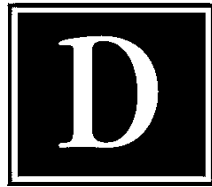


**1.7 Acres
Commercial Site
Overlook Parkway
San Antonio, Texas**



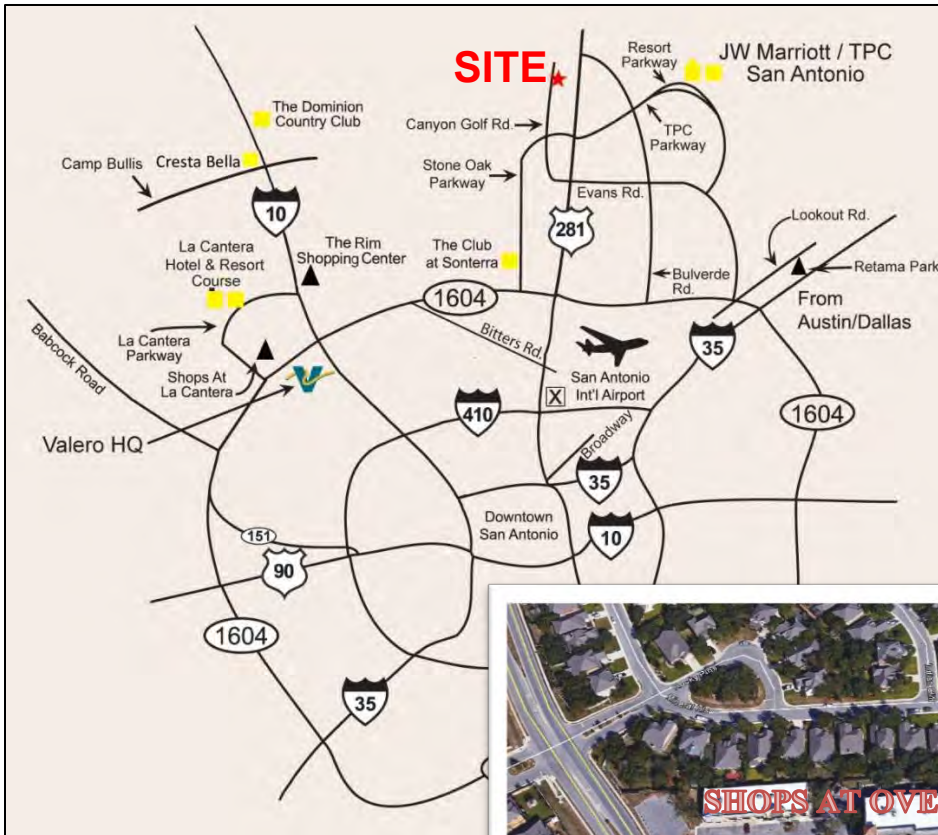
DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

1.7 ACRES OVERLOOK PARKWAY



- Located on Overlook Parkway just off Canyon Golf Road
- Platted lot next to the Shops at Overlook
- Water Detention /Quality Pond in place
- Call for pricing
- Out of City Limits - ETJ

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



Drake Commercial Group

4630 N Loop 1604 W
Suite 510
San Antonio, TX 78249
www.drakecommercial.com



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

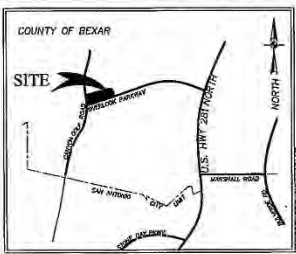
PLAT NO. 060802

SUBDIVISION PLAT ESTABLISHING
THE SHOPS AT OVERLOOK

BEING A 6.806 ACRE TRACT OF LAND OUT OF THE BEATY, SEALE AND FOXWOOD SURVEY NO. 417 3/8, ABSTRACT NO. 109, COUNTY BLOCK 4848, BEXAR COUNTY, TEXAS OUT OF A 349.8 ACRE TRACT RECORDED IN VOLUME 9565, PAGES 263-273, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
ALPHA DEVELOPERS MGMT./FRATER USA, LLC
389 ROCKWELL, SUITE 105
SAN ANTONIO, TX 78249

- LEGEND
- ELEC. = ELECTRIC
 - TELE. = TELEPHONE
 - CA TV = CABLE TELEVISION
 - EASEMENT = EASEMENT
 - B.S. = BUILDING SETBACK LINE
 - F.L.R. = FOUND 1/2" IRON ROD
 - D.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. = RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



EDWARDS RECHARGE ZONE NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY SO 24.215 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRICG OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRICG.

IMPACT FEE PAYMENT DUE

1. BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

STREETSCAPE PLANTING NOTES

1. ORNAMENTAL STREET TREES, IF ANY, SHALL BE PLANTED 50' O.C. EXCEPT AT ROAD R.O.W. MEDIAN OPENINGS.
2. TREE SIZE AND SPECIES TO BE DETERMINED BY OWNER IN ACCORDANCE WITH ORNAMENTAL REQUIREMENTS, IF ANY.
3. OWNER SHALL MAINTAIN PLANTED TREES FOR A MIN. ONE YEAR.
4. IF EXISTING TREES REMAIN OR ARE PLANTED BY OTHERS, THE REQUIREMENTS AS INDICATED ABOVE SHALL NOT APPLY.

NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

NOTE: OWNER SHALL PROVIDE CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506.

| LINE TABLE | | |
|------------|---------|--------------|
| LINE | LENGTH | BEARING |
| L0 | 107.81' | S54°09'30"E |
| L1 | 81.02' | S102°07'00"E |
| L2 | 22.53' | N90°00'00"E |
| L3 | 89.22' | N02°46'22"W |
| L4 | 4.08' | N80°00'00"E |
| L5 | 31.27' | S02°46'00"E |
| L6 | 15.02' | S89°44'43"E |
| L7 | 150.00' | S02°07'38"E |
| L8 | 24.24' | S31°48'51"E |
| L9 | 38.00' | N88°11'00"E |
| L10 | 58.74' | S31°48'51"E |
| L11 | 18.85' | N80°01'59"E |
| L12 | 11.45' | S34°09'30"E |
| L13 | 20.42' | S34°09'30"E |
| L14 | 10.00' | N02°20'45"W |
| L15 | 18.00' | N02°20'45"W |

| CURVE TABLE | | | | |
|-------------|---------------|----------|---------|-------------|
| CURVE | CENTRAL ANGLE | RADIUS | LENGTH | CHORD |
| A | 41°14'48" | 1000.00' | 74.12' | 74.10' |
| B | 75°09'27" | 3043.00' | 423.09' | 586°11'30"W |
| C | 84°14'43" | 35.00' | 51.46' | 46.95' |
| D | 23°30'50" | 743.00' | 304.93' | 302.79' |
| E | 107°05' | 550.00' | 18.77' | 18.77' |
| F | 20°00'12" | 768.21' | 350.56' | 310.44' |
| G | 59°13'48" | 35.00' | 36.18' | 34.59' |

DRAINAGE EASEMENT NOTE

NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTIONS THAT IMPED 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 EASEMENTS, 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 OF INGRESS AND EGRESS OVER GRANTOR'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.

CPS NOTE

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SEWER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED 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 EASEMENTS ARE OTHERWISE BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. STEPS ARE PERMITTED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THEY DO NOT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR FACILITIES OR EXISTING OR EXISTING WITHIN FIVE (5) FOOT EASEMENTS.

WATERWATER ECU NOTE

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

STORMWATER FLOOD PLAIN NOTE

NO CONSTRUCTION IMPROVEMENTS, OR STRUCTURES THAT IMPED THE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE FLOOD PLAIN DRAINAGE EASEMENT.

STREETSCAPE NOTE

NO BUILDING PERMIT WILL BE ISSUED FOR THIS UNTIL STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

DRIVEWAY NOTE

DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (5).

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, CROWNED, OPEN SPACES, TRAFFIC ISLANDS, ETC. FOR LOT 1 OR LOT 2 OF THIS SUBDIVISION PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF SURVEYING AND MAPPING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE DATE OF RECORDING.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS AND THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

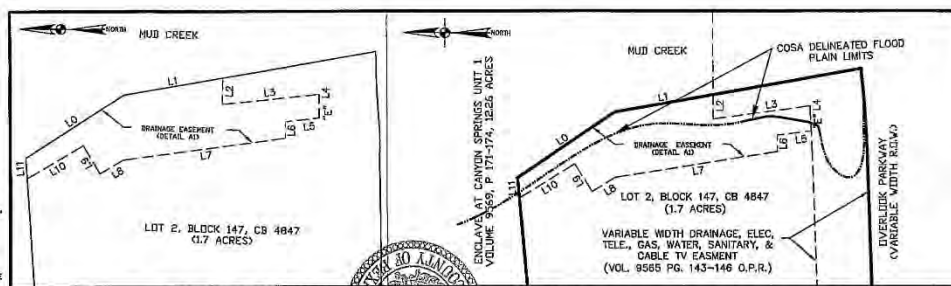
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR BY AN AUTHORIZED AGENT, DEPENDS TO THE USE OF THE PUBLIC, DO NOT BE IN POWER, FOREVER ALL STREETS, ALLEYS, PARKS, WATERS, COURSES, DRIVEWAYS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
ALPHA DEVELOPERS MGMT./FRATER USA, LLC
389 ROCKWELL, SUITE 105
SAN ANTONIO, TX 78249
MAXIMINO SALAZAR
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MAXIMINO SALAZAR, 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 17th day of September, 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



DRAINAGE EASEMENT
DETAIL "A"
SCALE: 1" = 80'

DRAINAGE EASEMENT
DETAIL "A"
SCALE: 1" = 80'

FLOOR ELEVATION NOTE
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL BUILDINGS TO THE FLOORPLAIN SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR FLOOD EVENT FOR THE DESIGN DEVELOPMENT CONDITION. MINIMUM FINISHED FLOOR ELEVATIONS: 118.84'

THIS PLAT OF THE SHOPS AT OVERLOOK SUBDIVISION 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 AS INDICATED BELOW.

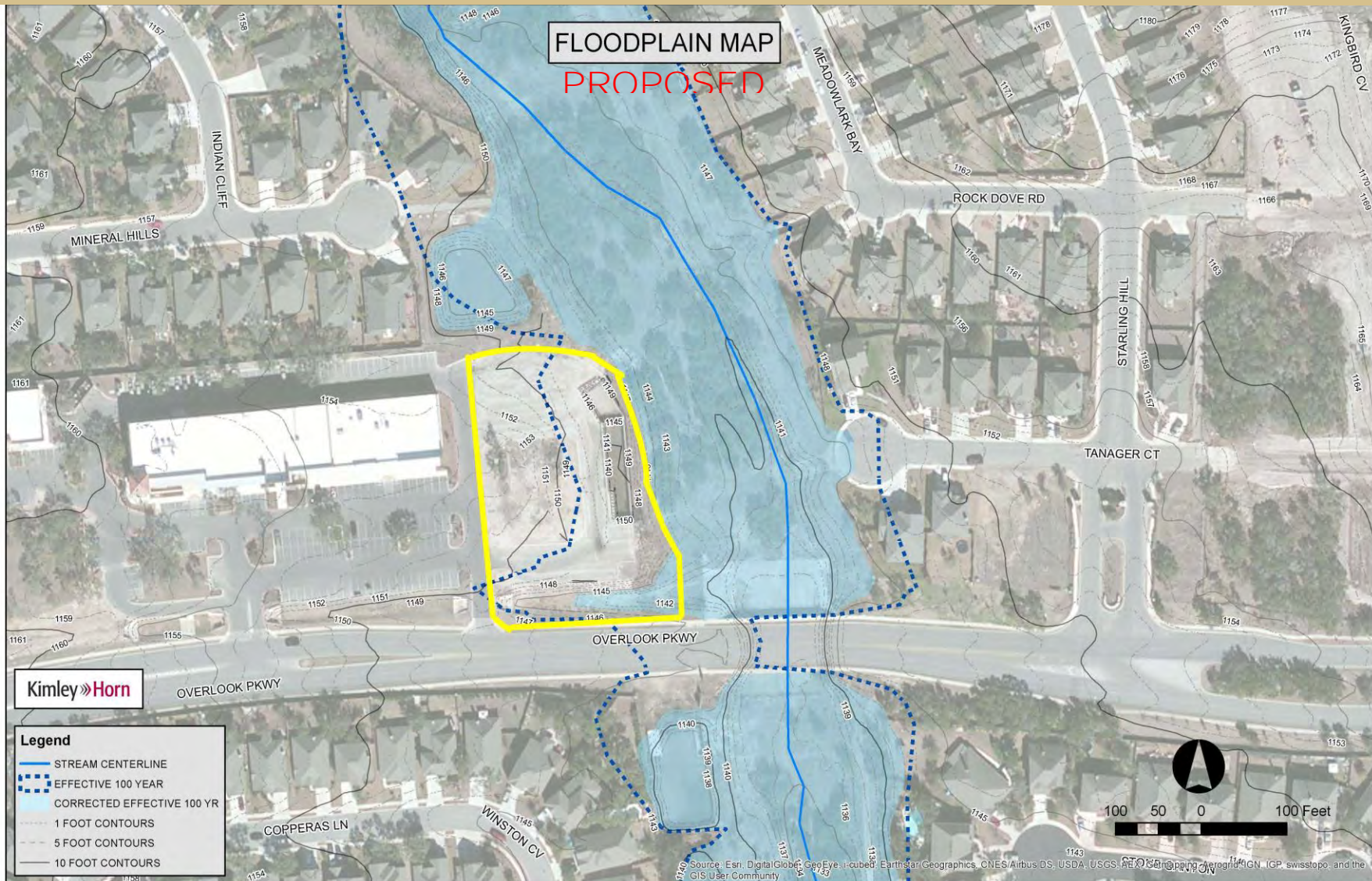
DATED THIS 21st DAY OF September, A.D. 2007
BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

CIVIL & STRUCTURAL LAND DEVELOPMENT + ENVIRONMENTAL + FORENSICS
LCE
OFFICE: 210.524.7700
CELL: 210.601.1379
FAX: 210.568.4289
EMAIL: CIVIL@SATX.RICM.COM
STRUCTURAL@RICM.COM
8000 IH 10 WEST, SUITE 600 + SAN ANTONIO, TEXAS 78230

THIS MINOR PLAT THE SHOPS AT OVERLOOK SUBDIVISION HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES
DATED THIS 17th DAY OF September, A.D. 2007
BY: [Signature]
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

COUNTY OF BEXAR
COUNTY CLERK OF SAO COUNTY,
COUNTY CLERK CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN MY OFFICE, ON THE 17th DAY OF September, A.D. 2007 AT 3:30 PM, AND DULY RECORDED IN BOOK VOLUME 4541 ON PAGE 1112 OF SAO COUNTY.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, 2007
17th DAY OF September, A.D. 2007
COUNTY CLERK OF BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY



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1.7 Acres Overlook Parkway

| Population | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|--------------|--------------|--------------|
| 2015 Total Population: Adult | 5,673 | 36,630 | 74,115 |
| 2015 Total Daytime Population | 5,254 | 35,348 | 84,914 |

| Housing | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------------|--------------|--------------|
| 2015 Housing Units | 107 | 2,522 | 9,070 |
| 2015 Occupied Housing Units | 101 | 2,411 | 8,626 |
| 2015 Owner Occupied Housing Units | 99 | 2,293 | 7,685 |
| 2015 Renter Occupied Housing Units | 2 | 118 | 941 |

| Income | 1-mi. | 3-mi. | 5-mi. |
|--------------------------------|--------------|--------------|--------------|
| 2015 Household Income: Median | \$96,536 | \$101,338 | \$100,167 |
| 2015 Household Income: Average | \$125,291 | \$128,149 | \$125,333 |
| 2015 Per Capita Income | \$42,173 | \$42,144 | \$41,941 |



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:
 - 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.

| | | | |
|---|----------------------|------------------------------------|---------------------|
| Drake Commercial Group | 442994 | deborah@drakecommercial.com | 210-402-6363 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Deborah Bauer | 0277444 | deborah@drakecommercial.com | 210-402-6363 |
| 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/Tenant/Seller/Landlord Initials

Date