Drake Commercial Group

5 +/- AC - Braun Road
320' Frontage Hwy 1604
SAN ANTONIO, TEXAS

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4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249

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✶ 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.

- 5+/- Acres - Net 3.75 Acres Braun Road and Loop 1604
- C3 Zoning
- Approximately 320' total frontage on Loop 1604
- Platted Lot
- Ideal Storage Unit Location, Retail, and Office
- Call for Pricing

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Drake Commercial Group

For more information, please contact Deborah Bauer or Travis Bauer
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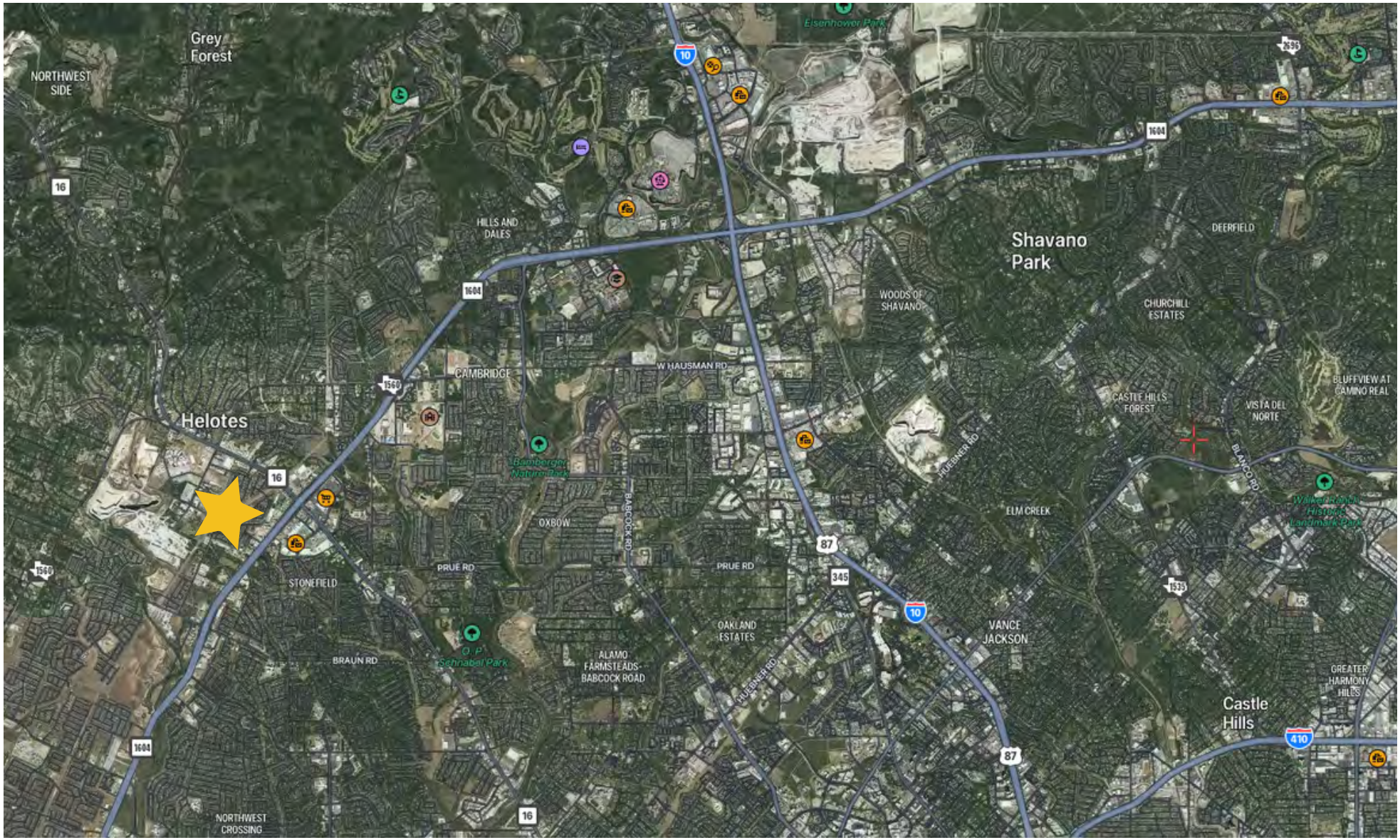
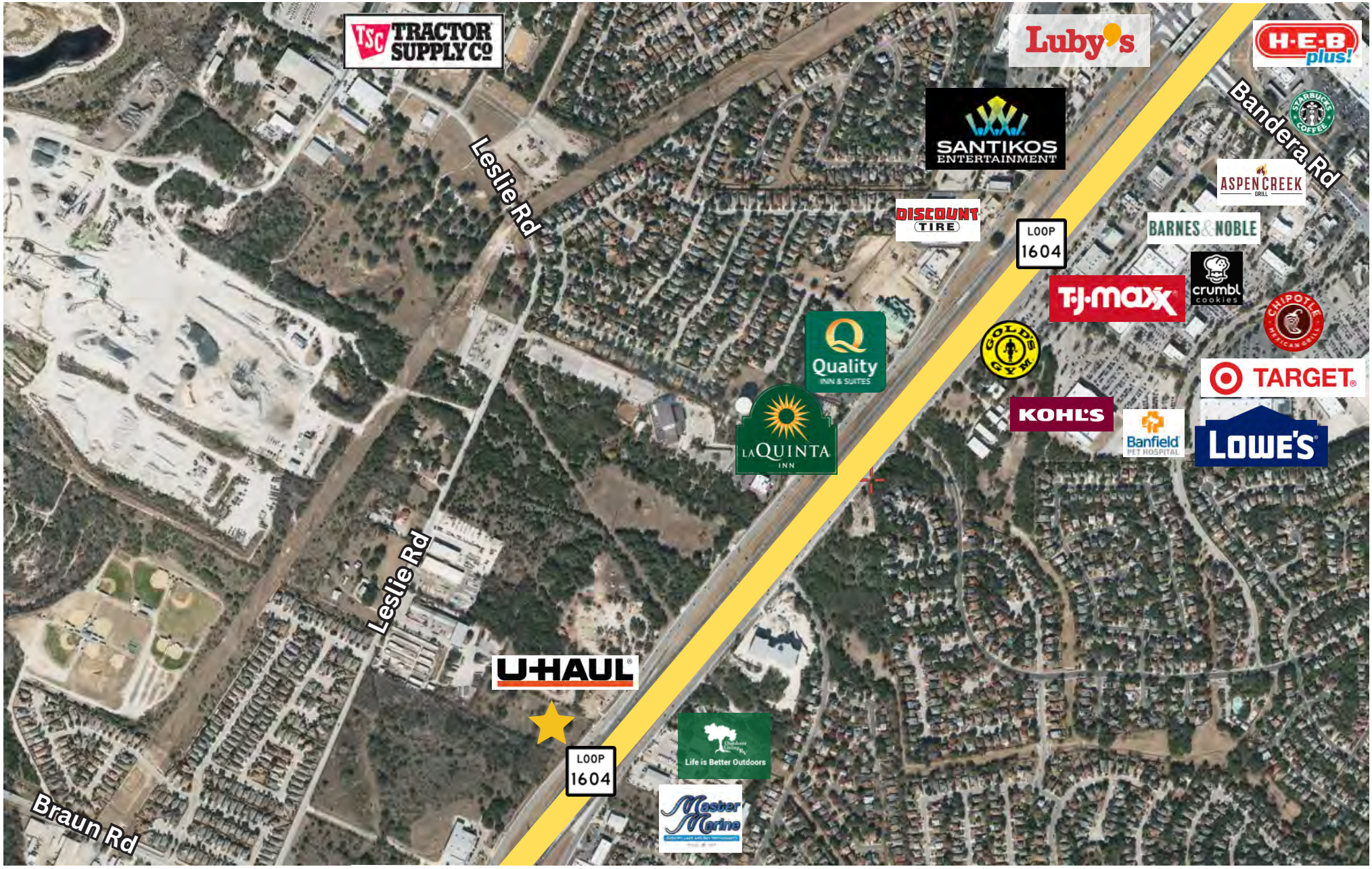
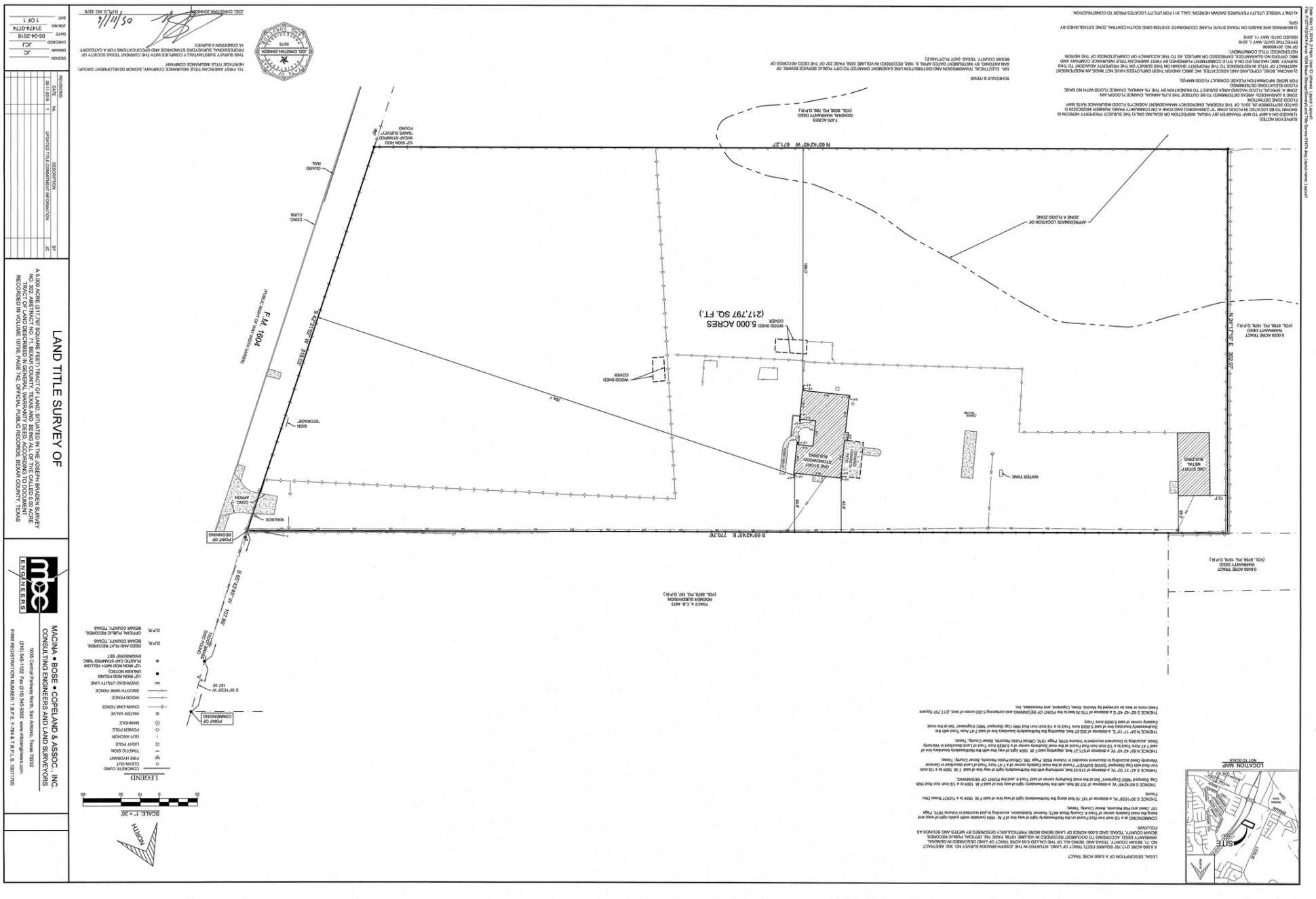

Grey Forest
NORTHWEST SIDE
Eisenhower Park
HILLS AND DALES
Shavano Park
DEERFIELD
WOODS OF SHAVANO
CHURCHILL ESTATES
CAMBRIDGE
W HAUSMAN RD
CASTLE HILLS FOREST
VISTA DEL NORTE
BLUFFVIEW AT CAMINO REAL
Helotes
Bamberger Nature Park
HUEBNER RD
BLANCO RD
OXBOW
BABCOCK RD
ELM CREEK
PRUE RD
STONEFIELD
OAKLAND ESTATES
VANCE JACKSON
O. P. Schnabel Park
BRAUN RD
ALAMO FARMSTEADS-BABCOCK ROAD
GREATER HARMONY HILLS
Castle Hills
NORTHWEST CROSSING
1604
10
16
87
345
410
1560
1539


TRACTOR SUPPLY Co
Luby's
H-E-B plus!
SANTIKOS ENTERTAINMENT
Bandera Rd
Leslie Rd
ASPEN CREEK GRILL
DISCOUNT TIRE
LOOP 1604
BARNES & NOBLE
T.J.maxx
crumbl cookies
CHIPOTLE MEXICAN GRILL
Quality INN & SUITES
GOLD'S GYM
TARGET
KOHL'S
Banfield PET HOSPITAL
LOWE'S
LA QUINTA INN
Leslie Rd
U-HAUL
LOOP 1604
Life is Better Outdoors
Master Marine
Braun Rd


LAND TITLE SURVEY OF
A 5.000 ACRE (217,797 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOSEPH ERASEN SURVEY NO. 302, ABSTRACT NO. 71, BEXAR COUNTY, TEXAS AND BEING ALL OF THE CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, ACCORDING TO DOCUMENT RECORDED IN VOLUME 10738, PAGE 742, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-7964 & T.B.P.L.S. 10011700
DESIGN JC
DRAWN JCJ
CHECKED JCJ
DATE 05-04-2016
JOB NO 31474-0774
SHT 1 OF 1
REVISIONS
NO. DESCRIPTION DATE BY
1 UPDATED TITLE COMMITMENT INFORMATION 05-04-2016 JCJ
LEGEND
SCALE: 1" = 30'
NORTH
LOCATION MAP
NOT TO SCALE
LEGAL DESCRIPTION OF A 5.000 ACRE TRACT
A 5.000 ACRE (217,797 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOSEPH ERASEN SURVEY NO. 302, ABSTRACT NO. 71, BEXAR COUNTY, TEXAS AND BEING ALL OF THE CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, ACCORDING TO DOCUMENT RECORDED IN VOLUME 10738, PAGE 742, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 5.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING at a 1/2-inch iron rod found on the Northwesterly right of way line of F.M. 1604 (variable width public right of way) and being the most Easterly corner of Tract 4, County Block 4472, Bonner Subdivision, according to plat recorded in Volume 9101, Page 107, Deed and Plat Records, Bexar County, Texas;
THENCE S 39°19'29" W, a distance of 187.16 feet along the Northwesterly right of way line of said F.M. 1604 to a TxDOT Brass Disc Found;
THENCE S 65°42'45" W, a distance of 787.55 feet, with the Northwesterly right of way line of said F.M. 1604 to a 1/2-inch iron rod with Cap Stamped "MBC Engineers" found at the most Easterly corner of a 7.47 Acre Tract of Land described in General Warranty Deed according to document recorded in Volume 8558, Page 766, Official Public Records, Bexar County, Texas;
THENCE N 24°17'31" W, a distance of 713.27 feet, departing said F.M. 1604 right of way line with the Northeasterly boundary line of said 7.47 Acre Tract to a 1/2-inch iron rod found at the most Southerly corner of a 0.0229 Acre Tract of Land described in Warranty Deed, according to document recorded in volume 8558, Page 766, Official Public Records, Bexar County, Texas;
THENCE N 24°17'17" E, a distance of 202.07 feet, departing the Northeasterly boundary of said 7.47 Acre Tract to a 1/2-inch iron rod with Cap Stamped "MBC Engineers" found at the most Southwesterly boundary line of said 5.0229 Acre Tract to a 1/2-inch iron rod with Cap Stamped "MBC Engineers" set at the most Easterly corner of said 5.0229 Acre Tract;
THENCE S 65° 42' 45" E a distance of 770.76 feet to the POINT OF BEGINNING and containing 5.000 acres of land, (217,797 Square Feet) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.
1) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
2) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
ISSUED DATE: MAY 11, 2016
EFFECTIVE DATE: MAY 4, 2016
GF NO. 2016000008
REFERENCED TITLE COMMITMENT:
2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT SURVEY, MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY. ANY PROPERTY ADJACENT TO THIS SURVEY, MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND REFERENCED TITLE COMMITMENT.
3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
SCHEDULE B ITEMS
10a. ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO CITY PUBLIC SERVICE BOARD, OF SAN ANTONIO, BY INSTRUMENT DATED APRIL 8, 1966, RECORDED IN VOLUME 5356, PAGE 237 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)
SURVEYOR NOTES:
1) BASED ON A MAP TO MAP TRANSFER BY VISUAL INSPECTION OF SOLIAS ONE, V.1 THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE 'X' (UNSHADED) AND ZONE A ON COMMUNITY PANEL NUMBER 48029C0320 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FLOOD ZONE DEFINITION
ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE X SHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT SURVEY, MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY. ANY PROPERTY ADJACENT TO THIS SURVEY, MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND REFERENCED TITLE COMMITMENT.
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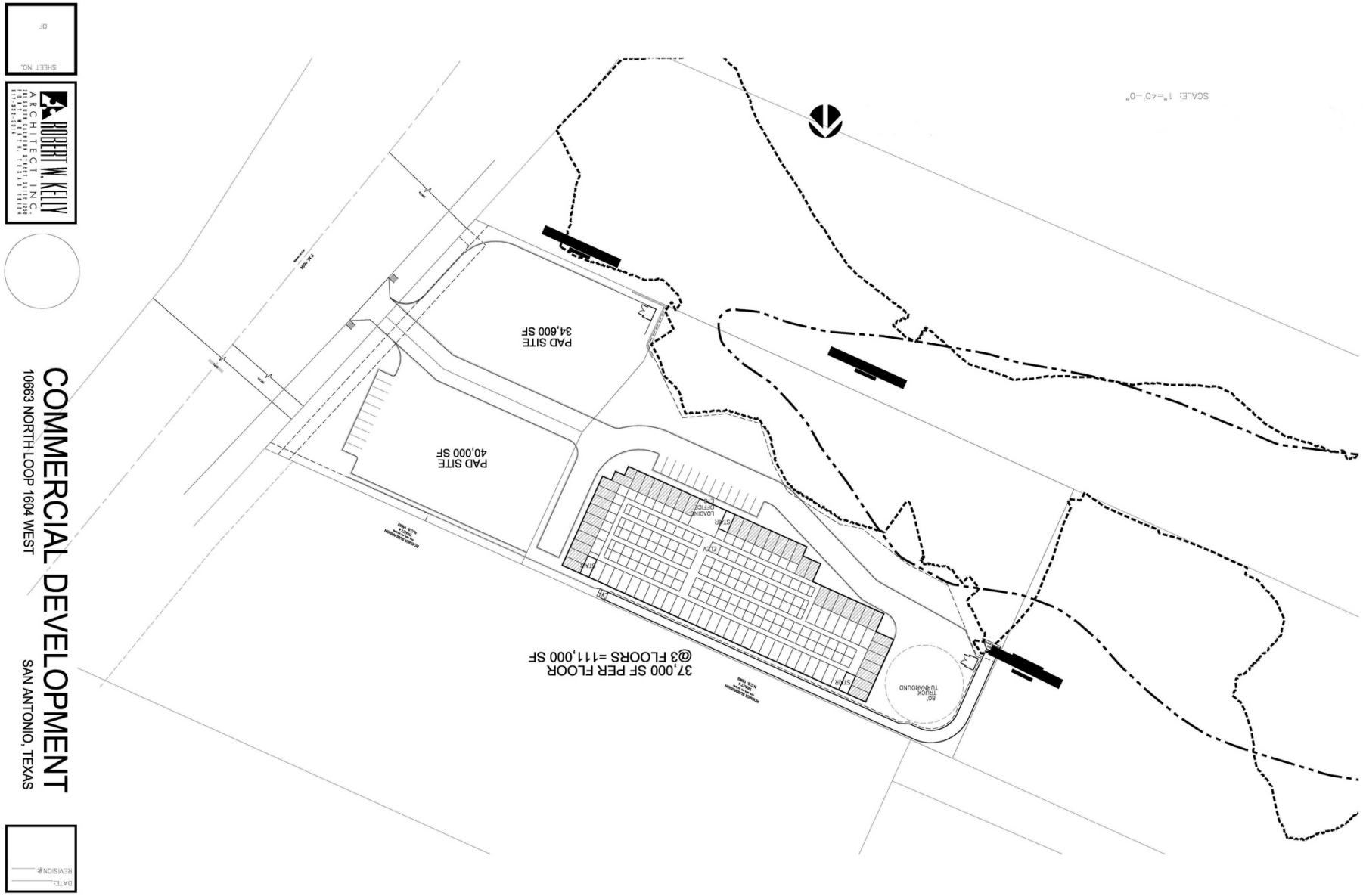
EFFECTIVE DATE: MAY 4, 2016
GF NO. 2016000008
REFERENCED TITLE COMMITMENT:
4) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
TO: FIRST AMERICAN TITLE INSURANCE COMPANY, SOUTH DEVELOPMENT GROUP, HERITAGE TITLE INSURANCE COMPANY
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.
JOEL CHRISTIAN JOHNSON
6578
R.P.L.S. NO. 6578
JOEL CHRISTIAN JOHNSON
05/11/16
F.M. 1604
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
S 39°19'29" W 187.16'
S 65°42'45" E 770.76'
N 65°42'45" W 671.27'
N 24°17'31" E 202.07'
S 24°17'31" W 713.83'
POINT OF BEGINNING
POINT OF COMMENCING
5/8" IRON ROD WITH CAP STAMPED "MBC ENGINEERS"
1/2" IRON ROD FOUND
1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MBC ENGINEERS"
CONCRETE CURB
CLEAN OUT
FIRE HYDRANT
TRAFFIC SIGN
LIGHT POLE
GUY ANCHOR
MANHOLE
POWER POLE
WATER VALVE
CHAIN-LINK FENCE
WOOD FENCE
SMOOTH WIRE FENCE
OVERHEAD UTILITY LINE
GAS/GAS MOTOR
METAL BUILDING
ONE STORY STONE/WOOD RESIDENCE
WOOD SHED COVER
5.000 ACRES (217,797 SQ. FT.)
7.470 ACRES GENERAL WARRANTY DEED (VOL. 8558, PG. 766, O.P.R.)
TRACT 4, C.B. 4472 ROBERT BABCOCK SUBDIVISION (VOL. 9510, PG. 107, D.P.R.)
5.0229 ACRE TRACT WARRANTY DEED (VOL. 9756, PG. 1974, O.P.R.)
0.0400 ACRE TRACT WARRANTY DEED (VOL. 9756, PG. 1974, O.P.R.)
APPROXIMATE LOCATION OF ZONE A FLOOD ZONE
CONC. CURB
GUARD RAIL
STORAGE
CONC. APRON
MAILBOX
WATER TANK
D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

CONCEPTUAL LAYOUT



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.

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	**277444**	**deborah@drakeocmmercial.com**	**(210)402-6363**
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	**277444**	**deborah@drakecommercial.com**	**(210)402-6363**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	**519675**	**travis@drakecommercial.com**	**(210)402-6363**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date