

FOR SALE ±38.05 ACRES of VACANT LAND

175 Eastwood Ln. San Marcos, TX 78666



LOCATION	0.5 miles north of Old Ranch Rd 12 on Eastwood Lane in Northwest San Marcos	FLOOD HAZARD	No portion of the Property is in the FEMA floodplain.
SIZE	±38.05 Acres	SCHOOL DISTRICT	San Marcos ISD
WATERSHED	Property is in the Edward Aquifer Contributing Zone with a 20% Impervious Cover limitation.	PRICE	\$40,000 per acre
UTILITIES	Electricity to site. Water and Wastewater nearby.	COMMENTS	This tract is ideally suited for a single-family development with city staff suggesting either CD-2 or SF-R zoning. Property adjoins the City of San Marcos Greenbelt – Ringtail Ridge Nature Preserve to the southwest. A development will trigger either annexation or a Development Agreement.
ZONING	No Zoning. San Marcos ETJ		

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

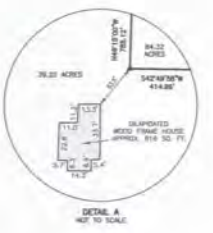
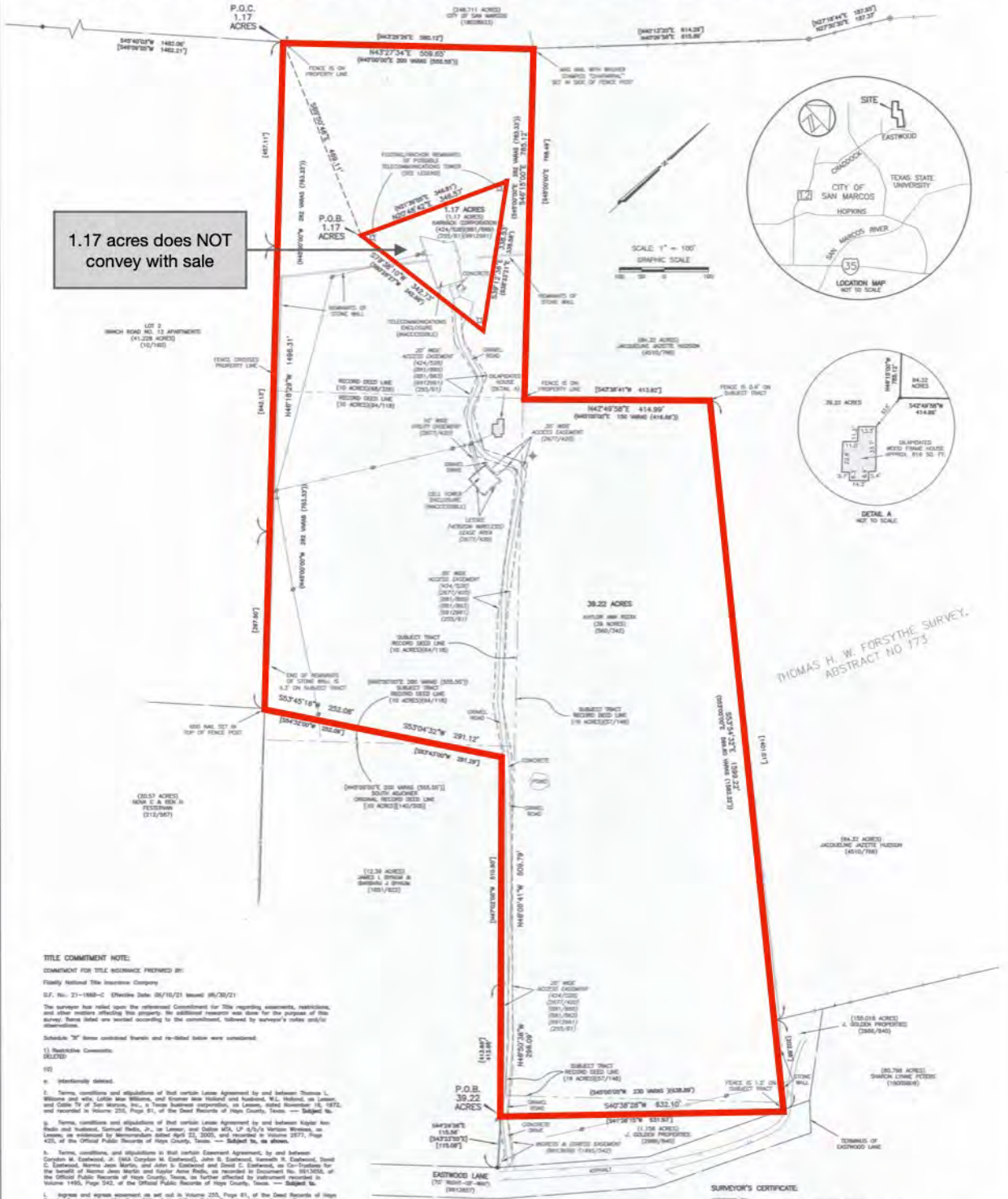
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

A LAND TITLE SURVEY OF 39.22 ACRES (CALLED 39 ACRES), OUT OF THE THOMAS H. W. FORSYTHE SURVEY, ABSTRACT NO 173, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED TO KAYLOR ANN REDIX IN EXECUTRIX'S DEED RECORDED IN VOLUME 560, PAGE 342 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, BEING THE REMAINDER PORTION OF PROPERTY CONVEYED TO JACK WILLIAMS IN DEEDS RECORDED IN VOLUME 57, PAGE 148, VOLUME 64, PAGE 118 AND VOLUME 68, PAGE 326 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM THE PROPERTY CONVEYED IN DEEDS RECORDED IN VOLUME 424, PAGE 528 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 881, PAGE 869 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

1.17 acres does NOT convey with sale



THOMAS H. W. FORSYTHE SURVEY, ABSTRACT NO 173

TITLE COMMENT NOTE:
 COMMENT FOR TITLE INSURANCE PREPARED BY:
 Fidelity National Title Insurance Company
 P.L. No. 21-1988-C Effective Date 05/15/21 Issued 05/20/21
 The surveyor has relied upon the aforementioned Commission for Title reporting, examinations, and other matters affecting this property, the additional requirements with these for the purpose of this survey. Items listed are included according to the commission, followed by surveyor's notes only/0 observations.
 Schedule "B" items contained therein and re-titled below were unnoted.
 1) Rebuttable Comments (SELECTED)
 10
 6. Intentionally omitted.
 7. Terms, conditions and stipulations of that certain Lease Agreement by and between Thomas L. Wilson and wife, Lillian Mae Wilson, and Eugene Alan Hord and husband, W.L. Hord, as Lessor, and Cole T. Van Duren, III, as Trustee Successor-in-interest, as Lessee, dated November 15, 1972, and recorded in Volume 225, Page 51, of the Deed Records of Hays County, Texas. — Subject to, as shown.
 8. Terms, conditions and stipulations of that certain Lease Agreement by and between Kaylor Ann Redix and husband, Samuel Redix, Jr., as Lessor, and Colton AEA LP d/b/a Vortex Renewables, as Lessee, as evidenced by Memorandum dated April 23, 2020, and recorded in Volume 2871, Page 423, of the Official Public Records of Hays County, Texas. — Subject to, as shown.
 9. Terms, conditions and stipulations of that certain Easement Agreement, by and between Canyon W. Galloway, Jr. (aka Canyon W. Galloway), John S. Galloway, Kenneth R. Galloway, David C. Galloway, Kenneth Alan Martin, and John S. Galloway and David C. Galloway, as Co-Trustees for the benefit of Canyon W. Galloway and Family Trust, as Trustee, and Canyon W. Galloway, Jr., as Trustee of the Official Public Records of Hays County, Texas, as further affected by instrument recorded in Volume 1950, Page 242, of the Official Public Records of Hays County, Texas. — Subject to, as shown.
 1. Agree and agree agreement as set out in Volume 225, Page 41, of the Deed Records of Hays County, Texas, Volume 424, Page 528, of the Official Public Records of Hays County, Texas and Volume 881, Page 869, Volume 881, Page 869, and Document No. 9170261, of the Official Public Records of Hays County, Texas. — Subject to, as shown.

FLOOD-PLAIN NOTE:
 The flood plain herein lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown or filed in 4523003399, dated September 2, 2005, for Hays County, Texas and incorporated herein, if this site is not within an identified special hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement does not extend outside the limits of the survey.

GENERAL SURVEY NOTES:
 BEARING MEAS. SHOWN ACCORDING TO THE SOUTH CENTRAL SYSTEM OF 1983 (NAD83).
 South Central Zone (4292)
 PROPERTY ADDRESS [see Hays County Appraisal District] 170 Eastwood Lane, San Marcos, TX 78686
 DATE OF SURVEY: June 11, 2021
 ATTACHMENTS 1702-001-38-026C

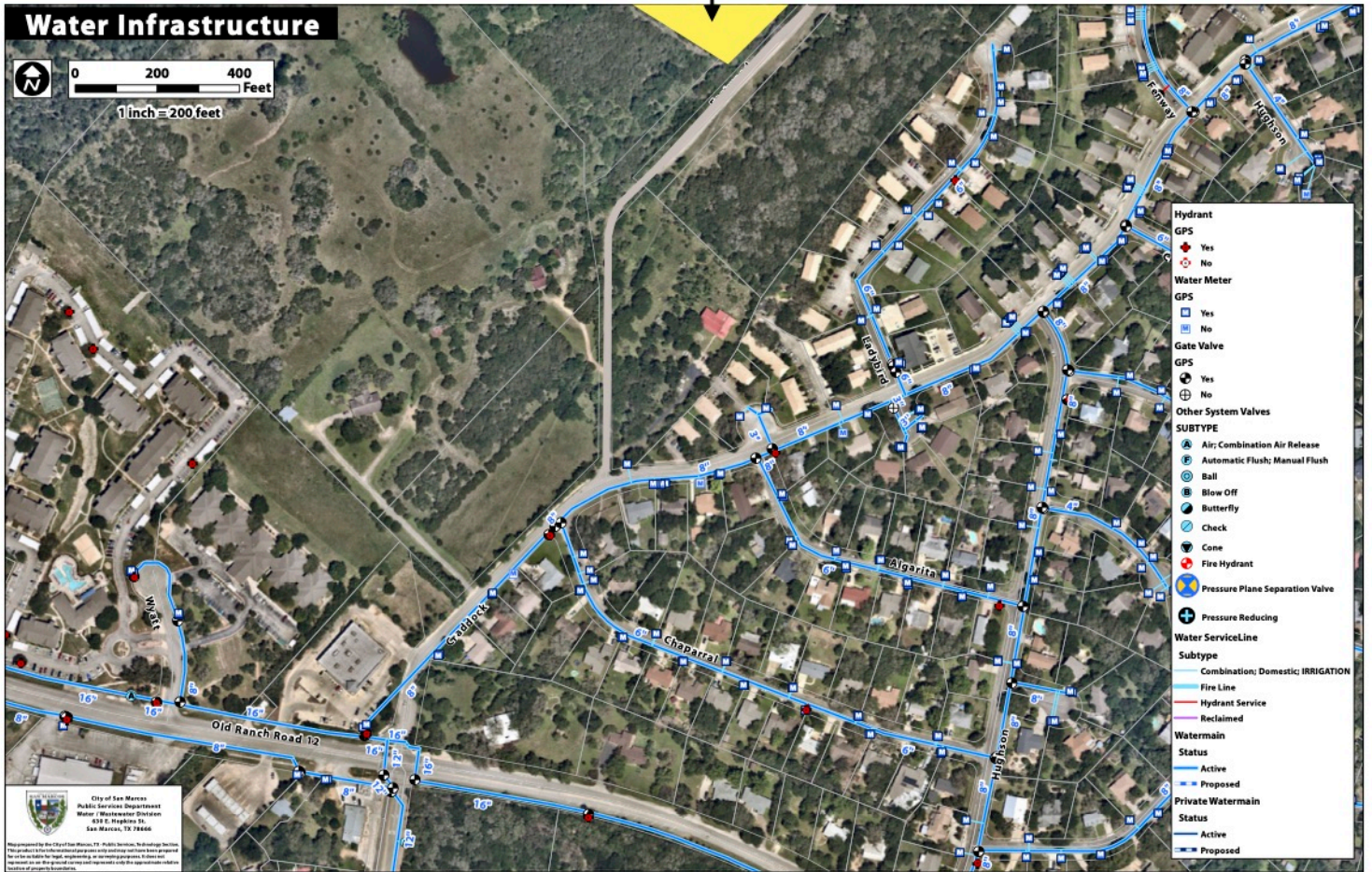
- LEGEND**
- 1/2" BENCH PEG (ON AS NOTED)
 - 1/2" BENCH WITH "TERR" CAP FOUND
 - 1/2" BENCH WITH "CONCRETE" CAP SET
 - 1/2" BENCH WITH "TERR" CAP FOUND
 - 80% IRON PEG FOUND IN FENCE POST
 - FENCE POST FOUND (AS NOTED)
 - WELD JOINT
 - IRON PIPE
 - (DIMENSION UNNOTED)
 - CASE OF EXCEPT FENCE/POST
 - BARR W/ FENCE
 - CHAIN LINK FENCE
 - REMAINT OF FOUNDATION FOR TELECOMMUNICATIONS TOWER
 - FENCE POST OF BOUNDARY
 - FENCE POST OF CONFORMANCE
 - RECORD INFORMATION
 - [] ALLEGED PROPERTY RECORD INFORMATION

SURVEYOR'S CERTIFICATE
 I hereby certify that a copy of the property shown herein was actually made upon the ground under the direction and supervision of the said surveyor, and that to the best of my professional knowledge and belief there are no apparent errors or omissions, or anything of the kind, in the survey, and that the same is a true and correct copy of the original survey, and that the same is a true and correct copy of the original survey, and that the same is a true and correct copy of the original survey, and that the same is a true and correct copy of the original survey.

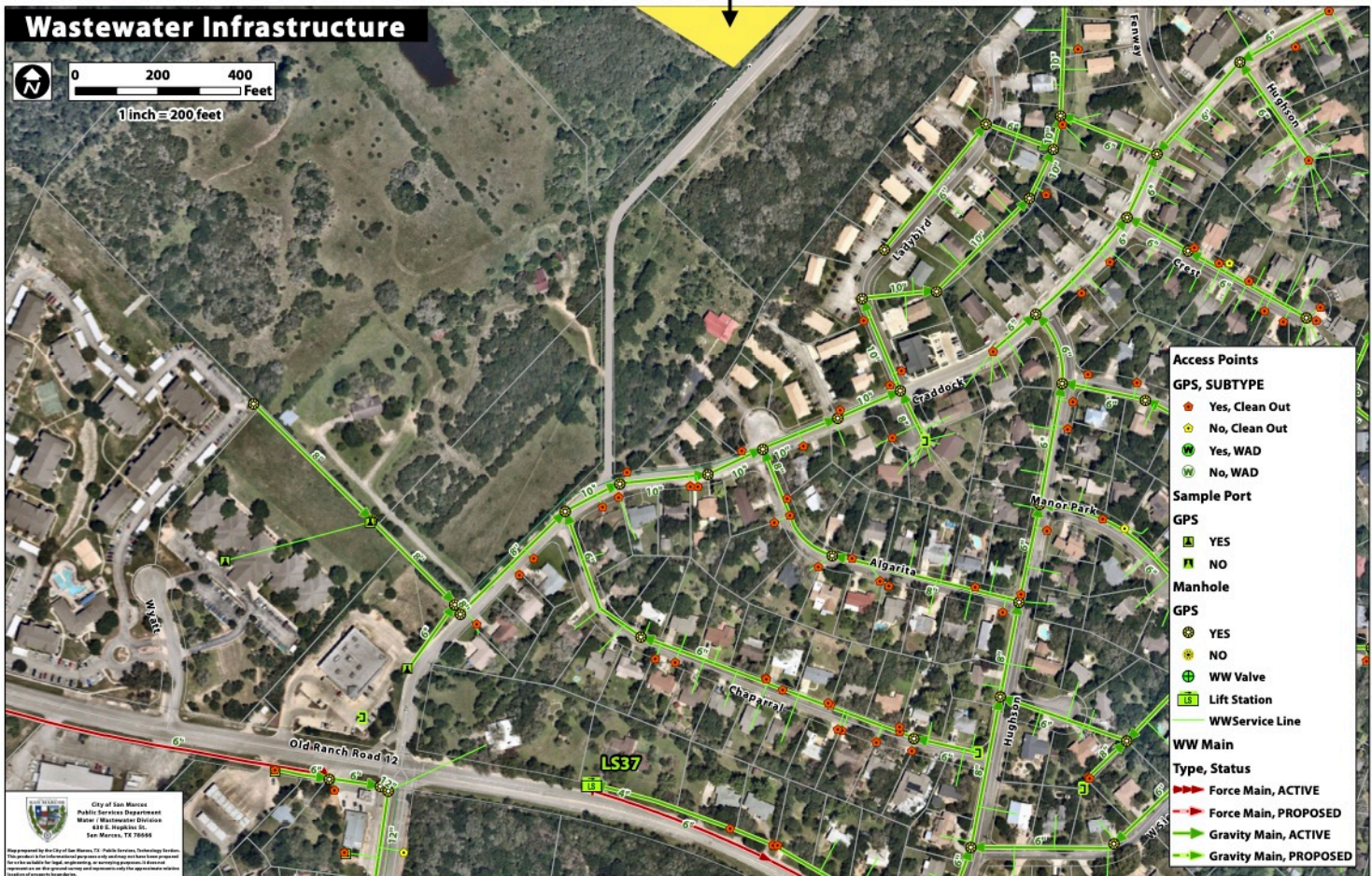
Paul A. Floyd 7.01.2021
 Paul A. Floyd, Date Registered Professional Land Surveyor State of Texas No. 3288

		PROJECT NO.: 1702-001
		CRANNING NO.: 1702-001-38-026C
		DATE OF SURVEY: 07/01/2021
		SCALE: 1" = 100'
		SHEET NO.: 01 OF 01

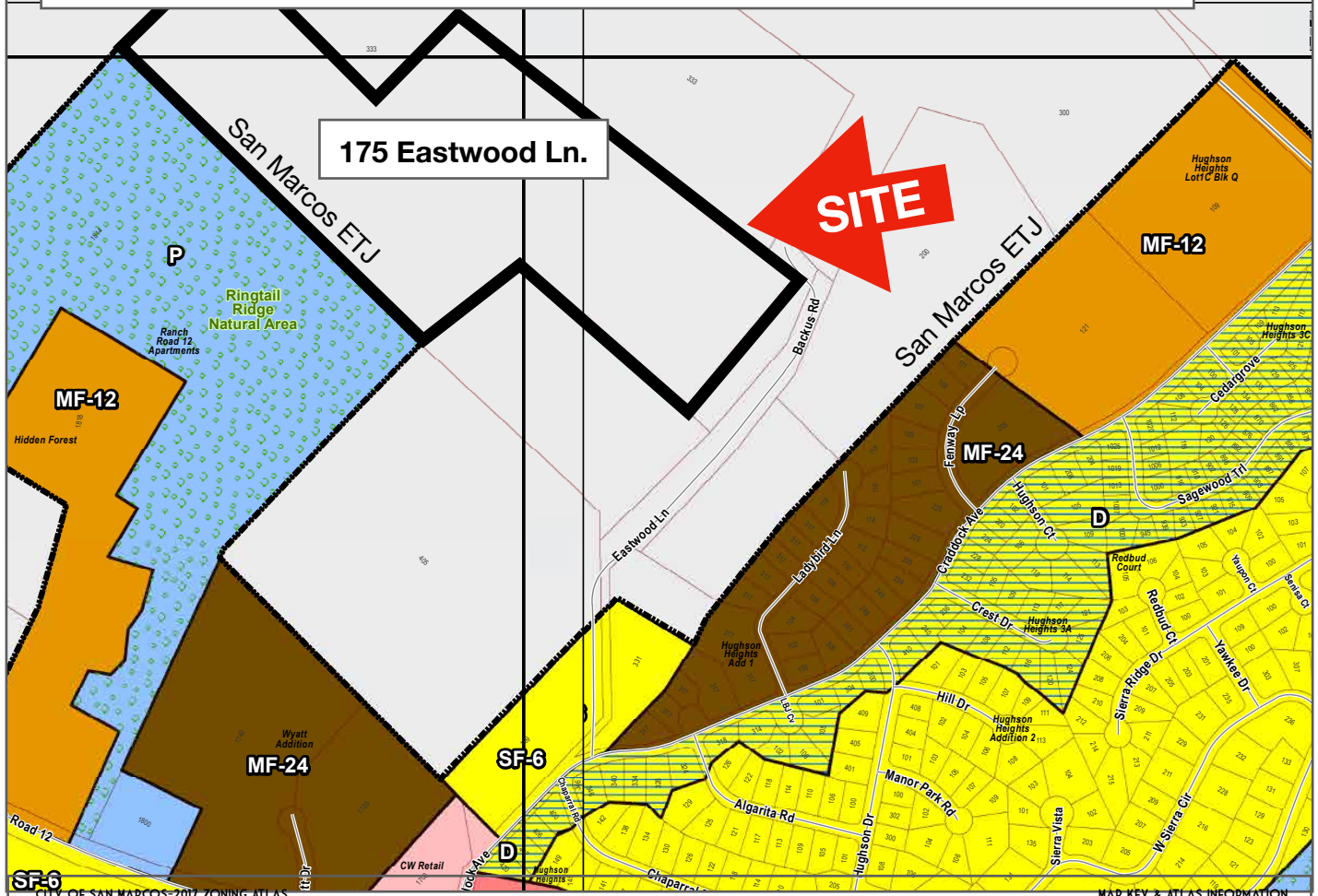
south corner of 175 Eastwood Ln



south corner of 175 Eastwood Ln



City of San Marcos Zoning and ETJ Map



CITY OF SAN MARCOS 2017 ZONING ATLAS

MAP KEY & ATLAS INFORMATION

MAP KEY

	AR AGRICULTURAL RANCH		CS CIVIC SPACE**
	CC COMMUNITY COMMERCIAL		SC SMART CODE DISTRICT**
	D DUPLEX		T4 GENERAL URBAN**
	DR DUPLEX RESTRICTED		T5 URBAN CENTER**
	FD FUTURE DEVELOPMENT		OVERLAY PLANNED DEVELOPMENT DISTRICT (PDD)***
	GC GENERAL COMMERCIAL		ORDINANCE NUMBER
	HC HEAVY COMMERCIAL	* No Base Zoning	
	HI HEAVY INDUSTRIAL	** Smart Code: Ordinance 2011-17 & 2011-19	
	LI LIGHT INDUSTRIAL	*** Section 4.2.A.1, Land Development Code	
	MF-12 MULTI-FAMILY (MAX. 12 UNITS/AC.)	Currently no properties are zoned Central Business Area District (CBA) or Single Family District Min. 1,100 Sq. ft. lots (SF-11).	
	MF-18 MULTI-FAMILY (MAX. 18 UNITS/AC.)	BOUNDARIES AND OTHER FEATURES	
	MF-24 MULTI-FAMILY (MAX. 24 UNITS/AC.)		GRID BOUNDARY
	MH MANUFACTURED HOUSING		CITY LIMITS
	MR MANUFACTURED HOME/RESIDENTIAL		EXTRATERRITORIAL JURISDICTION
	MU MIXED USE		TEXAS STATE UNIVERSITY
	NC NEIGHBORHOOD COMMERCIAL		PARCEL BOUNDARY
	OP OFFICE/PROFESSIONAL		RIVER OR WATERBODY
	P PUBLIC/INSTITUTIONAL		CITY PARK
	PDD PLANNED DEVELOPMENT DISTRICT*		ZONE CODE
	PH-ZL PATIO HOME-ZERO LOT LINE		SUBDIVISION
	SF-4.5 SINGLE FAMILY (MIN. 4,500 SQ. FT. LOTS)		CITY PARK
	SF-6 SINGLE FAMILY (MIN. 6,000 SQ. FT. LOTS)		ADDRESS NUMBER
	SF-R SINGLE FAMILY RURAL		INTERSTATE
	TH TOWNHOUSE RESIDENTIAL		HIGHWAY
	VMU VERTICAL MIXED USE		MAJOR/HIGH VOLUME
			MINOR/LOWER VOLUME
			RAILROAD

ABOUT THIS ZONING ATLAS

The Zoning Atlas is published every year and serves as the official zoning map for the City of San Marcos. The atlas is intended to be a convenient reference to zoning information in the City. The information contained in the Zoning Atlas is believed accurate as of the date of publication - any zoning changes after the publication date are not reflected in this document. Before making any development or investment decision, it is recommended that you verify the accuracy of the zoning for the property. The City of San Marcos Planning & Development Services department can assist you in researching this information.

Any discrepancy between the ordinance information and the map is unintentional. The official action of the City Council, as contained in the ordinance, shall govern in the event of a discrepancy.

City of San Marcos
Planning & Development Services
 630 E Hopkins St
 San Marcos, Texas 78666
 PlanningInfo@sanmarcostx.gov
 512-393-8230





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date