



BASKIN

PROPERTIES

Land For Sale Zoned for Collision Center



**Zoning: C-2 CD" Commercial District with Conditional
Use for Auto Paint & Body with outside storage of Vehicles and Parts Permitted
Frontage Approximately 149 feet
Call for Pricing**

Steve Baskin
210-822-9995
Steve@BaskinProperties.com

**Industrial
Office
Land
Investments**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All sizes listed are approximate. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This property is subject to change in price or terms, and or complete withdrawal. This building has been measured using the drip line method.

REFERENCES:
 THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.
 TITLE COMMITMENT: E.F. AND S. FISHER SUBDIVISION
 INSTRUMENT NO. 8700, BEHAR COUNTY, TEXAS
 EXECUTIVE DATE: NOVEMBER 09, 2016
 DATE RECORDED: NOVEMBER 23, 2016
 100% ACCURACY: NOVEMBER 23, 2016
 100% METERS: 22, 1984, IN VOLUME 5991, PAGE 1553, DEED RECORDS OF BEHAR COUNTY, TEXAS.
 9. RECORDS, LINE RIGHT OF WAY EASEMENT RECORDED IN VOLUME 3279, PAGE 175, OF THE DEED RECORDS OF BEHAR COUNTY, TEXAS.
 10. ELECTRIC LINE RIGHT OF WAY EASEMENT RECORDED IN VOLUME 4556, PAGE 1522, (SUBJECT TO-AS SHOWN) BEHAR COUNTY, TEXAS.
 11. WATER AND SEWER EASEMENT RECORDED IN VOLUME 8606, PAGE 1729, OF THE DEED RECORDS OF BEHAR COUNTY, TEXAS.
 (SUBJECT TO-AS SHOWN)

SYMBOL LEGEND	
SP	ELECTRIC SERVICE POLE
HP	HYDRO-PNEUMATIC TANK
MP	MANHOLE
OP	OPEN MANHOLE
CP	CONCRETE CURB
WP	WATER MAIN
SM	SEWER MAIN
WM	WATER MAIN

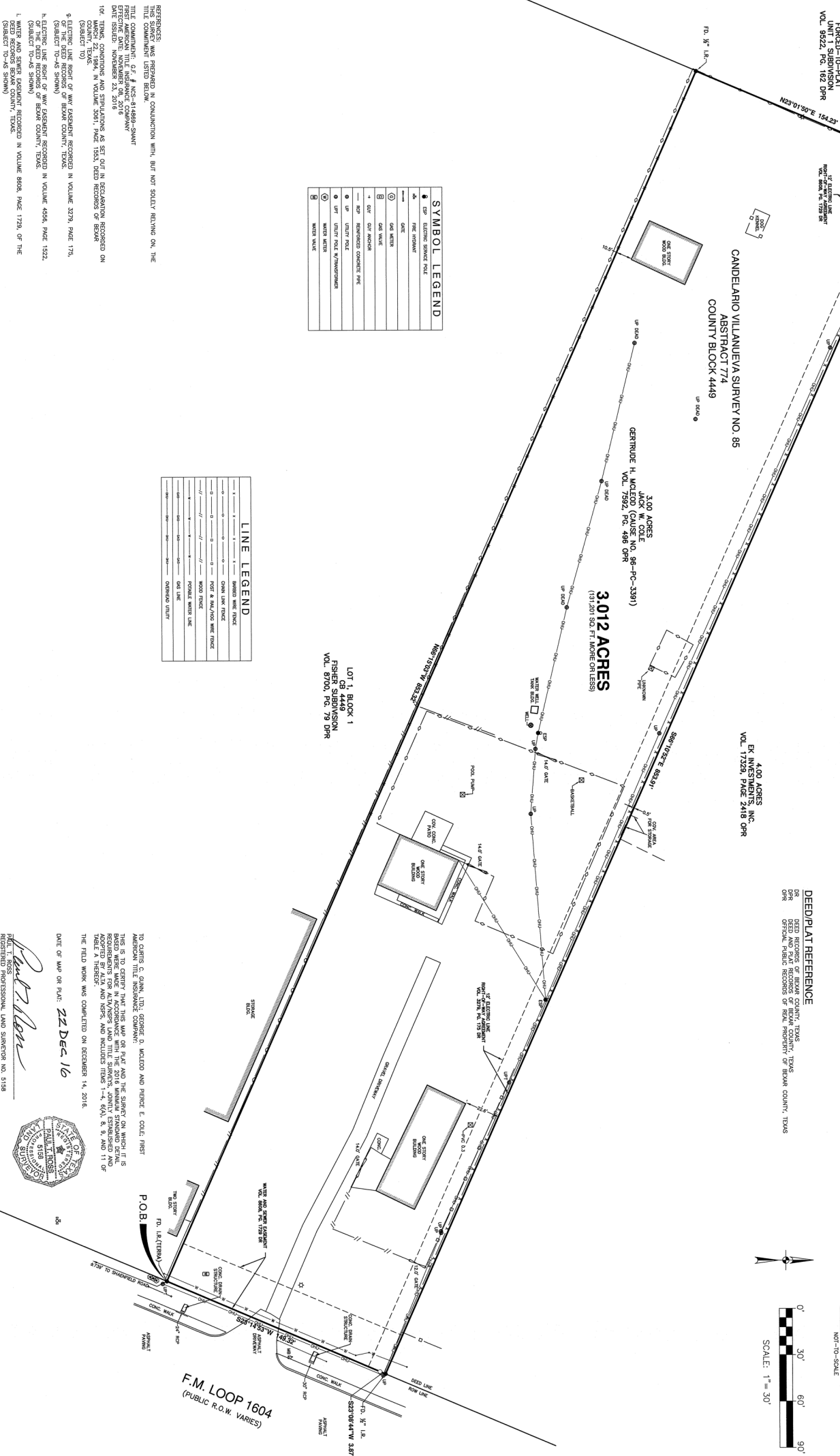
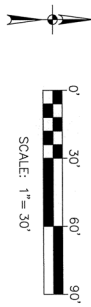
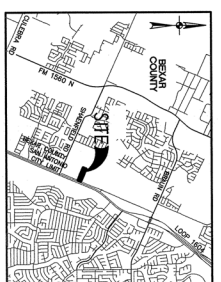
LINE LEGEND	
---	ADJACENT PROPERTY
---	ADJACENT ROAD
---	ADJACENT RAILROAD
---	ADJACENT AIRWAY
---	ADJACENT WATERWAY
---	ADJACENT FLOOD ZONE
---	ADJACENT UNIMPROVED AREA
---	ADJACENT IMPROVED AREA
---	ADJACENT OPEN SPACE
---	ADJACENT FORESTED AREA
---	ADJACENT WETLANDS
---	ADJACENT CULTIVATED LAND

- NOTES:
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY
 - 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
 - 3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONES AS DERIVED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17029, BEHAR COUNTY, TEXAS, DATED SEPTEMBER 29, 2010 FOR SOUTH ZONE AND ZONE X (UNSHADED) DENIES AS OTHER AREAS AREAS DETERMINED TO BE OUTSIDE OF THE FIRM NUMBER 17029, BEHAR COUNTY, TEXAS.
 - 4) ENTIRE TRACT IS ZONED "C-2".

LEGEND

DAVE	CONCRETE TELEPHONE
ELC	ELECTRIC
HP	HYDRO-PNEUMATIC TANK
MP	MANHOLE
OP	OPEN MANHOLE
CP	CONCRETE CURB
WP	WATER MAIN
SM	SEWER MAIN

DEED/PLAT REFERENCE
 DR DEED RECORDS OF BEHAR COUNTY, TEXAS
 DR DEED RECORDS OF BEHAR COUNTY, TEXAS
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 DR DEED RECORDS OF BEHAR COUNTY, TEXAS
 DR DEED RECORDS OF BEHAR COUNTY, TEXAS



TO QUINN C. GUNN, LTD.; GEORGE D. MCLEOD AND PIERCE E. COLE, FIRST AND SECOND GENERATION TRUSTS; AND THE SURVEYOR, BY INSTRUMENT NO. 8700, BEHAR COUNTY, TEXAS, DATED NOVEMBER 09, 2016, AND THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEYOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND MADE A HEREBY. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2016.

DATE OF MAP OR PLAT: 22 Dec 16
 PAPE-DAWSON ENGINEERS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5158



PROJECT NAME: GUNN COLLISION CENTER

ALTA/NSPS LAND TITLE SURVEY OF
 A 3.012 ACRE, OR 131,201 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT 3.00 ACRE TRACT DESCRIBED IN DEED TO JACK W. COLE RECORDED IN VOLUME 7592, PAGE 496 OF THE OFFICIAL PUBLIC RECORDS OF BEHAR COUNTY, TEXAS, OUT OF THE CANDELARIO VILLANUEVA SURVEY NO. 85, ABSTRACT 774, COUNTY BLOCK 4449 OF THE CITY OF SAN ANTONIO, BEHAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9200
 TBPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028600

NO.	REVISION	DATE

JOB NO.	11222-00
DATE	DEC 22, 2016
CHECKED FOR DRAWING	
DATE JOB NO.	
REFERENCE	
SHEET	1 OF 1



Information About Brokerage Services

11-2-2015

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.

<u>Baskin Properties</u>	<u>0362737</u>	<u>steve@baskinproperties.com</u>	<u>(210)822-9995</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Steve Baskin</u>	<u>0362737</u>	<u>steve@baskinproperties.com</u>	<u>(210)822-9995</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0