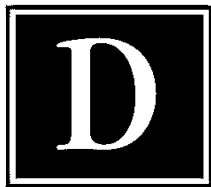


**13 Lots – Vista at Sonoma
Kyle Seale Parkway
San Antonio, Texas**



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 all information.

13 Lots – Vista at Sonoma



- Beautiful Views
- Outside of city limits -OCL
- Northside ISD
- Near The Shops at La Cantera, Six Flags Fiesta Texas, The Rim, UTSA, The Westin La Cantera Hill Country Resort, Valero Headquarters and Cedar Creek Golf Course.
- All or individual lots for sale



Drake Commercial Group

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For more information contact
DEBORAH BAUER deborah@drakecommercial.com
TRAVIS BAUER travis@drakecommercial.com

VISTAS AT SONOMA
 Kyle Seale Parkway / Sierra Hermosa
 San Antonio, TX 78255

			<div>Actual Width</div> <div>Re-calc-width</div>					<div>Sides</div>		<div>Total Sqft</div>	
Number	Street	Lot	Section	Front				Back	Left	Right	

1	16015	Villa Basilica	UNDER CONTRACT		65	65		\$75,465.00	65	124.9	123.6	8,076
2	16034	Villa Basilica	10	17	57	57		\$66,177.00	199.7	125.4	144.7	16,559
3	16026	Villa Basilica	UNDER CONTRACT		76.9	76.9		\$69,530.90	68.9	118	164.8	10,308
4	16010	Villa Basilica	UNDER CONTRACT		87.6	87.6		\$101,703.60	52.8	117.1	140.5	9,042
5	8467	Sierra Hermosa	UNDER CONTRACT		70	70		\$81,270.00	77.1	113.1	145.6	9,514
6	8451	Sierra Hermosa	23	17	65	65		\$75,465.00	65.1	136	139.7	8,967
7	8447	Sierra Hermosa	24	17	65	65		\$75,465.00	64.4	139.7	143.4	9,158
8	8443	Sierra Hermosa	25	17	65	65		\$75,465.00	65.7	143.4	147.1	9,492
9	8435	Sierra Hermosa	27	17	64.9	64.9		\$75,348.90	65.1	148.4	139.2	9,347
10	8431	Sierra Hermosa	28	17	65.8	65.8		\$76,393.80	65	139.2	121.2	8,515
11	8427	Sierra Hermosa	29	17	67.5	67.5		\$68,617.50	65	121.2	97.6	7,248
12	8419	Sierra Hermosa	UNDER CONTRACT		91.3	96.3		\$82,554.30	120.8	122.6	76.7	10,568
13	16143	Salto Del Agua	UNDER CONTRACT		65	65		\$75,465.00	65	139.9	140.9	9,126
14	16139	Salto Del Agua	UNDER CONTRACT		65	65		\$75,465.00	65	139.9	139.9	9,094
15	8410	Sierra Hermosa	UNDER CONTRACT		59	65		\$75,465.00	73.8	123.7	128.8	8,383
16	16126	Salto Del Agua	62	17	188.55	100		\$96,350.00	138.9	0	116.1	8,341
17	16114	Salto Del Agua	UNDER CONTRACT		60	60		\$69,660.00	60	120	120	7,200
18	16106	Salto Del Agua	UNDER CONTRACT		60	60		\$69,660.00	60	120	120	7,200
19	8482	Sierra Hermosa	UNDER CONTRACT		66	66		\$76,626.00	66	125	125	8,250
20	8478	Sierra Hermosa	UNDER CONTRACT		65	65		\$75,465.00	65	125	125	8,125

21	8470	Sierra Hermosa	6	16	65	65		\$75,465.00	65	125	125	8,125
22	8466	Sierra Hermosa	UNDER CONTRACT		65	65		\$75,465.00	65	125	125	8,125
23	8462	Sierra Hermosa	UNDER CONTRACT		65	65		\$75,465.00	65	125	125	8,125
24	8454	Sierra Hermosa	UNDER CONTRACT		65	65		\$75,465.00	65	125	125	8,125
25	8450	Sierra Hermosa	UNDER CONTRACT		65	65		\$75,465.00	65	125	125	8,125
26	8446	Sierra Hermosa	UNDER CONTRACT		65	65		\$75,465.00	65	125	125	8,125
27	8430	Sierra Hermosa	UNDER CONTRACT		63.2	63.2		\$73,375.20	73.4	116.3	123	8,172
28	8434	Sierra Hermosa	UNDER CONTRACT		63	64		\$74,304.00	79	123	126.1	8,843
29	8426	Sierra Hermosa	UNDER CONTRACT		65	66		\$76,626.00	65.1	112.1	116.3	7,429
30	8422	Sierra Hermosa	UNDER CONTRACT		66.4	66.4		\$77,090.40	65.1	101.8	112.1	7,032
31	8406	Sierra Hermosa	UNDER CONTRACT		63.3	63.3		.	73.7	120.7	123.7	8,371
32	8206	Sierra Hermosa	30	16	84.6	84.6		\$89,760.60	103.9	142.8	109	11,866
33	8218	Sierra Hermosa	36	16	81.9	81.9		\$95,085.90	88	137.8	106	10,355
34	8214	Sierra Hermosa	37	16	85.4	85.4		\$99,149.40	85.4	109	137.8	10,538
35	8207	Sierra Hermosa	40	16	90	90		\$104,490.00	80	120.8	135.1	10,876

PLAT NO. 070011

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

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.


NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR VISTAS AT SONOMA SUBDIVISION (ENCLAVE) HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.

NOTE FOR PROPOSED CONTIGUOUS: CONTIGUOUS ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

TCOQ/RECHARGE ZONE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 3A, ARTICLE IV, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS 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 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCOQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCOQ.

- SURVEYOR'S NOTES:**
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF GRANDVIEW SUBDIVISION UNIT 3A RECORDED IN VOLUME 9571, PAGES 32-33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDEI) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TEXAS SAN ANTONIO RRP2 CORRS ARP N:292928.343 W:0983435.880 DF4377 TEXAS CORPUS CHRISTI R2 CORRS ARP N:274426.854 W:0972830.011 DF4948 ARPS ARANSAS PASS 3 CORRS ARP N:275018.049 W:0970332.219
- C.P.S. 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," "SERVICE EASEMENT," "OVERHANG 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 APPURTENANCES THERETO. 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, RELIEVE 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 DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES AND STEPS 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. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE: LOTS DESIGNATED WITH THE SYMBOL  SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT AIA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEER'S CONSTRUCTION PLANS FOR THIS SUBDIVISION.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. 20____ 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.

DATE: 11th DAY OF Sept A.D. 2007

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

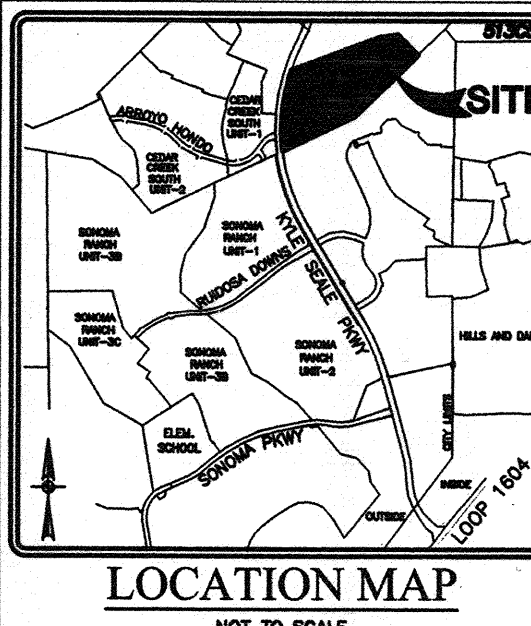
BY: _____, DEPUTY

CURVE TABLE CONT'D									
C25	15.99'	10.00'	10.29'	91.3714°	14.34'	N23°38'00"E			
C26	198.89'	125.00'	128.59'	91.3714°	179.26'	S23°36'00"W			
C27	76.09'	275.00'	38.29'	15.5115°	75.85'	N81°28'59"E			
C28	89.93'	325.00'	45.25'	15.5115°	89.64'	S81°28'59"W			
C29	288.10'	250.00'	162.44'	86.0140°	272.42'	N77°34'33"E			
C30	10.45'	15.00'	5.45'	39.5608°	10.24'	S84°31'47"E			
C31	151.21'	51.00'	57.55'	168.5212°	101.60'	N00°26'20"E			
C32	10.46'	15.00'	5.45'	39.5608°	10.24'	S85°24'26"W			
C33	228.43'	51.00'	63.26'	257.4512°	79.41'	S05°41'03"E			
C34	20.36'	15.00'	12.09'	77.4512°	18.63'	N84°18'57"E			
C35	39.27'	25.00'	25.00'	90.0000°	35.36'	N00°26'19"E			
C36	230.48'	200.00'	128.95'	86.0140°	217.94'	N77°34'33"E			
C37	76.09'	275.00'	38.29'	15.5115°	75.85'	S81°28'59"W			
C38	89.93'	325.00'	45.25'	15.5115°	89.64'	N81°28'59"E			
C39	119.93'	75.00'	77.15'	91.3714°	107.56'	S23°36'00"W			
C40	103.21'	525.00'	51.77'	11.5150°	103.04'	N16°34'42"E			
C41	9.58'	15.00'	4.96'	36.3537°	9.42'	S29°14'36"E			
C42	118.55'	51.00'	117.82'	133.7114°	93.61'	N19°03'12"E			
C43	9.58'	15.00'	4.96'	36.3537°	9.42'	S87°21'01"W			
C44	137.56'	525.00'	69.18'	15.5042°	137.17'	N56°33'36"E			
C45	45.09'	100.00'	22.94'	25.5014°	44.71'	S81°08'52"W			
C46	103.76'	120.00'	55.37'	49.3233°	100.58'	N63°00'02"E			
C47	25.42'	325.00'	12.72'	04.2855°	25.42'	S56°20'44"E			

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1158.59'	2657.00'	588.65'	24.59°02'	1149.44'	N05°39'06"E
C2	27.12'	446.36'	13.56'	03.2824°	27.11'	S89°30'30"W
C3	47.44'	100.00'	24.17'	27.1042°	46.99'	N77°39'21"E
C4	15.02'	10.00'	9.34'	86.04°55'	13.65'	N21°01'32"E
C5	181.68'	425.00'	97.50'	25.50°28'	190.06'	S09°05'41"E
C6	152.15'	1500.00'	76.14'	05.4842°	152.09'	S08°43'54"W
C7	228.39'	51.00'	63.32'	257.42°07'	79.44'	N41°30'41"W
C8	20.48'	15.00'	12.19'	78.1257°	18.92'	S48°13'54"W
C9	134.08'	1450.00'	67.09'	05.1753°	134.03'	S08°28'29"W
C10	164.20'	375.00'	83.44'	25.0517°	162.89'	S08°43'06"E
C11	16.52'	10.00'	10.85'	94.4016°	14.71'	S88°35'53"E
C12	124.46'	475.00'	62.59'	15.5004°	124.11'	N56°33'36"E
C13	26.18'	25.00'	14.43'	80.00°00'	25.00'	N19°03'12"E
C14	93.39'	475.00'	46.84'	11.5150°	93.23'	N16°34'42"E
C15	15.43'	10.00'	9.72'	88.22°46'	13.94'	N68°24'00"W
C16	204.22'	225.00'	108.75'	52.00°12'	197.28'	S84°31'17"E
C17	10.51'	15.00'	5.48'	40.0841°	10.30'	N74°10'37"W
C18	185.83'	51.00'	198.82'	208.46°26'	98.80'	S10°08'16"W
C19	11.81'	15.00'	8.23'	45.0851°	11.51'	S88°01'59"E
C20	13.62'	15.00'	7.32'	52.0112°	13.16'	N43°24'01"E
C21	247.87'	50.00'	39.04'	28.4022°	61.54'	N20°35'23"W
C22	13.62'	15.00'	7.32'	52.0112°	13.16'	N43°24'01"E
C23	55.85'	25.00'	51.25'	127.59°48'	44.94'	S05°24'43"W
C24	158.83'	175.00'	85.36'	52.00°12'	153.44'	S84°31'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.53'	N87°46'18"E
L2	28.73'	N64°03'59"E
L3	50.46'	N03°49'33"E
L4	51.62'	N09°38'15"E
L5	50.46'	S03°49'33"W
L6	22.85'	N10°38'48"W
L7	41.12'	N42°12'37"W
L8	62.87'	N53°33'22"E
L9	46.27'	N69°24'37"E
L10	9.81'	S44°33'44"E
L11	12.78'	N44°33'44"W
L12	46.27'	S89°24'37"W
L13	62.87'	S53°33'22"W
L14	136.63'	S49°03'12"W
L15	46.32'	S87°46'18"W
L16	34.26'	S43°19'17"W
L17	45.28'	N67°43'27"E
L18	43.64'	N67°43'27"E
L19	34.26'	S47°46'41"E
L20	4.67'	S10°56'48"E
L21	133.33'	N00°47'03"W
L22	4.57'	N47°46'41"W
L23	146.14'	N06°20'41"W
L31	25.06'	S41°58'10"W

- LEGEND**
- ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF
BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
5' ESM.T. = 5' GAS, ELECTRIC, TELEPHONE,
AND CABLE T.V. EASEMENT
7' ESM.T. = 7' GAS, ELECTRIC, TELEPHONE,
AND CABLE T.V. EASEMENT
8' ESM.T. = 8' GAS, ELECTRIC, TELEPHONE,
AND CABLE T.V. EASEMENT
10' ESM.T. = 10' GAS, ELECTRIC, TELEPHONE,
AND CABLE T.V. EASEMENT
C = CAVE



- GENERAL NOTES:**
1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
 2. 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 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 OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF VISTAS AT SONOMA SUBDIVISION (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999 C.B. 4547, GREENBELT (PERMEABLE) LOTS 901, 902, 903, 904, AND LOTS 901, 902, 903, AND 904, BLOCK 17, AND DRAINAGE EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE VISTAS AT SONOMA SUBDIVISION (ENCLAVE) HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
 7. LOTS 901, 902, 903, 904, AND 905 BLOCK 16, AND LOTS 901, 902, 903, AND 904, BLOCK 17, SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.
 8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO CONFLICT WITH UTILITY SERVICE AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB, WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
 9. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
 10. ALL GREENBELTS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.
 11. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- STATE OF TEXAS
COUNTY OF BEXAR
- THE OWNER OF THE 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
- Alfonso R. Chua, Jr.*
OWNER: MILO DRIVE, INC.
DULY AUTHORIZED AGENTS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael Starnes*, 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 25th DAY OF July A.D. 2

San Antonio

Home to the five-time NBA champion Spurs, San Antonio welcomes 26 million tourists each year who visit attractions like The Alamo, SeaWorld, Six Flags Fiesta Texas and the River Walk shopping and entertainment district. The city houses a number of U.S. military bases and hosts the long-running annual San Antonio Stock Show & Rodeo. - **Livability**



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Homebuilders smash sales records as buyers return with pent-up demand

Jun 25, 2020, 11:23am CDT

Like most other industries, the region's homebuilders faced a March of uncertainty as to when — if ever — the market for new homes would resume the strong place it was on as the year started, when inventory was low and sellers had the advantage.

It was around the second or third week of March, as schools moved to virtual classes and wearing face masks became the norm, when Bart Swider, president of the San Antonio market for Chesmar Homes, saw demand come to a screeching halt.

"Starting that week, we had virtually no sales," Swider said.

And for almost a month, the local Chesmar team sold maybe two homes each week, he said.

Jack Inselmann, regional director for market data firm Metrostudy in San Antonio, has tracked the local homebuilding market for several decades. He said that overall, sales didn't drop completely to zero. Builders were still hopeful of a recovery.

Near the end of April and going into May, things quickly ramped up for homebuilders. Perry Homes — the region's largest builder, according to Business Journal research — is led locally by Chris Little, president for the company in San Antonio and Austin. He said the company saw an incredible show of pent-up demand from buyers, pushing the company's expectations for growth in 2020 back to what they were prior to the global health crisis.

"We've seen some pretty, pretty incredible pent-up demand starting in May," Little said. "I do expect, for May and June, the sales and [construction] starts will be above where we were last



GETTY IMAGES

After a period where nobody was certain what the market for new homes would look like this summer, the region's builders are experiencing an explosion of pent-up demand.

year.”

At Chesmar Homes, which ranks as the region’s second-largest residential builder, buyers returned in record numbers.

“We had the best month we’ve ever had in the month of May, from a sales standpoint,” Swider said.

The same unexpected story is echoing across the industry. Inselmann said that builders reported in surveys in early May that they expected to achieve 80% of the sales they had projected for the month. Now, some builders are on pace to hit 100% of what they initially budgeted for the entire year.

“To have that kind of activity on the sales side tells me it’s going to be a very busy summer,” Inselmann said. “There’s a good chance, at the very least, that we do what we did last year.”

While industry leaders attribute the rapid resurgence to multiple factors, there is seemingly unanimous consensus that buyers have been waiting to take advantage of low interest rates that remain available. And in such an environment, people may be able to afford a new home who otherwise couldn't. Swider said that for many more people, their interest in new homes is spurred by health concerns related to moving into someone else’s former home.

Regardless of the reasons, the market is more easily predictable and looks promising, but there is skepticism about what will happen later in the year.

“Information is changing very rapidly,” Little said. “We’re trying to consume and absorb the changing environment daily to make the best business decisions for our company, our employees and our customers.”

Dan Nielsen, division president of the Rio Grande division of Hakes Brothers, plans to expand into San Antonio and break ground on its first local development in early July. Even with the uncertain environment, he looks forward to entering the market.

“We’re cautiously optimistic,” Nielsen said. “The market looks like it’s doing phenomenal.”

Across the country, homebuilders are seeing similar trends, with single-family permits showing an 11.9% gain in May.

“We are seeing many positive economic indicators that point to a recovery, including low interest rates, rising demand and an increase in mortgage applications,” [National Association](#)

of Home Builders Chairman Dean Mon said in a June 17 report. “Single-family and multifamily housing production are on an upward path while overall permits, which are a harbinger of future building activity, posted a double-digit gain.”

FROM THE COVER

The booming I-10/Loop 1604 intersection

Attractions, buildings and planned projects



1 Élan (apartments/retail/hotel/office)

- » Built 2012
- » Developed by Weredhave

2 Oak Hills Church, Crownridge campus

- » An addition is under construction.

3 NuStar headquarters

- » Built 2012

4 The Rim

- » Built 2006
- » Developed by Thomas Enterprises

5 La Cantera Resort & Spa

- » Built 1999
- » Developer by USAA subsidiary La Cantera Development Co.

6 WestRidge office towers

- » Built 2014 (first building), 2015 (second building)
- » Developed by USAA Real Estate Co.

7 The Shops at La Cantera

- » Built 2005
- » Developed by USAA Real Estate Co. and General Growth

8 Six Flags Fiesta Texas

- » Built 1992
- » Developed by USAA subsidiary La Cantera Development and Gaylord Entertainment

9 Town Center at La Cantera, master-planned community

- » A mixed-use development, The Residences at La Cantera, was completed in 2014 and another is expected to wrap up next year. Design is underway for a senior housing development.
- » Developed by USAA Real Estate Co.

10 Topgolf San Antonio

- » Built 2015

11 iFly San Antonio

- » Built 2016

12 Echopark used car dealership

- » Construction is expected to begin next summer and finish by early 2018.

13 University of Texas at San Antonio

- » Built 1975

14 Valero headquarters

- » Built 2004

15 Security Service Federal Credit Union headquarters

- » Under construction

16 Planned site of master-planned community

- » Likely to begin construction next year
- » Developed by UTSA Partnership

17 Landmark Centre

- » The Landmark One office tower is under construction. Other projects, including retail, office, medical and multifamily, are in various stages of development.
- » Developed by Fulcrum Development

18 Forest Park Medical Center

- » Built 2014

19 Apartment buildings

- » Apartment complexes such as the Landmark Grandview, the Pecan Springs, Ventura Ridge and West Oaks have been built around here in recent years.
- » Various developers

20 Vista Corporate Center

- » Construction expected to complete next year.
- » Developed by the Guindl family of Mexico City and other investors

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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.

_____ 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/Tenant/Seller/Landlord Initials

Date