

# 45 Ac. @ LOOP 410, I.H.35 & FISCHER RD.

## DEVELOPMENT SITE ON A MAJOR INTERCHANGE

- LOCATION:** Southeast corner of cloverleaf intersection of Loop 410 & I.H.35
- SIZE:** Approximately 45 Acres
- FRONTAGE:** Approximately 555' on the north side of Fischer Rd.  
Approximately 1,290' on the southeast side of I.H. 35
- UTILITIES:** Sewer: None adjacent to site. SAWS line under Fischer Rd. – Across I.H. 35  
Lennar expects to extend sewer to their tract on the south side of Fischer Rd. soon  
Water: 12" SAWS line under northeast side of Fischer Rd.  
24" SAWS line under southwest side of Fischer Rd.  
There is an unplugged water well near I.H. 35 and near the southern boundary  
Electric: CPS line over Fischer Rd. & I.H. 35 frontage  
  
Please retain an engineer to verify all utilities.
- ZONING:** C-3, & SEVERAL MILITARY PROTECTION ZONES
- TAXES:** The property enjoys the benefit of the Open Space 1D-1 "Ag Exemption.  
Any future "rollback taxes" will be the expense of the buyer.
- PRICE:** \$5,000,000

Olson Properties, Inc. ("Olson Properties") has obtained all acreage, frontage, utility, zoning and flood plain information from a variety of sources including the property's owner, city officials and utility purveyors. Olson Properties makes no representations or warranties regarding the validity of this information. Prior to purchasing this property, Olson Properties highly recommends that a prospective buyer take the following actions:

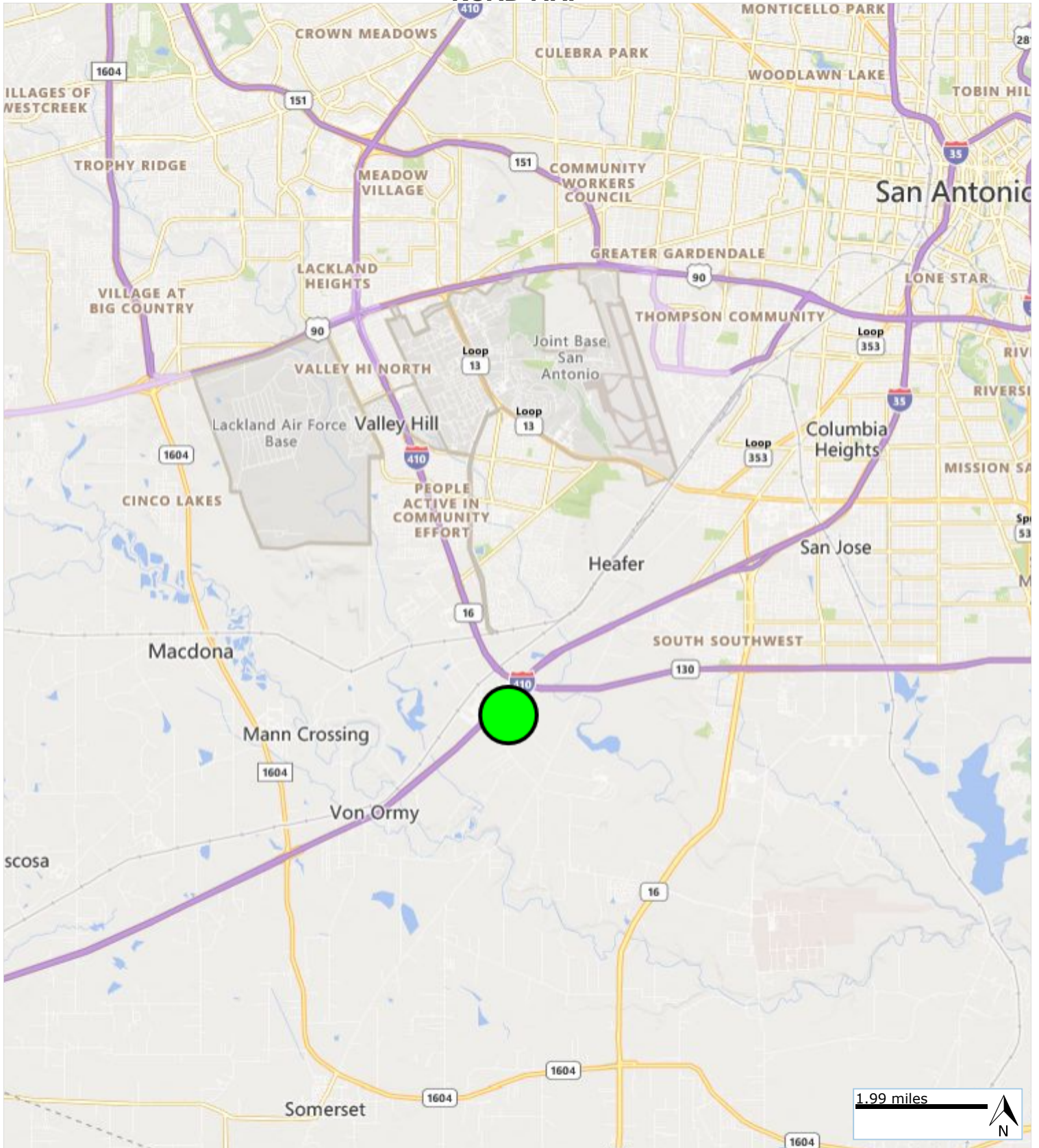
1. Consult an engineer regarding the location, accessibility and capacity of all the property's utilities,
2. Obtain an Environmental Site Assessment, and
3. Purchase a written Zoning Verification Letter from the appropriate governmental authority if appropriate.



Carl Olson, Sr. - 710-5527 - [carl@olsonproperties.com](mailto:carl@olsonproperties.com)  
Luke Olson, - 385-6493 - [luke@olsonproperties.com](mailto:luke@olsonproperties.com)  
P.O. Box 6125 - San Antonio, Texas 78209  
[www.olsonproperties.com](http://www.olsonproperties.com)

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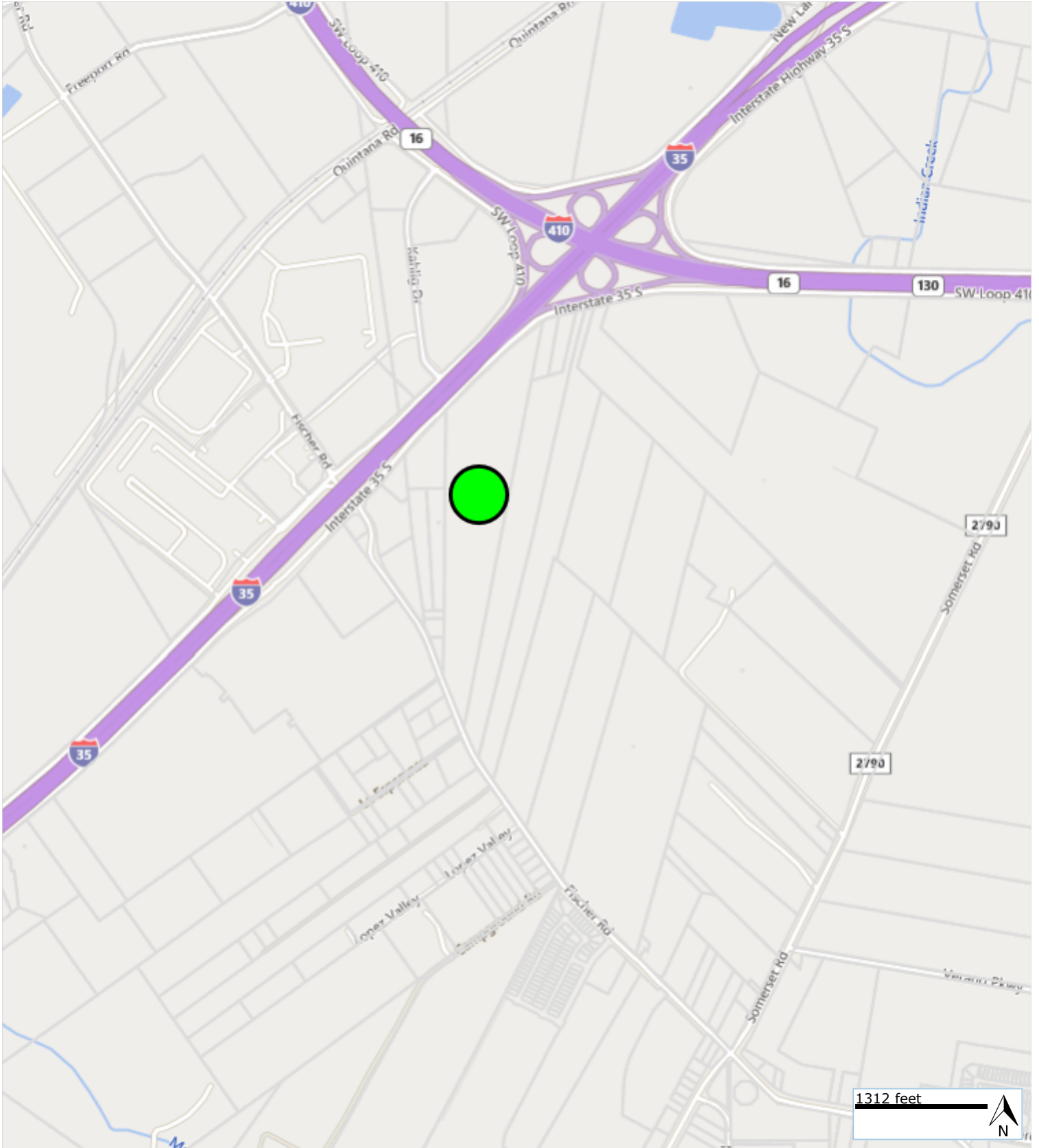
# AREA MAP ROAD MAP



45 Ac.



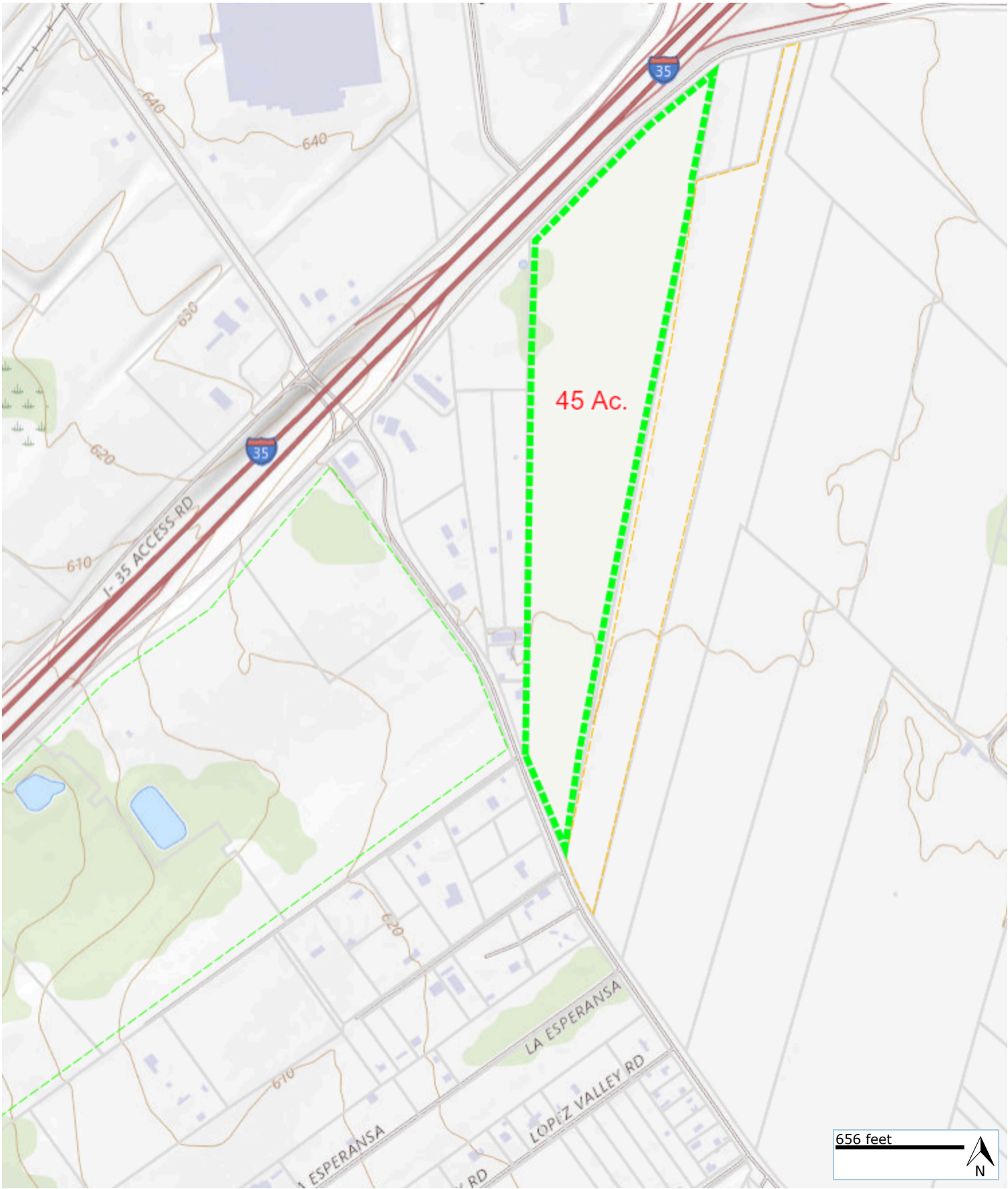
# NEIGHBORHOOD MAP ROAD MAP



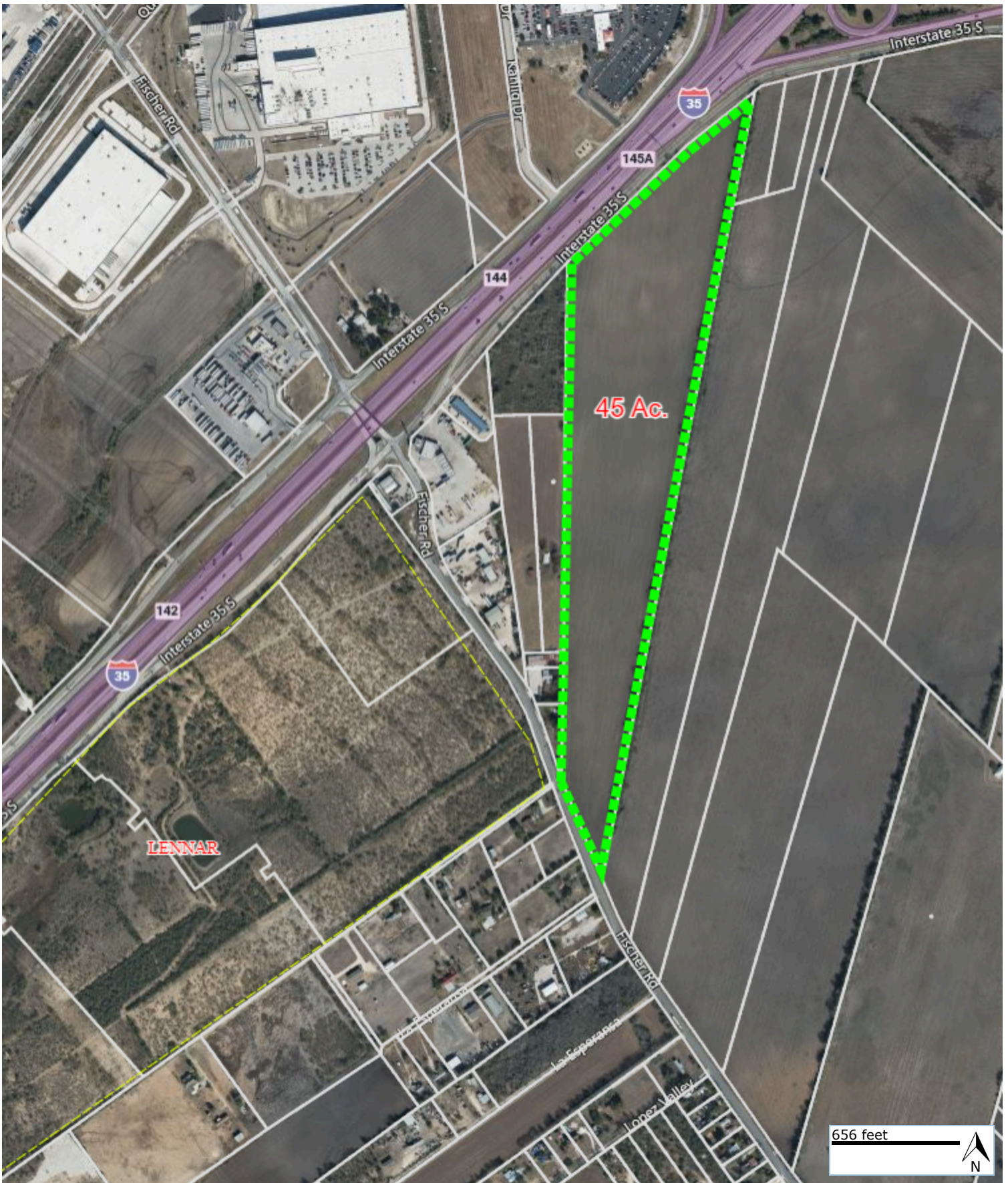
45 Ac.















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P.O. BOX 6125  
SAN ANTONIO, TEXAS 78209

PHONE (210) 828-1622  
FAX (210) 826-3950

## CPS ELECTRIC LINE

MAP DATE April 2024

PREPARED BY: PrestiGIS User



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## SAWS WATER LINE

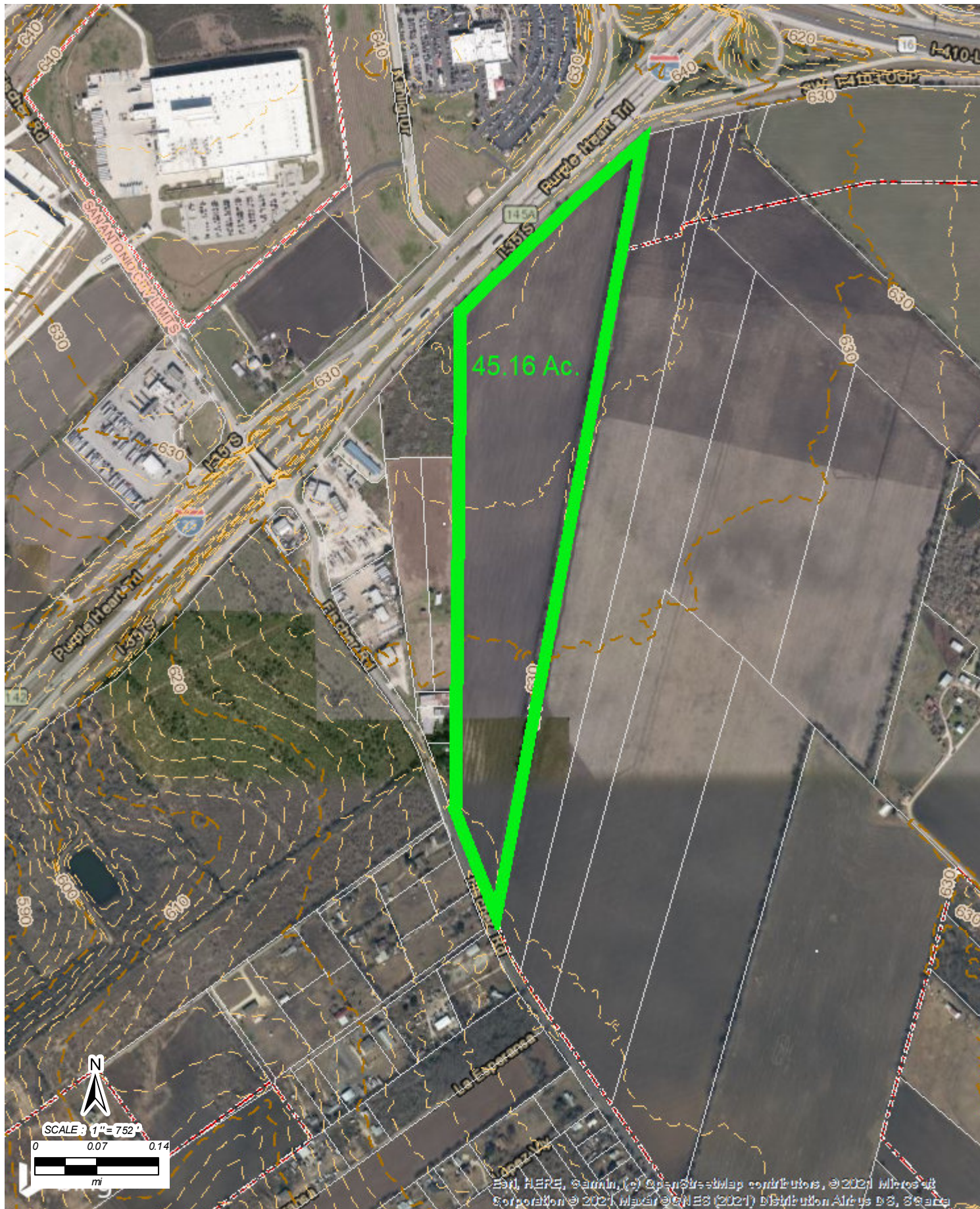
MAP DATE April 2024  
PREPARED BY: PrestiGIS User



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**OLSON PROPERTIES**  
REAL ESTATE SERVICES

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## TOPOGRAPHY

MAP DATE April 2021  
PREPARED BY: PrestiGIS User

**LIQUE**  
GEO INFO SYSTEMS

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## ZONING

MAP DATE April 2021  
PREPARED BY: PrestiGIS User



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NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

SYMBOL LEGEND

- BOL BOLLARD
- EBOX ELECTRIC BOX
- ⚡ ESP ELECTRIC SERVICE POLE
- 🔥 FIRE HYDRANT
- GUY GUY ANCHOR
- 📧 MAILBOX
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- UP UTILITY POLE
- UPT UTILITY POLE W/TRANSFORMER
- ⊙ WATER METER
- ⊕ WATER VALVE
- SET 1/2" I.R.(PD)
- ⚓ FOUND

METES AND BOUNDS DESCRIPTION FOR

A 45.101 ACRES, OR 1,964,584 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THAT CALLED 45.152 ACRE TRACT DESCRIBED IN DEED TO CLARA L. SHOVLIN RECORDED IN VOLUME 14794, PAGE 2024, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, COUNTY BLOCK 4301, NOW IN NEW CITY BLOCK 14492 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 45.101 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING: AT A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 45.101 ACRES ALSO BEING THE NORTHWEST CORNER 2.0693 ACRE TRACT AS DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP TO SHIRLEY D. FAVOR RECORDED IN DOCUMENT NUMBER 20050161887, OF SAID OFFICIAL PUBLIC RECORDS, BOTH LYING THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE: S 10°52'48" W, DEPARTING SAID RIGHT-OF-WAY LINE ALONG AND WITH THE EAST LINE OF THE OF SAID SHOVLIN TRACT AND THE WEST LINE OF SAID FAVOR TRACT, A DISTANCE OF 584.65 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID FAVOR TRACT AND THE NORTHWEST CORNER OF TRACT OF LAND AS DESCRIBED IN THE DEED TO BRANVERINV LLC RECORDED IN DOCUMENT NUMBER 20220126517, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: S 10°50'25" W, CONTINUING ALONG AND WITH THE EAST OF SAID SHOVLIN TRACT AND THE WEST LINE OF SAID BRANVERINV LLC TRACT, A COMMON LINE, A DISTANCE OF 3526.20 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FISCHER ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE: N 22°00'59" W, ALONG AND THE NORTHEAST RIGHT-OF-WAY LINE OF FISCHER ROAD AND THE SOUTHWEST LINE OF SAID SHOVLIN TRACT, A DISTANCE OF 588.21 FEET TO A FOUND CUT "X" IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID SHOVLIN TRACT AND SOUTH CORNER OF A 5.00 ACRE TRACT, CONVEYED TO PHILLIP VARGAS III, IN DEED RECORDED IN VOLUME 3228, PAGE 75, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 56°06'41" E, DEPARTING SAID NORTHEAST RIGHT-OF-WAY OF FISCHER ROAD ALONG AND WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID 5.00 ACRES, A COMMON LINE, A DISTANCE OF 7.34 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON";

THENCE: N 00°01'41" E, ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 1862.94 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON" AT THE NORTHEAST CORNER OF SAID PHILLIP VARGAS III TRACT, SAME BEING THE SOUTHEAST CORNER OF A 5.00 ACRE TRACT, CONVEYED TO GUADALUPE VARGAS MARTINEZ, IN DEED RECORDED IN VOLUME 9220, PAGE 1999, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 00°09'31" E, ALONG AND WITH THE EAST LINE OF SAID MARTINEZ TRACT AND THE WEST LINE OF SAID SHOVLIN TRACT, A DISTANCE OF 736.74 FEET TO A FOUND 1/2" IRON ROD WITH A CAP MARKED "CUDE" AT THE NORTHWEST CORNER OF SAID SHOVLIN TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID MARTINEZ TRACT, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35;

THENCE: ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE, ALSO BEING THE NORTH LINE OF SAID SHOVLIN TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 44°59'12" E, A DISTANCE OF 822.57 FEET TO A FOUND 1/2" IRON ROD WITH A CAP MARKED "CDS";

N 50°23'22" E, A DISTANCE OF 416.86 FEET TO A FOUND 1/2" IRON ROD;

THENCE: N 64°22'02" E, A DISTANCE OF 93.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.101 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 30020-05 BY PAPE-DAWSON ENGINEERS.

LINE LEGEND

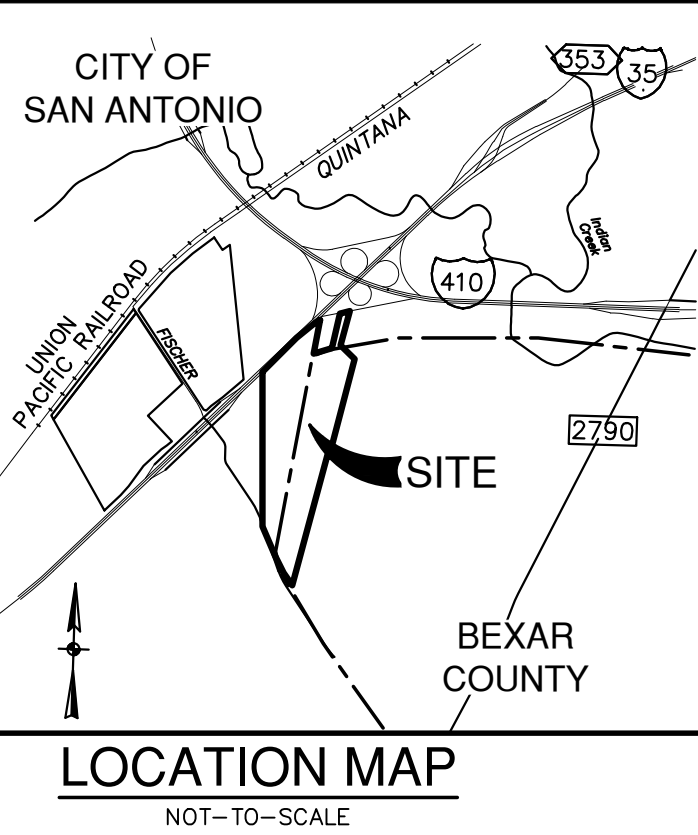
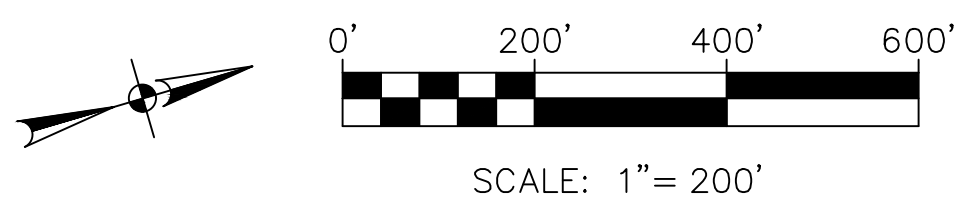
- CHAIN LINK FENCE
- OVERHEAD UTILITY

ZONE "X" OUT

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48029C0565F, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY AND INCORPORATED AREAS.

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



ALTANSPS TABLE A NOTES:

ITEM 2: SUBJECT PROPERTY ADDRESS: 11130 S IH 35 SAN ANTONIO, TX 78073

ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0565F, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV .

ZONE X (UNSHADED), DEFINED AS: ' OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.'

FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD, SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

ITEM 6(a, b): A ZONING REPORT WAS NOT PROVIDED.

ZONING CLASSIFICATION: THE SITE IS ZONED "C-3",

SETBACK REQUIREMENTS:

SIDE: 30' MINIMUM  
REAR: 30' MINIMUM

HEIGHT AND FLOOR SPACE REQUIREMENTS:  
MAX HEIGHT: 35'

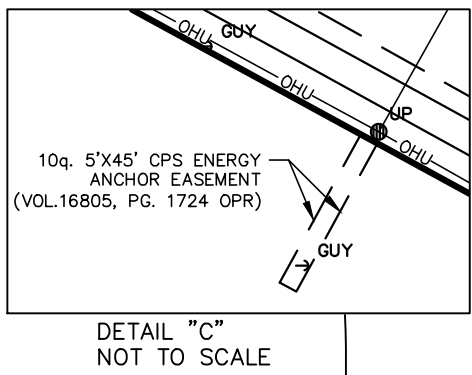
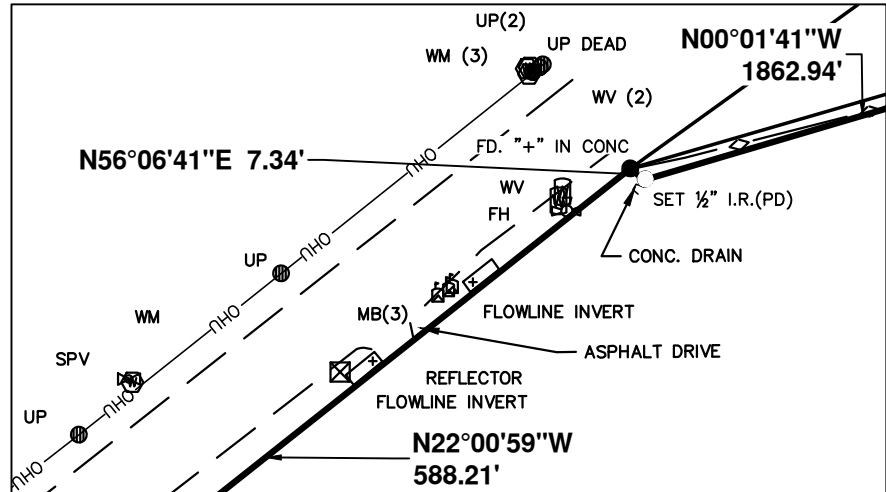
THIS INFORMATION IS BASED ON THE CITY OF SAN ANTONIO'S CITY ZONING MAP LOCATED AT [HTTPS://GIS.SANANTONIO.GOV/SDS/ONESTOP/INDEX.HTML](https://gis.sanantonio.gov/SDS/ONESTOP/INDEX.HTML).

ZONING ISSUES ARE A LEGAL OR JURISDICTIONAL MATTER. DEFINITION OF ITS APPLICATION AND EFFECT IS OUTSIDE THE SCOPE OF A LAND TITLE SURVEY.

ITEM 9: PARKING COUNT: NO PARKING OBSERVED AT TIME OF SURVEY.

ITEM 11: ONLY ABOVE GROUND EVIDENCE OF UTILITIES ARE SHOWN. UTILITY PLANS WERE NOT PROVIDED.

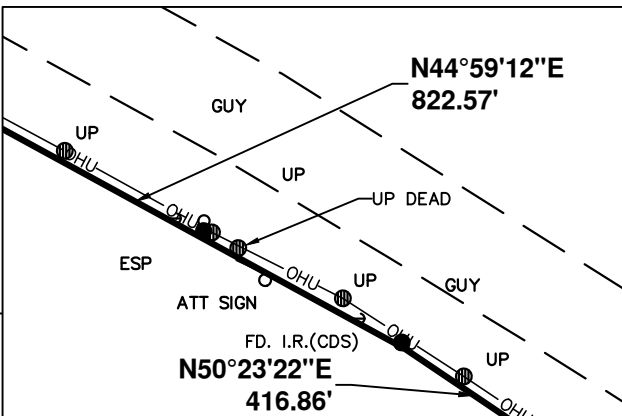
DETAIL "A"  
NOT TO SCALE



FRANCISCO  
RICARDO  
HERNANDEZ  
SURVEY NO. 6  
ABSTRACT 6

45.101 ACRES  
(1,964,584 SQ. FT. MORE OR LESS)

DETAIL "B"  
NOT TO SCALE



LEGAL DESCRIPTION:

BEING A 44.988 ACRE TRACT OF LAND LYING IN THE FRANCISCO RICARDO HERNANDEZ SURVEY, BLOCK 6, SECTION 6, ABSTRACT 6, NEW CITY BLOCK 14492, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 45.152 ACRE TRACT OF LAND DESCRIBED IN DEED TO CLARA L. SHOVLIN AND RECORDED IN VOLUME 14794, PAGE 2024, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # 1-220266  
FIRST AMERICAN TITLE GUARANTY COMPANY  
EFFECTIVE DATE: SEPTEMBER 15, 2023  
DATE ISSUED: SEPTEMBER 25, 2023

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.

a. ANCHOR EASEMENT TO CITY PUBLIC SERVICE BOARD RECORDED IN VOLUME 16805, PAGE 1724, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND AS SHOWN AND LOCATED ON PLAT OF SURVEY DATED JUNE 6, 2022, PREPARED BY DARRYL L. ZERCHER, RPLS, NO. 5609, (APPLIES - AS SHOWN)

f. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED (NOT A SURVEY MATTER).

TO: THE ESTATE OF CLARA L. SHOVLIN, DECEASED; IDV DEVELOPMENT SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS; PRESIDIO TITLE; AND FIRST AMERICAN TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS; JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2023.

DATE OF MAP OR PLAT: AUGUST 23, 2023

TOM H. MILO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6819  
TMLO @ PAPE-DAWSON.COM



ALTANSPS LAND TITLE SURVEY

A 45.101 ACRES, OR 1,964,584 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THAT CALLED 45.152 ACRE TRACT DESCRIBED IN DEED TO CLARA L. SHOVLIN RECORDED IN VOLUME 14794, PAGE 2024, THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, COUNTY BLOCK 4301, NOW IN NEW CITY BLOCK 14492 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 30020-05  
DATE AUGUST 2023  
CHECKED THM DRAWN EJS  
CIVIL JOB NO. ---  
REFERENCE: ---  
SHEET 1 OF 1

PROJECT NAME: SHOVLIN TRACT



# NOTICES AND DISCLAIMERS BY OLSON PROPERTIES, INC.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE:** The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

**HAZARDOUS MATERIALS DISCLOSURE:** Various materials utilized in the construction of any improvements which may be located on the property could contain materials that have been, or may in the future, be determined to be toxic, hazardous, or undesirable. If present, such substances may need to be specially treated, specially handled, and/or removed from the property. As an example, some electrical transformers and other electrical components can contain PCBs, and asbestos has been used in a wide variety of building components such as fire-proofing, air duct insulation, acoustical tiles, spray-on acoustical materials, linoleum, floor tiles and plaster. Due to current or prior uses, the property or the improvements located thereon may contain materials such as metals, minerals, chemicals, hydrocarbons, biological, or radioactive materials and other substances which are considered, or in the future may be determined to be, toxic waste, hazardous materials, or undesirable substances. Such substances may be contained in above or below-ground containers located on the property in areas which may or may not be accessible or noticeable. Current and future federal, state, and local laws and regulations may require the clean-up of such toxic, hazardous, or undesirable materials at the expense of those persons who in the past, present, or future have had any interest in the property including, but not limited to, current, past, and future owners and users of the property. Sellers/Lessors and Buyers/Tenants are advised to consult with independent counsel of their choice to determine their potential liability with respect to toxic, hazardous, or undesirable materials. Sellers/Lessors and Buyers/Tenants should also consult with legal counsel to determine what provisions regarding toxic, hazardous, or undesirable materials they may want to include in their purchase and sale agreements, leases, options, and other legal documentation related to transactions concerning the property. The real estate salespersons and brokers in this transaction have no expertise with respect to toxic waste, hazardous materials, or undesirable substances which may or may not affect the property. The real estate salespersons and brokers in this transaction have not made, nor will make, any representations, either express or implied, regarding the existence or nonexistence of toxic waste, hazardous materials, or undesirable substances in or on the property. Because problems involving toxic waste, hazardous materials, or undesirable substances require specialized training and expertise, it is the responsibility of the Seller/Lessors and Buyers/Tenants to retain such qualified experts as they deem necessary to advise them regarding detection or correction of such matters.

**IRS CODE SECTION 1445:** Sale, lease and other transactions can have local, state, and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

**FIRE ANTS, OAK WILT, ANTHRAX AND OTHER HAZARDS:** Please be aware that fire ants can be a dangerous hazard on land in Texas, Oak Wilt is present in many counties in Texas, and Anthrax can be present in some counties. Please conduct your own careful research regarding these and other dangerous issues when buying land in Texas.

## SELLER/LESSOR

By: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

## BUYER/TENANT

By: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_







## 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.

_____ 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/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date