

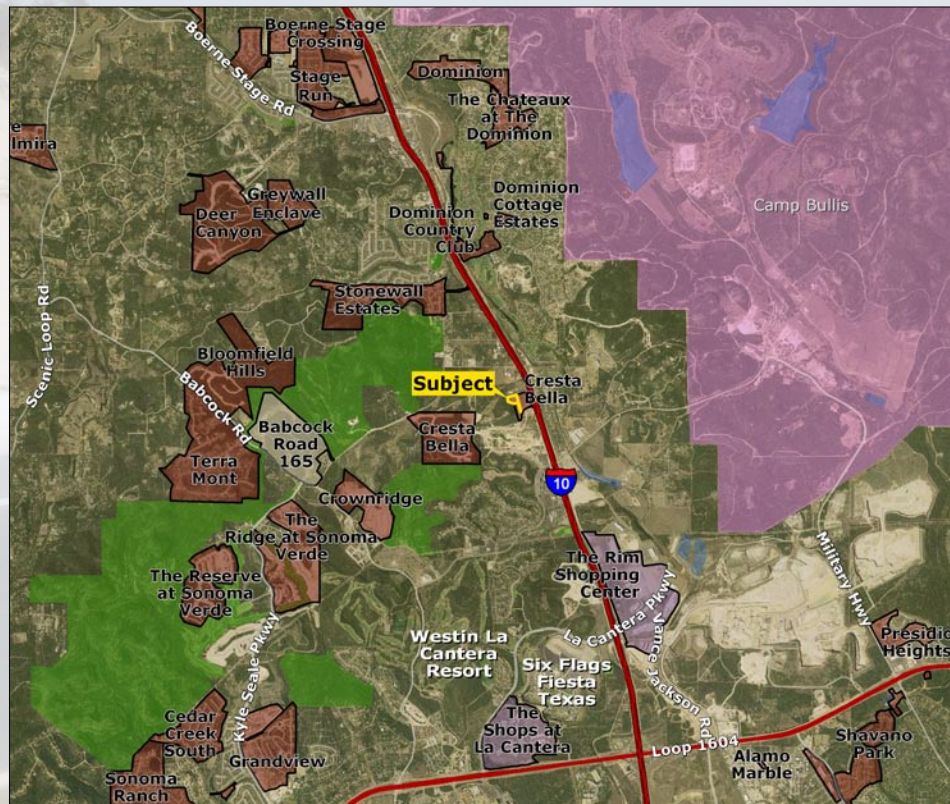
Contact:

Asher Reilly/Asher.Reilly@landadvisors.com
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 700 North St. Mary's Street, Suite 401
 San Antonio, Texas 78205
 www.landadvisors.com

Cresta Bella

3.05 Commercial Acres

San Antonio, Texas



Location: IH-10 West, north of Loop 1604

Size: 3.05 acres

Price: Contact Broker - Seller Financing Available

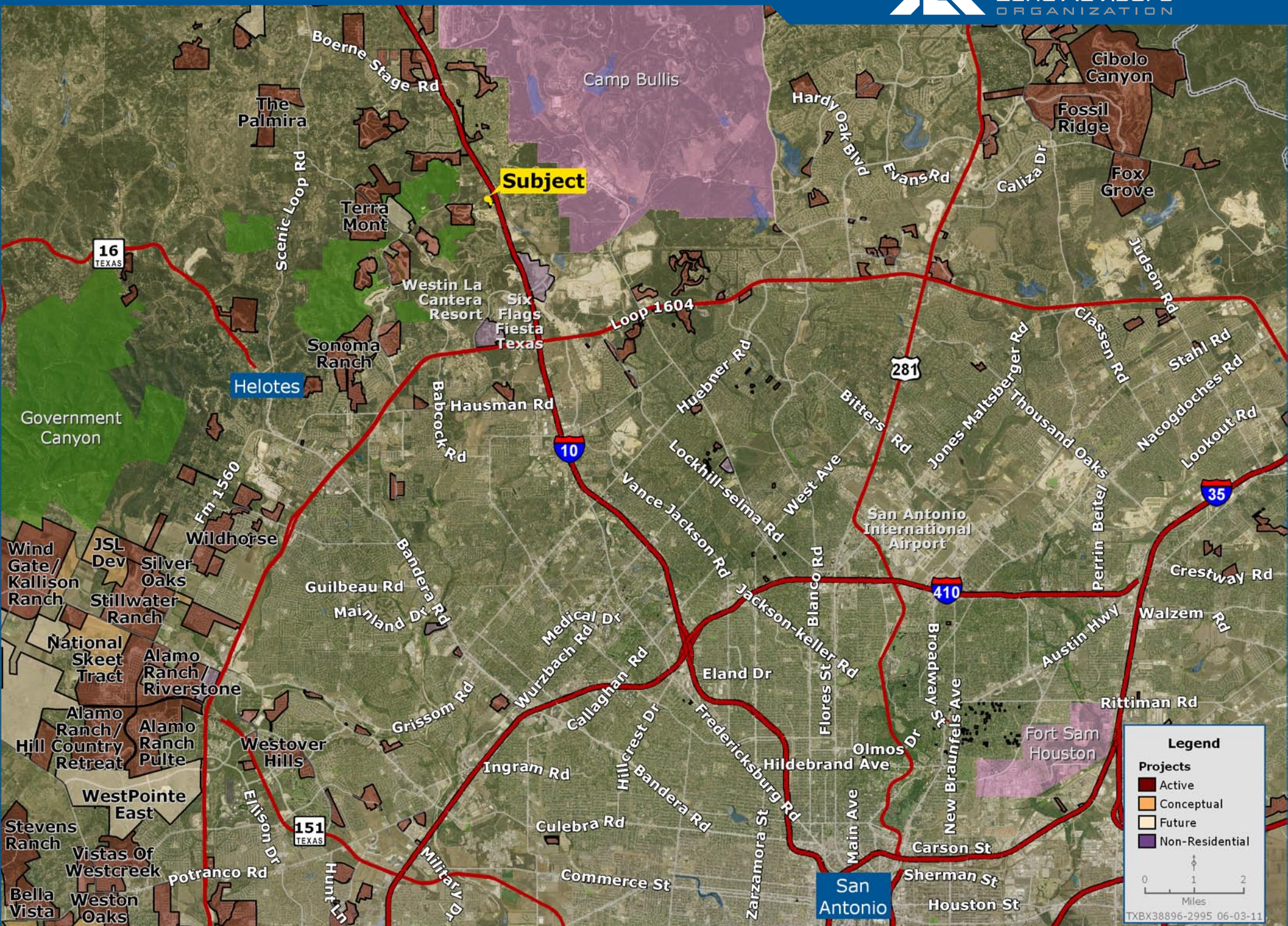
Zoning: C-3

Utilities:

Water and Sewer: SAWS

Electric: CPS

Comments: The 3.05-acre site is located at the entrance to the Cresta Bella community that will include a mix of single family homes and new multi-family development. The site is platted with visibility from Interstate 10 and a signage easement fronting the highway. The site is in close proximity to shopping destinations in La Cantera and The Rim, Six Flags Fiesta Texas, major employers Valero, NuStar, USAA and KCI as well as the University of Texas-San Antonio campus.

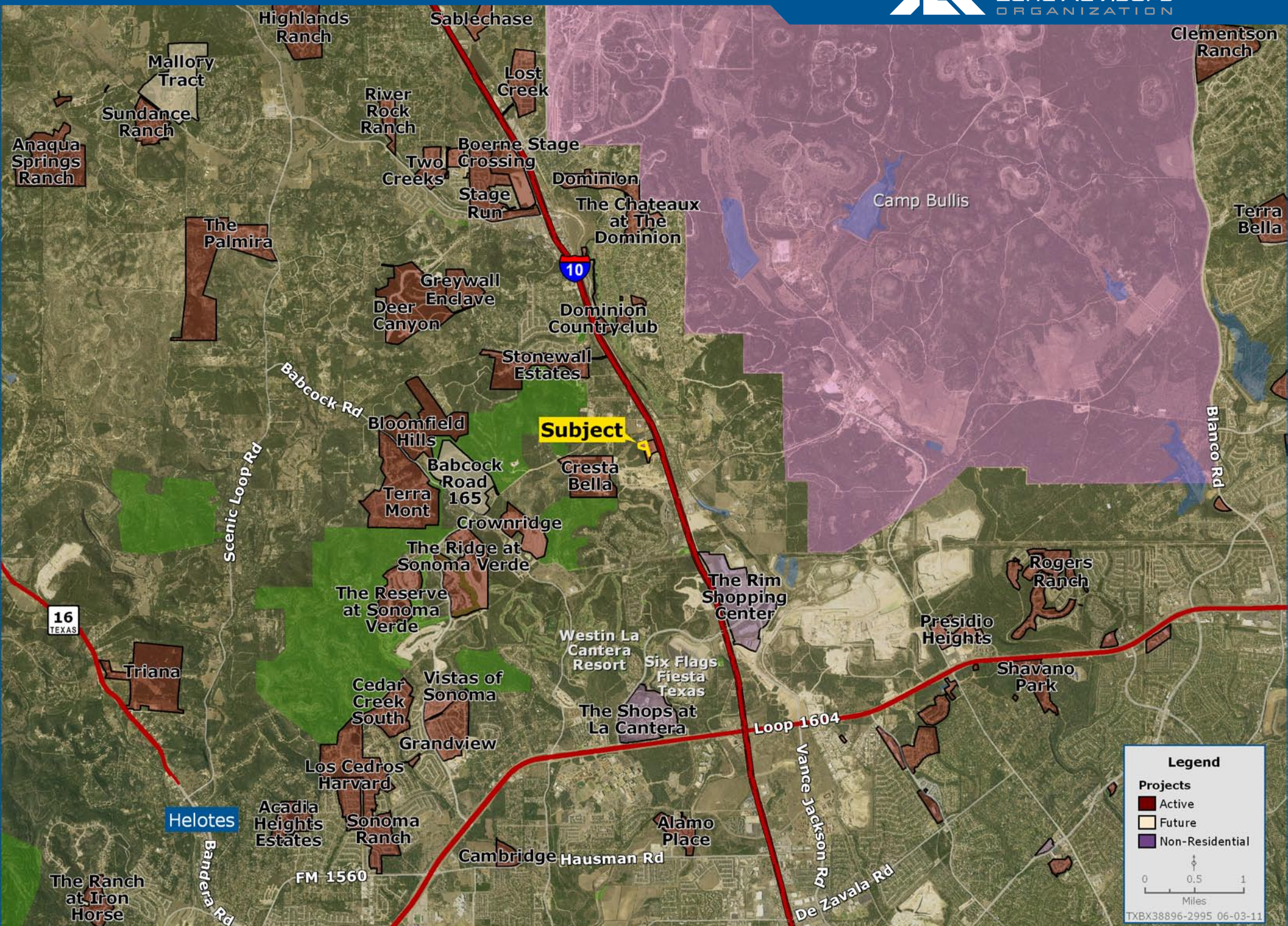


Legend

- Projects
- Active
- Conceptual
- Future
- Non-Residential

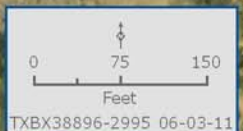
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Miles

TXBX38896-2995 06-03-11



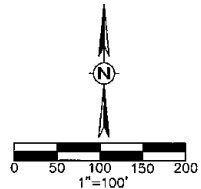


Subject



TXBX38896-2995 06-03-11

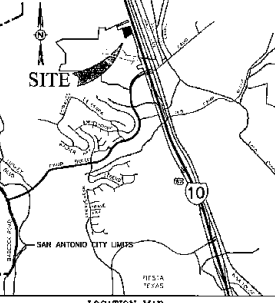
PLAT NO. 080232



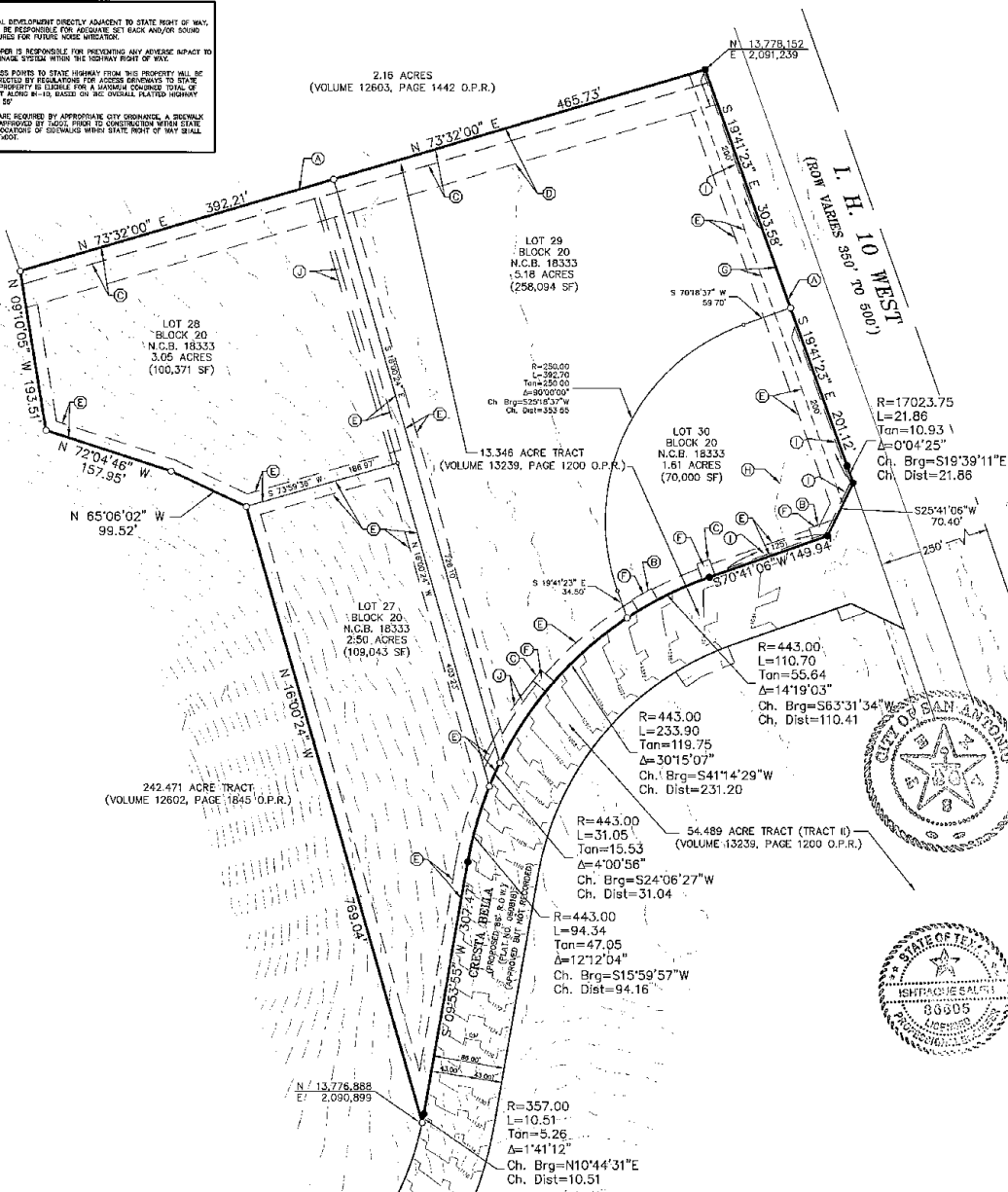
LEGEND

- IRON PIN FOUND
SET 1/2" IRON ROD W/ORANGE CAP MARKED 'CB-SA PROP. COR' UNLESS OTHERWISE NOTED
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
SF SQUARE FEET
EXISTING CONTOURS
PROPOSED CONTOURS
PROPERTY BOUNDARY
VARIABLE WIDTH DRAINAGE EASEMENT (*)
16' SANITARY SEWER EASEMENT (*)
28' OVERHEAD ELECTRIC EASEMENT (*)
14' ELECTRICAL, GAS, CABLE TELEVISION, TELEPHONE EASEMENT (PROPOSED)
14' ELECTRICAL, GAS, CABLE TELEVISION, TELEPHONE EASEMENT (*)
20' WATER EASEMENT (*)
VARIABLE WIDTH LANDSCAPE & MONUMENTATION EASEMENT (VOL. 13239, PG. 1200 O.P.R.)
1' NON ACCESS EASEMENT
6' PRIVATE SANITARY SEWER LATERAL EASEMENT TO SERVICE LOT 27, BLOCK 20, NCB 18333
PLAT-CRESTA BELLA PLAT NO. 060818, APPROVED BUT NOT RECORDED

NOTES:
1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, EROSION CONTROL MEASURES SHALL BE PROVIDED FOR BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS HIGHWAYS TO STATE HIGHWAYS. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COURSE TOTAL OF ACCESS POINT BEING 4-10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 68.57'.
4) IF RECORDS ARE REQUIRED BY APPROXIMATE CITY COORDINATE, A SPECIALTY RIGHT SHALL BE PROVIDED BY LOGS FROM THE CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATION OF COORDINATES WITHIN STATE RIGHT OF WAY SHALL BE INDICATED BY TAGS.



- NOTES:
1) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A DRAINAGE PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. DRAINAGE PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.
2) WASTEWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.
3) SET 2" IRON PIN WITH ORANGE CAP STAMPED 'CB-SA PROP. COR.' AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
4) BASIS OF BEARING FOR THIS PROJECT IS THE TEXAS COORDINATE SYSTEM NAD 83 (83) GRID BEARINGS, SURFACE DISTANCES.
5) IMPACT FEE PAYMENT DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WALKER METERS SET AND/OR WASTEWATER SERVICE CONNECTION.
6) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTION OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.
7) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.
8) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE R.O.W./100 YEAR F.E.M.A. 1000 YEAR FLOOD PLAN.
9) STREESCAPES REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.
10) COORDINATES SHOWN HEREON ARE TEXAS STATE PLATE GRID SOUTH CENTRAL ZONE.
11) OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDO 35-06 (c) (3).



STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF CRESTA BELLA, UNIT 12B 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 12th day of June, A.D., 2008

BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
LICENSED PROFESSIONAL ENGINEER NO. 66800

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 SURVEYORS TO AN ACTUAL SURVEY MADE ON THE GROUND BY CARTER AND BURGESS.

BY: [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT I AM THE COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd day of Nov. A.D., 2008 AT 9:24 AM AND DULY RECORDED THE 22nd DAY OF NOV. A.D. 2008 AT 3:10 PM IN THE RECORDS OF Deeds and Plats of SAID COUNTY, IN BOOK VOLUME 9598 ON PAGE 131.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22nd day of Nov., A.D., 2008
COUNTY CLERK, BEXAR COUNTY, TEXAS
[Signature]

Doc# 20080232012 Fees: \$38.00
11/03/2008 8:40am # Part 6
Recorded at the Bexar County Public
Record Office by BEAR COUNTY CLERK

11-81-20080232012-1

Jun 02, 2008 - 10:46am

RECORDERS MEMORANDUM
ATTENTION: THIS INSTRUMENT WAS FILED FOR THE BEST PHOTOGRAPHIC REPRODUCTION. PHOTO COPY, UNLESS OTHERWISE SPECIFIED.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE BEST OF HIS KNOWLEDGE, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN, SUCCESSORS, HEIRS, ASSIGNEES AND ALL OTHERS TO HAVE KNOWLEDGE OF THE FOREGOING INSTRUMENT AND THE FACT THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

OWNER/DEVELOPER:
70-JOB CRESTA BELLA VENTURE, LLC
2300 N. HWY. 1601
SAN ANTONIO, TEXAS 78257
[Signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT I AM THE COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd day of Nov. A.D., 2008 AT 9:24 AM AND DULY RECORDED THE 22nd DAY OF NOV. A.D. 2008 AT 3:10 PM IN THE RECORDS OF Deeds and Plats of SAID COUNTY, IN BOOK VOLUME 9598 ON PAGE 131.

Carter-Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4925
COPYRIGHT 2008 Carter and Burgess, Inc.
DATE: 1/21/2005 JOB NO. 310852.012

SUBDIVISION PLAT ESTABLISHING
CRESTA BELLA, UNIT 12B
BEING A 12.340 ACRE TRACT OF LAND OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 156, LOCATED IN BEXAR COUNTY, TEXAS IN THE CITY OF SAN ANTONIO, AND BEING OUT OF A 13.346 ACRE TRACT RECORDED IN VOLUME 13239, PAGE 1200 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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. EQUAL HOUSING OPPORTUNITY. O1A TREC No. OP-K

