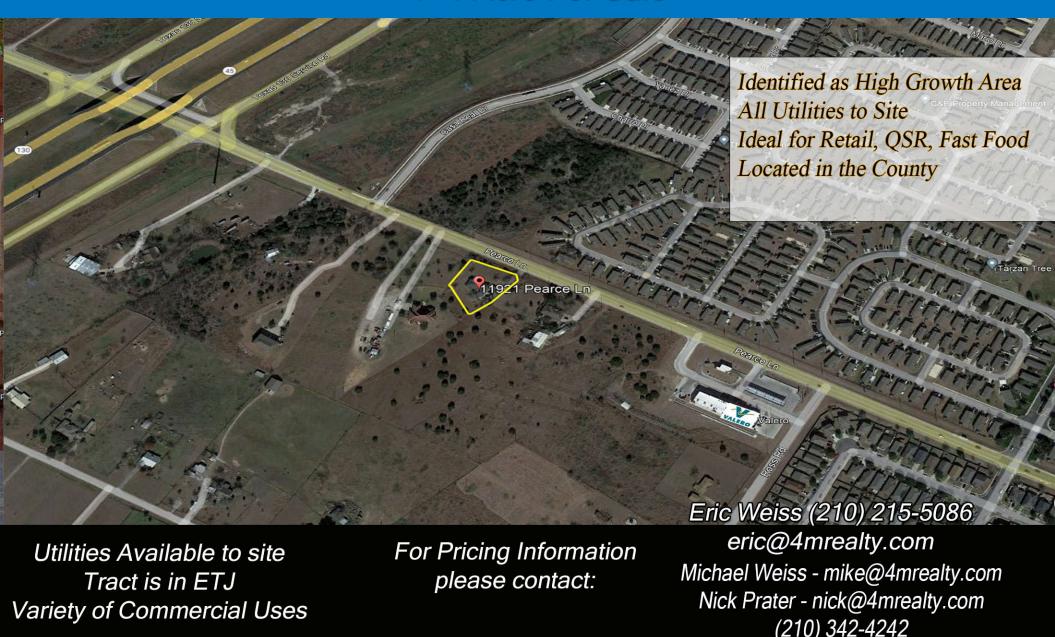
# 11921 Pearce Lane Del Valle, TX 78617



+/- 1 Acre For Sale



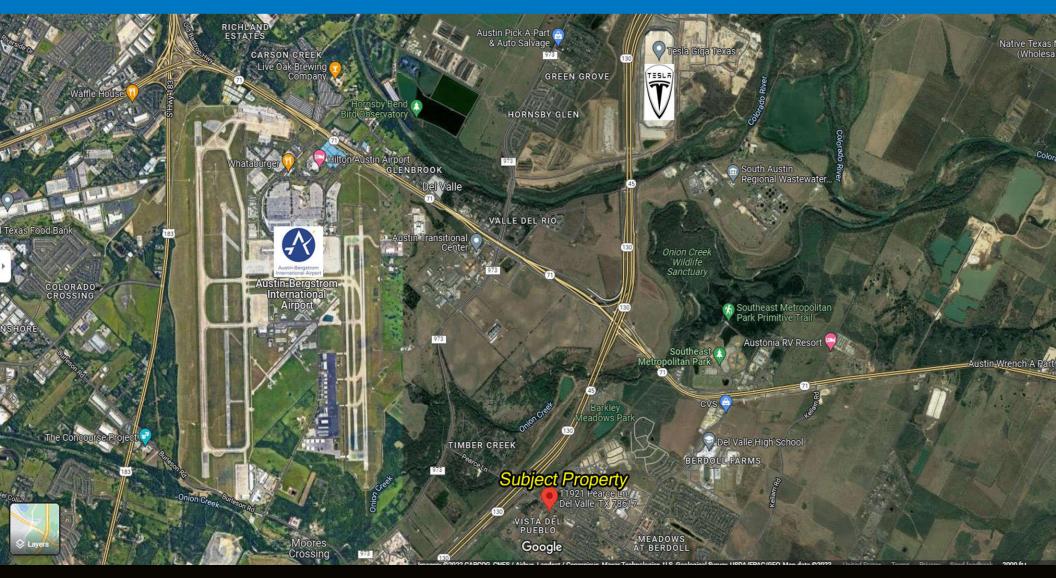
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# 11921 Pearce Lane Del Valle, TX 78617

# Commercial Site For Sale





For Pricing Information please contact:

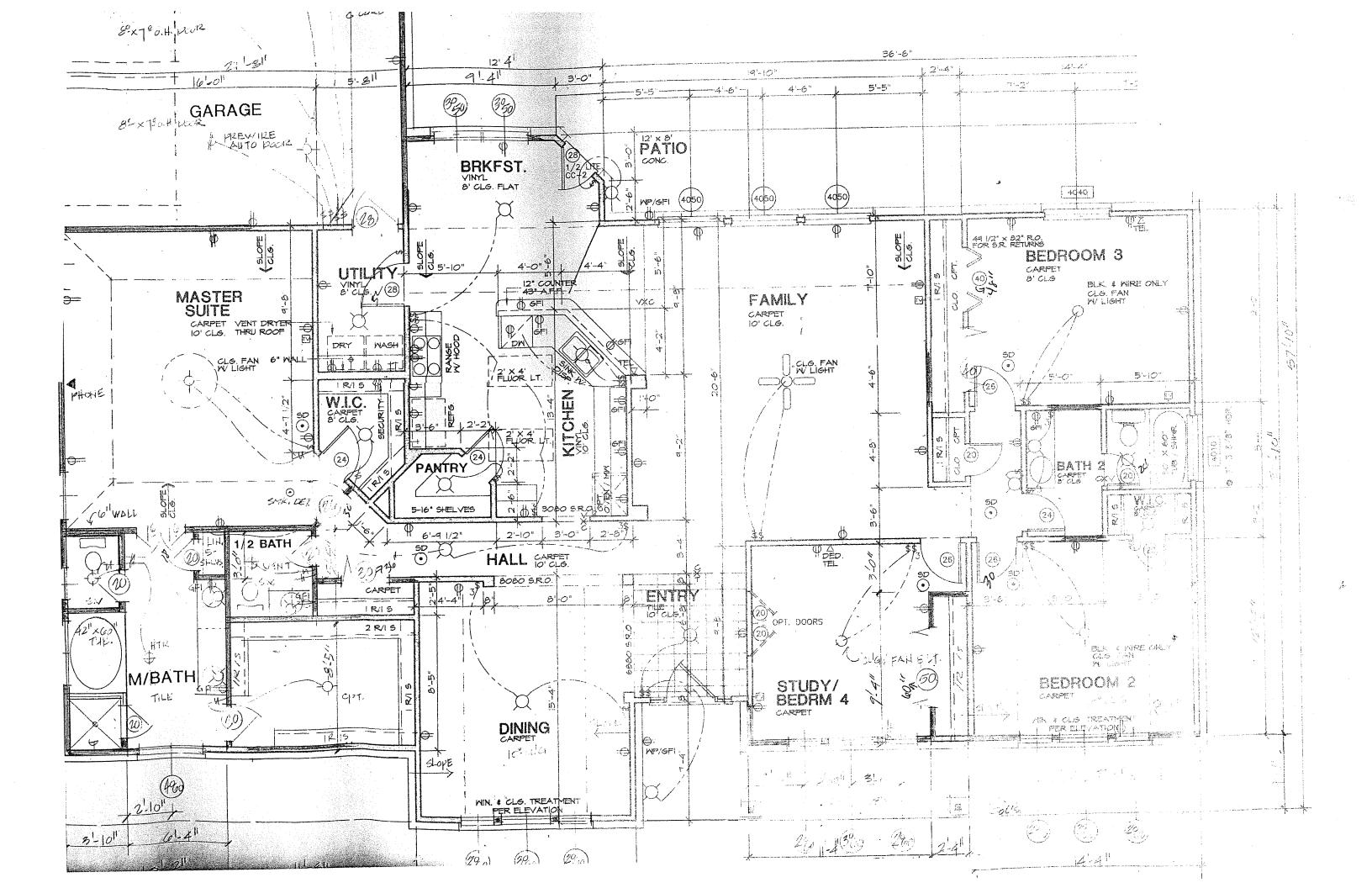
Eric Weiss (210) 215-5086 eric@4mrealty.com

Michael Weiss - mike@4mrealty.com Nick Prater - nick@4mrealty.com (210) 342-4242

# 11921 Pearce Ln Survey



WATSON SURVEYING 9501 CAP OF TEX HWY. \$303 AUSTIN, TEXAS 78759 PHONE (512) 348-8566  SURVEY PLAT OF: L7-VDP.DWG
LOCAL ADDRESS: PEARCE LANE
LEGAL DESCRIPTION: Lot _7 _, Block _A _, VISTA DEL PUEBLO,
A SUBDIVISION IN/NEAR THE CITY OFAUSTIN, TEXAS AS RECORDED IN
BOOK 97 , PAGE 16-17 OF THE TRAVIS COUNTY PLAT RECORDS.
REARING BASIS IS LEGEND
BEARING BASIS IS PLAT (97/16-17)  1/2 STEEL PIN FOUND 0 1/2 STEEL PIN SET
ALL COURSES ARE O 1/2 STEEL PIN SET B.L. BUILDING SETBACK LINE D.E. DRAINAGE EASEMENT
SCALE 1"=60'  P.U.E. PUBLIC UTILITY EASEMENT  X FENCE
PEARCE LANE (90' R.O.W.)
S60'00'23"E 234.12
10, 745 (07/15)
S49'14'54"E S57'42'56"E 100.08 101.79 S66'17'01"E 94.39
(97/16) DRAINAGE AND LATERAL SUPPORT EASEMENT
FOR RESTRICTIONS ON THIS LOT SEE PLAT (97/16) AND CO RESTRICTIVE COVENANTS  (97/16, 10972/2509)
(12943/1760). 65   THIS LOT IS SUBJECT TO A CY
BLANKET TYPE WATER PIPELINE ESMT. EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE
ESMT. SHALL BE LIMITED TO A
STRIP OF LAND 15' IN WIDTH THE CENTER LINE BEING THE DO PIPELINE AS INSTALLED, IN ADDITION TO THE 15' PERMANENT ESMT. A 15' WIDE TEMPORARY WORKSPACE ESMT. SHALL RUN ALONG AND PARALLEL TO THE 15' PERMANENT ESMT. ONCE THE CONSTRUCTION OF THE PIPELINE HAS BEEN COMPLETED THE 15' TEMPORARY WORKSPACE FSMT.
WORKSPACE ESMT. SHALL RUN 2
CONSTRUCTION OF THE PIPELINE HAS BEEN COMPLETED THE 15' TEMPORARY WORKSPACE ESMT.
CONSTRUCTION OF THE PIPELINE HAS BEEN COMPLETED THE 15' TEMPORARY WORKSPACE ESMT. SHALL EXPIRE. (7494/425.  11105/98)  THIS LOT IS NOT SUBJECT TO THIS LOT IS NOT SUBJECT TO
THIS LOT IS SUBJECT TO A BLANKET PIPELINE ESMT. TO  S28-48-0  DEAN DENNING
UNITED GAS PIPE LINE CO. GOOD LAND FARMS
(700/493).
1.2116 AC.
TO CDACY TITTLE CO. LADDY AND MANCY MELLENEDICH
TO GRACY TITLE CO., LARRY AND NANCY MELLENBRUCH
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROP- ERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHOPTAGES IN ADEA, BOILDARDY LINE CONFLICTS, ENCODACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE
SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON, AND THAT THIS SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.  THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA  DATED THIS 25 DAY OF JANUARY, 1999:
ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:  48453 C 0135 E dated 6/16/93  ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:  5TUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS LICENSE NUMBER 4550
48453 C 0135 E dated 6/16/93 PROPESSIONAL LAND SURVEYOR, TEXAS LICENSE NUMBER 4550





## **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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/Ter	 nant/Seller/Landlord Initials	 Date	