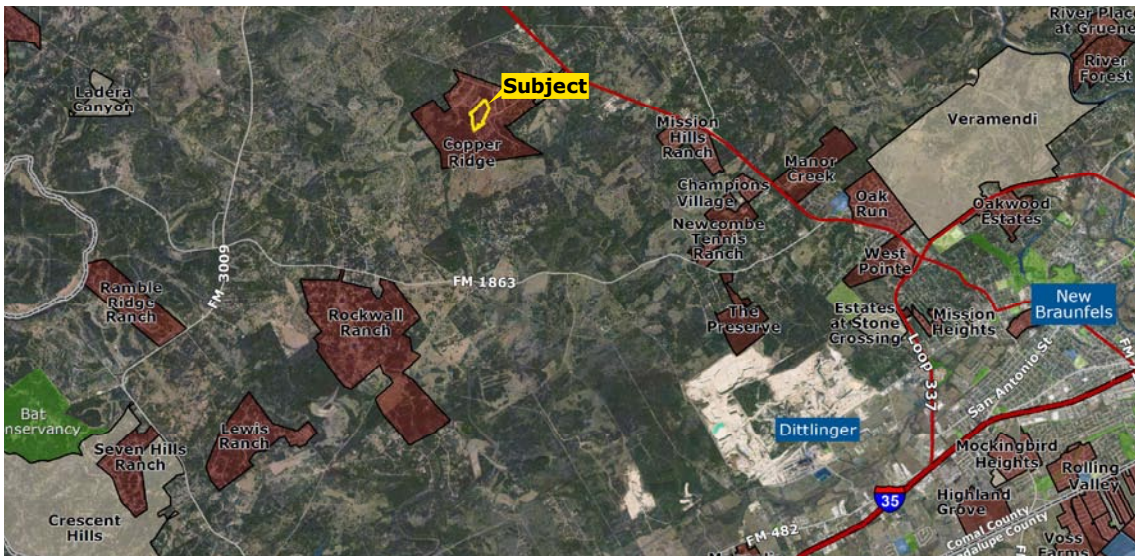


THE ENCLAVE AT COPPER RIDGE

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | NEW BRAUNFELS, COMAL COUNTY, TEXAS



LOCATION The Enclave at Copper Ridge is located approximately 8 miles from IH-35 in Phase 1 of the Copper Ridge development on Highway 46 in New Braunfels, Comal County, Texas.

SIZE 24 single family lots ranging from approximately 1-2 acres

PRICE \$2,040,000 (\$85,000/lot)

UTILITIES Water and electric are provided by New Braunfels Utilities. Septic is required at buyer's expense. Telephone, internet, cable provided by GVTC. Gas is provided by Blue Star.

SCHOOLS New Braunfels ISD
Lone Star Elementary, Oak Run Middle School and New Braunfels High School

HOA FEES \$800/year

SUBDIVISION GUIDELINES

- Minimum square footage for a single-story home is 2,400 square feet and 2,800 square feet for a two-story home.
- All construction must be approved by the Architectural Control Committee
- Mandatory 2-4 car, side or rear entry garage
- 100% stone, rock or stucco exterior finishes
- Maximum building height of 35'
- 50' front setback, 15' side setback, 60' rear setback
- Roofing material shall be earth tone or neutral in color and made of slate, concrete tile, copper, zinc or metal using standing seams
- Side and rear fencing constructed of ranch style pipe fencing, wrought iron, masonry, masonry veneer or a combination thereof.

**A copy of the Declaration of Covenants, Conditions and Restrictions is available upon request.*

COMMENTS Copper Ridge is a luxury subdivision in New Braunfels featuring incomparable views of the beautiful surrounding Hill Country. The community amenities include a gated and guarded entrance, resort-style pool, a pavilion with BBQ and picnic tables, basketball and tennis courts, and walking trails.

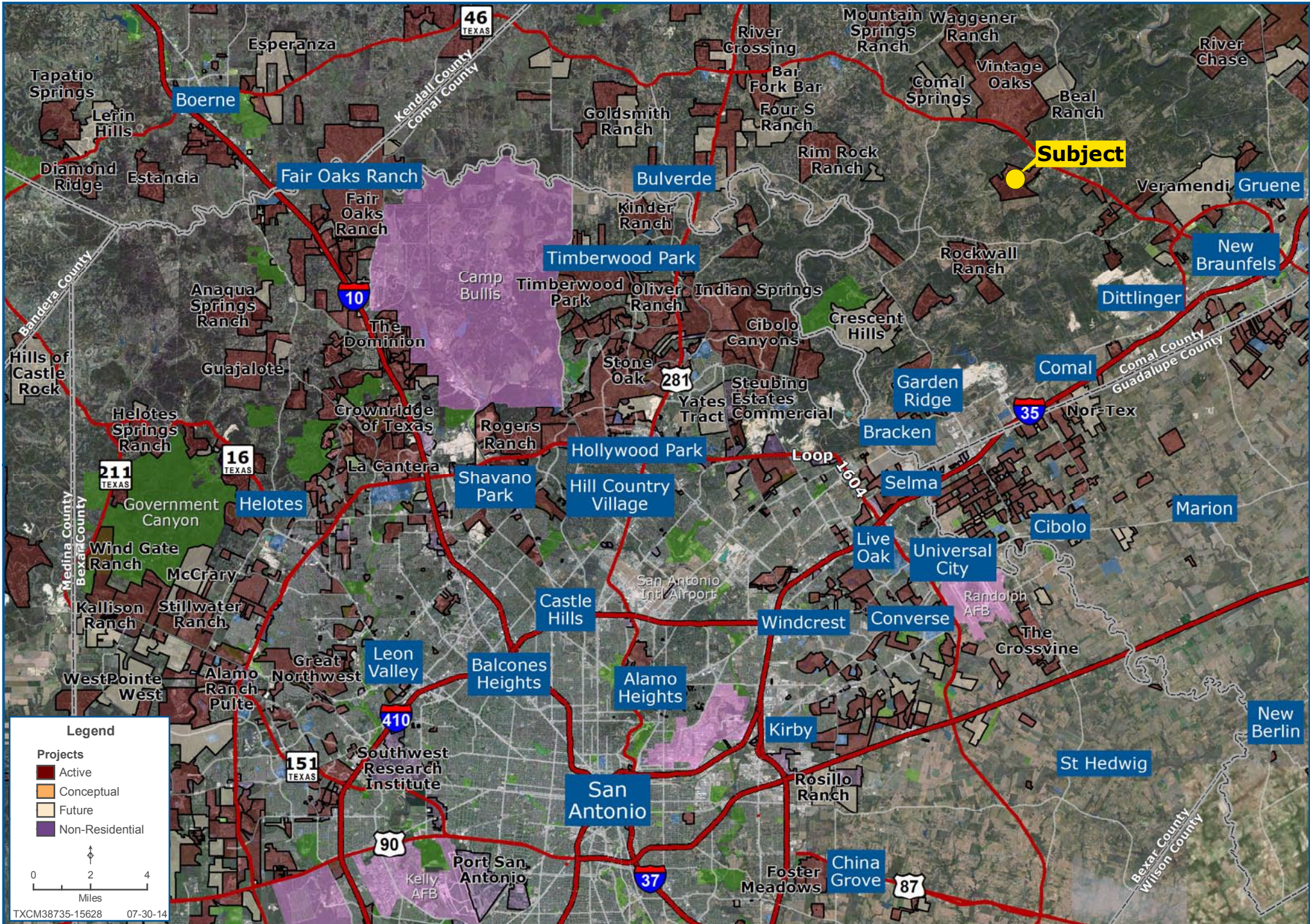
Natalie Everett | neverett@landadvisors.com
901 South MoPac Expressway, Barton Oaks Plaza II Suite 525, Austin, TX 78746
ph. 512.327.3010 | www.landadvisors.com

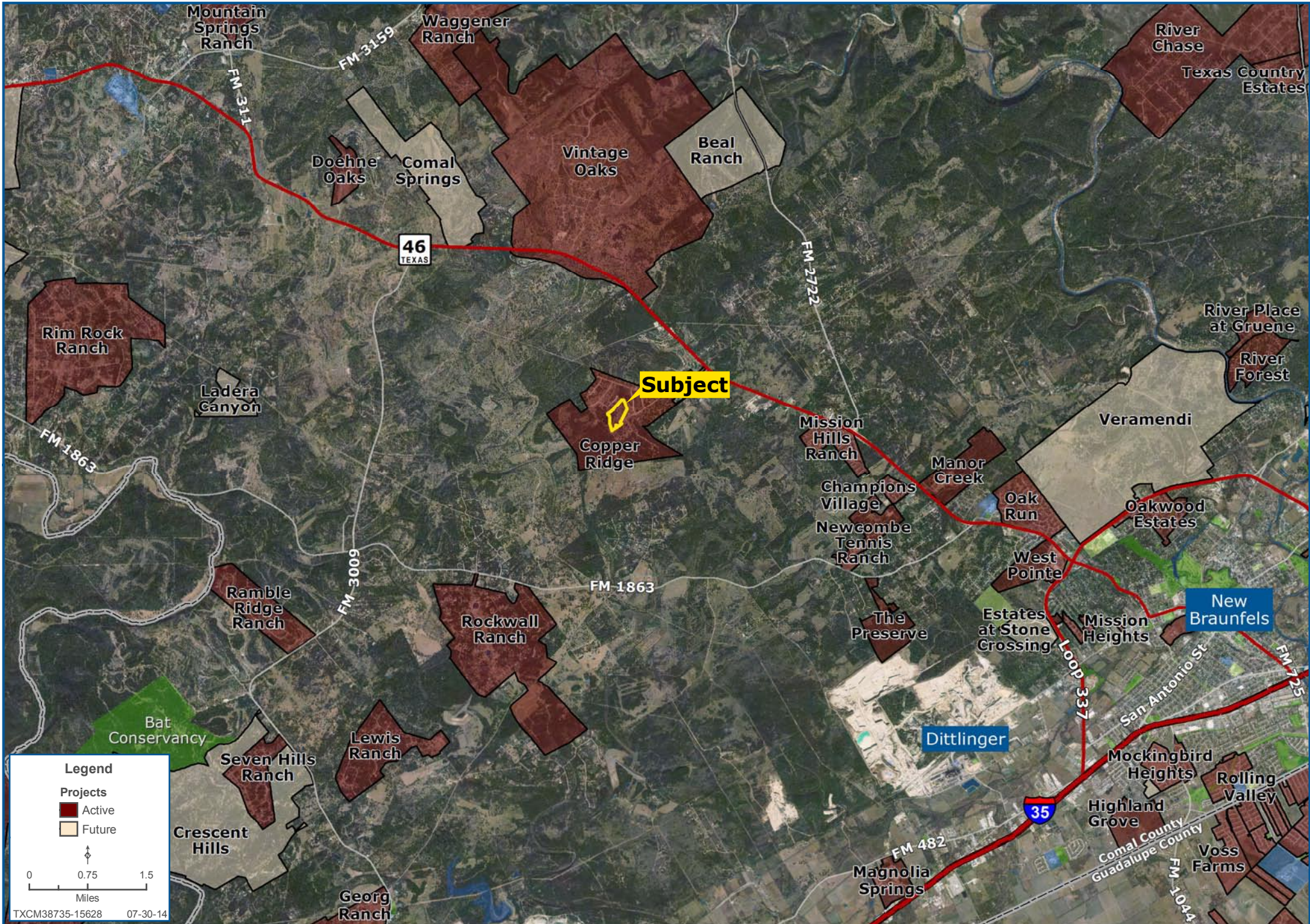
Asher Reilly | asher.reilly@landadvisors.com
700 North St. Mary's Street, Suite 401, San Antonio, Texas 78205
ph. 210.299.0449

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TX-Comal-171564-9.3.14

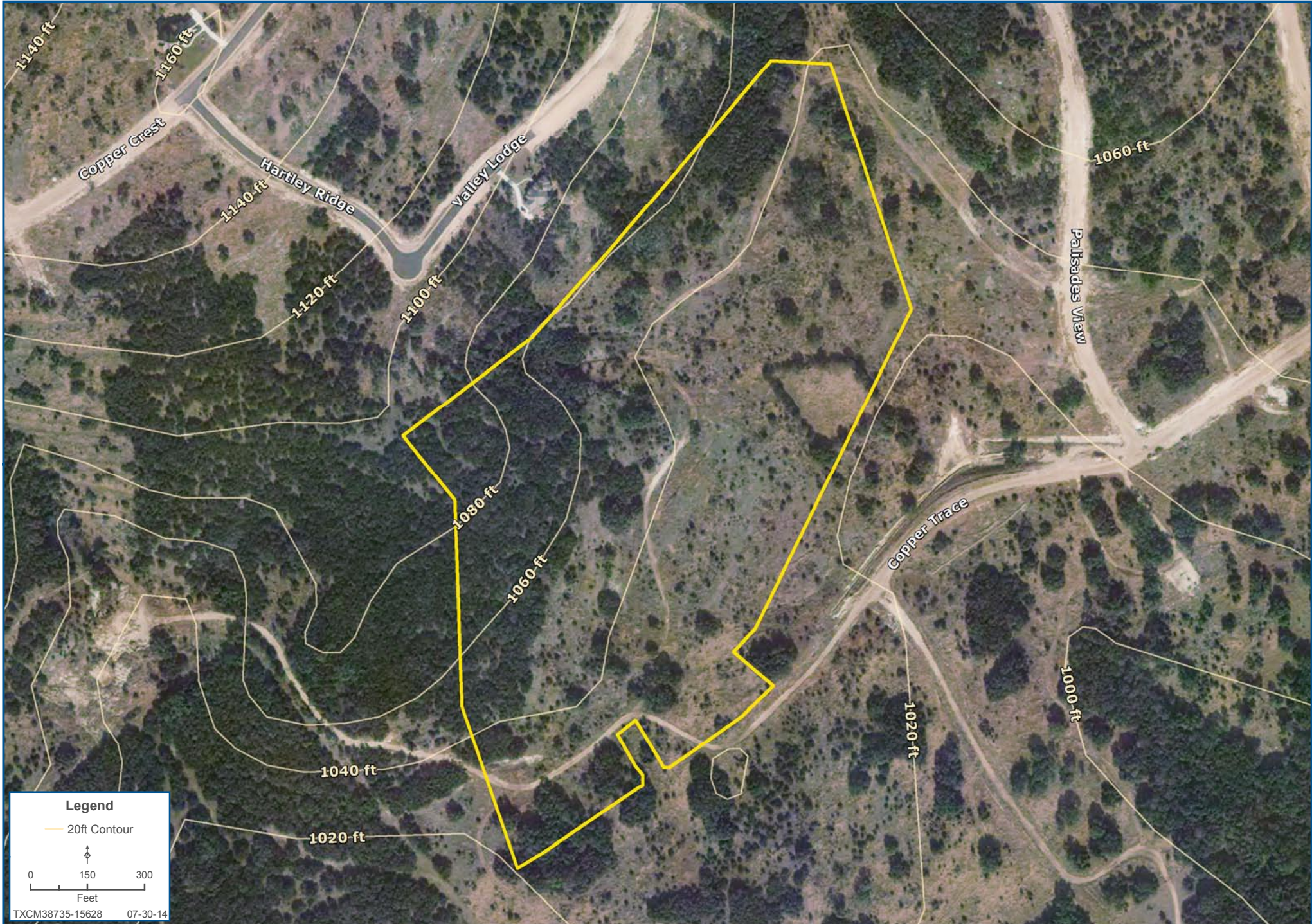












APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

