



LAND-STAR

(CR 107)
DICKERSON Rd

(CR 109)
BLACK ANKLE RD

SUBJECT SITE
150.770 Acres

TEXAS HIGHWAY 130

(CR 20)
State Park Rd

(CR 218)
Boggy Creek Rd

No.9 Green
Lockhart State Park

LOCKHART
STATE PARK

**2495 BLACK ANKLE RD
LOCKHART, TX 78644**

PROPERTY DETAILS



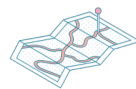
ADDRESS

2495 BLACK ANKLE RD
LOCKHART, TX 78644



INTERSECTION

SCHNEIDER ROAD FRONTAGE



SCHOOL DISTRICT



SITE AREA ACREAGE

150.770Acres

SITE AREA SFT

6,567,541 SFT



COUNTY / CITY / STATE

CALDWELL/LOCKHART/TEXAS



CURRENT ZONING

Abstract



CURRENT USE

RAW LAND



POTENTIAL USES

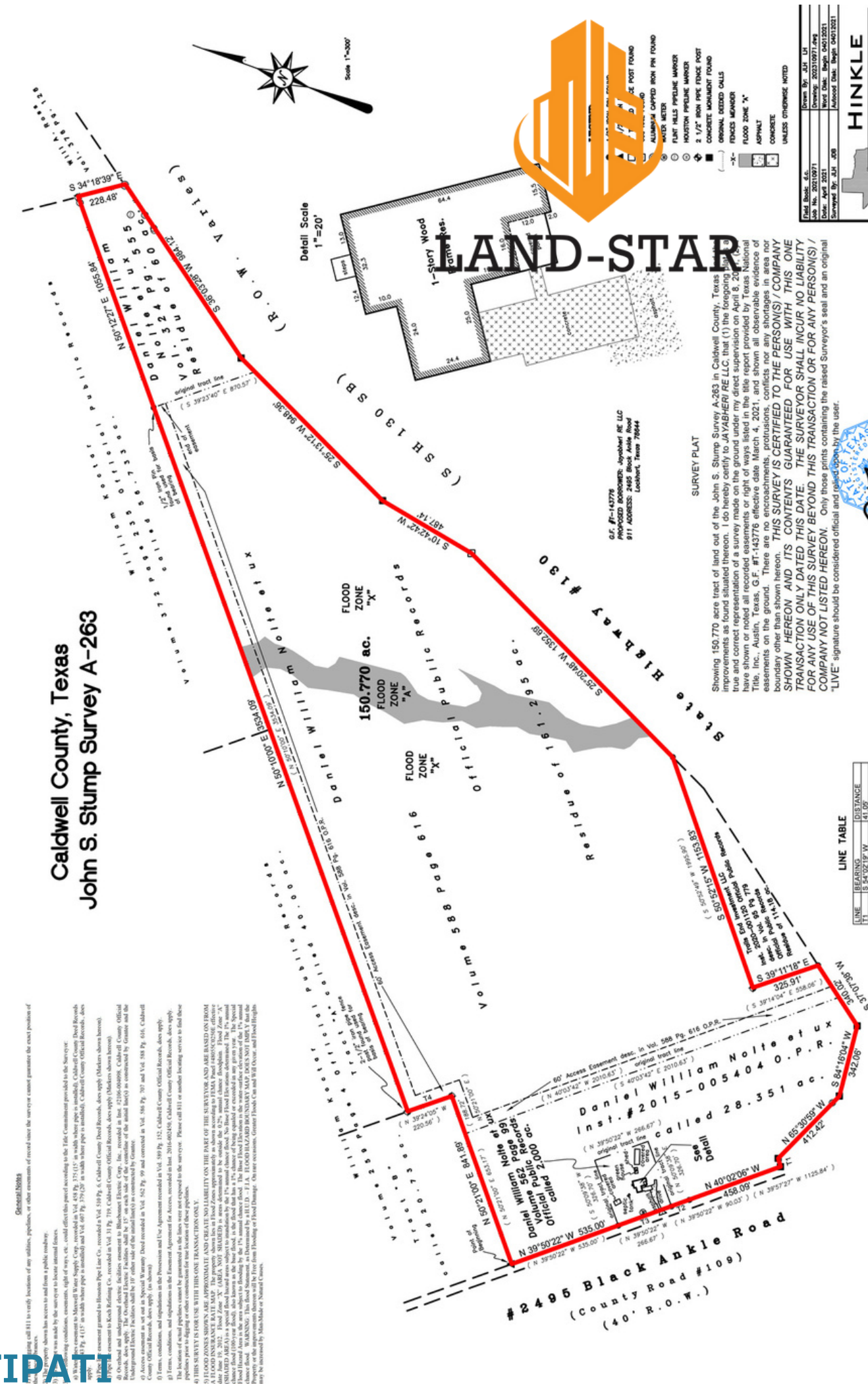
Residential/ Commercial



LEGAL DESCRIPTION

**A263 STUMPS, JOHN S., ACRES 140.769,
A263 STUMPS, JOHN S., ACRES 10.001**

venkat@land-star.us | VENKAT(VICTOR) GOTTIPATI



SURVEY

General Notes

1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.

2) The property shown has access to and from a public roadway.

3) No attempt was made by the surveyor to locate internal fences.

3) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:

a) Water lines easement to Maxwell Water Supply Corp., recorded in Vol. 458 Pg. 375 (15' in width where pipe is installed), Caldwell County Deed Records and Vol. 143 Pg. 4 (15' in width where pipe is installed) and Vol. 607 Pg. 379 (20' in width where pipe is installed), Caldwell County Official Records, does apply.

b) Pipe line easement granted to Houston Pipe Line Co., recorded n Vol. 510 Pg. 6, Caldwell County Deed Records, does apply (Markers shown hereon).

c) Pipe line easement to Koch Refining Co., recorded in Vol. 31 Pg. 719, Caldwell County Official Records, does apply (Markers shown hereon).

d) Overhead and underground electric facilities easement to Bluebonnet Electric Corp., Inc., recorded in Inst. #2106-004098, Caldwell County Official Records, does apply. The Overhead Electric Facilities shall be 15' on each side of the centerline of the initial line(s) as constructed by Grantee and the Underground Electric Facilities shall be 10' either side of the initial line(s) as constructed by Grantee.

e) Access easement as set out in Special Warranty Deed recorded in Vol. 562 Pg. 99 and corrected in Vol. 586 Pg. 707 and Vol. 588 Pg. 616, Caldwell County Official Records, does apply. (as shown)

f) Terms, conditions, and stipulations in the Possession and Use Agreement recorded in Vol. 589 Pg. 152, Caldwell County Official Records, does apply.

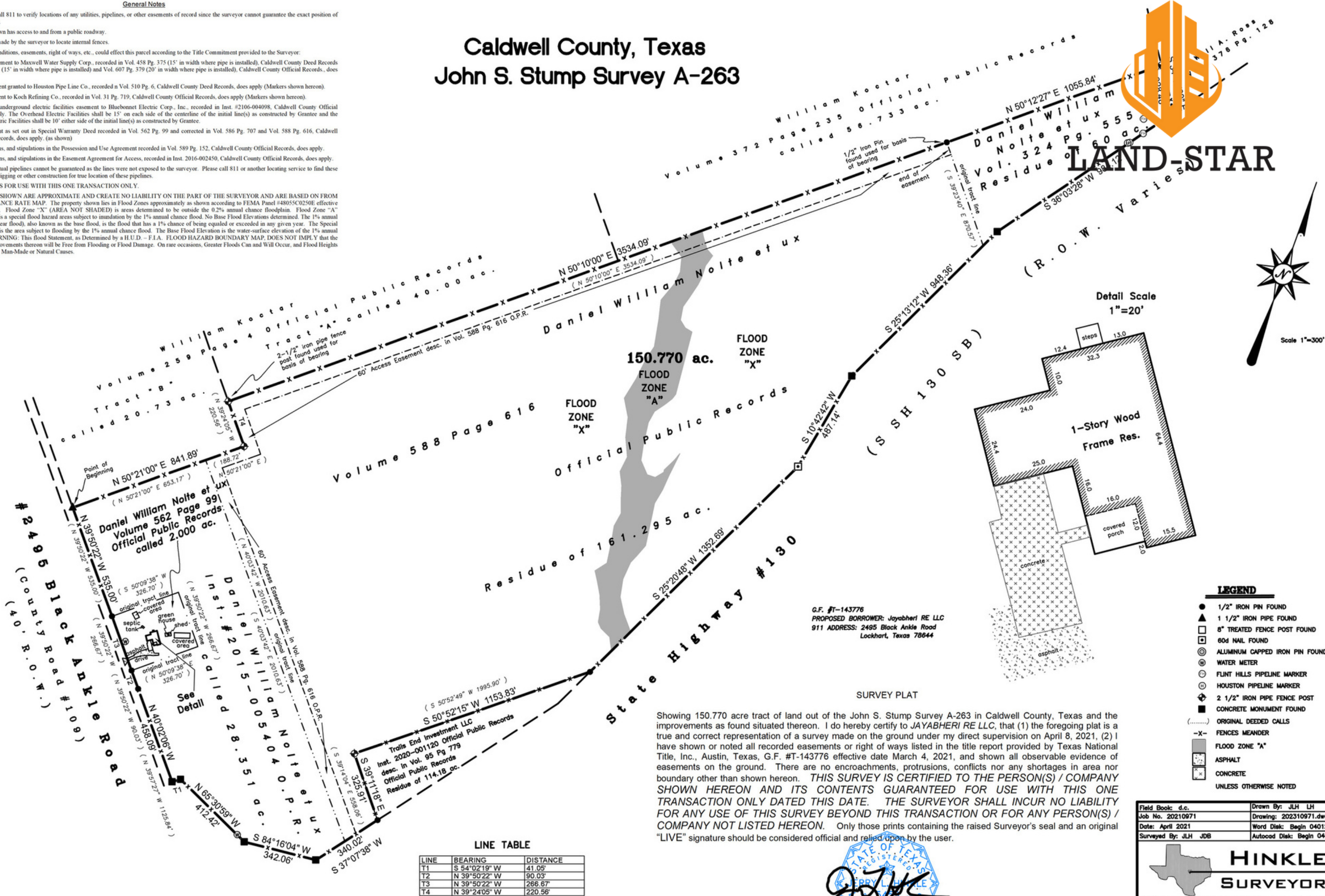
g) Terms, conditions, and stipulations in the Easement Agreement for Access, recorded in Inst. 2016-002450, Caldwell County Official Records, does apply.

The location of actual pipelines cannot be guaranteed as the lines were not exposed to the surveyor. Please call 811 or another locating service to find these pipelines prior to digging or other construction for true location of these pipelines.

4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

5) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zones approximately as shown according to FEMA Panel #48055C0250E effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain. Flood Zone "A" (SHADED AREA) is a special flood hazard areas subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. WARNING: This Flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

Caldwell County, Texas
John S. Stump Survey A-263



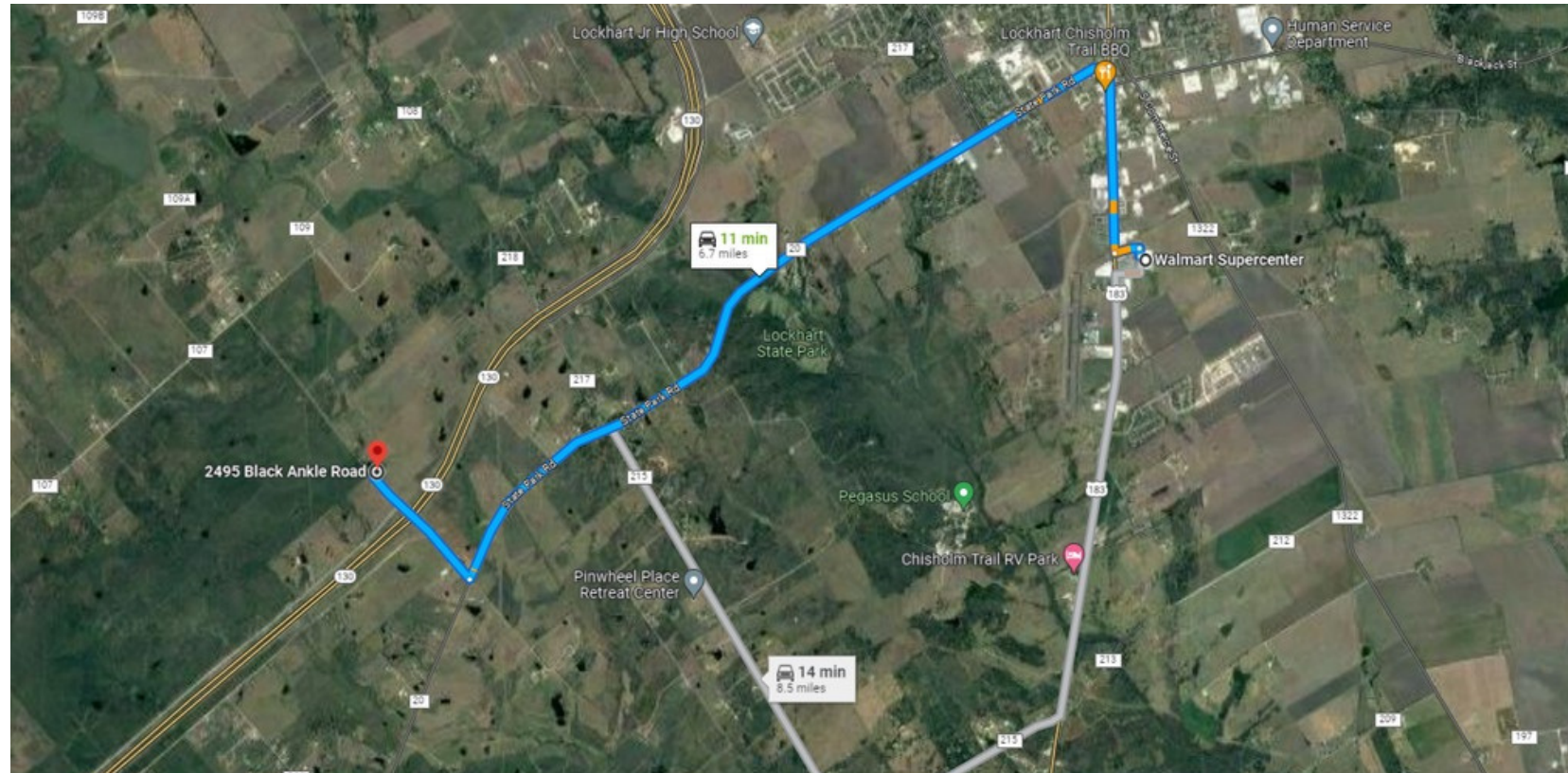
GALLERY



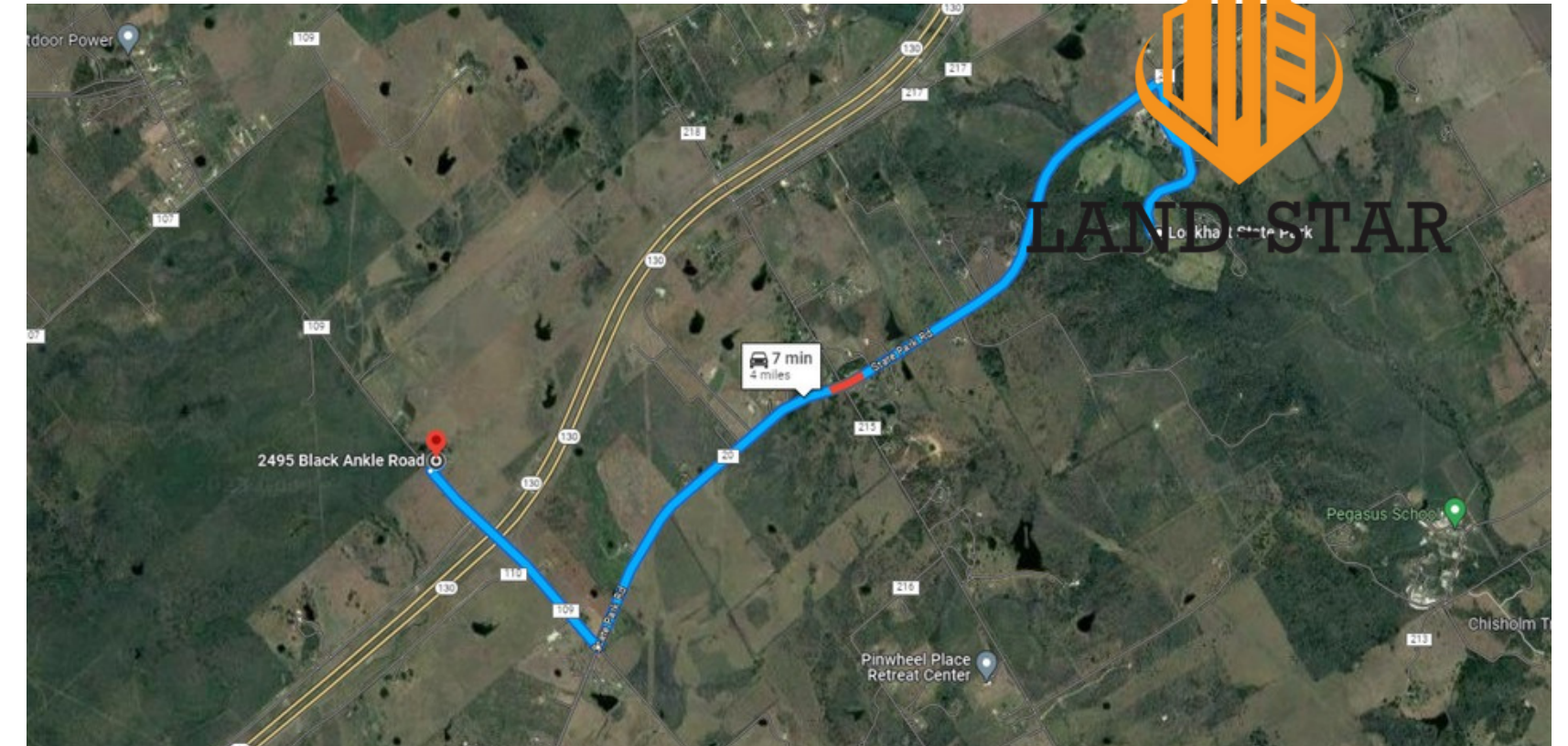
LAND-STAR



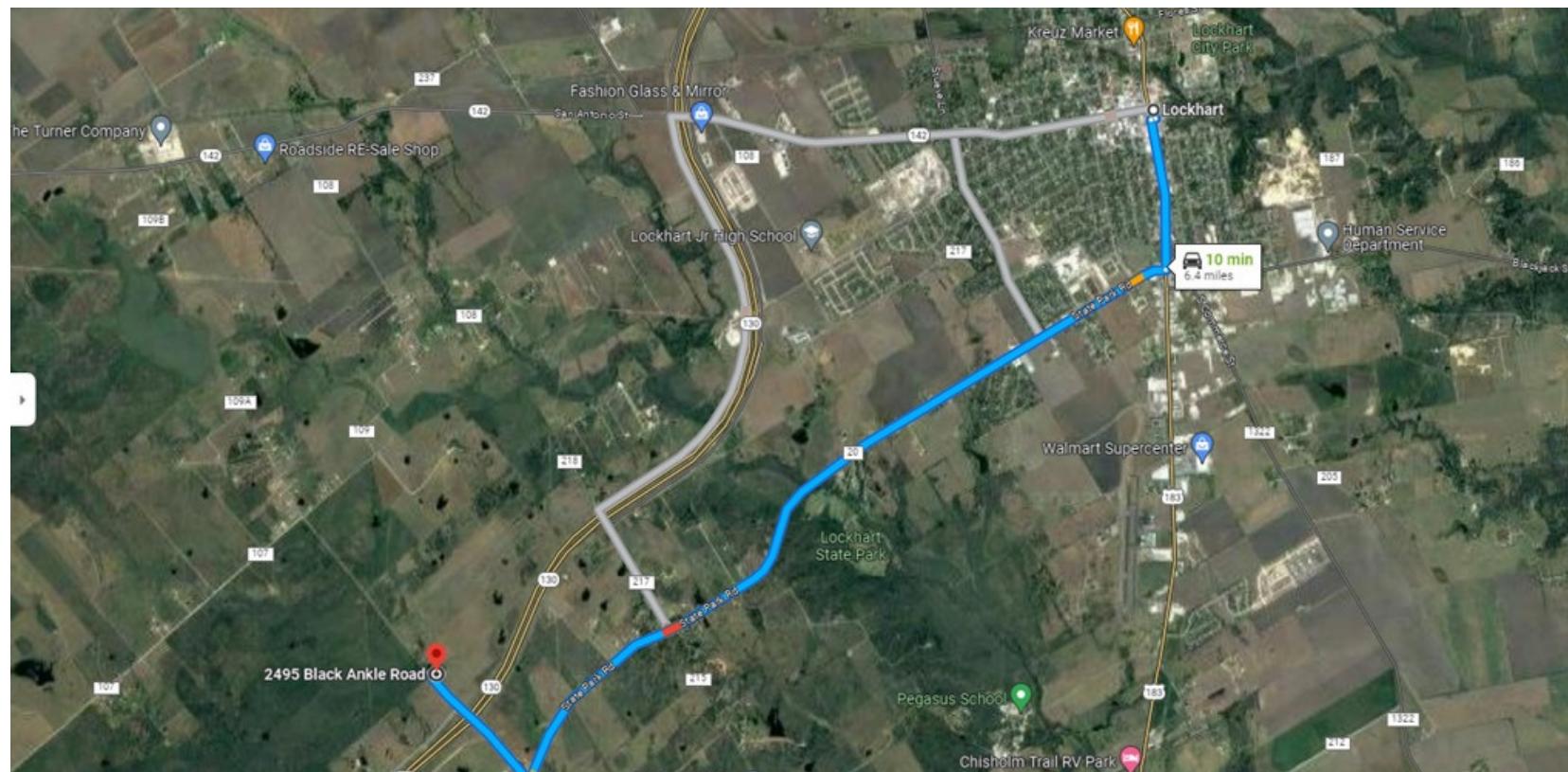
DRIVE TIME



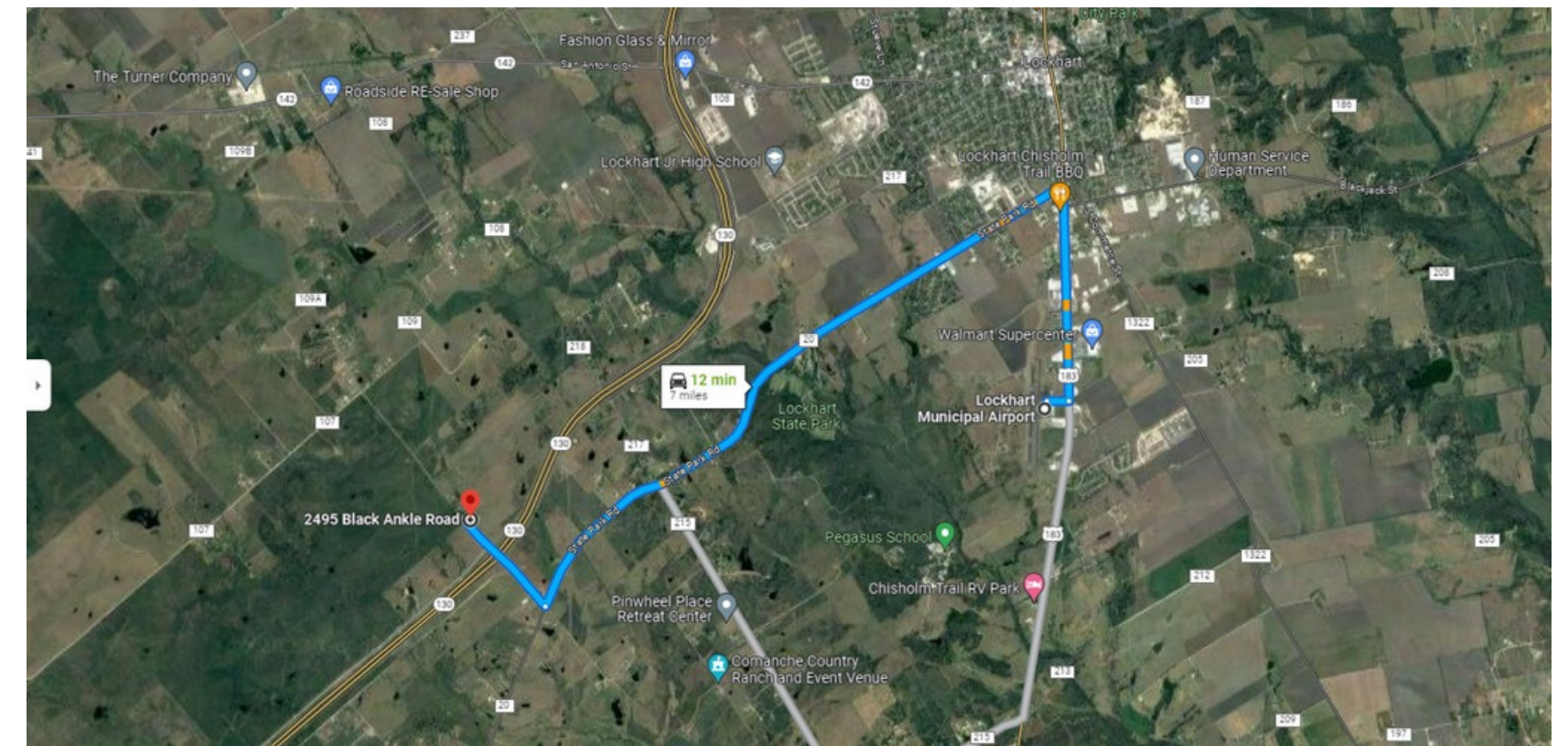
WALMART SUPERCENTER-6.7MILES - 11MIN AWAY



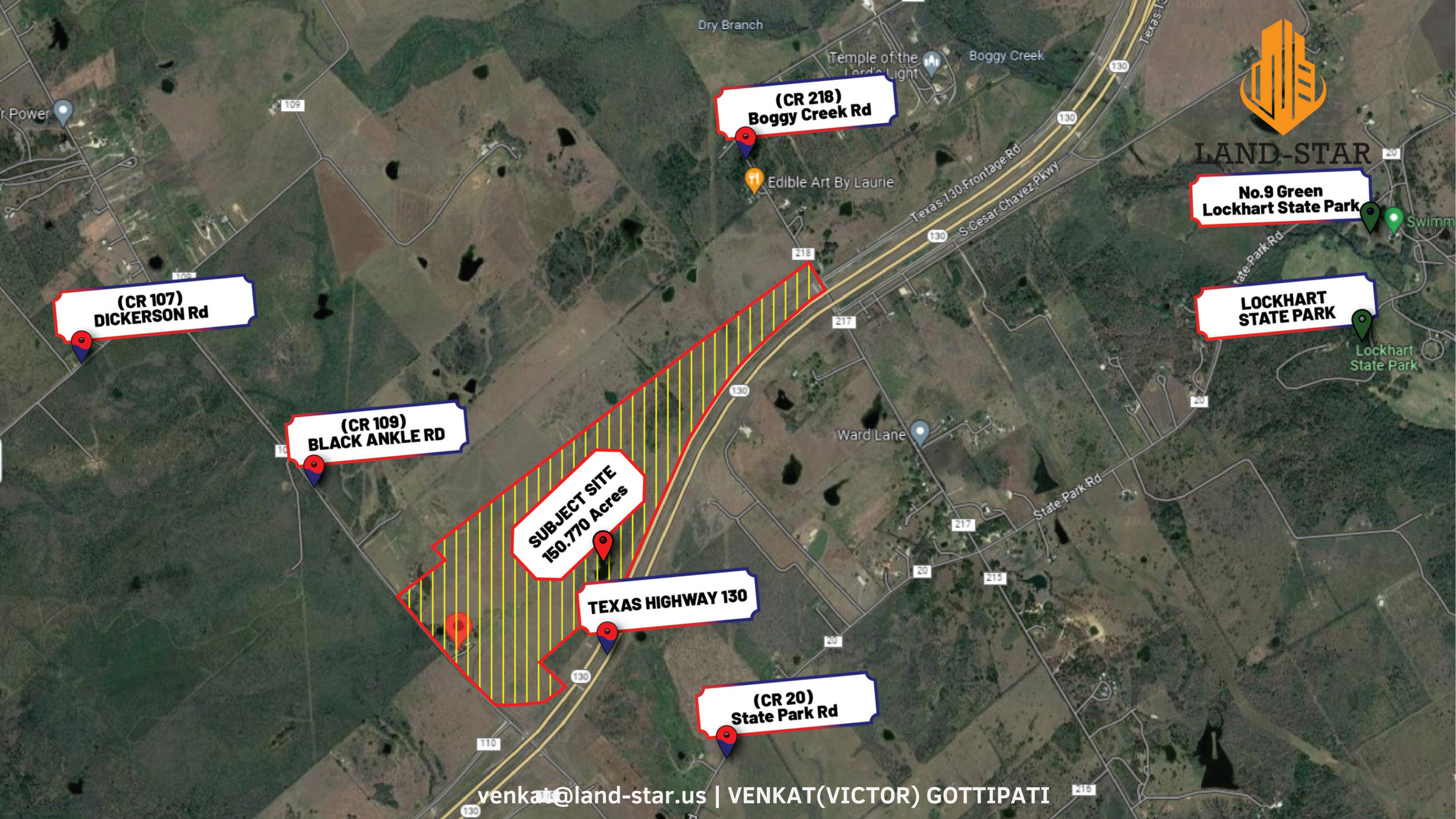
LOCKHART STATE PARK - 4MILES - 7MIN AWAY



LOCKHART - 6.4MILES - 10MIN AWAY



LOCKHART MUNICIPAL AIRPORT - 4MILES - 7MIN AWAY



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SUBJECT SITE
150.770 Acres

TEXAS HIGHWAY 130



VENKAT(VICTOR)GOTTIPATI

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Email: venkat@land-star.us



LAND-STAR



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.

11-2-2015



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.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
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