

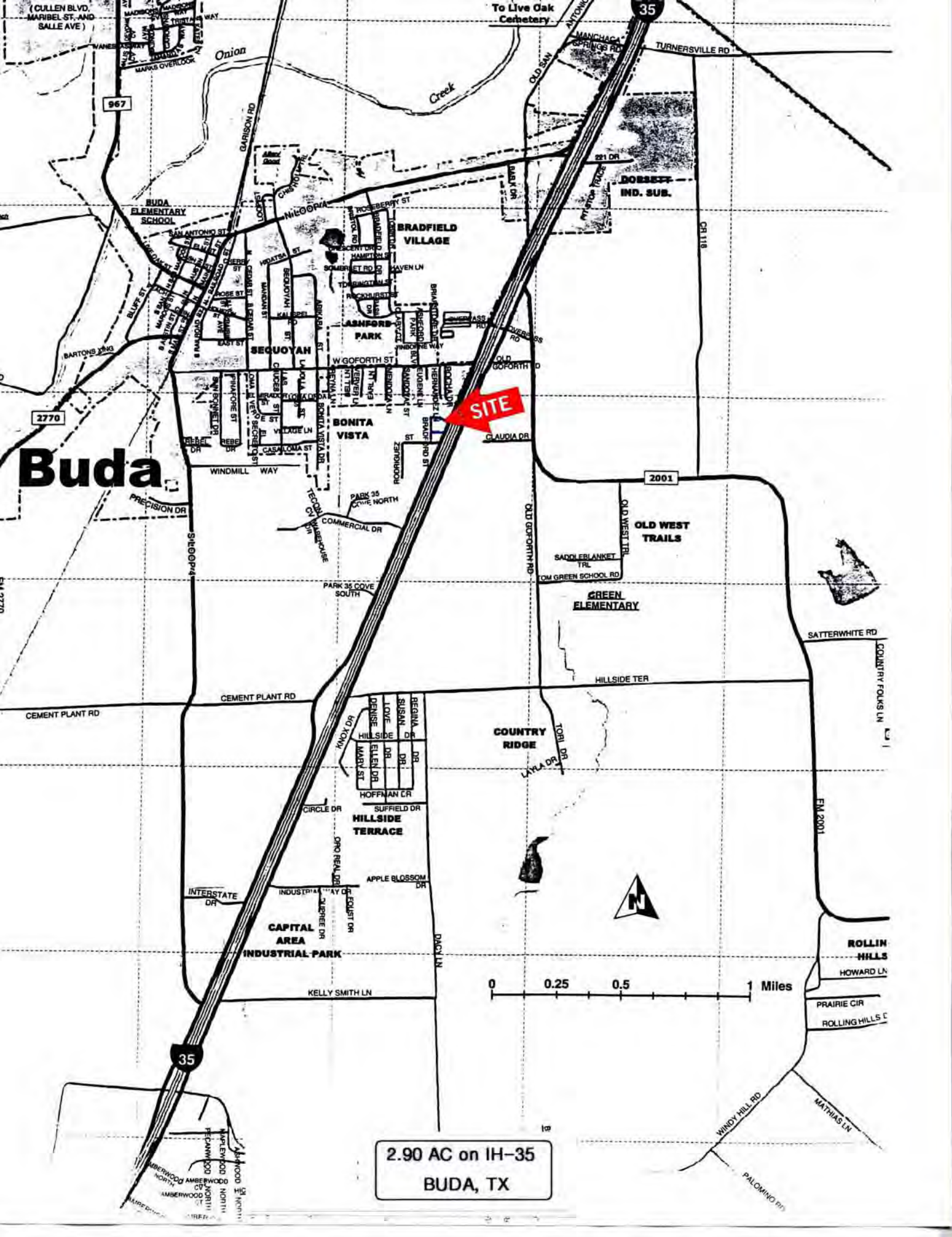
For Sale or Build-to-Suit

2.90 ac Platted Lot on IH-35, Buda

- Location:** 16250 IH-35, on South Bound Frontage Road,
1,500 ft South of Cabela's Drive
- Zoning:** Interstate Commercial/Retail (C-3; R-3)
- Utilities:** Water: 8" Line on property, Goforth Water Supply Co.
Sewer: 10" Line on property, City of Buda
- Legal:** Resub of a Portion of Tract 42 and Tract 43, Lifschutz
Subdivision No. 10
- Impervious
Cover:** 75%
- Access:** With the new proposed TxDot on/off ramps (see attach-
ment) this will be the first property with access for south-
bound traffic south of Cabela's Dr. A new 50 ft wide
TxDot permitted concrete driveway is on the property.
- Use:** Excellent Restaurant/Motel Location
- Price:** \$6.95/sf

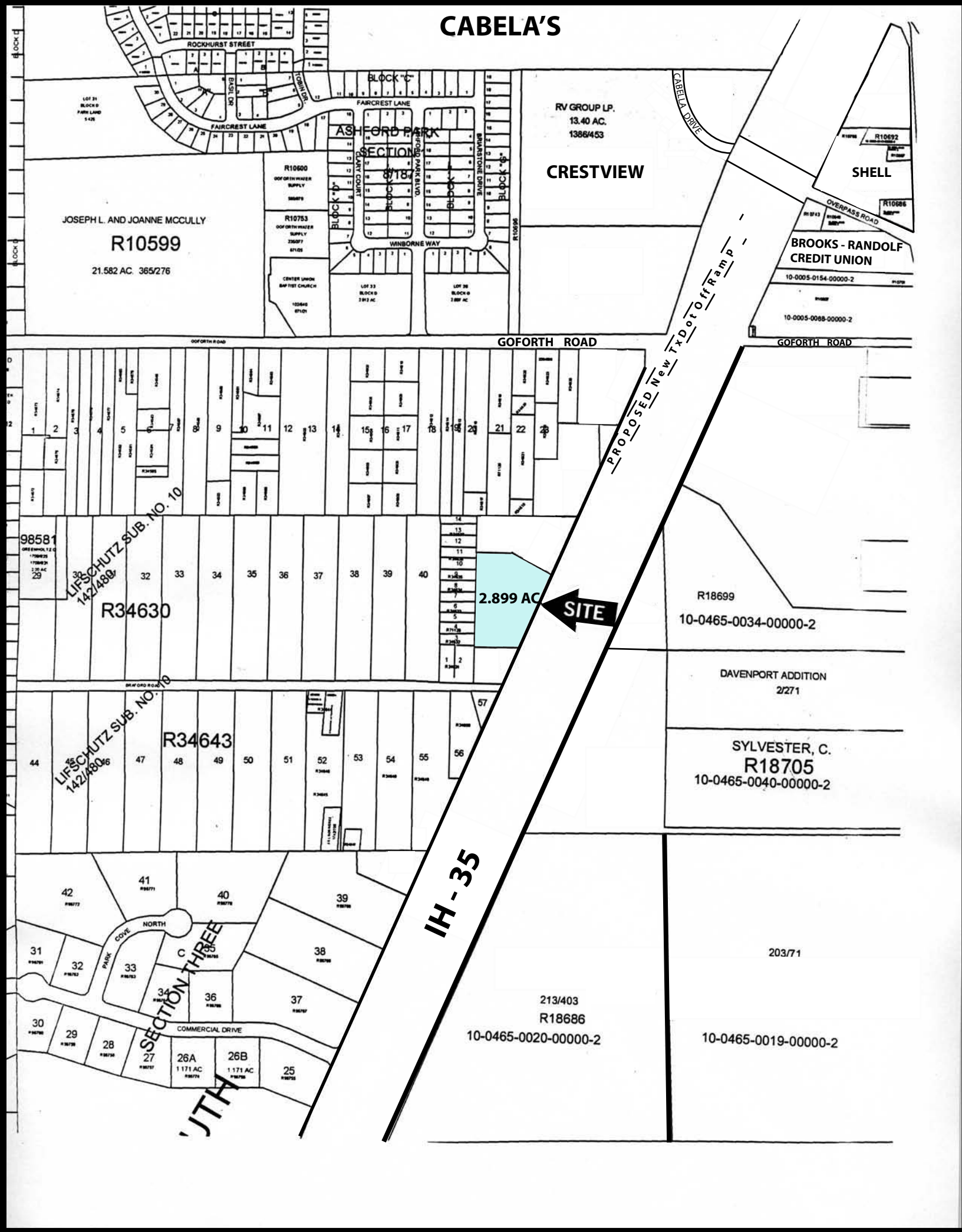
All information is deemed accurate, however, Bert Pence, owner/agent has not made an independent evaluation of all information sources and no warranty of representation is made as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions of sale and or availability. Studies on environmental issues have not been performed on the property.

Buda



2.90 AC on IH-35
BUDA, TX

CABELA'S



JOSEPH L. AND JOANNE MCCULLY

R10599

21.582 AC. 385/276

RV GROUP LP.
13.40 AC.
1386/453

CRESTVIEW

SHELL

**BROOKS - RANDOLF
CREDIT UNION**

10-0005-0154-00000-2

10-0005-0088-00000-2

GOFORTH ROAD

GOFORTH ROAD

PROPOSED New IxD Off Ramp

IH - 35

SITE

2.899 AC

R18699

10-0465-0034-00000-2

DAVENPORT ADDITION
2/271

SYLVESTER, C.

R18705

10-0465-0040-00000-2

203/71

213/403

R18686

10-0465-0020-00000-2

10-0465-0019-00000-2

ROCKHURST STREET

BLOCK 'C'

FAIRCREST LANE

ASHFORD PARK SECTION

BLOCK 'D'

BLOCK 'E'

BLOCK 'F'

WINBORNE WAY

LOT 33 BLOCK 43 3.812 AC

LOT 36 BLOCK 43 2.887 AC

LOT 39 BLOCK 43 2.887 AC

LOT 42 BLOCK 43 2.887 AC

LOT 45 BLOCK 43 2.887 AC

LOT 48 BLOCK 43 2.887 AC

LOT 51 BLOCK 43 2.887 AC

LOT 54 BLOCK 43 2.887 AC

LOT 57 BLOCK 43 2.887 AC

LOT 60 BLOCK 43 2.887 AC

LOT 63 BLOCK 43 2.887 AC

LOT 66 BLOCK 43 2.887 AC

LOT 69 BLOCK 43 2.887 AC

LOT 72 BLOCK 43 2.887 AC

LOT 75 BLOCK 43 2.887 AC

LOT 78 BLOCK 43 2.887 AC

LOT 81 BLOCK 43 2.887 AC

LOT 84 BLOCK 43 2.887 AC

LOT 87 BLOCK 43 2.887 AC

LOT 90 BLOCK 43 2.887 AC

LOT 93 BLOCK 43 2.887 AC

LOT 96 BLOCK 43 2.887 AC

LOT 99 BLOCK 43 2.887 AC

LOT 102 BLOCK 43 2.887 AC

LOT 105 BLOCK 43 2.887 AC

LOT 108 BLOCK 43 2.887 AC

LOT 111 BLOCK 43 2.887 AC

LOT 114 BLOCK 43 2.887 AC

LOT 117 BLOCK 43 2.887 AC

LOT 120 BLOCK 43 2.887 AC

LOT 123 BLOCK 43 2.887 AC

LOT 126 BLOCK 43 2.887 AC

LOT 129 BLOCK 43 2.887 AC

LOT 132 BLOCK 43 2.887 AC

LOT 135 BLOCK 43 2.887 AC

LOT 138 BLOCK 43 2.887 AC

LOT 141 BLOCK 43 2.887 AC

LOT 144 BLOCK 43 2.887 AC

LOT 147 BLOCK 43 2.887 AC

LOT 150 BLOCK 43 2.887 AC

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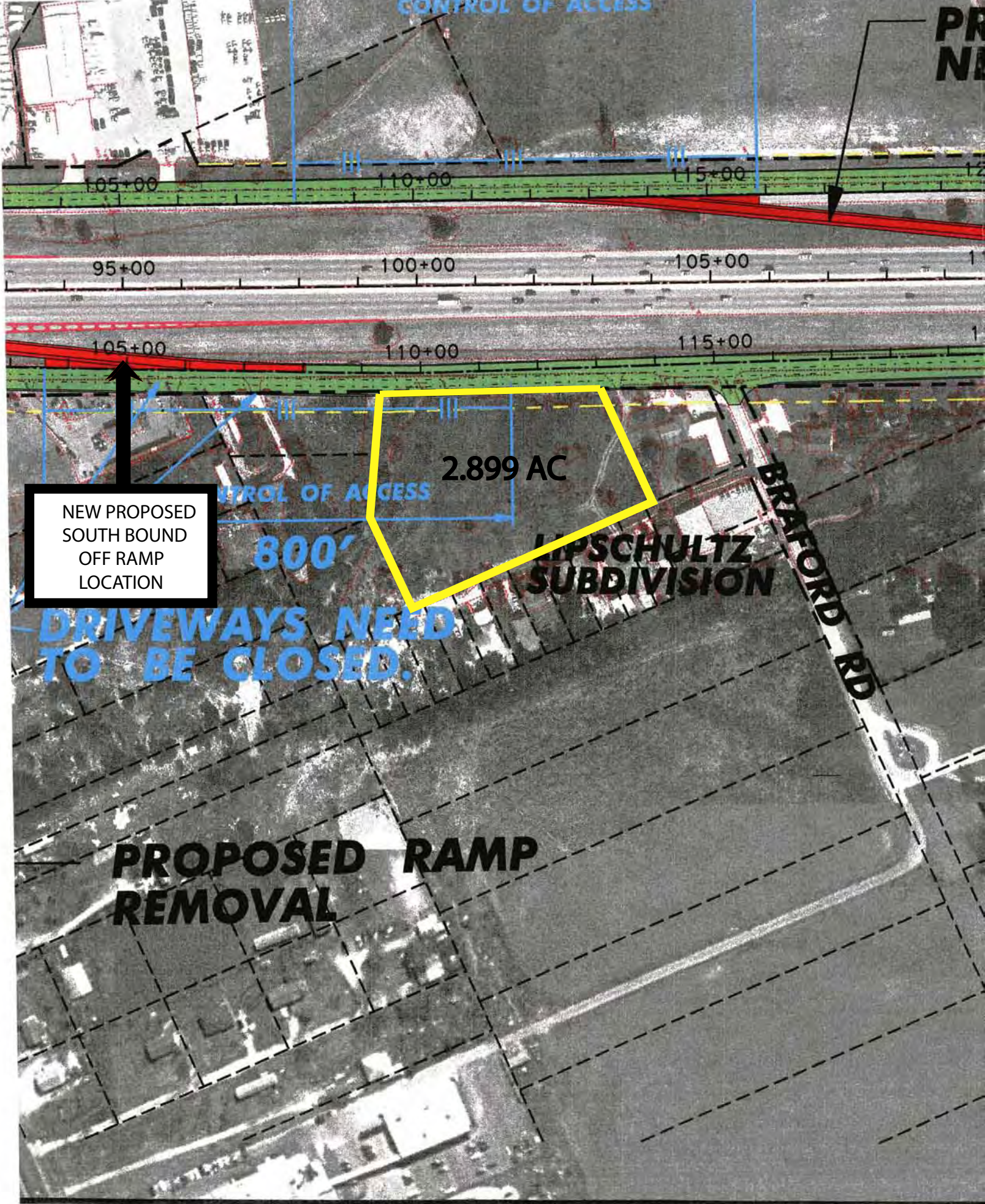
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1

CONTROL OF ACCESS

PR
NE



NEW PROPOSED
SOUTH BOUND
OFF RAMP
LOCATION

2.899 AC

CONTROL OF ACCESS

800'

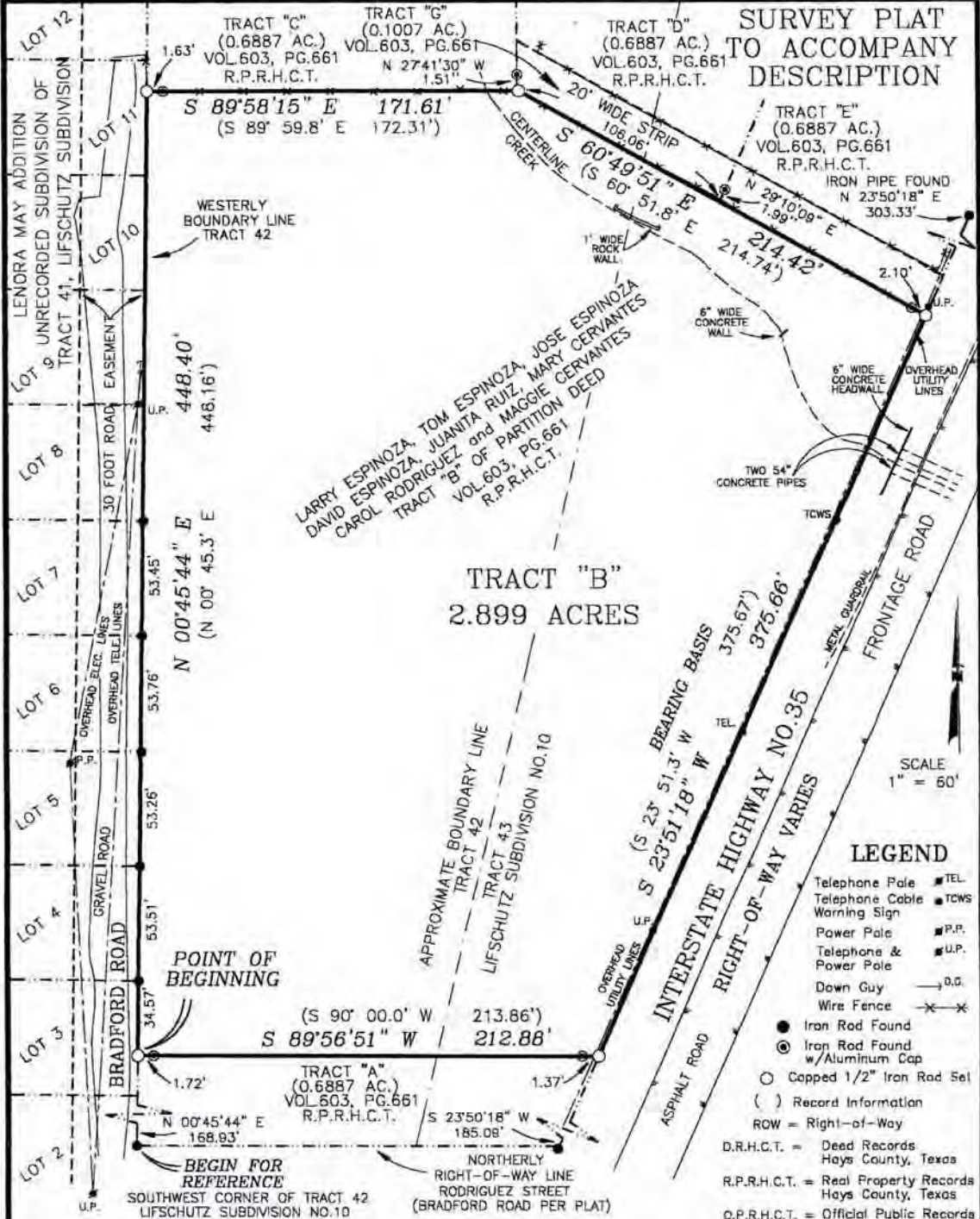
LIPSCHULTZ
SUBDIVISION

BRADFORD RD

DRIVEWAYS NEED
TO BE CLOSED.

PROPOSED RAMP
REMOVAL

**SURVEY PLAT
TO ACCOMPANY
DESCRIPTION**



SURVEY CERTIFICATION

The undersigned does hereby certify that this plat is a true and accurate representation of an on-the-ground survey of the premises and except as shown hereon there are no visible discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments or protrusions or any overlapping of improvements. Easements addressed hereon are limited to those visible on the ground and those listed on commitment for title insurance dated 07/11/2003 (effective June 23, 2003, 8:00 a.m.) in regard to transaction described in GF# 03065303, from Cracy Title Company. Sold property is in Zone X and is not within a special flood hazard area as designated by the FEMA Flood Insurance Rate Map for Hays County, Texas and Incorporated Areas, Panel No. 48209C0130 E dated February 18, 1998. Certified This 16th Day of July, 2003.

Note:

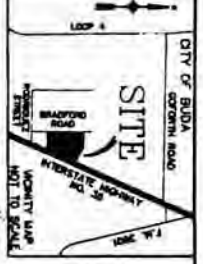
Gas Pipeline Easement recorded in Vol.102, Pg. 405 of the Deed Records of Hays County, does not contain sufficient information to determine the on-the-ground location of the easement described therein. During the performance of the on-the-ground portion of this survey, no marker post or vent pipes indicating underground pipelines were visible on or within the boundary lines of Tract "B" shown hereon.

**TITLE SURVEY
TRACT "B"
PARTITION DEED
VOL. 603, PG. 661
REAL PROPERTY RECORDS
HAYS COUNTY, TEXAS**



Jackie Lee Crow
JACKIE LEE CROW
REGISTERED PROFESSIONAL LAND SURVEYOR NO.5209

Page 3 of 3
**Crow Surveying
Company**
1800 Barton Hills Drive
Austin, Texas 78704
(512)442-8434



RESUBDIVISION OF A PORTION OF TRACT 42 and TRACT 43 TRACT 42 and TRACT 43 LIFSCHUTZ SUBDIVISION NO. 10 BEING 2,899 ACRES IN THE TRINIDAD VARCINAS SURVEY NO. 9 CITY OF BUDA, HAYS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HAYS Not the undersigned, Eugene R. Geyer and Doyle Geyer, owners of the land shown on this plat, by virtue of Deed recorded in Volume 2200, Page 54 of the Official Public Records of Hays County, Texas.

We, the undersigned, owners of the land shown on this plat and depositions of the undersigned, Eugene R. Geyer and Doyle Geyer, of the City of Buda, Texas, and whose names are subscribed hereto, hereby declare to the use of the public former of streets, alleys, ports, entrances, driveways, easements and public places thereon shown for the purposes and considerations therein expressed.

We, the undersigned, owners of the land shown on this plat, warrant that any right, privilege, obligation or remedy granted to us by the undersigned, Eugene R. Geyer and Doyle Geyer, shall run in favor of our successors in interest, assigns, agents, employees or any person acting pursuant to the directions of any of the foregoing or under color of the same.

Eugene R. Geyer 4-19-04 Date

Doyle Geyer 4-19-04 Date

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Eugene R. Geyer and Doyle Geyer, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 19 day of April, A.D. 2004.

Notary Public Ribbi Holm County, Texas

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Doyle Geyer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 19 day of April, A.D. 2004.

Notary Public Ribbi Holm County, Texas

This plat, RESUBDIVISION OF A PORTION OF TRACT 42 and TRACT 43, LIFSCHUTZ SUBDIVISION NO. 10, has been submitted to and considered by the City Council of the City of Buda, Texas and is hereby approved by such Council.

Attest: [Signature] City Secretary

STATE OF TEXAS COUNTY OF HAYS

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify this plat to be the best of my professional judgment and belief, and that it was prepared in accordance with all relevant city ordinances, codes, plans and relevant standards.

[Signature] Date 4/16/04

Chris McComb P.E. Registered Professional Engineer No. 80442 State of Texas 8008 Burnham Road Austin, Texas 78744 (512) 382-5555

STATE OF TEXAS COUNTY OF HAYS

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify this plat is true and correct to the best of my knowledge and ability and that it was prepared from an actual survey of the property made on the ground under my direct supervision.

[Signature] Date 4/16/04

Jocka Lee Crow Registered Professional Land Surveyor No. 5209 State of Texas 401 Franklin Blvd. Austin, Texas 78751 (512) 407-8753

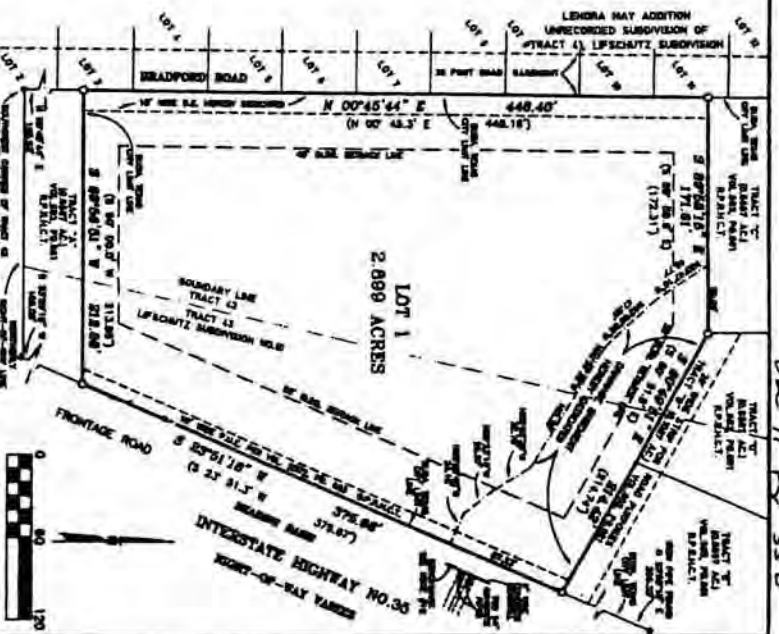
STATE OF TEXAS COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the 25th day of April, 2004, at 2:14:46 a.m., and duly recorded on the 25th day of April, 2004, at 12:24 a.m. Book 35 Page 35

Witness my hand and seal of office this the 25th day of April, 2004.

[Signature]

LEE CARLISLE COUNTY CLERK HAYS COUNTY, TEXAS



- LEGEND
O Open 1/2" from the
A.L.C. Public Utility
() Natural Obstruction
R/R - Right-of-Way
R - Existing Section Line
B.A.C.T. - Best Available Current Title
B.A.C.T. - Best Property Interest
H.A.C.T. - Highest Available Current Title
H.A.C.T. - Highest Available Current Title

- Subdivision Notes:
1) Lot 1 shown herein lies within the limits of the City of Buda, Texas.
2) According to Flood Insurance Rate Map No. 46290C0101 E for Hays County, Texas and Incorporated Areas (dated 2/18/1998), Lot 1 shown herein lies within Zone X (area determined outside 500-year floodplain).
3) No fence or other obstruction shall be placed or maintained in any drainage easement shown herein.
4) The lots of this subdivision, lie within the boundaries of the Edwards Aquifer Recharge Zone of Transition Zone.
5) This subdivision lies within the Hays Consolidated Independent School District.
6) Utility Service: Petroleum Electric Company, Inc. Electric Service; Verizon Water Service; Century Water Supply Corporation Sewer Service; City of Buda, Texas Water Service.
7) Total number of lots: 1
Total area of lots: 2,899 acres
Total area of lots shown: 2,899 acres
8) Location and dimensions of easements shown to the boundaries of the subdivision, are shown on the plat.
9) Surveying data for this plat is the conventional north-south line of the meridian.
10) Temporary boundaries: Temporary not on top of it.
11) Access to Bradford Road from Lot 1 is prohibited.
12) Standards along 81-35 and accessible roads to parking lot are required to be maintained by the property owner after the plat is recorded.
13) The plat is subject to the provisions of the plat.
14) The plat is subject to the provisions of the plat.

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

