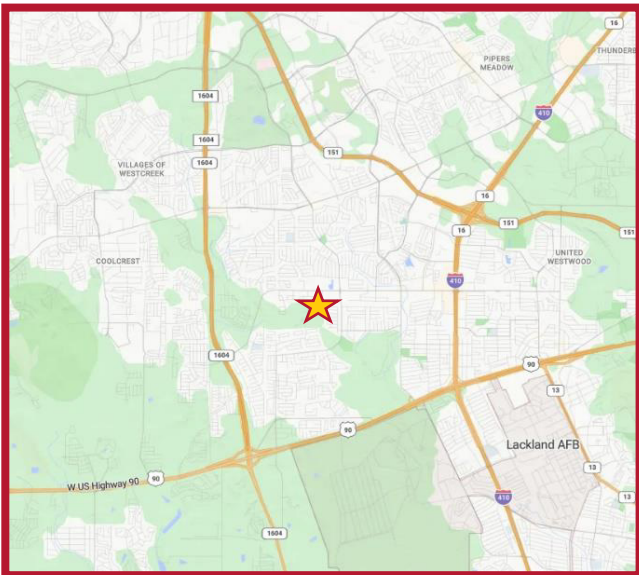


.88 Acre Retail/Commercial Site

Marbach Oaks & Marbach Rd ✦ Bexar County



Features

- OCL – No Zoning Required
- Platted
- All Utilities
- \$460,000
- \$12.00/SF
- Ready for Your Development!

TODD BEEBE, Broker

Cell: (210) 410-9904

tbeebe@hoganre.com

HOGAN

COMMERCIAL PARTNERS

1618 Lockhill Selma Rd., San Antonio, TX 78213

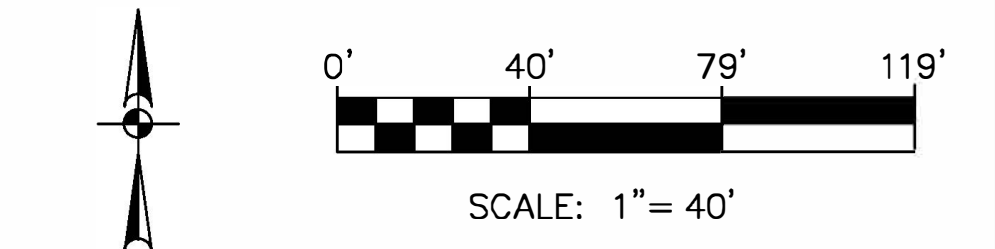
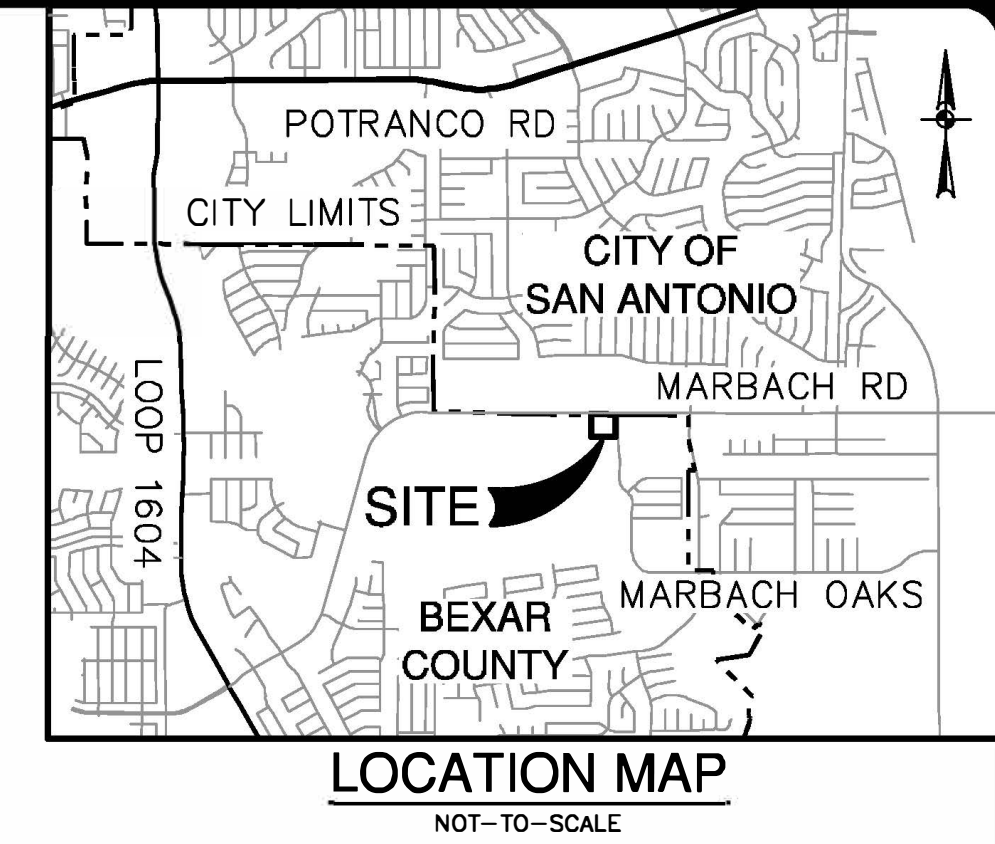
ALT/NSPS TABLE A NOTES:

- ITEM 1: MONUMENTS FOUND OR PLACED AT ALL MAJOR CORNERS OF THE SURVEYED PROPERTY AS SHOWN HEREON.
- ITEM 2: SUBJECT PROPERTY ADDRESS: ADDRESS WAS NOT PROVIDED.
- ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C03703, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- ITEM 4: FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- ITEM 5: GROSS LAND AREA: AS SHOWN HEREON.
- ITEM 6: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- ITEM 7: PARKING COUNT: NO PARKING OBSERVED ON SUBJECT TRACT.

SYMBOL LEGEND	
	BUILDING HYDRANT/FIRE DEPT. CONNECTION
	BUILDING NUMBER
	BOLL
	CURB INLET
	ELECTRIC BOX
	FIRE HYDRANT
	GATE
	1' x 1' SQUARE GRATE INLET
	2.5' x 2.5' ROUND GRATE INLET
	GUY ANCHOR
	KEYPAD
	SIGN - ADVERTISING/ROAD/UTILITY
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	UTILITY POLE
	UTILITY POLE W/TRANSFORMER
	WATER METER
	WATER VALVE
	2' x 2' A/C UNIT

LINE LEGEND	
	CHAIN LINK FENCE
	WROUGHT IRON/ORNAMENTAL FENCE
	WOOD FENCE
	OVERHEAD UTILITY

LEGEND	
	CABLE TELEVISION
	CONCRETE
	ELECTRIC
	FOUND
	IRON ROD
	MCKREY CAP
	POINT OF BEGINNING
	PAGE OF COMMENCING
	PAGE
	VOLUME
	SET 1/2" I.R. (PD)
	FOUND



DEED/PLAT REFERENCE

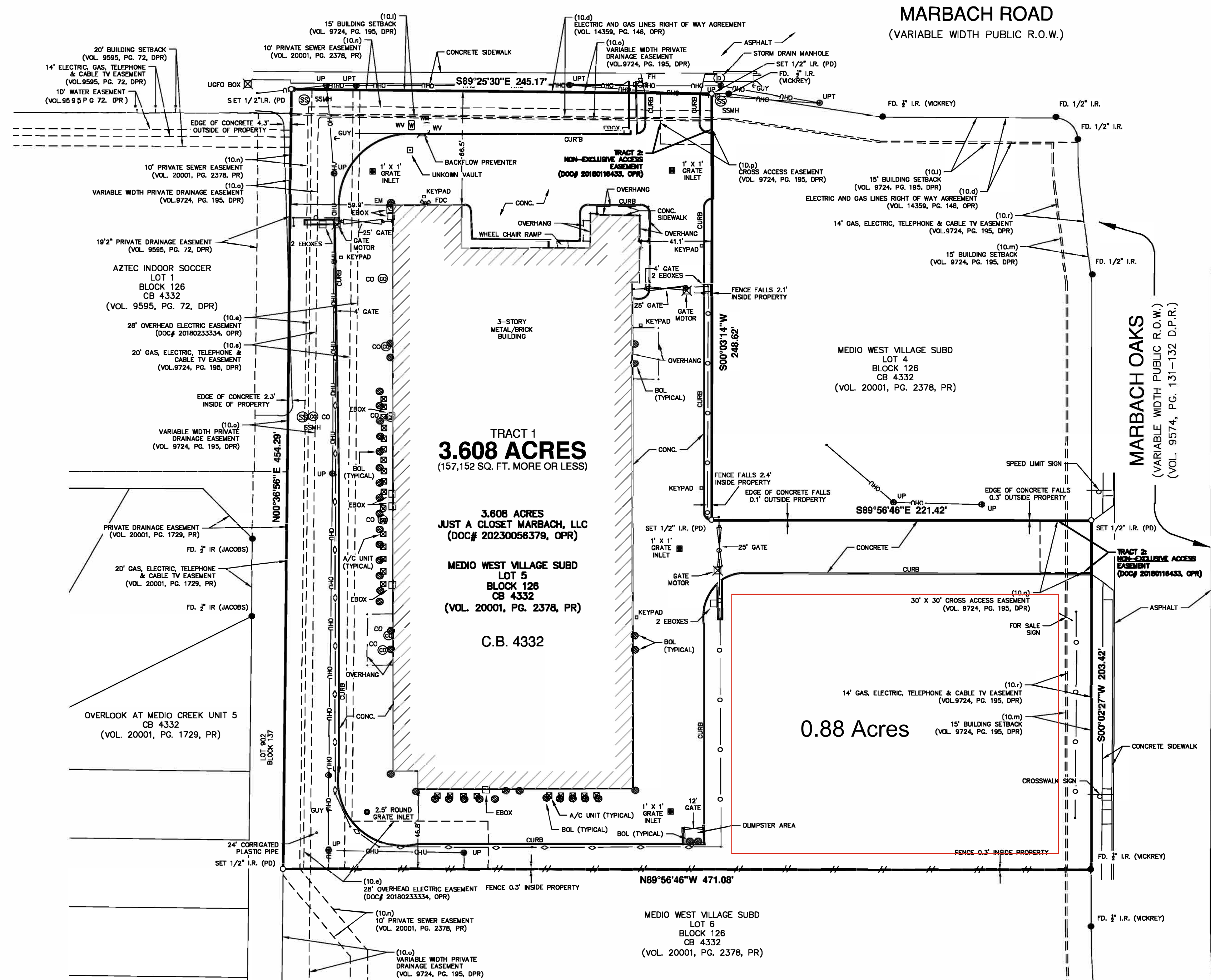
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

REFERENCES:
 THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. No.: 24016225 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 DATE ISSUED: APRIL 6, 2026
 EFFECTIVE DATE: MARCH 29, 2026

ONLY THOSE MATTERS IDENTIFIED IN THE TITLE COMMITMENT AND THOSE THAT THE SURVEYOR WAS AWARE OF AT THE TIME OF THIS SURVEY ARE SHOWN.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
 VOLUME 9724, PAGE 195, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS AND IN VOLUME 20001, PAGE 2378, PLAT RECORDS, BEXAR COUNTY, TEXAS, AND UNDER BEXAR COUNTY CLERK'S FILE NO(S). 20220075650, (APPLIES AS SHOWN)
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 c. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN DEVELOPMENT AND EASEMENT AGREEMENT BY AND BETWEEN SHERWOOD NEWPORT CAPITAL GROUP, INC., MILSERV, INC., AND MARBACH-MEDIO PARTNERS, LTD., RECORDED IN VOLUME 9697, PAGE 2038, BEING DOCUMENT NO. 20220475898 OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AS AFFECTED BY FIRST AMENDMENT TO THE EASEMENT AGREEMENT RECORDED IN VOLUME 9697, PAGE 2032, BEING DOCUMENT NO. 20220475899, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (BLANKET)
- d. ELECTRIC AND GAS LINES RIGHT OF WAY AGREEMENT GRANTED TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 14359, PAGE 146, BEING DOCUMENT NO. 20110022455, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- e. ELECTRIC LINE RIGHT-OF-WAY AGREEMENT GRANTED TO THE CITY OF SAN ANTONIO, RECORDED UNDER DOCUMENT NO. 20180233334, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- f. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN UTILITY SERVICES AGREEMENT, RECORDED IN VOLUME 14133, PAGE 1732, BEING DOCUMENT NO. 20090162449, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (GEOGRAPHICALLY APPLYS - NOT A SURVEY MATTER)
- l. FIFTEEN (15) FOOT MINIMUM BUILDING SETBACK LINE ALONG THE NORTH SIDE OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- m. FIFTEEN (15) FOOT MINIMUM BUILDING SETBACK LINE ALONG THE MOST EASTERLY LINE OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- n. PRIVATE SEWER EASEMENT, TEN (10) FEET IN WIDTH ALONG THE NORTH AND WEST SIDES OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 2378, PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- o. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ALONG THE NORTH AND WEST SIDES OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- p. CROSS ACCESS EASEMENT ALONG THE NORTHERLY NORTHEAST CORNER OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- q. CROSS ACCESS EASEMENT THIRTY BY THIRTY (30' X 30') FEET IN WIDTH ALONG THE SOUTHERLY NORTHEAST CORNER OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- r. GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT FOURTEEN (14) FEET IN WIDTH ALONG THE MOST EASTERLY PROPERTY LINE OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)
- s. GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT TWENTY (20) FEET IN WIDTH ALONG THE WEST PROPERTY LINE OF SAID PROPERTIES AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9724, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (APPLIES AS SHOWN)



LEGAL DESCRIPTION

TRACT 1: LOT 5, BLOCK 126, COUNTY BLOCK (CB) 4332, MEDIO WEST VILLAGE SUBDIVISION, RECORDED IN VOLUME 20001, PAGE 2378, PLAT RECORDS OF BEXAR COUNTY, TEXAS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
 TRACT 2: NON-EXCLUSIVE EASEMENT FOR ACCESS AS SET FORTH IN THE DEDICATION OF MUTUAL ACCESS AGREEMENT RECORDED UNDER DOCUMENT NUMBER 20180116433, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

TO: VURTURO INTERESTS, LLC; JUST A CLOSET MARBACH, LLC, A TEXAS LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FIRSTBANK SOUTHWEST, AND EACH SUCCESSOR IN OWNERSHIP OF THE INTERESTS SECURED BY THE INSURED MORTGAGE, EXCEPT A SUCCESSOR WHO IS AN OBLIGOR UNDER THE PROVISIONS OF SECTION 12(C) OF THE CONDITIONS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, AND 9 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON APRIL 23, 2026.

DATE OF MAP OR PLAT: MAY, 2026

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED ON ANY PUBLIC RECORDS AND SHALL NOT BE USED OR REFERRED TO AS A FINAL SURVEY DOCUMENT

BRIAN D. LORENTSON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6839
 BLORENTSON@PAPE-DAWSON.COM

NO.	REVISION	DATE

PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 0028860

ALT/NSPS LAND TITLE SURVEY OF
 TRACT 1: LOT 5, BLOCK 126, COUNTY BLOCK (CB) 4332, MEDIO WEST VILLAGE SUBDIVISION, RECORDED IN VOLUME 20001, PAGE 2378, PLAT RECORDS OF BEXAR COUNTY, TEXAS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
 TRACT 2: NON-EXCLUSIVE EASEMENT FOR ACCESS AS SET FORTH IN THE DEDICATION OF MUTUAL ACCESS AGREEMENT RECORDED UNDER DOCUMENT NUMBER 20180116433, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

JOB NO.	14185-000
DATE	MAY 2026
CHECKED	B.D.L. / J.H.
CIVIL JOB NO.	---
REFERENCE:	---
SHEET	1 OF 1

Date: May 14, 2026, 8:01am, User: B.D.L., Job: 14185-000-PLAT
 File: N:\CIVIL\14185-000\14185-000-PLAT.dwg

HD4 INVESTMENTS, LLC
LOT 1
DOC. NO. 20190215027, O.P.R.
DATED: OCTOBER 27, 2019
BLOCK 126, C.B. 4332
AZTEC INDOOR SOCCER
OWNER: HD4 INVESTMENTS, LLC
(VOL. 9595, PG. 72 D.P.R.)

KB HOME LONE STAR, INC.
LOT 902
VOL. 17149, PG. 1377, O.P.R.
DATED: MARCH 13, 2015
OVERLOOK AT MEDIO CREEK UNIT 5
PRIVATE DRAINAGE EASEMENT
BLOCK 137
(VOL. 20001, PG. 1729, P.R.)

MARBACH ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

Ex. Conc.
Pvmt. w/6" Curb

589°25'28"E 245.22'
PROPERTY LINE

N00°36'58"W 454.29'
PROPERTY LINE

MARBACH-MEDIO PARTNERS LTD
LOT 5
VOL. 9501, PG. 1094, O.P.R.
DATED: JULY 30, 2002
BLOCK 126
C.B. 4332
3,608-ACRES
(157,868 SQ.FT.)
MEDIO WEST VILLAGE SUBDIVISION
VOL. 20001, PG. 2378, P.R.

PROPOSED
BUILDING

PROPERTY LINE
S00°03'16"W 248.82'

TEAM KAM ENTERPRISES, LTD.
LOT 4
DOC. NO. 20210358223, O.P.R.
EXECUTED: DECEMBER 22, 2021
MEDIO WEST VILLAGE SUBDIVISION
BLOCK 126, C.B. 4332
(VOL. 20001, PG. 2378, P.R.)

0.88 ACRES

N89°56'44"W 471.08'
PROPERTY LINE

BEXAR MANAGEMENT AND
DEVELOPMENT CORPORATION
TRACT B CALLED 7.253 ACRES
DOC. NO. 20170251478, O.P.R.
DATED: DECEMBER 22, 2017

LOT 6
BLOCK 126
C.B. 4332

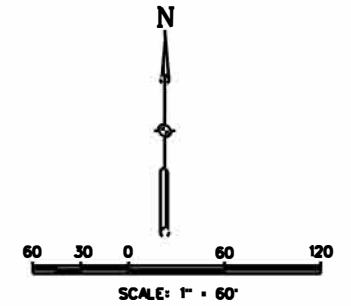
N89°56'44"W 221.42'
PROPERTY LINE

30' ACCESS EASEMENT

PROPERTY LINE

PROPERTY LINE
S00°03'16"W 203.42'

MARBACH OAKS
(VARIABLE WIDTH PUBLIC R.O.W.)
(VOL. 9874, PGS. 131-132, D.P.R.)
(VOL. 9870, PG. 173, D.P.R.)



LEGEND

■ PROPOSED IMPERVIOUS COVER

MARBACH REALTY EXHIBIT

P D PAPE-DAWSON
ENGINEERS

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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.

<u>Michael Alan Hogan</u>	<u>167899</u>	<u>m.hogan@hogan.com</u>	<u>(210)682-1599</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Hogan Commercial Partners</u>	<u>167899</u>	<u>m.hogan@hogan.com</u>	<u>(210)682-1599</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael Alan Hogan</u>	<u>167899</u>	<u>m.hogan@hogan.com</u>	<u>(210)418-9994</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ronald Todd Beebe</u>	<u>244886</u>	<u>tbeebe@hogan.com</u>	<u>(210)418-9994</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date