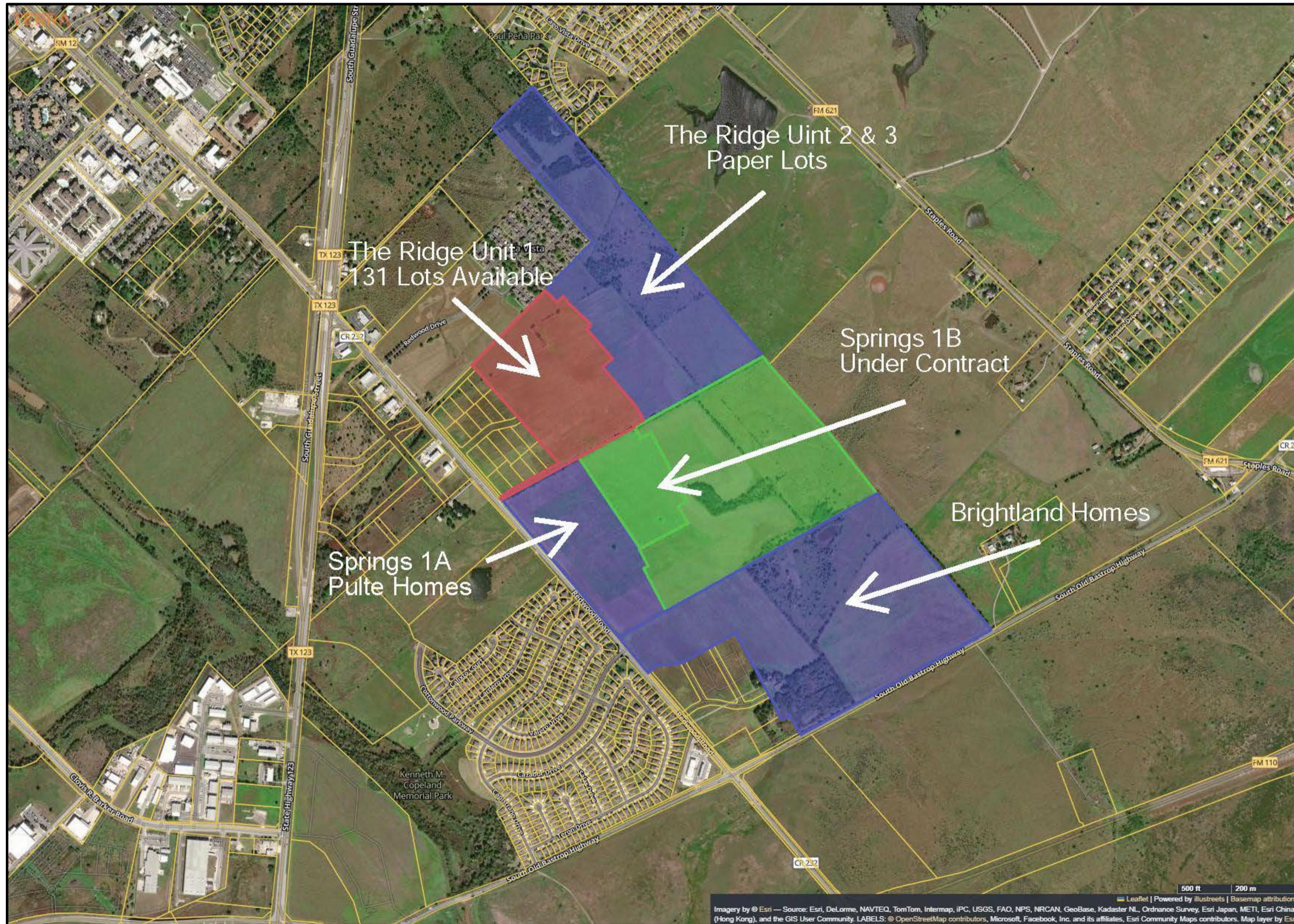




# High Branch Subdivision

131 50' Finished Lot Opportunity

These lots will be substantially complete in 1Q '26

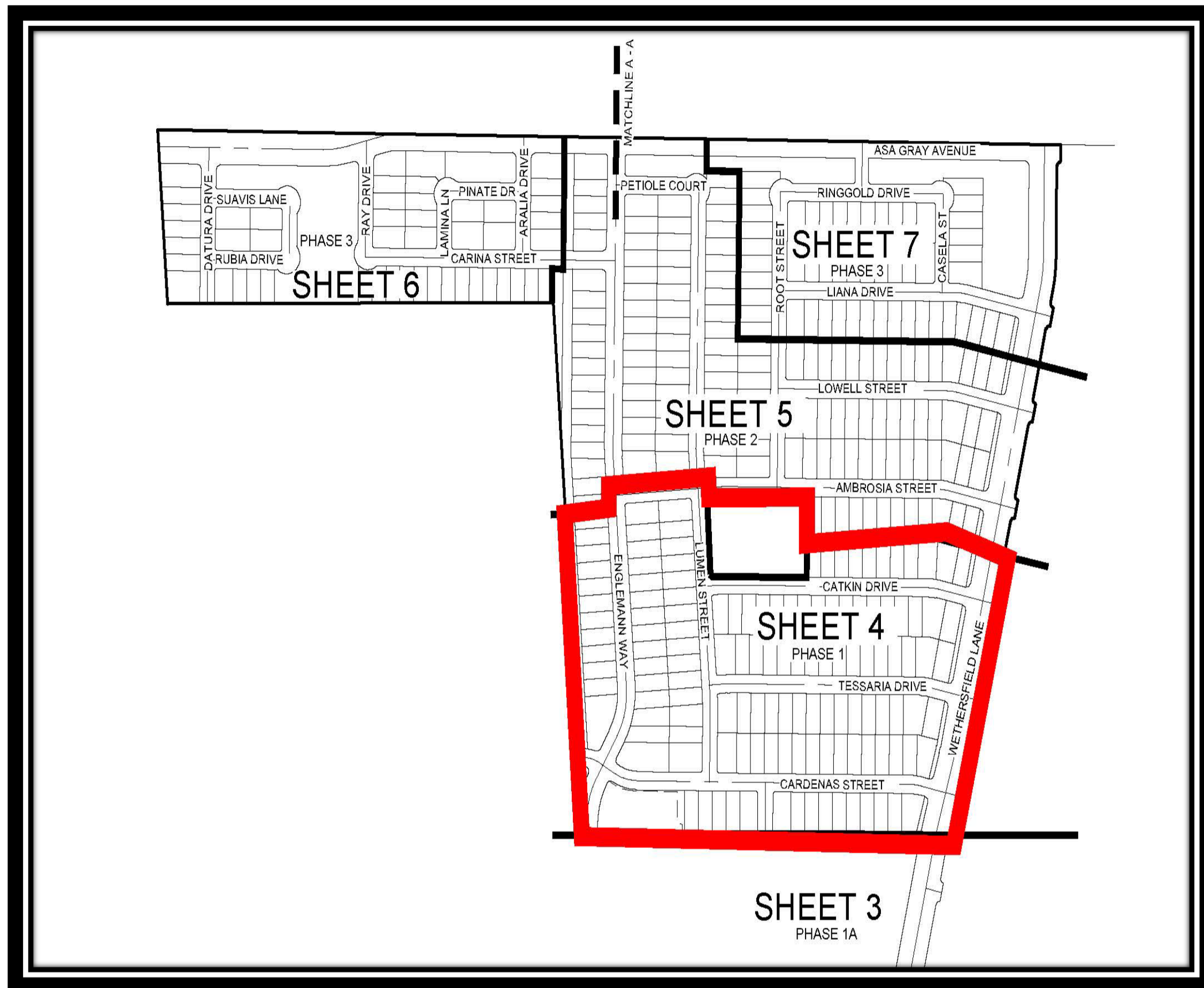


**First American Commercial Property Group**  
334 North Park Drive, San Antonio, TX 78216  
Ph: 210.496.7775

**Mellick Sykes: [msykes@dirdealers.com](mailto:msykes@dirdealers.com)**

**Skip Lietz: [slietz@dirdealers.com](mailto:slietz@dirdealers.com)**

# PROPERTY HIGHLIGHTS



**Location: Redwood Road - South of IH 35  
East of Hwy 123.**

**Lot Size: 50' x 120'**

**Lot Count: The Ridge - 131 Lots**

**Utilities: Water - City of San Marcos**

**Sewer - City of San Marcos**

**Electric - Bluebonnet Electric Co-Op**

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**Schools: San Marcos ISD**

**Price: \$105,000 per Finished lot**

The Ridge Phase 1 lots are near completion.  
Rolling take of 15 initial and 15 per quarter  
with an 8% escalator.

*FOR MORE INFORMATION CONTACT:*

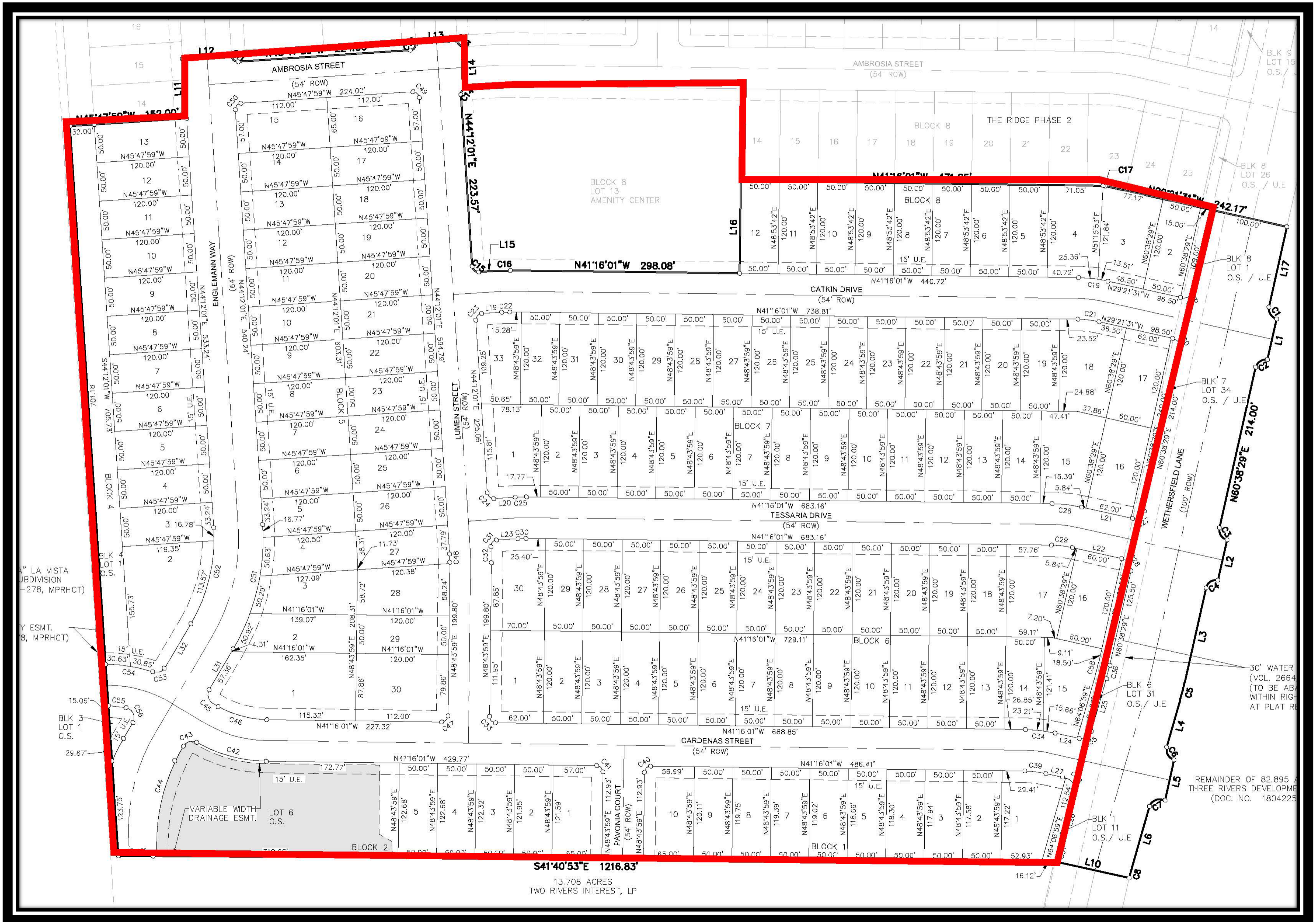
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# THE RIDGE EXHIBIT



**S41°40'53"E 1216.83'**  
 13.708 ACRES  
 TWO RIVERS INTEREST, LP

# DESIGN CRITERIA

## DEVELOPMENT SERVICES-PLANNING



11/8/2019

James Ingalls  
Moeller and Associates  
2021 Hwy 46, Ste 105  
New Braunfels, TX 78132  
VIA E-MAIL: James Ingalls <JamesIngalls@ma-tx.com>

Re: **Redwood Alternative Compliance Clarification**

Dear Mr. Ingalls:

On November 6, 2019 the City Council considered modifying the conditions imposed by the City Council in order to clarify the Council's intent regarding the location of garages and requirements for front porches when it reversed, on appeal, the decision of the Planning and Zoning Commission to deny a request for Alternative Compliance as to the residential garage parking requirements in Section 7.1.4.1. of the Development Code for a proposed residential development located at 2357 Redwood Road, Hays County, Texas. The Council modified the conditions so that the final conditions are as follows:

### General:

1. This Alternative Compliance applies to all House and Cottage Building Types constructed on the subject property. All other Building Types shall follow the regulations outlined in the Development Code.
2. This Alternative Compliance shall not expire.

### Garage Location:

3. In no case shall the garage be the front most protrusion of the house, but it may be flush. For the purposes of this condition, a front porch is considered a protrusion of the house. Where garages extend past the front facade of the home, the front entry door shall be flush with the facade, and/or not set back as to cause a recessed entry.
4. A front porch shall be required on a minimum of 50% of the homes. The front porch shall be a minimum of 6 feet of clear space in all directions and shall have a minimum area of 60 square feet.
5. The total width of the garage door (including any center column between two garage doors) shall not exceed more than 55% of the width of the house.

### Architectural Treatments:

6. A single overhead garage door shall not exceed 16' in width. If two overhead garage doors are proposed, each garage door shall not exceed 8' in width.
7. Garage doors shall include architectural trim along the top and sides of the garage.
8. An ornamental light fixture shall be provided flanking the doors.
9. Garage doors shall include windows on 25% of the homes within the subdivision.
10. Garage doors shall include an overhang such as an eyebrow overhang, awning, or trellis that overhangs a minimum of 12 inches over the garage doors.

1

11. A 4' concrete pedestrian sidewalk shall be provided connecting the main entrance of the home to the public sidewalk along the street. The pedestrian sidewalk shall be separated from the driveway.

If you have any questions, please contact me at 512.805.2623.

Sincerely,

*Andrea Villalobos*

Andrea Villalobos, CNU-a  
Senior Planner  
Planning and Development Services Department  
[avillalobos@sanmarcostx.gov](mailto:avillalobos@sanmarcostx.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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

First American Commercial Property Group	562388	cscott@dirdealers.com	(210) 496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	501123	cscott@dirdealers.com	(210) 496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	501123	cscott@dirdealers.com	(210) 496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phillip Lietz	504998	dkane@dirdealers.com & slietz@dirtdelaers.com	210-496-7775
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_