



10.29 ACRES - SEGUIN, TEXAS

Location: Interstate 10 & FM 464

Size: 10.29 acres (448,232 sf)

Frontage: 1,017.05' on IH 10
648.58' on FM 464

Zoning: Commercial and Agricultural

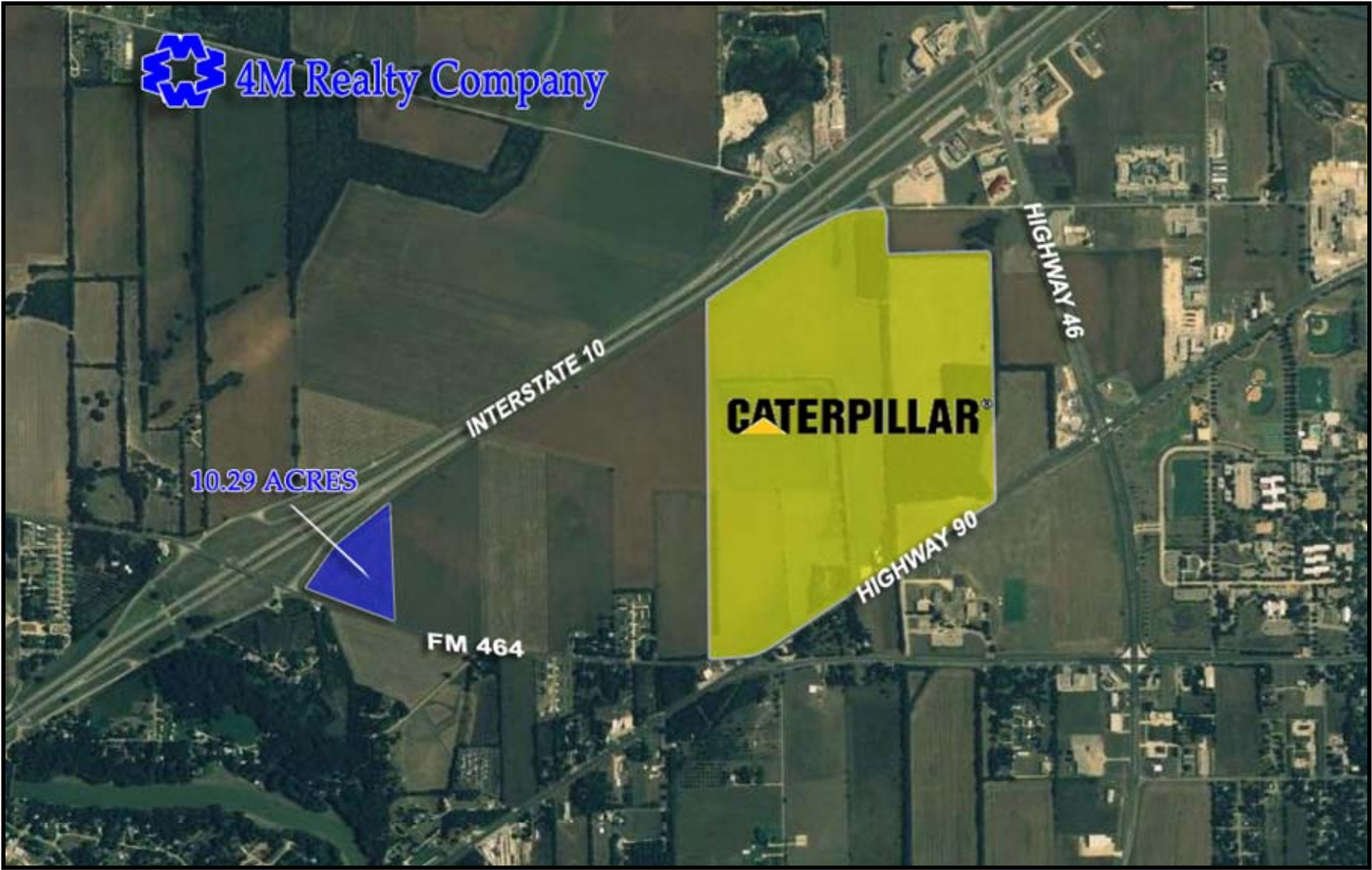
Utilities: Available to the site by extension from developer / user
**Buyers are advised to hire an engineer to verify location, accessibility and capacity of utilities*

Sales Price: Call Broker for pricing

An affiliate of  4M Properties, Inc.

Development • Sales • Leasing • Property Management • Construction

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.





10.29 ACRES

FM 464

INTERSTATE 10

HIGHWAY 90

CATERPILLAR[®]

HIGHWAY 46



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 480266 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.

362/380 I.H. 10
VARIABLE WIDTH R.O.W.



TXDOT MONUMENT TYPE II

L3

TXDOT MONUMENT TYPE II

L2

TXDOT MONUMENT TYPE II

L1

TXDOT MONUMENT TYPE II

TXDOT CONCRETE MONUMENT TYPE I

CM

30' PIPELINE EASEMENT 2006/328

DEED = 648.70' 648.55'

N 70°53'42" W

DEED = N 70°51'00" W

70' R.O.W.

F.M. 464

214/267

DEED = 101.00' 1010.41'

S 00°21'00" W

DEED = S 00°23'00" W

998.46'

FND 1/2" PIN

SCALE: 1" = 200'

13.339 Ac. 574/410

10.29 Ac.

CM = CONTROLLING MONUMENT

FND 3/4" BOLT

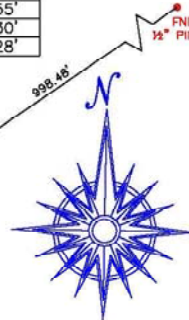
619.39'

CONCRETE MONUMENT TYPE II

DEED CALLS

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 82°40'00" W | 101.00' |
| L2 | N 71°19'00" W | 72.00' |
| L3 | N 10°50'00" 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.

PURPOSE OF SURVEY:

FOR: ASHFORD FINANCIAL CORP. & OR ASSIGNS AS REQUIRED BY COMMITMENT FOR TITLE INSURANCE UNDER COMMITMENT NO. 886902-SA70 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY

PRELIMINARY FOR REVIEW ONLY

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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



4M Realty Company

8207 Callaghan Rd., Suite 400

San Antonio, TX 78230

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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 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.

**10.29 acres
Seguin, Texas**

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

Owner or Landlord

Date

Buyer 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.