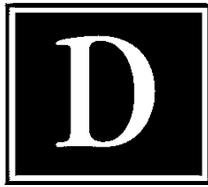


**2.717 Acres
All or Part
Old Wiederstein and FM 1103
Cibolo, Texas**



DRAKE COMMERCIAL GROUP

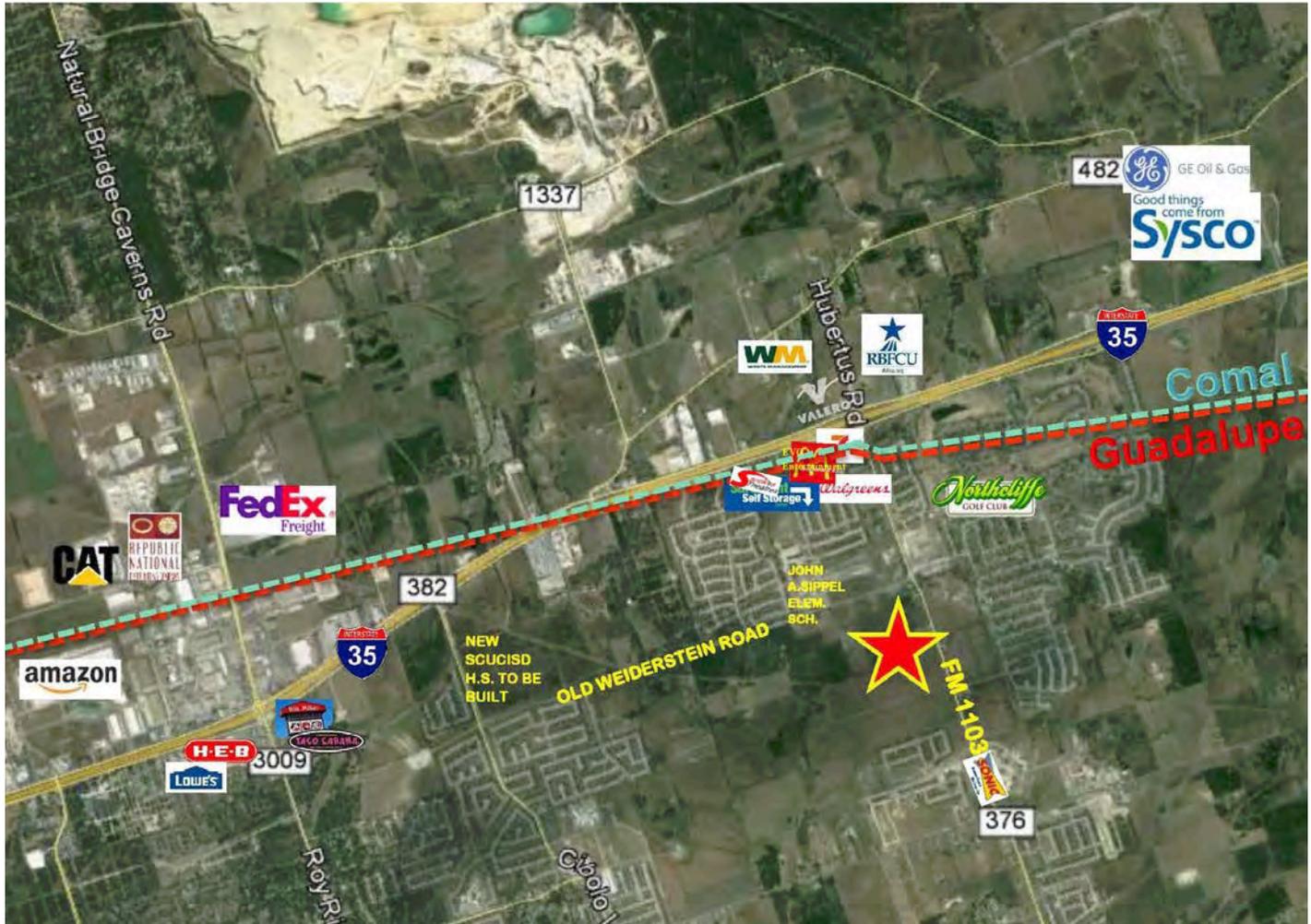
DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



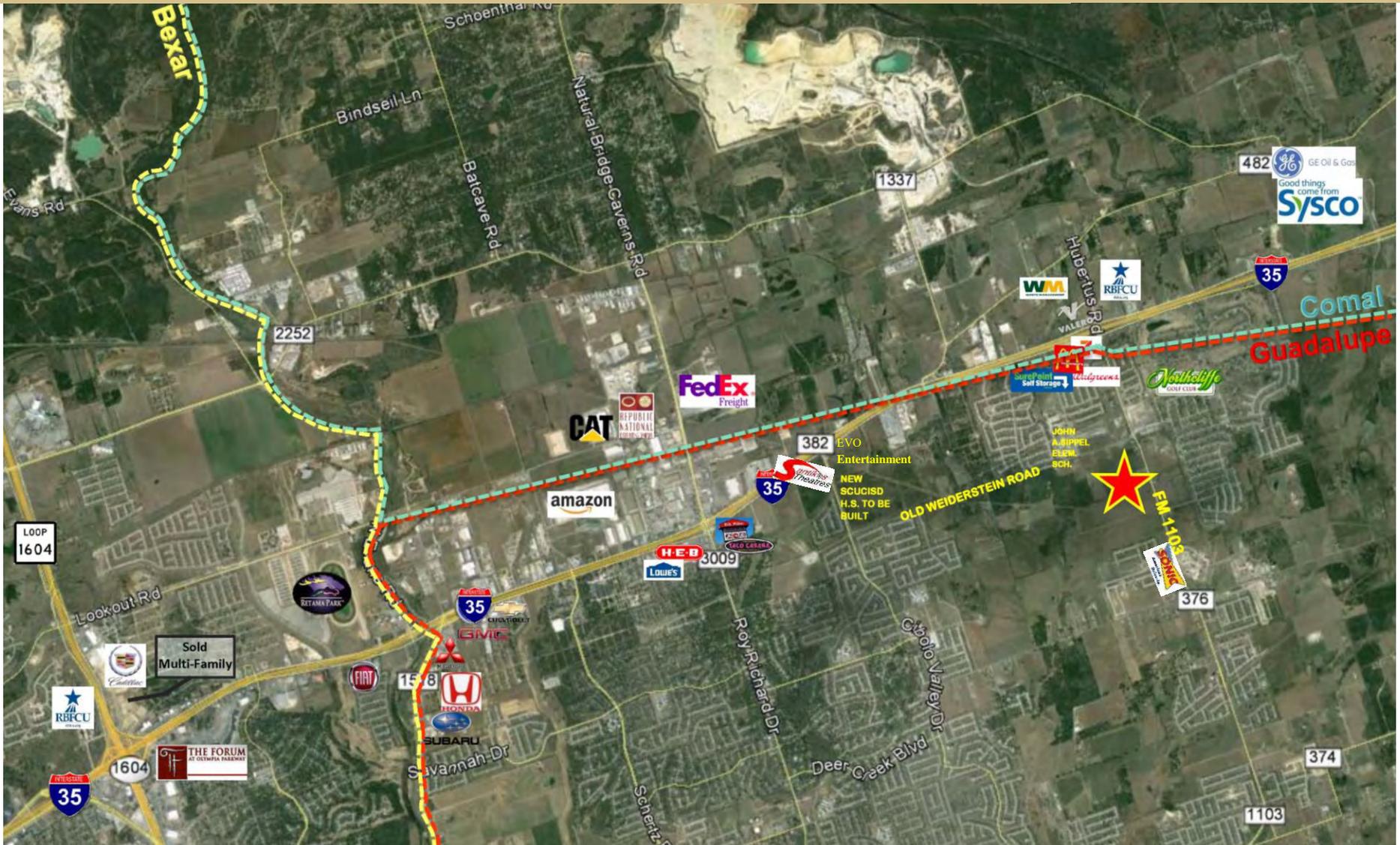
2.717 Ac. FM 1103



- Just off I-35 at the vibrant FM 1103 exit
- All 2.717 Acres or part – Tract 1 - 0.743 Ac.; Tract 2 - 1.128 Ac.; Tract 3 - 0.846 Ac.
- Sippel Elementary; Schlather Intermediate; Dobie Jr. High; Steele HS
- Near new entertainment facilities, Amazon, FedEx, Sysco
- Zoned – C3 City of Cibolo

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com

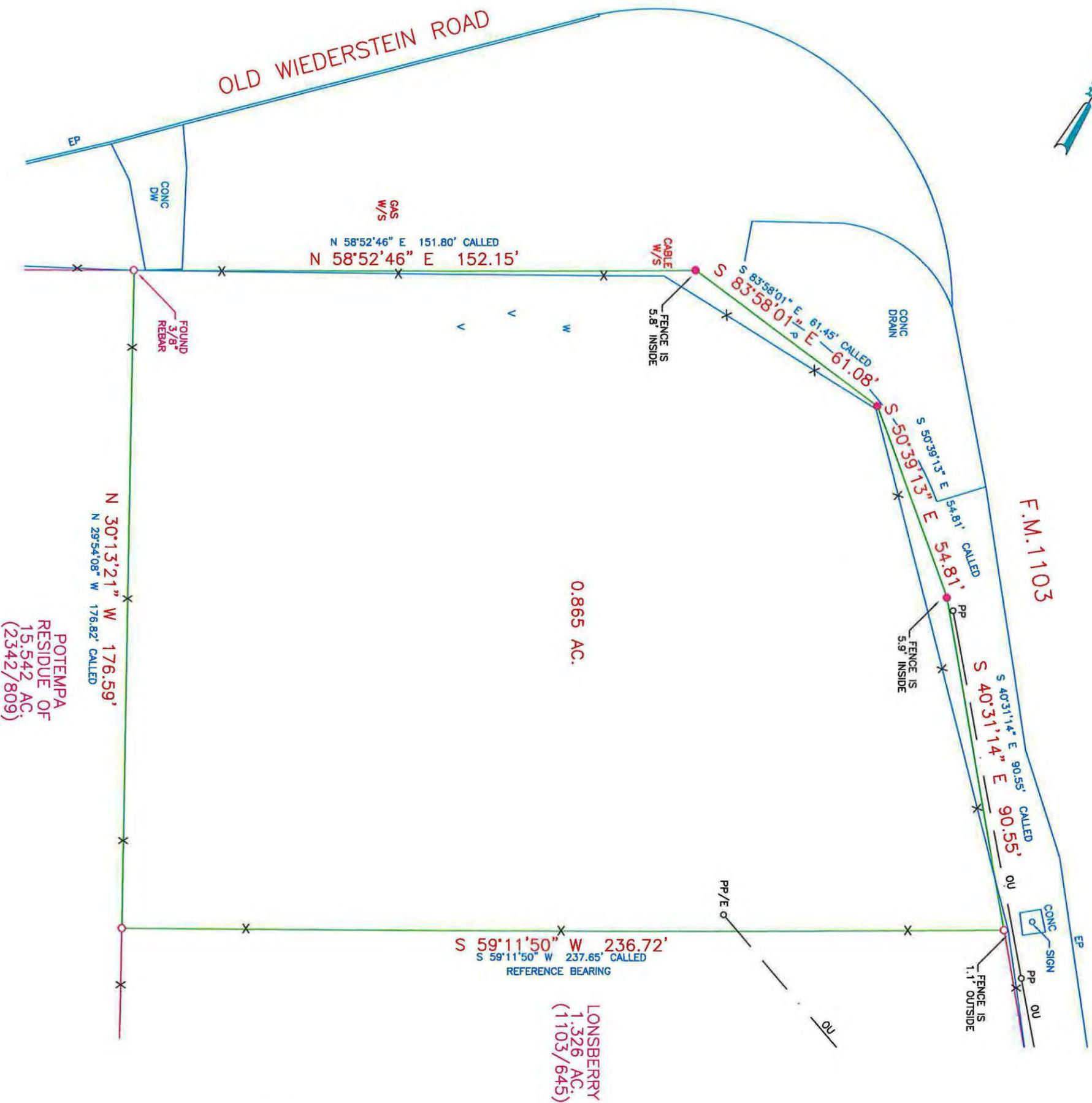


All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

Scale: 1" = 30'



TRACT 1



NOTE: THERE ARE IMPROVEMENTS SITUATED ON THE PROPERTY THAT WERE NOT LOCATED PER INSTRUCTIONS OF THE CLIENT(S).

REFERENCE BEARING: OBTAINED FROM VOL. 1103, PG. 648.

ADDRESS: 21841 OLD WIEDERSTEIN ROAD

REFERENCES: VOL. 1103, PG. 648

SURVEY PLAT SHOWING: A 0.865 OF AN ACRE PARCEL OF LAND OUT OF THE J.W. RICHARDSON SURVEY NO. 102, ABSTRACT NO. 277, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1103, PAGE 648, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS. (LEGAL DESCRIPTION PREPARED)

RIVER CITY ENGINEERING
1011 W. COUNTY LINE ROAD
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337

FIRM REGISTRATION #10193949
© 2014 RIVER CITY ENGINEERING



LEGEND:

- POB POINT OF BEGINNING
- W WATER METER BOX
- E ELECTRIC METER
- EP EDGE OF PAVEMENT
- PP POWER POLE
- OU OVERHEAD UTILITIES
- P PEDESTAL
- WS WARNING SIGN
- V WATER VALVE
- FOUND 1/2" REBAR
- SET 1/2" REBAR (CAPPED RPLS 4907)

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT WOULD BE SHOWN ON SAID REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS OR ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR

4907

TEXAS REGISTRATION NO.
SIGNATURE IS IN RED INK

SURVEY NOT VALID UNLESS ORIGINAL

JOB # 14-0296A

DATE: 08-22-14

LEGEND

- COTTON SPINDLE
- 1/2" IRON ROD
- TYPE I CONCRETE MONUMENT
- TYPE II MONUMENT
- TYPE III MONUMENT
- TELEPHONE CALL BOX
- ⊕ P.X. NAIL

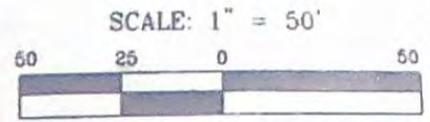
CURVE DATA

NAME	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DIST.
C16	00° 25' 24"	13.81	1869.39	8.91	S 40° 41' 41" E	13.81
C17	02° 10' 48"	112.05	2945.00	58.03	N 38° 37' 04" W	112.04

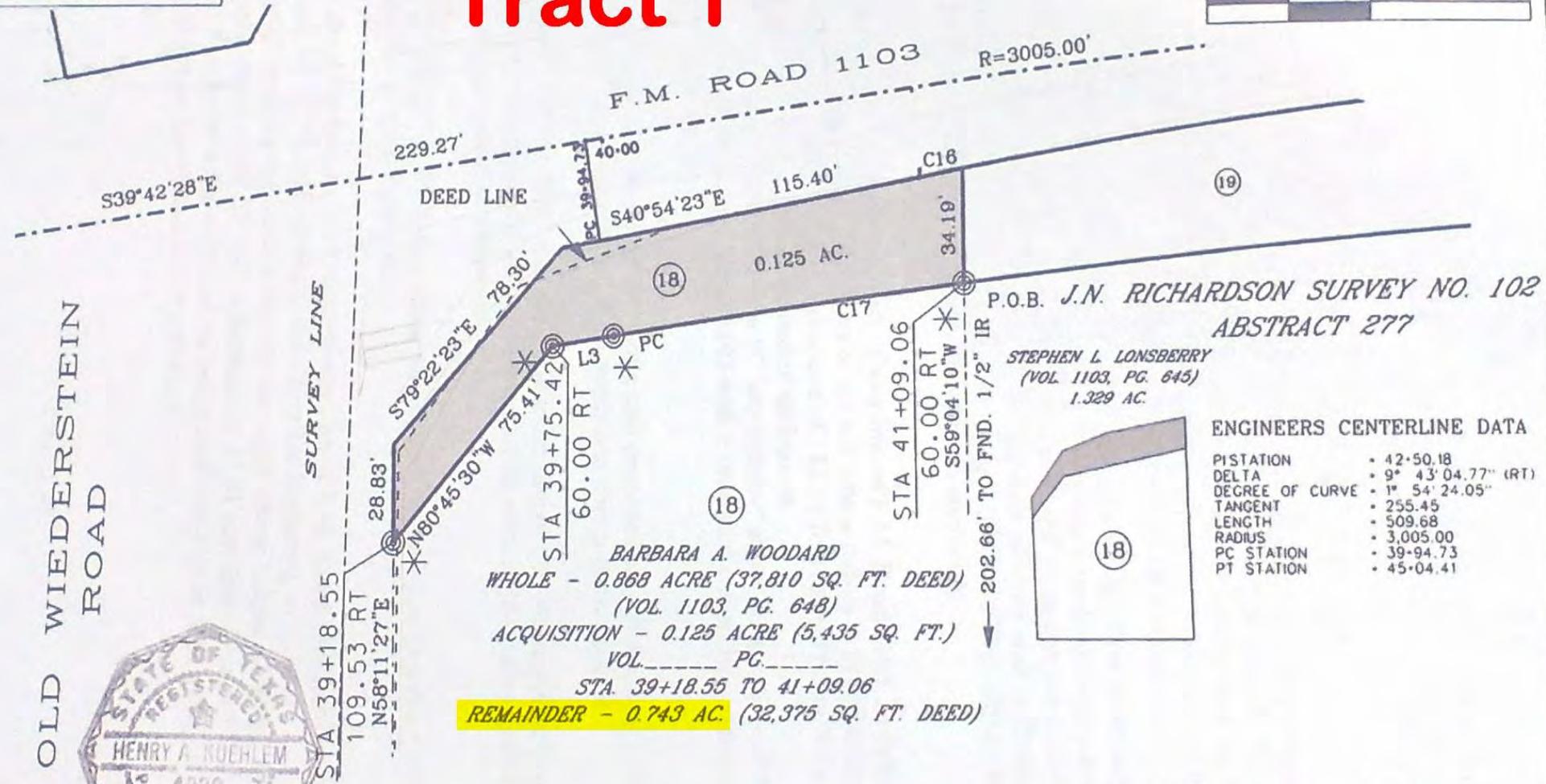
LINE CHART

LINE	BEARING	DIST.
L3	N 36° 42' 28" W	19.31'

Tract 1



CITY OF CIBOLO



HENRY A. KUEHLEM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4020

H.A. KUEHLEM SURVEY COMPANY
 14350 NORTHBROOK DRIVE SUITE 130
 SAN ANTONIO, TEXAS 78232

- NOTES:**
1. BASIS OF BEARINGS: NAD 83 (2011) STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE (4204) SAF: 1.00017
 2. REFERENCE A PROPERTY DESCRIPTION FOR EACH PARCEL PREPARED FROM THIS SURVEY
 3. PREPARED FROM A SURVEY MADE ON THE GROUND AUGUST 2016
 4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
 5. * 1/2" IRON RODS SET WITH ORANGE CAP STAMPED "RPLS 4020" POINTS MAY BE REPLACED WITH TYPE II TEXAS D.O.T. MONUMENTS

REVISION: 05/10/2017 - ROW CSJ ADDED

Texas Department of Transportation					
PLAT OF PARCEL 18					
FED. ROAD DIV. NO.	STATE	ROW CSJ		SHEET NO.	
	TEXAS			3 of 3	
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.	JOB NO.	HIGHWAY NO.
15	GUADALUPE	1268	02	028	FM 1103

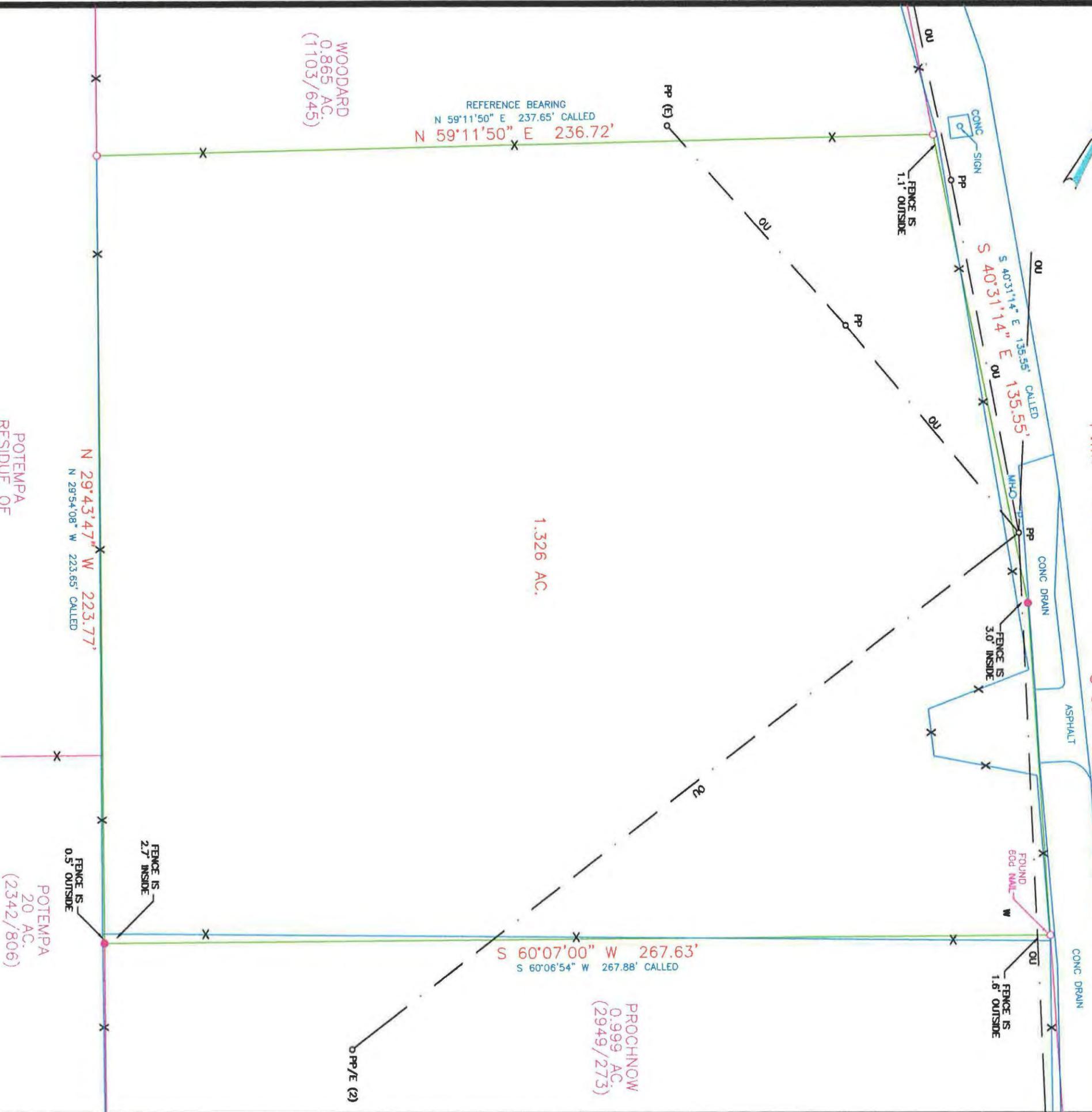
Scale: 1" = 30'

TRACT 2

F.M. 1103

S 33°06'11" E 94.49' CALLED
S 33°06'40" E 94.50'

EP



WOODDARD
0.865 AC.
(1103/645)

REFERENCE BEARING
N 59°11'50" E 237.65' CALLED
N 59°11'50" E 236.72'

1.326 AC.

POTEMPA
RESIDUE OF
15.542 AC.
(2342/809)

N 29°43'47" W 223.77'
N 29°54'08" W 223.65' CALLED

POTEMPA
20 AC.
(2342/806)

PROCHNOW
0.999 AC.
(2949/273)

S 60°07'00" W 267.63'
S 60°06'54" W 267.88' CALLED

NOTE: THERE ARE IMPROVEMENTS SITUATED ON THE PROPERTY THAT WERE NOT LOCATED PER INSTRUCTIONS OF THE CLIENT(S).

REFERENCE BEARING:
OBTAINED FROM VOL. 1103, PG. 645.

ADDRESS: 2957 F.M. 1103

REFERENCES: VOL. 1103, PG. 645

SURVEY PLAT SHOWING: A 1.326 ACRE PARCEL OF LAND OUT OF THE J.W. RICHARDSON SURVEY NO. 102, ABSTRACT NO. 277, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1103, PAGE 645, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.
(LEGAL DESCRIPTION PREPARED)

LEGEND:

POB	POINT OF BEGINNING
MH	SEWER MAIN HOLE
W	WATER METER BOX
E	ELECTRIC METER
EP	EDGE OF PAVEMENT
PP	POWER POLE
OU	OVERHEAD UTILITIES
P	PEDESTAL
○	WIRE FENCE FOUND 1/2" REBAR
●	SET 1/2" REBAR (CAPPED "RPLS 4907")

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT WOULD BE SHOWN ON SAID REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR

4907

TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK

JOB # 14-02968
DATE: 08-22-14

RIVER CITY ENGINEERING
1011 W. COUNTY LINE ROAD
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337

FIRM REGISTRATION #10193949

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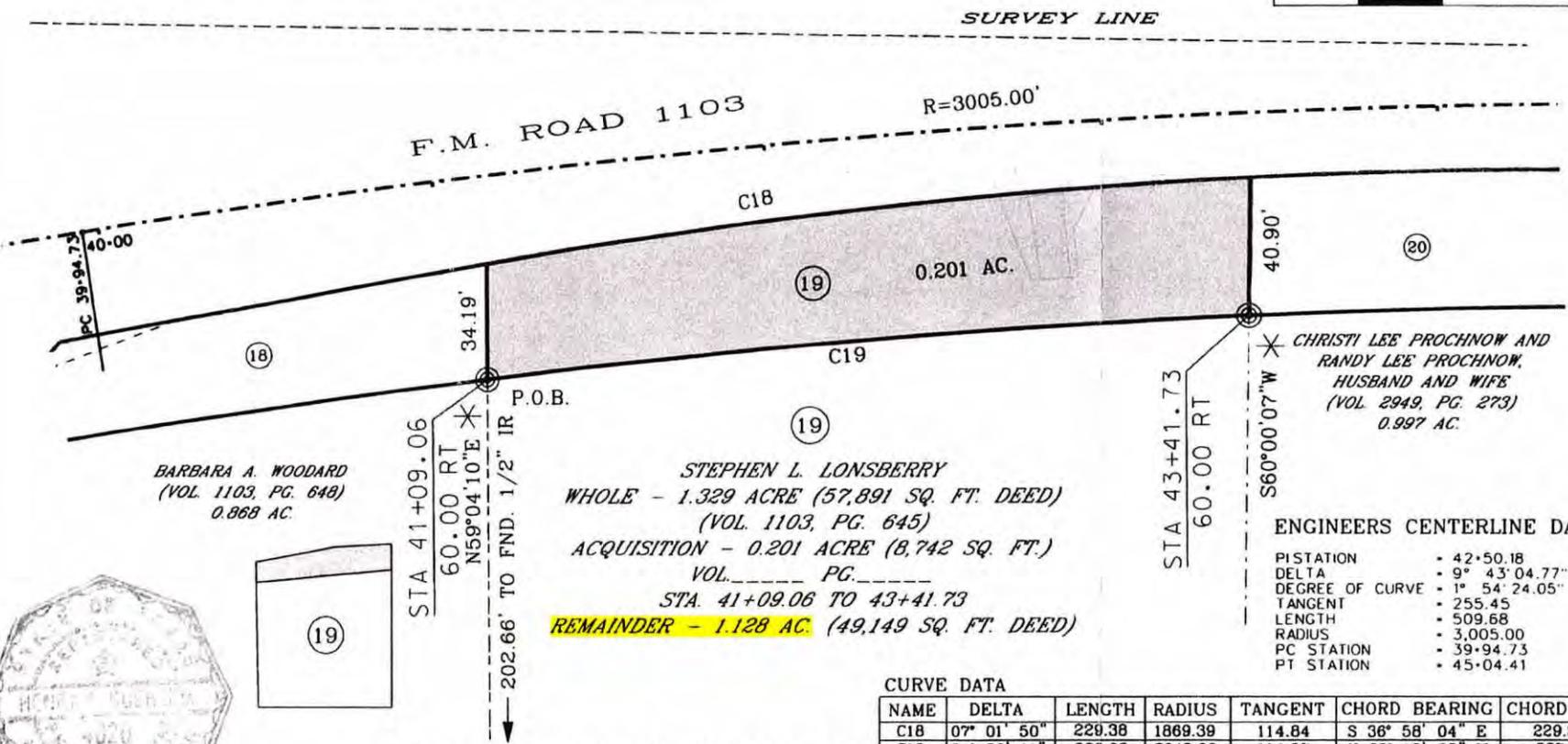
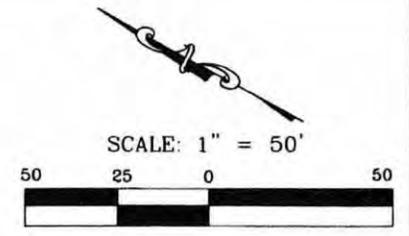
LEGEND

- ⊙ — COTTON SPINDLE
- ⊗ — 1/2" IRON ROD
- ⊠ — TYPE I CONCRETE MONUMENT
- ⊙ — TYPE II MONUMENT
- ⊠ — TYPE III MONUMENT
- ☒ — TELEPHONE CALL BOX
- ⊕ — P.K. NAIL

Tract 2

*J.W. GRAY SURVEY 255
ABSTRACT 144*

CITY OF CIBOLO



BARBARA A. WOODARD
(VOL. 1103, PG. 648)
0.868 AC.

STEPHEN L. LONSBERRY
WHOLE - 1.329 ACRE (57,891 SQ. FT. DEED)
(VOL. 1103, PG. 645)
ACQUISITION - 0.201 ACRE (8,742 SQ. FT.)
VOL. _____ PG. _____
STA. 41+09.06 TO 43+41.73
REMAINDER - 1.128 AC. (49,149 SQ. FT. DEED)

CHRISTI LEE PROCHNOW AND
RANDY LEE PROCHNOW,
HUSBAND AND WIFE
(VOL. 2949, PG. 273)
0.997 AC.

ENGINEERS CENTERLINE DATA

PISTATION	= 42+50.18
DELTA	= 9° 43' 04.77" (RT)
DEGREE OF CURVE	= 1° 54' 24.05"
TANGENT	= 255.45
LENGTH	= 509.68
RADIUS	= 3,005.00
PC STATION	= 39+94.73
PT STATION	= 45+04.41

CURVE DATA

NAME	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DIST.
C18	07° 01' 50"	229.38	1869.39	114.84	S 36° 58' 04" E	229.24
C19	04° 26' 11"	228.03	2945.00	114.07	N 35° 18' 35" W	227.97

*J.N. RICHARDSON SURVEY NO. 102
ABSTRACT 277*

NOTES:

1. BASIS OF BEARINGS: NAD 83 (2011) STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE (4204) SAF: 1.00017
2. REFERENCE A PROPERTY DESCRIPTION FOR EACH PARCEL PREPARED FROM THIS SURVEY
3. PREPARED FROM A SURVEY MADE ON THE GROUND AUGUST 2016
4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
5. * 1/2" IRON RODS SET WITH ORANGE CAP STAMPED "RPLS 4020" POINTS MAY BE REPLACED WITH TYPE II TEXAS D.O.T. MONUMENTS



Henry A. Kuehlem
HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232

REVISION: 05/10/2017 - ROW CSJ ADDED

Texas Department of Transportation

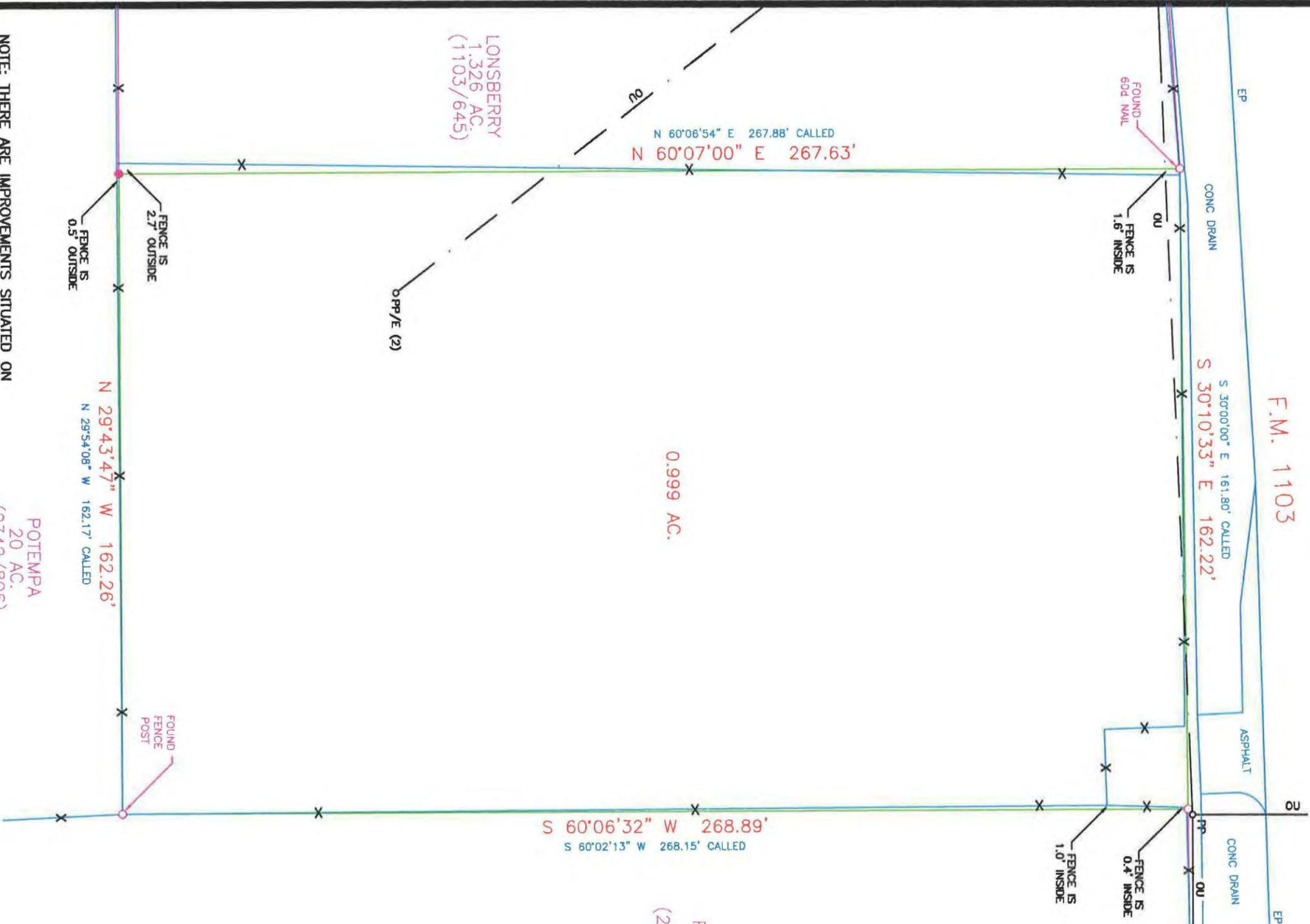
PLAT OF PARCEL 19

FED. ROAD DIV. NO.	STATE	ROW CSJ			SHEET NO.
	TEXAS				2 OF 2
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.	JOB NO.	HIGHWAY NO.
15	GUADALUPE	1268	02	028	FM 1103

TRACT 3

Scale: 1" = 30'

F.M. 1103



LEGEND:

○	POINT OF BEGINNING
W	WATER METER BOX
E	ELECTRIC METER
EP	EDGE OF PAVEMENT
PP	POWER POLE
OU	OVERHEAD UTILITIES
P	PEDESTAL
X	WIRE FENCE
X	FOUND 1/2" REBAR

NOTE: THERE ARE IMPROVEMENTS SITUATED ON THE PROPERTY THAT WERE NOT LOCATED PER INSTRUCTIONS OF THE CLIENT(S).

REFERENCE BEARING:
OBTAINED FROM VOL. 1103, PG. 645
AND VOL. 1103, PG. 648.

ADDRESS: 2943 F.M. 1103

REFERENCES: VOL. 2949, PG. 273

SURVEY PLAT SHOWING: A 0.999 OF AN ACRE PARCEL OF LAND OUT OF THE J. W. RICHARDSON SURVEY NO. 102, ABSTRACT NO. 277, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2949, PAGE 273, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.
(LEGAL DESCRIPTION PREPARED)

RIVER CITY ENGINEERING
1011 W. COUNTY LINE ROAD
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-0337

FIRM REGISTRATION #10193949
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DAVID A. LAMBERTS
REGISTERED PROFESSIONAL LAND SURVEYOR

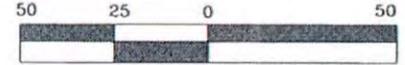
4907
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL
SIGNATURE IS IN RED INK
JOB # 14-0296C
DATE: 08-22-14

Tract 3

J.W. GRAY SURVEY 255
ABSTRACT 144

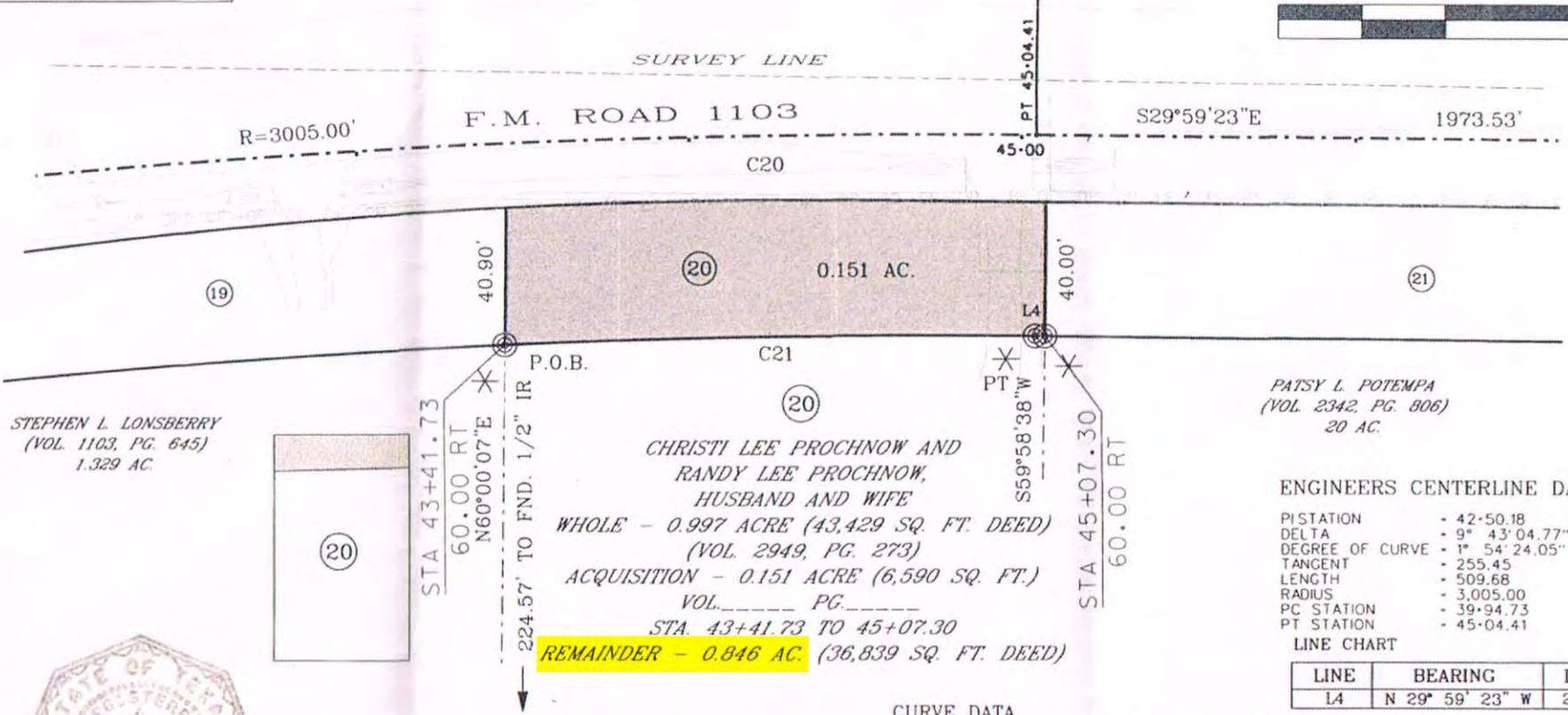
CITY OF CIBOLO

SCALE: 1" = 50'



LEGEND

- ⊙ — COTTON SPINDLE
- ⊙ — 1/2" IRON ROD
- ⊙ — TYPE I CONCRETE MONUMENT
- ⊙ — TYPE II MONUMENT
- ⊙ — TYPE III MONUMENT
- ☒ — TELEPHONE CALL BOX
- ⊕ — P.K. NAIL



ENGINEERS CENTERLINE DATA

PI STATION	- 42+50.18
DELTA	- 9° 43' 04.77" (RT)
DEGREE OF CURVE	- 1° 54' 24.05"
TANGENT	- 255.45
LENGTH	- 509.68
RADIUS	- 3,005.00
PC STATION	- 39+94.73
PT STATION	- 45+04.41

LINE CHART

LINE	BEARING	DIST.
L4	N 29° 59' 23" W	2.89'

CURVE DATA

NAME	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DIST.
C20	03° 27' 46"	112.98	1869.39	56.51	S 31° 43' 16" E	112.97
C21	03° 08' 07"	159.43	2945.00	79.74	N 31° 32' 26" W	159.41

J.N. RICHARDSON SURVEY NO. 102
ABSTRACT 277

- NOTES:**
1. BASIS OF BEARINGS: NAD 83 (2011) STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE (4204) SAP: 1.00017
 2. REFERENCE A PROPERTY DESCRIPTION FOR EACH PARCEL PREPARED FROM THIS SURVEY
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HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232

Plat of Parcel 20

FED. ROAD DIV. NO.	STATE	ROW CSJ			SHEET NO.
	TEXAS				2 OF 2
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.	JOB NO.	HIGHWAY NO.
15	GUADALUPE	1268	01	011	FM 1103

FOR THE EXCLUSIVE USE OF DEBORAH@DRAKECOMMERCIAL.COM

From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2018/05/22/cibolo-expecting-more-investment-from-santikos.html>

BRICK & MORTAR

Cibolo expecting more investment as result of Santikos-anchored project

🔑 **SUBSCRIBER CONTENT:**

May 22, 2018, 2:38pm CDT **Updated: May 22, 2018, 3:13pm CDT**

The city of Cibolo's recruitment of a major mixed-use development along Interstate 35 is expected to give the nearby community and the people who visit it a greater sense of arrival. And economic development officials believe it will be a catalyst to more private investment in an area rich in available real estate and rife with opportunity.



Cibolo Crossing is a master-planned project that will span more than 100 acres, blending retail, restaurant, entertainment, office and hotel development with some 1,100 new residential units. It will have high visibility with its proximity to one of the busiest interstates in the nation and will be anchored in part by Santikos Enterprises, which plans to develop a 12-screen theater and gaming complex on part of the site.

"To have a corporation like that is overwhelming because of the companies that we are trying to recruit and the business opportunities this represents," [Mark Luft](#), director of the Cibolo Economic Development Corp., said during an exclusive interview.

The developer of Cibolo Crossing, Midland-based Fasken Oil & Ranch, has completed utility work for the site, and construction on the mixed-use project has begun. That's a milestone in itself for Cibolo officials.

"This is a tract of land that has gone through numerous property owners and never been developed. We found someone who was serious. The timing was right, the economics were good, and the demand's been created," Luft said. "They've done the research. They've made the commitment. They've seen the value. This is going to happen."

Fasken's [Arthur Zuniga](#) said Cibolo officials "will be proud of what we will be putting up at their front door."

Cibolo Crossing will be a new commercial gateway to the city that could lead to more opportunities for investment.

"Our economy was not diverse enough. We needed to increase our commercial capacity, enhance the quality of place and the quality of life," Luft said. "This will have a tremendous impact."

Luft said there is plenty of room for additional development spurred by Cibolo Crossing.

"We have 34 square miles open," he said. "We have frontage on Interstate 35 and frontage on Interstate 10. We have infill properties along [FM] 1103, and we are widening and improving that road. So there are more opportunities for us."

Cibolo, positioned between two high-growth areas in San Antonio and New Braunfels, is pursuing an aggressive, yet calculated, economic strategy for landing more businesses, investment and jobs.

"We are not isolating ourselves. A cup of coffee goes a long way with us," Luft said. "We are hopeful and optimistic. We want to bring the right things for the right reasons."

W. Scott Bailey

Senior Reporter

San Antonio Business Journal



Santikos gives inside look at planned Cibolo movie, bowling megaplex

By [Joshua Fechter](#)

May 4, 2018



Photos: Courtesy /Santikos Entertainment

Santikos Entertainment released new renderings Friday of its 87,000-square-foot movie, bowling and live music complex in Cibolo.

The Interstate 35 corridor between San Antonio and New Braunfels is becoming a competitive entertainment market as two local theater chains vie for amusement dollars in the fast-growing region.

Santikos Entertainment released new renderings Friday of its 87,000-square-foot movie, bowling and live music complex that will anchor the Cibolo Crossing retail development at the southeast corner of Interstate 35 and Wiederstein Road. The complex is slated to open in spring 2019.

The project, announced in August, will feature a dozen movie screens with around 1,500 reclining seats, Santikos CEO David Holmes said Friday. Two of those screens will be in **Santikos' large format AVX, which Holmes likens to the company's version of IMAX.**

But customers who aren't in the mood for a movie could hit up the theater's 16 bowling lanes, grab a drink at a full-service bar or a meal at its sit-down restaurant, catch a live band at its planned outdoor music venue or play a few rounds of laser tag and arcade games, Holmes said.

“What we're developing is a project that's really unlike anything that's been seen in South Texas,” Holmes said.

Santikos had long been eyeing a spot along the fast-growing Interstate 35 corridor **between San Antonio and Austin, Holmes said. But the company didn't want to siphon off** traffic to its Rialto theater near the intersection of Loop 410 and Interstate 35, compete directly with Regal Cinemas' **Live Oak Stadium 18 & RPX at Loop 1604 and Interstate 35** or go as far north as New Braunfels, Holmes said.

Santikos' Cibolo project marks the company's second foray into creating a one-stop shop for entertainment options, a strategy undertaken to get customers to spend more money under their roof.

The San Antonio theater operator, which operates eight theaters in the area, opened its first such entertainment complex — the 130,000-square-foot Casa Blanca film and bowling megaplex — **on the city's far** West Side in summer 2016.

“The brilliance of John Santikos was that he realized early on that you're not really competing with the theater down the street,” Holmes said. “You're really competing with other family entertainment options.”

Santikos will be directly competing with such an option at its Cibolo location. San Marcos-based Evo Entertainment Group announced Wednesday it plans to open a 73,000-square-foot entertainment center in February 2019 at the new Wiederstein Ranch retail development in Schertz, just across the street from the Santikos theater.

The Evo complex will have 10 dine-in movie theaters with oversized recliners each outfitted with buttons designed to call servers, 16 lanes of bowling, more than 100 games, laser tag, a virtual reality experience center and a full restaurant and bar among other amenities, the company said in a news release.

Movie, bowling complex coming to Schertz in 2019

By [Joshua Fechter](#)

Updated 8:05 am, Thursday, May 3, 2018



Photo: Courtesy/Evo Entertainment Group

San Marcos-based Evo Entertainment Group plans to open a 73,000-square-foot entertainment megaplex in February 2019 at the new Wiederstein Ranch retail development in Schertz.

Boozy beverages, laser tag, movies and bowling will all be on the menu at a 73,000-square-foot entertainment megaplex planned for the San Antonio suburb of Schertz. San Marcos-based Evo Entertainment Group plans to open the new entertainment center in February 2019 at the new Wiederstein Ranch retail development in Schertz, the company announced Wednesday.

The complex will feature 10 dine-in movie theaters with oversized recliners each outfitted with buttons designed to call servers, 16 lanes of bowling, more than 100 games, laser tag, a virtual reality experience center and a full restaurant and bar among other amenities, according to a news release.

“Our company has called Central Texas home since the very beginning, and Schertz has always seemed like a perfect match,” CEO Mitchell Roberts said in the release. “When we first developed the cinema-hybrid model, we did so with outstanding guest experience in mind and have since made some truly innovative and impressive improvements to the concept.”

Co-owned by siblings Crystal Roberts, Cassie Roberts and Mitchell Roberts, Evo currently operates four locations: the Starplex 12 theater and The Spot Cinema Eatery and Social Haus in San Marcos, Evo Entertainment in Kyle and the Creekside Cinemas 14 theater in New Braunfels.

The Schertz complex will be part of the Wiederstein Ranch development along Wiederstein Road just south of Bussey’s Flea Market, [according to a 2017 site map](#).

Work beginning on \$7.2 million project to more than double size of Schertz FM 1103 bridge

By [JeriLynn Thorpe](#), mySA.com / San Antonio Express-News
August 10, 2017 Updated: August 10, 2017 2:26pm



IMAGE 1 OF 10

Existing two-lane FM 1103 bridge in Schertz is expanding into a five-lane bridge with turnarounds.

The Schertz FM 1103 bridge will soon undergo a major makeover.

TxDOT announced the [\\$7.2 million project for the FM 1103 bridge over I-35](#) will begin this week and should wrap up by Spring 2019. The project will expand the existing two lane bridge to five lanes plus turnarounds.

The expansion should ease traffic over the busy bridge but in the meantime could mean a hefty detour for some drivers.

Features of the new bridge include: two eastbound lanes (one through lane and one optional lane) and three westbound lanes (a left-only lane, an optional lane and a through lane pushing traffic onto Hubertus Road). The bridge will also have turnarounds built on each side.

According to TxDOT, the expansion was motivated by the incredible growth in Schertz and Cibolo which has proven too much for the old bridge. The new bridge should position the intersection to meet the demands of the growing suburban communities.

Local company Anderson Columbia won the contract and will be working six days a week to complete the construction.

Anderson Columbia will begin work on the new westbound portion of the bridge and the south-to-north turnaround first. TxDOT said the first half of the bridge is expected to be completed by Summer 2018.

At that point traffic will shift onto the new portion of the bridge and the old bridge will be torn down. While the westbound portion of the bridge is standing and the eastbound part is being built, beginning Summer 2018, the bridge will serve only westbound traffic.

Anyone heading eastbound will need to go south to FM 2252, turn around and return to the intersection.

TxDOT said that other major closures will occur on nights and occasionally weekends. Weekend closures will be announced with two weeks' notice.

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Three Texas cities named in Top 10 Fastest Growing Small Cities in the U.S.

Jun 29, 2016, 7:22am CDT



DAVID SUCSY

Zippia, a career and employment website, recently put together [a list of the top 10 fastest growing cities in the U.S.](#), and three of them are in Texas.

The small cities – Zippia tracked more than 3,100 of them – were ranked according to data gathered from the American Community Survey. The survey specifically takes into account the growth rates between 2010 and 2014, and the cities with the highest growth rate index took away the top honors. For the purposes of this survey, Zippia defined a "small city" as a place with a population between 5,000 and 100,000 in 2010.

Prosper, a suburban neighbor to the North of Dallas, was the lowest ranked Texas city at No. 8 on the top 10 list. The relatively affluent suburban town had a population of 12,503 residents in 2014, up from just over 8,900 residents in 2010.

Ranked right after that was Hutto, Texas, an Austin suburb with 18,839 residents, at No. 7.

Cibolo, Texas, came in at the highest ranking, No. 3. Keeping up the trend of proximity to sizable Texas metros, they're a suburb of San Antonio in Guadalupe County with a population of 22,724. That's about 10,000 more residents than they had in 2010.

Paul Wedding

Editorial Intern
Dallas Business Journal



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.

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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date