



**FIRST  
AMERICAN**

COMMERCIAL PROPERTY GROUP

**9.73 AC**

**DOVE CANYON & LOOP 1604  
SAN ANTONIO, TX 78245**

**OUTSIDE CITY LIMITS**

**HIGH TRAFFIC COUNTS**

**NEW OVERPASS RECENTLY  
CONSTRUCTED**

**CONTACT**

**BRETT BAILLIO**

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**FIRST AMERICAN  
COMMERCIAL  
PROPERTY GROUP**

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Suite 210

San Antonio, TX 78258

210.496.7775

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**Location:** Property is located at the SW corner of Loop 1604 & Dove Canyon in West San Antonio.

**Land**

**Available:** 9.73 AC

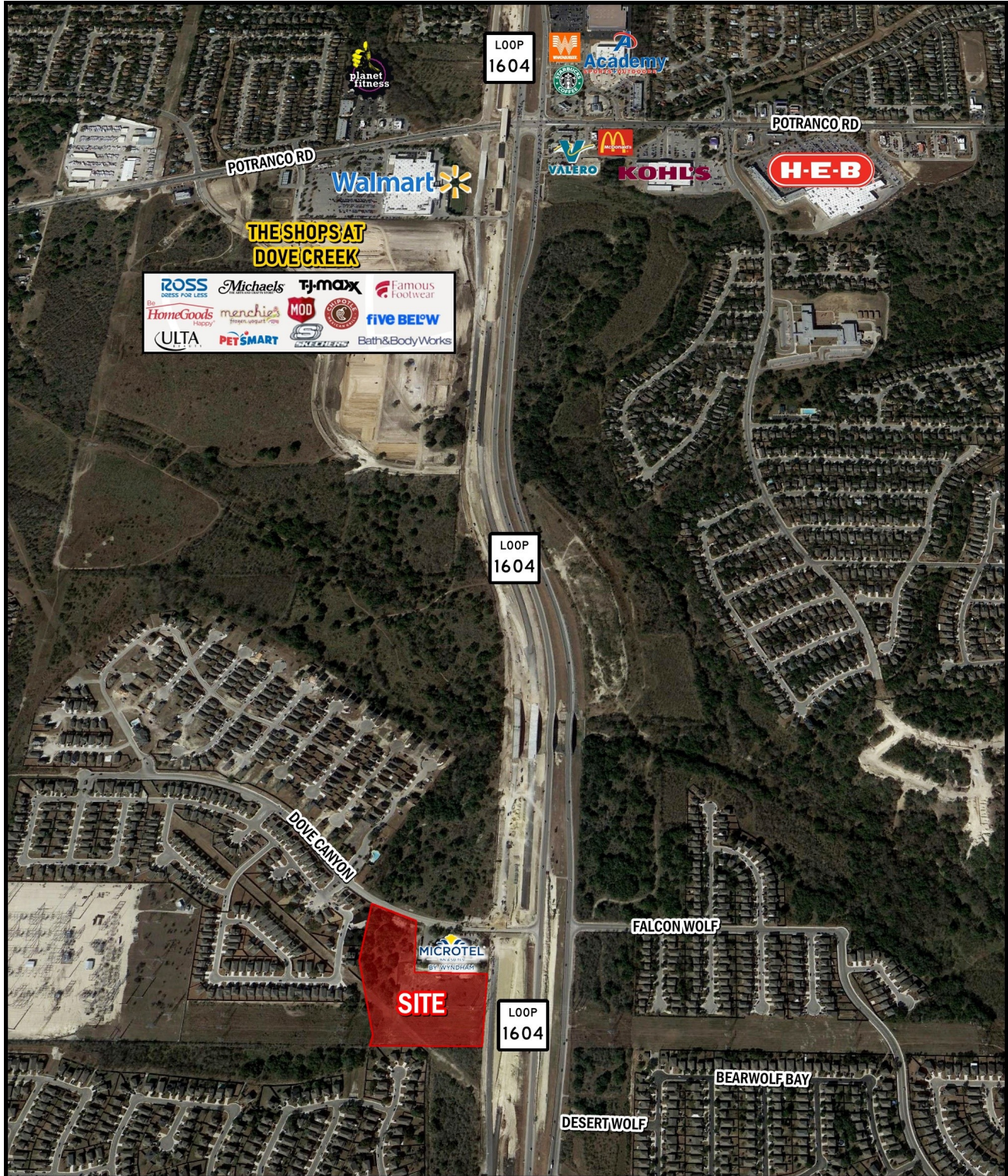
**Zoning:** OCL

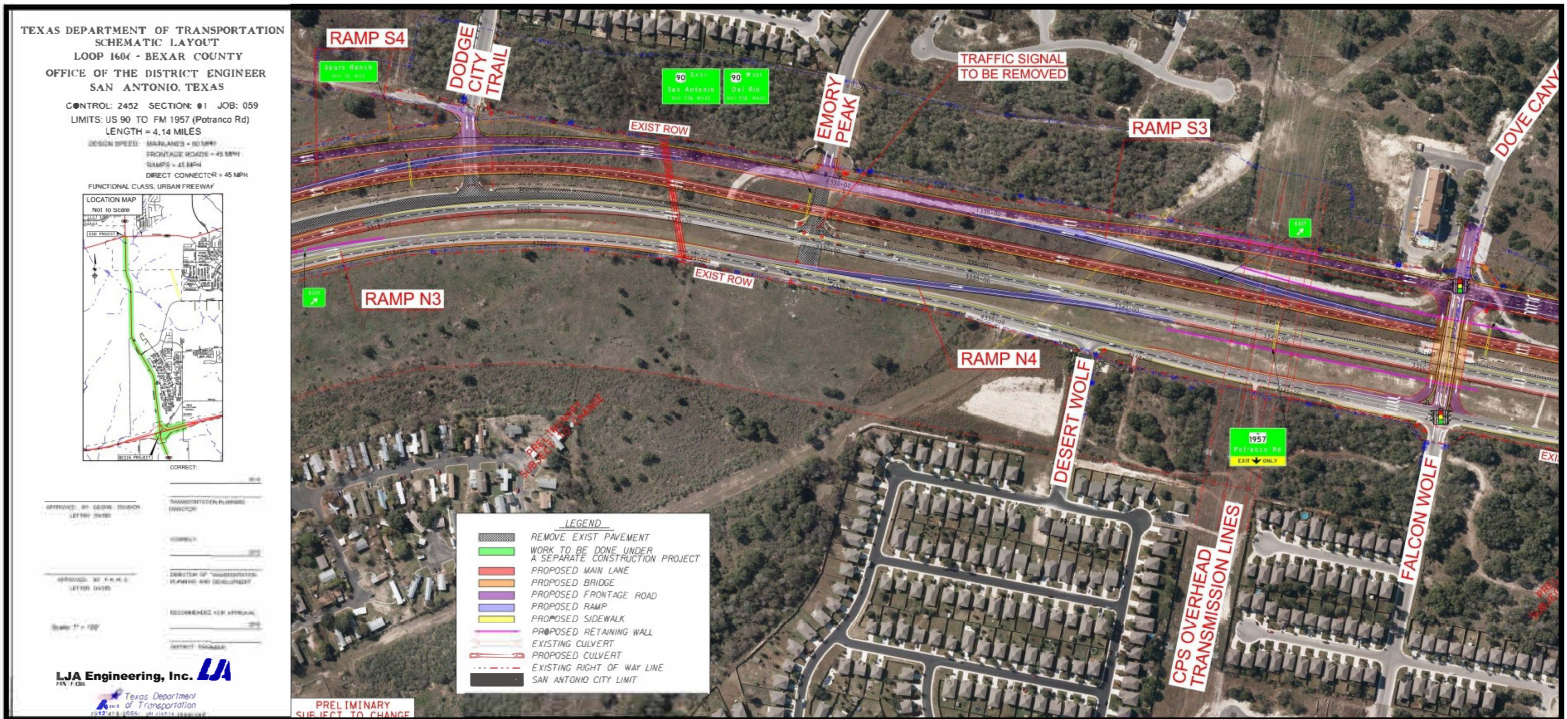
**Comments:** Property is an excellent opportunity for a variety of commercial uses. Property has frontage to Loop 1604 as well as Dove Canyon. Recent and ongoing highway improvements have greatly improved the access to the Property.

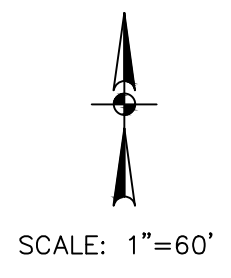
**Price:** \$1,200,000

**BRING ALL OFFERS**

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or







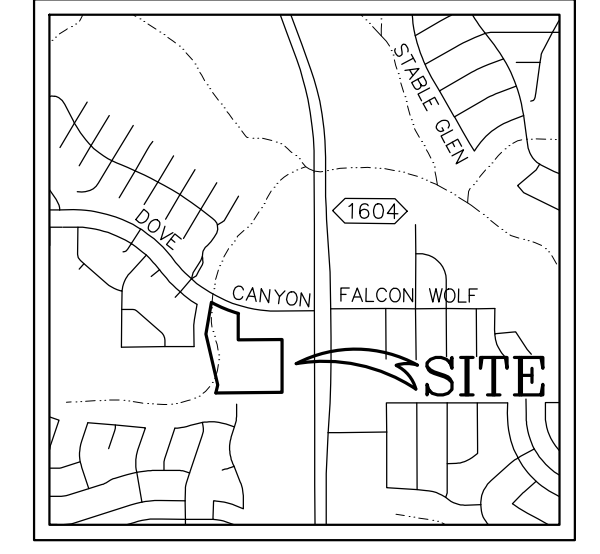
ALTA/NSPS LAND TITLE SURVEY SURVEY

TRACT 1: PARCEL A: BEING A 2.016 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14, COUNTY BLOCK 4336, DOVE RIVER COMMERCIAL B SUBDIVISION, AS RECORDED IN VOLUME 9624, PAGE 25, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF A CALLED 4.0214 ACRE TRACT OF LAND, ACCORDING TO A CORRECTIVE DEED, RECORDED IN VOLUME 17710, PAGE 201, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 1: PARCEL B: NON-EXCLUSIVE ACCESS EASEMENT CREATED UNDER THAT CERTAIN "AGREEMENT FOR UTILITIES AND ACCESS", RECORDED IN VOLUME 8431, PAGE 1654, AND RE-RECORDED IN VOLUME 11857, PAGE 1770, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2: LOT 1, BLOCK 14, COUNTY BLOCK 4336, DOVE RIVER COMMERCIAL B SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9624, PAGE 25, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 4.008 ACRE TRACT OF LAND, AS CONVEYED AND RECORDED IN VOLUME 14343, PAGE 710, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND:
O = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
● = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
( ) = RECORD INFORMATION
DPRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DRBCT = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
P.O.B. = POWER POLE
P.O.B. = POINT OF BEGINNING
OHE = OVERHEAD ELECTRIC LINES
// = WOOD FENCE
-x -x -x = BARBED WIRE FENCE



TITLE COMMITMENT:
FIRST AMERICAN TITLE INSURANCE COMPANY
PROPOSED INSURED: LADD 1998 REAL PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP
GF NO.: 1002-367482-RTT
EFFECTIVE DATE: JUNE 16, 2022

REFERENCES:

- 1. RESTRICTIVE COVENANTS: VOL. 9624, PG. 25, DPRBCT; VOL. 14159, PG. 858, VOL. 15325, PG. 1, AND VOL. 17055, PG. 790, OPRBCT.
2. 10.(e.) TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, VOL. 14159, PG. 858, OPRBCT. (AFFECTS, NOT PLOTTABLE)
3. 10.(f.) 25' BUILDING SETBACK LINE ALONG NORTH PROPERTY LINE, VOL. 9624, PG. 25, DPRBCT. (AFFECTS, SHOWN HEREON)
4. 10.(g.) 25' BUILDING SETBACK LINE ALONG EAST PROPERTY LINE, VOL. 9624, PG. 25, DPRBCT. (AFFECTS, SHOWN HEREON)
5. 10.(h.) 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, VARIABLE WIDTH DRAINAGE EASEMENT, WATER AND SANITARY SEWER EASEMENT, AND DRAINAGE R.O.W. EASEMENT, VOL. 9624, PG. 25, DPRBCT. (AFFECTS, SHOWN HEREON)
6. 10.(l.) 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, VEHICULAR NON-ACCESS EASEMENT, VARIABLE WIDTH DRAINAGE EASEMENT, WATER AND SANITARY SEWER EASEMENT, VOL. 9624, PG. 25, DPRBCT. (AFFECTS, SHOWN HEREON)
7. 10.(j.) UNIDENTIFIED EASEMENT, VOL. 9550, PG. 218, DPRBCT. (AFFECTS, SHOWN HEREON)
8. 10.(k.) EASEMENT, VOL. 3959, PG. 1117, AND VOL. 3959, PG. 1126, OPRBCT. (AFFECTS, SHOWN HEREON)
9. 10.(i.) EASEMENT, VOL. 5943, PG. 277, DRBCT. (AFFECTS, SHOWN HEREON)
10. 10.(m.) EASEMENT, VOL. 6059, PG. 363, DRBCT. (AFFECTS, SHOWN HEREON)
11. 10.(n.) EASEMENT, VOL. 8431, PG. 1654, OPRBCT (DOES NOT AFFECT), AND VOL. 11857, PG. 1770, OPRBCT (AFFECTS, SHOWN HEREON)
12. 10.(o.) EASEMENT, VOL. 10449, PG. 2158, AND VOL. 11077, PG. 1580, OPRBCT. (AFFECTS, SHOWN HEREON)
13. 10.(p.) EASEMENT, VOL. 16023, PG. 1657, OPRBCT. (AFFECTS, SHOWN HEREON)
14. 10.(q.) TERMS, CONDITIONS AND STIPULATIONS, VOL. 17758, PG. 360, OPRBCT. (AFFECTS, NOT PLOTTABLE)

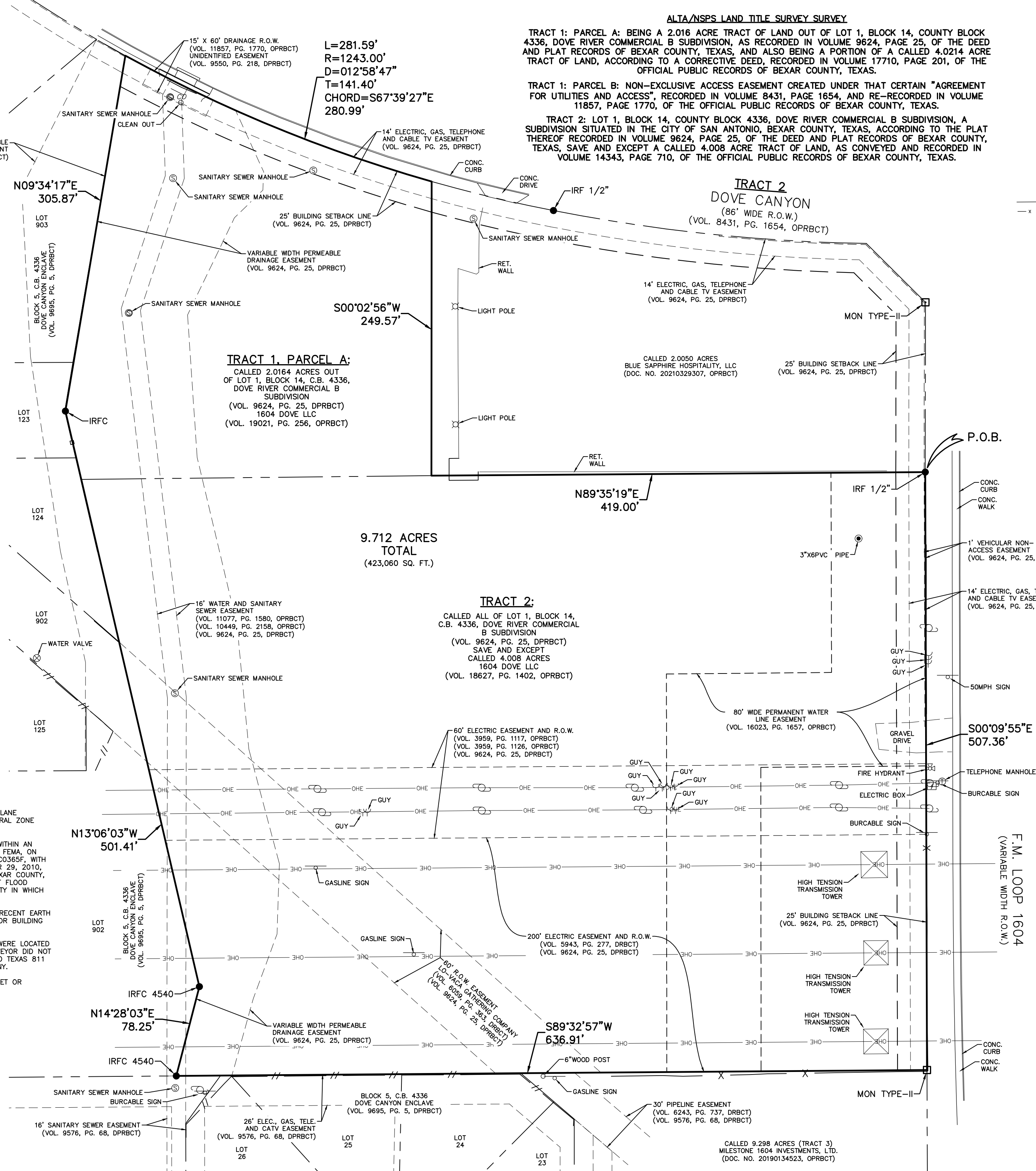
NOTES:

- 1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48029C0365F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2010, FOR COMMUNITY NUMBER 480035, IN BEXAR COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
4. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
5. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADDRESS:
DOVE CANYON
SAN ANTONIO, TX 78245



5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREW@DAM-TX.COM
FIRM #10191500
DATE: JULY 2022 JOB: BR0479



FIELD NOTE DESCRIPTION:

BEING A 9.712 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14, COUNTY BLOCK (C.B.) 4336, DOVE RIVER COMMERCIAL B SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9624, PAGE 25, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING ALL OF THE FOLLOWING TRACTS OF LAND: (TRACT 1) A CALLED 2.0164 ACRE TRACT OF LAND OUT OF SAID LOT 1, AS CONVEYED TO 1604 DOVE LLC, AND RECORDED IN VOLUME 19021, PAGE 256, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND (TRACT 2) A CALLED ALL OF SAID LOT 1, SAVE AND EXCEPT A CALLED 4.008 ACRE TRACT OF LAND, AS DESCRIBED IN VOLUME 14343, PAGE 710, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AS CONVEYED TO 1604 DOVE LLC, AND RECORDED IN VOLUME 18627, PAGE 1402, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND SAID 9.712 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. LOOP 1604, BEING THE SOUTHEAST CORNER OF A CALLED 2.0050 ACRE TRACT OF LAND, AS CONVEYED TO BLUE SAPPHIRE HOSPITALITY, LLC, AND RECORDED IN DOCUMENT NO. 20210329307, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 2 HEREINAFORE, AND BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH THE WESTERLY R.O.W. LINE OF SAID F.M. LOOP 1604, AND WITH THE EASTERLY LINE OF SAID TRACT 2, S 00° 09' 55" E, A DISTANCE OF 507.36 FEET TO A TxDOT TYPE-II MONUMENT FOUND IN THE WESTERLY R.O.W. LINE OF SAID F.M. LOOP 1604, BEING THE NORTHEAST CORNER OF A CALLED 9.298 ACRE TRACT OF LAND (TRACT 3), AS CONVEYED TO MILESTONE 1604 INVESTMENTS, LTD., AND RECORDED IN DOCUMENT NO. 20190134523, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAME BEING THE SOUTHEAST CORNER OF SAID TRACT 2 AND THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE DEPARTING THE WESTERLY R.O.W. LINE OF SAID F.M. LOOP 1604, WITH THE SOUTHERLY LINE OF SAID TRACT 2, WITH THE NORTHERLY LINE OF SAID 9.298 ACRE TRACT OF LAND, AND WITH THE NORTHERLY LINE OF BLOCK 26, COUNTY BLOCK 4335, SEALE SUBDIVISION UNIT-4, AS RECORDED IN VOLUME 9576, PAGE 68, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, S 89° 32' 57" W, A DISTANCE OF 636.91 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "RPLS 4540" FOUND IN THE NORTHERLY LINE OF SAID SEALE SUBDIVISION UNIT-4, BEING THE SOUTHEAST CORNER OF LOT 902, BLOCK 5, COUNTY BLOCK 4336, DOVE CANYON ENCLAVE SUBDIVISION, AS RECORDED IN VOLUME 9695, PAGE 5, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 2, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE DEPARTING THE NORTHERLY LINE OF SAID SEALE SUBDIVISION UNIT-4, WITH THE EASTERLY LINE OF SAID LOT 902, AND WITH THE WESTERLY LINE OF SAID TRACT 2, N 14° 28' 03" E, A DISTANCE OF 78.25 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "RPLS 4540" FOUND FOR AN EASTERLY CORNER OF SAID LOT 902, AND BEING A SOUTHWESTERLY CORNER OF SAID TRACT 2 AND THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE CONTINUING WITH THE EASTERLY LINE OF SAID LOT 902, WITH THE EASTERLY LINES OF LOTS 123 AND 124, BLOCK 5, COUNTY BLOCK 4336, OF SAID DOVE CANYON ENCLAVE SUBDIVISION, AND WITH THE WESTERLY LINE OF SAID TRACT 2, N 13° 06' 03" W, AT A DISTANCE OF 441.94 FEET PASSING THE NORTHWEST CORNER OF SAID TRACT 2, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 1, AND CONTINUING WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID LOTS 123 AND 124, FOR A TOTAL DISTANCE OF 501.41 FEET TO A 1/2" IRON PIN WITH ILLEGIBLE CAP FOUND FOR AN EASTERLY CORNER OF SAID LOT 123, AND BEING A WESTERLY CORNER OF SAID TRACT 1 AND THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH THE EASTERLY LINE OF SAID LOT 123, WITH THE EASTERLY LINE OF LOT 903, BLOCK 5, COUNTY BLOCK 4336, OF SAID DOVE CANYON ENCLAVE SUBDIVISION, AND WITH THE WESTERLY LINE OF SAID TRACT 1, N 09° 34' 17" E, A DISTANCE OF 505.87 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE SOUTHERLY R.O.W. LINE OF DOVE CANYON (AN 86' WIDE R.O.W.), BEING THE NORTHEAST CORNER OF SAID LOT 903, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND BEING THE NORTHWEST CORNER OF SAID TRACT 1 AND THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH THE SOUTHERLY R.O.W. LINE OF SAID DOVE CANYON, SAME BEING THE NORTHERLY LINE OF SAID TRACT 1, AND WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 281.59 FEET, A RADIUS OF 1,243.00 FEET, A DELTA ANGLE OF 12° 58' 47"; A TANGENT LENGTH OF 141.40 FEET, AND A CHORD BEARING AND DISTANCE OF S 67° 39' 27" E, 280.99 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE SOUTHERLY R.O.W. LINE OF SAID DOVE CANYON, BEING THE NORTHWEST CORNER OF AFOREMENTIONED 2.0050 ACRE TRACT OF LAND, AND BEING A NORTHERLY CORNER OF SAID TRACT 1 AND THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE DEPARTING THE SOUTHERLY R.O.W. LINE OF SAID DOVE CANYON, AND WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID 2.0050 ACRE TRACT OF LAND, S 00° 02' 56" W, A DISTANCE OF 249.57 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR THE SOUTHWEST CORNER OF SAID 2.0050 ACRE TRACT OF LAND, BEING THE SOUTHWEST CORNER OF SAID TRACT 1, BEING IN THE NORTHERLY LINE OF SAID TRACT 2, AND BEING A NORTHERLY INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH THE COMMON LINE BETWEEN SAID TRACT 1 AND SAID TRACT 2, N 89° 35' 19" E, A DISTANCE OF 419.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.712 ACRES OF LAND.

ALTA/NSPS CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; LADD 1998 REAL PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP; 1604 DOVE LLC:

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, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON \_\_\_\_\_ 2022.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



## 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.*

**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.

<u>First American Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>562388</u> License No.	<u>cscott@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone
<u>Craig Scott</u> Designated Broker of Firm	<u>501123</u> License No.	<u>cscott@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone
<u>Craig Scott</u> Licensed Supervisor of Sales Agent/ Associate	<u>501123</u> License No.	<u>cscott@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone
<u>Christian Garcia</u> Sales Agent/Associate's Name	<u>618847</u> License No.	<u>cgarcia@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date