

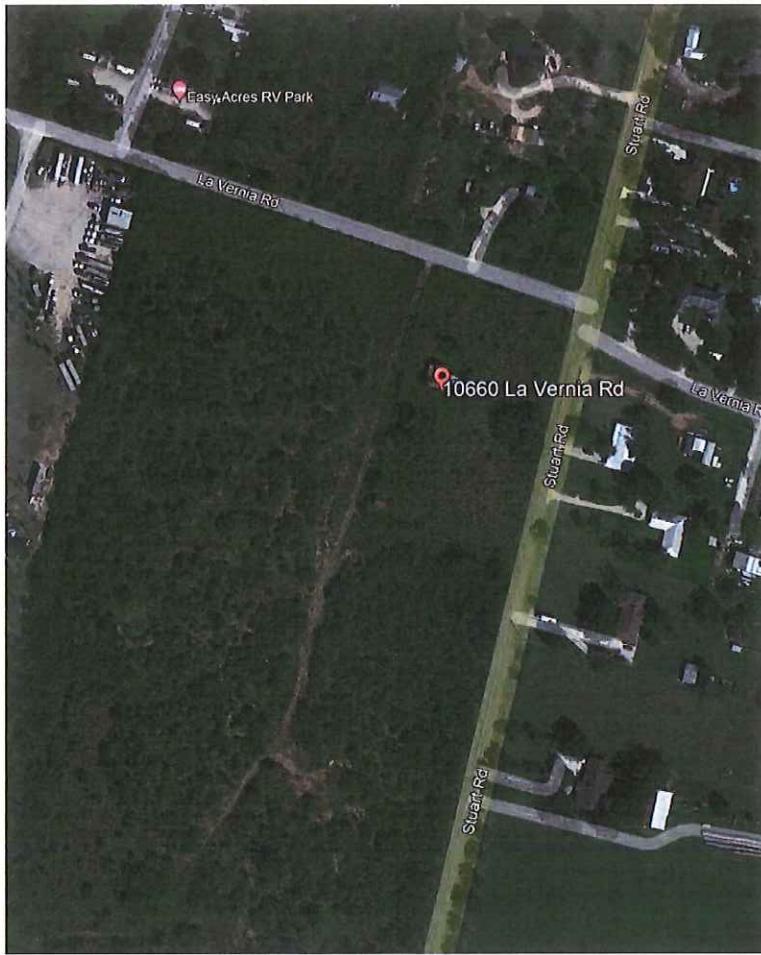


## Corner La Vernia Rd and Stuart Rd

10660 La Vernia rd, Adkins, TX 78101



Alice Bruni  
BK Properties  
15321 San Pedro Ave, Suite 203, San Antonio, TX 78232  
[alice@bkprop.com](mailto:alice@bkprop.com)  
(210) 490-0483 Ext: 202



## Corner La Vernia Rd and Stuart Rd

\$1,750,000

29.49 acres on a hard corner with approx 1400 ft frontage on Stuart Rd and approx 800 ft frontage on La Vernia Rd. No restrictions! No flood plain. Could be development or ranch property. Lots of development in the area. Close to town and yet feels like it's in the country. Property has two water meters and water line across the street. Currently no structure on property. See survey and field notes in additional information. Seller will consider dividing in half or large tracts. Owner finance terms available....



Price: \$1,750,000

Property Type: Land

Property Subtype: Residential

Proposed Use:

Sale Type: Investment or Owner User

Total Lot Size: 29.49 AC

No. Lots: 1

Zoning Description: OCL



## 10660 La Vernia rd, Adkins, TX 78101

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NOTE  
This property as shown is located in Zone B, according to the  
National Flood Insurance Program defined by Federal Emergency  
Management Agency

TEXAS County, Texas  
Flood Hazard Boundary Map No. 480035 0305 B  
Effective as of Dec. 16, 1984  
Zone A = 100 year Flood B = 10 to 500 year Flood Zone  
Zone D = Area of Minimal Flood

CLIFF E. ROSENBALM  
5.00 ACRE TRACT  
VOLUME 3889, PAGE 733,  
REAL PROPERTY RECORDS

ALAN DARMIN BRACKEY  
5.428 ACRE TRACT  
VOLUME 4012, PAGE 740,  
REAL PROPERTY RECORDS  
N 13°30'08" E, 1134.92'

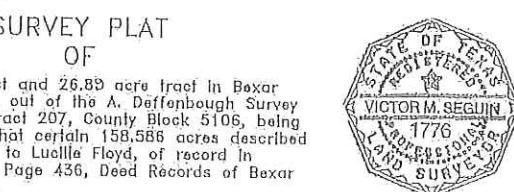
ALAN DARMIN BRACKEY  
5.428 ACRE TRACT  
VOLUME 4012, PAGE 740,  
REAL PROPERTY RECORDS  
N 13°30'08" W, 520.00'

JIMMY DOLYE CROSS, JR.  
6.622 ACRE TRACT  
VOLUME 4012, PAGE 730,  
REAL PROPERTY RECORDS  
S 76°39'46" E, 255.67'

VIRGINIA F. PEARSALL  
2.7879 ACRE TRACT  
VOLUME 4747, PAGE 1677,  
REAL PROPERTY RECORDS  
N 76°30'00" W, 25.00'

### SURVEY PLAT OF

2.60 acre tract and 26.89 acre tract in Bexar  
County, Texas, out of the A. Daffernough Survey  
No. 137, Abstract 207, County Block 5106, being  
a portion of that certain 150.586 acres described  
in conveyance to Lucille Floyd, of record in  
Volume 1849, Page 436, Deed Records of Bexar  
County, Texas.



VICTOR SEGUIN  
STATE OF TEXAS  
SURVEYING AND MAPPING CO.  
P.O. BOX 17241 (8826-3871)  
SAN ANTONIO, TEXAS 78217

I hereby certify that the above plat is true and correct according to actual survey made  
on the ground under my supervision and that there are no visible easements or  
encroachments of buildings on adjoining property, and that all buildings are wholly  
located on this property except as shown above and that all pins have been  
located as indicated above on the date on this plat.

This 17th day of SEPTEMBER, 1996. A.D.  
VICTOR M. SEGUIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1776  
Job No. 25856

Victor Seguin  
Surveying and Mapping Co.  
P. O. Box 17241  
San Antonio, Texas 78217  
(210) 826-3871

STATE OF TEXAS  
COUNTY OF BEXAR

2.60 ACRE TRACT

All that certain tract or parcel of land containing 2.60 acres in Bexar County, Texas, out of the A. Deffenbough Survey No. 137, Abstract 207, County Block 5106, being a portion of that certain 158.586 acres described in conveyance to Lucille Floyd, of record in Volume 1849, Page 4336, Deed Records of Bexar County, Texas.

Said 2.60 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin found at the intersection of Stuart Road and La Vernia Road, at the Northeast corner of said 158.586 acre tract, for the Northeast corner of this herein described tract;

THENCE: South 13 deg. 29 min. 19 sec. West, (based Recorded Deed Bearing) a distance of 432.10 feet along with the East boundary line of said 158.586 acre tract and same being the West line of said Stuart Road, to a 1/2" iron pin set, for the Southeast corner of this herein described tract;

THENCE: North 73 deg. 54 min. 53 sec. West, a distance of 262.49 feet along with fence line to a 1/2" iron pin set, for the Southwest corner of this herein described tract;

THENCE: North 14 deg. 16 min. 30 sec. East, a distance of 441.78 feet along with fence line to a 1/2" iron pin set on the South line of La Vernia Road and same being the North boundary line of said 158.586 acre tract, for the Northwest corner of this herein described tract;

THENCE: South 71 deg. 42 min. 27 sec. East, a distance of 257.06 feet along with the South line of said La Vernia Road and same being the North boundary line of said 158.586 acre tract to the POINT OF BEGINNING.



*Victor M. Seguin*  
VICTOR M. SEGUIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1776  
JUNE 7, 1996  
JOB NO. 25856  
(SEE ATTACHED PLAT)

Victor Seguin  
Surveying and Mapping Co.  
P. O. Box 17241  
San Antonio, Texas 78217  
(210) 826-3871

STATE OF TEXAS  
COUNTY OF BEXAR

26.89 ACRE TRACT

All that certain tract or parcel of land containing 26.89 acres in Bexar County, Texas, out of the A. Deffenbough Survey No. 137, Abstract 207, County Block 5106, being a portion of that certain 158.586 acres described in conveyance to Lucille Floyd, of record in Volume 1849, Page 4336, Deed Records of Bexar County, Texas.

Said 26.89 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin found on the West line of Stuart Road and same being the East boundary line of said 158.586 acre tract at the Northeast corner of Virginia F. Pearsall, 2.7879 acre tract, described in Volume 4747, Page 1677, Real Property Records of Bexar County, Texas, for the Southeast corner of this herein described tract; BEING South 13 deg. 29 min. 19 sec. West, 1395.53 feet from the Northeast corner of said 158.586 acre tract;

THENCE: North 76 deg. 30 min. 00 sec. West, a distance of 1012.00 feet to a 1/2" iron pin found at the Northwest corner of said Pearsall, 2.7879 acre tract, for a corner of this herein described tract;

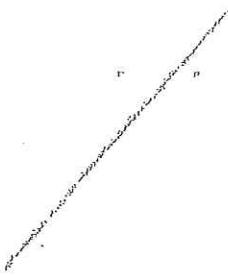
THENCE: South 13 deg. 30 min. 08 sec. West, 520.00 feet along with fence line to a 1/2" iron pin found at the Southwest corner of Earl P. Taber, 4.647 acre tract, of record in Volume 2371, Page 1396, Real Property Records of Bexar County, Texas, for a Southerly corner of this herein described tract;

THENCE: North 76 deg. 30 min. 00 sec. West, a distance of 25.00 feet along with fence line to a 1/2" iron pin found at the Southeast corner of Alan Darwin Brackey, 5.428 acre tract, of record in Volume 4012, Page 740, Real Property Records of Bexar County, Texas, for the Southwest corner of this herein described tract;

THENCE: North 13 deg. 30 min. 08 sec. East, a distance of 1134.92 feet along with fence line to a 1/2" iron pin found on the East boundary line of said Jimmy Dolye Cross, Jr., 6.622 acre tract, described in Volume 4012, Page 730, Real Property Records of Bexar County, Texas, at the Southwest corner of Cliff E. Rosenbalm, 5.00 acre tract, described in Volume 3889, Page 733, Real Property Records of Bexar County, Texas, for a corner of this herein described tract;

THENCE: South 76 deg. 39 min. 46 sec. East, a distance of 255.67 feet along with fence line to a 1/2" iron pin found at the Southeast corner of said Rosenbalm, 5.00 acre tract, for a corner of this herein described tract;

CONTINUING.....



THENCE: North 13 deg. 29 min. 27 sec. East, a distance of 843.38 feet along with fence line on the East boundary line of said Rosenbalm, 5.00 acre tract to a 1/2" iron pin found on the South line of La Vernia Road and same being the North boundary line of said 158.586 acre tract, at the Northeast corner of said Rosenbalm, 5.00 acre tract, for a corner of this herein described tract;

THENCE: South 71 deg. 42 min. 27 sec. East, a distance of 526.84 feet along with fence line on the South line of said La Vernia Road and same being the North boundary line of said 158.586 acre tract to a 1/2" iron pin set at the Northwest corner of a 2.60 acre tract, surveyed this same day, for the Northwest corner of this herein described tract;

THENCE: South 14 deg. 16 min. 30 sec. West, a distance of 441.78 feet along with fence line on the West boundary line of said 2.60 acre tract, surveyed this same day, to a 1/2" iron pin set, at the Southwest corner of said 2.60 acre tract, surveyed this same day, for a corner of this herein described tract;

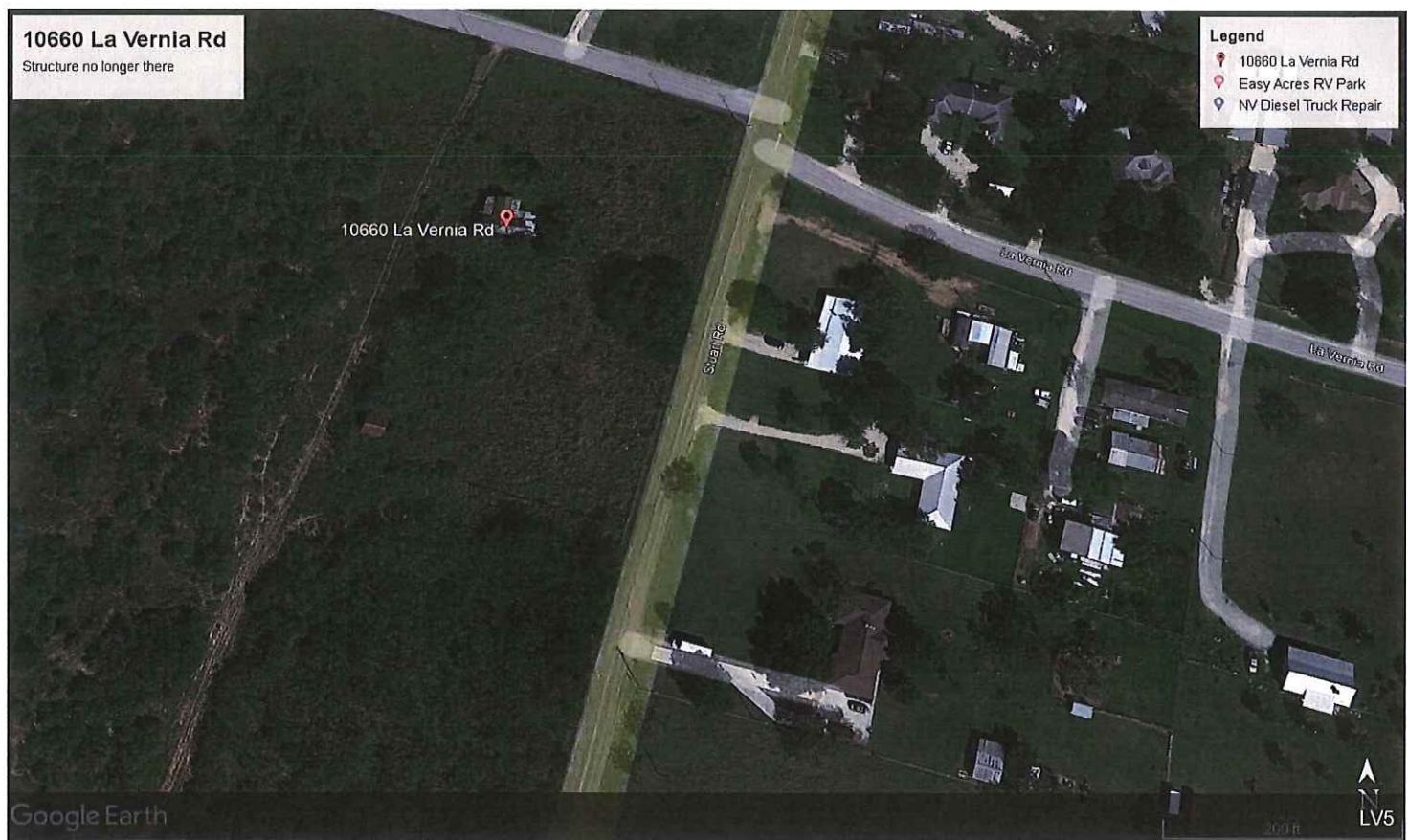
THENCE: South 73 deg. 54 min. 53 sec. East, a distance of 262.49 feet along with fence line on the South boundary line of said 2.60 acre tract, surveyed this same day, to a 1/2" iron pin set, on the West line of said Stuart Road and same being the East boundary line of said 158.586 acre tract, at the Southeast corner of said 2.60 acre tract, surveyed this same day, for a corner of this herein described tract;

THENCE: South 13 deg. 29 min. 19 sec. West, (Based recorded Dcd Bearing) a distance of 961.43 feet along with fence line on the West line of said Stuart Road and same being the West boundary line of said 158.586 acre tract to the POINT OF BEGINNING.



*Victor M. Seguin*  
VICTOR M. SEGUIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1776  
SEPTEMBER 17, 1996  
JOB NO. 25856  
(SEE ATTACHED PLAT)

## Property Photos





# Information About Brokerage Services

11-2-2015

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.

<u>BK Properties, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>463381</u> License No.	<u>bkproperties@sbcglobal.net</u> Email	<u>(210) 490-0483</u> Phone
<u>Robert Bruni</u> Designated Broker of Firm	<u>441426</u> License No.	<u>bjbruni@mac.com</u> Email	<u>(210) 416-4777</u> Phone
<u>Robert Bruni</u> Licensed Supervisor of Sales Agent/Associate	<u>441426</u> License No.	<u>bjbruni@mac.com</u> Email	<u>(210) 416-4777</u> Phone
<u>Alice Bruni</u> Sales Agent/Associate's Name	<u>441329</u> License No.	<u>abruni@sbcglobal.net</u> Email	<u>(210) 887-8828</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

BK Properties, 15321 San Pedro, Ste 203 San Antonio, TX 78232  
Alice Bruni

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)