



# FOR SALE – 8.34 ACRES

## Binz-Engleman Rd & FM 1516, Converse, TX



**First American Commercial Property Group**  
18618 Tuscan Stone, Ste. 210, San Antonio, TX 78258  
Ph: 210.496.7775 | Fx: 210.496.3256

**Craig Scott:** [cscott@dirdealers.com](mailto:cscott@dirdealers.com)  
**Landon Kane:** [lkane@dirdealers.com](mailto:lkane@dirdealers.com)

# PROPERTY HIGHLIGHTS



**Location:** The property is located on the NE side of San Antonio on the corner of Binz-Engleman Road & FM 1516.

**Property Size:** 2.949 – 8.34 Acres

**Zoning:** OCL; Located within San Antonio ETJ

**Utilities:** Water: SAWS  
Sewer: SAWS  
Electric: CPS

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**Frontage:** +/- 400' on Binz-Engleman Rd  
+/- 1,000' on FM 1516

**Price:** 2.949 Acres - \$10 psf  
8.34 Acres - \$6.75 psf



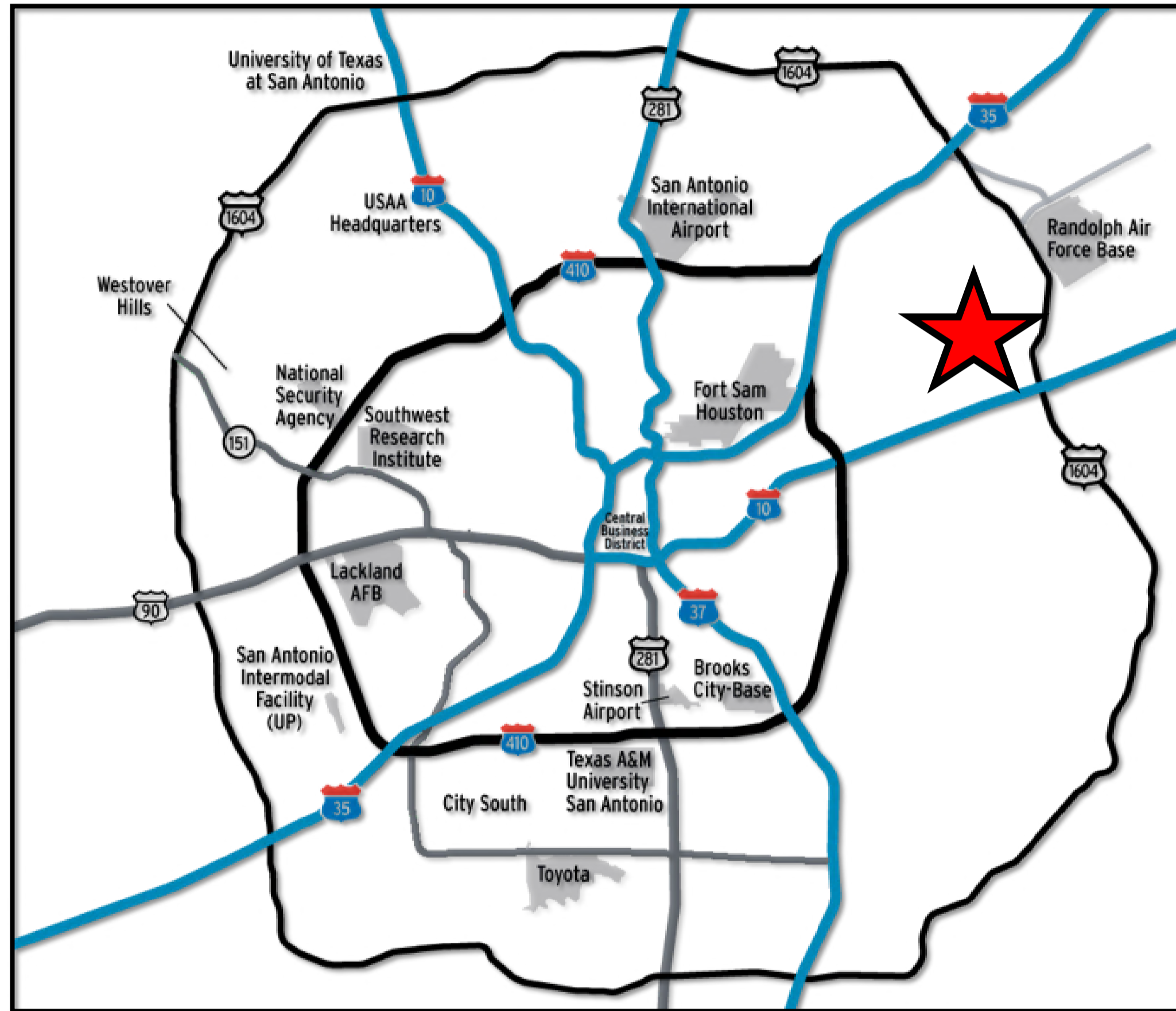
*FOR MORE INFORMATION CONTACT:*

**Craig Scott**  
[cscott@dirdealers.com](mailto:cscott@dirdealers.com)

**Landon Kane**  
[lkane@dirdealers.com](mailto:lkane@dirdealers.com)

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# LOCATOR MAP

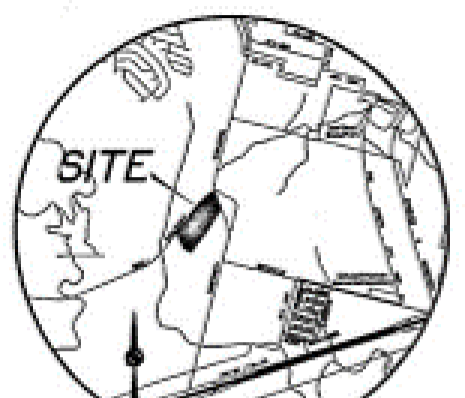


# REGIONAL EXHIBIT



# PLAT

Book 9572  
Page 2050587  
FILED IN BOOK 9572  
PAGE 2050587  
BY: JERRY R. ROBERTS  
COUNTY CLERK



STATE OF TEXAS  
COUNTY OF BEKAR

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, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*J. Guerra*  
AGENT: J.L. GUERRA, JR. 11202 DISCO DRIVE SAN ANTONIO, TX 78216  
OWNER: ORICH IV 11202 DISCO DRIVE SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. GUERRA, JR. 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 herein stated.

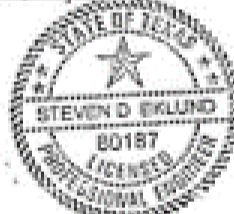
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF June 2006.

*Rebecca Wheeler*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 2-16-09

STATE OF TEXAS  
COUNTY OF BEKAR

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

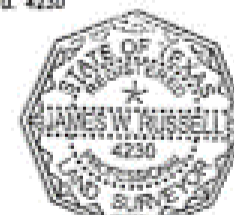
*Steven D. Eklund* 6/13/06  
STEVEN D. EKLUND, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 80187



STATE OF TEXAS  
COUNTY OF BEKAR

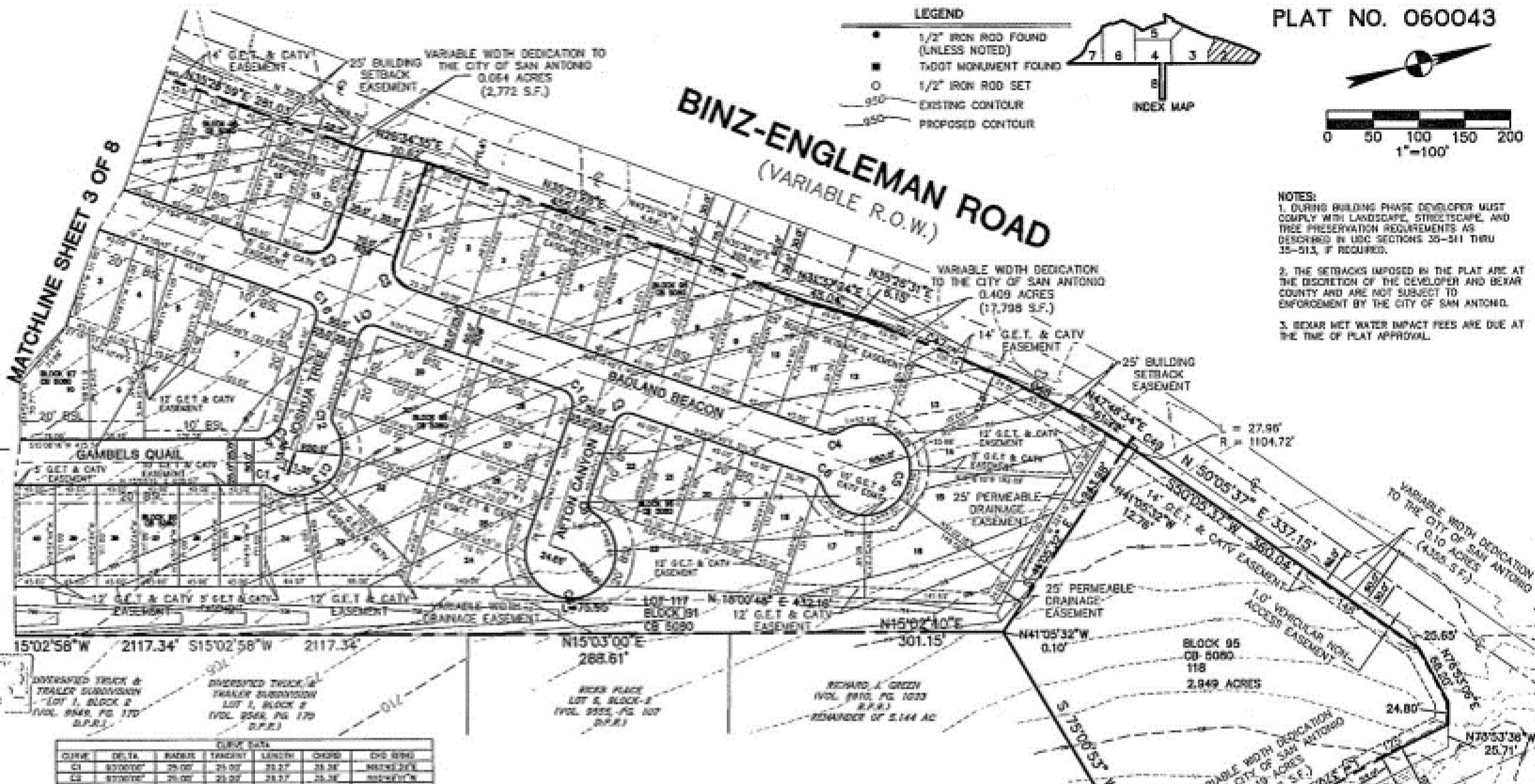
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACCURAL SURVEY MADE ON THE GROUND BY:

*James W. Russell*  
JAMES W. RUSSELL, P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4233  
BURY & PARTNERS, INC.  
222 IZEM ROAD, SUITE 100  
SAN ANTONIO, TEXAS 78216



### DRAINAGE NOTE:

1. THE WAREHOUSE WITH DRAINAGE EASEMENTS MORE SOLICITED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN A COORDINANCE WITH FIRM PANEL 480330477 E AND 0475 E DATED FEBRUARY 18, 1996 AND APPROVED FEMA LOWR CASE NO. 99-09-1638. CONSTRUCTION WITH THESE CALCULATIONS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEKAR COUNTY FLOODPLAIN ADMINISTRATOR. BEKAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR PLUM SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALIAS 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 DEKAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND CROSS OVER CRAWFORD'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. ALL FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF EIGHT INCHES ABOVE FIRMAL ADJACENT DRAINAGE.
4. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT OR 100 YEAR FLOOD PLAIN.
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPUTED WATER SURFACE ELEVATION OF THE 100-YEAR FLOOD PLAIN.
6. BEKAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, FASMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.



OWNER	AREA	FRONT	REAR	RIGHT	LEFT	ADJACENT	CDR	DIS	DRG
C1	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C2	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C3	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C4	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C5	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C6	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C7	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C8	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C9	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C10	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C11	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C12	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C13	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C14	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C15	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C16	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C17	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C18	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C19	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C20	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C21	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C22	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C23	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C24	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C25	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C26	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C27	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C28	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C29	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C30	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C31	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C32	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C33	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C34	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C35	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C36	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C37	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C38	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C39	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C40	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C41	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C42	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C43	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C44	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C45	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C46	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C47	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C48	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C49	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C50	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C51	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C52	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C53	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C54	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C55	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C56	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C57	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C58	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C59	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28
C60	8700000	29.00	29.00	29.27	29.28	29.28	29.28	29.28	29.28

GENERAL NOTES:  
1. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
2. THE BEARINGS SHOWN HEREIN ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.  
3. N.A.S. & D. COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSLATION STATION 812083.  
4. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY: BURY & PARTNERS - S.A., INC. 222 IZEM ROAD, SUITE 100 SAN ANTONIO, TEXAS 78216-2948  
5. BEKAR MET IMPACT FEES ARE DUE AT THE TIME OF PLAT.  
6. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR WIDTH AREA IN ACCORDANCE WITH UIC 36-306(2)(1).

SHEET 2 OF 8  
SUBMISSION PLAT ESTABLISHING  
**ESCONDIDO MEADOWS SUBDIVISION**  
BEING A TOTAL 79.341 ACRES TRACT OF LAND BEING LOTS 1 THRU 118, BLOCK 95, COUNTY BLOCK 5080, LOTS 1 THRU 118, BLOCK 95, COUNTY BLOCK 5080, LOTS 1 THRU 21, BLOCK 95, COUNTY BLOCK 5080, LOT 1, BLOCK 95, COUNTY BLOCK 5080 AND LOT 117, BLOCK 95, COUNTY BLOCK 5080 SITUATED IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 10228, PAGE 712 OF THE REAL PROPERTY RECORDS OF BEKAR COUNTY TEXAS.

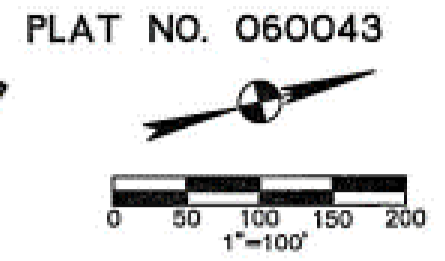
ESCONDIDO MEADOWS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 28 DAY OF June, A.D. 2006.

BY: *[Signature]*  
SECRETARY

THE UNDERSIGNED, COUNTY JUDGE OF BEKAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
DATED THIS 28 DAY OF June, A.D. 2006.

*[Signature]*  
COUNTY JUDGE, BEKAR COUNTY, TEXAS

U.S. NOTE:  
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas delineated on this plat as "Electric Easement," "Gas Easement," "Service Easement," "Service Easement," "Drinking Water Easement," "Utility Easement," and "Wastewater Easement" for the purpose of installing, constructing, reconstructing, maintaining, repairing, upgrading, adding, and erecting poles, towers or towers, wires, cables, conduits, pipelines or appurtenances, and with its necessary appurtenances together with the right of ingress and egress over and under the adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which impede or may interfere with the efficiency of said lines or appurtenances hereon. It is agreed and understood that no buildings, concrete slabs, or other structures shall be placed within said easement areas.  
2. Any GPS monitoring lines resulting from measurements required of GPS stations, located within said easement areas, shall be grade staked or ground reaction stations and shall be placed in the easement areas or other areas designated for such purposes.  
3. The plat does not intend, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or city other easements for utilities unless the charges to such easements are described below.  
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.  
5. Real easements are allowed within five (5) foot wide electric and gas easements when underground electric and gas facilities are proposed or existing within these five (5) foot wide easements.



PLAT NO. 060043

NOTES:  
1. DURING BUILDING PHASE DEVELOPER MUST COMPLY WITH LANDSCAPE, STREETSCAPE, AND TREE PRESERVATION REQUIREMENTS AS DESCRIBED IN USC SECTIONS 35-511 THRU 35-513, IF REQUIRED.  
2. THE SETBACKS IMPOSED IN THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND BEKAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.  
3. BEKAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

**Bury+Partners**  
ENGINEERING SOLUTIONS  
602 IZEM ROAD, SUITE 100  
SAN ANTONIO, TX 78216  
Bury+Partners-SA, Inc. ©Copyright 2006

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

STREETSCAPE NOTE:  
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

STATE OF TEXAS  
COUNTY OF BEKAR

I, *[Signature]* COUNTY CLERK OF BEKAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 28th DAY OF June, A.D. 2006 AT 2:15 P.M. AND DULY RECORDED THE 28th DAY OF June, A.D. 2006 AT 2:15 P.M. IN THE DEED AND PLAT RECORDS OF BEKAR COUNTY, IN BOOK/VOLUME 9572 ON PAGE 2050587. IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF June, A.D. 2006.

COUNTY CLERK, BEKAR COUNTY, TEXAS  
BY: *[Signature]* DEPUTY



# 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.

Dirt Dealers V LLC	562388	cscott@dirdealers.com	210-496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirdealers.com	210-496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirdealers.com	210-496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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