

For Sale



101 Retha Drive

Dripping Springs, TX. 78620

For Sale
Commercial Live-Work Space



EXECUTIVE REAL ESTATE GROUP
Austin | Houston | DFW | San Antonio

J.E. Aranda, Broker | 512-750-5690 | Je@eregtx.com
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BEARING-BASIS STATE PLANE COORDINATES NAD83/TEXAS
 SOUTH CENTRAL ZONE, SCALE FACTOR 1.00007960
 DRIPPING SPRINGS CONTROL MONUMENTS



$\Delta = 15^{\circ}04'35''$
 $R = 225.00'$
 $L = 59.21'$
 $CB = N 31^{\circ}04'29'' E$
 $C = 59.03'$

$(R = 225.00')$
 $(L = 59.21')$
 $(C = 58.95')$

$\Delta C1 = 06^{\circ}23'52''$
 $R = 259.95'$
 $L = 29.03'$
 $CB = N 26^{\circ}38'33'' E$
 $C = 29.01'$

$(R = 259.95')$
 $(L = 29.04')$
 $(CB = N 26^{\circ}35' F)$
 $(C = 29.03')$

$\Delta C3 = 01^{\circ}07'12''$
 $R = 5863.89'$
 $L = 114.64'$
 $CB = S 56^{\circ}30'39'' E$
 $C = 114.64'$

LEGEND

- IRF 1/2" IRON ROD FOUND
- IRS 5/8" IRON ROD W/CAP SET
- CMF TXDOT CONCRETE MONUMENT FOUND
- X X MARKED ON CONCRETE
- WIRE FENCE
- OVERHEAD UTILITY WIRE
- UTILITY POLE
- GUY WIRE
- ⊗ WATER METER
- ⊖ WATER VALVE
- EDGE OF PAVEMENT
- CONCRETE
- BL BUILDING SETBACK LINE
VOL. 261, PG. 624, DRHCT
- PUE PUBLIC UTILITY EASEMENT
VOL. 1, PG. 225, PRHCT
- () RECORD INFORMATION
VOL. 1, PG. 225, PRHCT

FLOOD HAZARD NOTE: (FOR INSURANCE PURPOSES ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)
 This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and incorporated Areas, Map Number 48209C0105F, dated September 2, 2005.

TITLE COMMITMENT NOTE:
 This survey is being released without benefit of a Title Commitment, and does not necessarily indicate all encumbrances on this property.

APPEARS TO BE VESTED IN: Marvin L. Myers
ADDRESS: 101 Retha Drive, Dripping Springs, Tx 78620

STATE OF TEXAS
COUNTY OF HAYS

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible discrepancies, deed line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

Thomas E. Staudt
 Registered Professional Land Surveyor No. 3984

Date

 STAUDT SURVEYING, INC. Thomas E. Staudt RPLS # 3984 P.O. Box 1273 Dripping Springs, Texas 78620 (512)898-2236	PLAT SHOWING SURVEY OF LOT 1, BLOCK A DRIPPING SPRINGS HEIGHTS VOLUME 1, PAGES 225-226, PRHCT HAYS COUNTY, TEXAS	
	Rev. _____ Dr. By: TES	Date: JUNE 2012



Survey



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For Sale

\$ 1,350,000

Details

- Lot size 1.2 acres
- 53,579 SF
- Zoning: Commercial
- Utilities: Water & Waste Water
- Located across Hwy 290 from Dripping Springs TX High School
- SW Corner Lot



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Photos



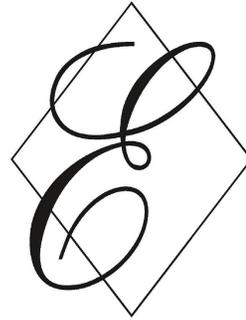


Photos



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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.

<i>Executive Real Estate Group</i>	<i>9000645</i>	<i>je@eregtx.com</i>	<i>512-368-9360</i>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<i>J.E Aranda</i>	<i>584534</i>	<i>je@eregtx.com</i>	<i>512-750-5690</i>
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