
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	348.15'	570.00'	34°58'59"	N46°01'04"W	342.80'
C2	225.83'	370.00'	34°58'13"	N77°09'02"E	222.34'
C3	99.37'	172.39'	33°01'36"	S14°34'59"E	98.00'
C4	133.96'	232.39'	33°01'36"	S14°34'59"E	132.11'
C5	19.85'	64.00'	17°50'32"	N67°03'09"W	19.85'
C6	109.88'	101.00'	62°13'03"	N89°14'24"W	104.37'

Line #	LENGTH	DIRECTION
L1	21.13'	N14°33'38"E
L2	10.05'	N30°31'04"W
L3	30.26'	S01°55'48"W
L4	13.04'	S31°05'45"E
L5	6.28'	S89°39'04"W

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
 12100 PARK 95 CIRCLE BLDG. A, SUITE 150 MC-230-AUSTIN, TX 78753
 PHONE: 512-226-5957 / FAX: 512-226-5203



EASEMENT LEGEND
 A 50' BUILDING SETBACK LINE (VOL. 8 PG. 115)
 B 18" DRAINAGE EASEMENT (VOL. 7 PG. 476) SHOWN ON (VOL. 8 PG. 115)
 C 14" UTILITY EASEMENT (VOL. 8 PG. 115)
 D 25" SEWER LINE EASEMENT (VOL. 640 PG. 769)



SYMBOL LEGEND
 ○ IRON ROD OR AS NOTED
 ○ SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
 --- SGN SIGN AS NOTED
 --- WW WATER VALVE
 --- FH FIRE HYDRANT
 --- SSMH SANITARY SEWER MANHOLE
 --- STMH STORM DRAIN MANHOLE
 --- WATER LINE
 --- FIBER OPTIC LINE

REVOLUTIONS
 ISSUE DATE

STATE OF TEXAS
 COUNTY OF BEXAR

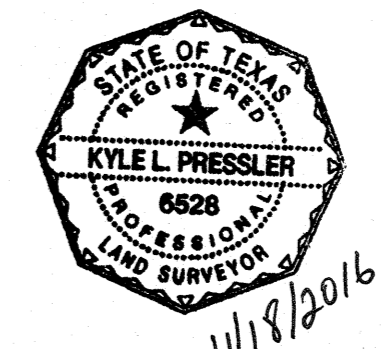
TO COLGLAZIER-CONN DEVELOPMENT, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND MID CITIES 35 PARTNERS, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/09/2016.

STATE OF TEXAS
 COUNTY OF BEXAR

TO COLGLAZIER-CONN DEVELOPMENT, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND MID CITIES 35 PARTNERS, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/09/2016.



KYLE L. PRESSLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
 EMAIL: KPRESSLER@KFWENGINEERS.COM
 DATE OF PLAT: 11/10/2016
 PROJECT NO.: 16-135

JOB NO. 16-135
 DATE: 11/10/2016
 DRAWN: MBO CHECKED: KLP
 SHEET NUMBER:
 2 of 2



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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