

12622 JONES MALTSBERGER
12634 JONES MALTSBERGER



NORTH EAST SAN ANTONIO

ADDRESS

12622-12634 JONES MALTSBERGER RD
SAN ANTONIO, TX 78247

LEGAL DESCRIPTION

NCB 17653 BLK 4 LOT 6 (CHUM BUCKET SUBD), .5795 AC
NCB 17653 BLK 4 LOT 7 (CHUM BUCKET SUBD), .7978 AC

PROPERTY DETAILS

ACRES: .5795 + .7978

CAN BE SOLD SEPARATELY

CURRENT USE: UNDEVELOPED
VACANT LAND

TOPOGRAPHY: LEVEL

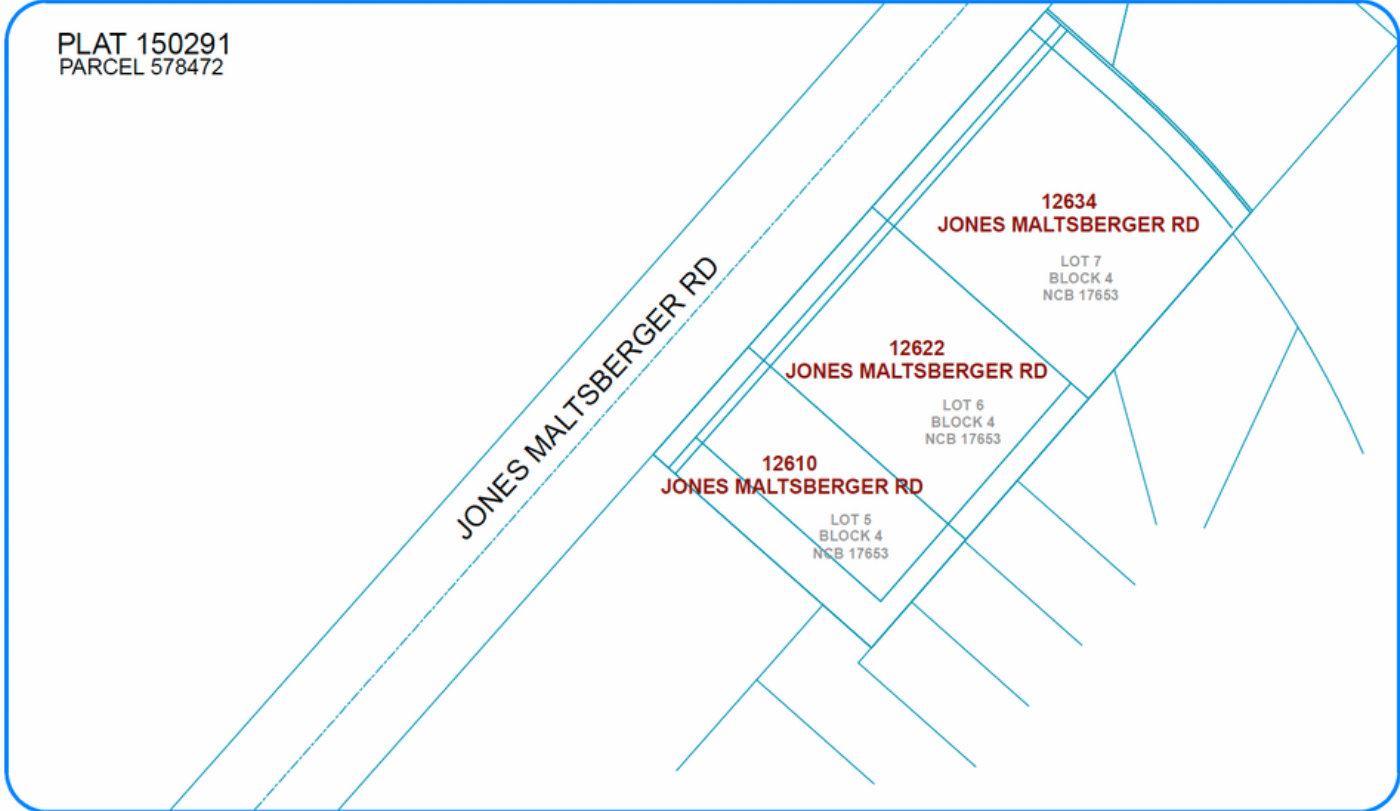
ZONING

COMMERCIAL 2 (C2) PER COSA

INFORMATION IS PER COSA & BCAD



PROPERTY PLAT



Preliminary Address Plan

** Site Plan maybe required for an address

Plat #150291
CHUM BUCKET

Prepared By V. HUERTA 4/20/15

Please Note:

1. The address above is considered a preliminary address until the plat is recorded at which point it is then considered permanent.
2. An address is subject to change in accordance with San Antonio Codes Section 29-51.
3. Any changes to the Plat, site plan or MDP that could affect addressing must be re-submitted for an address review.
4. If multiple buildings are proposed on the property a site plan is required in order to assign building numbers per IB 501, prior to building permit submittal.
5. If suite numbers are required, a floor plan must be submitted showing hallways, doorways, access points, linear measurements, all existing suite numbers, and proposed suite numbers in a PDF format.



Legend
Proposed Address Sites
Preliminary Address

1234



City of San Antonio
Development Services Dept
1901 S. Alamo St
PO Box 839966
San Antonio, Texas 78283-3966

(210) 207-1111

DSD.addressing@sanantonio.gov





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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:
 - 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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	210-824-7878
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Designated Broker of Firm	License No.	Email	Phone
Michelle Ellis	612745	mellis@phyllisbrowning.com	210-824-7878
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lisa D. Grove	444720	lgrove@phyllisbrowning.com	210-824-7878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Buyer/Tenant/Seller/Landlord Initials _____ Date _____