



Scenic Greens

Dripping Springs, TX

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Location: 3.6 miles west of the intersection of Ranch Road 12 and Highway 290 on the northwest corner of Highway 290 and McGregor Lane. The site is 1.6 miles west of Dripping Springs Middle School and 2.8 miles west of Dripping Springs High School.

Size: 682 acres

Price: \$13,640,000 (\$20,000 per acre)

Utilities:

Water - Dripping Springs Water Supply Service Area. Dripping Springs Water Supply has capacity to serve the site but no service agreements have been negotiated.

Sewer - The Texas Commission on Environmental Quality issued a permit for a wastewater treatment facility and disposal of wastewater effluent on site on January 28, 2010.

Electric - Pedernales Electric

Telephone - Verizon

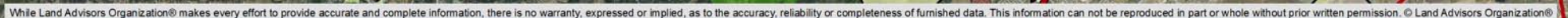
Entitlements: There is a development agreement with the City of Dripping Springs under the conservation design ordinance. The approved concept plan provides for the development of 912 lots, leaving nearly 470 acres of open space for trails and provides a limit of 17% impervious cover overall and 50% impervious cover per individual lot. The lots sizes are varied between 50 and 70 foot widths.

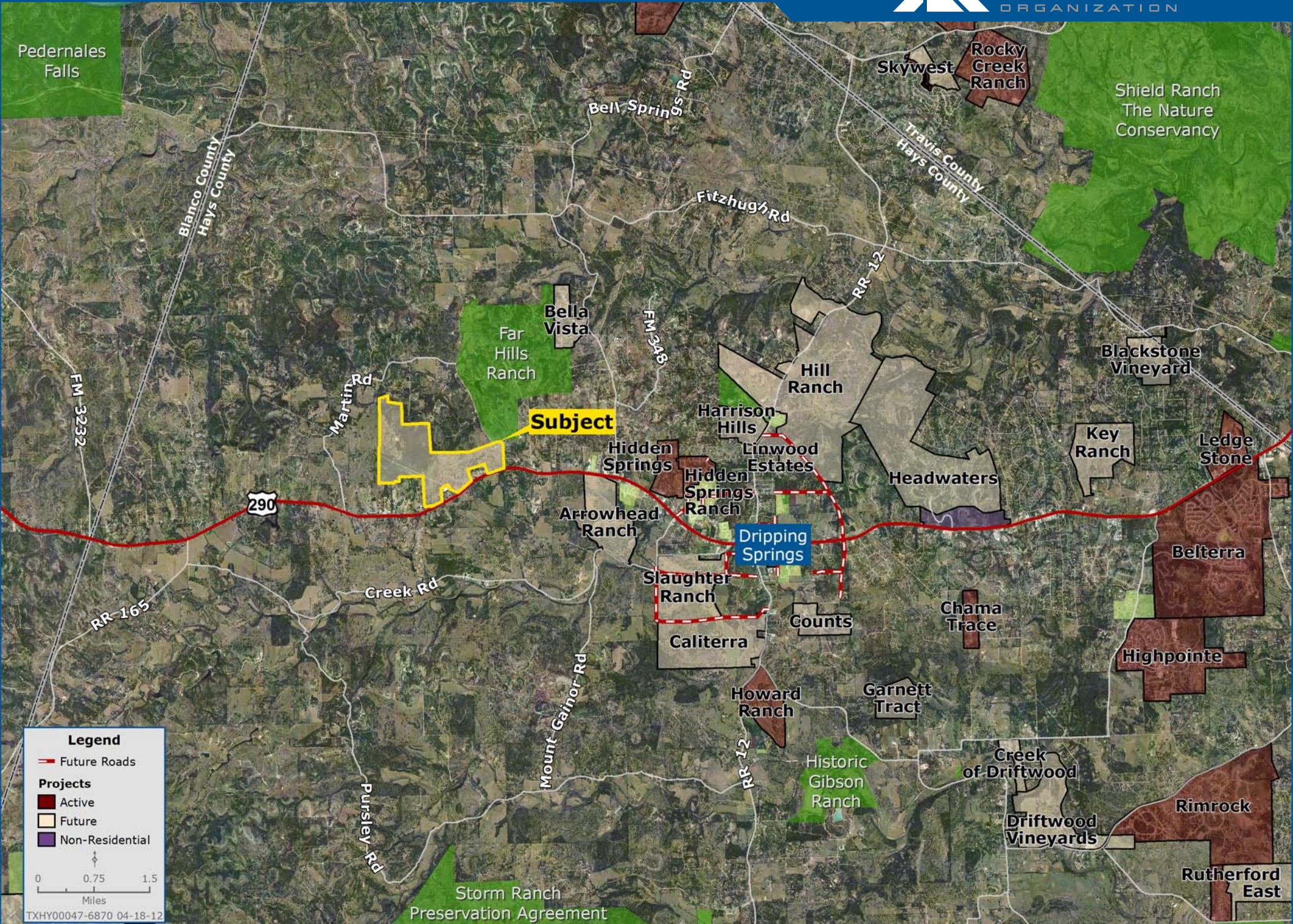
Easements: There is an overhead transmission line easement which crosses the western portion of the property.

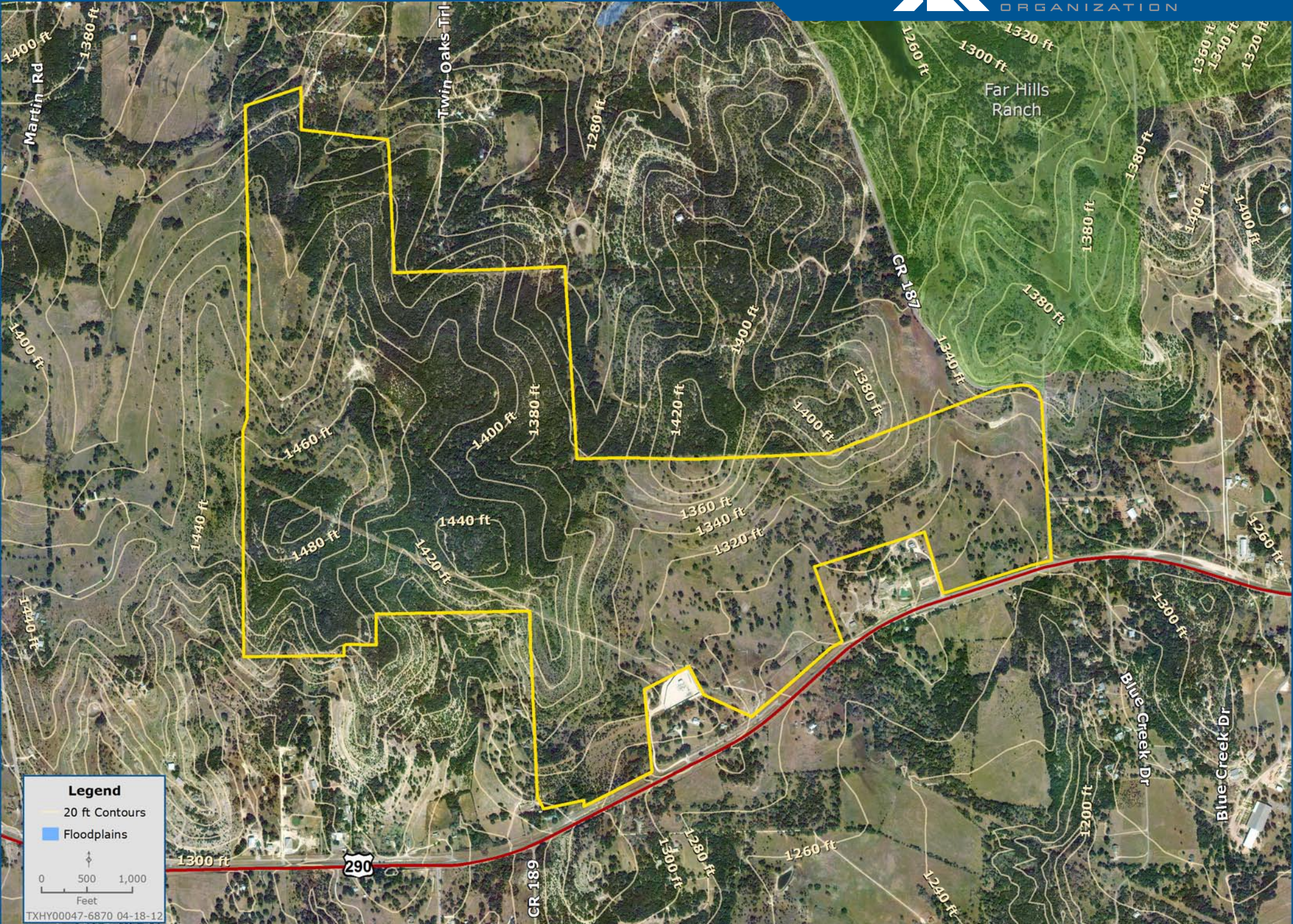
Schools: Dripping Springs ISD, Walnut Springs Elementary

Comments: The live oak covered property features three dramatic hilltops which provide for spectacular Hill Country views. Much of the cedar on the property has been cleared. There are a number of seasonal streams on the property. This property will make a spectacular residential development and is one of the very few planned developments west of Austin with entitlements that will allow for immediate development.









Legend

- 20 ft Contours
- Floodplains

0 500 1,000
Feet

TXHY00047-6870 04-18-12

"OVERALL PRELIMINARY PLAN ONLY - NOT FOR RECORDATION"

PLAN VIEW - A
PLAN VIEW - B
PLAN VIEW - C
PLAN VIEW - D
PLAN VIEW - E
PLAN VIEW - F

SCENIC GREENS KEY MAP
NOT TO SCALE

BLOCK SUMMARY

BLOCK	NO. OF LOTS
BLOCK A	55
BLOCK B	26
BLOCK C	62
BLOCK D	37
BLOCK E	25
BLOCK F	50
BLOCK G	92
BLOCK H	84
BLOCK I	14
BLOCK J	54
BLOCK K	52
BLOCK L	122
BLOCK M	65
BLOCK N	63
BLOCK O	59
BLOCK P	52
TOTAL LOTS	912 LOTS

RETRACTED

STANDARD LOTS	RETRACTED
FRONT YARD	25'
COMMON LOT LINE	15'
CORNER SIDE YARD	15'
REAR YARD	25'

GROSS ACREAGE OF SITE:

STANDARD LOTS	RETRACTED
FRONT YARD	25'
COMMON LOT LINE	15'
CORNER SIDE YARD	15'
REAR YARD	25'

NET BUILDABLE:

STANDARD LOTS	RETRACTED
FRONT YARD	25'
COMMON LOT LINE	15'
CORNER SIDE YARD	15'
REAR YARD	25'

OPEN SPACE:

STANDARD LOTS	RETRACTED
FRONT YARD	25'
COMMON LOT LINE	15'
CORNER SIDE YARD	15'
REAR YARD	25'

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KEY ENTERPRISES INC.
SCENIC GREENS SUBDIVISION
DRIPPING SPRINGS, TEXAS

PRELIMINARY PLAN OVERALL VIEW

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE PRELIMINARY
AND SUBJECT TO CHANGE. THEY ARE
NOT INTENDED FOR CONSTRUCTION
OR BIDDING. THEY WERE PREPARED
BY, OR UNDER THE SUPERVISION OF:

DAVIDO SALEK	87888	03/26/07
NAME	P.E.#	DATE
Solic:	AS SHOWN	
Designed by:	WS	
Drawn by:	WS	
Reviewed by:	DS/RK	

SHEET

3 27

D&A Project Number:
983-001

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

