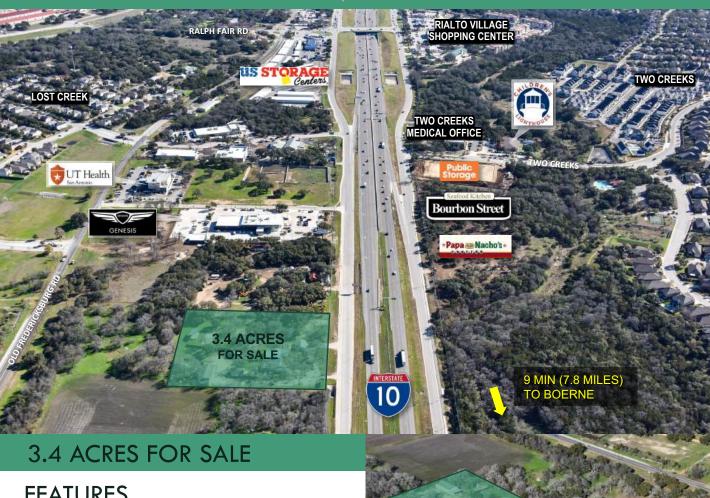
# 3.4 ACRES

# PRIME COMMERCIAL | RETAIL

IH-10 WEST | BEXAR COUNTY



3.4 ACRES FOR SALE

## **FEATURES**

- Platted
- Halfway Between Boerne and San Antonio
- 67,882 Cars Per Day
- 416 ft of Frontage on I-10
- **OCL Zoning**
- Water & Sewer Accessible
- Call for Pricing

# TODD BEEBE, Broker

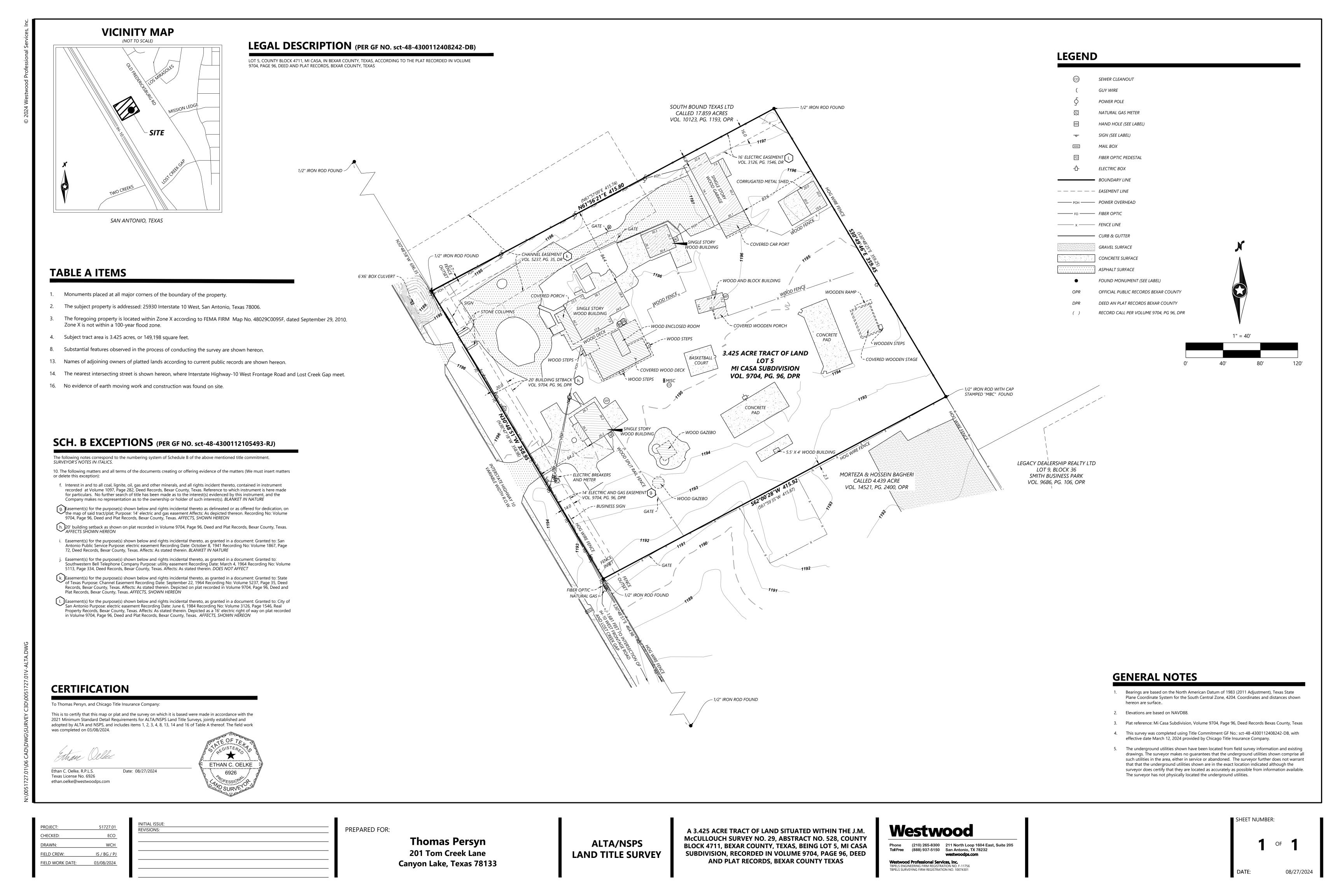
OFFICE: 210.682.1500 MOBILE: 210.410.9904 tbeebe@hoganre.com

HOGAN

COMMERCIAL PARTNERS

1618 Lockhill Selma Rd, San Antonio, TX 78213





07/29/2016/0146293 Fund 07/29/2016 9:20th Filed & Recorded in Full & Recorded in Fund & Recorded in

CUMP TO TRON ROD FOLMO 12º IRON 900 WITH A VELLOWING CHICAGO ARTICIDA

\* UA J. VALEN

4939





SET 1/2" IRON ROD WITH A RED VER ENG. & SURVEY." 0 PLASTIC CAP ROW Wells

SURNEY MOTES: 1. PROPERTY COMMERS ARE NOW, MENTED WITH CAP OR DISK WARRED "MATKIN HOOVER EVG. &

0

0

2. COORDINATES SHOWN ARE MASTO ON THE NORTH MARRICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN DRID VALUES DIRRAF FROM THE TRIMBLE VRS NETWORK.

1. DINEMBROKS SHOWN ARE SURFACE

I DEBANDORS SHOWN AND SUPPLICE IT.

A ENVIRENCE OF SUCH THE WORTH PARESTON ON THE PER FRONT THE TEMB COORDINATE

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TEXAS NATURAL RESOURCE INFORMATION SYSTEM

STATE OF TEXAS COUNTY OF KENDALI

THEREBY 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 DRODERTY COMMED IS DESCONSIBLE FOR THE CONSTRUCTION AND IAINTENANCE OF A SYSTEM THAT IS IN COMPLIANCE WITH THE APPLICABLE RULES AND REGULATIONS.

JOSHUA J. VALENTA LICENSED PROFESSIONAL ENGINEER #114/92 MATKINHOOVER ENGINEERING & SURVEYING

COUNTY OF KENDALI

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED. JOSHUA VALENTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIEED 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 LAT DAY OF TULLY AD. 2016.

Shari IV Mercel

ID #1263

COUNTY OF BEXAR PORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKINHOOVER ENGINEERING &

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 DEVELOPME CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING

KOSHJA J. VALENTA LICENSED PROFESSIONAL ENGINEER #114592 MATRIMHOOVER ENGINEERING & SURVEYING

SANS 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 SE

WASTEWATER EDU NOTE: THE MANBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIMISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

TXDOT:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ASATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE BEGUN ATEN AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXMAIM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG H-19 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 389.09

CROSS ACCESS: LOT CRANERIS) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE

WITH LIDE 35-50601(3) FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT

EXISTING CHANNEL EASIEMEN VOLUME \$237, PGS 36-40

N-13797724 RI

E: 2082080.33

FFRE.

E 10 FRONTAGE R

INTERSTATE

330.007

2 OT '00 Ast

OF ROW

DNOF H-10

2

GRADE SETBACK NOTE

PROPOSED 14' ELECTRIC

20' BUILDING SETBACK

WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

EASEMENTS ARE DESCRIBED HEREON.

AND GAS EASEMEN

ETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR 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 HERON 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 BEXAR COUNTY

DRAINAGE EASEMENT NOTE:
NO STRUCTURE PENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE 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 BEXAR 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 GRANAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE

INTELLICITIES UNE REGISTROP-WA

**3.424 ACRES** 

LOT 5

CB 4711

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY

DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EAGEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY

RECONSTRUCTING MAINTAINING REMOVING INSPECTING PATRON ING AND ERECTING POLES HANGING OF BURYING WIRE, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER

TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF

SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR

TO THE PERSON OR PERSONS DEPMED RESPONSIBLE FOR SAID (BLADE CHANCES OR COOKING ID DIVITION ALTERATION).

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE CASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING

WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATED SAID

FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT. LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED

MANDATORY DETENTION NOTE. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, BUILDING PERMITS FOR THE 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 IFILE OF OFFSITE 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.

SOUTHBOUND TEXAS LTD.

CALLED 17.859 ACRES
VOLUME 10123, PAGE 1160
DEFICIAL PUBLIC RECORD
BEXAR COUNTY, TEXAS

N:13797106.60 E: 2082631.23

UNPLATTED CALLED 4.438 ACRES

OFFICIAL FUELIC RECORDS BEXAR COUNTY, TEXAS

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. 29, ABSTRACT NO. 529, BEXAR COUNTY, TEXAS, SAID 3.424 AGRE TRACT BEING THAT CERTAIN 3.421 AGRE TRACT OF LAND, RECORDED IN VOLUME 12106, PAGE 646, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LCT 5, CB 4711.



& SURVEYING

DATE: JULY 2016 2761.00 JOB NO.

SCALE: 1950

ID #1263802811

STATE OF TEXAS COUNTY OF BEXAF

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

SANDY EHRLICH AGENT 25830 IH 10 WEST FRONTAGE ROAD **BOERNE, TX 78006** 

STATE OF TEXAS

210-698-6672

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 FORE-GOING 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 131 DAY OF JULY AD 2016

Shari St. Marcel NOTARY PURLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEYOR COUNTY. TEXAS PUBLIC WINDAYS DEDACTION AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREB APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATE

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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 EXCEPTIONS(S) HAVE BEEN CHANTED

27 DAY OF DATED THIS PRECTOR OF DEVELOPMENT SURVICES

STATE OF TEXAS COUNTY OF BEXAR

COUNT OF BEARS

GENERAL TO BEARS

GENERAL BY COUNTY CLERK OF BEARS COUNTY, DO HERBY CERTIFY THROUGH AT MAS FLED

FOR RECORD IN MY OFFICE, ON THE 29° DAY OF JULY AD 2014 AT 980, AND

DULY RECORDED THE TRUMY OF JULY AD, 2014 AT 980, AND THE CEED AND PAIR RECORDS

OF BEARS COUNTY BECOMPOUNDED THROUGH ON THE CEED AND PAIR RECORDS

OF BEARS COUNTY BECOMPOUNDED THROUGH ON THE COUNTY BEARS OF THE COUNTY BEARS



COUNTY CLERK, BEXAR COUNTY, TEXAS

Er. Crystal Ulmander DEPUTY

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET

WEFF BOURDNER REGISTERED PROFESSIONAL LAND SURVEYOR MISSE

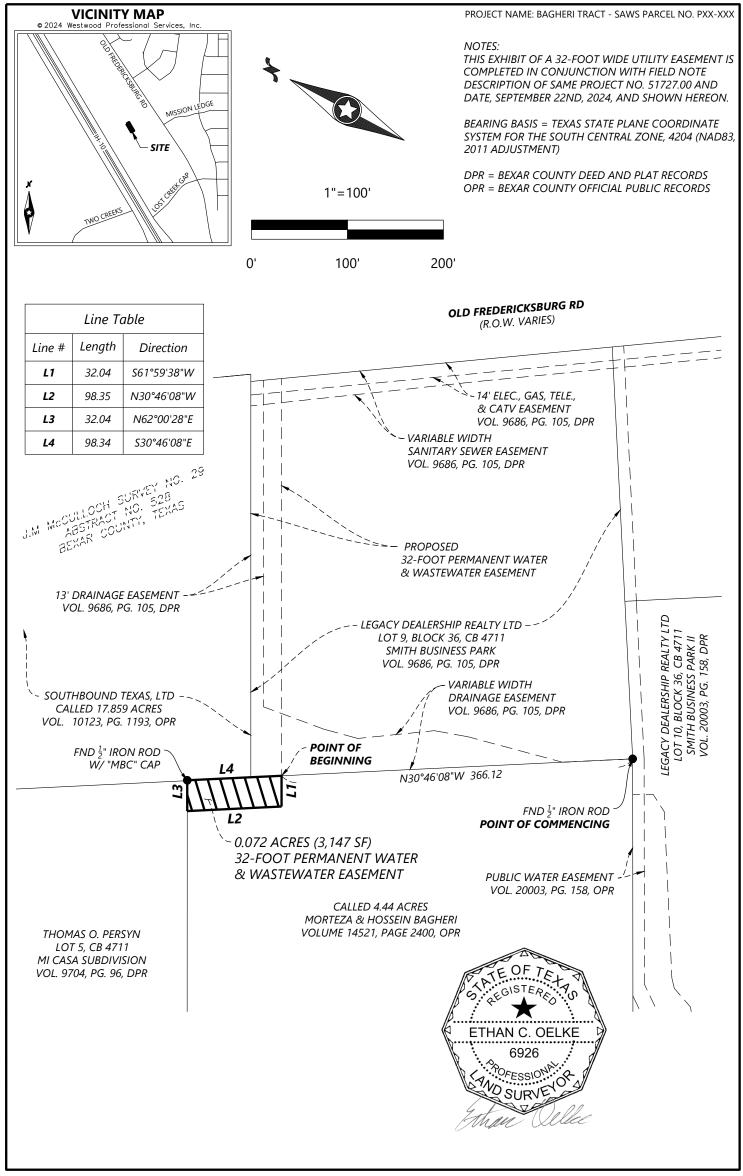
MATION-COVER ENGINEERING & SURVEYING

STATE OF TEXAS

STATE OF TEXAS

поминееты

Z'IPROJECTS/2761 - Mi Casa Tamales PlatiPlat/Plat Sheet 1.dwo Date: Ad 13, 2016, 11:47em User ED: pcock



PROJECT NO.:	51727.00	14/
CHECKED:	ECO	VV
DRAWN:	WCH	Phone
FIELD CREW:	IS/PJ	Toll Free
FIELD WORK DATE:	5/2/2024	ł
		Westwo

1727.00\06 CAD\DWG\SURVEY C3D\0051727.00V-UTIL-ESMT.DWG

# estwood

211 North Loop 1604 East, Suite 205 San Antonio, TX 78232

ood Professional Services, Inc. NGINEERING FIRM REGISTRATION NO. F-11756 JRVEYING FIRM REGISTRATION NO. 10074301

A 0.072 ACRE TRACT SITUATED IN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 4.44 ACRE TRACT, RECORDED IN VOLUME 14521, PAGE 2400 BEXAR COUNTY OFFICIAL PUBLIC RECORDS

SHEET NUMBER:

OF

DATE: 09/22/2024



FIELD NOTES
For a 0.072 Acre Tract (3,147 Square Feet)
(32-foot Permanent Water & Wastewater Easement)

Project Name: Bagheri Tract SAWS Parcel No. PXX-XXX September 22nd, 2024

FIELD NOTE DESCRIPTION of a 0.072 acre tract situated in the J.M. McCulloch Survey No. 29, Abstract No. 528, County Block 4711, Bexar County, Texas, being out of a called 4.44 acre tract described in deed to Morteza and Hossein Bagheri, recorded in Volume 14521, Page 2400, of the Bexar County Official Public Records; in all, said 0.072 acre tract of land being more particularly described as follows:

**COMMENCING** at a ½" iron rod found on the northwest line of Lot 10, Block 36, C.B. 4711, Smith Business Park II, recorded in Volume 20003, Page 158, said Deed and Plat Records, for the south corner of Lot 9, Block 36, CB 4711, Smith Business Park, recorded in Volume 9686, Page 105, Bexar County Deed and Plat Records, coincident with the east corner of said 4.44 acre tract;

**THENCE,** along the common southwest line of said Lot 9 and northeast line of said 4.44 acres, North 30°46′08″ West, 366.12 feet to the east corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, over and across said 4.44 acre tract, the following courses:

- 1. South 61°59'38" West, 32.04 feet to the south corner of the herein described tract, and
- 2. North 30°46′08″ West, 98.35 feet to a point on the southeast line of Lot 5, Mi Casa Subdivision, recorded in Volume 9704, Page 96, said Deed and Plat Records;

**THENCE**, along the common southeast line of said Lot 5 and northwest line of said 4.44 acre tract and the herein described tract of land, North 62°00′28″ East, 32.04 feet to a 1/2″ iron rod with cap stamped "MBC" found for the east corner of said Lot 5, coincident with the north corner of said 4.44 acre tract and the herein described tract of land;

**THENCE,** along the northeast line of said 4.44 acre tract, South 30°46′08″ East, 98.34 feet to the **POINT OF BEGINNING.** 

Containing in all, 0.072 acres or 3,147 square feet of land. Bearings are based on the Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD 83, 2011 adjustment). This field note description was prepared in conjunction with that exhibit of a 0.072 acre tract for project no. 51727.00 of same date, September 22nd, 2024 by Westwood Professional Services.





### **Information About Brokerage Services**

2-10-2025

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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/Te	enant/Seller/Landlord Initials	Date	-





RIGHT OF WAY CENTER LINE

FOUND MONUMENT

<u></u>

SET MONUMENTS HEREIN ARE %" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD"

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 MITGATION.

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 "INCIDING ACCESS POINTG) ALONG IH 10 BASED ON THE OVERALL PLATIED HIGHWAY FRONTAGE OF 464.98".

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXOOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXOOT.

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, COORDINATES SHOWN HEREON ARE ORID.

2. DISTANCES SHOWN HEREON ARE SURFACE.

3. SET MONUMENTS HEREIN ARE ½" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD".

#### MAINTENANCE NOTE:

MAINTENANCE TOJE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE
SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPRETY OWNER
OR HOMEOWNERS ASSOCIATION AND THER SUCCESSORS OR ASSIGNEES AND NOT
THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

#### DRAINAGE FASEMENT NOTE:

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FUNCES, MALLS OR OTHER DESTRUCTIONS THAT IMPEDE DRAINAGE NO STRUCTURE, FUNCES, MALLS OR OTHER DRAINAGE STRUCTURE OF THE DRAINAGE STRUCTURE OF THE DRAINAGE STRUCTURE OF THE DRAINAGE EASEMENT, AS APPOYED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DRAINAGE EASEMENT, AS APPOYED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DRAINAGE EASEMENT, AS APPOYED, THAT DRAINAGE EASEMENT, AS APPOYED, THAT DRAINAGE EASEMENTS AND TO WORTH THE CRAINAGE ANALOGE THORSETT TO REMOVE ANY IMPEDION, DESTRUCTIONS OF LACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR MARKOVELENTS WITHIN SAID DRAINAGE EASEMENTS.

#### MANDATORY DETENTION NOTE:

1/2" IRON ROD FOUND

MATURALIVET UL'INTION NOTE:
STORM MATER DETENTON 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 ANTONION. THE PROPERTY MAY
CONDITIONS ALLOW BUT ONLY WICH APPROVED BY THE CITY OF SAN ANTONIO
ANATENANCE OF ON-STET STORM WATER DETENTION SHALL BE THE SOLE
RESPONSIBILITY OF LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND
THER SOCIETYS OR ASSOCIATED.

#### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

SAWS IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### COMMON AREA MAINTENANCE NOTE:

COMMON PRICE MAINTENANCE VOICE.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, THEE SAVE AREAS, DRAIMAGE EASTMENTS AND EASTMENTS OF ANY OTHER NATIONAL WHITH THIS SUBVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS, AND AND THE RESPONSIBILITY OF THE ACT OF THE AND THE ACT OF THE ACT

#### SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### FLOODPLAIN VERIFICATION NOTE:

4.430 ACRES

LOT 1

5610 56 19 W 415.53

NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAST AS VERHEIGE BY FEMA MAP PANEL: 48029C0095F, EFFECTIVE SEPTEMBER 29, 2010, FLOODPLAIN INFORMATION IS SUBJECT TO CHANCE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

THOMAS O. PERSYN

LOT 5, CB 4711 MI CASA SUBDIVISION VOL. 9704, PG. 96, DPR

Ne3000,38.E

14' ELECTRIC AND GAS FASEMENT VOL. 9704, PG. 96, DPR

1/2" IRON ROD FOUND

W.15.89 08.21.4

864.98.

1/2" IRON

ROD FOUND

N: 13.796.913.38

E: 2.082.263.95

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

#### CPS / SAWS / COSA / UTILITY NOTES:

CPS/ SAWS/ COSA/ UTILITY NOTES:

THE CITY OF SAM NATIONA OF A PRATE OF ITS ELECTRIC, CAS. WATER, AND WASTEMATER STSTEMS — CITY PUBLIC SERVICE BOARD (CPS DURROY) AND SAM ANTONIO WATER STSTEMS — CITY PUBLIC SERVICE BOARD (CPS DURROY) AND SAM ANTONIO WATER STSTEM (SAMS) — IS REBERY DEDICATED EASEWINKS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION IMPRASTRICTURE AND SERVICE FACULTIES IN THE AREAS DESIGNATED ON HIS PLATA IS "ELICIBIC." THE AREA OF SERVICE FACULTIES IN THE AREA DESIGNATION HIS PLATA IS "ELICIBIC." THE AREA OF SERVICE FACULTIES AND THE AREA OF SERVICE FACULTIES, MANATIANING, TO THE PUBLIC OF SERVICE FACULTIES, CONSTRUCTING, RECONSTRUCTING, MANATIANING, PERSURENT, "SAMS DESIGNED SECREBED ADONE OF SERVICE FACULTIES AND SERVICE FACULTIES OF THE RESONANT SERVICE FACULTIES AND THE RIGHT TO RECORD SERVICE FACULTIES AND THE RIGHT TO RECORD SERVICE FACULTIES AND THE RIGHT OF ACCESSION SUCH INFRASTRUCTURE WITH THE EFFICIENCY OF WATER, SERVE, ACCESSION SUCH INFRASTRUCTURE WITH THE EFFICIENCY OF WATER, SERVE, CASC. THE RESONANT ARE SERVICED OF THE RIGHT TO REMOVE SAID LANDS ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTIONS WHICH EDITIONS AND THE RIGHT TO REMOVE SAID LANDS ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTIONS WHICH IS AND THE RIGHT TO REMOVE SAID LANDS ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTIONS WHICH IS SAND THE RIGHT TO REMOVE SAID LANDS ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTIONS WHICH IS SAND THE RIGHT TO REMOVE SAID LANDS ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTIONS WHICH IS THE PARTS THEORY OF OTHER OSSTRUCTURES AND SARVE FACULTIES AND THE RIGHT TO REMOVE SAID LANDS ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTURES AND SARVE AND ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTURES AND SARVE AND ALL TREAS OF PARTS THEORY, OF OTHER OSSTRUCTURES AND ALL TREAS OF PARTS THEORY OF OTHER OSSTRUCTURES. OR ANY THE SAND ALL TREAS OF PARTS THEORY OF OTHER OSSTRUCTURES AND THE PARTS THEORY OF THE PARTS THE

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REDURED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES. LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR REQUIND ELEVATION ALERATIONS SHALL BE CHANGED TO THE PERSON OF RESONS DEBUED RESPONSIBLE OF SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EMSTING ELECTRIC, GAS, WATER, SCWER, DRAINAGE, TELEPHONE, CADLE TV EASSMENTS OR ANY OTHER EASSMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANYTAWICH.

#### PLAT NO. 24-xxxxxxxxx SUBDIVISION PLAT OF BAGHERI COMMERCIAL

A 4.430 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. McCULLOUCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING THAT SAME 4.439 ACRE TRACT RECORDED IN YOLUME 14921, PAGE 2400, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

## Westwood

(210) 265-8300 211 North Loop 1604 East, Suite 205

(888) 937-5150 San Antonio, TX 78232

#### Westwood Professional Services, Inc.

TBPELS SURVEYING FIRM NO. 10074301 - TBPELS ENG. FIRM NO. F-11756

STATE OF TEXAS. §
COUNTY OF BEXAR §
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 DENTIFIED
STRETTS LLZE-AGENCY, MERCONGESS, DRAME, CARRENTS, COMP. DELIC PERF ALL
THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: MORI BAGHERI 60 HIGH CRESCENT SAN ANTONIO, TX 78257

DATED THIS

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEAS. \$
COUNTY OF BEST \$
COUNTY

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS\_\_\_\_\_ DAY OF\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HERBEY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REQULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

BY: CHAIRMAN SECRETARY

DAY OF

THIS PLAT OF HAS BEEN SUBMITTED TO BEXAR 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 DAY OF . A.D. 2024

DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

# ~1/2" IRON ROD FOUND 30' INGRESS/EGRESS & UTILITY EASEMENT SOUTHBOUND TEXAS LTD CALLED 17.859 ACRES VOL. 10123, PG. 1193, OPR 1/2" IRON ROD WITH CAP STAMPED "MBC" FOUND LEGACY DEALERSHIP REALTY LTD LOT 9. BLOCK 36. CB 4711 SMITH BUSINESS PARK VOL. 9686, PG. 106, OPR DRAINAGE EASEMENT VOL. 9696, PG. 106, DPR

/2" IRON ROD FOUND

F: 2.082.868.81

LEGACY DEALERSHIP REALTY LTD LOT 10, BLOCK 36, CB 4711

SMITH BUSINESS PARK II

VOL. 20003, PG. 158, DPR

PUBLIC WATER EASEMENT VOL. 20003, PG. 158, OPR PERMEABLE DRAINAGE EASEMENT VOI 20003 PG 158 OPR

14' GAS ELECTRIC TELEPHONE

1/2" IRON ROD WITH CAP STAMPED "MRC" FOLIND PUBLIC WATER EASEMENT

VOI 20003 PG 158 OPR

I HERBEY CERTEY THAT PROPER ENGINEERING CONSIDERATION MAS BEEN CIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE GEST OF WAS WOMENCED, THIS PLAT CONFIDENCE TO A REQUIREMENTS OF THE UNIFED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

MARY JANE C. PHILLIPS LICENSED PROFESSIONAL ENGINEER NO. 102318

ETHAN C. OELKE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6926

SHEET 1 OF 1

Ucer 20150146393 Form 502 07/29/2016 9:284M # Pages Filed 8 Mecorded in the Off Public Records of 25/48 C







BET 497 IBON BOO WITH A BED MATKIN HOOVER ENG. & SURVEY." 0 6 VELLOW "MHC ENG." PLASTIC CAN PLASTIC CAP ROM WELL

TY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED TWATKIN HOOVER ENG. A URVEY," UNLESS NOTED OTHERWISE, COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS.

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STATE OF TEXAS COUNTY OF KENDALL

FOUND 12" IRON ROD WITH A

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 DINKING WATED INDEDUCE CACH LOT AND SHOU WATER IS OF SHEDICIENT OF MATTER TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS CURRENTLY CONSTRUCTED ON THE LOT. THE PROPERTY OWNER IS DESCRIBED FIRE CONSTRUCTION AND IAINTENANCE OF A SYSTEM THAT IS IN COMPLIANCE WITH THE APPLICABLE RULES AND REGULATIONS.

OSHUA J. VALENTA LICENSED PROFESSIONAL ENGINEER #114592 MATKINHOOVER ENGINEERING & SURVEYING

STATE OF TEXAS

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED. IOSHUA 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 DAY OF JULY AD. 2016.

Shari SV Mercell

ID #126380281

STATE OF TEXAS COUNTY OF BEXAR

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 MATKINHOOVER ENGINEERING &

REGISTERED PROFESSIONAL LAND SURVEYOR M939 MATKINHOOVER ENGINEERING & SURVEYING

STATE OF TEXAS

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 DEVELOPME CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

KOSHUA J. VALENTA LICENSED PROFESSIONAL ENGINEER #114592 MATKINHOOVER ENGINEERING & SURVEYING

SAWS 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 FOLINAL BUT DWELLING UNITS (FOLIS) 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.

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 INTIGATION.

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 CONDINED TOTAL OF TWO (2) ACCESS POINTS ALONG IN-10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 359.0'.

CROSS ACCESS:
LOT OWNER;S; SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3)

FINISHED ELOOP 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 BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

PROPOSED 14' FLEGTRIC

20' BUILDING SETBACK

WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

EASEMENTS ARE DESCRIBED HEREON.

AND GAS EASEMENT

PVISTING CHAUNITI ITASEMEN

VOLUME 5237, PGS 35-4 DEED RECORDS BEXAR COUNTY, TEXAS

N:13797221.6

2082080.33

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330.00

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OF ROW

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERON 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 BEXAR COUNTY

DRAINAGE EASEMENT NOTE

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE 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 O THE DIRECTOR OF PURILC WORKS. THE CITY OF SAN ANTONIO AND REYAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE. EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAG

NOT STORE 415.74

18 ELECTRIC LINE DIGATLOS AVA

3.424 ACRES

LOT 5

CB 4711

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY

DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY

EASEMENT, "GAS EASEMENT," TRANSFORMER EASEMENT, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,

WITH THE RIGHT OF INGRESS AND ECRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATED SAID

FACILITIES WITHIN SAID FASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT,

RECONSTRUCTING MAINTAINING REMOVING INSPECTING PATROLLING AND ERECTING POLES HANGING OR BURYING WIRE, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER

TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF

SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR

LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER. DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

PROPERTY SHALL BE ISSUED ONLY IN CONTRACTION 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 (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO, MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SCLE RESPONSIBILITY OF LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

> SOUTHBOUND TEXAS, LTD. SOUTHBOUND TEXAS, LTD UNPLATTED CALLED 17.859 ACRES VOLUME 19123, PAGE 1193 OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

> > N:13797168.60 E: 2082631.23

UNPLATTED CALLED 4.439 ACRES

BEXAR COUNTY, TEXAS

MANDATORY DETENTION NOTE.
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, BUILDING PERMITS FOR THE

ENGINEERING & SURVEYING

DATE: JULY 2016

JOB NO. 2761.00

STATE OF TEXAS

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

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. 29, ABSTRACT NO. 528, BEXAR COUNTY, TEXAS, SAID 3.424 ACRE TRACT BEING THAT CERTAIN 3.421 ACRE TRACT OF LAND, RECORDED IN VOLUME

12106, PAGE 646, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

ESTABLISHING LOT 5 CB 4711

SANDY EHRLICH AGENT 25930 IH 10 WEST FRONTAGE ROAD BOERNE, TX 78006 210-698-6672

STATE OF TEXAS

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 131- DAY OF JULY AD. 2016.

Shari Jr. Ynarell NOTARY PUBLIC BEXAR COUNTY, TEXAS

ID #126350261

SCALE: 1"050

CERTIFICATE OF APPROVAL:

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY. TEXAS PUBLIC WORKS DEPARTMEN 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 INDICATE

DIRECTOR OF FUELCH WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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 EXCEPTIONS(S) HAVE BEEN GRANTEL

Y: UCW / W DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEARS

GENERAL HE COUNTY CLERK OF BEARS COUNTY, DO HERBY CERT FY THROUGH AT WAS FILED

FOR RECORD IN MY OFFICE, ON THE 23<sup>th</sup> DAY OF July AD 2014 AT 920. AND

DULY RECORDED THE 210 AN OF July AD 2014 A PAYMEN IN THE DEED MAD PALT RECORDS

OF BEARS COUNTY IN BOOKPOOLUME TO THE OFFICE OF THE STATE DAY OF TALLY AD 2014 A PAYMEN THE OFFICE OF BEARS COUNTY IN BOOKPOOLUME TO THE OFFICE OF THE STATE DAY OF TALLY AD 2014 A DEED AND PALT RECORDS

OF BEARS COUNTY IN BOOKPOOLUME TO THE OFFICE THIS ZON DAY OF TALLY AD 2014 A DEED AND PALT RECORDS

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ZON DAY OF TALLY AD 2014 A DEED AND PALT RECORDS.

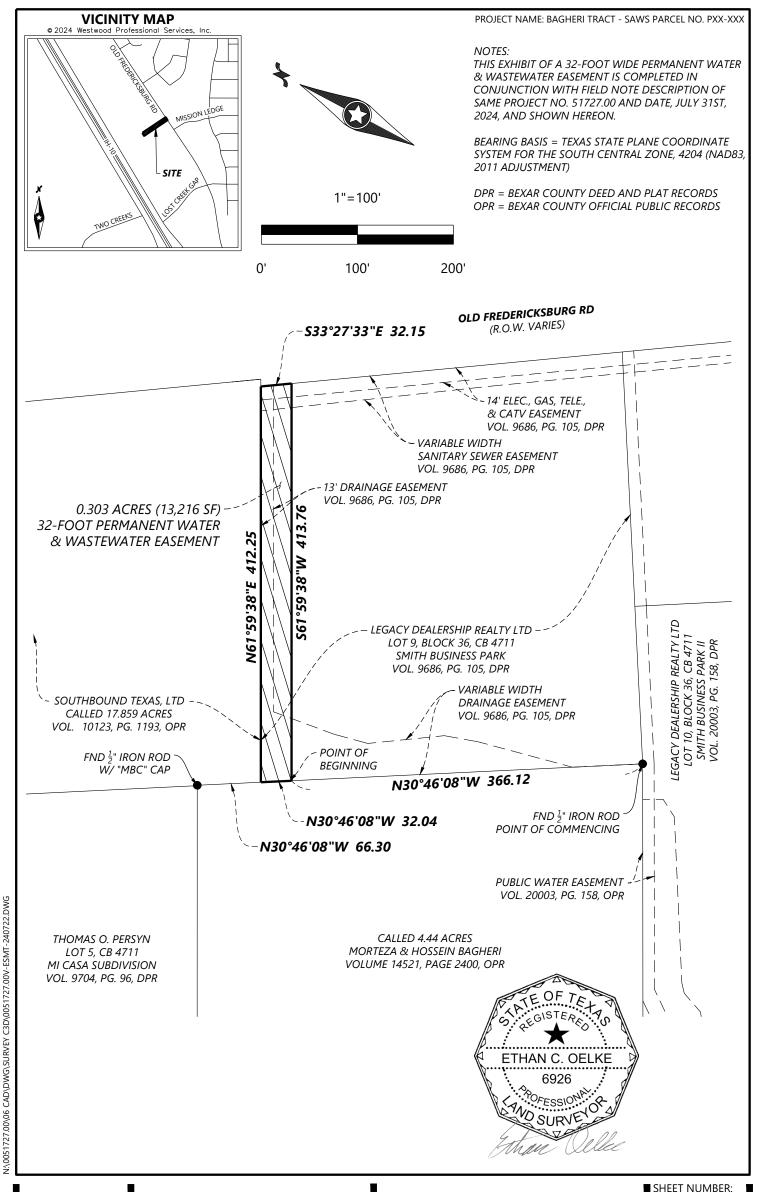


BY Crystal Ulmander

Z:PROJECTSI2761 - Mi Casa Tamales Plat/Plat/Plat Sheet 1.dw Date: Jul 13, 2016, 11:47am User ID: gcook

DATED THIS 27 DAY OF

COUNTY CLERK, BEXAR COUNTY, TEXAS



PROJECT NO.:	51727.00	\AL	4	
CHECKED:	ECO	VV	estw	OO
DRAWN:	ECO	Phone	(210) 265-8300	211 North
FIELD CREW:	IS/PJ	Toll Free	(888) 937-5150	San Antor
FIELD WORK DATE:	5/2/2024			westwood
		TBPELS ENG	d Professional Serv INEERING FIRM REGISTRATIVE VEVING FIRM REGISTRATIVE	ATION NO. 117

oop 1604 East, Suite 205 , TX 78232 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

1 OF 1

DATE: 07/31/2024



FIELD NOTES

For a 0.303 Acre Tract (13,216 Square Feet)
(30-foot Permanent Wastewater Easement)

Project Name: Bagheri Tract SAWS Parcel No. PXX-XXX July 31st, 2024

FIELD NOTE DESCRIPTION of 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 of Lot 9, Block 36, Smith Business Park, recorded in Volume 9686, Page 105, Bexar County Deed and Plat Records; in all, said 0.303 acre tract of land being more particularly described as follows:

**COMMENCING** at a ½" iron rod found on the northwest line of Lot 10, Block 36, C.B. 4711, Smith Business Park II, recorded in Volume 20003, Page 158, said Deed and Plat Records, for the east corner of a called 4.44 acre tract conveyed unto Morteza and Hossein Bagheri, recorded in Volume 14521, Page 2400, Bexar County Official Public Records, coincident with the south corner of said Lot 9;

**THENCE**, along the common northeast line of said 4.44 acres and southwest line of said Lot 9, North 30°46′08″ West, 366.12 feet to the south corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing along the aforementioned common line, North 30°46′08″ West, 32.04 feet to a point for the south corner of a 17.859 acre tract conveyed unto Southbound Texas, Ltd., recorded in Volume 10123, Page 1193, said Official Public Records, coincident with the west corner of said Lot 9, from whence a ½″ iron rod with "MBC" cap found for the north corner of said 4.44 acre tract bears North 30°46′08″ West, 66.30 feet;

**THENCE**, along the common northwest line of said Lot 9 and southeast line of said 17.859 acres, North 61°59′38″ East, 412.25 feet to a point on the southwest line of Old Fredericksburg Road for the north corner of said Lot 9 and the herein described tract;

**THENCE**, along the southwest line of said Old Fredericksburg Road, South 33° 27' 33" East, 32.15 feet to the east corner of the herein described tract;

THENCE, across said Lot 9, South 61° 59' 38" West, 413.76 feet to the POINT OF BEGINNING.

Containing in all, 0.303 acres or 13,216 square feet of land. Bearings are based on the Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD 83, 2011 adjustment). This field note description was prepared in conjunction with that exhibit of a 0.303 acre tract for project no. 51727.00 of same date, July 31st, 2024 by Westwood Professional Services.



# 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 porthwesterly direction from the cuthack at the intersection of the northeast.

this tract, said iron rod is 3177.55 feet in a northwesterly direction from the cutback at the intersection of the northeast right-of-way line of Interstate Highway 10 and the northwest right-of-way line of F.M. 3351 (Ralph Fair Road);

THENCE: North 30 degrees 36' 00" West (Bearings are based on the deed recorded in Volume 4686, Page 339, Real Property Records Bexar County, Texas) 464.98 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 62 Degrees 12' 32" East, 416.55 feet to a found 1/2 inch iron rod, the north corner of this tract;

"– 14' ELECTRIC AND GAS EASEMENT

THENCE: South 30 degrees 36' 00" East, 464.54 feet to a found 1/2 inch iron rod, the east corner of this tract;

THENCE: South 30 degrees 36 00" East, 464.54 feet to a found 1/2 inch iron rod, the east THENCE: South 62 degrees 08' 58" West, 416.53 feet to the POINT OF BEGINNING.



# LEGEND

——— POH ——— POWER OVERHEAD SEWER CLEANOUT **GUY WIRE POWER POLE** — x — FENCE LINE CURB & GUTTER NATURAL GAS METER GRAVEL SURFACE HAND HOLE (SEE LABEL) CONCRETE SURFACE SIGN (SEE LABEL) ASPHALT SURFACE FIBER OPTIC PEDESTAL FOUND MONUMENT (SEE LABEL) OFFICIAL PUBLIC RECORDS BEXAR COUNTY DEED AN PLAT RECORDS BEXAR COUNTY **BOUNDARY LINE** 

— BOUNDARY LINE DPR DEED AN PLAT RECORDS BEXAR COUNTY

— — — — EASEMENT LINE ( ) RECORD CALL PER VOLUME 14521, PG 2400, OPR

Tree Table

TABLE A ITEMS

Monuments placed at all major corners of the boundary of the property.

SAN ANTONIO, TEXAS

- 2. The subject property is addressed 25840 Interstate 10 West, San Antonio, Texas 78006.
- 3. The foregoing property is located within Zone X according to FEMA FIRM Map No. 48029C0095F, dated September 29, 2010. Zone X is not within a 100-year flood zone.
- 4. Subject tract area is 4.430 acres, or 192,968 square feet.
- 8. Substantial features observed in the process of conducting the survey are shown hereon.
- 13. Names of adjoining owners of platted lands according to current public records are shown hereon.
- 14. The nearest intersecting street is shown hereon, where Interstate Highway-10 West Frontage Road and Lost Creek Gap meet.
- 16. No evidence of earth moving work and construction was found on site.

# SCH. B EXCEPTIONS (GF NO. sct-48-4300112105493-RJ)

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. SURVEYOR'S NOTES IN ITALICS.

- 10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- g. Lease Agreement dated April 1, 1998 by and between Mr. James Graham, as Lessor, and Western Outdoor Advertising Co., a corporation of Omaha, Nebraska, as Lessee, filed April 27, 1998, recorded in Volume 7440, Page 686, Real Property Records, Bexar County, Texas. BLANKET IN NATURE, NOT PLOTTABLE
- h. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded January 26, 1929 at Volume 1081, Page 239, Deed Records, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). BLANKET IN NATURE, NOT PLOTTABLE
- Rights of tenants in possession, as tenants only, 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, 4204. Coordinates and distances shown hereon are surface.
- 2. Elevations are based on NAVD88.
- 3. Deed reference: Volume 14521, Page 2400, Official Public Records Bexar County, Texas
- 4. This survey was completed using Title Commitment GF No.: sct-48-4300112408104-DB, with effective date January 10, 2024 provided by Chicago Title Insurance Company.
- 5. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

# **CERTIFICATION**

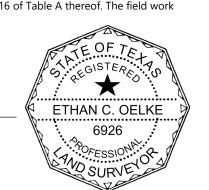
# To Mori Bagheri, and Chicago Title Insurance Company:

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 thereof. The field work



Ethan C. Oelke, R.P.L.S.
Texas License No. 6926
ethan.oelke@westwoodps.com

Date: 08/27/2024



# SINGLE STORY WOOD BUILDING COVERED > - 1/2" IRON ROD FOUND - DRAINAGE EASEMENT COVERED PORTCH 4.430 ACRE TRACT **MORTEZA & HOSSEIN BAGHERI** VOLUME 14521, PAGE 2400 OPR ,- (2) CONCRETE PLANTER ;÷.(2) STONE COLUMNS WITH SIGN ∕ - COVERED PATIÓ ~ CORRUGATED METAL SHED LEGACY DEALERSHIP REALTY LTD LOT 10, BLOCK 36 SMITH BUSINESS PARK II VOL. 20003, PG. 158, DPR - PUBLIC WATER EASEMENT VOL. 20003, PG. 158, OPR <sup>2</sup>---- PERMEABLE DRAINAGE EASEMENT VOL. 20003, PG. 158, OPR **POINT OF BEGINNING** 1/2" IRON ROD FOUND

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Point #	Description	Point #	Description	Point #	Description
3701	19" OAK	3807	16" OAK	3867	18" OAK
3702	12" OAK	3808	29" OAK MT	3868	15" HACK BERRY
3703	32" OAK	3809	14" OAK	3869	31" OAK
3704	26" OAK	3810	9" OAK	3870	14" OAK
3705	16" OAK	3811	15" OAK	3871	16" OAK
3706	14" OAK	3812	11" OAK	3872	18" OAK
3707	12" OAK	3813	11" OAK	3873	16" OAK
3707	12" OAK	3814	10" OAK	3874	15" OAK
3709	9" OAK	3815	13" OAK	3875	14" OAK
3710	9" OAK	3816	10" OAK	3876	12" OAK
3711	12" OAK	3817	19" OAK DT	3877	16" OAK
3712	9" OAK	3818	9" OAK	3878	14" HACKBERRY MT
3713	10" OAK	3819	10" OAK	3879	11" HACKBERRY MT
3714	11" OAK	3820	11" OAK	3880	22" OAK
3715	11" OAK	3821	12" OAK	3881	21" OAK
3716	10" OAK	3822	21" OAK DT	3882	30" OAK
3717	15" OAK	3823	13" OAK	3883	41" OAK MT
3718	22" OAK DT	3824	13" OAK	3884	23" OAK DT
3719	24" OAK	3825	14" OAK	3885	16" OAK
3720	32" OAK	3826	14" OAK	3886	20" OAK
3721	24" OAK	3827	13" OAK	3887	24" OAK
3722	36" OAK DT	3828	12" OAK	3888	22" OAK
3723	29" OAK	3829	8" OAK	3889	14" OAK
3724	26" OAK	3830	15" OAK	3890	26" OAK
3725	20" OAK DT	3831	30" OAK DT	3891	24" OAK
3726	9" OAK	3832	16" OAK	3892	21" OAK
3727	16" OAK	3833	11" OAK	3893	20" OAK
3728	11" OAK	3834	13" OAK	3894	18" OAK
3729	13" OAK	3835	6" OAK	3895	14" OAK
3730	15" OAK DT	3836	12" OAK	3896	24" OAK
3731	32" OAK	3837	10" OAK	3897	19" OAK
3732	18" OAK	3838	9" OAK	3898	49" OAK DT
3733	38" OAK DT	3839	15" OAK	3899	17" OAK
3734	12" OAK	3840	6" OAK	3900	18" OAK
3735	16" OAK	3841	13" HACKBERRY	5401	17" OAK
3736	9" OAK	3842	13" OAK	5402	11" OAK
3737	17" OAK	3843	10" OAK	5403	19" OAK MT
3738	11" OAK	3844	9" OAK	5404	16" OAK
					9" OAK
3739	9" OAK	3845	11" OAK	5405	
3740	13" OAK DT	3846	12" OAK	5406	13" OAK DT
3741	24" OAK DT	3847	14" OAK	5407	9" OAK
3742	16" OAK	3848	11" OAK	5408	11" OAK
3743	16" OAK	3849	12" OAK	5409	12" OAK
3744	7" OAK	3850	13" OAK	5410	18" OAK
3745	11" OAK	3851	15" OAK	5411	12" OAK
3746	13" OAK	3852	15" OAK	5412	10" OAK
3747	16" OAK	3853	19" OAK	5413	9" OAK
3748	13" OAK	3854	20" OAK	5414	19" OAK
3749	13" OAK	3855	20" OAK	5415	13" OAK
3750	17" OAK	3856	39" OAK	5416	20" OAK DT
3751	14" OAK	3857	11" OAK	5417	7" OAK
3752	11" OAK	3858	11" OAK	5418	18" OAK
3753	19" OAK	3859	24" OAK DT	5419	21" OAK
3754	10" OAK	3860	23" OAK	5420	9" OAK
3801	24" OAK	3861	21" OAK	5421	16" OAK
3802	17" OAK	3862	19" OAK	5422	30" OAK DT
3803	24" OAK	3863	24" OAK	5423	10" OAK
3804	25" OAK	3864	22" OAK	5424	18" OAK
3805	19" OAK	3865	19" OAK	5425	7" OAK
3806	14" OAK	3866	22" OAK	5426	16" OAK
<u> </u>	<u> </u>			_	

PROJECT:	5172
CHECKED:	
DRAWN:	V
FIELD CREW:	IS / BG
FIELD WORK DATE:	03/08/2

PREPARED FOR:

Mori Bagheri 60 High Crescent San Antonio, Texas 78257

ALTA/NSPS LAND TITLE SURVEY A 4.430 ACRE TRACT OF LAND SITUATED WITHIN THE J.M.
McCULLOUCH 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

-- 1/2" IRON ROD WITH CAP

STAMPED "MBC" FOUND

SOUTHBOUND TEXAS, LTD CALLED 17.859 ACRES

VOL. 10123, PG. 1193, OPR

- 1/2" IRON ROD WITH CAP STAMPED "MBC" FOUND

16' X 10' WOODEN SHED

Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 20
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.

1/2" IRON ROD FOUND

SHEET NUMBER:

OF

TE: 08/27/2024



### **Information About Brokerage Services**

2-10-2025

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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/Te	enant/Seller/Landlord Initials	Date	-