

# The Heights at Comal Trace

## A

### Master Planned Community

Featuring a classic Hill Country community located in Bulverde, Texas

#### **The Heights at Comal Trace Unit 8**

##### *The Life...*

Peaceful. Serene. Beyond the hustle and congestion of San Antonio yet only minutes away lies The Heights at Comal Trace. A secluded acreage neighborhood nestled in the beautiful prime Texas Hill Country community of Bulverde, Texas.

##### *The Location...*

At The Heights at Comal Trace, you'll find the feeling of community, custom homes built in classic architectural styles, acreage home sites crafted with the natural beauty of the land and the quality of a master planned neighborhood with county roads, underground and overhead utilities and a state approved central water system. All this set in the gorgeous Texas Hill Country, only 13 miles north of Loop 1604 and Hwy 281 intersection north of San Antonio. It's the perfect blend of country living with qualities of a planned neighborhood.

##### *The Land...*

Beautiful views of the surrounding Hill Country with majestic oaks and elms all nestled into gentle valleys.

The Heights at Comal Trace is situated on a gentle hill and is approximately 200 acres in size with home sites ranging from 1 to 6 acres. Each home site is gently sculpted to compliment the qualities of the land and its natural topography. The generously wide properties and expansive building set back requirements combine to provide ample room to nestle your new home. Fencing set backs act to create a wide uncluttered feel along the roadways and to maintain the spacious, peaceful feeling of the Texas Hill Country.

##### *The Community...*

You'll enjoy the comfort and ease of small town living in Bulverde, Texas, which is located in Comal County. The Heights at Comal Trace is just minutes away from San Antonio and other communities in the Texas Hill Country.

## *Exclusive Builders and Architecture...*

The Heights at Comal Trace has sought eight of the most respected and quality oriented builders in the San Antonio and Hill Country area to be the community's exclusive builder group. This group includes:

Baker & Anderson Custom Homes  
Garner Custom Homes LLC  
Greater Texas Builders  
J Bellamy Custom Homes

Kyle Lindsey Custom Homes, LLC  
Story Book Homes, Ltd  
Texas Design Homes  
Trinity Custom Homes

See builder information included in this packet for their contact information. These builders have a long history of integrity, honesty and a commitment to excellence with commendable reputations for customer service and satisfaction, which will help ensure the quality of The Heights at Comal Trace.

The homes at The Heights at Comal Trace will seek to take on an architecture style found in Craftsman, German Traditional, Mission or Tuscan style homes. These distinctive architectural styles combined with quality construction and lasting materials help ensure that the neighborhood maintains a quality character.

## *Community Overview and Restriction Highlights...*

- *Featuring 8 exceptional builders*
- *Acreage homesites from approximately 1 to 6 acres*
- *GBRA water system*
- *Quality restrictions and Homeowners Association to preserve the integrity of the community*
- *Wide lot dimensions to create a spacious environment*
- *County maintained roads*
- *Comal County Independent School District*
- *Neighborhood recreational park, over 20 acres in size, with a pavilion and restroom facilities, and walking trails.*

**The information contained herein was obtained from sources believed reliable, however, Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.**

|                                |   |
|--------------------------------|---|
| <b>Minimum Square Footage:</b> | 2,400 sq. ft. – single-story<br>2,800 sq. ft. - two-story |
| <b>Masonry:</b>                | 75%. Rock, clay brick, or stucco.<br>"Earth tone colors"  |
| <b>Garage:</b>                 | Side and/or rear entrance. Detached garage permissible    |
| <b>Driveways:</b>              | Hard surface - asphalt or concrete                        |
| <b>Building Set Backs:</b>     | 50 ft. – front; 75 ft – rear; 40 ft - side                |
| <b>Fencing:</b>                | "King Ranch" net wire with metal or cedar posts.          |

### *Homeowners Association*

Mandatory homeowner's dues of approximately \$260 per year will be assessed by the Homeowner's Association's Board of Directors.

Dues will be used for future maintenance and improvement of the community's common areas, entry fixtures, lighting, irrigation, fencing, greenbelt, nature trail areas, and sport and recreation area.

### *The Heights Architectural Control Committee*

Mandatory Architectural Control Committee – All house and improvement plans, including builders, must be submitted and approved in writing by the Architectural Control Committee prior to any construction. Mandatory Pre-Design Conference.

#### **Comal Trace Architectural Control Committee**

500 Sandau, Suite 452  
San Antonio, Texas 78216

Michael Velasco

(210) 737-0347

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## *Schools*

|  |                |
|--|----------------|
| Bill Brown Elementary (Pre-K – 4th)        | (830) 885-1400 |
| Arlon Seay Intermediate School (5th - 6th) | (830) 885-1250 |
| Spring Branch Middle School (7th - 8th)    | (830) 885-1150 |
| Smithson Valley High School (9th - 12th)   | (830) 885-1000 |

## *Utilities and Services*

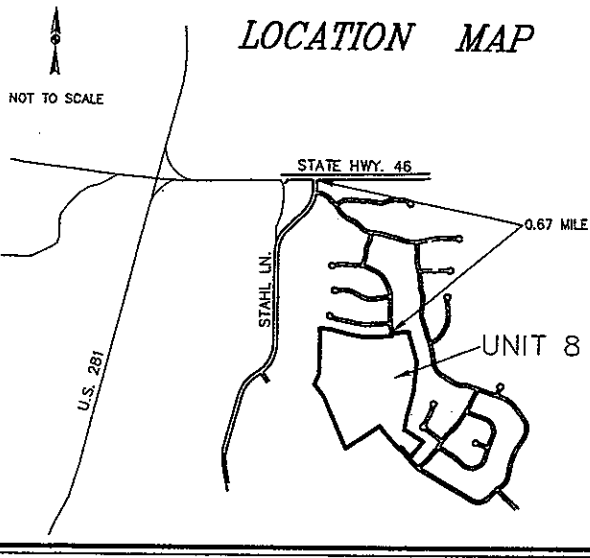
|   |                |
|---|----------------|
| Guadalupe-Blanco River Authority              | (800) 413-4130 |
| Pedernales Electric Cooperative               | (830) 964-3346 |
| Guadalupe Valley Telephone Cooperative        | (830) 885-4411 |
| Garbage Services                              |                |
| Hill Country Logistics                        | (830) 899-2452 |
| IESI – Cen-tex                                | (800) 581-5825 |
| Waste Management                              | (800) 594-2088 |
| Post Office (Spring Branch)                   | (830) 885-4508 |
| Comal County Road Department                  | (830) 608-2090 |
| Comal County Sanitarian (Septic Tank permits) | (830) 608-2090 |
| Bulverde Volunteer Fire Department            | (830) 438-2900 |
| Comal County Sheriff                          | (830) 620-3400 |

## *Property Tax Rates (per \$100)*

|   |          |
|---|----------|
| Comal County  | 0.265101 |
| Smithson Valley Independent School District               | 1.640000 |
| Total for County and School                               | 1.905101 |
| Based on 2006 Tax Rates – Comal County Appraisal District |          |

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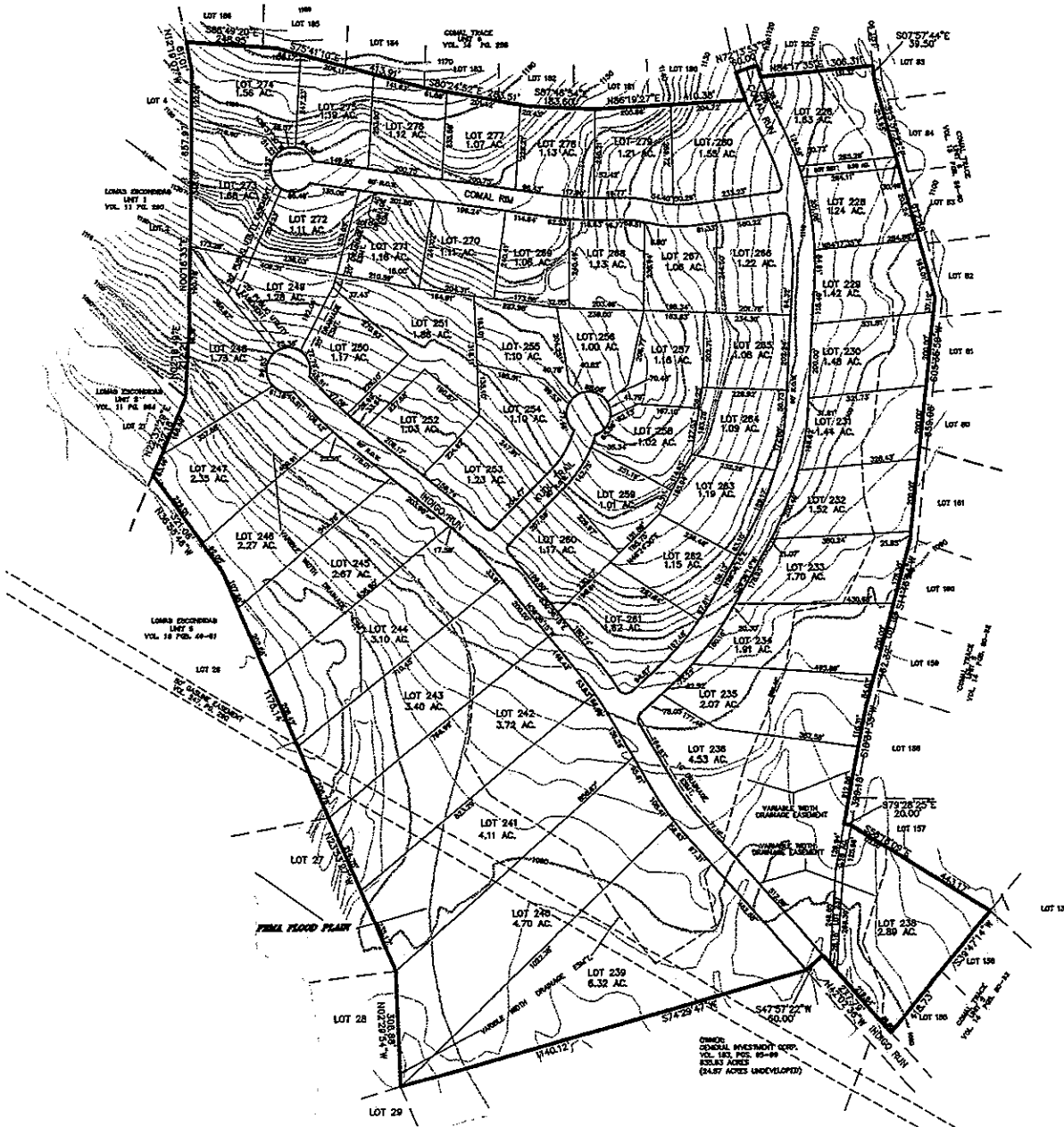
# LOCATION MAP



# THE HEIGHTS AT COMAL TRACE UNIT 8



SCALE: 1" = 300'



CONTACT:  
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Mc CULLOCH RANCH & LAND CO.  
6800 PARK TEN BLVD., SUITE 266 SOUTH  
SAN ANTONIO, TEXAS 78213  
210-737-0347

**ACES** ALAMO CONSULTING  
ENGINEERING &  
SURVEYING, INC.  
140 HEMER RD., STE. 617, SAN ANTONIO, TX 78232  
PHONE: (210)828-0691 FAX: (210)824-3055

# McCulloch Ranch and Land Company, Inc.

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

**B**efore 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.



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