



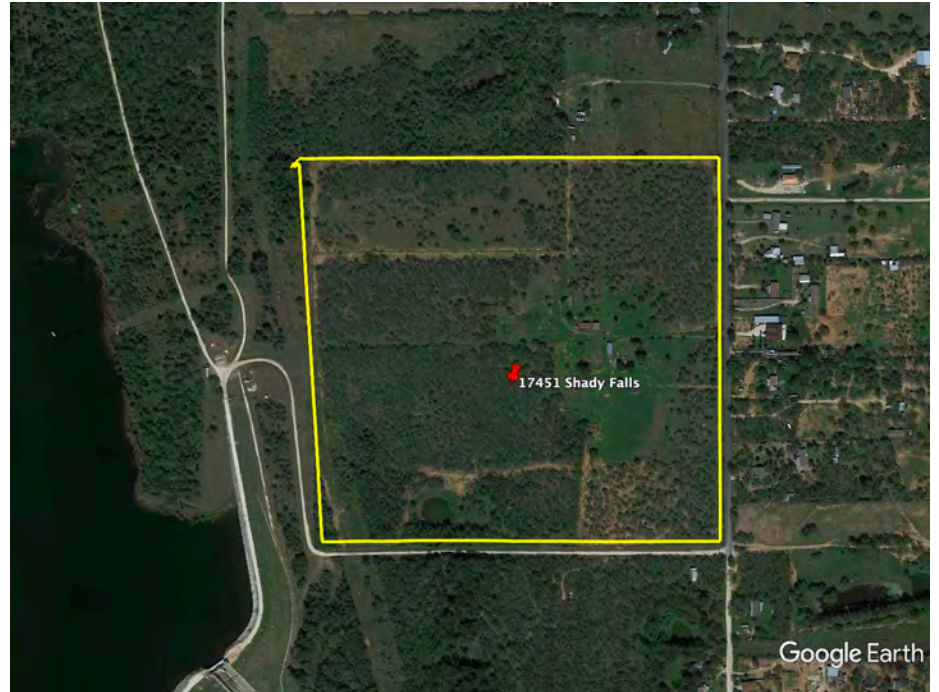
62.8 +/- Acres 17451 Shady Falls Rd

Location: 17451 Shady Falls Rd. SE Bexar County near Elmendorf. Approx. 1 mile from Old Corpus Christi Hwy & 5 miles to I H 37/Hwy 181. 6.8 miles to Loop 410

Description: Gently rolling terrain, grazing grasses, scrub brush and being almost square in shape. Property is outside the city limits. City of Elmendorf says there is a water meter located in Shady Falls. Property backs up to Braunig Lake. Currently Ag exempt.

Possible Uses: Subdividing into 1/2 acre lots for housing subdivision with half acre lots allowing for septic systems or larger acreage lots such as 10+ acres or more.

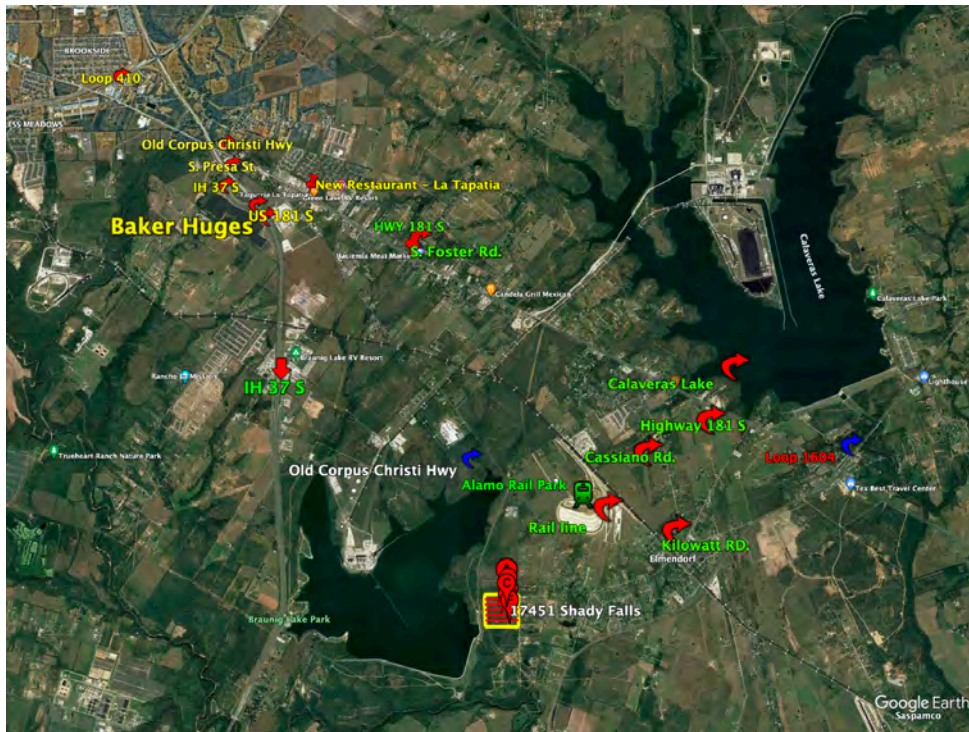
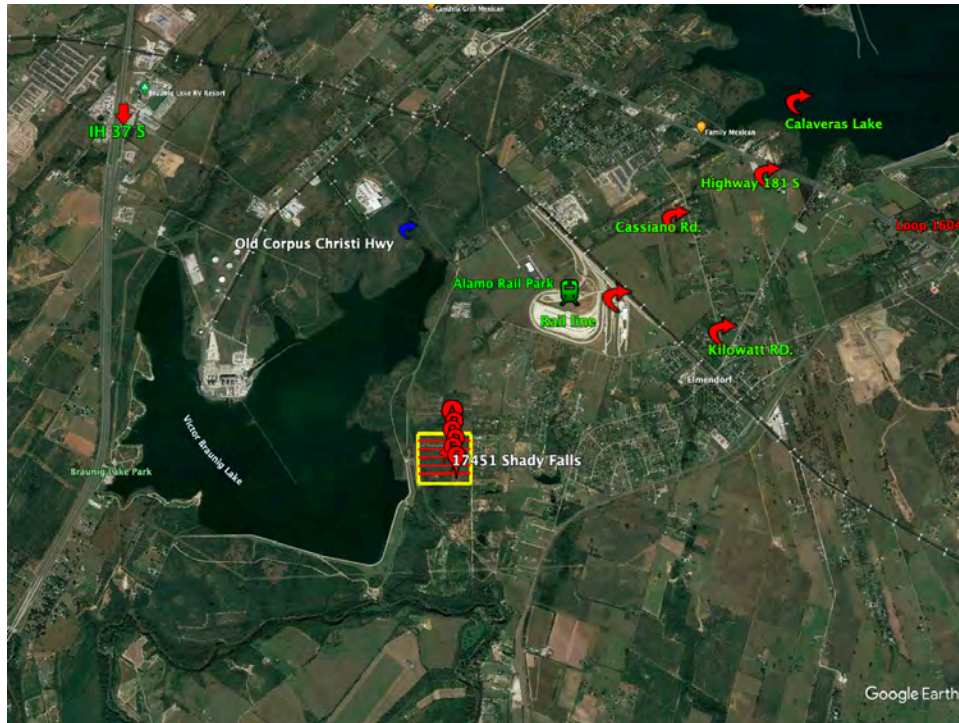
Offering Price: \$30,000.00 per acre as whole tract sale or \$32,500 per acre for subdivided tract. Possible owner financing available.



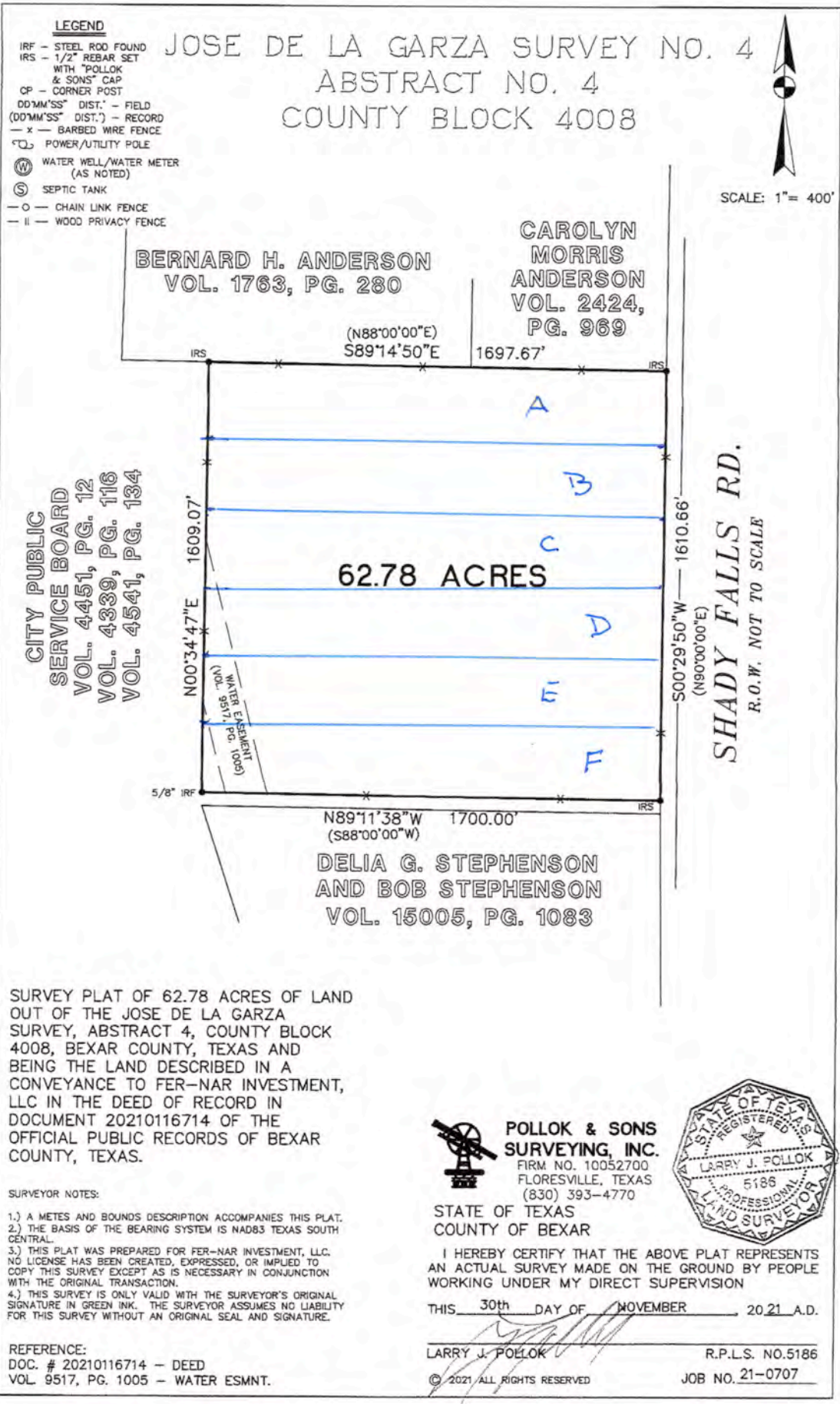
All information contained herein, while gathered from sources believed to be reliable and accurate, is submitted without representation or warranty as to the accuracy thereof. It is presented subject to errors, omissions, change of price, prior sale/lease or withdrawal from the market without notice. Broker advises any buyer to rely on their own due diligence analysis for verification of information they may deem pertinent for their intended use.

210-273-8180 mobile
johnpark@parkpropertytx.com

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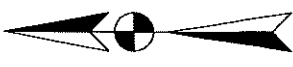
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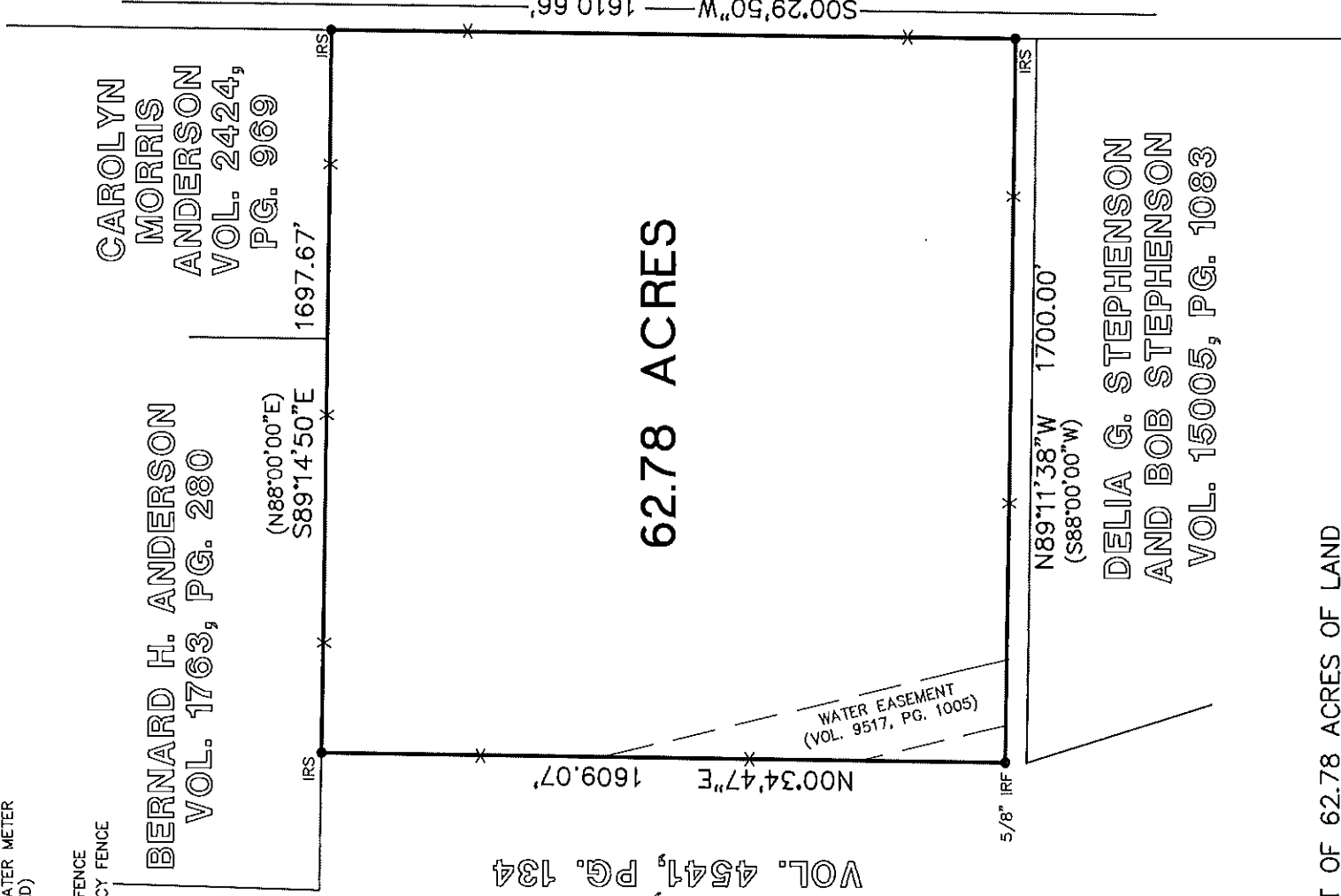
LEGEND

- IRF - STEEL ROD FOUND WITH 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD'MM'SS" DIST. - FIELD
- (DD'MM'SS" DIST.) - RECORD
- X - BARBED WIRE FENCE
- ⌚ - POWER/UTILITY POLE
- ⊕ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- O - CHAIN LINK FENCE
- || - WOOD PRIVACY FENCE

JOSE DE LA GARZA SURVEY NO. 4
 ABSTRACT NO. 4
 COUNTY BLOCK 4008



SCALE: 1" = 400'



CITY PUBLIC
 SERVICE BOARD
 VOL. 4451, PG. 12
 VOL. 4339, PG. 116
 VOL. 4541, PG. 134

62.78 ACRES

CAROLYN
 MORRIS
 ANDERSON
 VOL. 2424,
 PG. 969

BERNARD H. ANDERSON
 VOL. 1763, PG. 280

(N88°00'00"E)
 S89°14'50"E

1697.67'

N00°34'47"E 1609.07'

SHADY FALLS RD.
 (N90°00'00"E)
 1610.66'

R.O.W. NOT TO SCALE

5/8" IRF

N89°11'38"W 1700.00'
 (S88°00'00"W)

DELIA G. STEPHENSON
 AND BOB STEPHENSON
 VOL. 15005, PG. 1083

SURVEY PLAT OF 62.78 ACRES OF LAND OUT OF THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO FER-NAR INVESTMENT, LLC IN THE DEED OF RECORD IN DOCUMENT 20210116714 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR FER-NAR INVESTMENT, LLC. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



**POLLOK & SONS
 SURVEYING, INC.**
 FIRM NO. 10052700
 FLORESVILLE, TEXAS
 (830) 393-4770

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 30th DAY OF NOVEMBER 2021 A.D.

REFERENCE:
 DOC. # 20210116714 - DEED
 VOL. 9517, PG. 1005 - WATER ESMNT.

LARRY J. POLLOK
 © 2021, ALL RIGHTS RESERVED

R.P.L.S. NO. 5186
 JOB NO. 21-0707

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTES FOR 62.78 ACRES OF LAND

BEING 62.78 ACRES OF LAND OUT OF THE JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO FER-NAR INVESTMENT, LLC IN THE DEED OF RECORD IN DOCUMENT 20210116714 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the westerly right-of-way of Shady Falls Road for the southeasterly corner of the Carolyn Morris Anderson land as described in Volume 2424, Page 969 of the Official Public Records of Bexar County, Texas and the northeasterly corner of this tract;

THENCE South $00^{\circ} 29' 50''$ West, with said right-of-way, a distance of 1610.66 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the lower northeasterly corner of the City Public Service Board land as described in Volume 4451, Page 12, Volume 4339, Page 116, and Volume 4541, Page 134 of the Official Public Records of Bexar County, Texas and the southeasterly corner of this tract;

THENCE North $89^{\circ} 11' 38''$ West, with the common line of said City Public Service Board land, a distance of 1700.00 feet to a found $\frac{5}{8}$ " pin for an interior corner of said City Public Service Board land and the southwesterly corner of this tract;

THENCE North $00^{\circ} 34' 47''$ East, continuing with the common line of said City Public Service Board land, a distance of 1609.07 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly line of the Bernard H. Anderson land as described in Volume 1763, Page 280 of the Official Public Records of Bexar County, Texas pin for the upper northeasterly corner of said City Public Service Board land and the northwesterly corner of this tract;

THENCE South $89^{\circ} 14' 50''$ East, with the common line of said Bernard H. Anderson land and of the aforementioned Carolyn Morris Anderson land, in all a distance of 1697.67 feet to the **POINT OF BEGINNING** and containing 62.78 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700




Larry J. Pollok, RPLS # 5186
November 30, 2021

Refer: 21-0707



Information About Brokerage Services

Texas law requires all real estate licensees 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>Park Properties Brokerage Tx LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9012860</u> License No.	<u>johnpark@parkpropertiestx.com</u> Email	<u>(210)273-8180</u> Phone
<u>John C. Park</u> Designated Broker of Firm	<u>335384</u> License No.	<u>johnpark@parkpropertiestx.com</u> Email	<u>(210)273-8180</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date