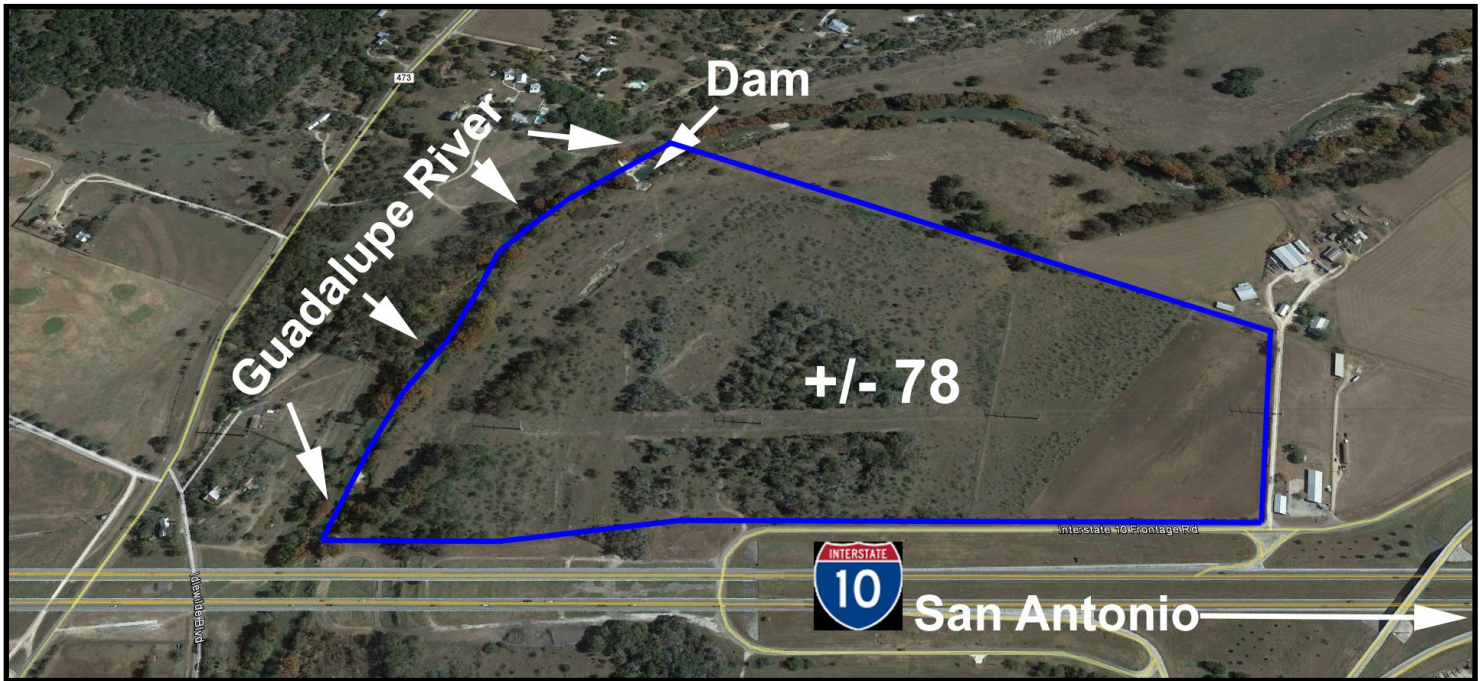


# Guadalupe River w/78 Acres On IH 10 W Comfort, Texas 78013



**Location:** Southeast corner of IH 10 West and Guadalupe River

**Zoning:** No zoning, Comfort is unincorporated.

**Land Size:** 78.45 Acres

**Frontage:** +/- .5 Miles IH 10 West & +/- 1/2 Mile of Guadalupe River

**Comments:** +/- 1/2 mile of frontage on the Guadalupe River and +/- 1/2 mile of frontage on IH 10 West. Located in the unincorporated town of Comfort, no zoning restrictions.

Great RV park development site or for residential/commercial development. Portion of land on top side is out of flood plain. Close to San Antonio, Kerrville and Fredericksburg. Currently Ag exempt. Golf course within 2 miles. Deep water with dam.

**Price: \$1,200,000**



Chuck Christian, Broker  
210-316-0588  
chuck@buyselltx.net

Office: 210-348-9900  
www.buyselltx.com

**NEWMARKET**  
COMMERCIAL REAL ESTATE SERVICES

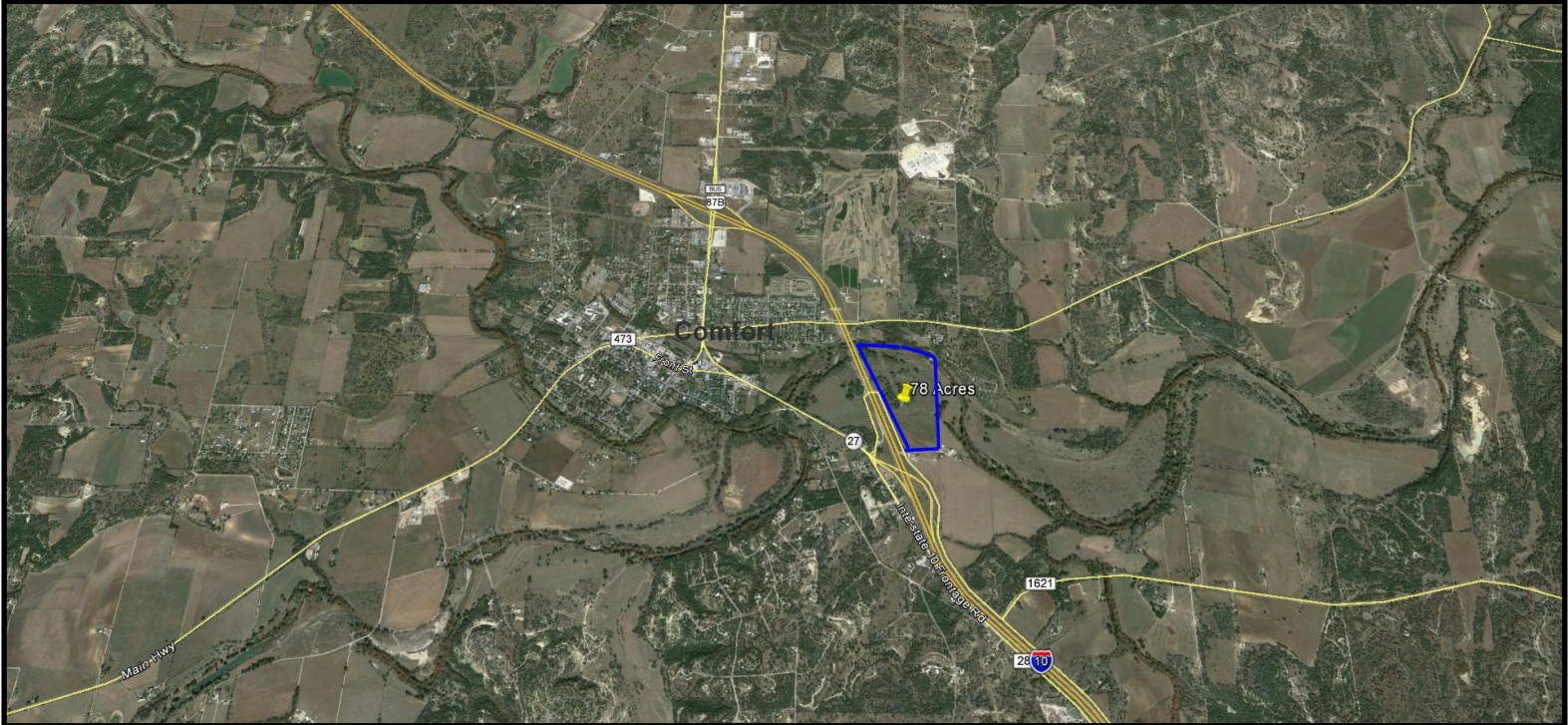
900 NE Loop 410, D302  
San Antonio, TX 78209  
Office 210-348-9900

WWW.BUYSELLTX.COM

\*The above information was received from sources deemed to be reliable; however, no warranty can be implied by New Market Real Estate, LLC. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market.



# Guadalupe River w/78 Acres On IH 10 W Comfort, Texas 78013



**NEWMARKET**  
COMMERCIAL REAL ESTATE SERVICES

8026 Vantage #221  
San Antonio, TX 78230  
Office 210-348-9900

Office 210-348-9900

[WWW.BUYSELLTX.COM](http://WWW.BUYSELLTX.COM)

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# BOUNDARY SURVEY

BEING 78.458 acres of land comprised of 70.936 acres out of the W. C. HARRIS SURVEY No. 24, ABSTRACT No. 248, and 7.522 acres out of the LOUIS SHOTWELL SURVEY No. 26, ABSTRACT No. 467, both located in Kendall County, Texas, said 78.458 acres being all that certain Laura L. Brent 78.030 acre tract, TRACT 1, recorded in Volume 616, Page 120, Deed Records of Kendal County, Texas

## LEGEND

- ⊗ Set 1/2" rebar w/ plastic cap stamped "TXLMS.COM RPLS #6002"
- ⊙ Found 1/2" rebar w/ plastic cap stamped "MBC Engineering"
- ⊖ Found 1/2" rebar w/ no identification
- ⊕ Found TXDOT concrete ROW monument
- ⊙ Found 4" steel fence post
- Calculated point
- PRKCT Plat Records of Kendall County, Texas
- DRKCT Deed Records of Kendall County, Texas
- ORKCT Official Records of Kendall County, Texas
- BSL Building Setback Line
- PUE Public Utility Easement
- SSE Sanitary Sewer Easement
- DE Drainage Easement
- GETCATV Gas, Electric, Telephone and Cable TV Easement
- RR Tie Retaining Wall
- Block Retaining Wall
- DHU Overhead Utilities
- Power Pole
- TLP Traffic Light Pole
- Light Pole
- Guy Wire
- Gas Valve
- Planter
- Electric Vaults
- Water Meter
- CATV Pedestal
- Telephone Pedestal
- Mailbox
- Electric Meter
- Electric Transformer
- A/C Units on pad
- Drain Inlet
- Wastewater Manhole
- Fire Tanker Hookup
- Iron Fence
- Wood Fence
- Wire Fence
- Water Valve
- Fire Hydrant
- Irrigation Control Valve
- Handicap Sign
- Future Resident Parking
- Parking Meter
- Storm Drain Manhole
- Communications Manhole
- Electric Manhole
- Unknown Manhole
- Gas Meter
- Cable Pedestal
- Clean Out
- Bollard Post
- Air Vent
- Water Line Manhole


## SURVEY NOTES

- (1) CLIENT: Laura L. Brent  
SITUS: SE corner IH-10 & Guadalupe River, Comfort, TX
- (2) DATE FIELD SURVEY COMPLETED: June 27, 2015
- (3) BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204).
- (4) FEMA FIRM PANEL 48259C0235F, with an effective date of December 17, 2010, and partially REVISED with the LOMR Case# 14-06-1363P, with an effective date of February 17, 2015, shows a portion of the scaled location of the subject property IS located in Zone AE (100 Year Flood Plain) and Zone AE - Hatched (100 Year Floodway) which is a Special Flood Hazard Area (SFHA).
- (5) REFERENCES:  
R1 - Volume 616, Page 120, ORKCT. Gift Deed for TRACT1: 78.030 Acres and TRACT 2: 33.834 Acres  
R2 - Volume 1382, Page 151, ORKCT. Exchange Deed for Eastern & Southern Adjoiners

## CERTIFICATION

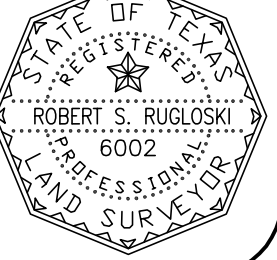
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY; AND EXCEPT AS SHOWN HEREON THERE ARE NO VISIBLE PROTRUSIONS OR INTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES.

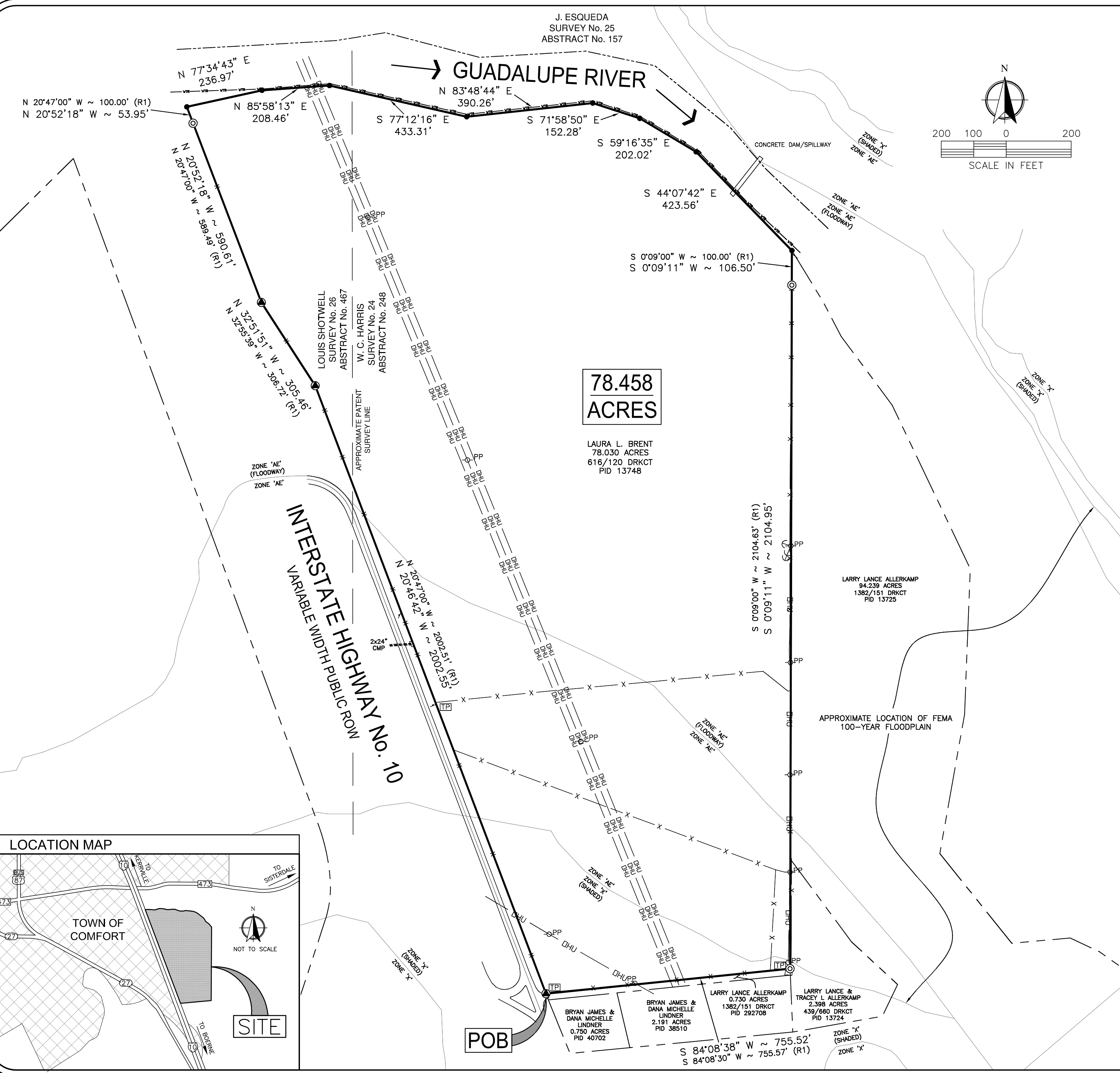
*R. S. Rugloski*  
ROBERT S. RUGLOSKI, TX RPLS #6002  
DATE: JULY 2, 2015  
TBPLS FIRM #10164600  
EMAIL: INFO@LANDMARKSURVEYING.NET  
JOB #11505202



**TEXAS LANDMARK SURVEYING**

26254 IH 10 West, Suite 105, Boerne, TX 78006  
www.LandmarkSurveying.net (830) 428-0290  
"Do not move the ancient landmark..." (Proverbs 22:28)







## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>New Market Real Estate, LLC</b>	<b>9002832</b>	<b>chuck@buyselltx.net</b>	<b>(210)348-9900</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Chuck Christian</b>	<b>0481947</b>	<b>chuck@buyselltx.net</b>	<b>(210)316-0588</b>
Designated Broker of Firm	License No.	Email	Phone
<b>same</b>			
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

**Regulated by the Texas Real Estate Commission**

TXR-2501

New Market Real Estate, 8026 Vantage #221 San Antonio TX 78230

Chuck Christian

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Phone: 210-3489900

Fax:

information

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