

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

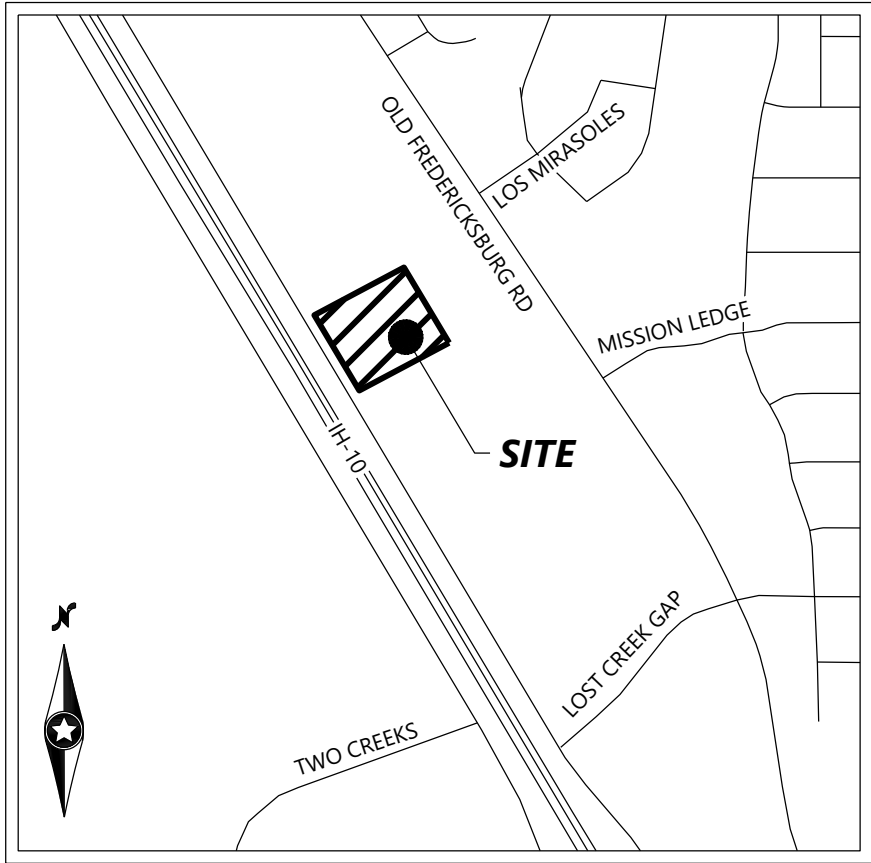
COMMERCIAL PARTNERS

1618 Lockhill Selma Rd, San Antonio, TX 78213



VICINITY MAP

(NOT TO SCALE)



SAN ANTONIO, TEXAS

LEGAL DESCRIPTION (PER GF NO. sct-48-4300112408242-DB)

LOT 5, COUNTY BLOCK 4711, MI CASA, IN BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9704, PAGE 96, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

TABLE A ITEMS

- Monuments placed at all major corners of the boundary of the property.
- The subject property is addressed: 25930 Interstate 10 West, San Antonio, Texas 78006.
- 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 3.425 acres, or 149,198 square feet.
- Substantial features observed in the process of conducting the survey are shown hereon.
- Names of adjoining owners of platted 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 (PER GF NO. sct-48-4300112105493-RJ)

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. SURVEYOR'S NOTES IN ITALICS.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded at Volume 1097, Page 282, 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 interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). *BLANKET IN NATURE*

g. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat: Purpose: 14' electric and gas easement Affects: As depicted thereon. Recording No: Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS, SHOWN HEREON*

h. 20' building setback as shown on plat recorded in Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS SHOWN HEREON*

i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: San Antonio Public Service Purpose: electric easement Recording Date: October 8, 1941 Recording No: Volume 1867, Page 72, Deed Records, Bexar County, Texas. Affects: As stated therein. *BLANKET IN NATURE*

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company Purpose: utility easement Recording Date: March 4, 1964 Recording No: Volume 5113, Page 334, Deed Records, Bexar County, Texas. Affects: As stated therein. *DOES NOT AFFECT*

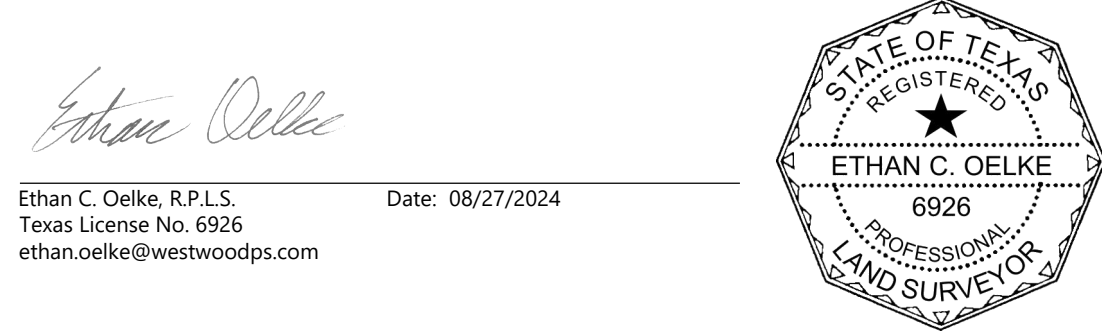
k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: State of Texas Purpose: Channel Easement Recording Date: September 22, 1964 Recording No: Volume 5237, Page 35, Deed Records, Bexar County, Texas. Affects: As stated therein. Depicted on plat recorded in Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS, SHOWN HEREON*

l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of San Antonio Purpose: electric easement Recording Date: June 6, 1984 Recording No: Volume 3126, Page 1546, Real Property Records, Bexar County, Texas. Affects: As stated therein. Depicted as a 16' electric right of way on plat recorded in Volume 9704, Page 96, Deed and Plat Records, Bexar County, Texas. *AFFECTS, SHOWN HEREON*

CERTIFICATION

To Thomas Persyn, 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 Standard Detail Requirements for ALTA/NSPS 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 thereof. The field work was completed on 03/08/2024.



Ethan C. Oelke, R.P.L.S.
Texas License No. 6926
ethan.oelke@westwoodps.com

Date: 08/27/2024

PREPARED FOR:

Thomas Persyn
201 Tom Creek Lane
Canyon Lake, Texas 78133

ALTA/NSPS
LAND TITLE SURVEY

A 3.425 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. McCULLOUGH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING LOT 5, MI CASA SUBDIVISION, RECORDED IN VOLUME 9704, PAGE 96, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS

Westwood

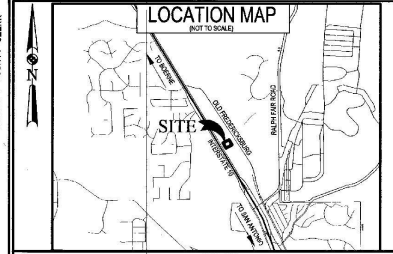
Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. F-11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

1 OF 1

DATE: 08/27/2024



LEGEND

FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD WITH A
YELLOW "MHC ENG." PLASTIC CAP
RIGHT OF WAY
CENTER LINE

SET 1/2" IRON ROD WITH A RED
"MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
WELL

SURVEY NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "MATKIN-HOOVER ENG. & SURVEY" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK).
3. DIMENSIONS SHOWN ARE SURFACE.
4. BORNINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
6. TOPOGRAPHICAL LIDAR INFORMATION PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY AND THE TEXAS NATURAL RESOURCE INFORMATION SYSTEM.

STATE OF TEXAS
COUNTY OF KENDALL

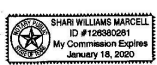
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF DIRECTOR OF PUBLIC WORKS APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY 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
MATKIN-HOOVER 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. Marcelle
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 MATKIN-HOOVER ENGINEERING & SURVEYING.

JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR #4939
MATKIN-HOOVER 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
MATKIN-HOOVER ENGINEERING & SURVEYING

SAWS 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.

TODOT:

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 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 I-10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 369.0'.

CROSS ACCESS:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506.9(K)

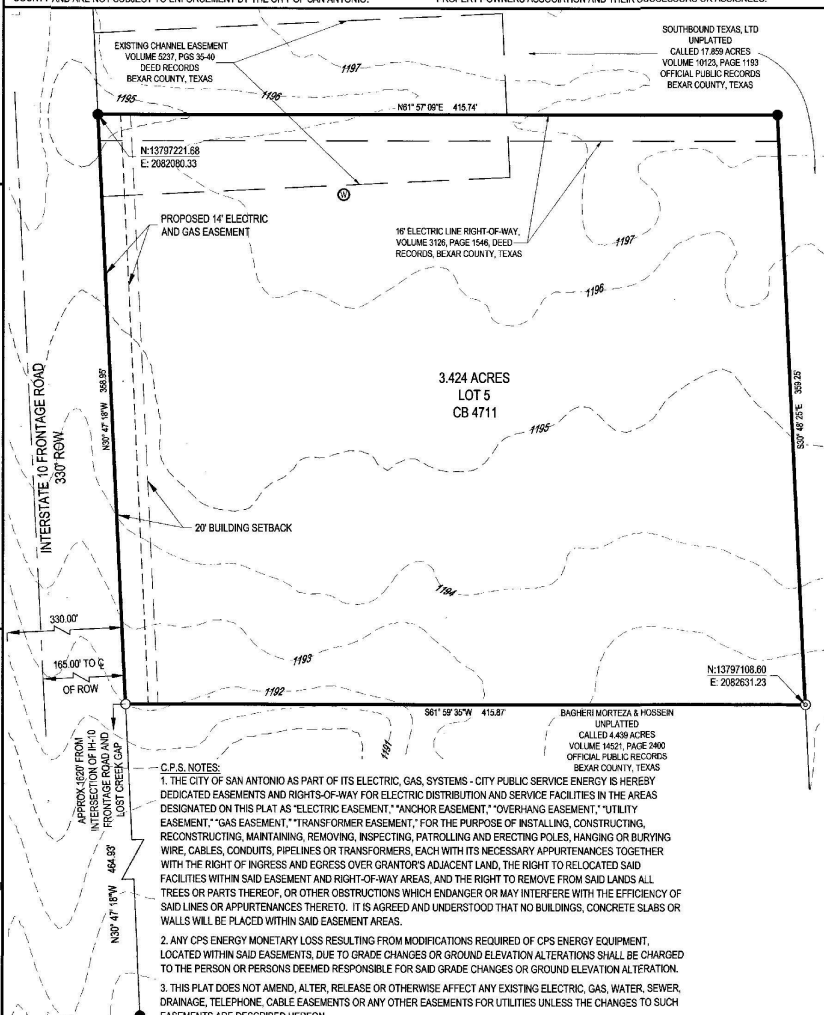
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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 IMPEDE 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.



C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRE, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATED SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

PLAT NO: 160313

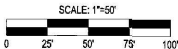
PLAT ESTABLISHING
MI CASA

BEING A TOTAL OF 3.424 ACRE TRACT OF LAND, LOCATED IN THE J.M. MCCULLOUGH SURVEY NO. 28, ABSTRACT NO. 528, BEXAR COUNTY, TEXAS, SAID 3.424 ACRE TRACT BEING THAT CERTAIN 3.421 ACRE TRACT OF LAND, RECORDED IN VOLUME 12106, PAGE 646, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOT 5, CB 4711.

MATKIN-HOOVER
ENGINEERING
& SURVEYING

114592-14833-3
REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION MANAGER CONSULTANTS

DATE: JULY 2016
JOB NO. 2761.00



STATE OF TEXAS
COUNTY OF BEXAR

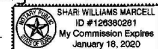
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

SANDY EHRLICH
AGENT
25830 H 10 WEST FRONTAGE ROAD
BOERNE, TX 78006
210-688-6672

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 15th DAY OF July, A.D. 2016.

Shari M. Marcelle
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

BY: Dor Wagon
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

BY: Mervin P.
DIRECTOR OF DEVELOPMENT SERVICES



STATE OF TEXAS
COUNTY OF BEXAR

GERARD RICKERT, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF July, A.D. 2016, AT 1:58 PM, AND DULY RECORDED THE 29th DAY OF July, A.D. 2016, IN VOLUME 12106, PAGE 646, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF July, A.D. 2016.

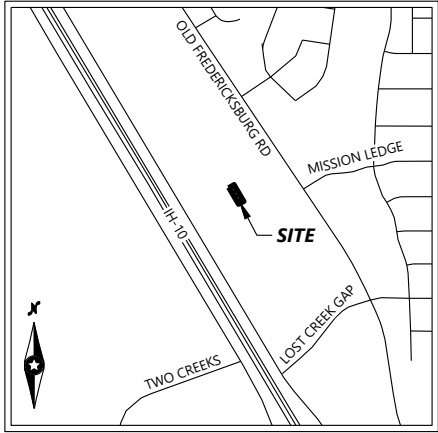


COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Crystal Hernandez, DEPUTY

VICINITY MAP

© 2024 Westwood Professional Services, Inc.



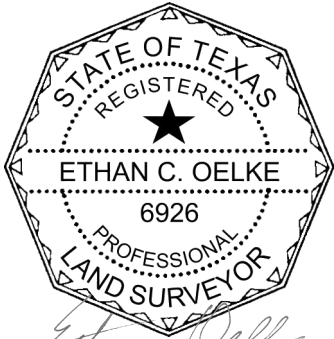
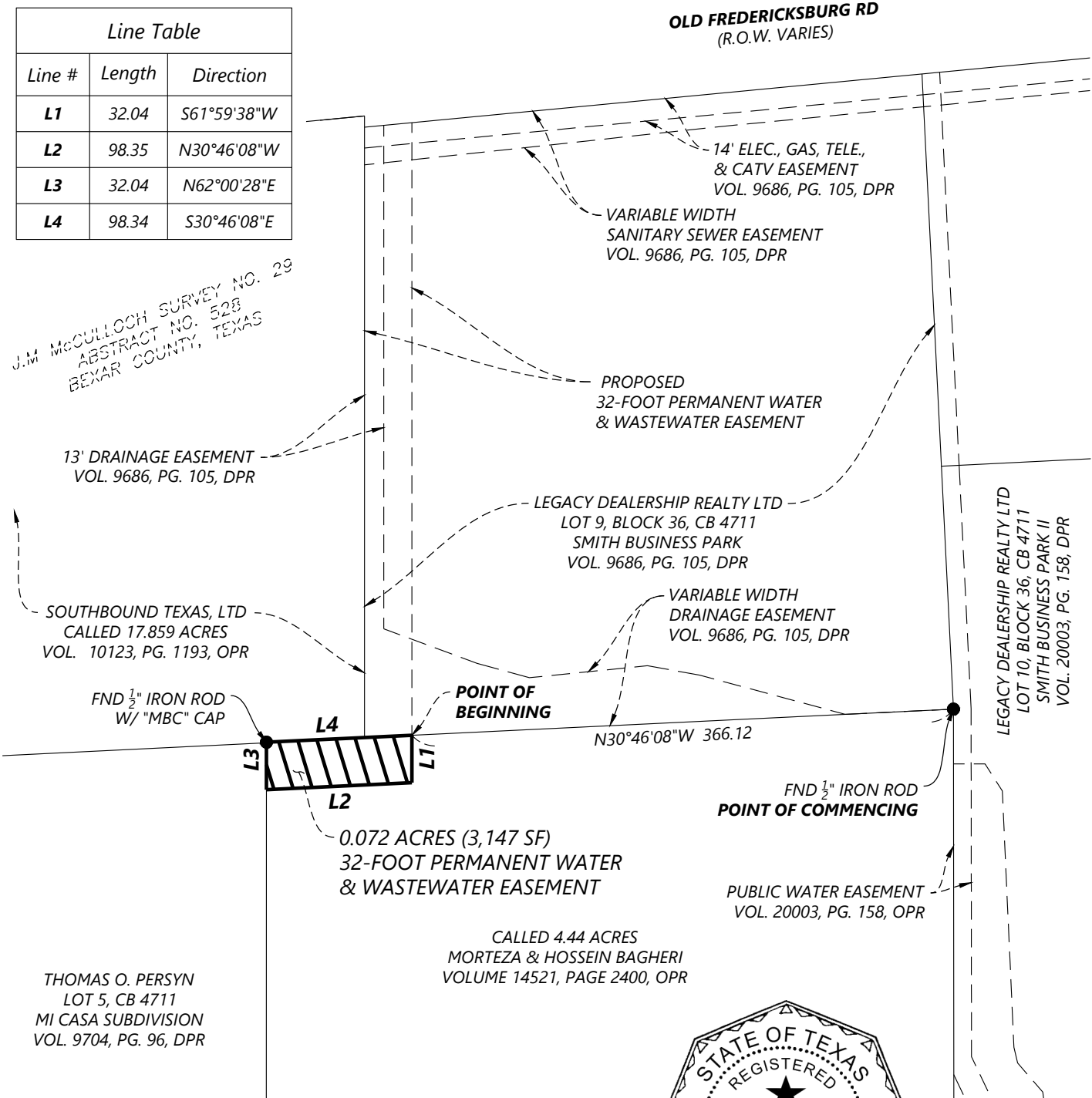
PROJECT NAME: BAGHERI TRACT - SAWS PARCEL NO. PXX-XXX

NOTES:
THIS EXHIBIT OF A 32-FOOT WIDE UTILITY EASEMENT IS COMPLETED IN CONJUNCTION WITH FIELD NOTE DESCRIPTION OF SAME PROJECT NO. 51727.00 AND DATE, SEPTEMBER 22ND, 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

Line Table		
Line #	Length	Direction
L1	32.04	S61°59'38"W
L2	98.35	N30°46'08"W
L3	32.04	N62°00'28"E
L4	98.34	S30°46'08"E



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

Westwood

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. F-11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

A 0.072 ACRE TRACT SITUATED IN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 4.44 ACRE TRACT, RECORDED IN VOLUME 14521, PAGE 2400, BEXAR COUNTY OFFICIAL PUBLIC RECORDS

SHEET NUMBER:

1 OF 1

DATE: 09/22/2024

FIELD NOTES

For a 0.072 Acre Tract (3,147 Square Feet)
(32-foot Permanent Water & Wastewater Easement)

Project Name: Bagheri Tract
SAWS Parcel No. PXX-XXX
September 22nd, 2024

FIELD NOTE DESCRIPTION of a 0.072 acre tract situated in the J.M. McCulloch Survey No. 29, Abstract No. 528, County Block 4711, Bexar County, Texas, being out of a called 4.44 acre tract described in deed to Morteza and Hossein Bagheri, recorded in Volume 14521, Page 2400, of the Bexar County Official Public Records; in all, said 0.072 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the northwest line of Lot 10, Block 36, C.B. 4711, Smith Business Park II, recorded in Volume 20003, Page 158, said Deed and Plat Records, for the south corner of Lot 9, Block 36, CB 4711, Smith Business Park, recorded in Volume 9686, Page 105, Bexar County Deed and Plat Records, coincident with the east corner of said 4.44 acre tract;

THENCE, along the common southwest line of said Lot 9 and northeast line of said 4.44 acres, North 30°46'08" West, 366.12 feet to the east corner and **POINT OF BEGINNING** of the herein described tract;

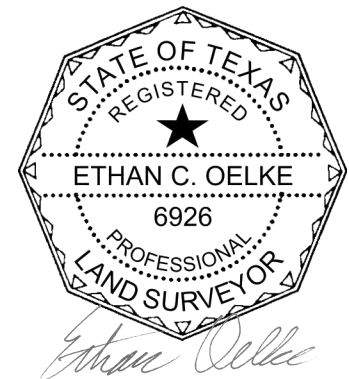
THENCE, over and across said 4.44 acre tract, the following courses:

1. South 61°59'38" West, 32.04 feet to the south corner of the herein described tract, and
2. North 30°46'08" West, 98.35 feet to a point on the southeast line of Lot 5, Mi Casa Subdivision, recorded in Volume 9704, Page 96, said Deed and Plat Records;

THENCE, along the common southeast line of said Lot 5 and northwest line of said 4.44 acre tract and the herein described tract of land, North 62°00'28" East, 32.04 feet to a 1/2" iron rod with cap stamped "MBC" found for the east corner of said Lot 5, coincident with the north corner of said 4.44 acre tract and the herein described tract of land;

THENCE, along the northeast line of said 4.44 acre tract, South 30°46'08" East, 98.34 feet to the **POINT OF BEGINNING**.

Containing in all, 0.072 acres or 3,147 square feet of land. Bearings are based on the Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD 83, 2011 adjustment). This field note description was prepared in conjunction with that exhibit of a 0.072 acre tract for project no. 51727.00 of same date, September 22nd, 2024 by Westwood Professional Services.





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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date