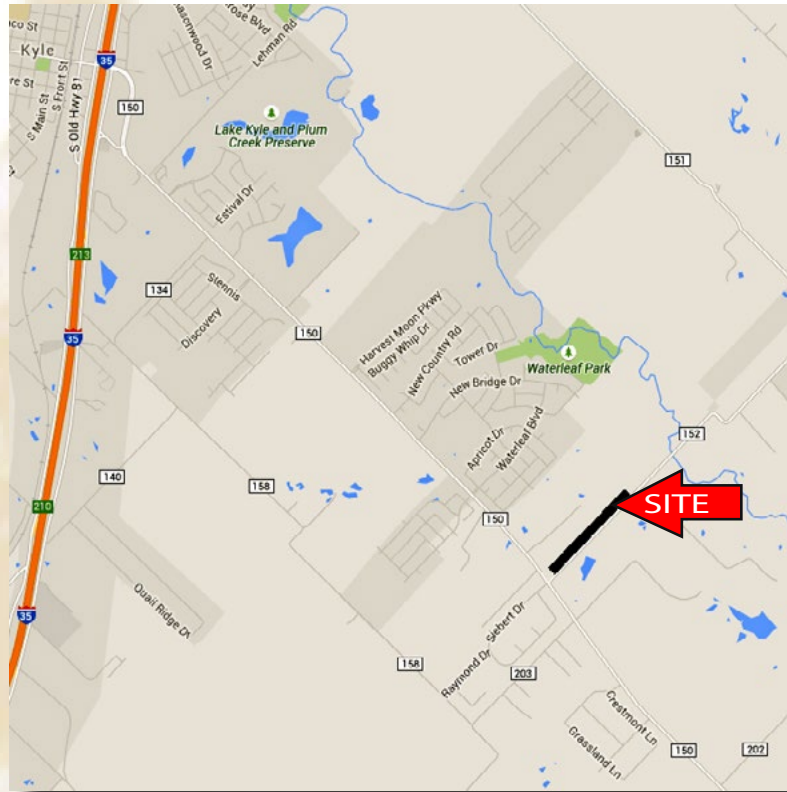


# FOR SALE ±15 ACRES

FM 150 & FM 152/Heidenrich Ln., Kyle, Texas 78640



**LOCATION** NW corner of FM 150E & FM 152/  
Heidenrich Ln.

**SIZE** Approximately 15 acres(17.4 Acres  
less the 2.4 Acre corner)

**FRONTAGE/  
ACCESS** 2,500' on FM 152/Heidenrich Ln.

**UTILITIES** 12" County Line Water Supply Corp.  
water line across the frontage on FM  
150 as well as a "T" connection for  
running it down FM 152. A 6" water  
line is on the E. side of FM 152.  
individual septic.

**ZONING** Property is currently Ag Exempt. (AG)

**TOPOGRAPHY** Property slopes down gently to the north

**FLOOD  
HAZARD** No portion of the property is in the FEMA  
floodplain.

**SCHOOL  
DISTRICT** Hays CISD

**JURISDICTION**City of Kyle

**PRICE** \$5,000,000

**COMMENTS** This is a great commercial tract just off NW  
corner of FM 150 E & FM 152/Heidenrich  
Ln., Kyle, TX. It has about 2,500' frontage  
on FM 152/Heidenrich Ln. It is located  
among thousands of rooftops on FM 150  
and there is an elementary school just E. of  
the Tract. It has public water and there is a  
sewer treatment plant just to the northwest,  
however an individual septic system is most  
feasible. A sign easement to be provided at  
the corner of FM 150.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

**CONTACT Charlice Wehbe**  
**Office: (512) 472-2100**  
**Charlice@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

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William Hemphill Survey  
Abstract No. 221

William Terry Siebert  
Volume 1155, Page 827  
O.P.R.H.C.T.

S 46°52'09" E 280.34'  
[280.34' GRID]  
(S 45°01'17" E)

1/2" CIRF  
TRPLS 2438

N 42°35'52" E 811'  
1811.20' G

Kenneth Joe O'Bryant  
Volume 1219, Page 80  
O.P.R.H.C.T.

Frances Ann Pendleton  
Volume 4052, Page 369  
O.P.R.H.C.T.

Volume 1076, Page 389  
O.P.R.H.C.T.

1/2 IRF

324.13  
(N 44° 51')

Heidenreich Lane (County Road  
(Asphalt Pavement)

Approximate Location of  
Old Frame House and  
Barn (Falling Down)

S 43°30'54" W  
1847.45' GRID

R.O.W. Line  
Per Volume 2546, Page 862  
O.P.R.H.C.T.

N 44° 51' 12" E 270.81' (N 301.67°)

N 35° 28' 00" E  
N 37° 48' 36" E  
1270.81 G  
20' Water Line Easement  
Volume 1846, Page 633  
O.P.R.H.C.T.  
Document No. 58142  
O.P.R.H.C.T.

20' Water Line East  
Volume 1646, Page 6  
O.P.R.H.C.T.  
Document No. 9814  
O.P.R.H.C.T.

1/2" CIRF  
"RPLS 3296"

F.M. Hwy. No. 150  
(Asphalt Pavement)

1. Unless otherwise shown hereon, bearings, grid distances, and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, and are based on the North American Datum of 1983, the combined grid factor is 0.9999842018, and the angle of convergence is  $-01^{\circ}17'04''$ .

**Notes addressing Title Commitment Schedule B:**

10b. Easement to The Lower Colorado River Authority Volume 663, Page 332, does not affect.

10c. Easement to County Line Water Supply Corp. Volume 1646, Page 633, does affect as shown hereon.

10d. Easement to County Line Water Supply Corp. Document No. 9914315, does affect as shown hereon.

10e. Non survey related item.

10f. Non survey related item.

10g. Non survey related item.

10h. Non survey related item.

10i. Non survey related item.

10j. Non survey related item.

10k. Any and all portion of the subject property lying within the boundaries of a public or private roadway as shown hereon.

10f. Non survey related item.

10m. All visible and apparent easements as shown hereon.

10n. Encroachments, encumbrances, violations, variations as shown hereon.

100. Non survey related item.

0' 300' 600'

$$1'' = 300'$$

*Graphic Scale in Feet*

**FIELD NOTES**  
**17.42 ACRE TRACT**  
**William Hemphill Survey**  
**Abstract No. 221**  
**Hays County**  
**Texas**

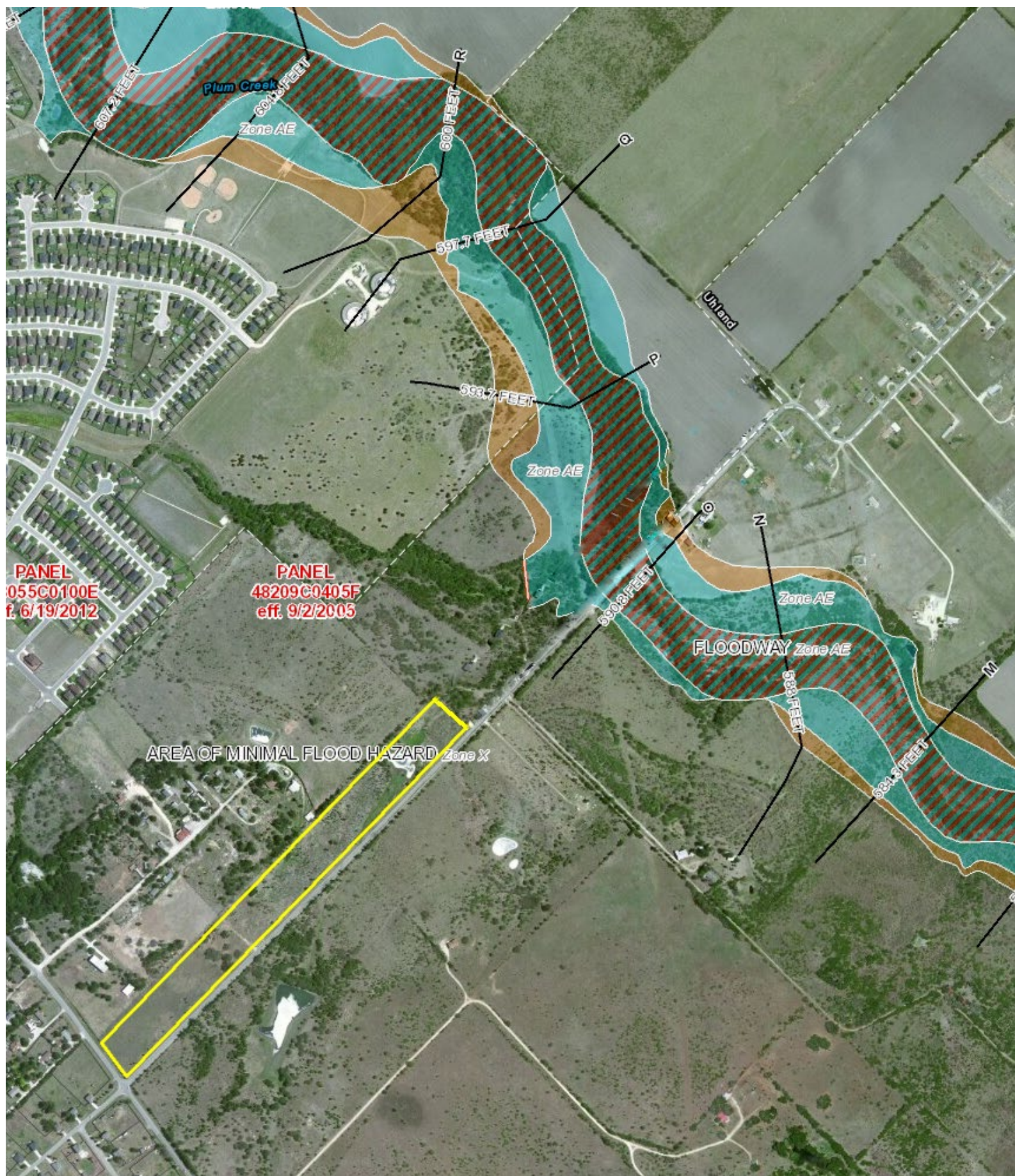
All of that certain 17.42 acre tract or parcel of land lying and being situated in the William Hemphill Survey, Abstract No. 221, Hays County, Texas, and being a portion of that certain called 18.62 acre tract conveyed by Frances Ann Pendleton, Independent Executor of the Will and the Estate of Randall George Pendleton, Deceased to Frances Ann Pendleton, dated January 11, 2011, as filed of record in Volume 4052, Page 369, Official Public Records of Hays County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a 3/8 inch iron rod found for the west corner of said Pendleton tract, in the northeast line of F.M. Hwy. No. 150, from which a 5/8 inch iron rod found in the southwest line of that certain called 15.156 acre tract of land conveyed to Kenneth Joe O'Bryant as filed of record in Volume 1219, Page 90, Official Public Records of Hays County, Texas, bears North 37°27'06" West, a distance of 131.93 feet [131.93 feet GRID];
- THENCE** North 42°57'30" East, along the southeast line of said O'Bryant tract, a distance of 1124.20 feet [1124.18 feet GRID] to a 1/2 inch iron rod found, the south corner of that certain called 1.00 acre tract of land conveyed to Elaine Dolinski as filed of record in Volume 1076, Page 389, Official Public Records of Hays County, Texas;
- THENCE** North 42°43'27" East, along the southeast line of said Dolinski tract, a distance of 324.15 feet [324.14 feet GRID] to a 3/8 inch iron rod found, the east corner of said Dolinski tract;
- THENCE** North 42°59'11" East, along the southeast line of that certain called 15.145 acre tract of land conveyed to Ricky Cisnero as filed of record in Volume 1074, Page 227, Official Public Records of Hays County, Texas, a distance of 1250.31 feet [1250.29 feet GRID] to a 1/2 inch iron rod with cap marked "RPLS 2438" found, the east corner of said Cisnero tract, in the southwest line of that certain tract of land conveyed to William Terry Siebert as filed of record in Volume 1155, Page 827, Official Public Records of Hays County, Texas;
- THENCE** South 46°52'09" East, along the southwest line of said Siebert tract, a distance of 280.34 feet [280.34 feet GRID] to a 1/2 inch iron rod with plastic cap marked "GSW Surveyors" set for the east corner of this tract, from which a 40 penny nail found, and angle point in the southeast line of said Siebert tract, bears North 42°35'52" East, a distance of 811.22 feet [811.20 feet GRID];
- THENCE** South 42°35'52" West, along the northwest right-of-way line of Heidenreich Lane (County Road No. 152), a distance of 893.88 feet [893.87 feet GRID] to a 1/2 inch iron rod with plastic cap marked "GSW Surveyors" set for and angle point in the northwest line of said Heidenreich Lane;
- THENCE** South 43°30'54" West, continuing along the northwest line of said Heidenreich Lane, a distance of 1847.48 feet [1847.45 feet GRID] to a 1/2 inch iron rod with cap marked "RPLS 3296" found at the intersection of the northwest line of said Heidenreich Lane and the northeast line of said F.M. Hwy. No. 150, for the south corner of this tract;
- THENCE** North 37°48'36" West, along the northeast line of said F.M. Hwy. No. 150, a distance of 270.81 feet [270.81 feet GRID] to the **PLACE OF BEGINNING**, containing 17.42 surface acres of land, more or less, in accordance with the plat of even date herewith, and, by this reference made a part hereof.

All bearings and grid distances described herein are referenced to the Texas Coordinate System (State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone). The combined grid factor for surface to grid conversion is 0.9999842018, and the angle of convergence is -01°17'04".















## 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.*

11-2-2015



### 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.

McAllister & Associates	403756	joewillie@matexas.com	(512) 472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joe McAllister	336887	joewillie@matexas.com	(512) 472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charlice Wehbe	828767	charlice@matexas.com	(512) 680-1915
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date