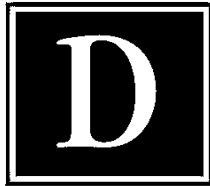


**203 +/- Acres for Sale
Hwy 281 and FM 306
Spring Branch, Texas**



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

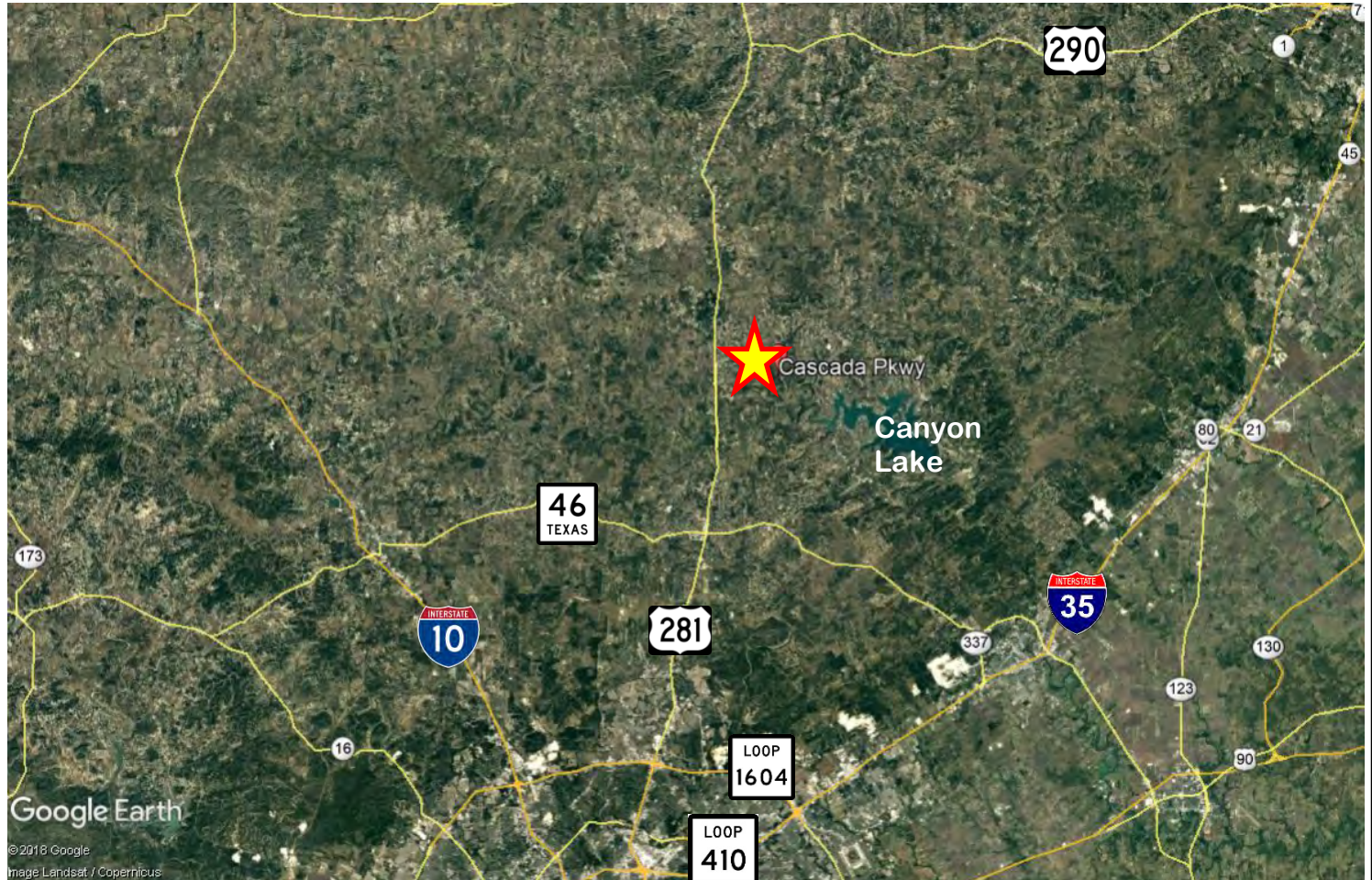
* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



Drake Commercial Group

4630 N Loop 1604 W
Suite 510
San Antonio, TX 78249
www.drakecommercial.com

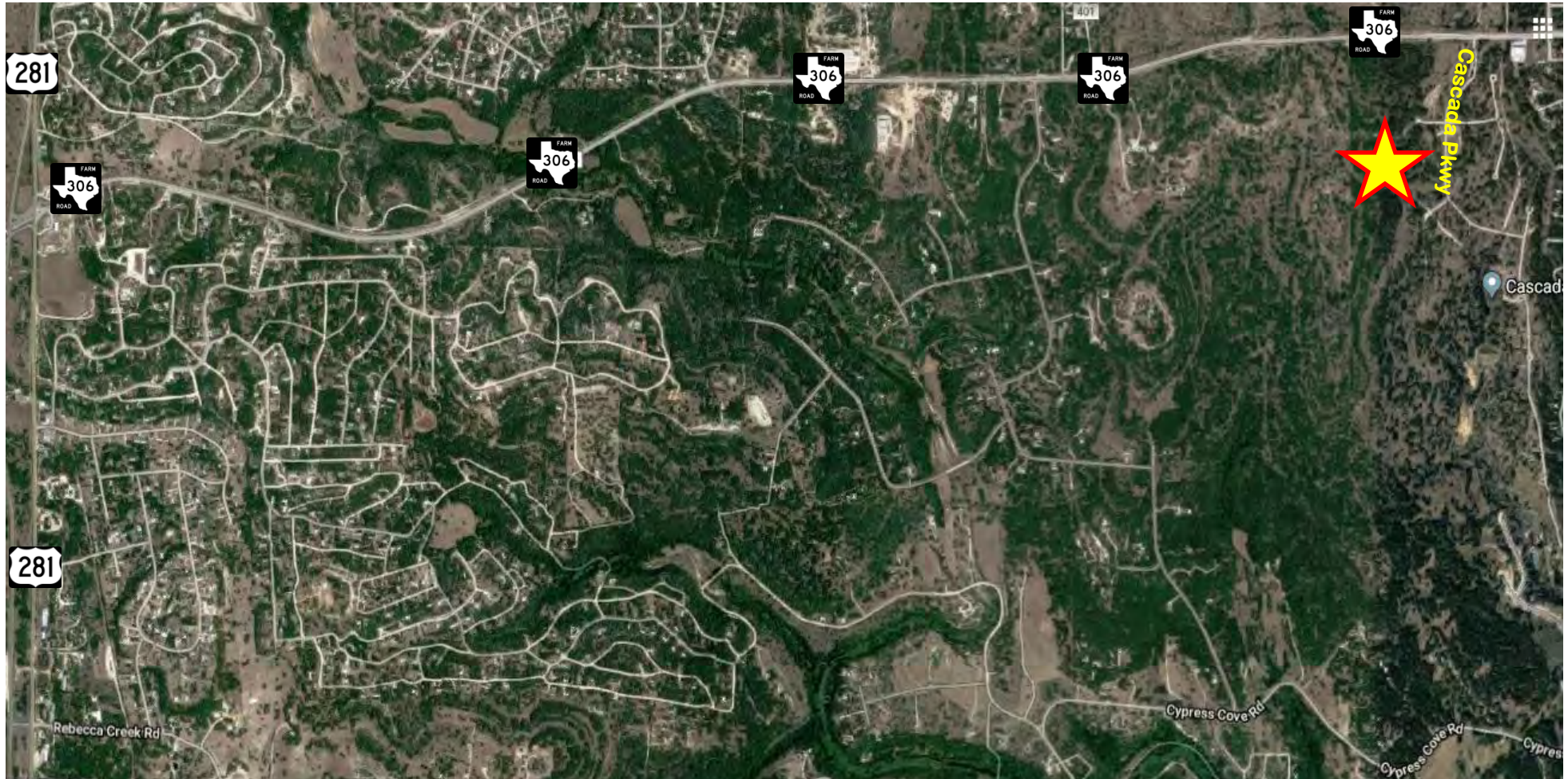
203 +/- Acres Hwy 281 & FM 306 – Canyon Lake



- 203 +/- Ac Land near Canyon Lake, just off of Hwy 281 at FM 306
- Great location in between Austin and San Antonio
- Hill Country views and landscape, lots of trees and wildlife
- Water agreement with Canyon Lake Water Service Company, taps offered at a generous discount; power, water and phone underground; septic system
- Comal Independent School District
- 3.5 Ac. community park with Canyon Lake access, spring fed creek and walking trails
- Call for pricing

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.

120' RIGHT-OF-WAY PER
TEXAS DEPARTMENT OF
TRANSPORTATION MAPS

F.M. HIGHWAY NO. 306

SCALE: 1" = 200'

AROUND THE HORN & LTD.,
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NO. 20080600038
OFFICIAL PUBLIC RECORDS
130.41 ACRES

LINE TABLE

LINE	DISTANCE	BEARING
L1	71.24	S 45°31'44" E
L2	244.57	S 02°55'59" E
L3	89.84	S 12°28'17" W
L4	290.90	S 42°45'30" W
L5	215.91	N 85°10'07" W
L6	161.28	S 89°18'44" W
L7	233.83	S 11°27'37" W
L8	29.59	S 02°24'03" E
L9	203.51	S 49°25'10" E
L10	38.50	N 82°48'18" E
L11	47.09	S 20°42'36" W
L12	224.34	S 09°05'04" E
L13	104.45	S 02°03'03" E
L14	114.58	S 15°35'22" E
L15	164.89	S 35°55'05" W
L16	112.02	S 10°11'08" W
L17	304.63	S 07°07'58" E
L18	39.52	S 64°18'57" W
L19	200.86	S 04°48'14" E
L20	372.19	N 89°00'00" E
L21	18.97	S 84°50'00" E
L22	114.14	S 24°28'42" W
L23	10.44	S 08°13'25" W
L24	13.30	S 02°41'54" W
L25	20.78	S 24°03'41" E
L26	512.05	S 84°18'48" W
L27	15.34	S 74°51'35" W
L28	295.93	S 77°50'50" W
L29	110.48	S 02°42'42" W
L30	85.16	S 55°36'04" W
L31	181.28	S 24°48'59" W

CURVE TABLE

CURVE	BEARS	BEARS	BEARS	BEARS	BEARS	BEARS
C1	240.00	20.25	85.88	43.40	S 09°10'11" W	85.41
C2	100.00	09.04	11.41	5.21	S 19°46'04" W	11.40
C3	100.00	30.19	13.52	27.09	S 72°35'24" W	25.30
C4	100.00	30.19	13.52	27.09	S 72°35'24" W	25.30
C5	275.00	05.03	24.27	12.14	S 40°19'53" W	24.26

J. MCWHIRY
SURVEY NO. 60
ABSTRACT NO. 419

AROUND THE HORN & LTD.,
A TEXAS LIMITED PARTNERSHIP
DOCUMENT NO. 20080600038
OFFICIAL PUBLIC RECORDS
130.41 ACRES

CHARLES MURKIN
SURVEY NO. 48
ABSTRACT NO. 404

203.856 ACRES

STADLER & LEATHAM DEVELOPMENT, LLC
DOCUMENT NO. 20080600038
OFFICIAL PUBLIC RECORDS
REMAINING PORTION OF 430.798 ACRES

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT
PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.
2141900 EFFECTIVE DATE: NOVEMBER 13, 2017, ISSUED NOVEMBER 29, 2017
AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND
RELATED BELOW:

RESTRICTIVE COVENANTS:

None

SCHEDULE B

10b. Easement assessment recorded in Volume 127, Page 489, Deed Records,
Comal County, Texas. (Does not apply)

10c. Telephone assessment recorded in Document No. 483401, Official Public
Records, Comal County, Texas. (Does not apply)

GENERAL NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON AS "RECORDS" ARE BASED ON
DEED RECORDED IN DOCUMENT NO. 20080600038 OFFICIAL PUBLIC
RECORDS, COMAL COUNTY, TEXAS AND PLATS RECORDED IN DOCUMENT NO.
20080600038, PLAT RECORDS, COMAL COUNTY, TEXAS AND DOCUMENT NO.
201306037835, PLAT RECORDS, COMAL COUNTY, TEXAS.

2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE
COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, ZONE SOUTH
CENTRAL ZONE.

3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

4) ADJOINERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES
ONLY.

5) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL
AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A
"VALID" COPY. COPIES REPRODUCED BY ANY OTHER MEANS WILL NOT BE
RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY
OF THIS SURVEY.

PLAT SHOWING: A 203.856 acre tract of land being
approximately 50.87 acres out of the C.C. & S.F. R.R. Co.
Survey No. 735, Abstract 811 and 153.269 acres out of
the Charles Murkin Survey No. 48, Abstract No. 404,
Comal County, Texas, said 203.856 acre tract being all of
that certain 14.010 acre tract conveyed to Stadler
Enterprises, LLC by deed recorded in Document No.
20140803741, Official Public Records, Comal County, Texas
and also being part of the certain 430.798 acre tract
conveyed to Stadler & Leatham Development, LLC by deed
recorded in Document No. 20080600038, Official Public
Records, Comal County, Texas.

DONNIE DORNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FRM NO. 10162963



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT
THERE ARE NO VISIBLE EMBODIMENTS OR ENCUMBRANCES OF
BUILDINGS OR ADJOINING PROPERTY AND THAT ALL
BUILDINGS ARE FULLY LOCATED ON THIS PROPERTY
EXCEPT AS SHOWN ABOVE.

DONNIE DORNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

DATE 12-08-2017

JOB NO. 17-403

LEGEND:

- TELEPHONE PEDESTAL
- FIREWORK OFFICE BOX
- POWER POLE
- OVERHEAD UTILITIES
- WIRE FENCE
- FOUND STEEL ROD WITH A YELLOW
"WATERPROOF SURVIVAL" PLASTIC CAP
- FOUND NAIL IN ROCK WALL
- FOUND 1/2" STEEL ROD
- SET 1/2" STEEL ROD WITH AN
ORANGE "RPLS 5207" PLASTIC CAP
- FOUND NAIL SET IN CONCRETE

NO CURRENT OWNERSHIP
FOR THIS TRACTABLE PIECE
OF LAND

ERNEST M. STETTLER ET AL.
VOLUME 348 PAGES 399-402
DEED RECORDS
90.000 ACRES

NO RIGHT-OF-WAY
DOCUMENT NO. 20080600038
PLAT RECORDS

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DOCUMENT NO. 20080600038
PLAT RECORDS



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