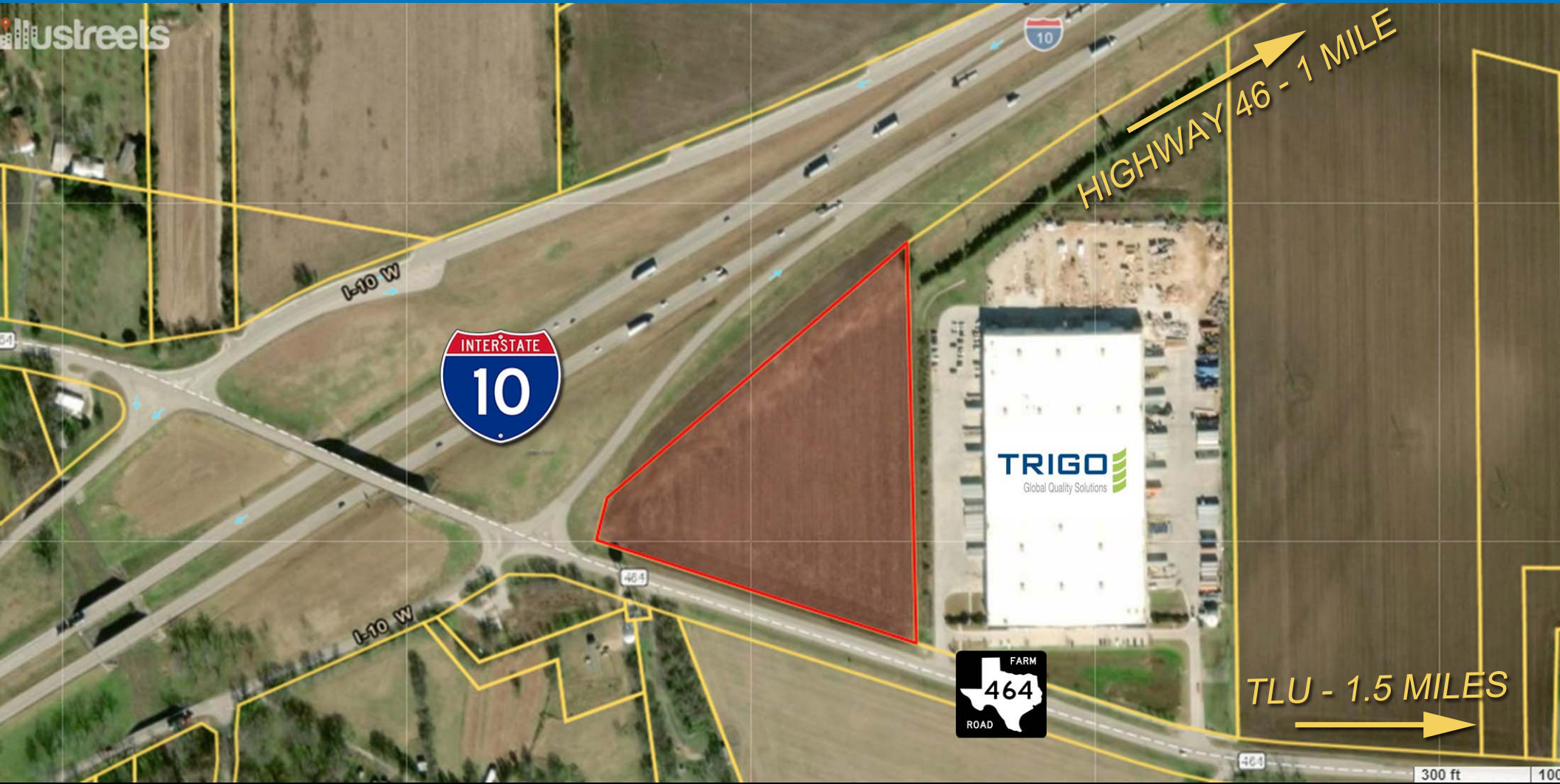


FOR SALE - 10.29 ACRES
Interstate 10 & FM 464, Seguin, TX 7815



ustreets



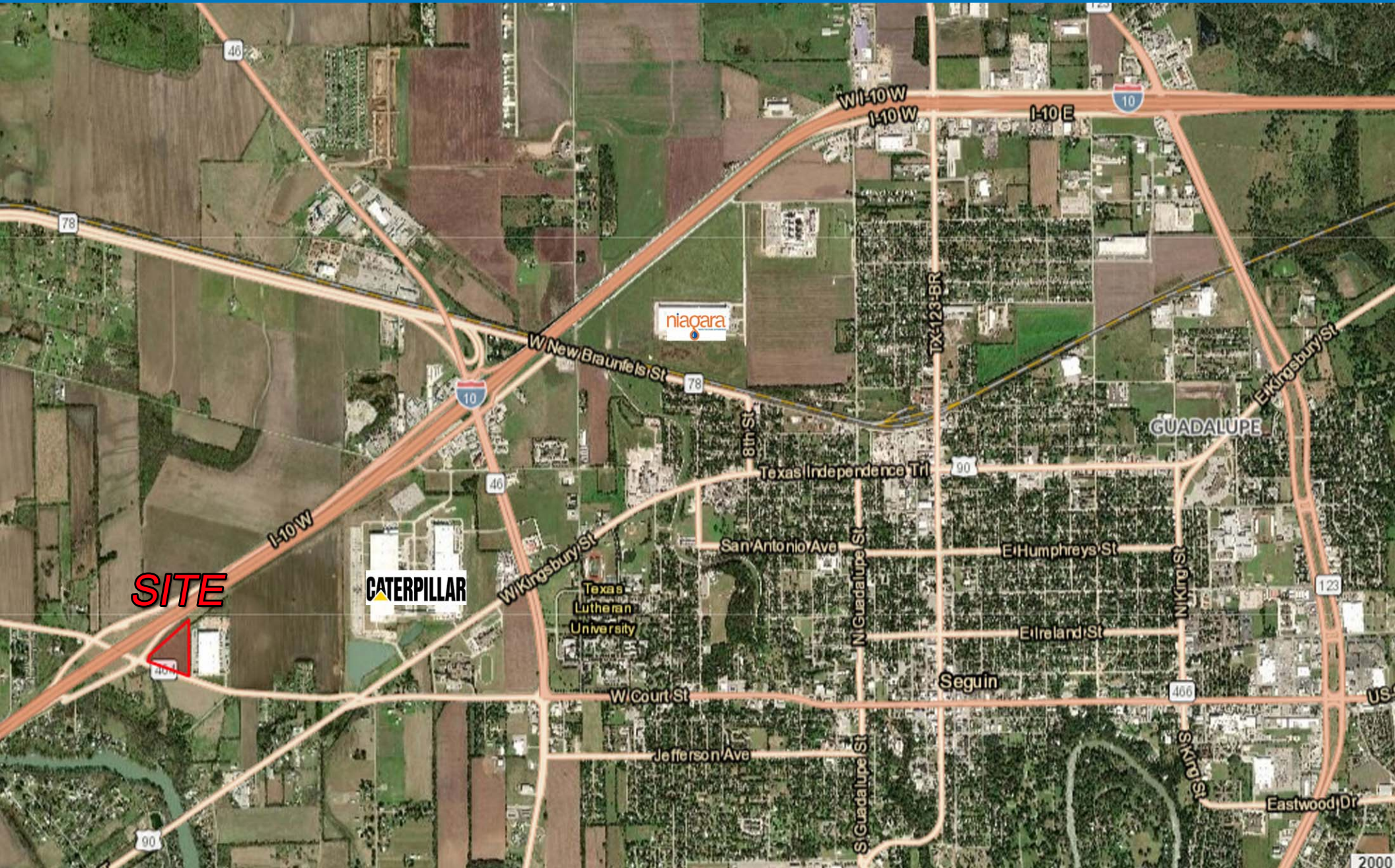
1,000' Frontage on Interstate 10 entrance ramp
650' of frontage on FM 464
Commercial Zoning - City of Seguin
Asking Price: Contact Broker

For information please contact:
MICHAEL WEISS or NICK PRATER
210-342-4242
mike@4mrealty.com / nick@4mrealty.com

The information contained herein is furnished by sources deemed reliable, but is subject to verification by purchaser or tenant. 4M Realty Company assumes no responsibility and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The offering is made subject to errors, omissions, changes of price or condition, prior sale or lease, or withdrawal without notice.

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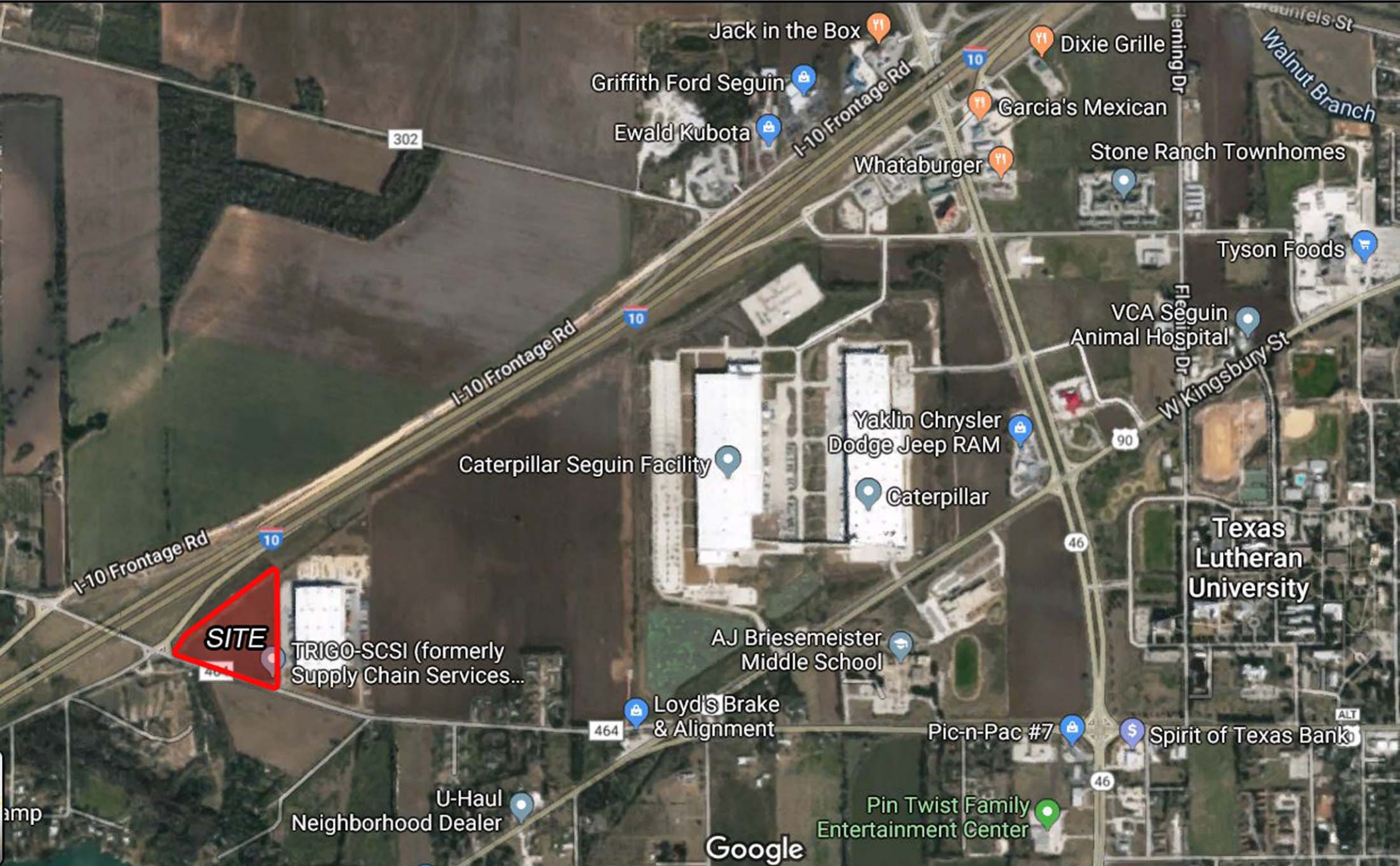


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NOTES:

BASIS OF BEARING IS THE SOUTHEAST R.O.W. LINE OF I.H. 10 AS FOUND MONUMENTED ON THE GROUND.

BY GRAPHICAL POTTING ONLY THIS SITE IS IN ZONE C, AS PER F.I.R.M. MAP #80266 0150 C, DATED AUGUST 16, 1995.

CORRESPONDING FIELD NOTES PREPARED.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED WITH SURVEYOR'S NAME.

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

LINE	DIRECTION	DISTANCE
L1	N 62°40'00" W	101.00'
L2	N 71°18'00" W	72.00'
L3	N 10°59'00" W	98.30'

LINE	DIRECTION	DISTANCE
L1	N 62°47'51" W	100.55'
L2	N 71°11'50" W	72.30'
L3	N 10°59'52" W	98.28'



PLAT SHOWING:

SURVEY OF A 10.29 ACRE TRACT OF LAND SITUATED IN THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT 11, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO F.M. 464 JOINT VENTURE, BY DEED RECORDED IN VOLUME 780, PAGE 542 OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

TRI-COUNTY LAND SURVEYING, INC.
 114 NORTH AUSTIN
 SEGUIN, TEXAS 78155
 PH: (830) 372-1001
 FX: (830) 379-1155

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AUBREY C. HOLLAND
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493
 SURVEYED: SEPTEMBER 28, 2006
 PROJECT NO.: 0609107 DWG No.: 0609107

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TEXAS REAL ESTATE COMMISSION

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS TENANTS SELLERS AND LANDLORDS

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

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