

One (1) AVAILABLE LOT - Jordan's Ranch

<u>Location:</u>	South San Antonio (Loop 1604 & Pleasanton Rd)
<u>Jurisdiction:</u>	Bexar County
Lot:	Lot 6, Blk 4
<u>Lot Size:</u>	0.91 acre
<u>Utilities:</u>	SAWS water CPS electric and gas
<u>Schools:</u>	Southside ISD
<u>Attributes:</u>	Highly successful new home community Value acreage concept Flat, buildable homesite Outside City of SA (no building permits/inspections, no City tax)
<u>Tax Rate ('24):</u>	1.947%



Greg Jones
Fraire Realty Group
(210) 889-7777



Terms - Jordan's Ranch

21131 Jordans Ranch Way: \$95,000

(Lot 6, Blk 4)

Earnest Money: \$1,000

Option Period: 30 days

Title Policy: Seller to pay Owner's Title Policy when Closing occurs at Alamo Title, Kathy Jackson (kathy.jackson@fnf.com)

Closing: 15 days after Option Period ends

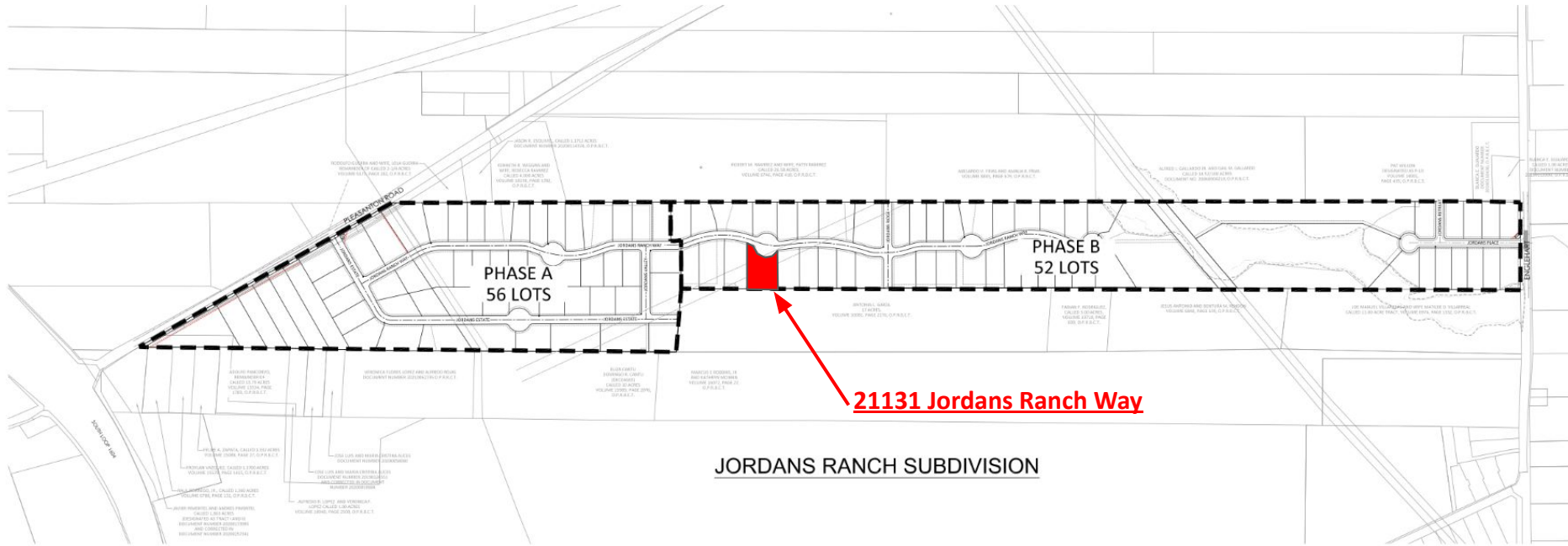


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	PHASE A	PHASE B
LOT COUNT	56	52
ACREAGE	49.3	60.0



JORDANS RANCH SUBDIVISION

21131 Jordans Ranch Way

JORDANS RANCH
SITE PLAN EXHIBIT

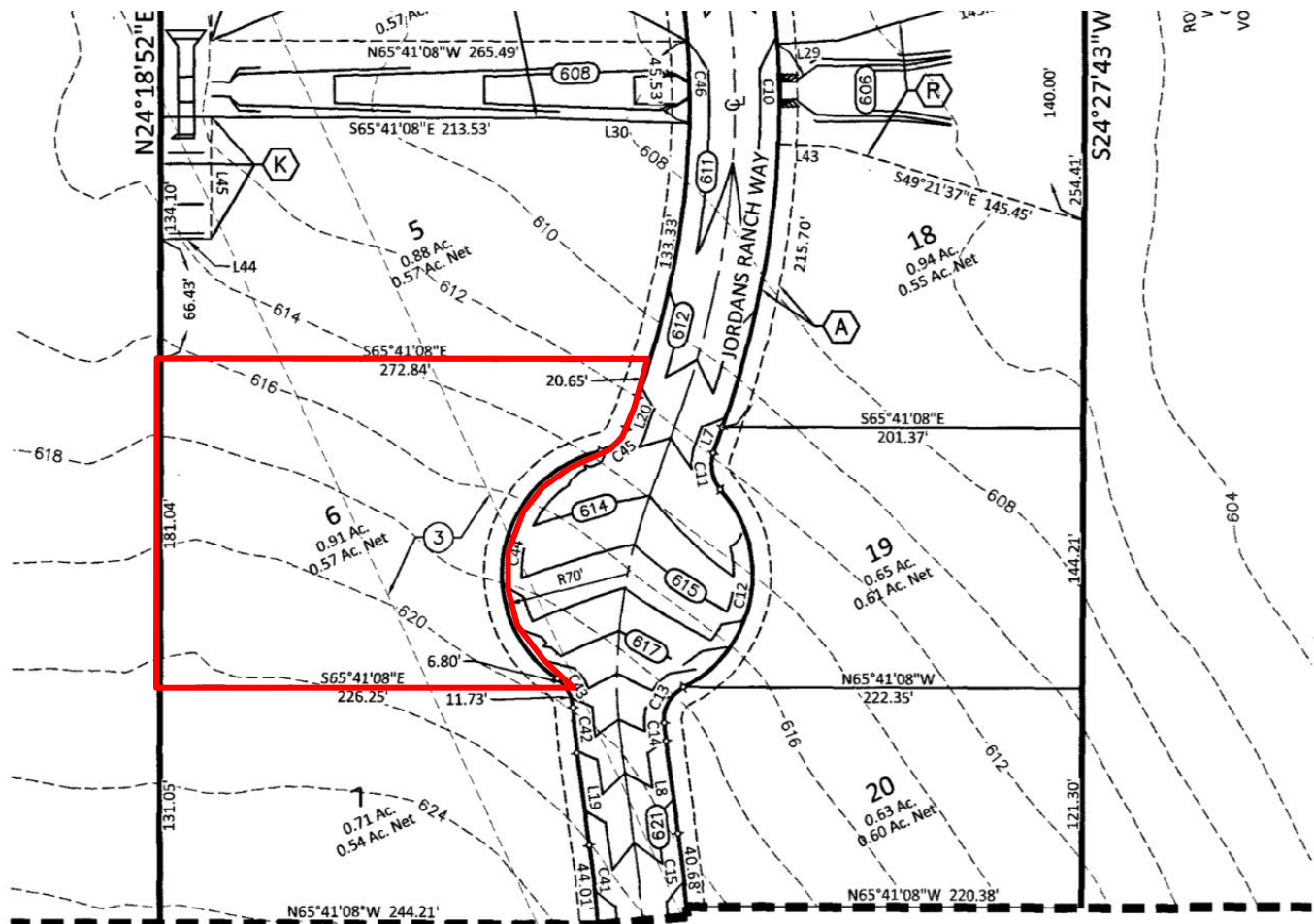


MTR
 Mov Jatin Ramirez Engineers, LLC
 12770 DAKOTA PARKWAY, SUITE 1100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 648-6568
 FAX: (210) 648-6568

- Engineers
- Surveyors
- Planners

NO.	0

- O** 20' OVERHEAD ELECTRIC EASEMENT
(0.316 Ac.)
- P** VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(0.383 Ac.)
- Q** 20' OVERHEAD ELECTRIC EASEMENT
(0.092 Ac.)
- R** VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(0.356 Ac.)
- S** VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(0.273 Ac.)
- T** VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
(0.323 Ac.)
- U** 16' RIGHT OF WAY DEDICATION
(0.634 Ac.)
- V** 86' RIGHT OF WAY DEDICATION
(1.321 Ac.)
- W** 25' BSL
- X** 5' WATER EASEMENT
- Y** 20'X45' TRANSMISSION EASEMENT
- Z** VARIABLE WIDTH TRANSMISSION EASEMENT
- AA** 12' OVERHEAD ELECTRIC EASEMENT
- 1** 70.00' WIDE ELECTRIC EASEMENT
(VOLUME 16778, PAGE 2017, O.P.R.B.C.T.)
- 2** 80.00' WIDE PERMANENT WATER EASEMENT
(VOLUME 15643, PAGE 1241, O.P.R.B.C.T.)
- 3** 75' ELECTRIC TRANSMISSION EASEMENT
(VOLUME 857, PAGE 589 AND VOLUME
864, PAGES 227-228, O.P.R.B.C.T.)
- 4** 70' ELECTRIC EASEMENT
(VOLUME 16769, PAGE 817, O.P.R.B.C.T.)
- 5** ALFREDO R. LOPEZ AND VERONICA F. LOPEZ
CALLED 1.00 ACRES
VOLUME 18940, PAGE 2500, O.P.R.B.C.T.



MATCHLINE "D" SEE SHEET 5 OF 8



SCALE: 1" = 50'



PROPERTY LINE

20.00'

25' BSL

111.04'

50'X75'
PAD

LOT 6
BLOCK 4

LOT 7
BLOCK 4

5' BSL

75.00'

5' BSL

75' TRANSMISSION
LINE EASEMENT

LOT 5
BLOCK 4

89.20'

5' BSL

10' BSL & E.G.T.C.A.
EASEMENT

ROW

FACE OF CURB

STREET CENTERLINE

JORDANS RANCH WAY

FACE OF CURB

ROW

ROW

LOT 20
BLOCK 3

LOT 19
BLOCK 3

LOT 18
BLOCK 3



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5287/SURVEYING F-10131500
12770 OLMARRON PATH, SUITE 100 TEL: (210) 688-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

HLH DEVELOPMENT, LLC

JORDANS RANCH SUBDIVISION

LOT 6 BLOCK 4 PAD FIT

PROJ. #: 19085

JULY 2024

EXHIBIT 1

The following Lots are encumbered by that Easement and Right-of-Way in favor of City Public Service Board of San Antonio, a Municipal Board of the City of San Antonio (“CPSE”) recorded as Document No. 20230043154 in the Official Public Records of Bexar County, Texas (the “CPS Easement”):

Lots 16-17, Block 1

Lots 1, 3-8, Block 4

Lots 21-23, Block 3

Lot 1, Block 5 (collectively the “Affected Lots”)

Notwithstanding anything herein to the contrary, the following restrictions and other measures shall apply to the Affected Lots within the CPS Easement:

1. No structures may be constructed or erected in the CPS Easement. This prohibition includes, but not limited to, pools, hot tubs, water features, fire pits, outdoor kitchens, sheds, pergolas, gazebos, and playground equipment.
2. Driveways and fences shall be permitted in CPS Easement. Any fence constructed within the CPS Easement must contain a gate at least 16 ft. in width to allow CPS and its heavy equipment to traverse the Easement.
3. Turf and landscaping are permitted so long as any landscaping within the CPS Easement so long as the mature height of the vegetation does not exceed 13 feet.
4. Any Owner seeking to construct, erect, or plant a driveway, fence, tree or shrub within the CPS Easement shall submit a written request and proposal to the Architectural Committee who shall review the same to ensure compliance with items 1-3 identified above. Upon approval by the Architectural Committee, a written request and proposal must also be submitted to CPSE Right of Way department for final review and approval.

Search Google Maps



Groceries

Restaurants

Takeout

Hotels

Gas

Pharmacies

Coffee



McDonald's

Mission Airsoft

Rancho Los Compadres

1604 E Charles William Anderson Loop

1604

1604

1604

281

Jordan's Ranch

Pleasanton Rd

281

281

Eagle Ford Estate RV Park

Monarch Silca



Google



Search Google Maps



Groceries

Restaurants

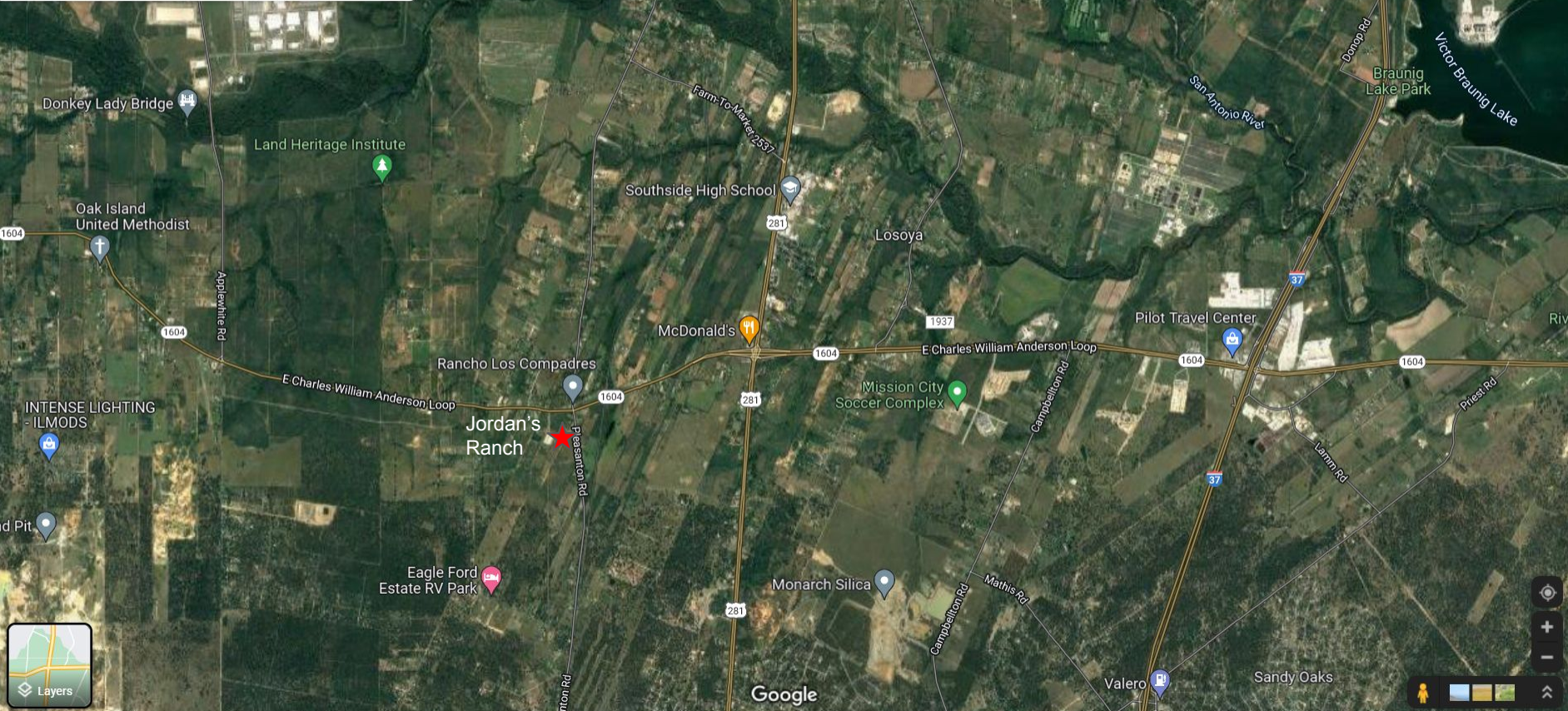
Takeout

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Google

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Groceries

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Pharmacies

Coffee



Macdonia

HIDDEN COVE
- INDIAN CREEK

353

SOUTH
SOUTHWEST

13

BROOKS
CITY BASE

87

1604

1604

Von Ormy

35

Toyota
Manufacturing

66

410

410

37

181

1604

Kicaster

Atascosa

35

16

281

Elmendorf

181

Somerset

1604

Losoya

Saspamco

Calaveras

181

Jordan's
Ranch



Sandy Oaks

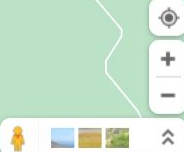
1604

16

37



Google





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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Fraire Realty Group, Inc	9008456	kelly.welovedirt@gmail.com	(210) 827-7918
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Gregory Jones	660743	gregscotjones@gmail.com	(210) 889-7777
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date