

PAD SITES, Temple, Texas

SEC South 31st & Canyon Creek Drive

Dryden Investments

Ben Edelstein

(512) 451-7213 Office

(512) 289-9770 Cell

edelstein.ben@gmail.com

Electric: Oncor-88.313.6862

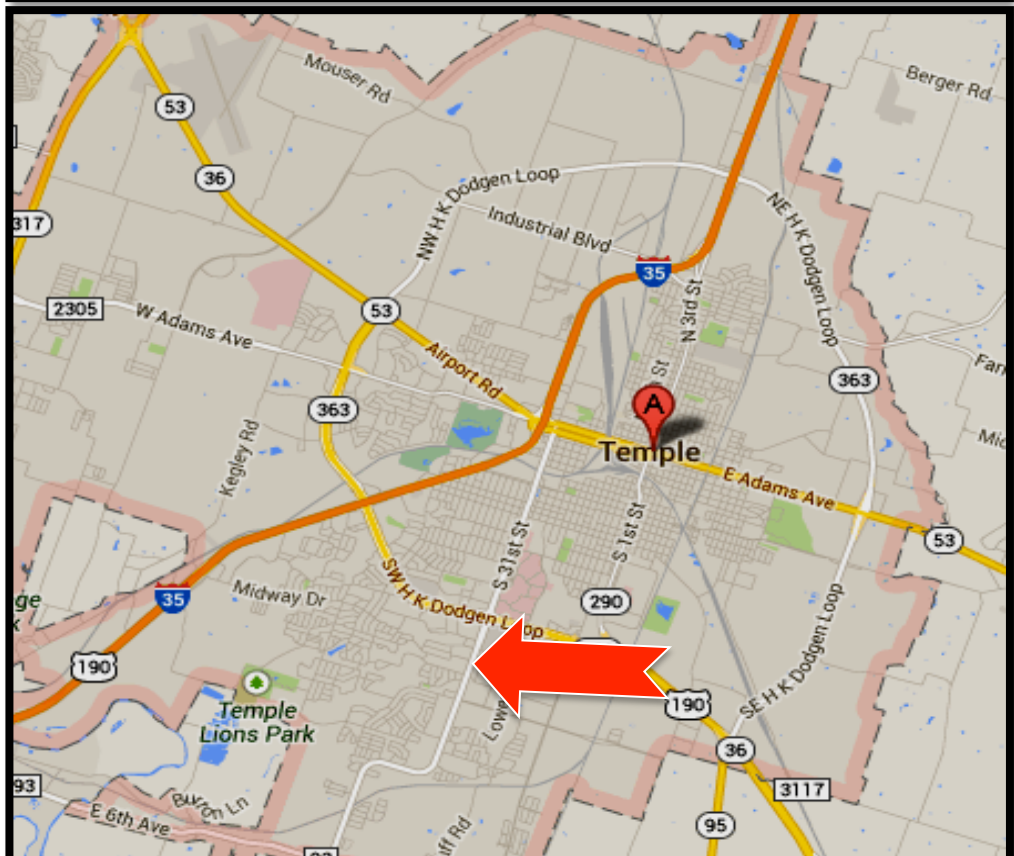
Gas: Atmos- 888.286.6700

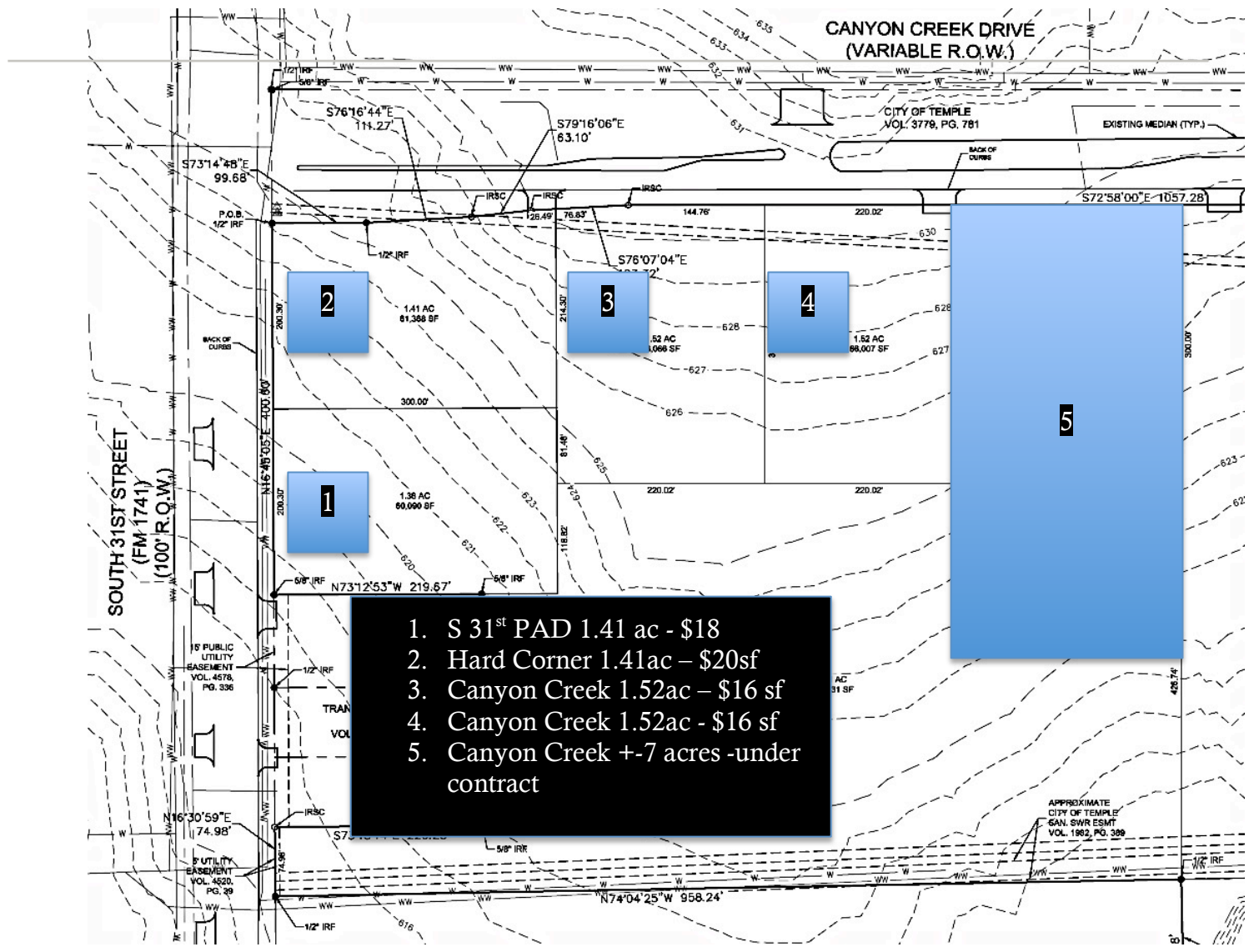
Water: Temple/Brazos River
Authority 254.298.5616

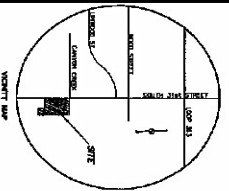
Sewer: City of Temple

Phone: AT&T-800.499.7928

Dryden Investments and HEB do not make any representations or warranty to the accuracy and/or thoroughness of the information contained herein. All information is subject to errors, omissions, price changes, changes in terms and conditions, prior to a fully executed sales or lease agreement by both parties.







SOUTH 31st STREET

NEADOW VILLAGE APARTMENTS
VOL. 1182, PG. 681

TRACT 4
MULTI-OP DRIVERS
CABINET A, SLIDE 218-B

CANYON CREEK DRIVE
4.207 AC.

26.135 ACRES
1,149,238 SQ. FT.

60' Pipeline Easement

CYPRUS EQUITIES
1,282 ACRES
VOL. 3728, PG. 393

4,000 ACRE FOUNDERS
OF 38,078 ACRES TRACT
WESTWARD LTD.
VOL. 8197, PG. 679

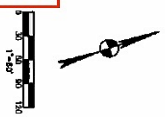
R.O.M.
DEDICATION
0.248 AC.

CALLE OLMO
(60' R.O.W.)

SPANISH SOUTHWEST
BLOCK 1
CABINET A, SLIDE 885-D

SPANISH SOUTHWEST
BLOCK 2
CABINET A, SLIDE 885-D

BRN CUNYELL, A. D.
THE PROPERTY DALLAS
VOL. 1280, PG. 885



DATE	BY	REVISION
08/11/2010	WMS	ISSUED FOR PERMIT
08/11/2010	WMS	REVISED PER COMMENTS
08/11/2010	WMS	REVISED PER COMMENTS
08/11/2010	WMS	REVISED PER COMMENTS
08/11/2010	WMS	REVISED PER COMMENTS
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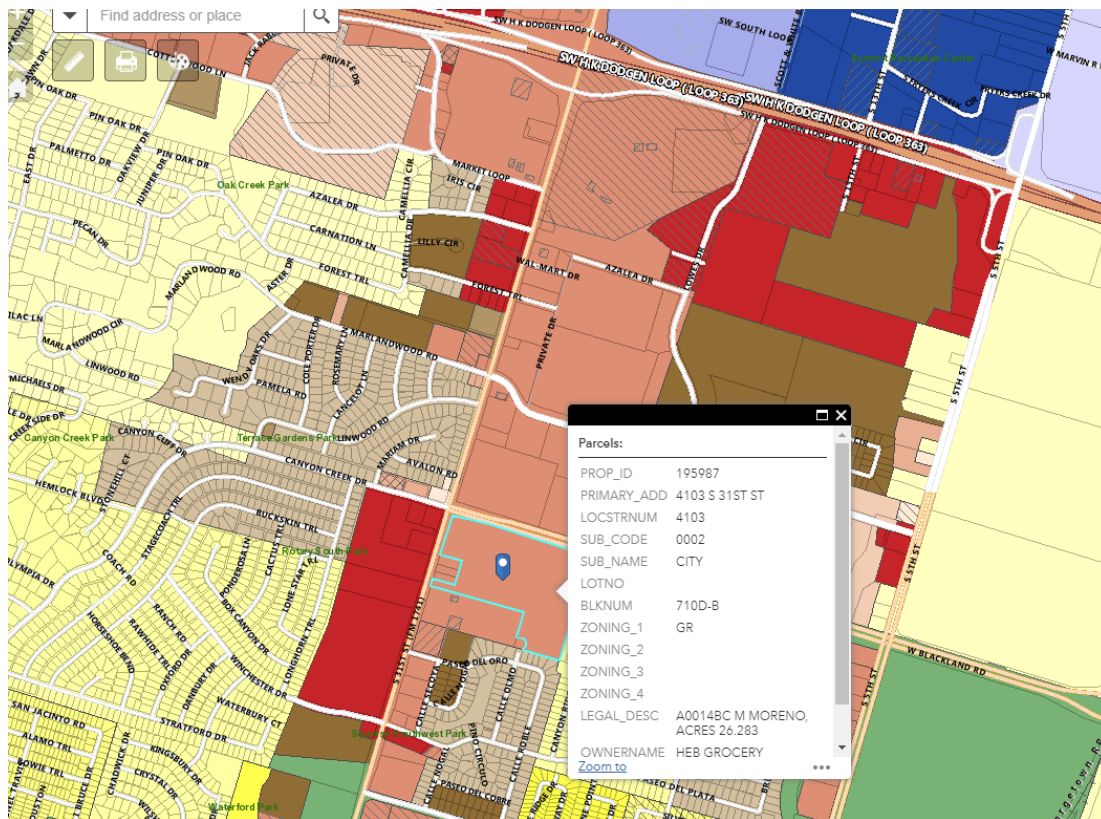
PLATTING SCALE: 1" = 1'
DATE REVISION: 08/11/2010
THIS IS A PRELIMINARY PLAN
EXAMINER: WMS
REVISIONS: SEE REVISIONS
PROJECT NO: 069-14400

HEB GROCERY

CONSTRAINT MAP
SE CORNER S. 31ST. ST. AND CANYON CREEK DR.

Bury-Part
14141 BURNING WOOD DRIVE
DALLAS, TEXAS 75244
TEL: 972-251-1000
WWW.BURY-PART.COM

Zoning: GR – General Retail



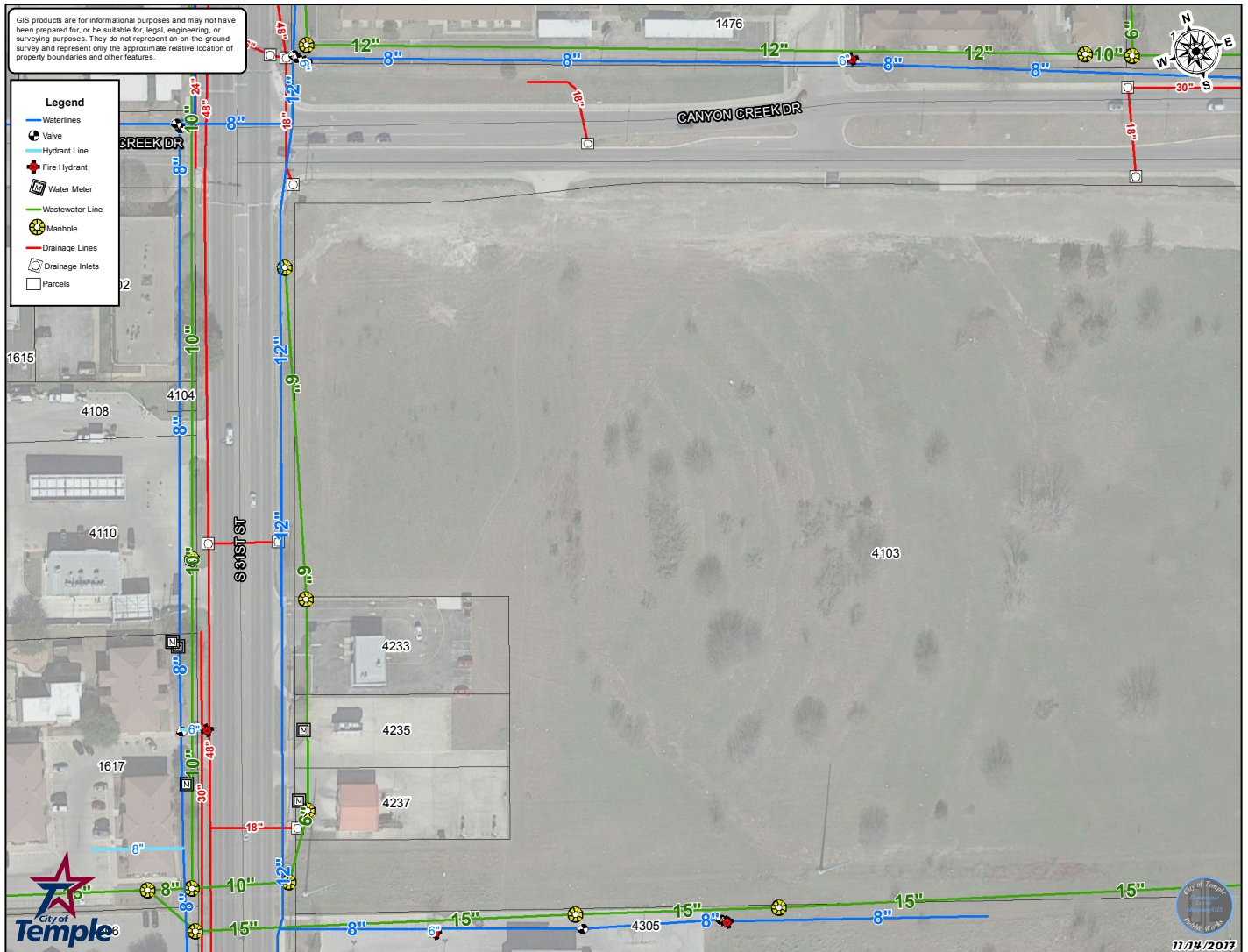
4.3.17 GR, General Retail

- A. The General Retail zoning district is the standard retail district and allows most retail uses including retail sales, restaurants, grocery store, department store or offices and residential uses except apartments.
- B. The General Retail zoning district is intended to serve larger service areas than neighborhoods. This district should be located at the intersection of major arterials and should provide total on-site traffic maneuvering such that traffic entering and exiting the facility should have room to turn, stack and park within the confines of the retail facility. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.

4.4.4.F.3. Required Rear Yards

- A. In the O-1, O-2, NS, GR, CA, C, LI or HI districts a minimum rear yard of 10 feet is required adjacent where a nonresidential use is abuts a residential zoning district or use. Where an alley exists, a rear yard is not required.

Water/Wastewater





Information About Brokerage Services

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

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

Buyer/Tenant/Seller/Landlord Initials

Date