

11+ ACRES HWY 281 N
BETWEEN STONE OAK PKWY & MARSHALL RD
 SAN ANTONIO, TEXAS

FOR SALE

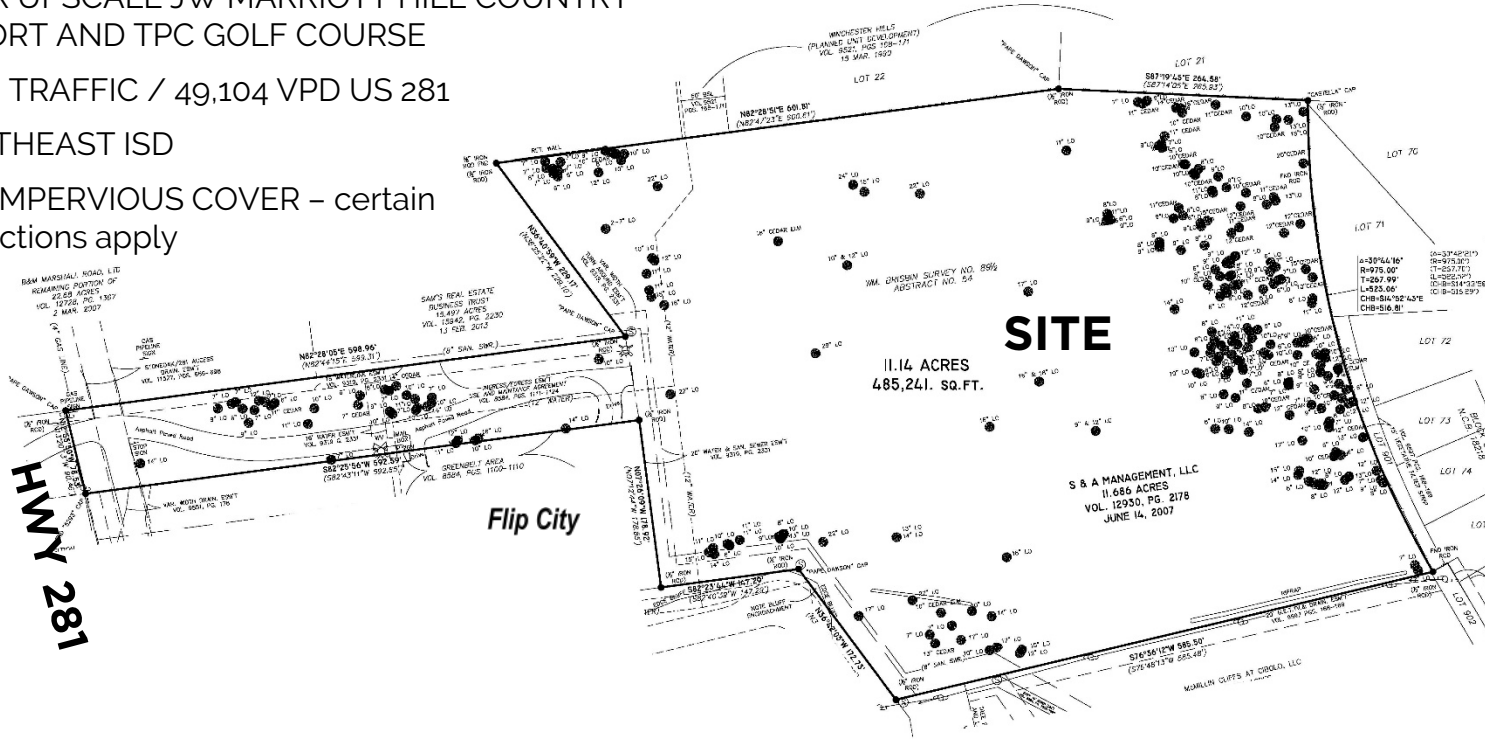


SALE PRICE
 \$6.75 / SF

LAND SIZE
 11.14 ACS

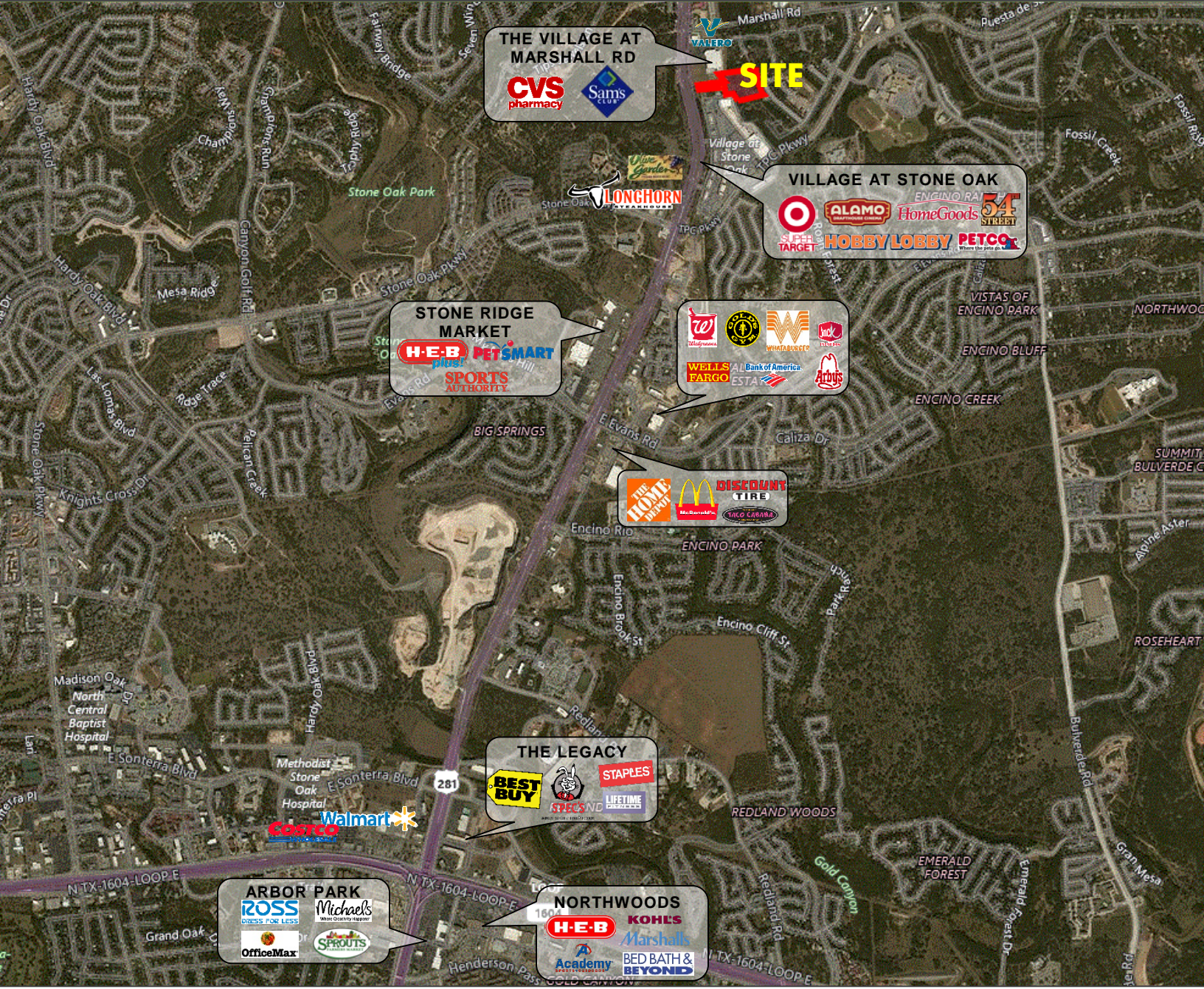
ZONING
 MF-33

- OFF HWY 281 N, JUST NORTH OF STONE OAK PKWY
- HIGH GROWTH AREA / STRONG DEMOGRAPHICS
- NEAR UPSCALE JW MARRIOTT HILL COUNTRY RESORT AND TPC GOLF COURSE
- HIGH TRAFFIC / 49,104 VPD US 281
- NORTHEAST ISD
- 50% IMPERVIOUS COVER – certain restrictions apply



11 ACRES HWY 281 N
BETWEEN STONE OAK PKWY & MARSHALL RD
 SAN ANTONIO, TEXAS

FOR SALE



North San Antonio location in one of the fastest growing areas of San Antonio with excellent demographics - above average incomes & high traffic counts.

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,589	69,400	138,230
# HOUSEHOLDS	1,491	21,906	45,437
AVG HH INCOME	\$129,556	\$131,513	\$121.413

ALTA / NSPS LAND TITLE SURVEY

A 11.121 ACRE TRACT OF LAND SITUATED IN THE WM. BRISBAM SURVEY NO. 89-1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS AND THE WM. BRISBAM SURVEY NO. 39A-1/2, ABSTRACT NO. 55, COUNTY BLOCK 4923, BEAR COUNTY, TEXAS, NEW CITY BLOCK 18218, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING THAT SAME TRACT CALLED 11.886 ACRE TRACT RECORDED IN DOCUMENT NO. 20070138428, BEAR COUNTY, TEXAS, SAID 11.121 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIELDDOTE DESCRIPTION OF 11.121 ACRES

BEING A 11.121 ACRE TRACT OF LAND SITUATED IN THE WM. BRISBAM SURVEY NO. 89-1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS AND THE WM. BRISBAM SURVEY NO. 39A-1/2, ABSTRACT NO. 55, COUNTY BLOCK 4923, BEAR COUNTY, TEXAS, NEW CITY BLOCK 18218, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING THAT SAME TRACT CALLED 11.886 ACRE TRACT RECORDED IN DOCUMENT NO. 20070138428, BEAR COUNTY, TEXAS, SAID 11.121 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND (WITH CAP STAMPED "PAPE DAWSON") IN THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, FOR THE WESTERN CORNER OF SAID 11.886 ACRE TRACT AND HAVING BEEN DESCRIBED THEREIN AS FOUND TIED TO DISK MONUMENT BEARS 1 82°40'41" W, A DISTANCE OF 150.97 FEET TO THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHERLY LINE OF SAID 11.886 ACRE TRACT, COMMON WITH THE SOUTHERLY LINE OF VILLAGE AT MARSHALL ROAD, RECORDED IN VOLUME 1521, PAGES 148-171, DEED AND PLAT RECORD, BEAR COUNTY, TEXAS, THE FOLLOWING COURSE:

N 82°37'30" E, A DISTANCE OF 229.02 FEET TO A FOUND 5/8" IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 11.886 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE NORTHERLY LINE OF SAID 11.886 ACRE TRACT, COMMON WITH THE SOUTHERLY LINE OF SAID VILLAGE AT MARSHALL ROAD, AND THE SOUTHERLY LINE OF WINCHESTER HILLS, RECORDED IN VOLUME 1521, PAGES 148-171, DEED AND PLAT RECORD, BEAR COUNTY, TEXAS, THE FOLLOWING COURSE:

N 82°37'30" E, A DISTANCE OF 401.80 FEET TO A FOUND 1/2" IRON ROD (WITH CAP STAMPED "TODD ENGLISH") FOR THE NORTHERLY CORNER OF SAID 11.886 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

1 82°32'32" E, A DISTANCE OF 244.77 FEET TO A FOUND 1/2" IRON ROD (WITH CAP STAMPED "CASTILLA") IN THE WESTERLY LINE OF NORTH POINTE SUBDIVISION 3, RECORDED IN VOLUME 997, PAGES 148-149, DEED AND PLAT RECORD, BEAR COUNTY, TEXAS, FOR THE NORTHWESTERLY CORNER OF SAID NORTH POINTE SUBDIVISION; THE NORTHEASTERLY CORNER OF SAID 11.886 ACRE TRACT, AND THE NORTHEASTERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, ALONG THE EASTERLY LINE OF SAID 11.886 ACRE TRACT, COMMON WITH THE WESTERLY LINE OF SAID NORTH POINTE SUBDIVISION 3, THE ARC OF A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 922.45 FEET, A RADII OF 275.0, A CENTRAL ANGLE OF 32°34'44", AND HAVING A CHORD BEARING AND DISTANCE OF 1 41°58'51" E, 174.40 FEET TO A FOUND 1/2" IRON ROD (WITH CAP STAMPED "SURVCON INC") IN THE NORTHERLY LINE OF THE REMAINDER OF A CALLED 15.224 ACRE TRACT RECORDED IN DOCUMENT NUMBER 201461115, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF SAID 11.886 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 11.886 ACRE TRACT, COMMON WITH THE NORTHERLY LINE OF SAID REMAINDER OF CALLED 15.224 ACRE TRACT, AND A CALLED 2.477 ACRE TRACT, RECORDED IN VOLUME 1519, PAGE 462, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, 1 59°12'10" E, A DISTANCE OF 163.08 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY LINE OF VILLAGE AT STONE OAK, RECORDED IN VOLUME 1519, PAGES 452, DEED AND PLAT RECORD, BEAR COUNTY, TEXAS, FOR THE SOUTHERLY CORNER OF SAID 11.886 ACRE TRACT, AND THE SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID VILLAGE AT STONE OAK, THE FOLLOWING COURSE:

N 34°41'30" W, A DISTANCE OF 172.47 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEASTERLY CORNER OF SAID VILLAGE AT STONE OAK;

1 82°30'30" W, A DISTANCE OF 147.12 FEET TO A FOUND 1/2" IRON ROD (WITH CAP STAMPED "CASTILLA ALSO") IN THE EASTERLY LINE OF SANBAR COMMERCIAL, RECORDED IN VOLUME 998, PAGE 104, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF LOT 3 SAID SANBAR COMMERCIAL;

THENCE, ALONG THE EASTERLY AND NORTHERLY LINES OF SAID SANBAR COMMERCIAL, THE FOLLOWING COURSE:

N 15°31'31" W, A DISTANCE OF 178.45 FEET TO A FOUND 1/2" IRON ROD (WITH YELLOW CAP), FOR THE NORTHEASTERLY CORNER OF LOT 3 SAID SANBAR COMMERCIAL;

1 82°24'04" W, 392.21 FEET TO FOUND 1/2" IRON ROD IN THE APPOINTMENTED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, FOR THE NORTHWESTERLY CORNER OF LOT 2, SAID SANBAR COMMERCIAL;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, 11 1°42'10" W, A DISTANCE OF 104.40 FEET TO THE POINT OF BEGINNING, CONSIDERING AN AREA OF 11.121 ACRES OF LAND MORE OR LESS.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY OF NO. 20070138428 EFFECTIVE DATE OCTOBER 11, 2007; OCTOBER 14, 2017.

NOTES CORRESPONDING TO SCHEDULE 'B' ITEM 10:

- AN UNDIVIDED ONE-HALF (1/2) OF ONE-EIGHTH (1/8) BONA FIDE INTEREST IN ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 231 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN, (NOT OF SURVEY NATURE).
- INTENTIONALLY DELETED
- ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 321, PAGE 1070 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN, (NOT OF SURVEY NATURE).
- ACCESS EASEMENT GRANTED TO CARL A. ANTONIOLI, TOGETHER WITH ALL TERMS, CONDITIONS AND SPECIFICATIONS, BY INSTRUMENT DATED FEBRUARY 21, 2000, RECORDED IN VOLUME 884, PAGE 1111 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- INTEREST AND EGRESS EASEMENTS AS DESCRIBED IN VOLUME 625, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (PER DESCRIPTION NOT ALLE TO LOCATE).
- THE TERMS, CONDITIONS AND SPECIFICATIONS OF THAT CERTAIN DEED RECORDED APPROXIMATELY EIGHTH ACRES ACQUISITION PROTECTION PLAN DATED FEBRUARY 4, 2002, RECORDED IN VOLUME 924, PAGE 148 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (NOT OF SURVEY NATURE).
- WATER AND SEWER LINES EASEMENT GRANTED TO GORDON V. HATHMAN ENTERPRISES, INC., BY INSTRUMENT DATED SEPTEMBER 19, 2001 RECORDED IN VOLUME 819, PAGE 2351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- VEHICULAR AND PEDESTRIAN ACCESS EASEMENT GRANTED BY AND BETWEEN ARLEN ENCHO PARTNERS, L.P., CARL A. ANTONIOLI AND SPRING CHURCH AND DOR. DB STONE OAK LP, BY INSTRUMENT DATED JULY 15, 2000, RECORDED IN VOLUME 11527, PAGE 446 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED IN VOLUME 12930, PAGE 2176 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND BEING FURTHER APPLICABLE BY SURFACE USE WAIVER RECORDED IN VOLUME 12930, PAGE 2182 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN, (NOT OF SURVEY NATURE).
- THE TERMS, CONDITIONS AND SPECIFICATIONS OF THAT CERTAIN DEED RECORDED APPROXIMATELY EIGHTH ACRES ACQUISITION PROTECTION PLAN DATED JULY 6, 2004, RECORDED IN VOLUME 1594, PAGE 2031 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (NOT OF SURVEY NATURE).
- BUILDING SETBACK 100 FEET IN WIDTH ALONG THE NORTHERN PROPERTY LINE AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 14185, PAGE 1171 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- LANDSCAPE BUFFER 30 FEET IN WIDTH ALONG THE NORTHERN PROPERTY LINE AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 14185, PAGE 1171 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- BUILDING SETBACK 100 FEET IN WIDTH ALONG ALL ADJOINING PROPERTY LINES, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1840, PAGE 2064 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- LANDSCAPE BUFFER 30 FEET IN WIDTH ALONG ALL ADJOINING PROPERTY LINES, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1840, PAGE 2064 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (AS SHOWN HEREON).
- ANY AND ALL LEASES, RECORDS OR UNRECORDED, WITH RIGHTS OF EMINENT DOMAIN POSSESSION.
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- FENCE OUTSIDE ALONG THE EAST PROPERTY LINE AS SHOWN.

EXCEPTIONS

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (REMOVED BELOW (WE MUST EITHER ENTER SPECIFIC RECORDING DATA OR DELETE THE RESTRICTIVE COVENANT)) ARE NOT SHOWN ON THIS SURVEY: VOLUME 884, PAGE 1111 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, PAGE 1171 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, PAGE 1171 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, PAGE 2064 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, PAGE 2064 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, (ALL SHOWN HEREON).
- ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OF BOUNDARY LINE, OF ANY ENCROACHMENTS OR OBSTRUCTIONS, OR ANY OVERLAPPING OF IMPROVEMENTS.
- HOUSHOLD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY, OF ANY SPOUSE OR ANY INLAW, APPLICABLE TO THE OWNERS PROPERTY.
- ANY TIES OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES:
- A. TO TERRAINS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS; OR
- B. TO LANDS BEYOND THE LINE OF HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT; OR
- C. TO LANDS IN LANDS OF ARTIFICIAL ISLANDS; OR
- D. TO RIGHTS OF WATER RIGHTS, INCLUDING RIPARIAN RIGHTS; OR
- E. TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF MEAN HIGH TIDE, OR TO THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THAT AREA.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NAD 83 COORDINATES.
- NO VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED IN THE FIELD AS SHOWN HEREON.
- ONLY THOSE CORNERS WHICH BEAR AN ORIGINAL SIGNATURE WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ADJUTING DAVID PROPERTY EXCEPT AS SHOWN HEREON, AND WAS MADE IN ACCORDANCE WITH LATEST AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. 02 NO. 20070138428 WITH AN EFFECTIVE DATE OF AUGUST 14, 2017 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLUTED HEREBY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE PROPERTY HAS DIRECT ACCESS TO STATE HIGHWAY 281.
- REFERENCE RESTRICTIONS REGARDING BUILDING HEIGHTS AS RECORDED IN DECLARATION OF RESTRICTIVE COVENANTS, RECORDED IN VOLUME 1840, PAGE 2064, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

SURVEYOR CERTIFICATION

OCTOBER 17, 2017
 I, THE UNDERSIGNED, CAROL A. GORDON, OF THE COUNTY OF BEAR, STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR NO. 4688 AND THAT I HAVE PERSONALLY AND INDIVIDUALLY CONDUCTED A PHYSICAL INSPECTION OF THE LAND DESCRIBED IN THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS SURVEYING BOARD. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SURVEY AND I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AND THE REQUIREMENTS OF THE TEXAS SURVEYING BOARD. I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AND THE REQUIREMENTS OF THE TEXAS SURVEYING BOARD. I HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AND THE REQUIREMENTS OF THE TEXAS SURVEYING BOARD.



LEGEND

- P.O.B. POINT OF BEGINNING
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- HANDS
- POWER POLE
- DIRT ANCHOR
- FIRE HYDRANT
- HAULOCK
- WATER VALVE
- WOOD FENCE
- CHAIN LINE FENCE
- — — OVERHEAD ELECTRIC LINE
- — — RECORD INFORMATION
- (XXX) RECORD INFORMATION
- () DENOTES SCHEDULE 'B' DESCRIPTION



ZONING INFORMATION

MP-33 MULTIFAMILY DISTRICT (SEC. 35-310.07)
 R302 EDWARDS RECHARGE ZONE DISTRICT (SEC. 35-353)
 C-2-PD COMMERCIAL DISTRICT (SEC. 35-310.10) / PLANNED UNIT DEVELOPMENT DISTRICT (SEC. 35-344)
 REFERENCE CITY OF SAN ANTONIO ZONING FOR SPECIFIC SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS.

LAND AREA

11.121 Acres
 (484.424 Sq Feet)

FLOOD INFORMATION

BY GRAPHIC FLOODING ONLY, THE PROPERTY IS LOCATED IN ZONE 'V' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD HAZARD CONTROL WHICH BECAME EFFECTIVE DATE OF FEBRUARY 28, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE 'V' DENOTES AREAS OUTSIDE THE 100 YEAR FLOODPLAIN.

PARKING SPACES

NONE

REVISIONS:

SETBACKS REVISED 9-4-17
 SETBACKS REVISED 9-13-17

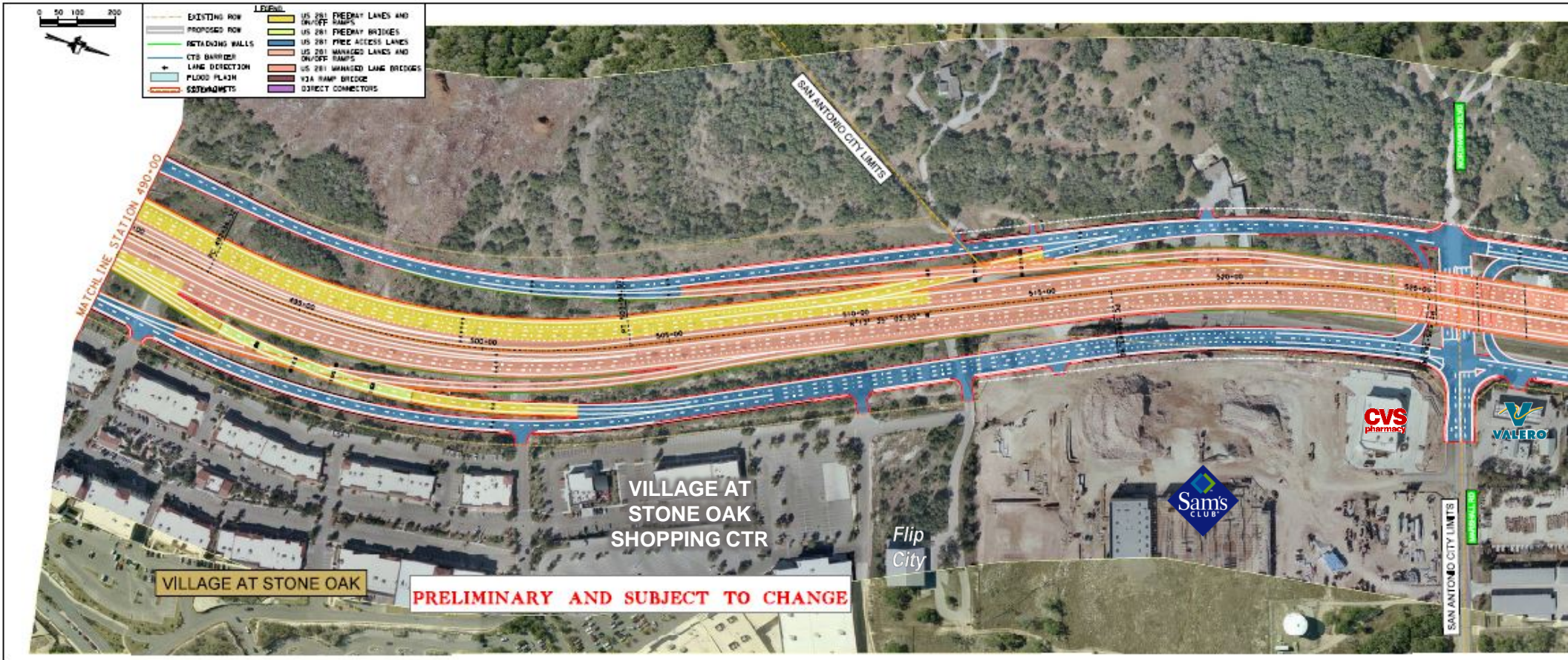
ADDRESS COMMENTS FOR BUTTE'S COUNSEL 10-17-17

SHERWOOD SURVEYING & SUE
 8427 HWY 171, BOX 8060, BEAR COUNTY, TEXAS 78107
 PHONE: 281-228-5338 FAX: 281-228-5370

HP CIVIL ENGINEERING

ALTA / NSPS LAND TITLE SURVEY
 11.121 ACRES
 (484.424 SQ-FEET)

DESIGNED BY:
 CHECKED BY: BAG
 DRAWN BY: CTE
 JOB: 17MCHV001
 DATE: 10-17-17
 SCALE: 1" = 100'
1



↑
SITE



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

11-2-2015

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker

LICENSE NO: 491694 Phone: 210-341-9292
200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

LICENSE NO: 347973 jsullivan@sullivansa.com 210-341-9292 ext 304
LICENSE NO: 488379 ptassos@sullivansa.com 210-341-9292 ext 303
LICENSE NO: 555684 zdavis@sullivansa.com 210-341-9292 ext 309

Buyer/Tenant initials

Seller/Landlord Initials

Date