

3.4 ACRES

PRIME COMMERCIAL | RETAIL

IH-10 WEST | BEXAR COUNTY



3.4 ACRES FOR SALE

FEATURES

- Platted
- Halfway Between Boerne and San Antonio
- 67,882 Cars Per Day
- 416 ft of Frontage on I-10
- OCL Zoning
- Water & Sewer Accessible
- Call for Pricing



TODD BEEBE, Broker

OFFICE: 210.682.1500

MOBILE: 210.410.9904

tbeebe@hoganre.com

HOGAN

COMMERCIAL PARTNERS

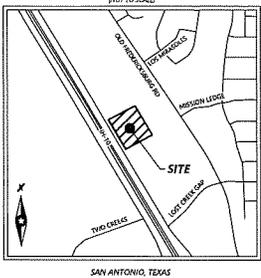
1618 Lockhill Selma Rd, San Antonio, TX 78213





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VICINITY MAP



LEGAL DESCRIPTION (GF NO. sct-48-4300112408104-DB)

BEGINNING, At a point 1/2 inch from and on the southwest right-of-way line of Interstate Highway 10, the south corner of the tract, said corner is 2,372.5 feet to a north-south direction from the southeast at the intersection of the southwest right-of-way line of Interstate Highway 10 and the northeast right-of-way line of S.A. 3351 (Highway 161 Road).

THENCE, South 82 degrees 30' 00" West (bearing as based on the deed recorded in Volume 4066, Page 339, Real Property Records Bexar County, Texas) 464.04 feet to the southeast right-of-way line of Interstate Highway 10, to a point 1/2 inch from and on the east corner of the tract.

THENCE, North 82 degrees 12' 32" East, 416.55 feet to a point 1/2 inch from and on the north corner of the tract.

THENCE, South 10 degrees 18' 00" East, 464.04 feet to a point 1/2 inch from and on the east corner of the tract.

THENCE, South 82 degrees 30' 00" West, 416.55 feet to the POINT OF BEGINNING.

LEGEND

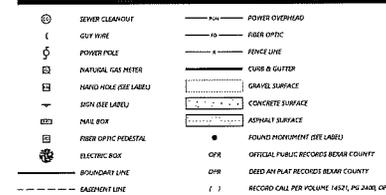


TABLE A ITEMS

- Monuments placed at all major corners of the boundary of the property.
- The subject property is addressed 25840 Interstate 10 West, San Antonio, Texas 78206.
- The foregoing property is located within Zone X according to FEMA FIRM Map No. 48029C0095F, dated September 29, 2010. Zone X is not within a 100 year flood zone.
- Subject tract area is 4.430 acres, or 192,968 square feet.
- Substantial features observed in the process of conducting the survey are shown hereon.
- Names of adjoining owners of planted lands according to current public records are shown hereon.
- The nearest intersecting street is shown hereon, where Interstate Highway 10 West Frontage Road and Lost Creek Gap meet.
- No evidence of earth moving work and construction was found on site.

SCH. B EXCEPTIONS (GF NO. sct-48-4300112105493-RJ)

The following notes correspond to the numbering system of Schedule B of the above an endorsed title survey.

- The following nature and all items of this document creating or affecting evidence of the existence of the subject tract must be noted unless or unless the contrary is shown.
- Lease Agreement dated April 1, 1993 by and between Mr. James Graham, as Lessor, and Western Outdoor Advertising Co., a corporation of Omaha, Nebraska, as Lessee, (Ded April 27, 1994, recorded in Volume 7440, Page 684, Real Property Records, Bexar County, Texas (SubMET 11/14/93, 4077-1077046).
- Interest in and to 18 East 34th, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded January 24, 1927 at Volume 108, Page 233, Deed Records, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the instrument referred to by the captioned, and the Guaranty makes no representation as to the ownership or holder of such interests (BLANKET IN NATURE, NOT RESTRICTED).
- Rights of reversion in possession, as results only, under recorded lease agreements.

GENERAL NOTES

- Bearings are based on the North American Datum of 1983 (NAD 83) Adjustment, Texas State Plane Coordinate System for the South Central Zone, NAD 83. Coordinates and distances shown hereon are surface.
- Distances are based on NAVD83.
- Deed instrument Volume 14521, Page 2400, Official Public Records Bexar County, Texas.
- This survey was completed using a Total Station (TS) of the make and model as stated on the drawing, with effective date January 15, 2024 (provided by Chicago Film Insurance Company).
- The underground utilities shown hereon have been located from field survey information and existing maps. The surveyor makes no guarantee that the underground utilities shown on this plan are in the area, when the service is abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated and although the surveyor does verify that they are located as accurately as possible from information available. The surveyor is not physically located the underground utilities.

CERTIFICATION

I, Mori Bagheri, and Chicago Title Insurance Company:

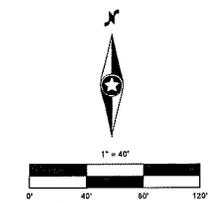
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards for Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 13, 14 and 16 of Table A (Minimum). The field work was completed on 08/27/2024.

Ethan C. Oelke, R.L.S., State License No. 4920, ethanoel@cti.com

DATE: 08/27/2024



Point #	Description	Point #	Description	Point #	Description
3700	10' OAK	3807	16' OAK	3807	18' OAK
3702	12' OAK	3808	20' OAK HT	3809	15' HACKBERRY
3703	12' OAK	3809	14' OAK	3810	11' OAK
3704	12' OAK	3810	14' OAK	3811	11' OAK
3705	12' OAK	3811	15' OAK	3812	16' OAK
3706	10' OAK	3812	11' OAK	3813	16' OAK
3707	12' OAK	3813	11' OAK	3814	16' OAK
3708	10' OAK	3814	16' OAK	3815	15' OAK
3709	9' OAK	3815	13' OAK	3816	14' OAK
3710	9' OAK	3816	10' OAK	3817	12' OAK
3711	10' OAK	3817	10' OAK	3818	16' OAK
3712	9' OAK	3818	9' OAK	3819	14' HACKBERRY HT
3713	10' OAK	3819	10' OAK	3820	11' HACKBERRY HT
3714	11' OAK	3820	11' OAK	3821	22' OAK
3715	11' OAK	3821	12' OAK	3822	21' OAK
3716	10' OAK	3822	21' OAK HT	3823	30' OAK
3717	10' OAK	3823	13' OAK	3824	21' OAK HT
3718	20' OAK HT	3824	14' OAK	3825	15' OAK
3719	10' OAK	3825	14' OAK	3826	20' OAK
3720	12' OAK	3826	14' OAK	3827	20' OAK
3721	21' OAK	3827	12' OAK	3828	21' OAK
3722	21' OAK	3828	12' OAK	3829	22' OAK
3723	20' OAK	3829	8' OAK	3830	14' OAK
3724	20' OAK	3830	14' OAK	3831	20' OAK
3725	20' OAK	3831	15' OAK	3832	20' OAK
3726	10' OAK	3832	11' OAK	3833	20' OAK
3727	10' OAK	3833	11' OAK	3834	18' OAK
3728	11' OAK	3834	13' OAK	3835	14' OAK
3729	11' OAK	3835	6' OAK	3836	14' OAK
3730	15' OAK HT	3836	12' OAK	3837	24' OAK
3731	12' OAK	3837	10' OAK	3838	10' OAK
3732	10' OAK	3838	9' OAK	3839	40' OAK HT
3733	10' OAK	3839	15' OAK	3840	17' OAK
3734	12' OAK	3840	6' OAK	3841	18' OAK
3735	10' OAK	3841	13' HACKBERRY	3842	17' OAK
3736	9' OAK	3842	15' OAK	3843	11' OAK
3737	17' OAK	3843	10' OAK	3844	10' OAK HT
3738	11' OAK	3844	9' OAK	3845	16' OAK
3739	9' OAK	3845	11' OAK	3846	9' OAK
3740	10' OAK	3846	12' OAK	3847	10' OAK HT
3741	20' OAK HT	3847	14' OAK	3848	9' OAK
3742	10' OAK	3848	11' OAK	3849	17' OAK
3743	10' OAK	3849	13' OAK	3850	12' OAK
3744	9' OAK	3850	13' OAK	3851	18' OAK
3745	11' OAK	3851	15' OAK	3852	17' OAK
3746	12' OAK	3852	15' OAK	3853	10' OAK
3747	10' OAK	3853	15' OAK	3854	9' OAK
3748	10' OAK	3854	10' OAK	3855	19' OAK
3749	11' OAK	3855	20' OAK	3856	17' OAK
3750	11' OAK	3856	30' OAK	3857	20' OAK HT
3751	14' OAK	3857	11' OAK	3858	7' OAK
3752	11' OAK	3858	11' OAK	3859	18' OAK
3753	10' OAK	3859	24' OAK HT	3860	21' OAK
3754	10' OAK	3860	20' OAK	3861	9' OAK
3862	20' OAK	3861	21' OAK	3863	16' OAK
3864	11' OAK	3862	15' OAK	3865	23' OAK HT
3866	24' OAK	3863	25' OAK	3867	10' OAK
3868	25' OAK	3864	22' OAK	3868	14' OAK
3865	19' OAK	3865	19' OAK	3869	7' OAK
3864	12' OAK	3866	22' OAK	3870	16' OAK



PROJECT	1127700	ISSUE	
DRAWN	ESD	REVISIONS	
CHECKED	WGL		
DATE	04/18/2024		
FIELD WORK DATE	01/08/2024		

PREPARED FOR:

Mori Bagheri
60 High Crescent
San Antonio, Texas 78257

ALTA/NSPS
LAND TITLE SURVEY

A 4.430 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. MCCULLOUGH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING THAT SAME 4.430 ACRE TRACT RECORDED IN VOLUME 14521, PAGE 2400, OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS

Westwood

Phone: (210) 265-8200 311 North Loop 1504 East, Suite 200
Tulsa, OK 74103-1510
www.westwoodal.com

Westwood Professional Services, Inc.
10000 W. Highway 190, Suite 100
Tulsa, Oklahoma 74117

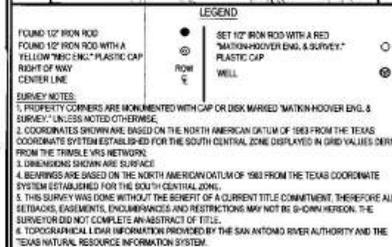
SHEET NUMBER

1 of **1**

DATE: 08/27/2024

RECORDER'S MEMORANDUM
 AT THE TIME OF RECONSTRUCTION, THE
 SURVEY WAS CONDUCTED IN ACCORDANCE
 WITH THE REQUIREMENTS OF THE
 TEXAS PROFESSIONAL LAND SURVEYING
 ACT, CHAPTER 81, SUBCHAPTER C, OF THE
 TEXAS NATURAL RESOURCES INFORMATION
 SYSTEM, AND THE TEXAS PROFESSIONAL
 ENGINEERING ACT, CHAPTER 1003, OF THE
 TEXAS NATURAL RESOURCES INFORMATION
 SYSTEM.

Book 9704 Page 86
 Date: 2/16/2016 14:42:35
 Plat: 160313
 County: BEXAR



STATE OF TEXAS
 COUNTY OF KENDALL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF DIRECTOR OF PUBLIC WORKS APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS CURRENTLY CONSTRUCTED ON THE LOT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF A SYSTEM THAT IS IN COMPLIANCE WITH THE APPLICABLE RULES AND REGULATIONS.

JOSHUA J. VALENTA
 LICENSED PROFESSIONAL ENGINEER #114592
 MATKINHOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
 COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA VALENTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF July A.D. 2016

Shari M. Yarnall
 NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKINHOOVER ENGINEERING & SURVEYING.

JEFF BOULDER
 REGISTERED PROFESSIONAL LAND SURVEYOR #4939
 MATKINHOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JOSHUA J. VALENTA
 LICENSED PROFESSIONAL ENGINEER #114592
 MATKINHOOVER ENGINEERING & SURVEYING

WATER IMPACT FEE NOTE:
 WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

WASTEWATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

DEED NOTE:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS IS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG H-10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 369.17.

CROSS ACCESS:
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 30-506(K)

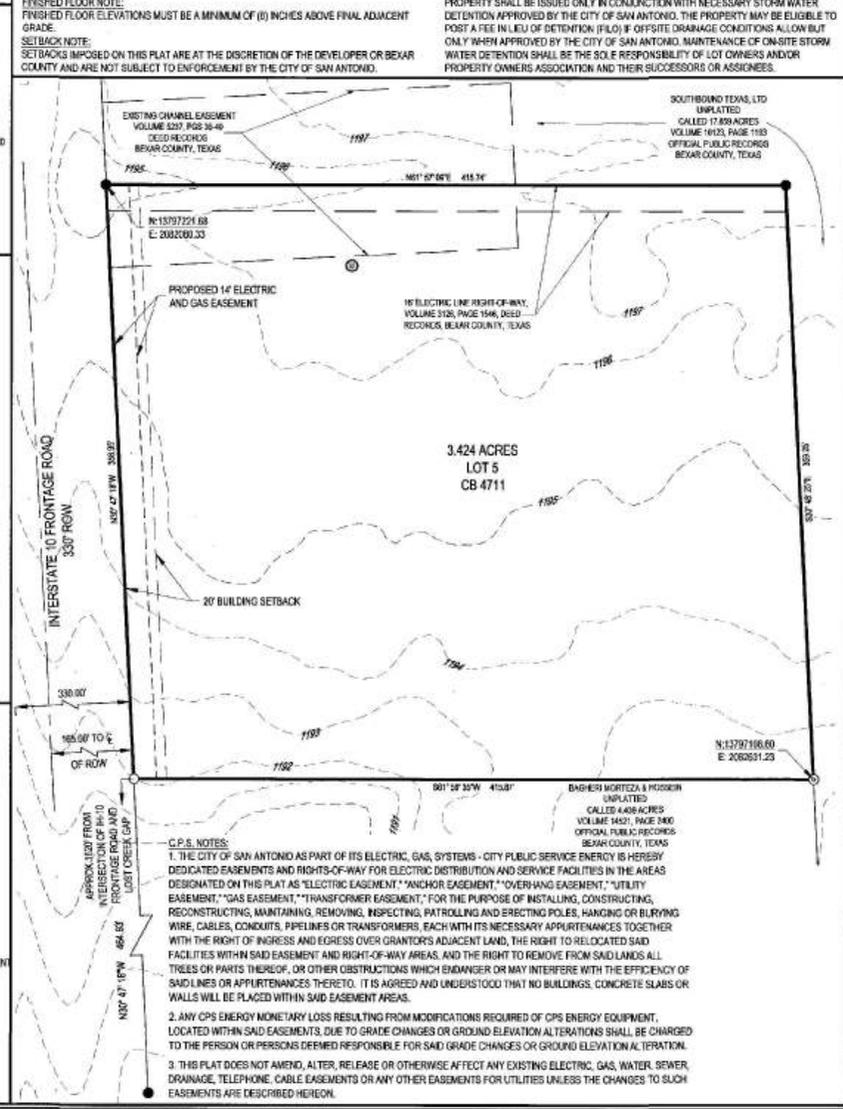
FINISHED FLOOR NOTE:
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK NOTE:
 SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:
 THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MANDATORY DETENTION NOTE:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.



PLAT NO: 160313
 PLAT ESTABLISHING
 MI CASA

BEING A TOTAL OF 3.424 ACRES TRACT OF LAND, LOCATED IN THE J.M. McCLUGG SURVEY NO. 28, ABSTRACT NO. 439, BEXAR COUNTY, TEXAS, SAID 3.424 ACRE TRACT BEING THAT CERTAIN 3.47 ACRE TRACT OF LAND, RECORDED IN VOLUME 1216, PAGE 666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOT 5, CB 4711.

MATKINHOOVER
 ENGINEERING & SURVEYING

DATE: JULY 2016
 JOB NO. 2761.00

SCALE: 1"=50'

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SANDY EHRLICH
 AGENT
 25800 H 10 WEST FRONTAGE ROAD
 BOERNE, TX 78006
 214-694-6672

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SANDY EHRLICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF July A.D. 2016

Shari M. Yarnall
 NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS 28th DAY OF July A.D. 2016

Dr. W. W. Wagoner
 DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF MI CASA HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 27th DAY OF July A.D. 2016

W. W. Wagoner
 DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF MI CASA HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 27th DAY OF July A.D. 2016

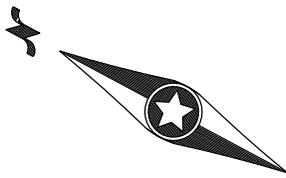
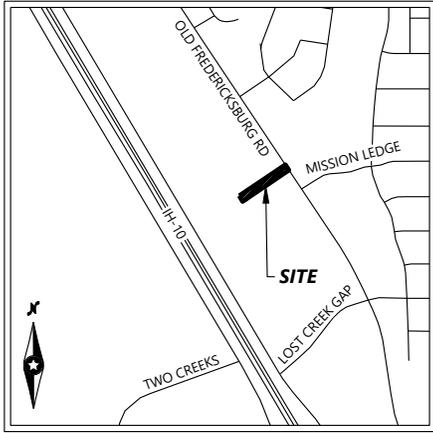
Gerard Krickhoff
 COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF July A.D. 2016 AT 1:58 PM AND DULY RECORDED THE 27th DAY OF July A.D. 2016 AT 1:58 PM IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME 1764 ON PAGE 46 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF July A.D. 2016.

COUNTY CLERK, BEXAR COUNTY, TEXAS

Crystal Hernandez DEPUTY

VICINITY MAP

© 2024 Westwood Professional Services, Inc.



1" = 100'



0' 100' 200'

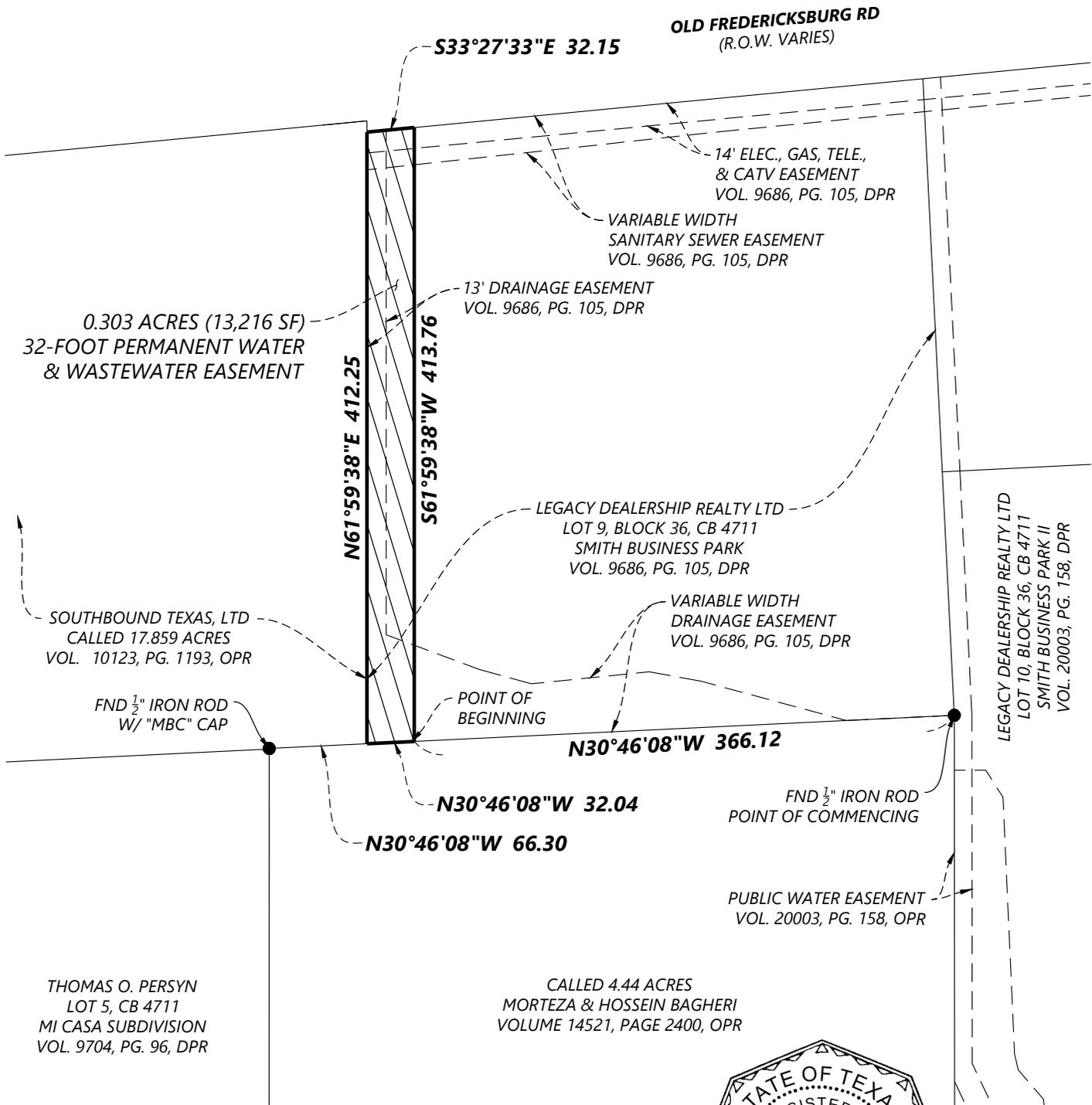
PROJECT NAME: BAGHERI TRACT - SAWS PARCEL NO. PXX-XXX

NOTES:

THIS EXHIBIT OF A 32-FOOT WIDE PERMANENT WATER & WASTEWATER EASEMENT IS COMPLETED IN CONJUNCTION WITH FIELD NOTE DESCRIPTION OF SAME PROJECT NO. 51727.00 AND DATE, JULY 31ST, 2024, AND SHOWN HEREON.

BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT)

DPR = BEXAR COUNTY DEED AND PLAT RECORDS
OPR = BEXAR COUNTY OFFICIAL PUBLIC RECORDS



Ethan Oelke

N:\0051727.00\06 CAD\DWG\SURVEY\C3D\0051727.00V-ESMT-240722.DWG

PROJECT NO.: 51727.00
CHECKED: ECO
DRAWN: ECO
FIELD CREW: IS/PJ
FIELD WORK DATE: 5/2/2024



Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

A 0.303 ACRE TRACT SITUATED IN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING OUT LOT 9, BLOCK 36, SMITH BUSINESS PARK, RECORDED IN VOLUME 9686, PAGE 105, BEXAR COUNTY DEED AND PLAT RECORDS

SHEET NUMBER:

1 OF 1

DATE: 07/31/2024



Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date