

52 ACRES FOR SALE

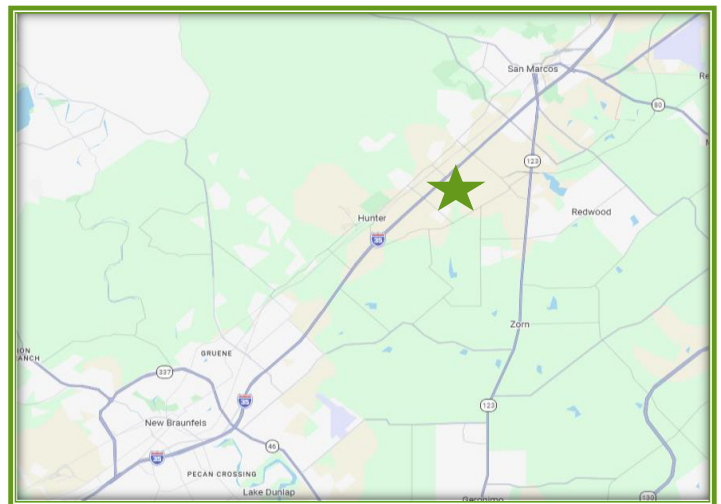
Center Point Rd. & Labrador Dr.

San Marcos



FEATURES:

- Next to San Marcos Outlets
- Unzoned: in ETJ of San Marcos
- Utilities: All Available
- Centro 35 Apartments: 330 Units
- Subdivide - 20 Acres & Up
- Easy Access to I-35
- Seller Financing



TODD BEEBE, Broker

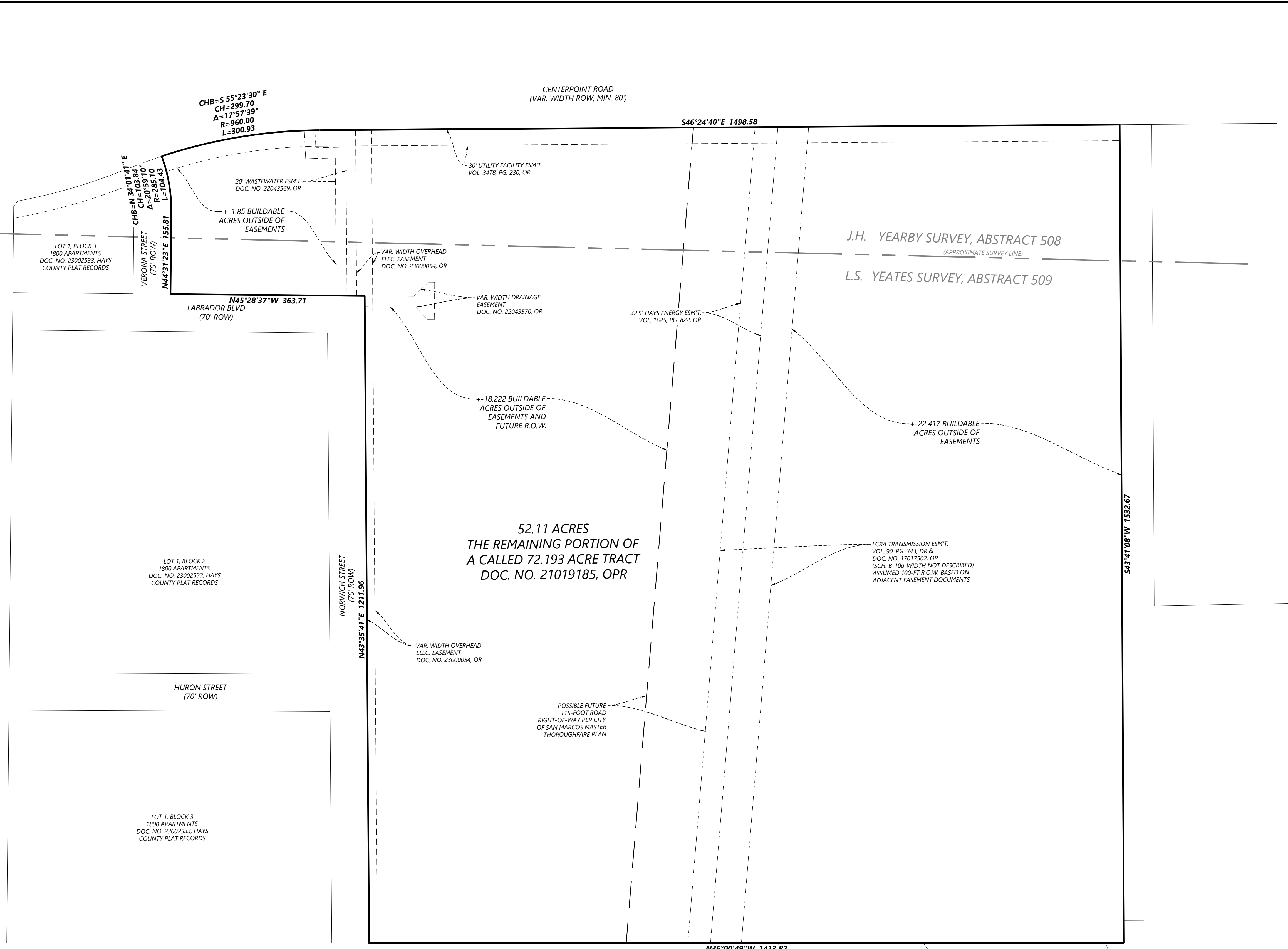
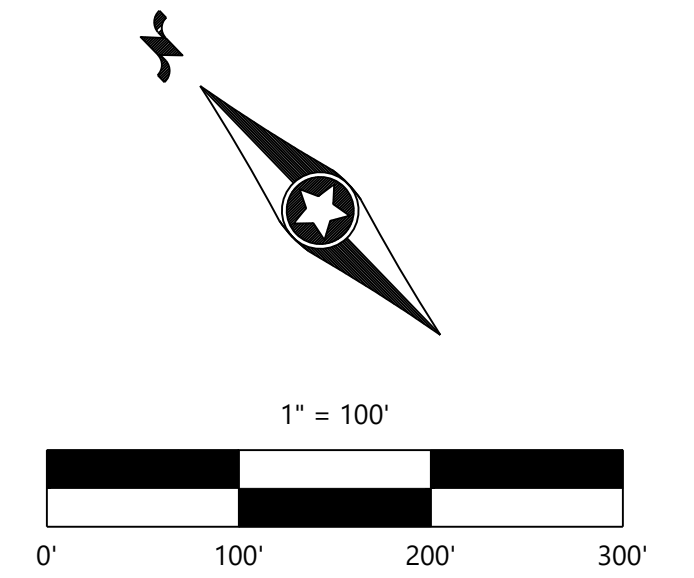
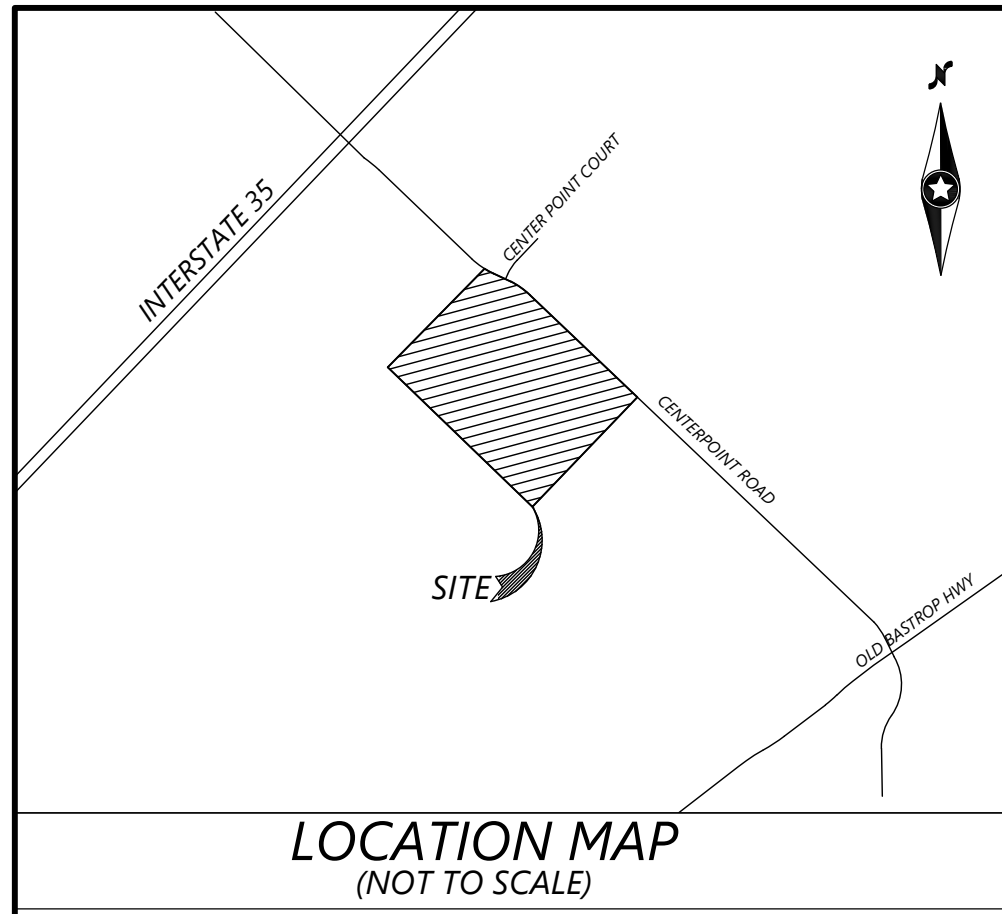
Cell: (210) 410-9904

tbeebe@hoganre.com

HOGAN

COMMERCIAL PARTNERS

1618 Lockhill Selma Rd., San Antonio, TX 78213



GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.
- NO ON-THE-GROUND SURVEY WAS PERFORMED AT THIS TIME. THIS IS NOT A BOUNDARY SURVEY, AND SHALL NOT BE USED FOR CONSTRUCTION OR CONVEYANCE.
- THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48209C0478FG, DATED SEPTEMBER 5, 2005. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.
- THE FOREGOING PROPERTY IS SITUATED IN THE CITY OF SAN MARCOS ETJ.
- OR = HAYS COUNTY OFFICIAL PUBLIC RECORDS
PR = HAYS COUNTY PLAT RECORDS

PROJECT NO.	28580.11
CHECKED:	
DRAWN:	ECO
FIELD CREW:	
FIELD WORK DATE:	

REVISIONS:

PREPARED FOR:

HOGAN COMMERCIAL PARTNERS

DEED SKETCH OF:

**SAN MARCOS
52.11 ACRES**

A 52.11 ACRE TRACT SITUATED IN THE L.H. YEATES SURVEY, ABSTRACT 509, AND THE J.H. YEABY SURVEY, ABSTRACT 508, HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 72.193 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 21019185, HAYS COUNTY OFFICIAL PUBLIC RECORDS

Westwood

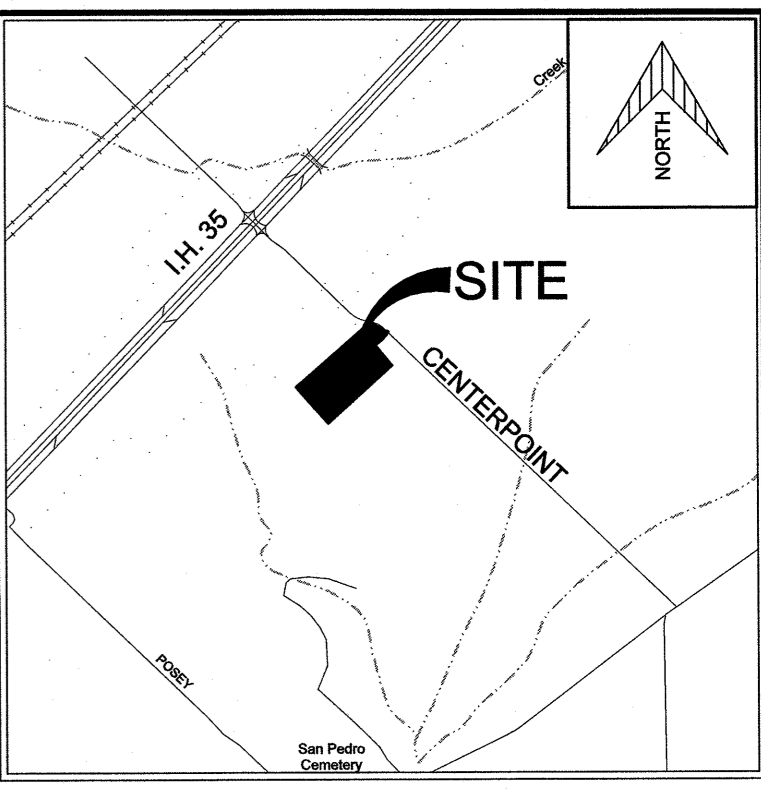
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TPELS SURVEYING FIRM NO. 10074301

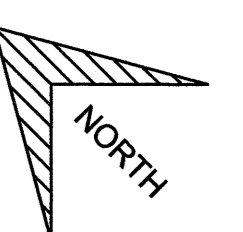
SHEET NUMBER:

1 OF 1

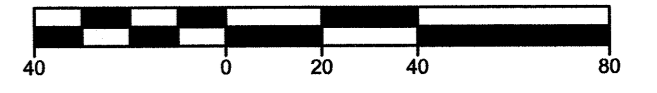
DATE: 3/06/25



LOCATION MAP NOT TO SCALE



SCALE: 1" = 40'



LEGEND

- CLEAN OUT
- ⊗ FIRE HYDRANT
- ⊕ TRAFFIC SIGN
- ⊕ LIGHT POLE
- ⊕ GUY ANCHOR
- ⊕ POWER POLE
- ⊕ POWER POLE WITH LIGHT
- ⊕ WATER VALVE
- ⊕ GROUND LIGHT
- ⊕ CHAIN-LINK FENCE
- ⊕ WOOD FENCE
- ⊕ WROUGHT IRON FENCE
- ⊕ SMOOTH WIRE FENCE
- TP TELEPHONE PEDESTAL
- CTP CABLE TV PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ IRRIGATION VALVE
- ⊕ OVERHEAD UTILITY LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" FOUND (UNLESS NOTED OTHERWISE)
- OPR OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS HAYS COUNTY, TEXAS

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	1040.00'	177.58'	9°46'59"	S 61°27'21" E	177.36'
C2	960.00'	33.36'	1°59'28"	S 65°22'49" E	33.36'
C3	285.00'	104.33'	20°58'28"	S 34°02'09" W	103.75'
C4	960.00'	301.10'	17°58'14"	N 55°23'58" W	299.87'

SURVEYOR NOTES:

- 1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 480290478F DATED SEPTEMBER 02, 2006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION: ZONE X (UNSHADED); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
- 2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY STEWART TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT. OF NO. 21000230009 EFFECTIVE DATE: JULY 25, 2022 ISSUED DATE: AUGUST 10, 2022
- 3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
- 4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 5) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET SIDEWALK CONSTRUCTION OR REPAIRS.
- 7) THIS SITE IS OUTSIDE THE CITY LIMITS OF SAN MARCOS, THERE ARE NO ZONING REQUIREMENTS PER CITY OF SAN MARCOS OR HAYS COUNTY.
- 8) THERE ARE NO DESIGNATED MARKED PARKING SPACES ON THE SUBJECT TRACT.
- 9) THE SURVEYED PROPERTY PHYSICALLY ABUTS AND HAS DIRECT PHYSICAL ACCESS TO CENTER POINT ROAD, A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 10) THERE ARE NO VISIBLE ENCROACHMENTS AS TO BUILDINGS OVER PROPERTY LINES AND ALL OTHER VISIBLE IMPROVEMENTS SHOWN HEREON ARE SHOWN RELATIVE TO PROPERTY BOUNDARY LINES.
- 11) THERE ARE NO PARTY WALLS IN RESPECT TO ADJOINING PROPERTY LINES.

SCHEDULE B ITEMS:

100. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN J. GARLAND WARREN AND WIFE, MAJUNA, JANELLE WARREN AND J. GARLAND WARREN, BY INSTRUMENT DATED 9/10/2008, FILED 9/11/2008, RECORDED IN UNDER VOLUME 3478, PAGE 229, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (SHOWN HEREON)

METES AND BOUNDS DESCRIPTION OF

A 20.07 ACRE TRACT OF LAND OUT OF THE JOHN H. YEARBY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20038434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CENTER POINT ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE NORTHEAST CORNER OF A CALLED 53.83 ACRE TRACT DESCRIBED IN TRUSTEE DEED RECORDED IN VOLUME 1379, PAGE 146, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND MARKING THE NORTHWESTERLY CORNER OF SAID 72.193 ACRE TRACT;

THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CENTER POINT ROAD, THE FOLLOWING CALLS:
N 82° 09' 33" E A DISTANCE OF 12.69 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT OF CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT HAVING THE FOLLOWING PARAMETERS: RADIUS = 1040.00 FEET, ARC LENGTH = 177.58 FEET, DELTA = 09° 46' 59", CHORD BEARING = S 61° 27' 21" E AND A CHORD DISTANCE = 177.36 FEET TO A 1/2-INCH IRON ROD FOUND;

S 66° 47' 43" E A DISTANCE OF 71.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT A POINT OF CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 960.00 FEET, ARC LENGTH = 33.36 FEET, DELTA = 01° 59' 28", CHORD BEARING = S 65° 22' 49" E AND A CHORD DISTANCE = 33.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT A POINT OF CURVE TO THE RIGHT;

THENCE DEPARTING THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CENTER POINT ROAD, ACROSS SAID 72.193 ACRE TRACT, THE FOLLOWING CALLS:
ALONG SAID CURVE TO THE RIGHT HAVING THE FOLLOWING PARAMETERS: RADIUS = 285.00 FEET, ARC LENGTH = 104.33 FEET, DELTA = 20° 58' 28", CHORD BEARING = S 34° 02' 09" W AND A CHORD DISTANCE = 103.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 44° 31' 23" W A DISTANCE OF 155.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 45° 28' 37" E A DISTANCE OF 363.71 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

S 43° 35' 41" W A DISTANCE OF 1211.71 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID 72.193 ACRE TRACT;

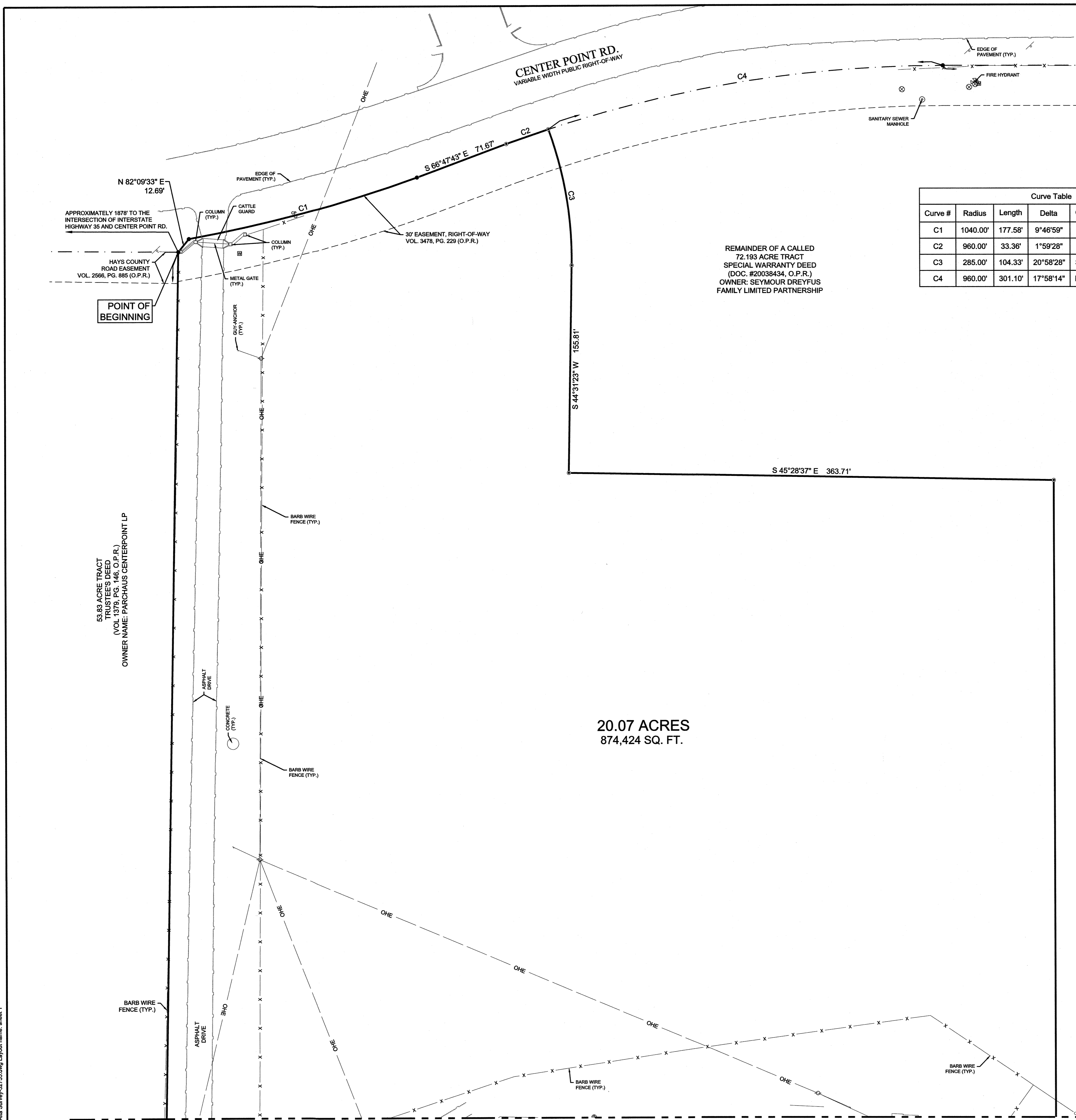
THENCE N 46° 00' 38" W A DISTANCE OF 678.64 FEET, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 72.193 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHEASTERLY BOUNDARY LINE OF SAID 53.83 ACRE TRACT, AND MARKING THE MOST EASTERLY BOUNDARY LINE OF SAID 72.193 ACRE TRACT;

THENCE N 44° 31' 23" E A DISTANCE OF 1379.41 FEET, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID 53.83 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 19.05 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND AND ASSOCIATES.

REMAINDER OF A CALLED 72.193 ACRE TRACT SPECIAL WARRANTY DEED (DOC. #20038434, O.P.R.) OWNER: SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP

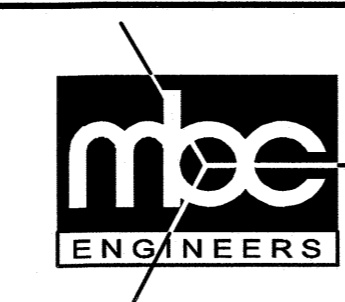
20.07 ACRES
874,424 SQ. FT.

MATCH LINE SEE SHEET 02 OF 02



REVISIONS:			
DATE	No.	DESCRIPTION	BY
08-16-2022	1	REVISED PER COMMENTS DATED 08-12-22	JJA

ALTA/NSPS LAND TITLE SURVEY OF:
A 20.07 ACRE TRACT OF LAND OUT OF THE JOHN H. YEARBY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20038434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN: _____
DRAWN: GG
CHECKED: JCI
DATE: 07-28-2022
JOB NO.: HAYS-32755
SHT.: 1 OF 2

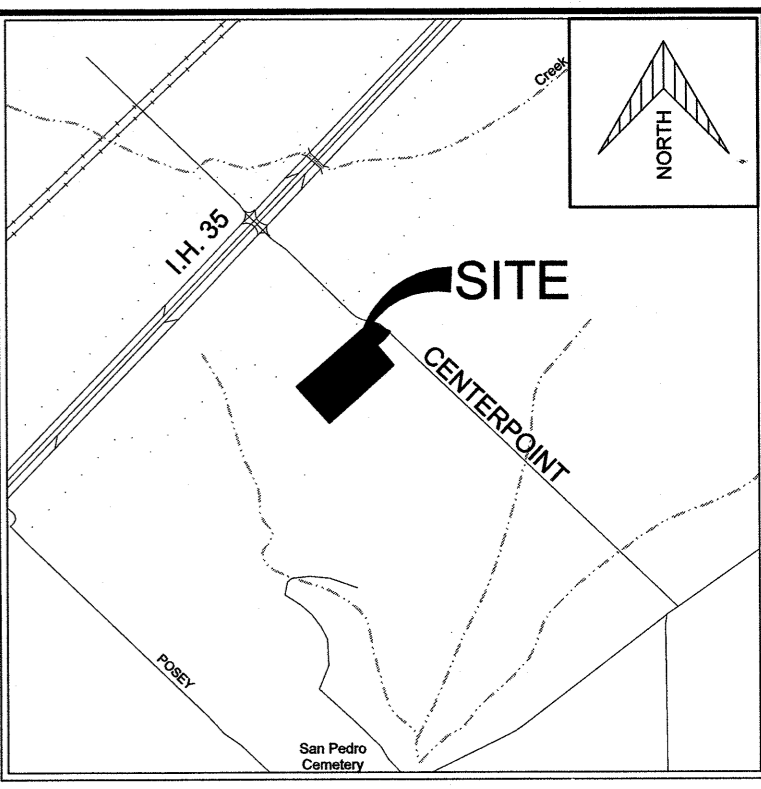


PROPERTY ADDRESS:
1800 CENTERPOINT RD, SAN MARCOS, TX
SURVEYORS CERTIFICATION:

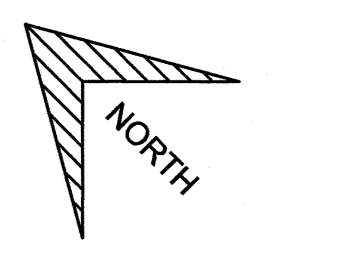
TO: TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION, LIBERTY FINANCE CORPORATION, A TEXAS CORPORATION AND SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, STEWART TITLE GUARANTY COMPANY, 1800 PARTMENTS L.P.O., A TEXAS LIMITED PARTNERSHIP, THE HUNTINGTON COMMUNITY DEVELOPMENT CORPORATION, AN OHIO CORPORATION, ITS AFFILIATES, SUCCESSORS AND ASSIGNS, 1800 APARTMENTS HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, BOFE, N.A. A NATIONAL BANKING ASSOCIATION, AS TRUSTEE, CAPITAL AREA HOUSING FINANCE CORPORATION, BELLWETHER ENTERPRISE REAL ESTATE CAPITAL, LLC AND DEUTSCHE BANK SECURITIES INC., ITS SUCCESSORS AND/OR ASSIGNS.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(B)(2), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE THEREOF.
THE FIELDWORK WAS COMPLETED ON JUNE 27, 2022.
JOEL CHRISTIAN JOHNSON
R.P.L.S. NO. 5578

Date: Aug 15, 2022 10:10am User: J. Johnson Layout: Legend sheet 1 File: P:\Hays\32755-NPP San Marcos\Survey\Alta Survey\32755.dwg Layout name: sheet 1

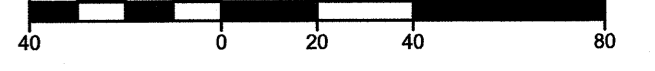
MATCH LINE SEE SHEET 01 OF 02



LOCATION MAP
NOT TO SCALE



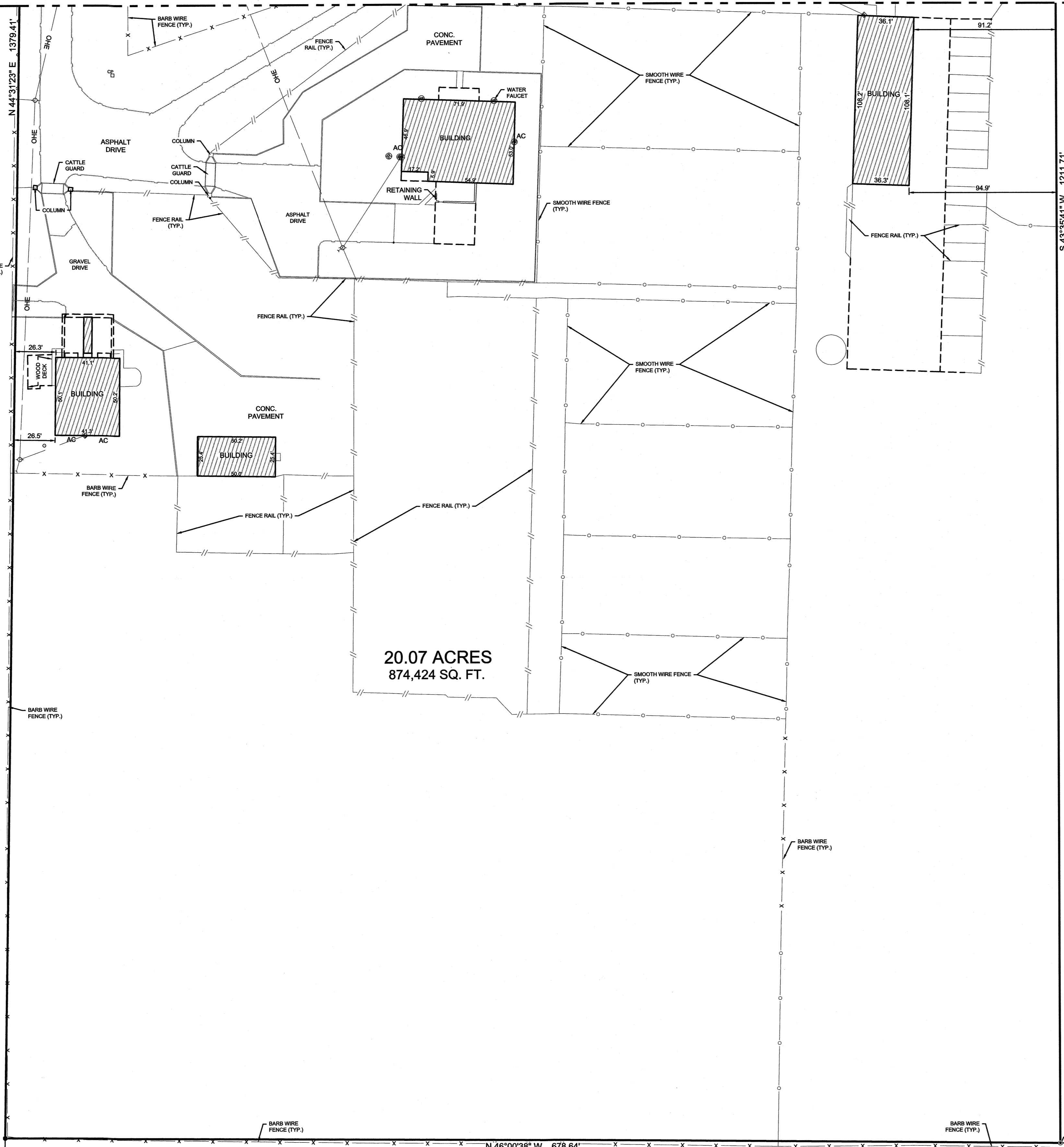
SCALE: 1" = 40'



LEGEND

- CLEAN OUT
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- TRAFFIC SIGN
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- OPR OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS HAYS COUNTY, TEXAS

53.83 ACRE TRACT
TRUSTEE'S DEED
(VOL. 1379, PG. 146, O.P.R.)
OWNER NAME: PARCHAUS CENTERPOINT LP



20.07 ACRES
874,424 SQ. FT.

REMAINDER OF A CALLED
72.193 ACRE TRACT
SPECIAL WARRANTY DEED
(DOC. #20038434, O.P.R.)
OWNER: SEYMOUR DREYFUS
FAMILY LIMITED PARTNERSHIP

211.743 ACRE TRACT
SPECIAL WARRANTY DEED
(VOL. 4514, PG. 210, O.P.R.)
OWNER: HORTON JOHN COLEMAN IV 2012 TRUST

60' RIGHT OF WAY
THE MASTER'S SCHOOL
(VOL. 15, PG. 316, D.P.R.)

LOT 1
THE MASTER'S
SCHOOL
VOL. 15, PG. 318
D.P.R.

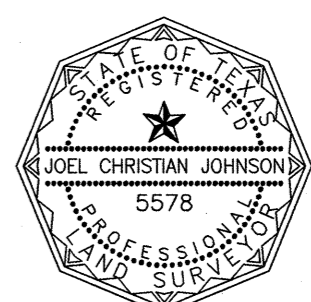
1.01 ACRE DEDICATED
RIGHT OF WAY
THE MASTER'S SCHOOL
(VOL. 15, PG. 318, D.P.R.)

PROPERTY ADDRESS:
1800 CENTERPOINT RD, SAN MARCOS, TX
SURVEYORS CERTIFICATION:

TO:
TEXAS HOME MORTGAGE, INC., A TEXAS CORPORATION, LIBERTY FINANCE CORPORATION, A TEXAS CORPORATION AND SEYMOUR DREYFUS FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, STEWART TITLE GUARANTY COMPANY, 1800 PARTMENTS L.P., A TEXAS LIMITED PARTNERSHIP, THE HUNTINGTON COMMUNITY DEVELOPMENT CORPORATION, AN OHIO CORPORATION, ITS AFFILIATES, SUCCESSORS AND ASSIGNS, 1800 APARTMENTS HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BOFA, NA, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE, CAPITAL AREA HOUSING FINANCE CORPORATION, BELLWETHER ENTERPRISE REAL ESTATE CAPITAL, LLC AND DEUTSCHE BANK SECURITIES INC., ITS SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(B)(2), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 27, 2022.

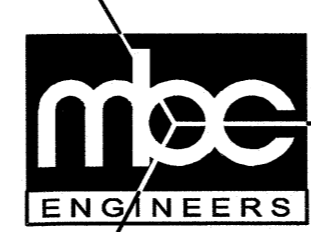


JOEL CHRISTIAN JOHNSON
R.P.L.S. NO. 5578

REVISIONS:			
DATE	No.	DESCRIPTION	BY
08-15-2022	1	REVISED PER COMMENTS DATED 08-12-22	JJA

ALTA/NSPS LAND TITLE SURVEY OF:

A 20.07 ACRE TRACT OF LAND OUT OF THE JOHN H. YEARBY SURVEY, ABSTRACT 508 AND THE L.S. YEATES SURVEY, ABSTRACT 509, HAYS COUNTY, TEXAS AND BEING OUT OF A CALLED 72.193 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20038434, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN: GG
DRAWN: JJC
CHECKED: JJC
DATE: 07-08-2022
JOB NO.: HAYS-32755
SHT.: 2 OF 2



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>Michael Alan Hogan</u>	<u>167890</u>	<u>mhogan@hoganre.com</u>	<u>(210)682-1500</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Hogan Commercial Partners</u>	<u>167890</u>	<u>mhogan@hoganre.com</u>	<u>(210)682-1500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael Alan Hogan</u>	<u>167890</u>	<u>mhogan@hoganre.com</u>	<u>(210)410-9904</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ronald Todd Beebe</u>	<u>244886</u>	<u>tbeebe@hoganre.com</u>	<u>(210)410-9904</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date