



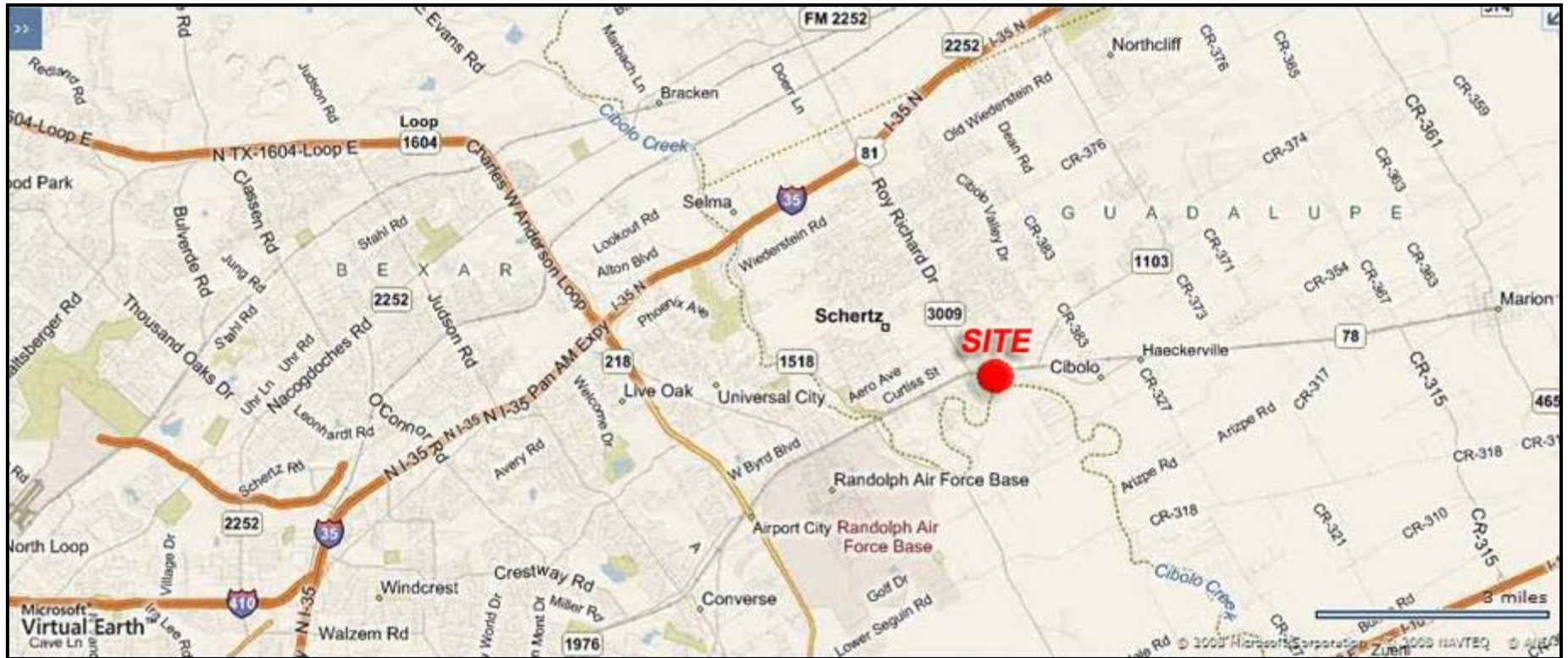
**40.42 ACRES - FM 78 - SCHERTZ, TEXAS**

- Location:** Intersection of FM 78 & FM 3009
- Size:** Approximately 40.42 acres (1,760,695 sf)  
Approximately 26 net usable acres (1,132,560 sf)
- Frontage:** Approximately 1,338.82' on FM 78
- Zoning:** General Business District - City of Schertz  
R-2 Single Family Residential - City of Schertz
- Utilities:** Available on site, however, Buyers are advised to hire an engineer to verify location and capacity of utilities
- Sales Price:** \$2,888,000.00 or \$2.55 psf  
(based on 26 usable acres)

An affiliate of  4M Properties, Inc.

Development • Sales • Leasing • Property Management • Construction

FM 78 – 40.42 AC



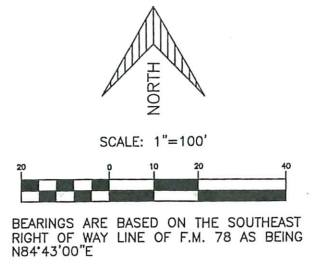
FM 78 – 40.42 AC



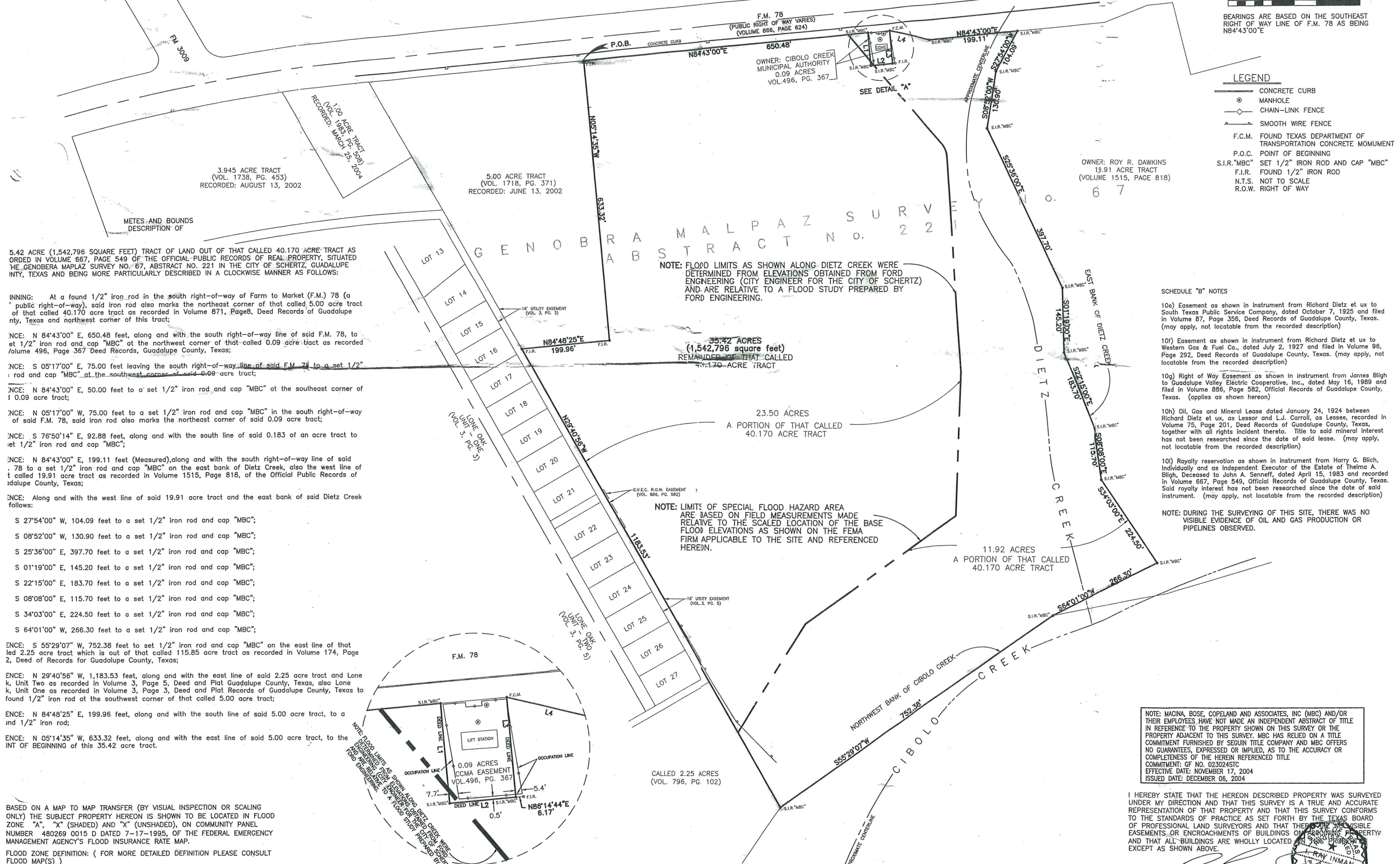
FM 78 – 40.42 AC



LINE TABLE		
NO.	BEARING	LENGTH
L1	S05°17'00"E	75.00'
L2	N84°43'00"E	50.00'
L3	N05°17'00"W	75.00'
L4	S76°50'14"E	92.88'



- LEGEND**
- CONCRETE CURB
  - MANHOLE
  - CHAIN-LINK FENCE
  - SMOOTH WIRE FENCE
  - F.C.M. FOUND TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT
  - P.O.C. POINT OF BEGINNING
  - S.I.R."MBC" SET 1/2" IRON ROD AND CAP "MBC"
  - F.I.R. FOUND 1/2" IRON ROD
  - N.T.S. NOT TO SCALE
  - R.O.W. RIGHT OF WAY



5.42 ACRE (1,542,796 SQUARE FEET) TRACT OF LAND OUT OF THAT CALLED 40.170 ACRE TRACT AS ORDERED IN VOLUME 667, PAGE 549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SITUATED IN THE GENOBRAZ SURVEY NO. 67, ABSTRACT NO. 221 IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

**INNING:** At a found 1/2" iron rod in the south right-of-way of Farm to Market (F.M.) 78 (a public right-of-way), said iron rod also marks the northeast corner of that called 5.00 acre tract of that called 40.170 acre tract as recorded in Volume 871, Page 8, Deed Records of Guadalupe County, Texas and northwest corner of this tract;

**NCE:** N 84°43'00" E, 650.48 feet, along and with the south right-of-way line of said F.M. 78, to a set 1/2" iron rod and cap "MBC" at the northwest corner of that called 0.09 acre tract as recorded in Volume 496, Page 367 Deed Records, Guadalupe County, Texas;

**NCE:** S 05°17'00" E, 75.00 feet leaving the south right-of-way line of said F.M. 78 to a set 1/2" iron rod and cap "MBC" at the southwest corner of said 0.09 acre tract;

**NCE:** N 84°43'00" E, 50.00 feet to a set 1/2" iron rod and cap "MBC" at the southeast corner of said 0.09 acre tract;

**NCE:** N 05°17'00" W, 75.00 feet to a set 1/2" iron rod and cap "MBC" in the south right-of-way of said F.M. 78, said iron rod also marks the northeast corner of said 0.09 acre tract;

**NCE:** S 76°50'14" E, 92.88 feet, along and with the south line of said 0.183 of an acre tract to a set 1/2" iron rod and cap "MBC";

**NCE:** N 84°43'00" E, 199.11 feet (Measured), along and with the south right-of-way line of said F.M. 78 to a set 1/2" iron rod and cap "MBC" on the east bank of Dietz Creek, also the west line of that called 19.91 acre tract as recorded in Volume 1515, Page 818, of the Official Public Records of Guadalupe County, Texas;

**NCE:** Along and with the west line of said 19.91 acre tract and the east bank of said Dietz Creek follows:

- S 27°54'00" W, 104.09 feet to a set 1/2" iron rod and cap "MBC";
- S 08°52'00" W, 130.90 feet to a set 1/2" iron rod and cap "MBC";
- S 25°36'00" E, 397.70 feet to a set 1/2" iron rod and cap "MBC";
- S 01°19'00" E, 145.20 feet to a set 1/2" iron rod and cap "MBC";
- S 22°15'00" E, 183.70 feet to a set 1/2" iron rod and cap "MBC";
- S 08°08'00" E, 115.70 feet to a set 1/2" iron rod and cap "MBC";
- S 34°03'00" E, 224.50 feet to a set 1/2" iron rod and cap "MBC";
- S 64°01'00" W, 266.30 feet to a set 1/2" iron rod and cap "MBC";

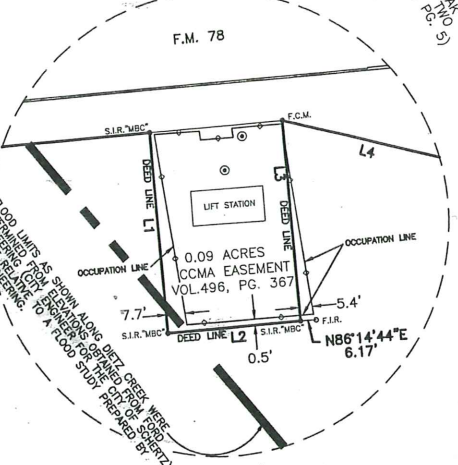
**ENCE:** S 55°29'07" W, 752.38 feet to set 1/2" iron rod and cap "MBC" on the east line of that called 2.25 acre tract which is out of that called 115.85 acre tract as recorded in Volume 174, Page 2, Deed Records for Guadalupe County, Texas;

**ENCE:** N 29°40'56" W, 1,183.53 feet, along and with the east line of said 2.25 acre tract and Lone Oak Unit Two as recorded in Volume 3, Page 5, Deed and Plat Guadalupe County, Texas, also Lone Oak Unit One as recorded in Volume 3, Page 3, Deed and Plat Records of Guadalupe County, Texas to a found 1/2" iron rod at the southwest corner of that called 5.00 acre tract;

**ENCE:** N 84°48'25" E, 199.96 feet, along and with the south line of said 5.00 acre tract, to a set 1/2" iron rod;

**ENCE:** N 05°14'35" W, 633.32 feet, along and with the east line of said 5.00 acre tract, to the POINT OF BEGINNING of this 35.42 acre tract.

BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "A", "X" (SHADED) AND "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 480269 0015 D DATED 7-17-1995, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.  
FLOOD ZONE DEFINITION: ( FOR MORE DETAILED DEFINITION PLEASE CONSULT FLOOD MAP(S) )



**NOTE:** FLOOD LIMITS AS SHOWN ALONG DIETZ CREEK WERE DETERMINED FROM ELEVATIONS OBTAINED FROM FORD ENGINEERING (CITY ENGINEER FOR THE CITY OF SCHERTZ) AND ARE RELATIVE TO A FLOOD STUDY PREPARED BY FORD ENGINEERING.

**NOTE:** LIMITS OF SPECIAL FLOOD HAZARD AREA ARE BASED ON FIELD MEASUREMENTS MADE RELATIVE TO THE SCALED LOCATION OF THE BASE FLOOD ELEVATIONS AS SHOWN ON THE FEMA FIRM APPLICABLE TO THE SITE AND REFERENCED HEREIN.

**NOTE:** MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY SEQUIN TITLE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE.  
COMMITMENT: GF NO. 023024STC  
EFFECTIVE DATE: NOVEMBER 17, 2004  
ISSUED DATE: DECEMBER 06, 2004

I HEREBY STATE THAT THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THAT PROPERTY AND THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS OR ADJACENT PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THE SURVEYED PROPERTY EXCEPT AS SHOWN ABOVE.

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302  
www.mbcengineers.com

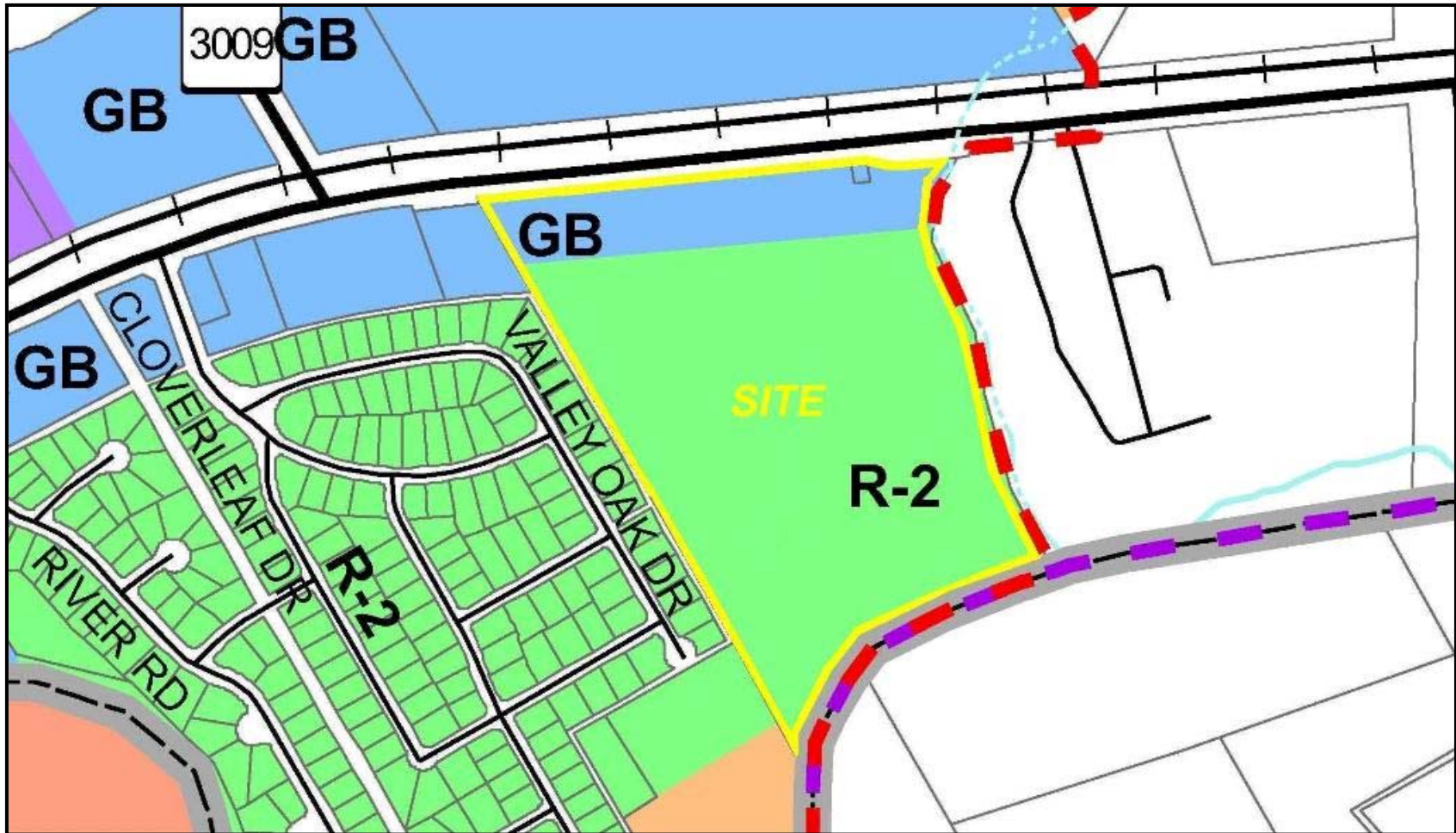
**BOUNDARY SURVEY**  
OF  
A 35.42 ACRE (1,542,796 SQUARE FEET) TRACT OF LAND OUT OF THAT CALLED 40.170 ACRE TRACT AS RECORDED IN VOLUME 667, PAGE 549 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SITUATED IN THE GENOBRAZ SURVEY NO. 67, ABSTRACT NO. 221 IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

REVISIONS:	NO.	DATE	DESCRIPTION
	1	12-14-04	REVISED SCHEDULE "B" NOTES
	2	02-11-05	CORRECTED TYPO

DESIGN: RAC  
DRAWN: BCG  
CHECKED: IRI  
DATE: Nov 29, 2004  
JOB NO: 29005-SCH  
SHT: 1 OF 1



FM 78 – 40.42 ACRES  
ZONING MAP – CITY OF SCHERTZ





# 4M Realty Company

8207 Callaghan Rd., Suite 400

San Antonio, TX 78230

Phone: (210) 342-4242 \* Fax: (210) 696-6000

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.

## FM 78 - 40.42 ACRES SCHERTZ, 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.