

WESTON OAKS COMMERCIAL
Potranco Road and Reid Ranch
San Antonio, Texas 78245

SUMMARY

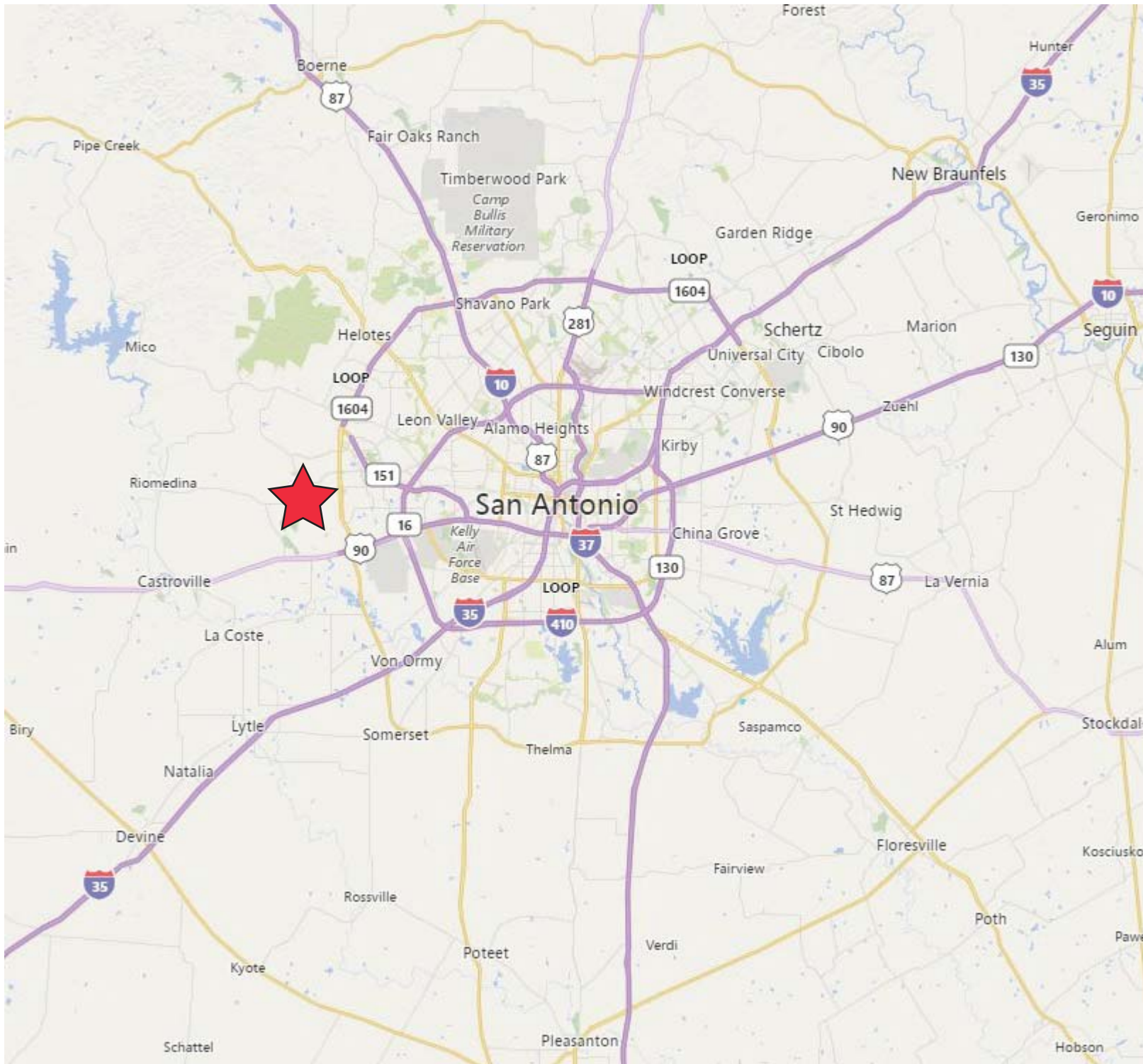
- Location:** Subject property is located on both sides of Reid Ranch and the south side of Potranco Road adjacent to Weston Oaks Subdivision (see location map).
- Description:** Subject property consists of two tracts of land that can be described as follows:
- Tract "A" - approximately 9.186 acres having approximately 677 feet of frontage along the south side of Potranco Road, approximately 436 feet of frontage on the west side of Reid Ranch Road and approximately 725 feet of frontage along the north side of Jeff Ranch
- Tract "B" - approximately 7.077 acres having approximately 436 feet of frontage along the east side of Reid Ranch, approximately 540 feet of frontage along the south side of Potranco Road, and approximately 625 feet of frontage along the north side of Jeff Ranch.
- Zoning:** County
- Utilities:** WATER - 16" main located along the eastern boundary of Tract "A" adjacent to Reid Ranch
16" main bisecting Tract "A" and "B" and crossing Reid Ranch
8" main in Jeff Ranch
Service provided by SAWS
- SEWER - 8" main located in Jeff Ranch southwest of Tract "A"
8" main located in Jeff Ranch along the southern boundary of Tract "B"
- Service provided by SAWS
- Prospective purchasers should employ a qualified engineer to provide detailed information regarding utility availability, extension, and capacity as well as development entitlement issues.
- Price:** \$6.75 per square foot (approximately \$4,781,810.00)
- Comments:** Signalized traffic light at Potranco Road and Reid Ranch. Protective Covenants to be imposed by Seller. Weston Oaks will have an estimated 1,100 single family homes at buildout. Active builders include David Weekly Homes, Armadillo Homes, and Sitterle Homes.

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Cell: 210.313.3464
E-Mail: jdurbin@colglazier.com



Colglazier Properties, Inc
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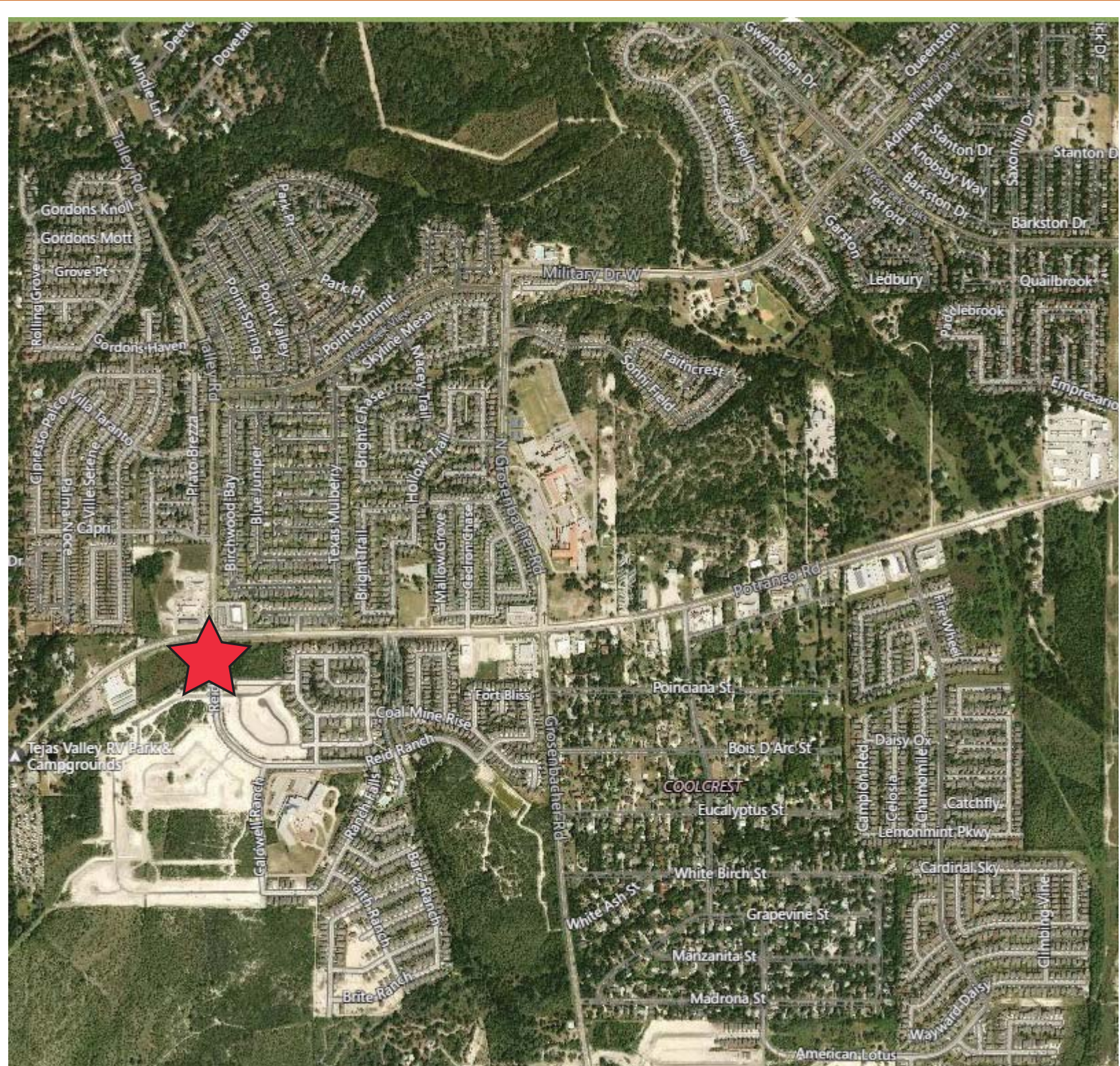
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John A. Colglazier, Sr., John Durbin, John A. Colglazier, Jr., and Cooper N. Boddy are licensed real estate brokers or salesmen in the State of Texas and may or may not be involved in the ownership of this property. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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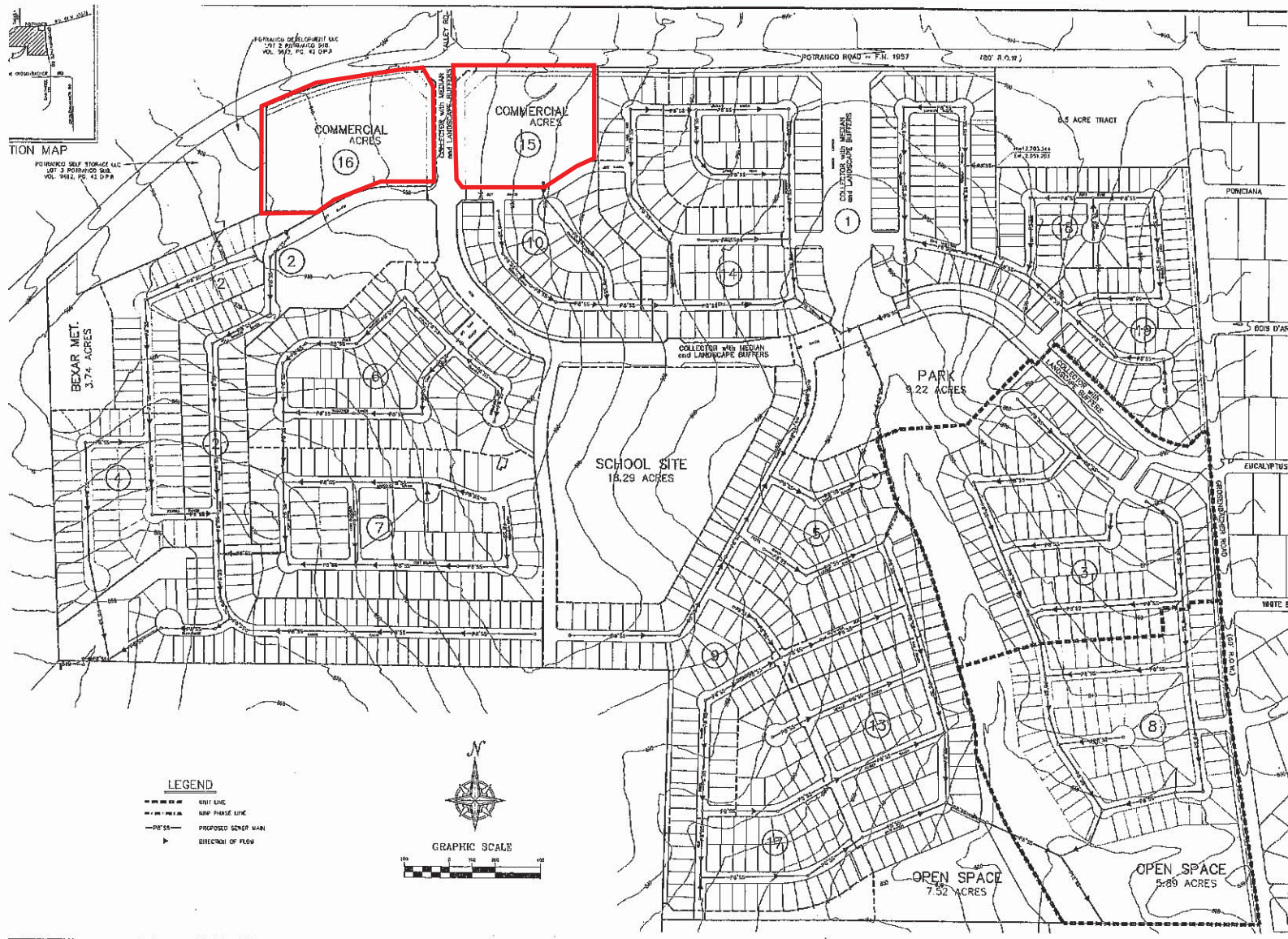
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SEWER MASTER PLAN FOR WESTON OAKS

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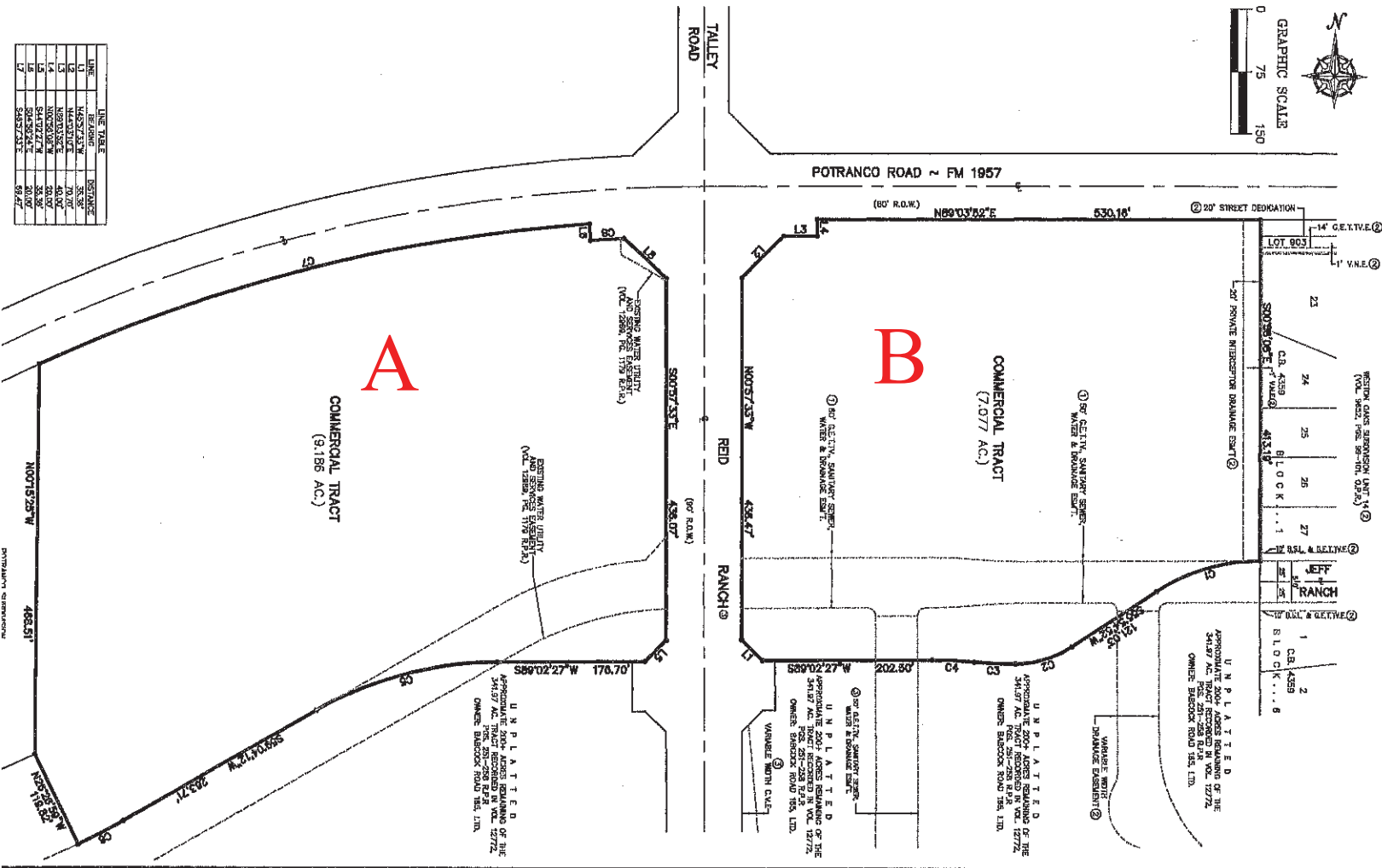
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WESTON OAKS COMMERCIAL TRACTS

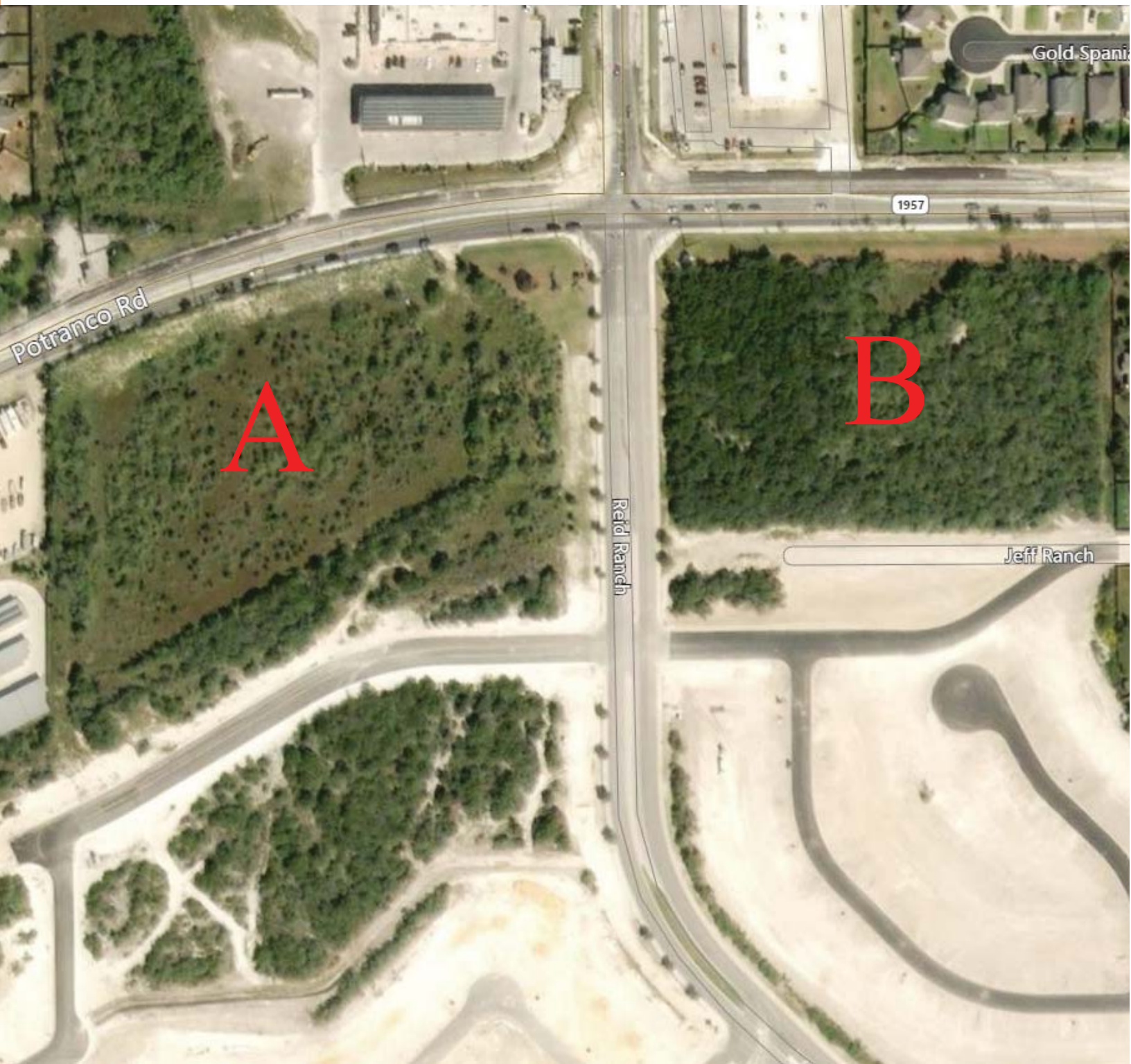
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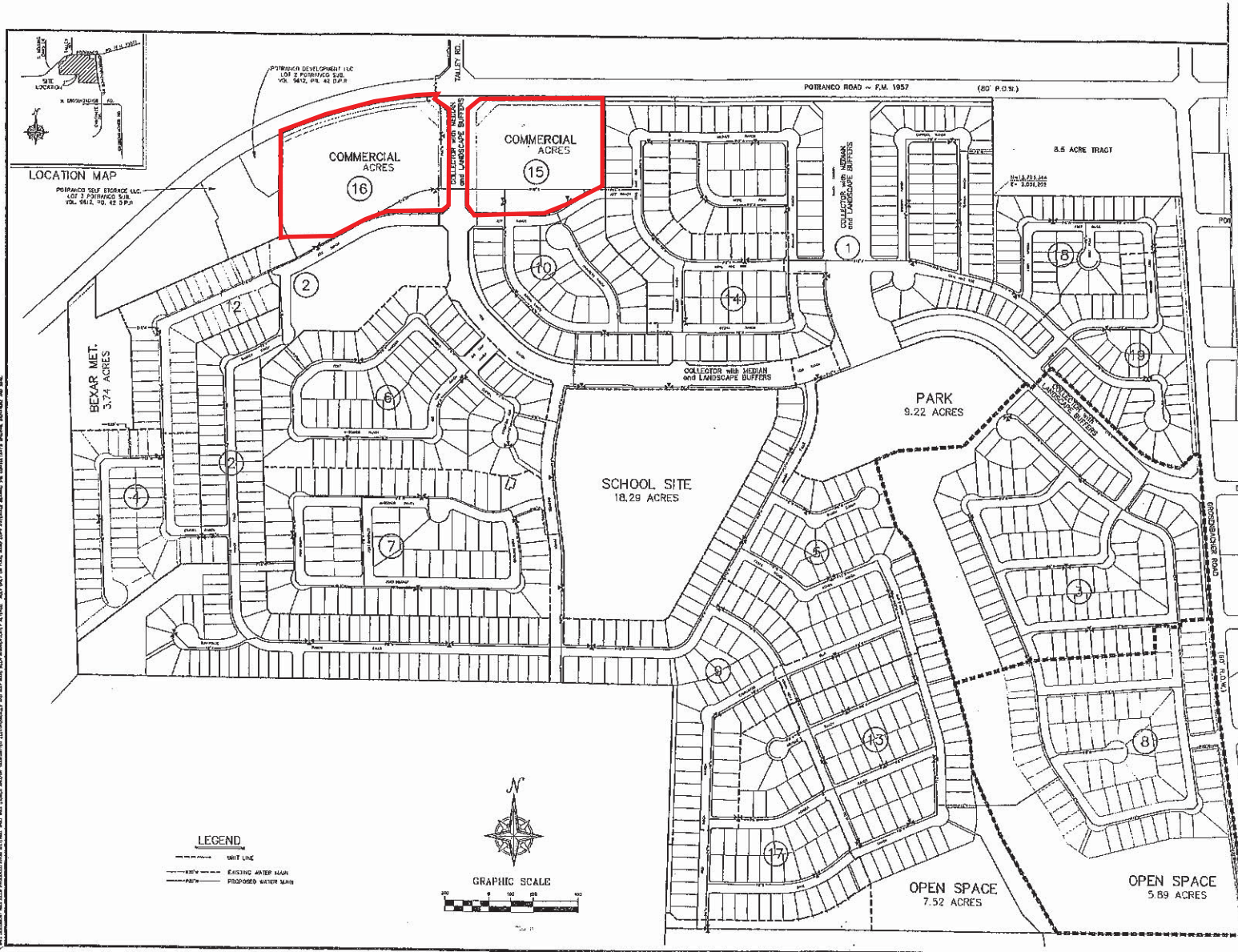
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WATER MASTER PLAN FOR WESTON OAKS

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DATA:
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NO.	DATE	REVISION	BY	CHKD.
1	01/21/10	ISSUE	JDK	JDK

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY LOCAL CABLE COMPANY.
6. ALL STREETS ARE LOCAL "A" (NO "B" OR "C") UNLESS OTHERWISE SHOWN.
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED.
9. THE RESIDENTIAL DEVELOPMENT OF THIS MDP IS TO BE COMPLETED IN 17 UNITS.
10. THIS DEVELOPMENT IS IN THE NONRESIDENTIAL INDUSTRIAL DISTRICT.
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLAT.
12. SEWERING REFERENCE SOURCE IS HANDED TOWNSHIP PLANNING COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
13. SIDEWALKS WILL BE INSTALLED ON THE NONRESIDENTIAL INDUSTRIAL DISTRICT.
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO E.T.A.
15. CURB-AND-GUTTER AND SIDEWALK SHALL COMPLY WITH SDG 35-30000(A) AND 35-30000(B), RESPECTIVELY.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED FROM THE SAN ANTONIO GIS DEPARTMENT, SOUTH CENTRAL ZONE.
17. ALL INTERSECTIONS WILL MEET MINIMUM SET DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

LEGEND

- D.U.F. BOUNDARY
- D.U.F. HAZARD
- EXISTING SIDEWALK
- EXISTING 100' YEAR FLOOD LINE
- D.P.R.
- D.P.A.

OWNER/DEVELOPER:
 BARCOCK ROAD 165, LTD.
 5500 UTSA BLVD, SUITE 103
 SAN ANTONIO, TEXAS 78249
 PHONE: (210) 850-7800
 FAX: (858) 328-0242

DESIGNER:
 CIVIL ENGINEERING CONSULTANTS
 11550 H 10 WEST, SUITE 305
 SAN ANTONIO, TEXAS 78230
 PHONE: (210) 641-8999
 FAX: (210) 641-8440

MDP No. XX-XXXXXX
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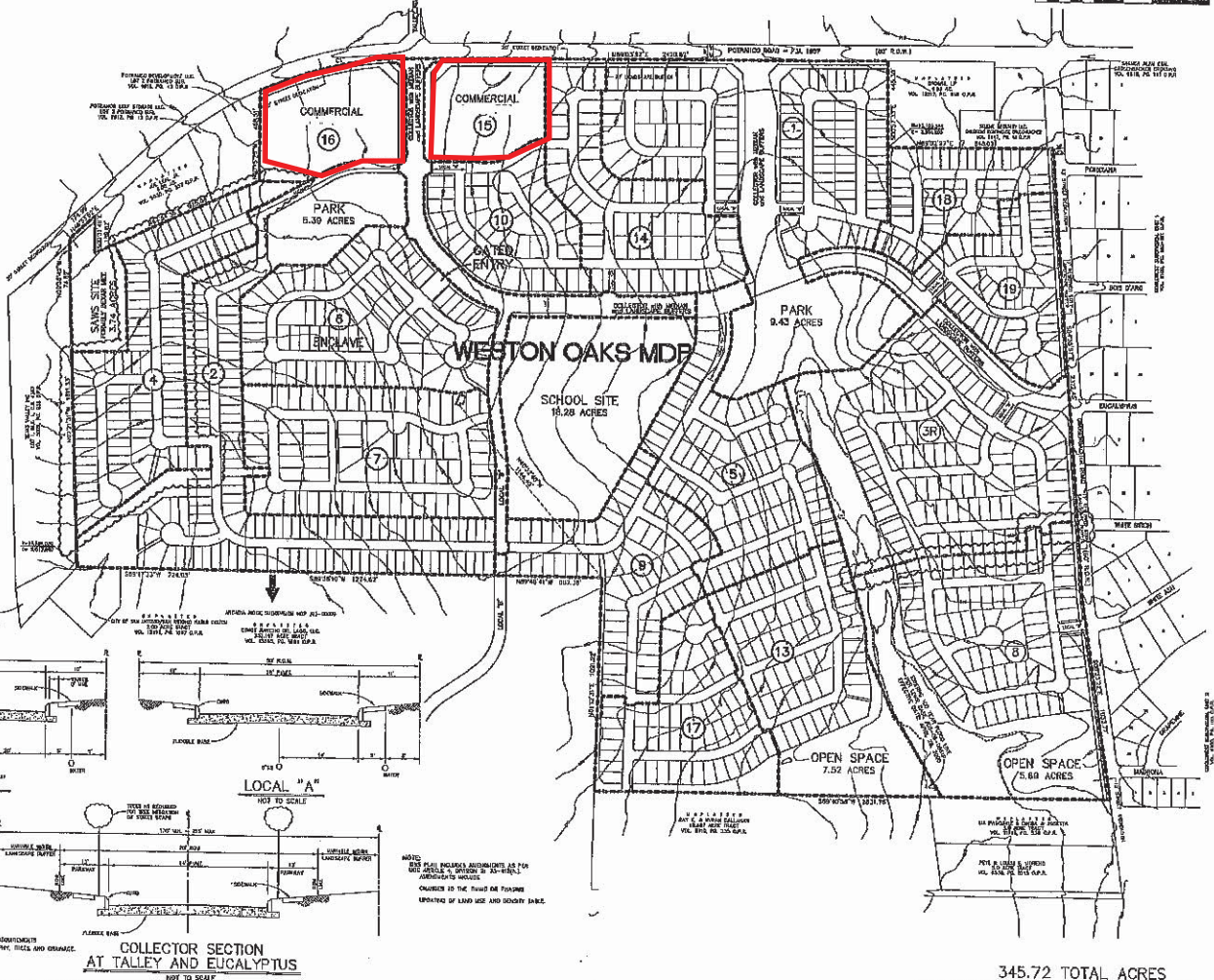


NO.	RECORDATION INFORMATION
1	VOL. 9819, PAGES 223-226
2	VOL. 8920, PAGES 7-8
3	VOL. 8970, PAGES 77-78
4	VOL. 8853, PAGES 214-215
5	VOL. 9152, PAGES 90-101
6	VOL. 9352, PAGES 105-108
7	VOL. 8970, PAGES 53-54
8	VOL. 9071, PAGES 98-99
9	VOL. 9421, PAGE 104

FLOODPLAIN NOTE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE SHOWN AND SUBJECT TO CHANGING APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN A CURRENT FLOODPLAIN MAP FROM THE CITY OF SAN ANTONIO ENGINEERING DEPARTMENT.

OWNER: _____ ENGINEER: _____



MASTER DEVELOPMENT PLAN FOR WESTON OAKS

345.72 TOTAL ACRES
 THIS MDP MODIFICATION WAS PREPARED ON JANUARY 2, 2010

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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.

Colglazier Properties, Inc.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003103 License No.	Email	Phone
John A. Colglazier Designated Broker of Firm	148922 License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John K. Durbin Sales Agent/Associate's Name	312029 License No.	jdurbin@colglazier.com Email	(210)313-3464 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov