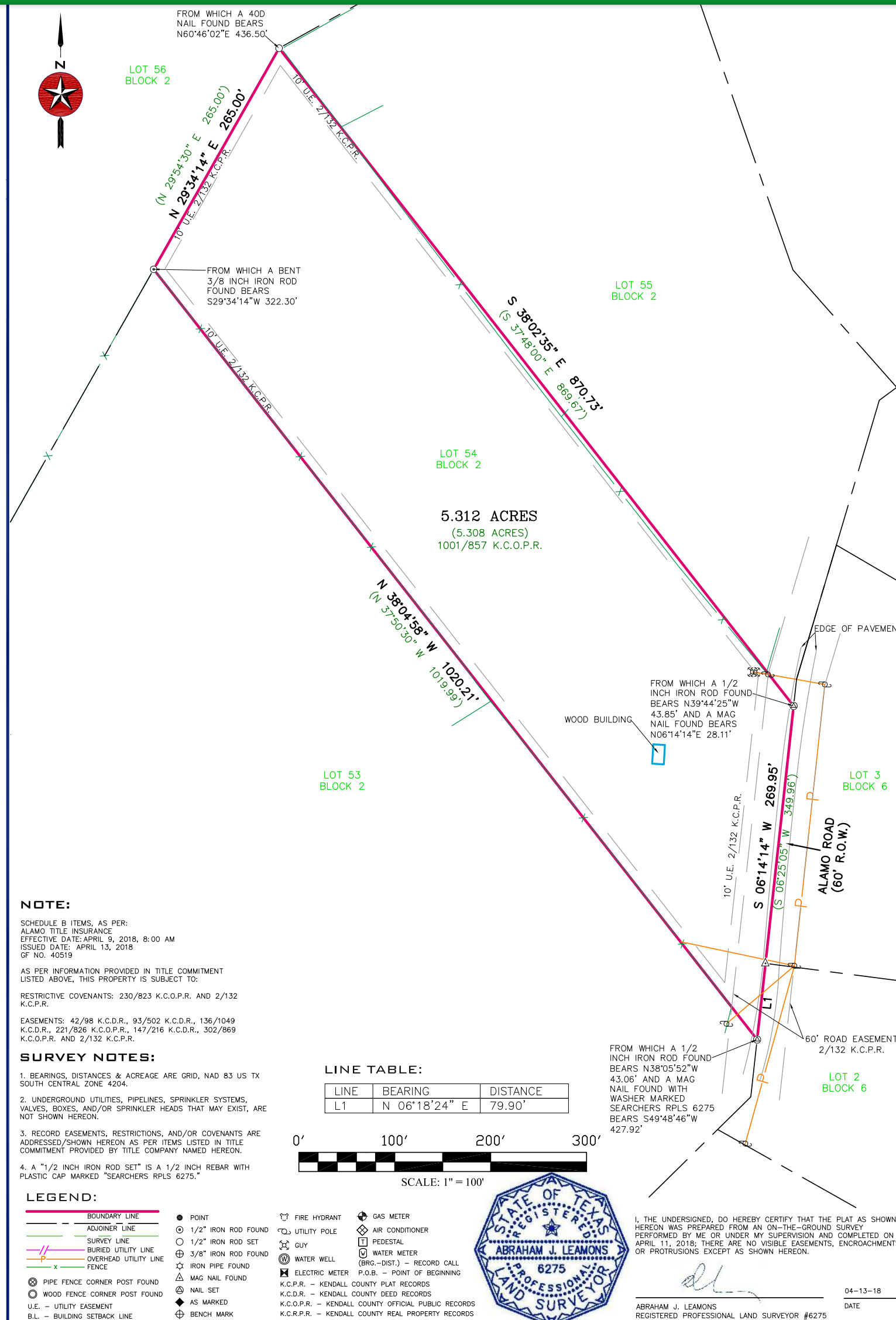




Survey



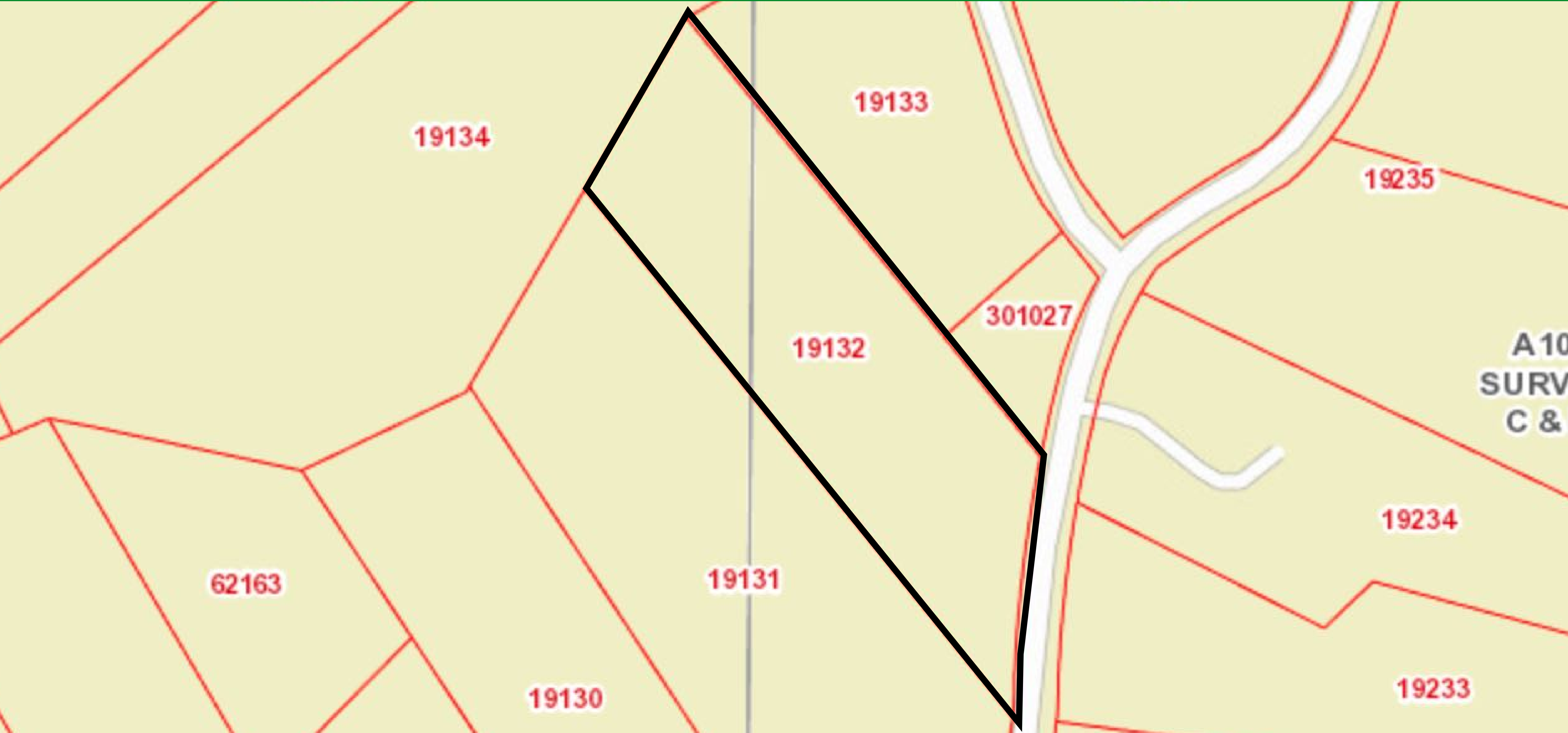
SEARCHERS
LAND SURVEYING, LLC
 MASON | FREDERICKSBURG

P.O. Box 538 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
 P.O. Box 1504 Fredericksburg, TX 78624 | 866-252-9810 | TBPLS Firm #10194211
 www.searchersllc.com

TITLE SURVEY
 5.312 ACRES BEING ALL OF LOT 54, BLOCK 2 OF ALAMO SPRINGS RANCH IN KENDALL COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 132 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

REFERENCE: MARK EDWARDS
 ADDRESS: 606 ALAMO ROAD
 JOB NO. 18-2509
 REV. 0
 DRAWN BY: NJA

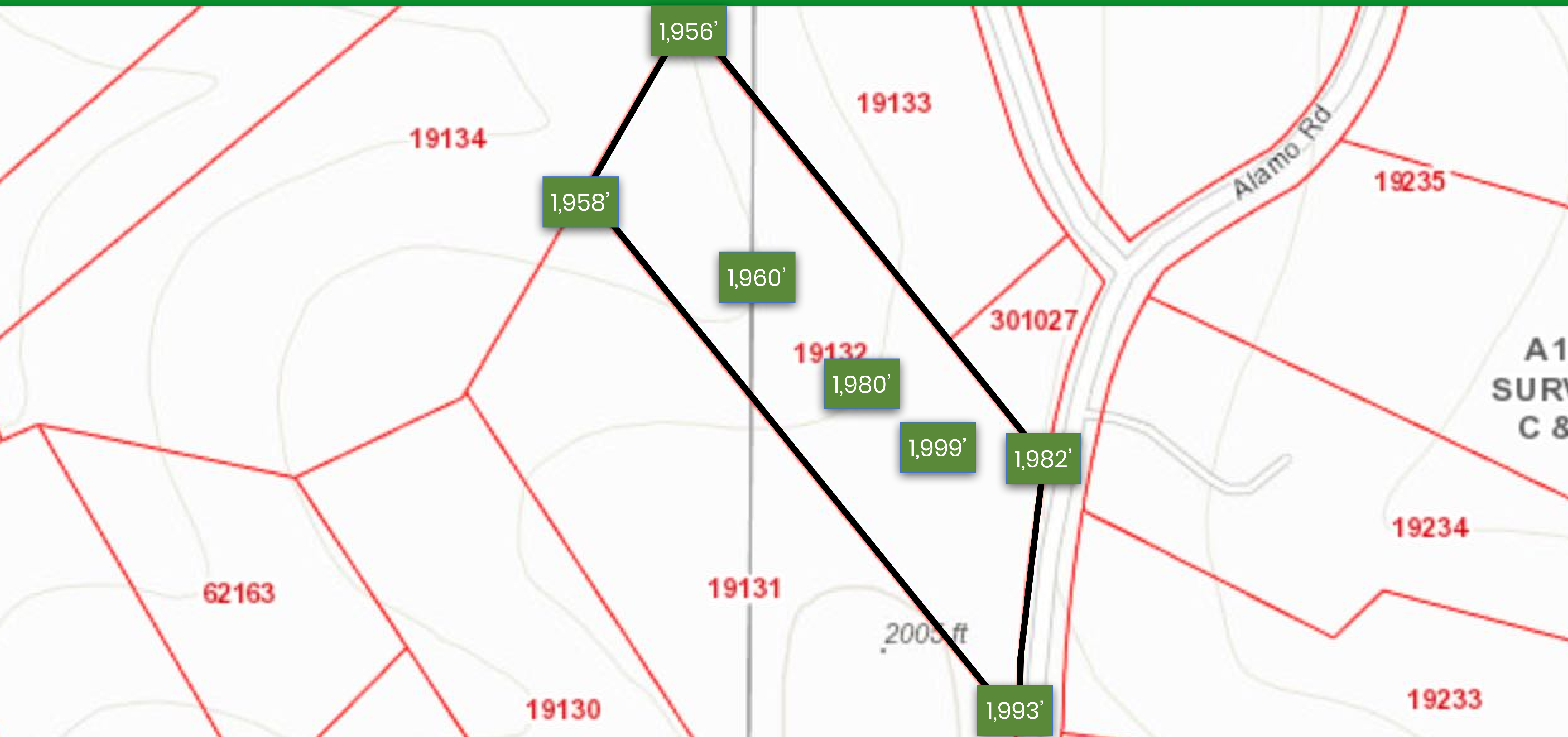
Kendall CAD Plat Map



Kendall CAD Plat Map



Kendall CAD Topo Map with SWPRE Elevation Estimates



Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Tarpley-Comfort association, gently undulating	5.5	100.0%
Totals for Area of Interest		5.5	100.0%

Flood Zone Map

606 ALAMO RD FREDERICKSBURG, TX 78624

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

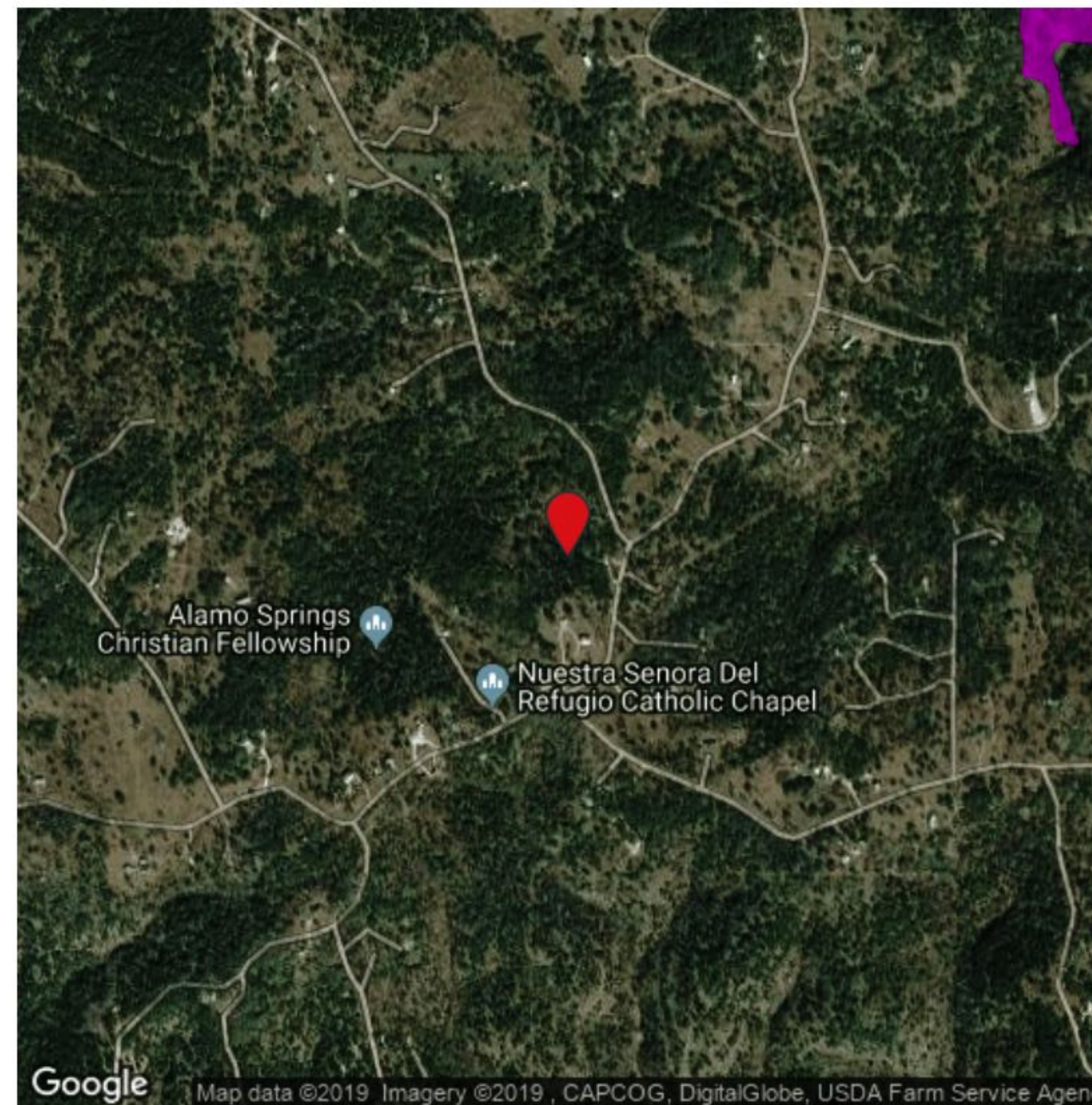
Flood Zone Determination: **OUT**

PANEL DATE

December 17, 2010

MAP NUMBER

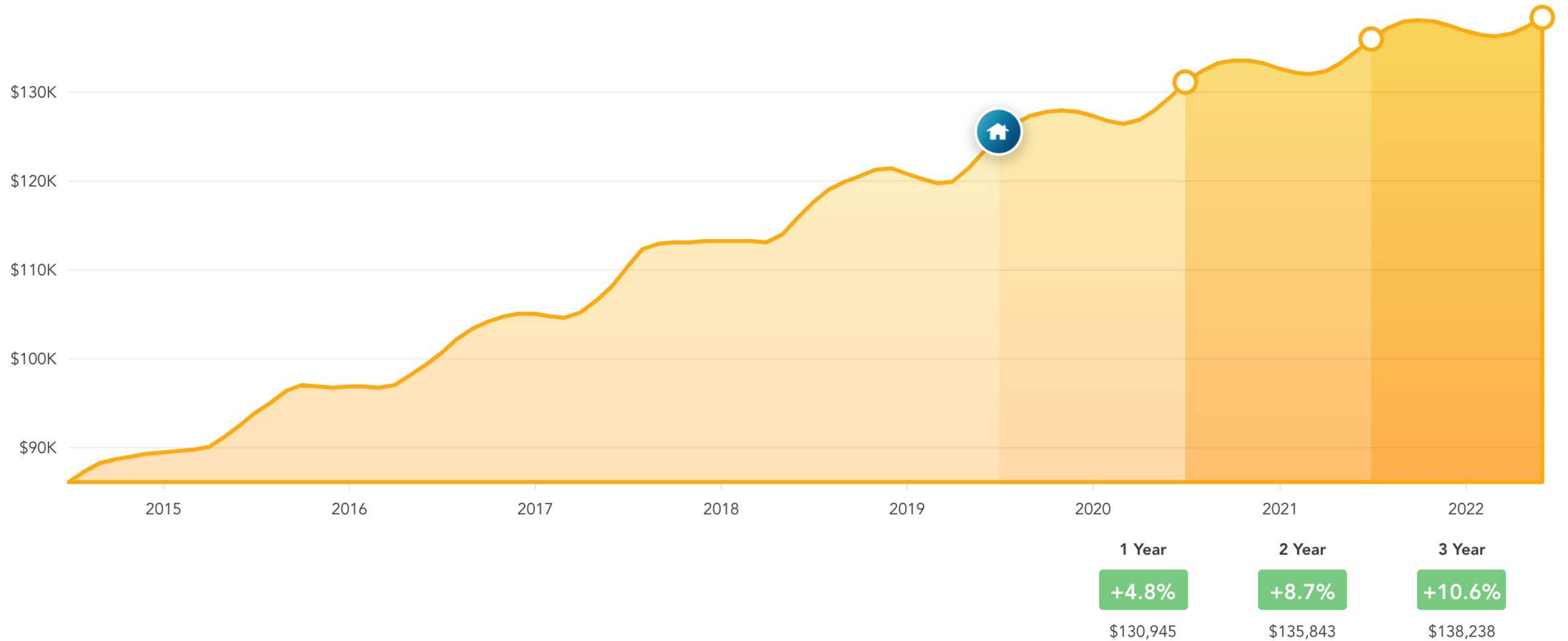
482590150F



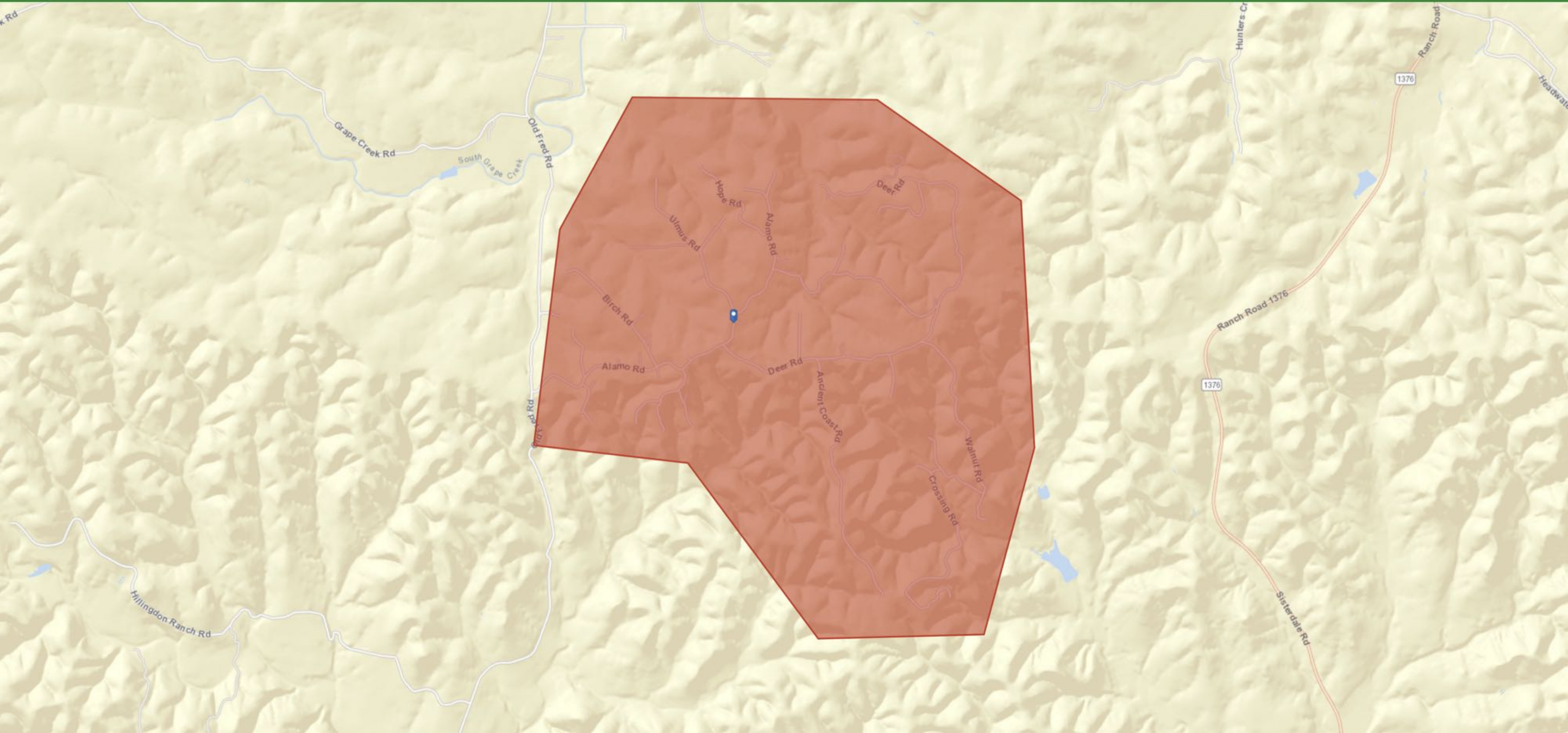
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

Property Value Trend Based on List Price from House Canary

Our Zip-Code-level forecast shows how this home is likely to appreciate in the next 36 months based on the rate of home price growth in the Zip-Code.



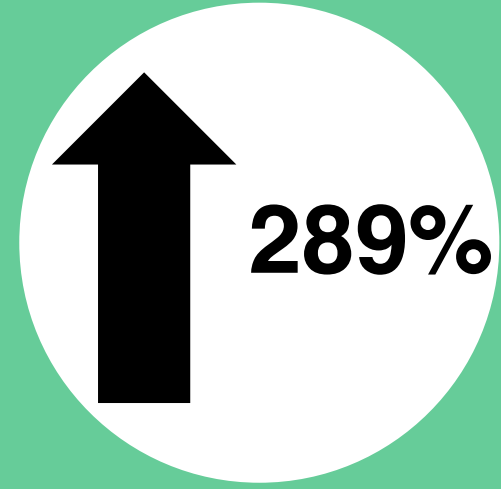
Area Map | Alamo Springs



Comparative Demographics | Alamo Springs vs. Fredericksburg

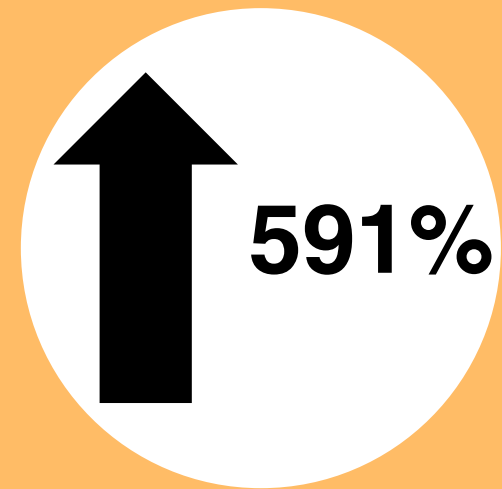
ANNUAL POPULATION GROWTH

Alamo Springs
289% HIGHER
than
Fredericksburg



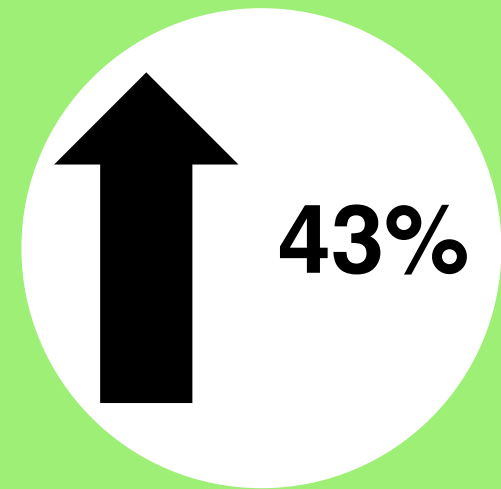
% HOME VALUES \$500,000+

Alamo Springs
591% HIGHER
than
Fredericksburg



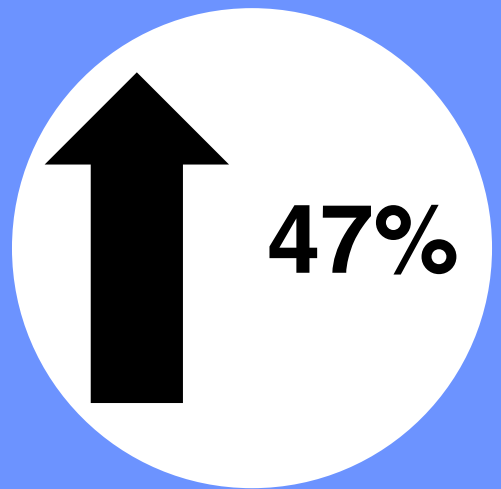
% HOUSEHOLD INCOMES \$100,000+

Alamo Springs
43% HIGHER
than
Fredericksburg



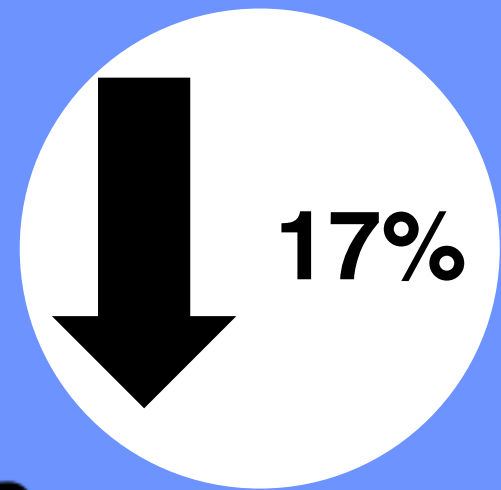
% HOUSEHOLD NET WORTH \$500,000+

Alamo Springs
47% HIGHER
than
Fredericksburg



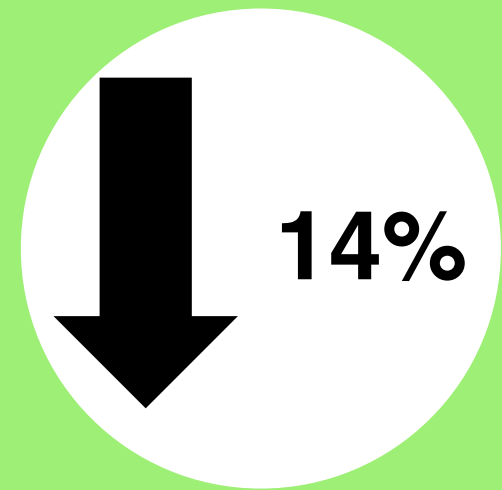
CRIME INDEX

Alamo Springs
17% LOWER
than
Fredericksburg



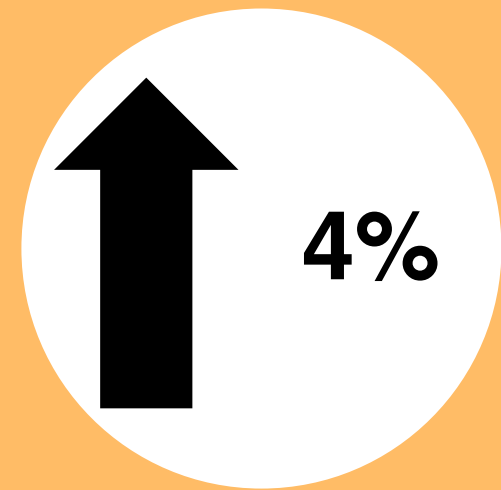
% ADULTS AT LEAST BACHELOR'S DEGREE

Alamo Springs
14% LOWER
than
Fredericksburg



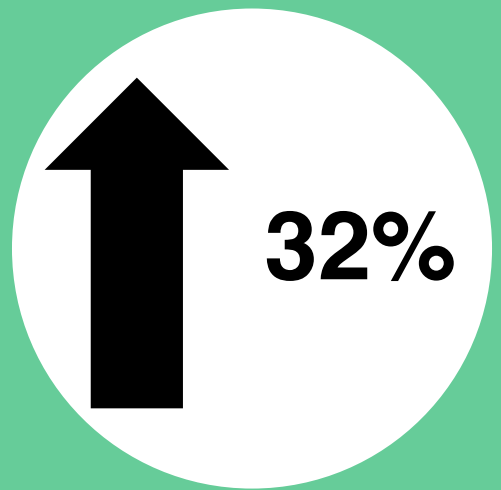
% HOMES WITH CHILDREN

Alamo Springs
4% HIGHER
than
Fredericksburg



% HOMES OWNER OCCUPIED

Alamo Springs
32% HIGHER
than
Fredericksburg



Infographics | Alamo Springs

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME

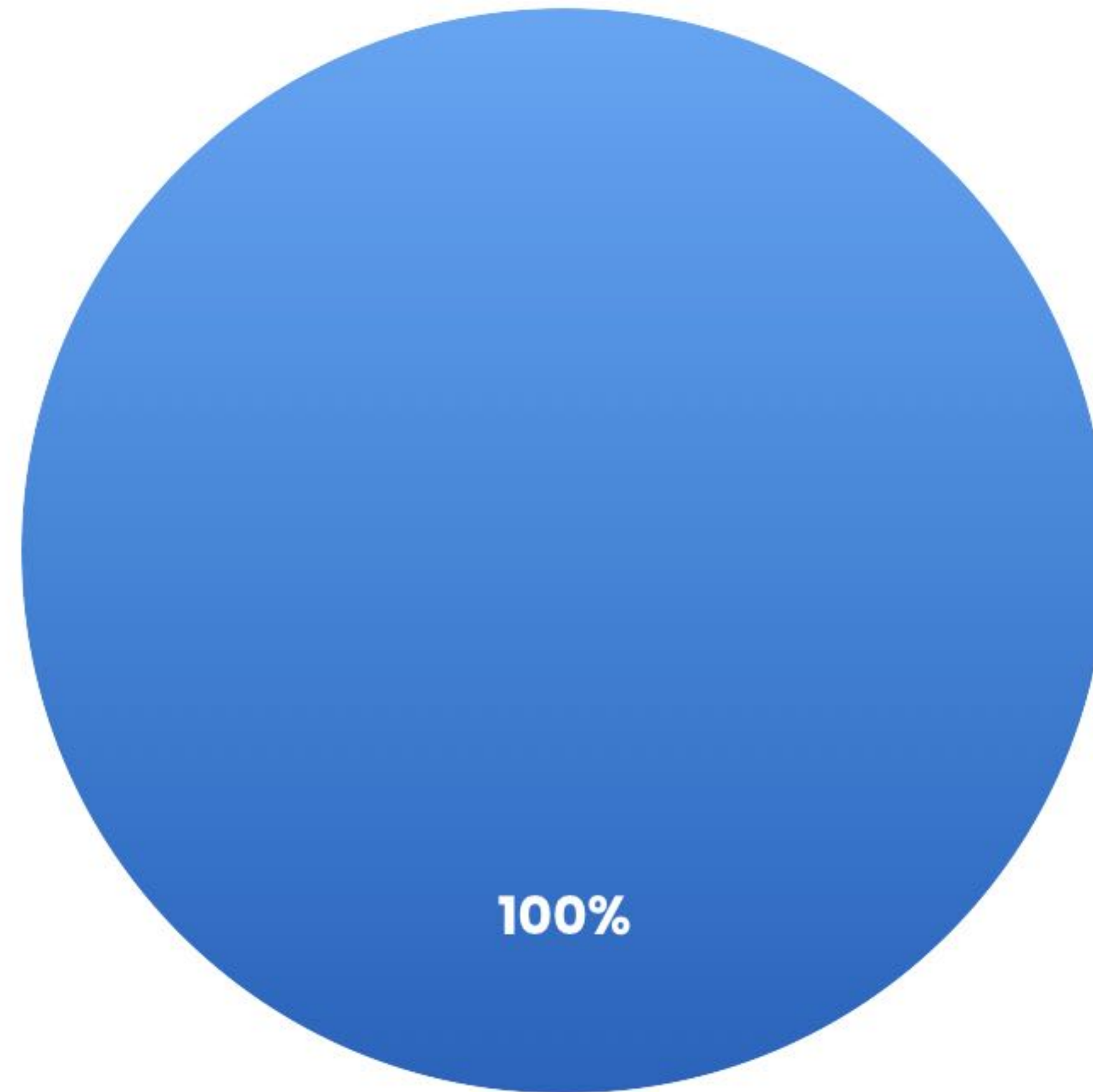


Households By Income

The largest group: \$50,000 - \$74,999 (28.8%)

The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Difference
<\$15,000	3.2%	-1.9%
\$15,000 - \$24,999	5.6%	-1.4%
\$25,000 - \$34,999	8.0%	+1.1%
\$35,000 - \$49,999	12.0%	+0.8%
\$50,000 - \$74,999	28.8%	+13.8%
\$75,000 - \$99,999	14.4%	+1.3%
\$100,000 - \$149,999	17.6%	-0.4%
\$150,000 - \$199,999	8.8%	-2.0%
\$200,000+	2.4%	-10.5%



100% The Great Outdoors

2.4 avg. household size

46 median age

Educated empty nesters

Longer commute times

Disproportionate % work from home

Low unemployment

Prefer domestic travel to international



LifeMode Group: Cozy Country Living

The Great Outdoors

6C

WHO ARE WE?

These neighborhoods are found in pastoral settings throughout the United States. Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land. They are more likely to invest in real estate or a vacation home than stocks. They are active gardeners and partial to homegrown and home-cooked meals. Although retirement beckons, most of these residents still work, with incomes slightly above the US level.

OUR NEIGHBORHOOD

- Over 55% of households are married-couple families; 36% are couples with no children living at home.
- Average household size is slightly smaller at 2.43.
- Typical of areas with rustic appeal, the housing inventory features single-family homes (76%) and mobile homes (16%); a significant inventory of seasonal housing is available (Index 398).
- Residents live in small towns and rural communities throughout the West, South, and Northeast regions of the country.
- More than half of all homes were constructed between 1970 and 2000.
- Most households have one or two vehicles; average travel time to work is slightly higher (28 minutes) despite a disproportionate number that work from home (Index 155).

SOCIOECONOMIC TRAITS

- Nearly 60% have attended college or hold a degree.
- Unemployment is lower at 8% (Index 88), but so is labor force participation at 60%.
- Typical of neighborhoods with older residents, income from retirement and Social Security is common, but residents also derive income from self-employment and investments.
- Residents are very do-it-yourself oriented and cost conscious.
- Many service their own autos, work on home improvement and remodeling projects, and maintain their own yards.
- They prefer domestic travel to trips abroad.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

Great SCHOOLS Assigned Schools' Scores & Distance from Property

Assigned school i

5/10

Comfort Elementary School

P O Box 157, Comfort, TX, 78013

Public district, PK-5 | 545 students

Distance: 11.54 miles

[Homes for sale](#)

Assigned school i

3/10

Comfort High School

P O Box 280, Comfort, TX, 78013

Public district, 9-12 | 315 students

Distance: 11.54 miles

[Homes for sale](#)

Assigned school i

5/10

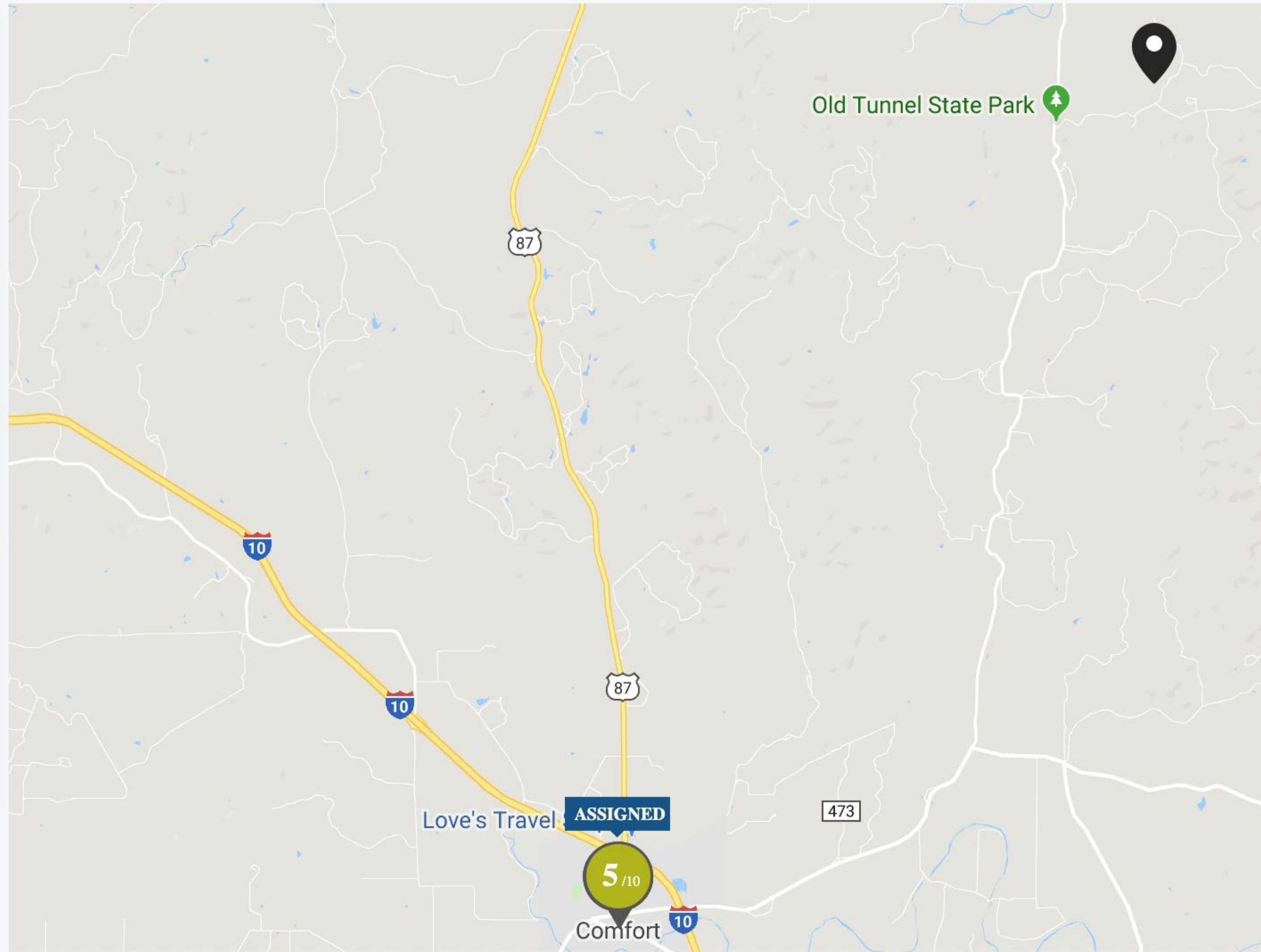
Comfort Middle School

P O Box 187, Comfort, TX, 78013

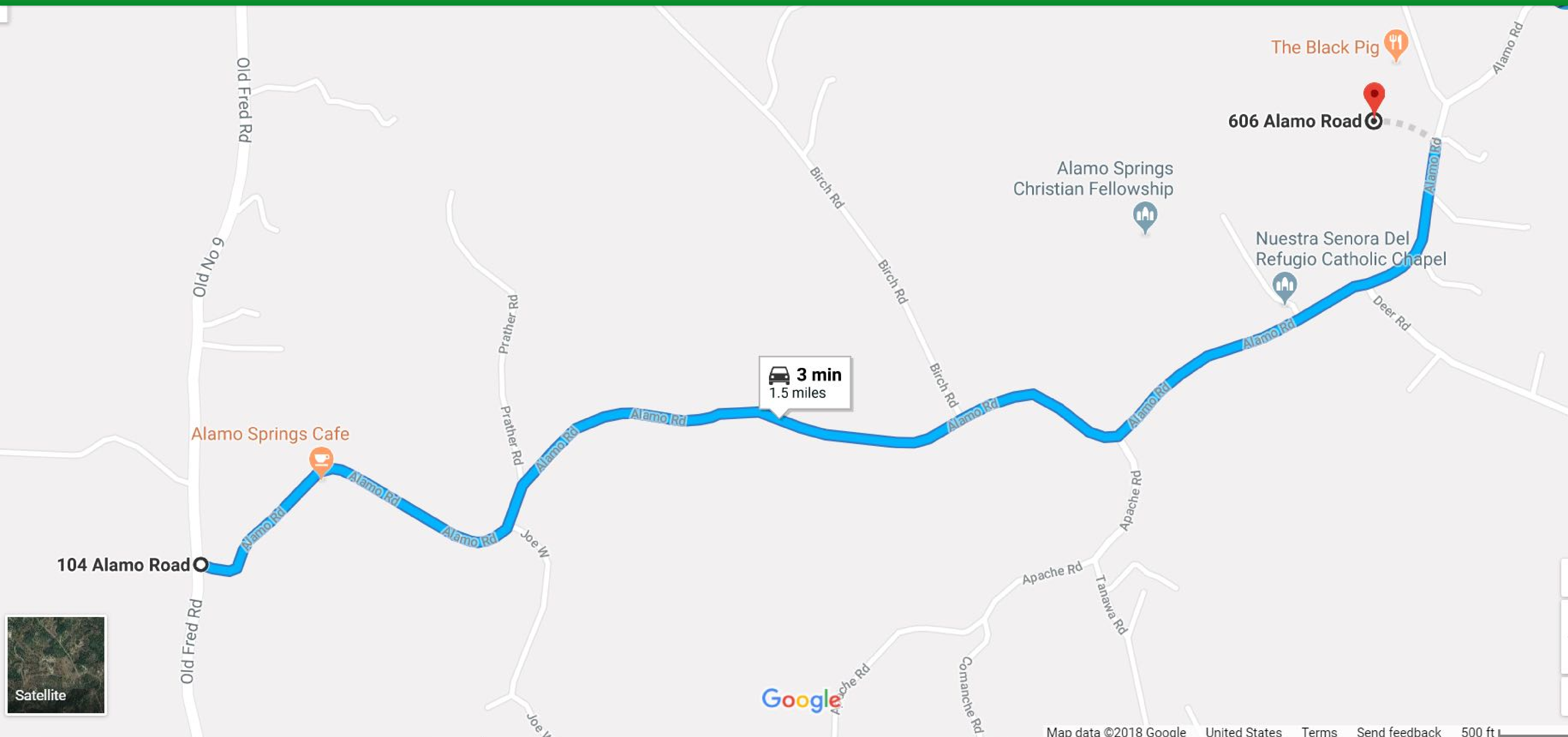
Public district, 6-8 | 254 students

Distance: 11.54 miles

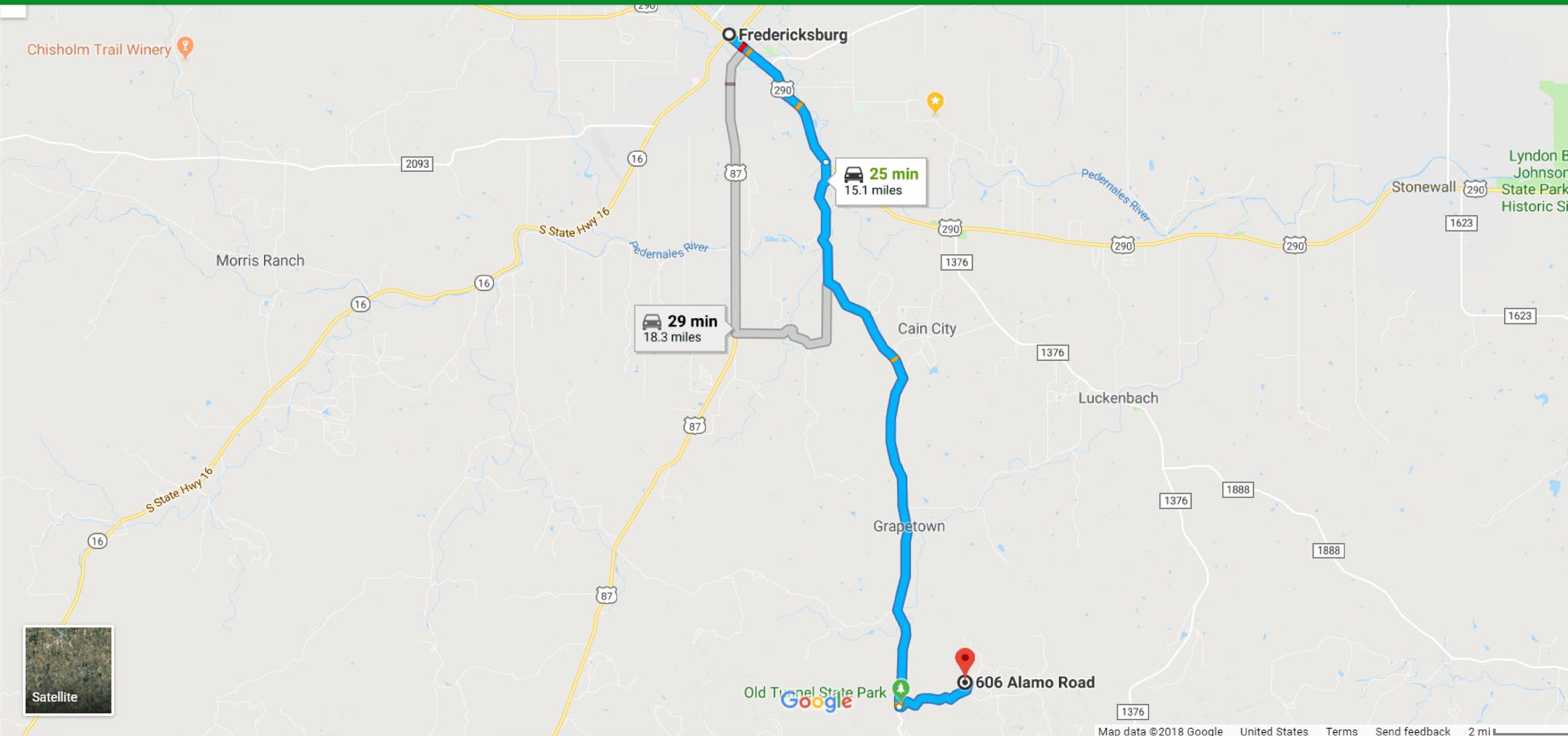
[Homes for sale](#)



1.5 from Alamo Springs Entrance | Old Fredericksburg RD at Alamo RD



15.1 MI from Downtown Fredericksburg



Chisholm Trail Winery

Morris Ranch

Fredericksburg

25 min
15.1 miles

29 min
18.3 miles

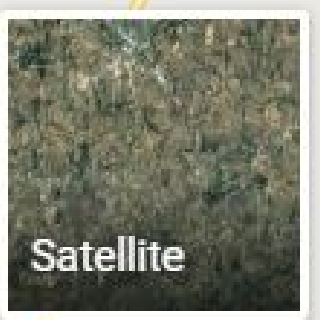
Cain City

Luckenbach

Grapetown

606 Alamo Road

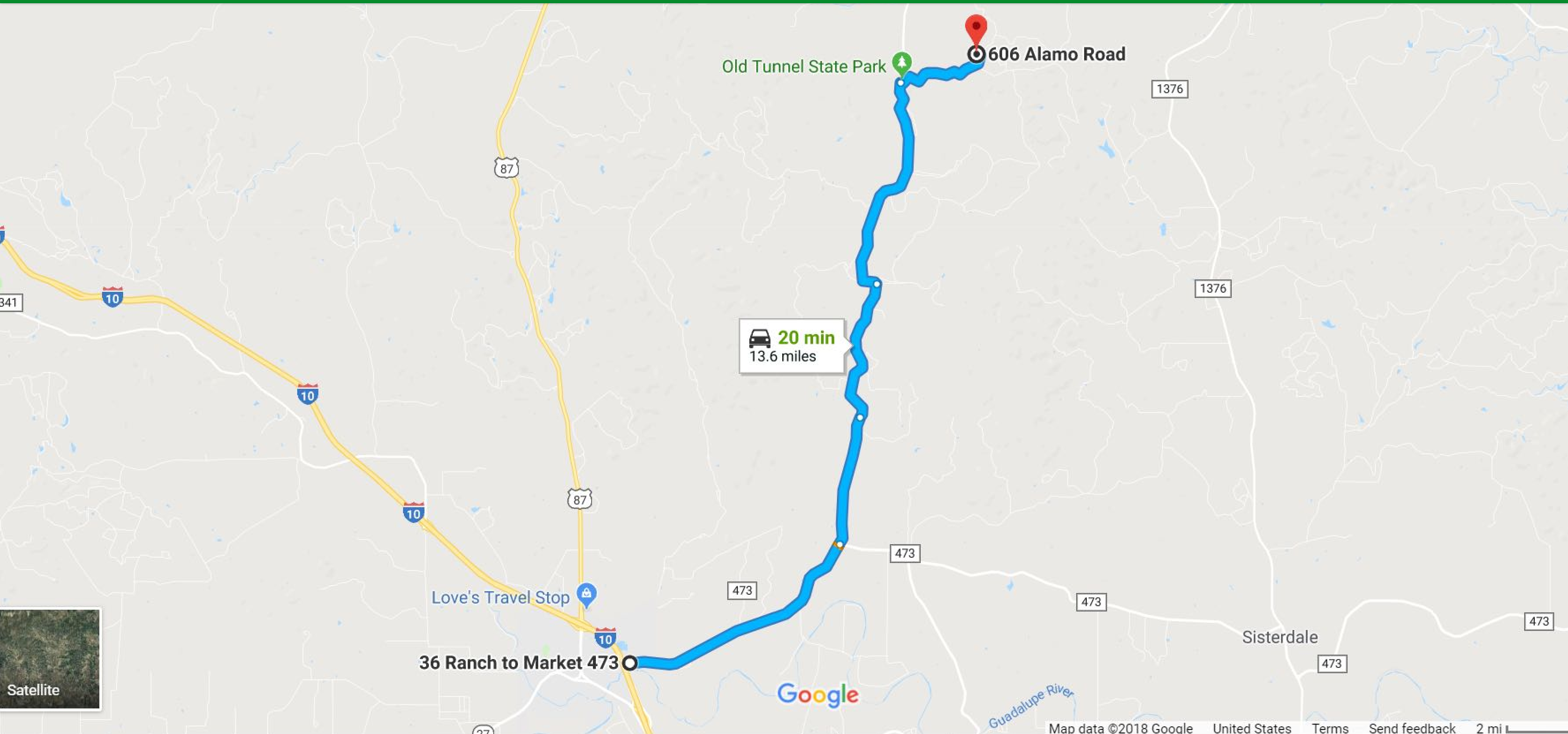
Lyndon B. Johnson State Park Historic Site



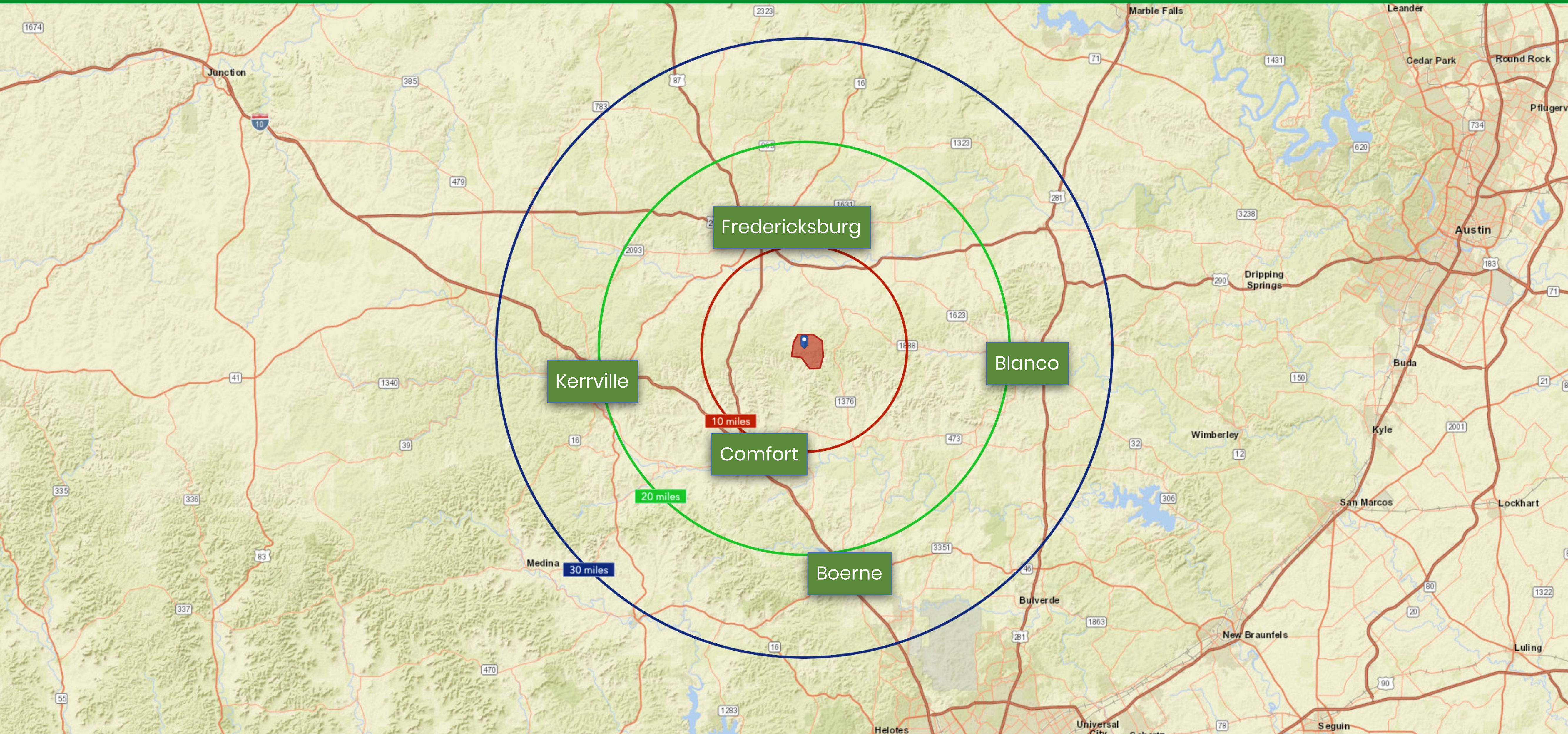
Satellite

Old Tunnel State Park

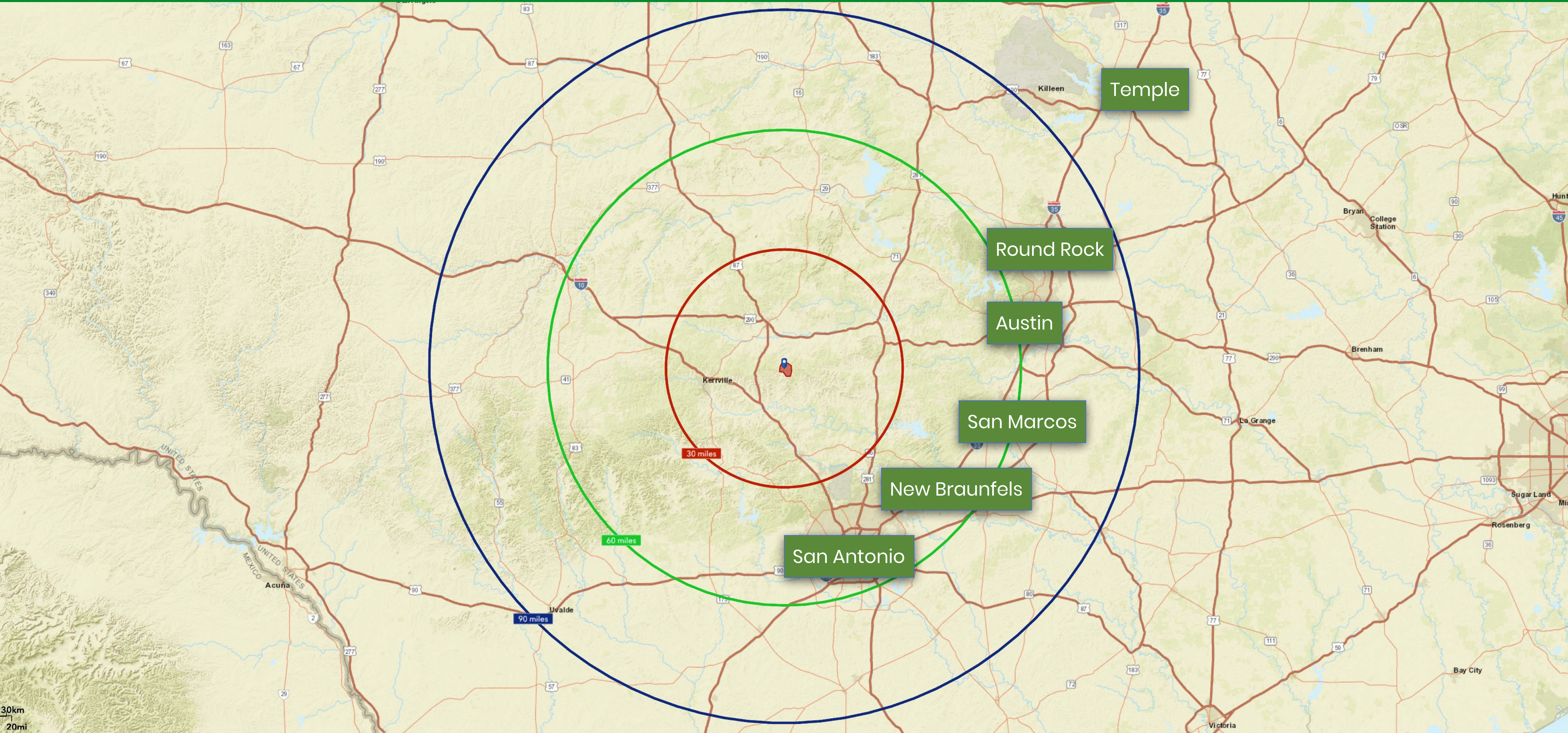
13.6 MI from I-10 at Comfort



10-20-30 MI Radii



30-60-90 MI Radii



30-60-90 MIN Drive Time

