

S. H. Bennett Properties

LAKEWOOD FOREST

KINGSLAND, TEXAS

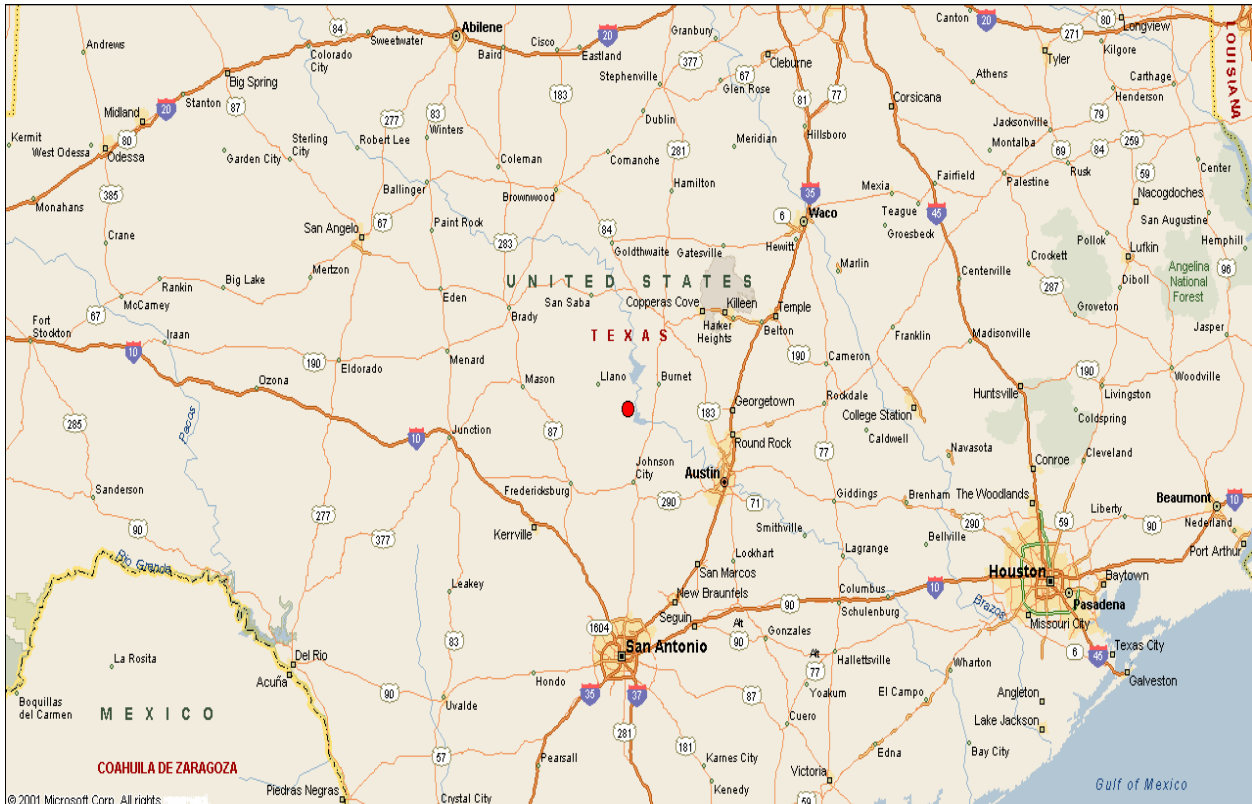
- LOCATION:** 125 Antler Run. Lots 16, 17, 18, 19, Lakewood Forest Unit 1, Llano County
FM 2900 south from Kingsland, cross the river, west on FM309 two blocks
- SIZE:** Lot 16: 0.224 acre with 63.42 feet of water frontage
Lot 17: 0.189 acre with 50.15 feet of water frontage & boat slip
Lot 18: 0.194 acre including small cottage, well & 50.16 feet of water frontage
Lot 19: 0.201 acre with 50.70 feet of water frontage
- DESCRIPTION:** Four individual home sites with tremendous water frontage on the Colorado.
Massive Oaks. Gentle slope to the water. Lot 18 includes comfortable cottage
with water well and septic in place. Lot 17 has boat slip included. Lot 17 and
18 offered as one unit priced @ \$ 889,000.
- PRICE:** Lot 16 : \$ 482,000
Lot 17 : \$ 449,000
Lot 18 : \$ 489,000
Lot 19 : \$ 479,000



WWW.SHBENNETTPROPERTIES.COM
210.287.3776 CELL
210.579.7143 FAX
SHBENNETT@GVTC.COM
BOERNE, TEXAS 78006

S. H. Bennett Properties

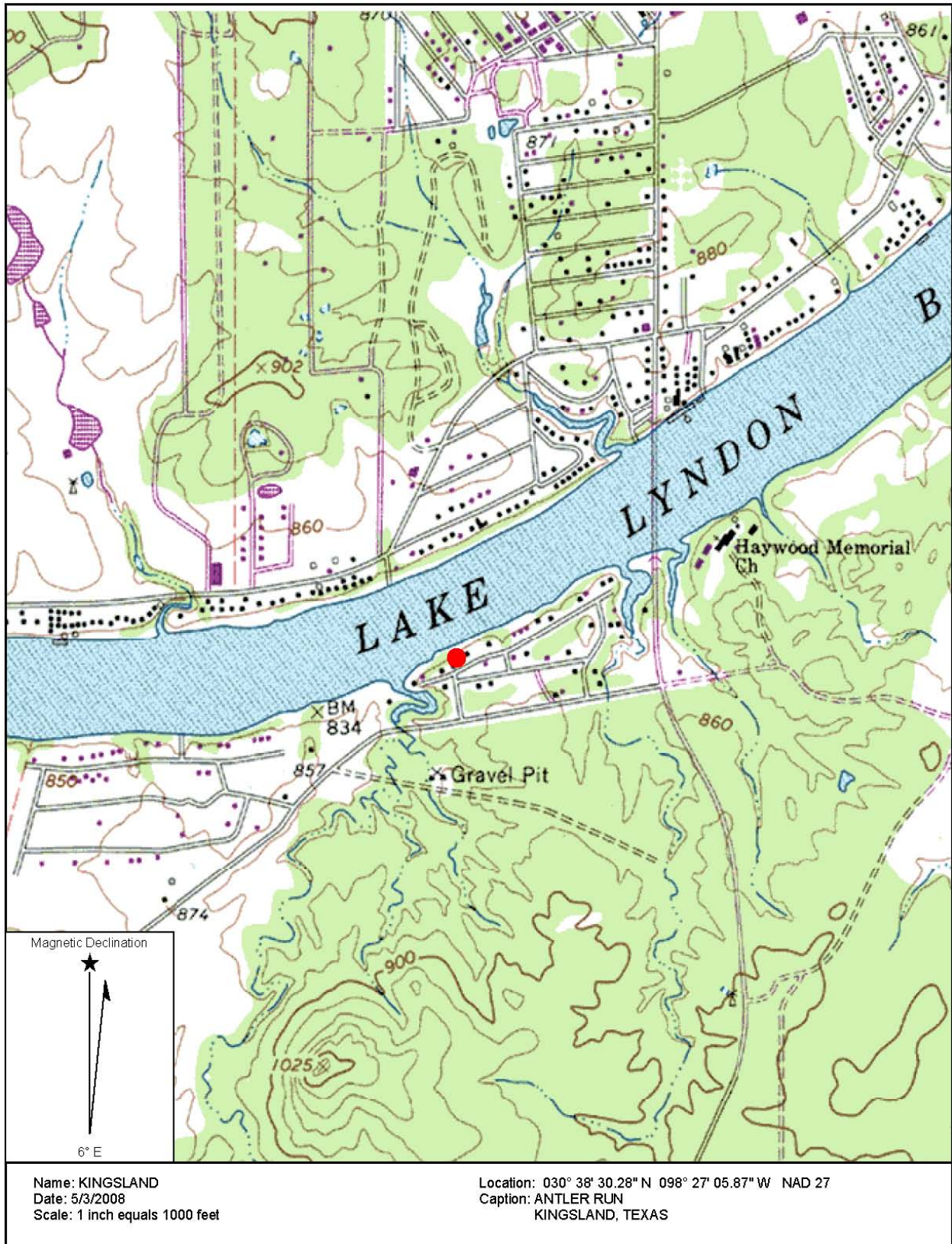
LOCATION



S.H. Bennett Properties, as broker, asserts that the information contained herein is submitted without representation or warranty. All information is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice.

S. H. Bennett Properties

TOPOGRAPHIC



Copyright (C) 1999, Maptech, Inc.

S.H. Bennett Properties, as broker, asserts that the information contained herein is submitted without representation or warranty. All information is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice.

S. H. Bennett Properties

PHOTOS



S.H. Bennett Properties, as broker, asserts that the information contained herein is submitted without representation or warranty. All information is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice.

S. H. Bennett Properties

PHOTOS



S.H. Bennett Properties, as broker, asserts that the information contained herein is submitted without representation or warranty. All information is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice.

S. H. Bennett Properties

BOUNDARY SURVEY

BOUNDARY SURVEY

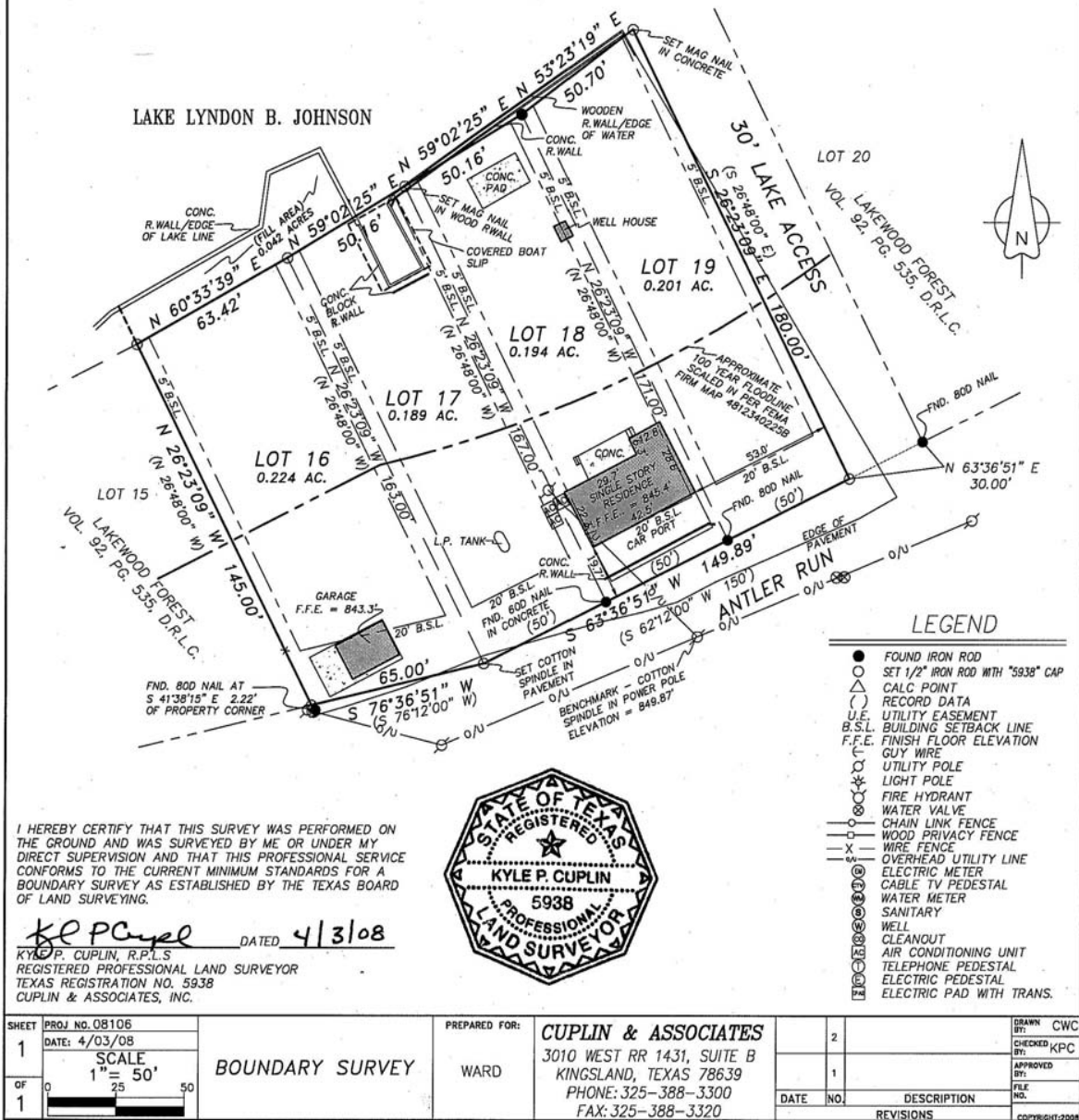
LOCAL ADDRESS: 125 ANTLER RUN, KINGSLAND, TX.

LEGAL DESCRIPTION: LOT 16, LOT 17, LOT 18 AND LOT 19 OF LAKEWOOD FOREST, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 92, PAGE 535, DEED RECORDS OF LLANO COUNTY, TEXAS.

A PORTION OF THIS PROPERTY SHOWN HEREIN LIES WITHIN THE 100 YEAR FLOOD PLANE, ZONE AE, BASE FLOOD ELEVATION DETERMINED TO BE 842.0' NAVD 29, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4812340225B, EFFECTIVE SEPTEMBER 18, 1991, LLANO COUNTY, TEXAS.

FINISH FLOOR ELEVATION OF HOUSE IS 845.4' AND GARAGE IS 843.3', USING THE LCRA BENCHMARK A408 AS THE BASIS OF ELEVATION.

BEARINGS SHOWN ON SURVEY ARE BASED ON STATE MAPPING PLANE ZONE NO. 3, TEXAS CENTRAL MAPPING PLANE NAD. 83.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS ESTABLISHED BY THE TEXAS BOARD OF LAND SURVEYING.

K.P. Cuplin DATED 4/3/08
 KYLE P. CUPLIN, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5938
 CUPLIN & ASSOCIATES, INC.



SHEET 1	PROJ. NO. 08106	PREPARED FOR:	CUPLIN & ASSOCIATES	2	DRAWN BY: CWC
DATE: 4/03/08	SCALE 1" = 50'	WARD	3010 WEST RR 1431, SUITE B KINGSLAND, TEXAS 78639 PHONE: 325-388-3300 FAX: 325-388-3320	1	CHECKED BY: KPC
OF 1	BOUNDARY SURVEY			DATE	NO.
					DESCRIPTION
					REVISIONS

S. H. Bennett Properties

BROKER SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

Page 1 of 1

(TAR-2501) 1/1/96

S.H.Bennett Properties P.O. Box 1934, Boerne TX 78006-6934
Phone: (210) 287-3776 Fax: (210) 579-7143

Steven H. Bennett

Goodman, Raymo

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com