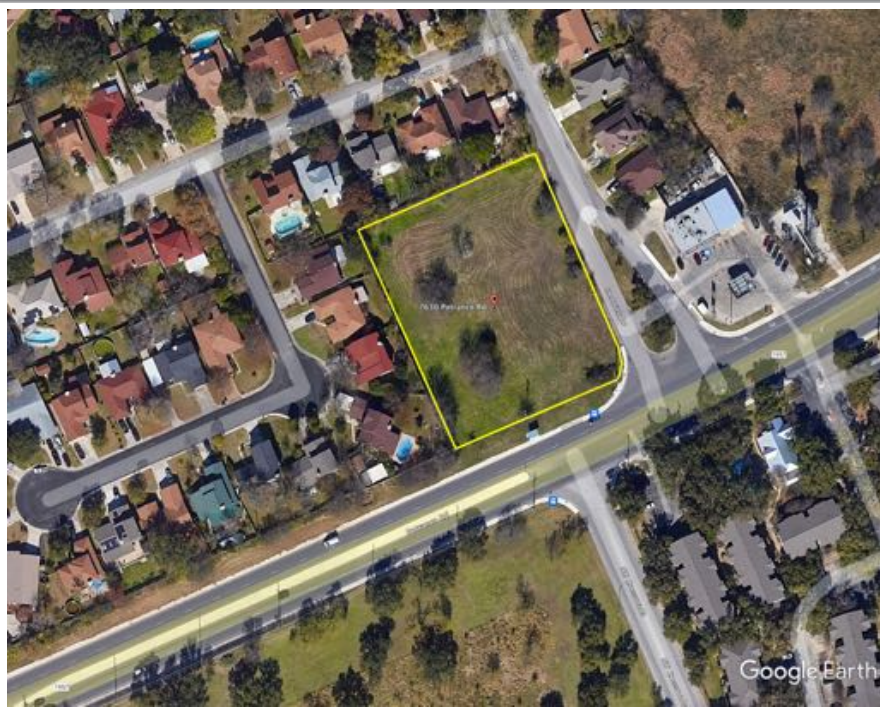


7630 Potranco Rd, San Antonio



Location: Northwest quadrant of San Antonio just outside Loop 410 and west of Culebra. 2/10 of a mile from Culebra & less than 1/2 mile from Loop 410.

Description: An approximate 1.774 acre tract (77,275 sq. ft). Hard corner intersection of Potranco Rd and Stedwick Dr. Flat topography. Highly visible on busy Potranco. Newly zoned C-2 COSA.



Offering Price:
\$15.0 per sq. ft.
(\$1,159,125.00)

All information contained herein, while gathered from sources believed to be reliable and accurate, is submitted without representation or warranty as to the accuracy thereof. It is presented subject to errors, omissions, change of price, prior sale/lease or withdrawal from the market without notice. Broker advises any buyer to rely on their own due diligence analysis for verification of information they may deem pertinent for their intended use.

7630 Potranco Rd, San Antonio



Looking North
From Potranco



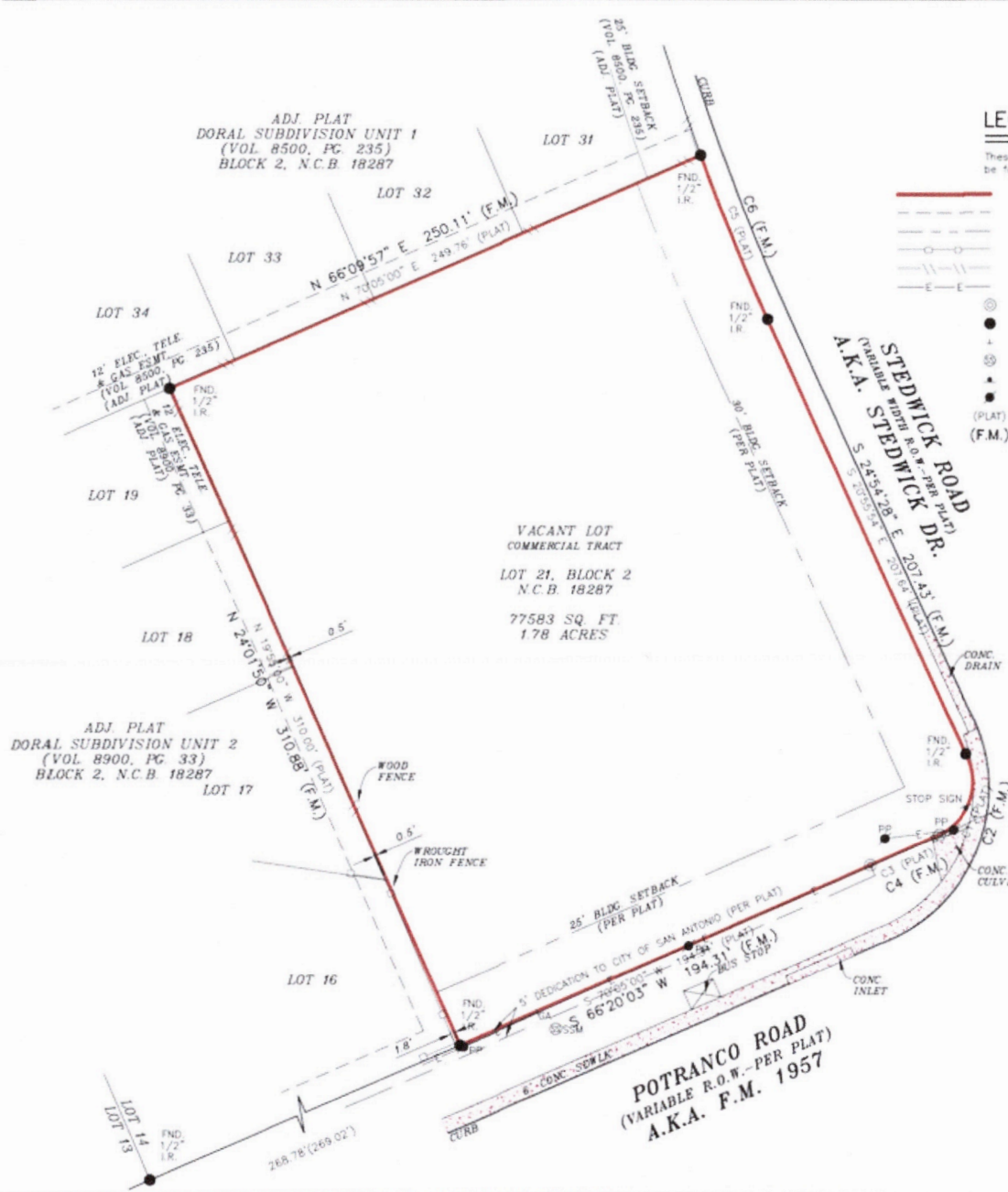
Looking East to
West



Looking West to
East



All information contained herein, while gathered from sources believed to be reliable and accurate, is submitted without representation or warranty as to the accuracy thereof. It is presented subject to errors, omissions, change of price, prior sale/lease or withdrawal from the market without notice. Broker advises any buyer to rely on their own due diligence analysis for verification of information they may deem pertinent for their intended use.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.52'	---	---	90°34'01"
C2	25.00'	40.91'	36.49'	S 17°54'42" W	93°44'55"
C3	3764.83'	32.74'	---	---	00°29'54"
C4	3764.83'	32.74'	32.74'	S 66°05'06" W	00°29'54"
C5	1000.00'	76.87'	---	---	04°24'15"
C6	1000.00'	76.82'	76.80'	S 22°39'27" E	04°24'05"

LEGEND

These standard symbols will be found in the drawing:

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- WROUGHT IRON FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- SIGN
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



LOCATION MAP
N.T.S.

SURVEYOR'S NOTE(S)

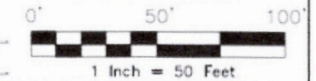
THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE, OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. ANY RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

SURVEYOR'S NOTE

1. BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
2. SUBJECT TRACT IS ZONED AS RESIDENTIAL SINGLE-FAMILY DISTRICT.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, intrusions, or overlapping of improvements shown.

GRAPHIC SCALE



At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48029C 0360 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, **RACHEL LYNN HANSEN**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ---

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: **JAIME R. RAMIREZ & ADELA RAMIREZ**
Address: **7630 POTRANCO ROAD** CF No. ---

Legal Description of the Land:
LOT 21, BLOCK 2, NEW CITY BLOCK 18287, DORAL SUBDIVISION, UNIT 1A, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9502, PAGE(S) 134, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 9502, PAGE(S) 134, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



"BOUNDARY" SURVEY

JOB NO.:	1905062158	NO.	REVISION	DATE
DATE:	05/14/19			
DRAWN BY:	MN/KB			
APPROVED BY:	RLH			



Rachel Lynn Hansen

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546
Phone: (210) 572-1995

San Antonio, Texas 78213
Fax: (210) 572-1993