

RIVERA FARM

GREAT FRONTAGE ON U.S. 281 SOUTH NEAR LOOP 1604

- LOCATION:** West side of US 281 South near Loop 1604
- SIZE:** Approximately 19.038 Acres – Seller will consider partial sales
- DIMENSIONS:** 1,403+ feet on west side of US HWY 281 South
440+ feet on the north property line
798' feet the south property line
- UTILITIES:** **Sewer:** Septic System will be required at this time
Water: SAWS has a an 12" line on the west side of US 281 South
Gas: CPS has a gas line on the east side of US 281 South
Electricity: CPS has a line over the west side of US 281 South
Please verify the availability and capacity of all utilities. George Peck of CEC Engineers has researched this site. A letter from him is available in our files.
- ZONING:** None - Not in San Antonio
- TAXES:** This property enjoys the benefit of the Open Space "Ag Exemption". Future "rollback taxes will be the responsibility of the buyer.
- PRICE:** \$995,000 (\$52,263/Ac. - \$1.20/Sq.Ft.)

Olson Properties, Inc. ("Olson Properties") has obtained all acreage, frontage, utility, zoning and flood plain information from a variety of sources including the property's owner, city officials and utility purveyors. Olson Properties, Inc. makes no representations or warranties regarding the validity of this information. Prior to purchasing this property, Olson Properties, Inc. highly recommends that a prospective buyer take the following actions:

1. Consult an engineer regarding the location, accessibility and capacity of all the property's utilities,
2. Obtain an Environmental Site Assessment, and
3. Purchase a written Zoning Verification Letter from the appropriate governmental authority if appropriate.



Carl Olson, CCIM, ALC, GRI - 710-5527 - carl@olsonproperties.com
Luke Olson, ALC - 385-6493 - luke@olsonproperties.com
P.O. Box 6125 - San Antonio, Texas 78209
www.olsonproperties.com

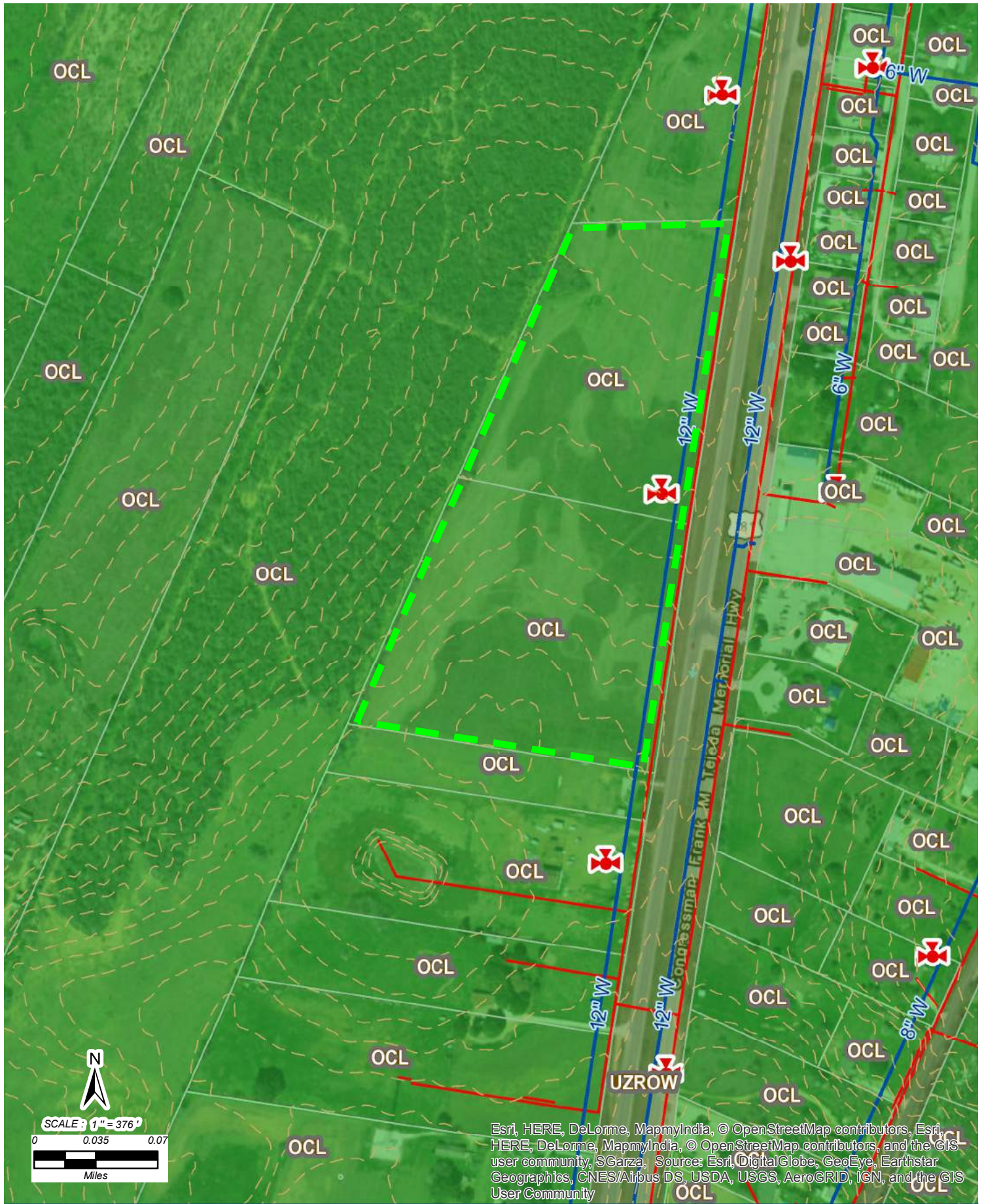
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**RIVERA FARM - AERIAL MAP WITH FLOOD
U.S. 281 SOUTH NEAR LOOP 1604**



19+ AC.





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MAP DATE: December 2016

PREPARED BY: AUTHOR

KFW

This map was printed using the GIS Client Service from ENGINEERS + SURVEYING

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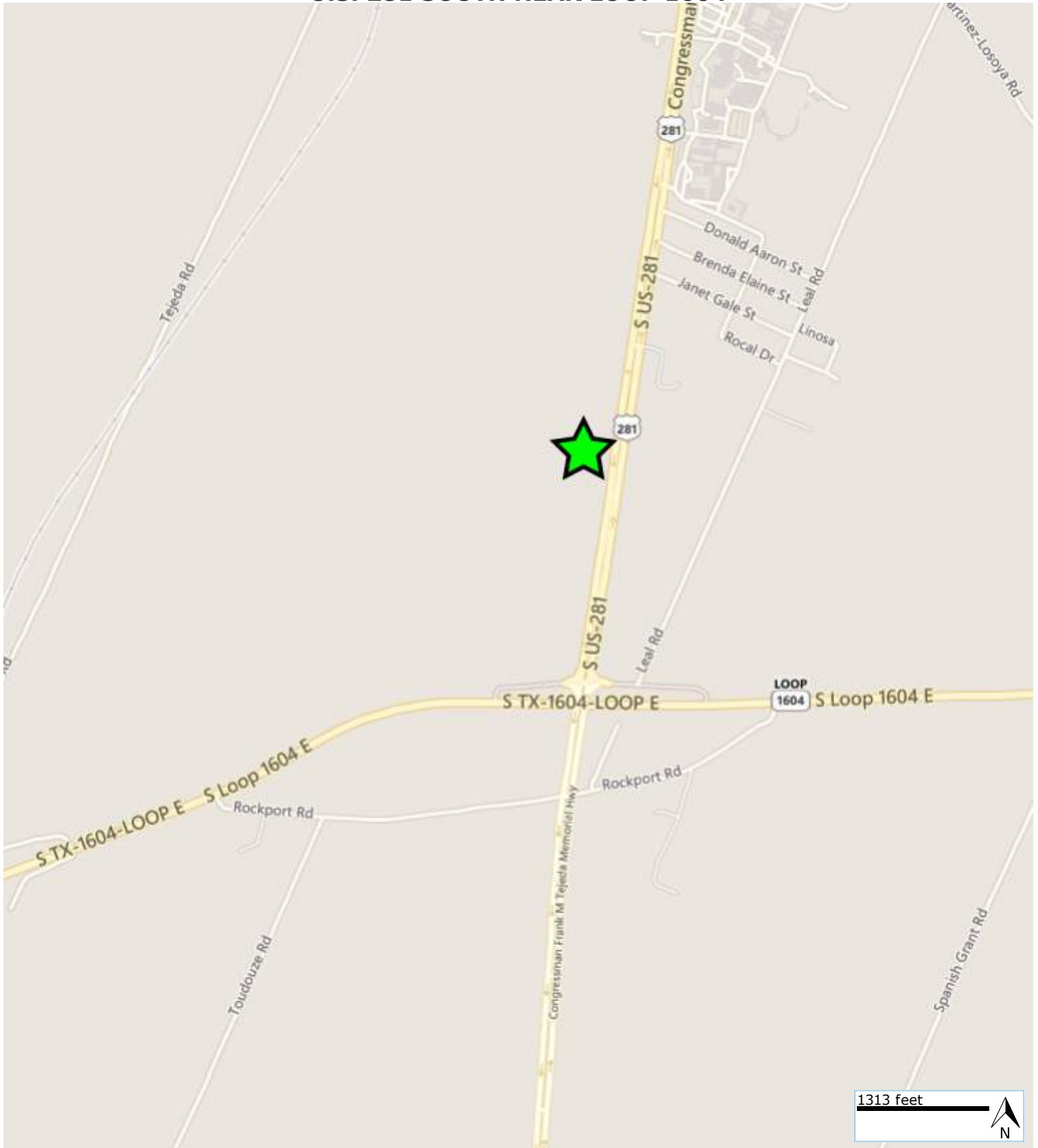
OLSON PROPERTIES
REAL ESTATE SERVICES

P.O. BOX 6125
SAN ANTONIO, TEXAS 78209

PHONE (210) 828-1622
FAX (210) 826-3950

TOPO, ZONING, & UTILITIES

**RIVERA FARM - AREA ROAD MAP
U.S. 281 SOUTH NEAR LOOP 1604**

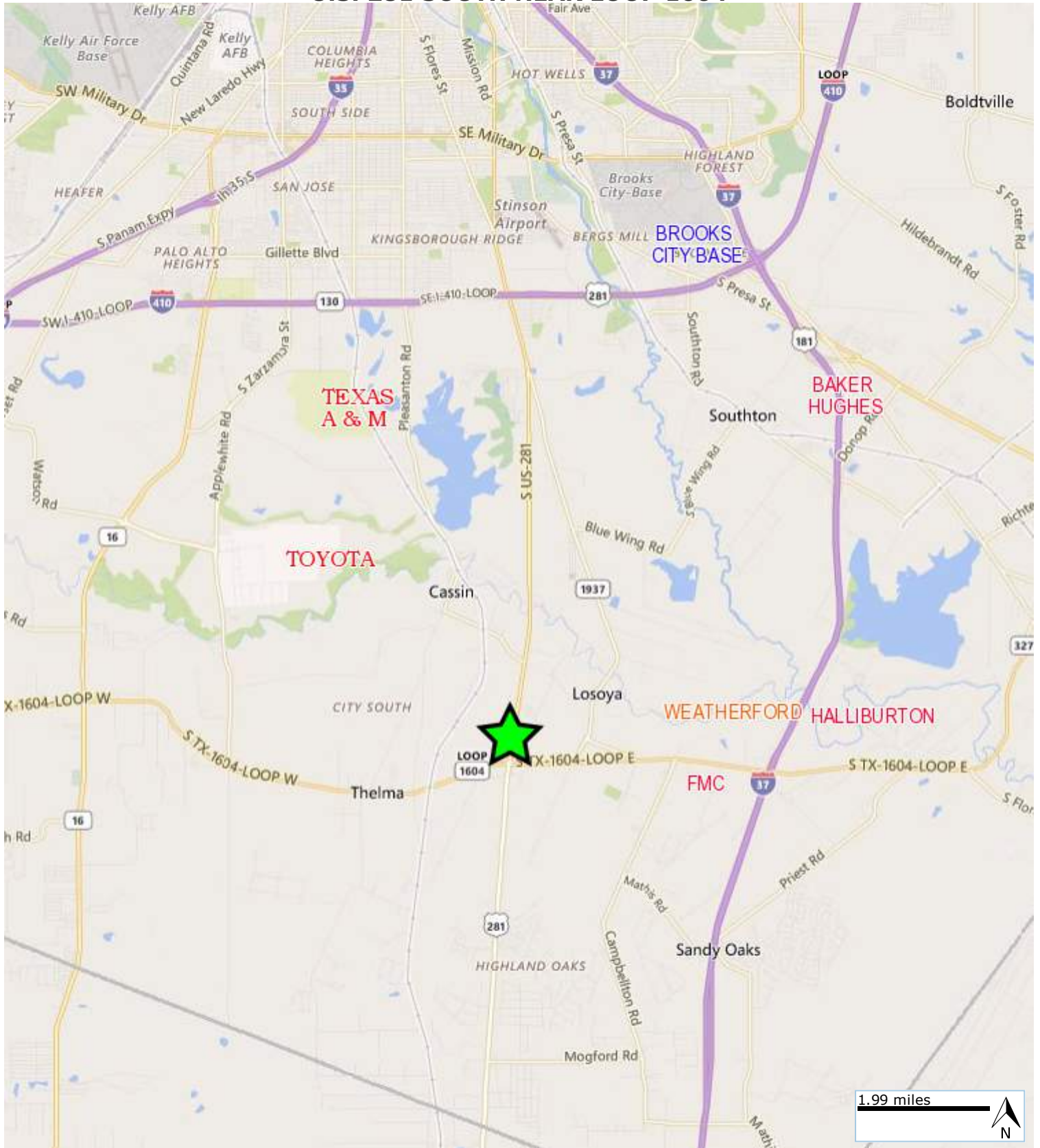


19+ Ac.



RIVERA FARM - AREA DEVELOPMENTS

U.S. 281 SOUTH NEAR LOOP 1604



19+ ACRES





CIVIL ENGINEERING CONSULTANTS
DON DÜRDEN, INC.

SAN ANTONIO • LAREDO
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2219 & SURVEYING 100410

March 15, 2012

Mr. Carl Olson, Sr.
Olson Properties
P.O. Box 6125
San Antonio, TX 78209

RE: Listing 47 – 19 Acres US 281 & FM 1604

Dear Mr. Olson,

Civil Engineering Consultants has performed a preliminary site investigation on this tract in an effort to identify utility proximity and any other applicable big picture items. It does not appear that this tract is platted or part of any approved Master Development Plan.

UTILITY AVAILABILITY

Water – Water service is provided by the San Antonio Water System (SAWS). There is currently a 12" water main along the west side of US 281 that is available to serve this tract. Capacity of this main has not been verified and should be checked prior to formalizing any plans for development of the property. It will be necessary to obtain a Utility Service Agreement from SAWS in order to determine available capacity and reserve any capacity for a proposed development.

Sanitary Sewer – The property is located within the SAWS CCN for sanitary sewer service. However, there are not any sewer mains in the vicinity of this tract. SAWS has indicated they do not have a problem with the installation of an on-site septic system to serve the tract. The septic system will need to be reviewed and approved by Bexar County prior to installation.

Electric – Based on CPS Electric maps, it appears that electric service is available to the tract along the west side of US 281. Capacity of these electric lines has not been verified and should be checked with CPS prior to formalizing any plans for development of the property.

Gas – Based on current CPS gas maps, it appears that gas service is available along the east side of US 281. Capacity of this main has not been verified and should be checked with CPS prior to formalizing any plans for development of the property.

GENERAL

The property drains to the northwest at a slope of approximately 2%. According to the Bexar County Soils Survey, soils on this tract appear to be sandy loam to a depth of about 12 inches underlain by a layer of sandy clay loam to varying depths. In portions of the site, bedrock can be found at about 55 inches. Clay soils should be considered expansive so special precautions may need to be taken in the design of roadways and foundations that intrude into the clay layer.

The property can be accessed from the western right of way line of US 281. Construction of a driveway or access road into the site will require a driveway permit be obtained from TXDOT.

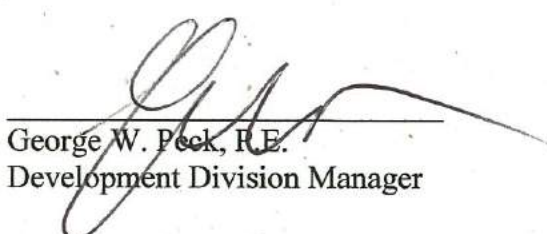
The property is outside the San Antonio city limits but within its ETJ. Consequently there is no zoning applied to the tract but any development on the tract will need to be in compliance with the San Antonio Unified Development Code.

According to the latest aerial photographs, the property appears to be mostly cleared pasture. There is a small group of trees at the northwest corner of the property. It is unclear how many significant or heritage trees may be on-site. Development of the property will require a tree preservation plan be developed and approved by the City of San Antonio.

Based on the current FEMA maps, no portion of the property is located within the 100 year flood plain. Onsite storm water detention is not mandatory for this site. However, an analysis will be required to analyze the downstream drainage conditions. If it is determined that drainage problems exist that could be made worse by the development of this property then on-site detention or mitigation of the drainage problem will be required. Otherwise, the developer can pay the fee in lieu of detention.

I hope you find this information beneficial. Please do not hesitate to call should you have any questions or need additional information on this property.

Sincerely,
Civil Engineering Consultants


George W. Peck, P.E.
Development Division Manager





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 a 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.

DISCLOSURE OF AGENCY, IF ANY: The broker below represents: ☒ Owner ☐ Buyer ☐ Owner and Buyer

Olson Properties, Inc. By: Carl Olson – President Date: _____
Brokerage Company Name Broker or Sales Associates

ACKNOWLEDGEMENT OF RECEIPT OF AGENCY DISCLOSURE FORM: I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner and the Buyer with their full knowledge and consent.

Owner (Landlord) or Buyer (Tenant) or Authorized Representative Date: _____

Owner (Landlord) or Buyer (Tenant) or Authorized Representative Date: _____



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