

3.43 ACRES

PRIME RETAIL

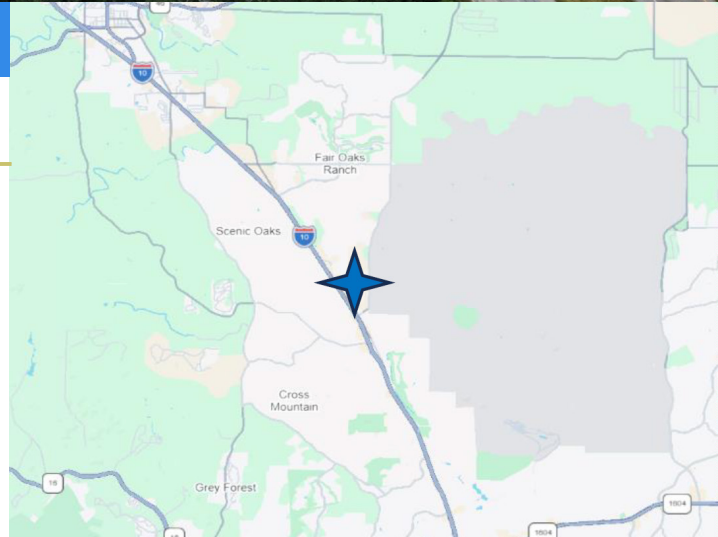
25930 IH-10 WEST | BEXAR COUNTY



3.43 ACRES FOR SALE

FEATURES

- Platted & Ready
- "Outside City Limits" – No Zoning
- All Utilities
- No Floodplain
- 359ft on I-10 - 67,882 Cars Per Day
- Seller Financing Considered
- \$29.00/SF



TODD BEEBE, Broker

MOBILE: 210.410.9904

tbeebe@hoganre.com

HOGAN

COMMERCIAL PARTNERS

1618 Lockhill Selma Rd, San Antonio, TX 78213



3.43 Acre Site



4.17 Acres
Owned By
McCombs

Under Contract

6.32 Acres
Owned By
McCombs

12.0 Acres
Owned By
George Straight







1. Monuments placed at all major corners of the boundary of the property.
2. The subject property is addressed 25640 Interstate 10 West, San Antonio, Texas 78006.
3. The foregoing property is located within West X Zone according to FEMA Flood Map No. 48029C0055F, dated September 28, 2010. Zone X is not within a 100-year flood zone.
4. Subject tract area is 4.493 acre, or 192,968 square feet.
5. Substantial features observed in the process of conducting the survey are shown herein.
6. Names of adjoining owners of platted lands according to current public records are shown herein.
7. The nearest intersecting street is shown herein, where Interstate Highway-10 West Frontage Road and Lost Creek Gap meet.
8. No evidence of right moving work and construction was found on site.

SCH. B EXCEPTIONS (GF NO. sct-48-430012105493-RJ)

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment:

- 10 The following matters and all terms of the documents creating or allowing evidence of all matters (We must insert matters or
deleting this exception.)
- 11 Lease Agreement dated April 1, 1938 by and between Mr. James Graham, as Lessor, and Western Outdoor Advertising Co.,
a corporation of Omaha, Nebraska, as Lessee, (dated April 27, 1938, recorded in Volume 7440, Page 686, Real Property Records,
Barnes County, Texas. BLANKET IN INTEREST, NOT PLOTTABLE
- 12 Interest in and all right, title, and other minerals, and all rights in interests therein, contained in instrument recorded
in Volume 7440, Page 686, Real Property Records, Barnes County, Texas, in reference to which instrument a lease was made
in pursuance to. No further search of title has been made as to the interest(s) covered by this instrument, and the Company makes
no representation as to the ownership or holder of such interest(s). BLANKET IN INTEREST, NOT PLOTTABLE
- 13 Rights of reversion in possession, as tenants in common, under unrecorded lease agreements

GENERAL NOTES

1. Bearings are based on the North American Datum of 1983 (2011 Adjustment), Texas State Plane Coordinate System for the South Central Zone, GDA Coordinates and datetimes shown here are surface.
 2. Elevations are based on NAVD83
 3. Deed reference Volume 14521, Page 2400, Official Public Records Bexar County, Texas
 4. This survey is compiled using Title Commitment # CH- 014-43001/240014-DH, mesh effective date January 10, 2024 provided by Chicago Title Insurance Company
- The underground utilities shown here have been located from field survey information and existing records. The surveyor does not guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that the information is accurate to the best of information available. The surveyor has not physically located the underground utilities.

CERTIFICATION

To 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 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 Universal. The field work was completed on 03/05/2024.

Ethan C. DeBe, A.P.I.S.
 Texas License No. 6726
 ethan@ecibe.com

Date: 06/27/2024



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

BEGINNING: At a found 1/2 inch iron rod on the northeast right-of-way line of Interstate Highway 10, the south corner of this tract, said iron rod is 3177.55 feet in a north-easterly direction from the curbcut at the intersection of the northeast right-of-way line of Interstate Highway 10 and the north-west right-of-way line of F.M. 3351 (Ralph Fair Road).

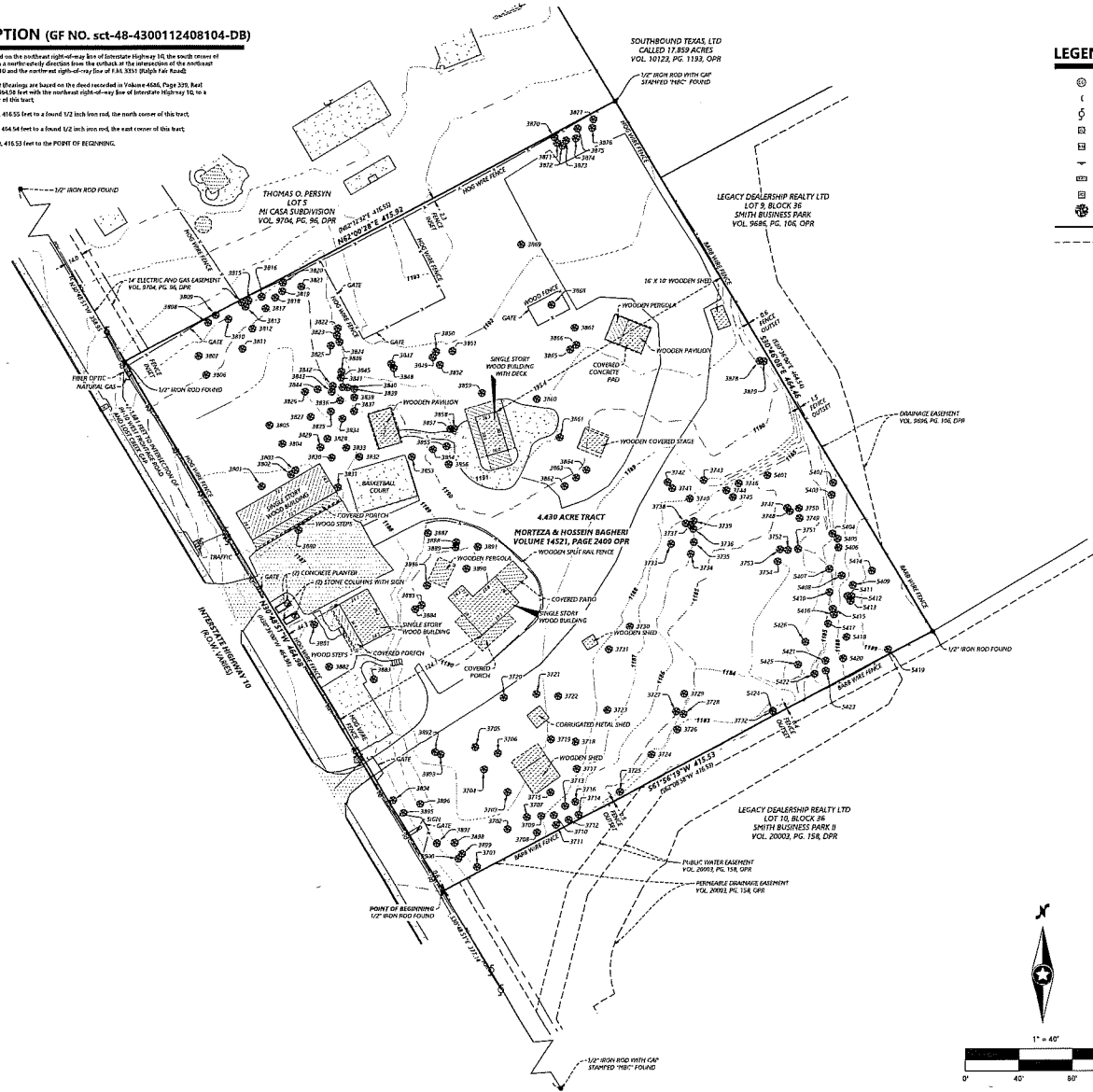
THE NICE: North 20 degrees 36' 00" West Bearings are based on the deed recorded in Volume 4636, Page 339, Real Property Records Bexar County, Texas, 464.06 feet with the northeast right-of-way line of Interstate Highway 10, to a found 1/2 inch iron rod, the west corner of this tract.

THENCE: North 82 Degrees 12' 32" East, 416.55 feet to a found 1/2 inch iron rod, the north corner of this tract

THENCE: South 32 degrees 38' 00" East, 464.54 feet to a found 1/2 inch iron rod, the east corner of this tract;

THENCE: South 62 degrees 00' 50" West 416.53 feet to the POINT OF BEGINNING.

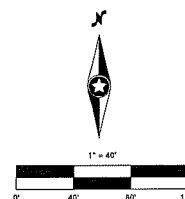
THENCE S60°W 416.55 FEET TO THE POINT OF BEGINNING.



LEGEND

- | | | | |
|---|-------------------------|---|--|
|  | SEWER CLEANOUT |  | POWER OVERHEAD |
|  | GUY WIRE |  | FIBER OPTIC |
|  | POWER POLE |  | FENCE LINE |
|  | MATERIAL DUMP PILE |  | CURB & GUTTER |
|  | NAMED HOLES (SEE LABEL) |  | GRAVEL SURFACE |
|  | SEE (SEE LABEL) |  | CONCRETE SURFACE |
|  | MAIL BOX |  | ASPHALT SURFACE |
|  | FIBER OPTIC PEDestal |  | FOUND MONUMENT (SEE LABEL) |
|  | ELECTRIC GRI |  | OFFICIAL PUBLIC RECORDS BEHAW COUNTY |
|  | BOLDSQUAD LINE |  | DEED AN OLD MAP RECORDS BEHAW COUNTY |
|  | EASEMENT LINE |  | RECORD OLD PLOT POLYLINE 14521, PG 2408, PG 2409 |

Index	True Table		False Table	
	Description	Index	Description	Description
3701	1F QAK	29E QAK	3857	1F QAK
3702	1P QAK	29B	1P QAK	15HQA DRT
3703	2P QAK	3819	1P QAK	36B9
3704	2P QAK	3819	1P QAK	2870
3705	1P QAK	3817	1P QAK	16P QAK
3706	1P QAK	3817	1P QAK	3922
3707	1P QAK	3812	17I QAK	16P QAK
3708	1P QAK	3811	1P QAK	3824
3709	1P QAK	3815	1P QAK	3875
3710	1P QAK	3816	1P QAK	3876
3711	1P QAK	3817	19P QAK DRT	16P QAK
3712	1P QAK	3817	1P QAK	3878
3713	1P QAK	3817	1P QAK	11HABQRT DRT
3714	1P QAK	3820	17I QAK	3883
3715	1P QAK	3821	1P QAK	27P QAK
3716	1P QAK	3862	21QAK DRT	3862
3717	1P QAK	3813	1P QAK	3183
3718	2P QAK DRT	3826	1P QAK	27HQA DRT
3719	2P QAK	3835	1P QAK	3895
3720	2P QAK	3826	1P QAK	3895
3721	2P QAK	3827	1P QAK	3894
3722	2P QAK DRT	3829	1P QAK	3918
3723	2P QAK	3829	1P QAK	3885
3724	2P QAK	3830	1P QAK	3950
3725	2P QAK DRT	3831	38P QAK DRT	391
3726	1P QAK	3832	1P QAK	3952
3727	1P QAK	3832	1P QAK	3952
3728	1P QAK	3832	1P QAK	3953
3729	1P QAK	3835	1P QAK	3953
3730	1P QAK	3836	1P QAK	3956
3731	3P QAK	3837	1P QAK	3957
3732	1P QAK	3938	1P QAK	3991
3733	28P QAK DRT	3939	1P QAK	3991
3734	1P QAK	3940	1P QAK	3991
3735	1P QAK	3942	17P QAK DRT	3991
3736	1P QAK	3942	17P QAK DRT	3992
3737	1P QAK	3943	1P QAK	3993
3738	1P QAK	3944	1P QAK	3994
3739	1P QAK	3945	1P QAK	3995
3740	1P QAK	3946	1P QAK	3996
3741	24P QAK DRT	3947	1P QAK	3997
3742	1P QAK	3948	1P QAK	3998
3743	1P QAK	3949	1P QAK	3999
3744	1P QAK	3950	1P QAK	3999
3745	1P QAK	3951	1P QAK	3999
3746	1P QAK	3952	1P QAK	3999
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3752	1P QAK	3958	17P QAK	3999
3753	1P QAK	3959	24P QAK DRT	3999
3754	1P QAK	3960	25P QAK	3999
3755	20P QAK	3961	1P QAK	3999
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3769	1P QAK	3975	1P QAK	3999
3770	1P QAK	3976	1P QAK	3999
3771	1P QAK	3977	1P QAK	3999
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3773	1P QAK	3979	1P QAK	3999
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3775	1P QAK	3981	1P QAK	3999
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3779	1P QAK	3985	1P QAK	3999
3780	1P QAK	3986	1P QAK	3999
3781	1P QAK	3987	1P QAK	3999
3782	1P QAK	3988	1P QAK	3999
3783	1P QAK	3989	1P QAK	3999
3784	1P QAK	3990	1P QAK	3999
3785	1P QAK	3991	1P QAK	3999
3786	1P QAK	3992	1P QAK	3999
3787	1P QAK	3993	1P QAK	3999
3788	1P QAK	3994	1P QAK	3999
3789	1P QAK	3995	1P QAK	3999
3790	1P QAK	3996	1P QAK	3999
3791	1P QAK	3997	1P QAK	3999
3792	1P QAK	3998	1P QAK	3999
3793	1P QAK	3999	1P QAK	3999



PROJECT	5177700	INITIAL ISSUE	
CHECKED	ECO	REVISIONS	
DRAWN	VICH		
FIELD CREW	IS / RG / PI		
FIELD WORK DATE	01/04/2024		

PREPARED FOR:

Mori Bagheri
60 High Crescent
San Antonio, Texas 78257

ALTA/NSPS
LAND TITLE SURVEY

A 4.439 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 4.439 ACRE TRACT RECORDED IN VOLUME 14521, PAGE 2400, OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS

Westwood

Phone (210) 265-8305 211 North Loop 1604 East, Suite 208
 Tollfree (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
 SPECIALIZING IN 1994 REGISTRATION & F-159A

SHEET NUMBER

1 OF 1

DATE: 08/27/2024

RECORDED MEMORANDUM
AT THE TIME OF RECONSTRUCTION, THE
AUTHORITY WAS TO CONDUCT A RECONSTRUCTION
AS A RESULT OF A LEGALITY, CARRIAGE OR PHOTO
COPY, EXCEPT WHERE SHOWN OTHERWISE.

Back 9704 Page 06
112-284614330-1



LEGEND

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

SET 1/2" IRON ROD WITH A RED
"ANCHOR PROVEN END, 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, COORDINATES IN GRID VALUES DERIVED FROM THE TRIMBLE VMS NETWORK.
3. DRAINAGE SHOWN ARE SURFACE.
4. BOUNDARIES 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 LAND 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 BEAR

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 BOHRNER
REGISTERED PROFESSIONAL LAND SURVEYOR #4398
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
COUNTY OF BEAR

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

SAND 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.

TDDOT:
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 380.07.

CROSS ACCESS:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH LOC 30-506(X)(3).

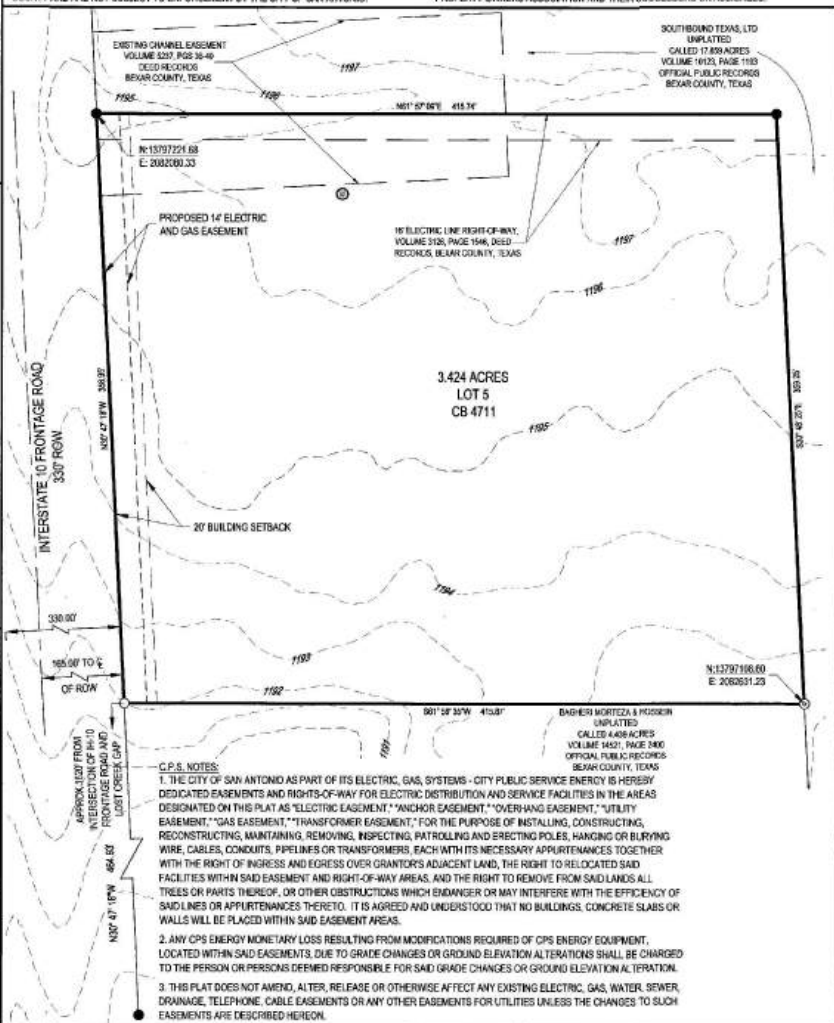
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR 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 BEAR COUNTY.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE 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 BEAR 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 OFF-SITE 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.

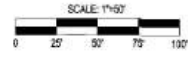


PLAT NO: 160313
PLAT ESTABLISHING
MI CASA

BEING A TOTAL OF 3.424 ACRE TRACT OF LAND, LOCATED IN THE J.M. MCCULLOUGH SURVEY NO. 28, ABSTRACT NO. 539, BEAR COUNTY, TEXAS, SAID 3.424 ACRE TRACT BEING THAT CERTAIN 3.424 ACRE TRACT OF LAND, RECORDED IN VOLUME 1210K, PAGE 646, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, ESTABLISHING LOT 5, CB 4711.



DATE: JULY 2016
JOB NO. 2781.00



STATE OF TEXAS
COUNTY OF BEAR

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 W 10TH FRONTAGE ROAD
BOERNE, TX 78006
210-490-4672

STATE OF TEXAS
COUNTY OF BEAR

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 14th DAY OF July, A.D. 2016.

Shari M. Marcelle
NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEAR 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: Dar Wagon
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEAR

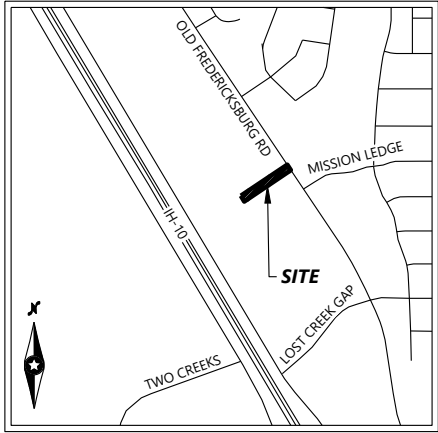
BEAR COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 28th DAY OF July, A.D. 2016 AT 1:58 PM, AND DULY RECORDED THE 28th DAY OF July, A.D. 2016 AT 1:58 PM IN THE DEED AND PLAT RECORDS OF BEAR COUNTY IN BOOK VOLUME 1774 ON PAGE 96. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF July, A.D. 2016.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: Crystal Hernandez, DEPUTY

VICINITY MAP

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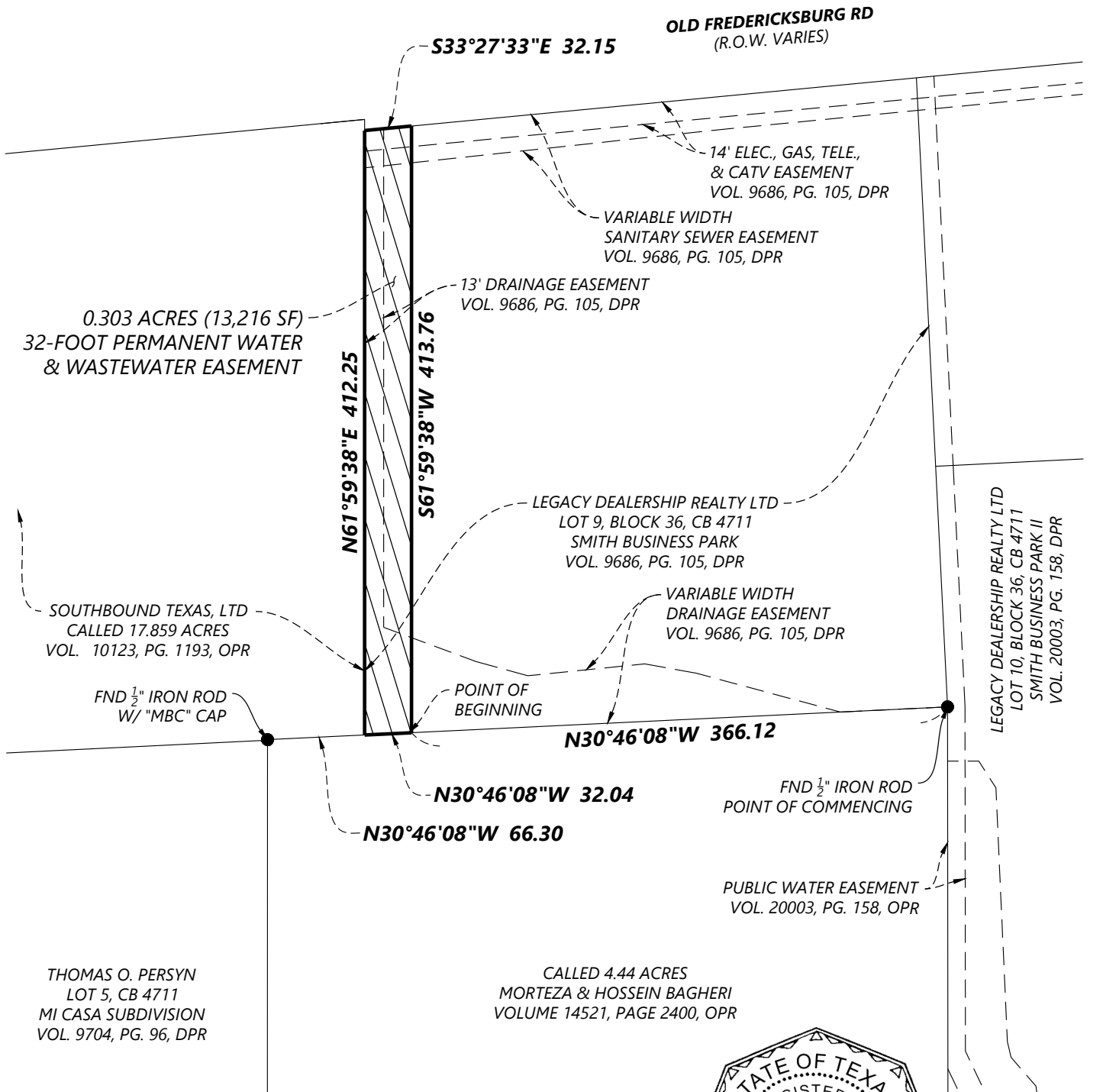


PROJECT NAME: BAGHERI TRACT - SAWS PARCEL NO. PXX-XXX

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



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

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. 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
_____ 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