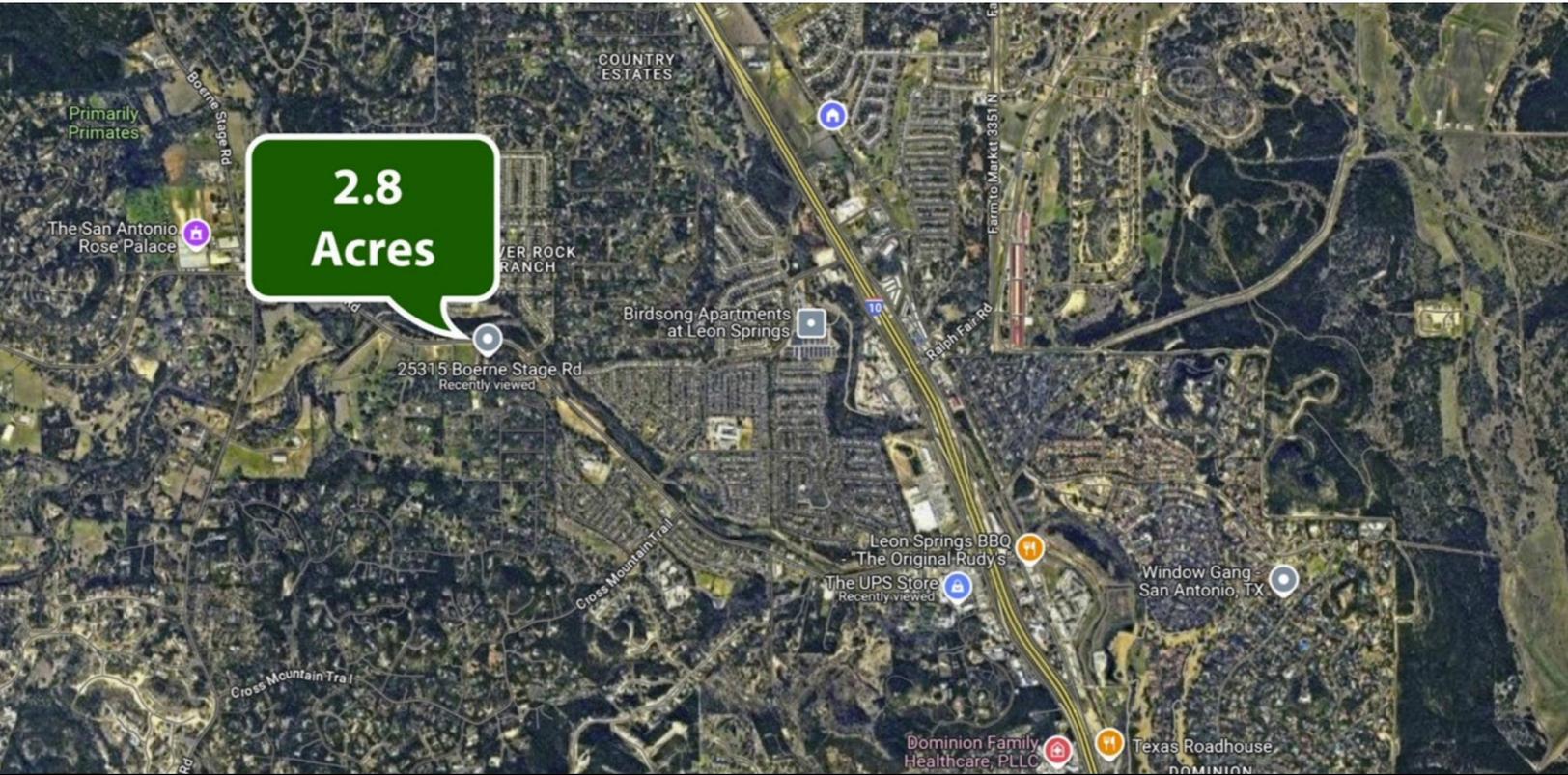




2.8 Acre Office/Retail

25315 Boerne Stage Rd.



**Todd Beebe
Broker**

tbeebe@hoganre.com

Office:
210.682.1500
Mobile:
210.410.9904

SAWS Water & Sewer

Outside City Limits

6,000 Vehicles Per Day

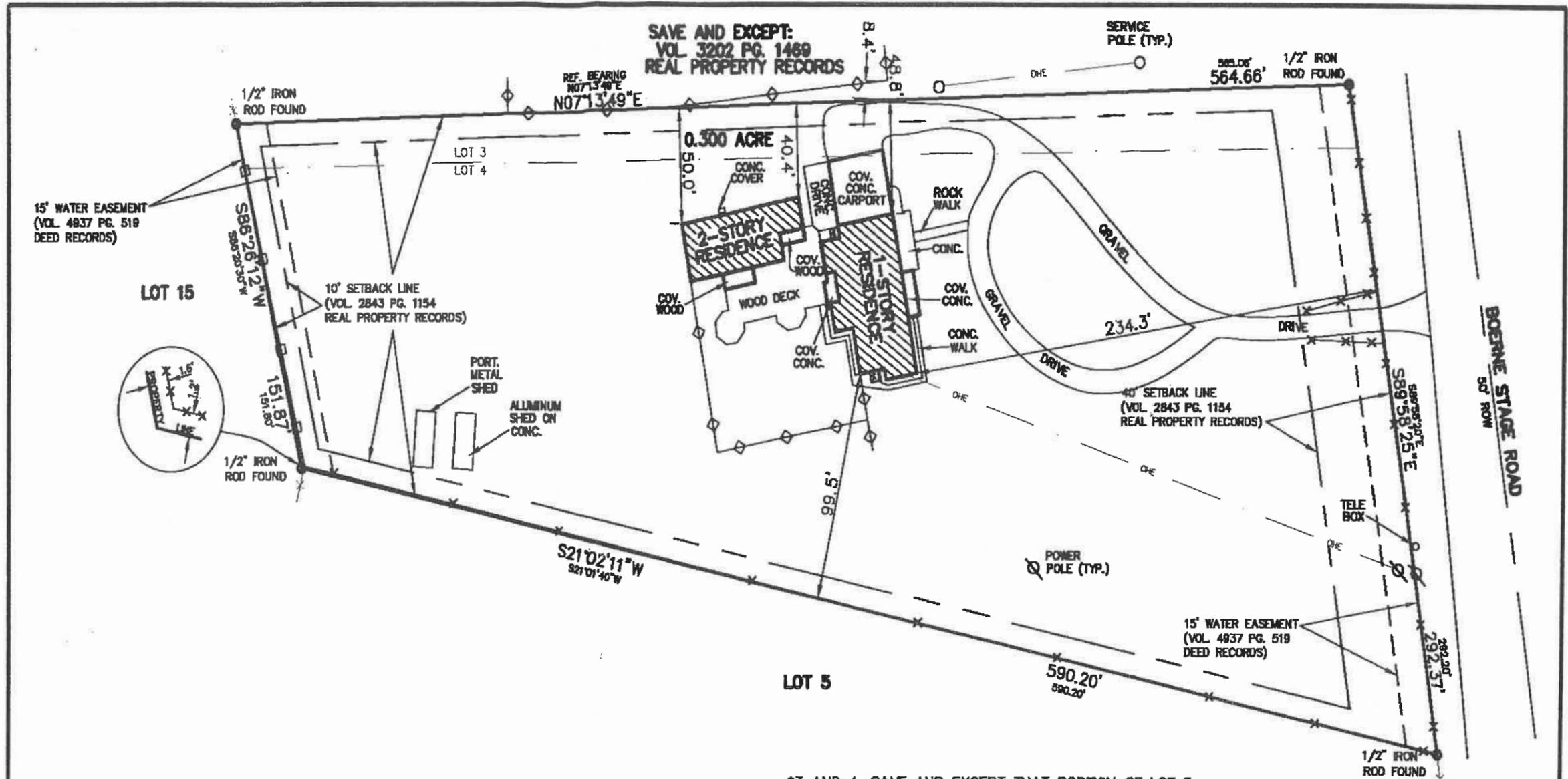
\$1,500,000

Improvements:

Bldg. 1 - 2,139 SF

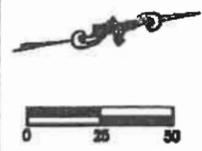
Bldg. 2 - 1,719 SF

HOGAN
Commercial
Partners



SAVE AND EXCEPT:
VOL. 3202 PG. 1469
REAL PROPERTY RECORDS

*3 AND 4, SAVE AND EXCEPT THAT PORTION OF LOT 3
CONVEYED IN VOL. 3202 PG. 1469, REAL PROPERTY RECORDS



N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W 100.00'	AS MEASURED IN FIELD	X BARBED WIRE	△ SMOOTH WIRE	∖ / WOOD FENCE
				○ IRON FENCE	◇ CHAIN LINK FENCE	

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 4885 PAGE 312 DEED RECORDS	VOL. 2843 PAGE 1154 OFFICIAL PUBLIC RECORDS
VOL. 4937 PAGE 519 DEED RECORDS	VOL. 3202 PAGE 1469 OFFICIAL PUBLIC RECORDS

SGC
12000 STARCREST, SUITE 107
STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117
REGISTERED LAND SURVEYORS 210/481-2533 * FAX: 210/481-2150
WWW.SGCE.NET

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2011 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

Stephen G. Cook
STEPHEN G. COOK, R.P.L.S.



LOT(S) * BLOCK 1 N.C.B. -
STAGE COACH HILLS SUBDIVISION VOLUME 4900 PAGE 60
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS 3 DAY OF MARCH 20 11
BUYER GARY M. CHANCE AND PAULA V. CHANCE
ADDRESS 25315 BOERNE STAGE ROAD OF NO. 201100755
STEPHEN G. COOK, INC. JOB NO. 212-046-000 DRAWN BY: AMS DISK CAD/S SURV. BY: RP

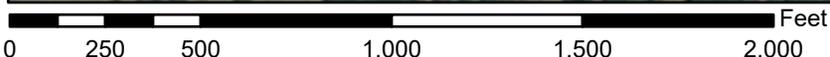
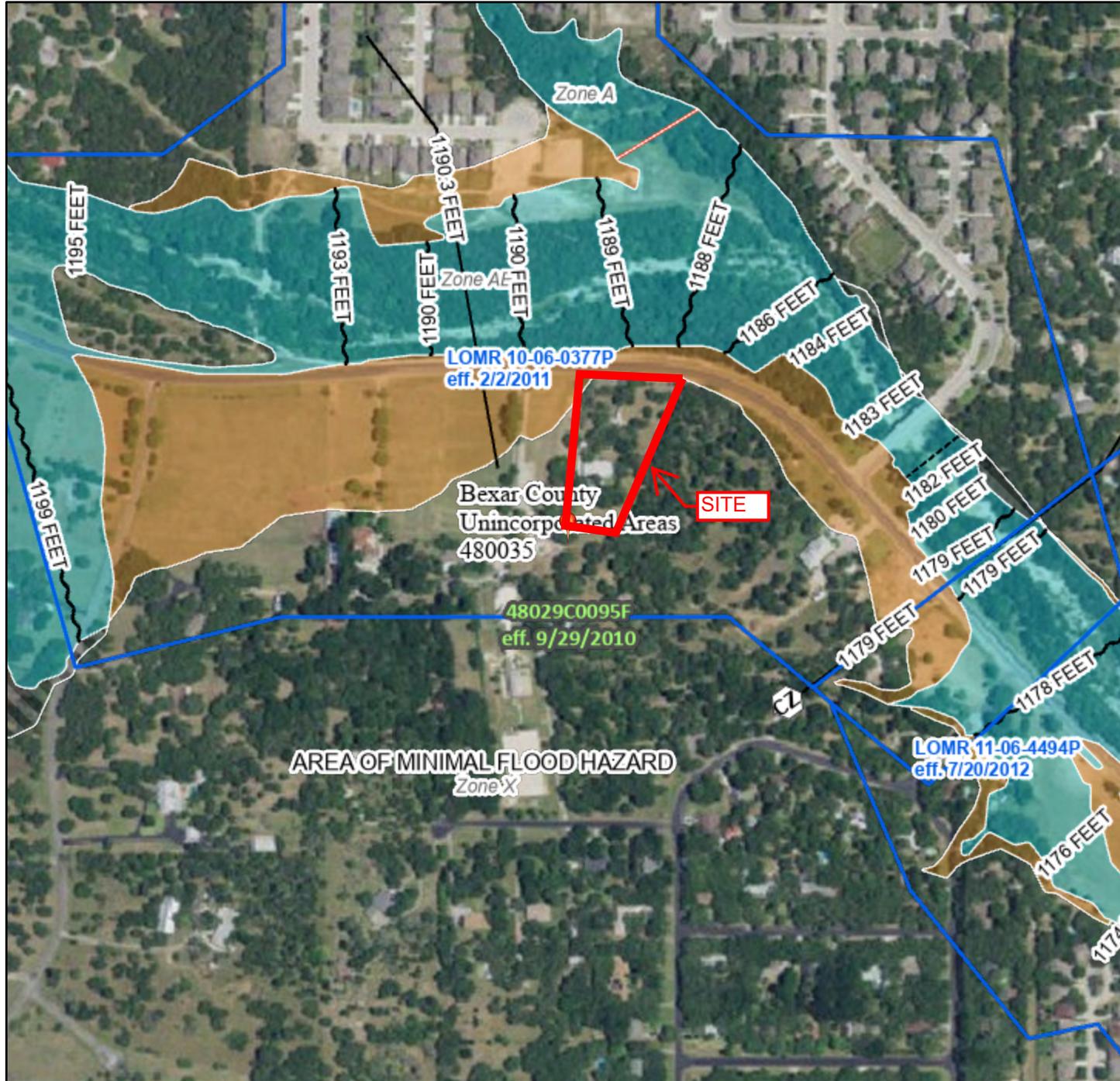
Gary Chance

Paula V. Chance

National Flood Hazard Layer FIRMMette



98°39'59"W 29°40'50"N



1:6,000

98°39'21"W 29°40'19"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p>	<p>Without Base Flood Elevation (BFE) Zone A, V, A99</p> <p>With BFE or Depth Zone AE, AO, AH, VE, AR</p> <p>Regulatory Floodway</p>
<p>OTHER AREAS OF FLOOD HAZARD</p>	<p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</p> <p>Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</p> <p>Area with Flood Risk due to Levee Zone D</p>
<p>OTHER AREAS</p>	<p>NO SCREEN Area of Minimal Flood Hazard Zone X</p> <p>Effective LOMRs</p> <p>Area of Undetermined Flood Hazard Zone D</p>
<p>GENERAL STRUCTURES</p>	<p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>
<p>OTHER FEATURES</p>	<p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>
<p>MAP PANELS</p>	<p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2025 at 10:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





	CLEAN OUT		OTHER		STUB OUT
	BREAK NODE		MONOLITHIC		STANDARD
	SIPHON INLET		JUNCTION BOX		AIR RELEASE
	SIPHON OUTLET		DROP MANHOLE		FLOW METER
	FLOW METER w/ SMART COVER		SMART COVER		
	AIR BYPASS		OUTFALL MAIN		PROP. MAINS
	SLUDGE		SIPHON MAIN		SEWER LATERALS
	FORCE MAIN		GRAVITY MAIN		PVT MAINS

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SEWER BLOCK MAP

106670

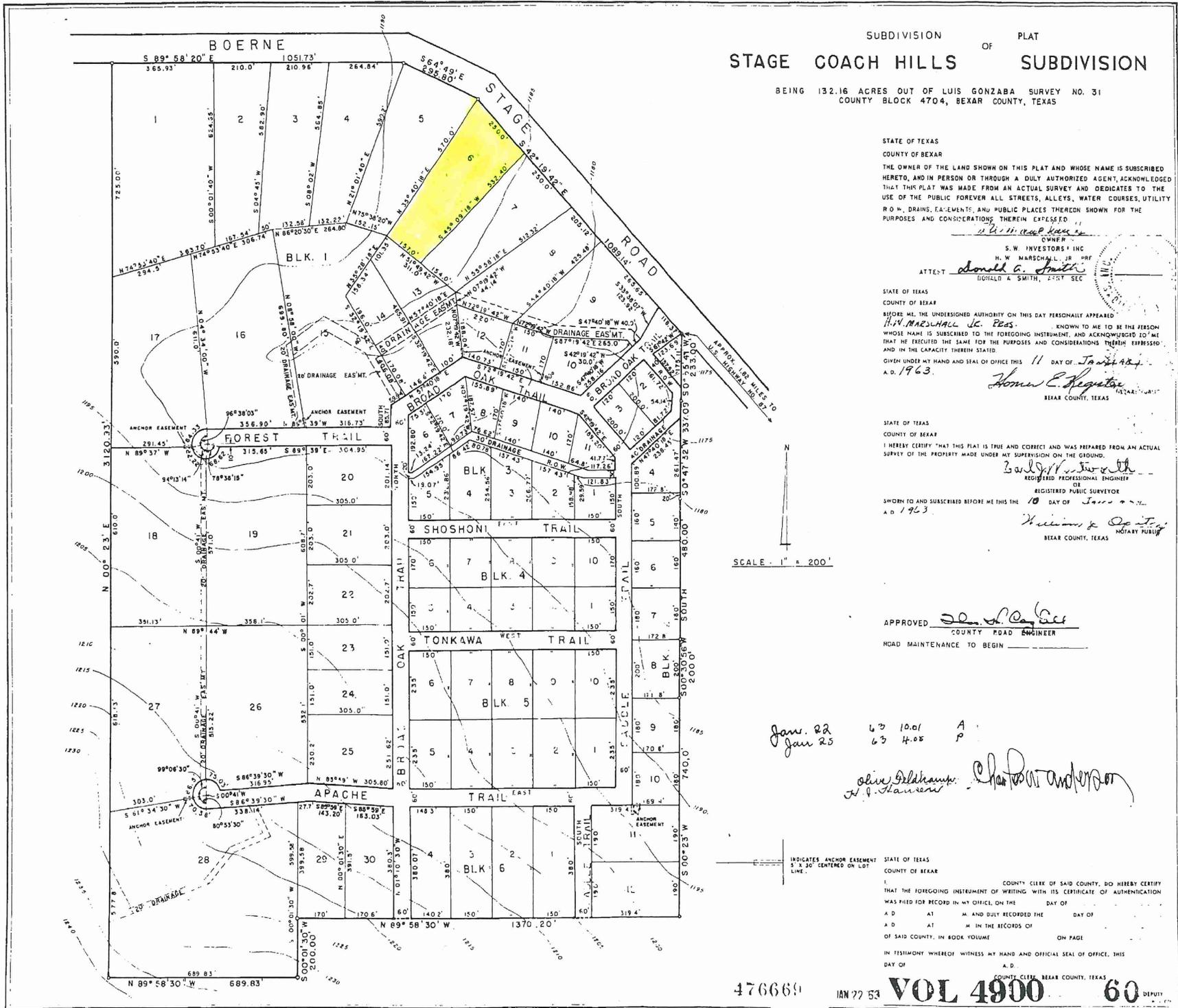
SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: May 06, 2025

Disclaimer:
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050	052	054
608	608	608
050	052	054
606	606	606
050	052	054
604	604	604

Restrictions Vol. 4885 Page 312



SUBDIVISION OF PLAT
STAGE COACH HILLS SUBDIVISION

BEING 132.16 ACRES OUT OF LUIS GONZABA SURVEY NO. 31
 COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED
 HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED
 THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE
 USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATER COURSES, UTILITY
 R.O.W. DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE
 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

OWNER
 S.W. INVESTORS, INC.
 H.W. MARSHALL, JR. PRES.
 ATTEST: Donald A. Smith
 DONALD A. SMITH, CLERK SEC.

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
H.W. MARSHALL, JR. PRES. 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 11 DAY OF January
 A.D. 1963.
Thomas E. Hegarty
 BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
 SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Barclay J. Smith
 REGISTERED PROFESSIONAL ENGINEER
 OR
 REGISTERED PUBLIC SURVEYOR
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 10 DAY OF January
 A.D. 1963.
William J. Coyle
 BEAR COUNTY, TEXAS

SCALE - 1" = 200'

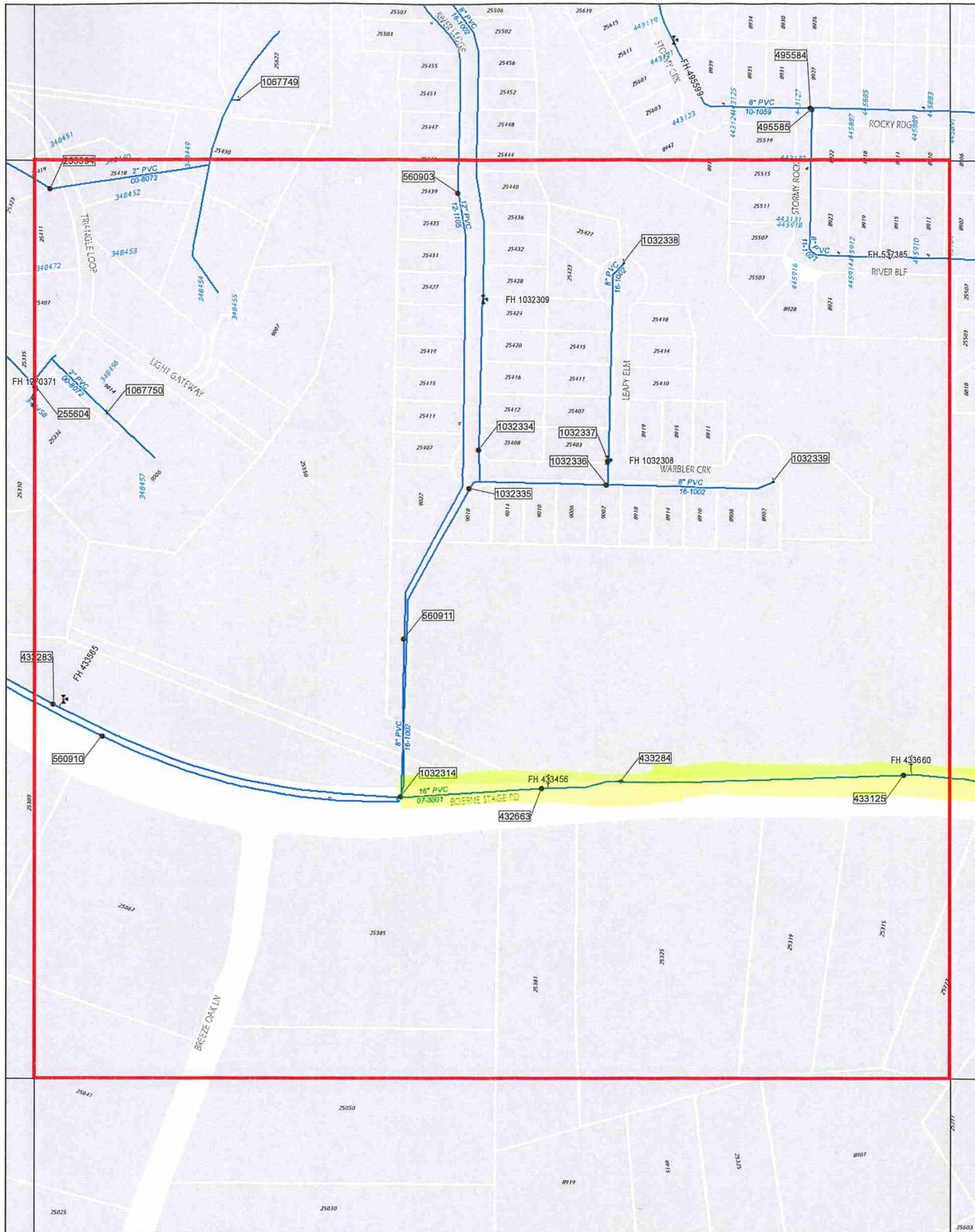
APPROVED John A. Coyle
 COUNTY ROAD ENGINEER
 ROAD MAINTENANCE TO BEGIN

Jan. 22 63 10.01 A
 Jan 25 63 4.05 P

Oliver Belknap
H. J. Hansen
Charles Anderson

INDICATES ANCHOR EASEMENT
 5' X 30' CENTERED ON LOT
 LINE.

STATE OF TEXAS
 COUNTY OF BEXAR
 COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
 THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION
 WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____
 A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
 A.D. AT _____ M. IN THE RECORDS OF
 OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
 DAY OF _____ A.D. _____
 COUNTY CLERK, BEAR COUNTY, TEXAS



SAWS GIS Mapping: A wealth of information at your fingertips

San Antonio Water System

0 100 200
Feet

WATER BLOCK MAP

106670

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: May 20, 2025

Disclaimer:
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104 672	106 672	108 672
104 670	106 670	108 670
104 668	106 668	108 668



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.



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
---------------------------------------	------