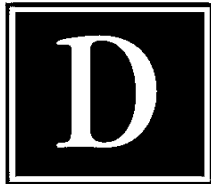


**Heights at Stone Oak
Enclave Townhome Lots
Wilderness Oak at Hardy Oak
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER

19310 STONE OAK PKWY, STE. 201

SAN ANTONIO, TEXAS 78258

T: 210.402.6363

F: 210.402.6767

www.drakecommercial.com

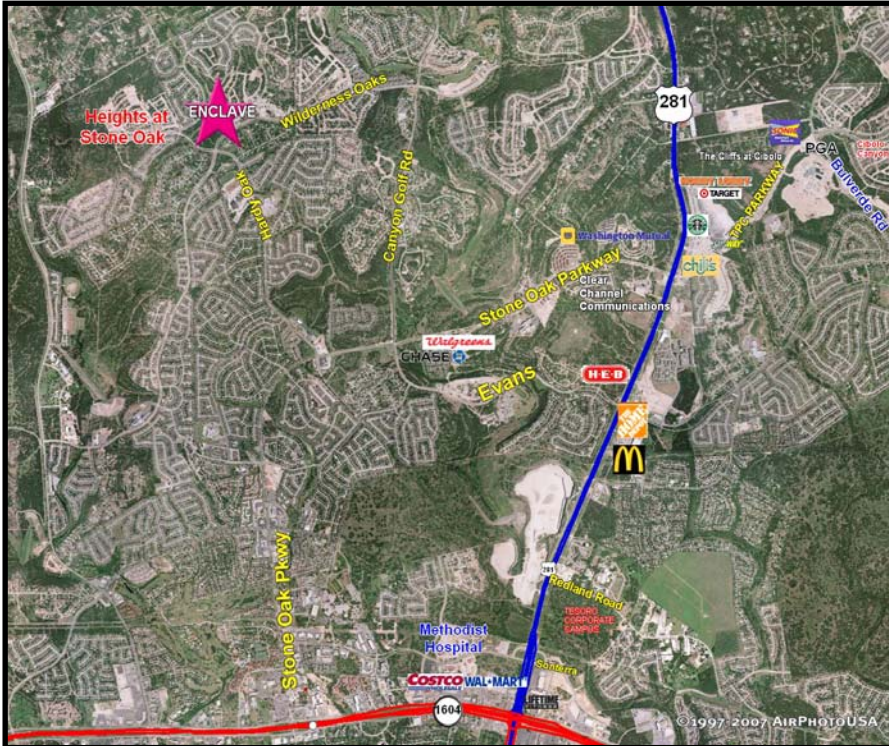
* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

DRAKE COMMERCIAL GROUP

Property Overview

ENCLAVE TOWNHOMES

RESIDENTIAL COMMUNITY



- Within the Master Planned Community of The Heights of Stone Oak
- Gated community
- Next to pool – tennis courts
- 38 LOTS ENCLAVE TOWNHOMES
 - 30' x 90' lots
 - \$40,000 / lot
 - TAKE DOWN 6 LOTS INITIALLY THEN QUARTERLY
- Electric -City Public Service
Water – Bexar Met
Sewer- SAWS
AT&T / Time Warner
- NEISD Schools – Reagan HS,
Lopez Middle school
Hardy Oak Elementary

For more information
Please contact:

Drake Commercial Group
19310 Stone Oak Pkwy, Ste 201
San Antonio, TX 78258
www.drakecommercial.com

Deborah Bauer
President
210.402.6363
Deborah@drakecommercial.com

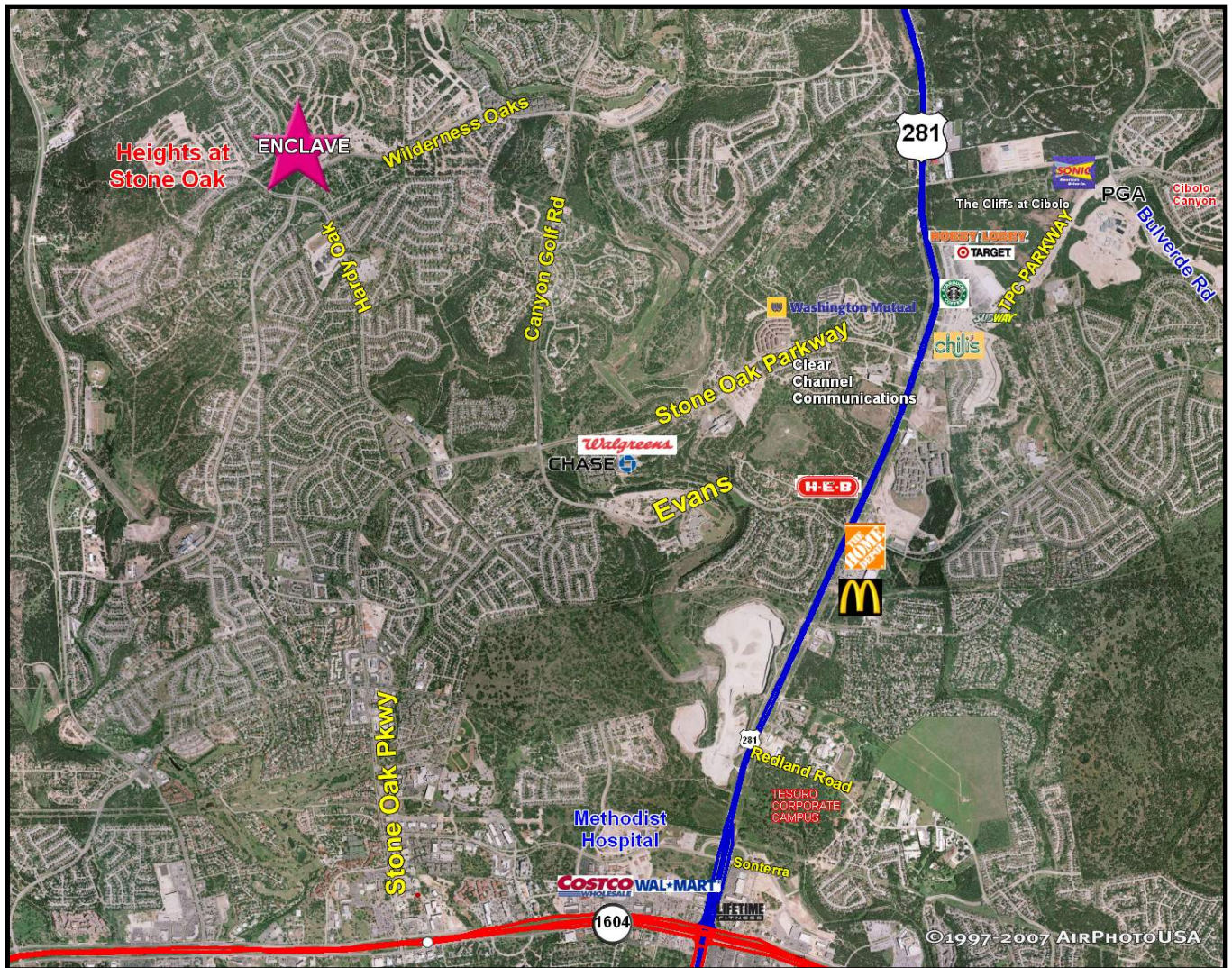
Travis Bauer
Vice President
210.402.6363
travis@drakecommercial.com



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranty 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.

ENCLAVE TOWNHOMES HEIGHTS AT STONE OAK

SAN ANTONIO, TX



MARKETED BY:

D Drake Commercial Group

210.402.6363 tel.

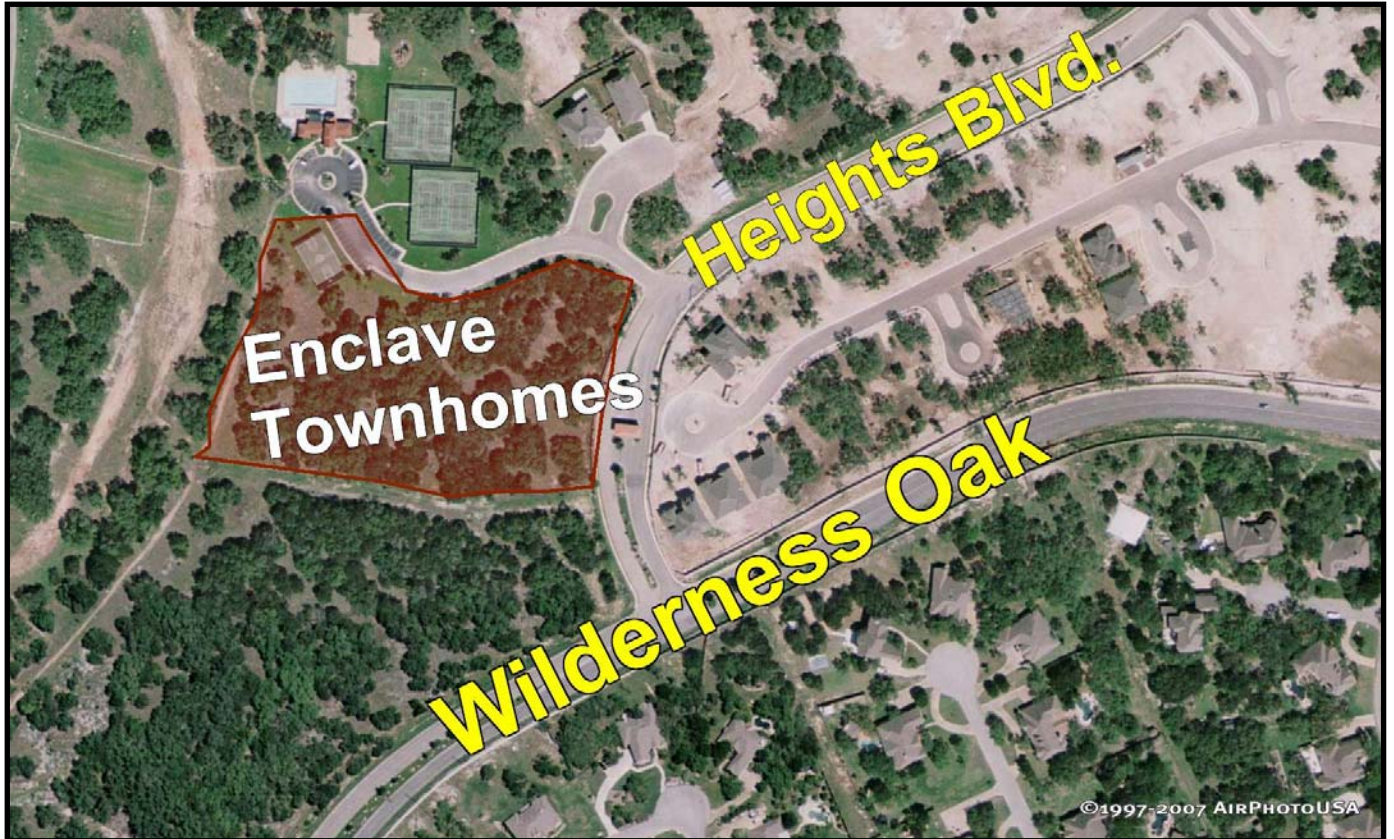
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**ENCLAVE TOWNHOMES
HEIGHTS AT STONE OAK**

SAN ANTONIO, TX



MARKETED BY:

D Drake Commercial Group

210.402.6363 tel.

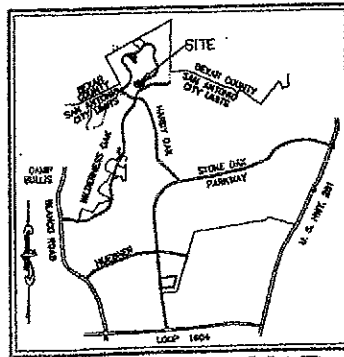
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SUBDIVISION PLAT OF
ENCLAVE TOWNHOMES @ HEIGHTS
 @ SO PUD

BEING 4.55 ACRES OF LAND OUT OF THE ADAM BEATY & MOULTON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4930, BEXAR COUNTY, TEXAS AND BEING OUT OF A 617.11 ACRES TRACT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP

GENERAL NOTES:
 THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED 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", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT" AND "UNDERGROUND EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, INSULATING, PATROLLING AND ERECTING POLES, MASTS OR BATTERIES, CABLES, CONDUITS, APPLIERS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO LOCATE 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 ELECTRIC OR GAS DISTRIBUTION THEREIN. IT IS HEREBY AND UNDERSTOOD THAT NO BUSINESS, CONCRETE SEWERS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GRADE ELEVATION ALTERATION.

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.

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.

THIS PLAT DOES NOT ALTER, 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 DESCRIBED BELOW.

BLIND IMPACT FEE NOTE:
 IMPACT FEE PAYMENT DUE; WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

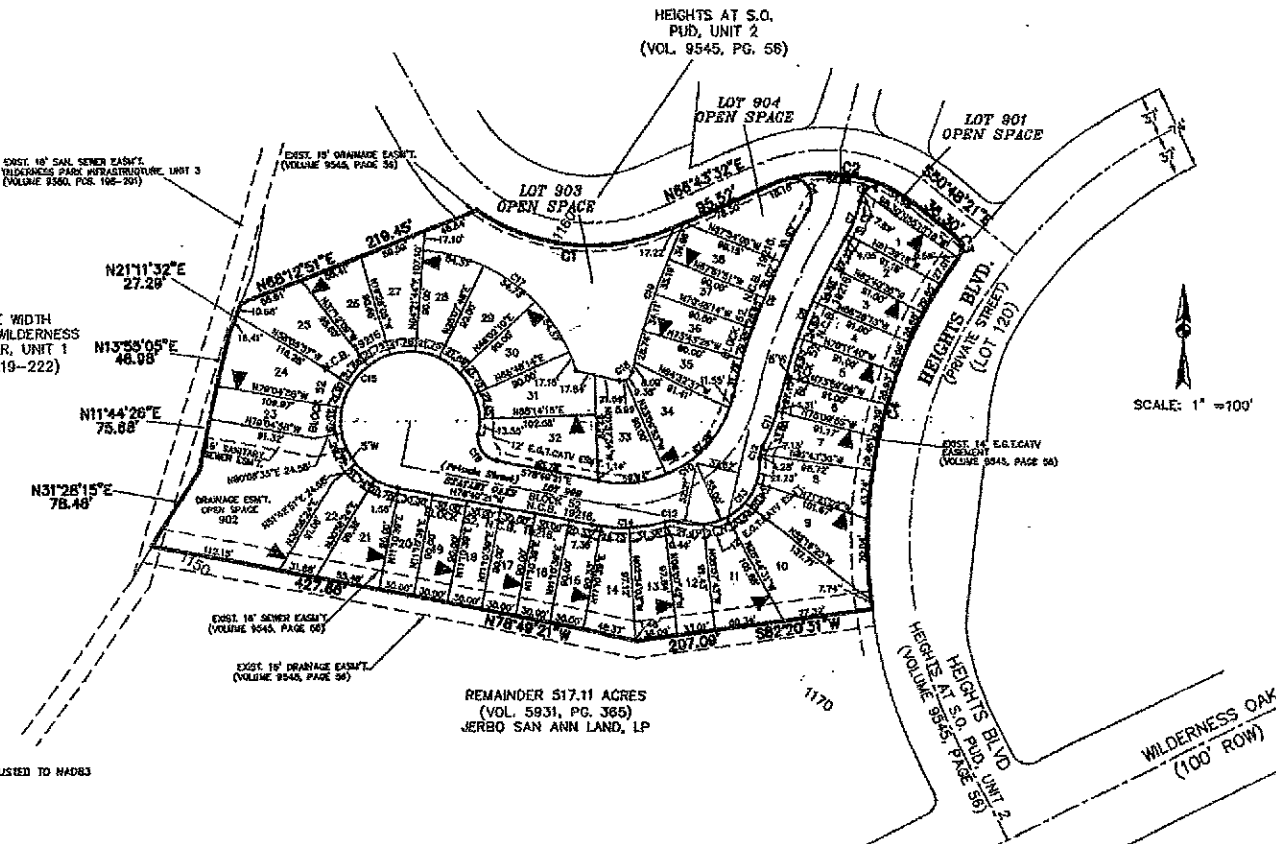
EDWARDS ADAPTER NOTES:
 THIS SUBDIVISION IS WITHIN THE EDWARDS ADAPTER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 26A, ARTICLE IV, DIVISION B OF THE SAN ANTONIO CITY CODE ENTITLED "ADAPTER RECHARGE ZONE AND WATERED PROTECTION" OR LATEST REVISION THEREOF. NO PERSON SHALL COMBINE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITH AN EDWARDS ADAPTER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAPP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 212.9 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, AS SUCH FILED WITH THE APPROPRIATE REGIONAL WATER OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TWA.

SAN ANTONIO WATER SYSTEM NOTES:

1. WASTEWATER LOTS' NOTES: THE NUMBER OF WASTEWATER EQUIVALENT (SMELLED LOTS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. DEDICATED SANITARY SEWER MAIN NOTES: THE DEVELOPER BELIEVES THE SANITARY SEWER MAINS WERE COMPLETED BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PLAT/LOT SUBDIVISION PLAT.

CITY OF SAN ANTONIO NOTES:

1. DRAINAGE EASEMENT NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 SHALL HAVE THE RIGHT OF PROCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN THE ENCLAVE AT THE HEIGHTS AT S.O. PUD, UNIT 2, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.
3. THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A DRAINAGE AREA OF 4.55 ACRES.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.



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 LAYOUT, AND 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.

REGISTERED PROFESSIONAL ENGINEER
 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 PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.
 JERRO SAN ANN LTD.

STATE OF TEXAS
 COUNTY OF BEXAR
 DEVELOPER/OWNER: JAMES J. O'BRIEN
 2401 ESTARDA CIRCLE
 SAN ANTONIO, TX 78258

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 JAMES J. O'BRIEN
 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 _____ DAY OF _____ A.D., 2009

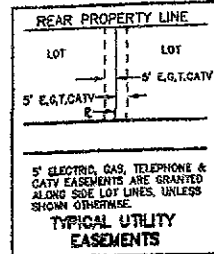
NOTARY PUBLIC
 STATE OF TEXAS

GENERAL PLATTING NOTES:

- 1) 1/2" IRON RODS SET AT ALL LOT CORNERS.
- 2) THE TEXAS STATE PLAT COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD83 (NORTH AMERICAN DATUM 1983).
- 3) E,G,T,CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
- 4) 5'W = 5' WATER EASEMENT.
- 5) BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT= 20', REAR= 20', SIDE=5' & SIDE STREET= 10'. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 6) LOT 909 (0.79 AC.), BLOCK 52, N.C.B. 19216 IS A PRIVATE STREET. ALL PRIVATE STREETS ARE ELECTRIC, GAS, TELEPHONE, CATV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL PRIVATE STREETS ARE ALSO POSTAL EASEMENTS.
- 7) LOTS 901, 902, 903 AND 904, BLOCK 52, N.C.B. ARE OPEN SPACE. ALL OPEN SPACES ARE VARIABLE WIDTH DRAINAGE AND LANDSCAPING EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL OPEN SPACE LOTS TO REMAIN PERMEABLE. ALL OPEN SPACES ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENTS FOR INSTALLATION AND MAINTENANCE.
- 8) BASIS OF BEARING: HEIGHTS AT S.O. PUD, PDD H (VOLUME 9546, PAGE 29-31)
- 9) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 10) 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.
- 11) 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.

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	BETA
C1	170.00'	173.09'	95.42'	58°34'38"
C2	130.00'	141.74'	78.84'	62°30'07"
C3	15.00'	29.40'	13.98'	85°29'29"
C4	497.90'	393.47'	169.53'	42°24'41"
C5	17.00'	40.40'	42.26'	136°10'14"
C6	17.00'	39.00'	20.41'	180°25'24"
C7	180.00'	35.17'	17.71'	16°47'38"
C8	268.04'	198.69'	79.89'	17°12'28"
C9	268.04'	176.94'	82.14'	17°32'13"
C10	100.00'	153.76'	96.75'	80°06'29"
C11	140.00'	38.19'	19.21'	15°37'42"
C12	20.00'	11.41'	5.86'	32°41'09"
C13	55.00'	106.31'	79.64'	110°44'24"
C14	140.00'	66.22'	33.74'	27°06'09"
C15	65.00'	282.74'	60.00'	270°00'00"
C16	20.00'	31.42'	20.00'	90°00'00"
C17	190.00'	180.63'	103.09'	69°59'49"
C18	10.00'	15.30'	9.68'	88°06'29"
C19	658.04'	193.08'	69.80'	12°08'37"

NOTE:
 THE LEGAL DESCRIPTION FOR ALL THE LOTS WITHIN THE HEIGHTS TOWN HOMES AT S.O. PUD, IS BLOCK 37, N.C.B. 19216.



JACK JOHNSON COMPANY
 Designing World Destinations
 1616 Pecan - 1777 San Peak Drive - Park City - Utah 04098
 Telephone - 435.645.9000 - Facsimile - 435.648.1620
 www.jackjohnson.com

OWNER/DEVELOPER
 JERRO SAN ANN LAND, LTD.
 4401 ESTARDA CIRCLE
 SAN ANTONIO, TEXAS 78258

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HENNER ROAD, SUITE 617 SAN ANTONIO, TX 78258
 PHONE : 210-691-1100
 PREPARED: 06-23-09 JOB NO: 113468

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 RECORDS OF _____ OF SAID 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

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

