

15.875 Ac. – I.H. 35 South

DEVELOPMENT SITE NEAR THE INTERSECTION OF IH 35 & SOMERSET RD.

- LOCATION:** North side of I.H. 35 – West of Somerset Road
- SIZE:** Approximately 15.875 Acres
- FRONTAGE:** Approximately 995.84' on the north side of I.H. 35
- UTILITIES:** Sewer: SAWS line under Somerset east of the site
Water: 12" SAWS line at east corner of site under IH 35 access road
Electric: CPS line on south side of the site & crossing west end of the site
Gas: CPS line on the south side of IH 35 West of Somerset
Please retain an engineer to verify all utilities.
- ZONING:** R-4, MSAO, MLOD, AHOD, MNA, MPOD
- AIRPORT:** The property is located in the flight pattern of Lackland AFB. Please review MSAO, MLOD, AHOD, MNA, AND MPOZ maps, and please consult your engineer and attorney regarding all zoning issues.
- TAXES:** The property enjoys the benefit of the Open Space 1D-1 "Ag Exemption". Any future "rollback taxes" will be the expense of the buyer.
- PRICE:** \$2,420,302 (\$3.50/SF)

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 makes no representations or warranties regarding the validity of this information. Prior to purchasing this property, Olson Properties highly recommends that a prospective buyer take the following actions:

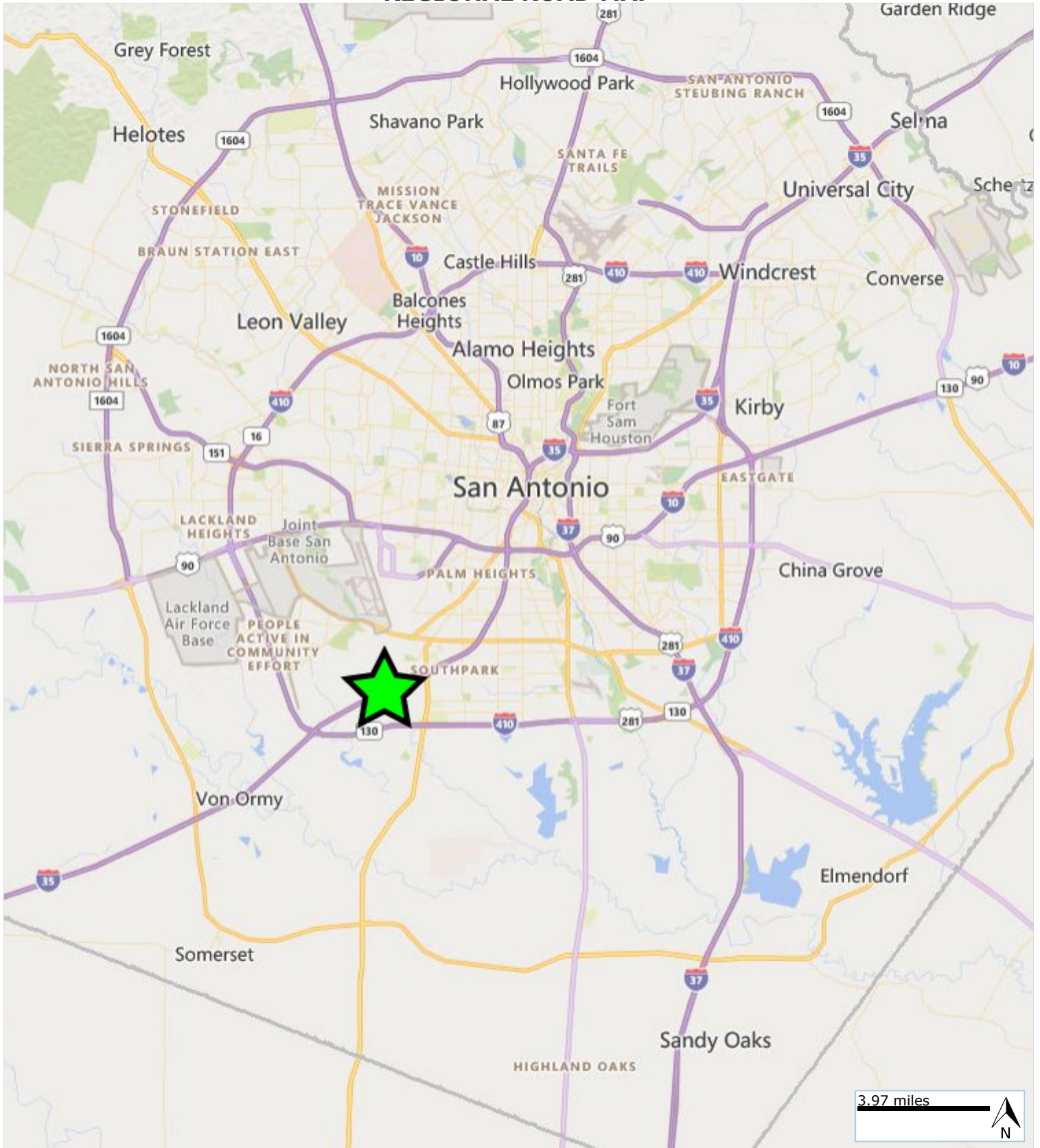
1. Consult an engineer regarding the location, accessibility and capacity of all the property's utilities,
2. Obtain an Environmental Site Assessment, and
3. Purchase a written Zoning Verification letter from the appropriate governmental authority if appropriate

OLSON PROPERTIES
REAL ESTATE SERVICES

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

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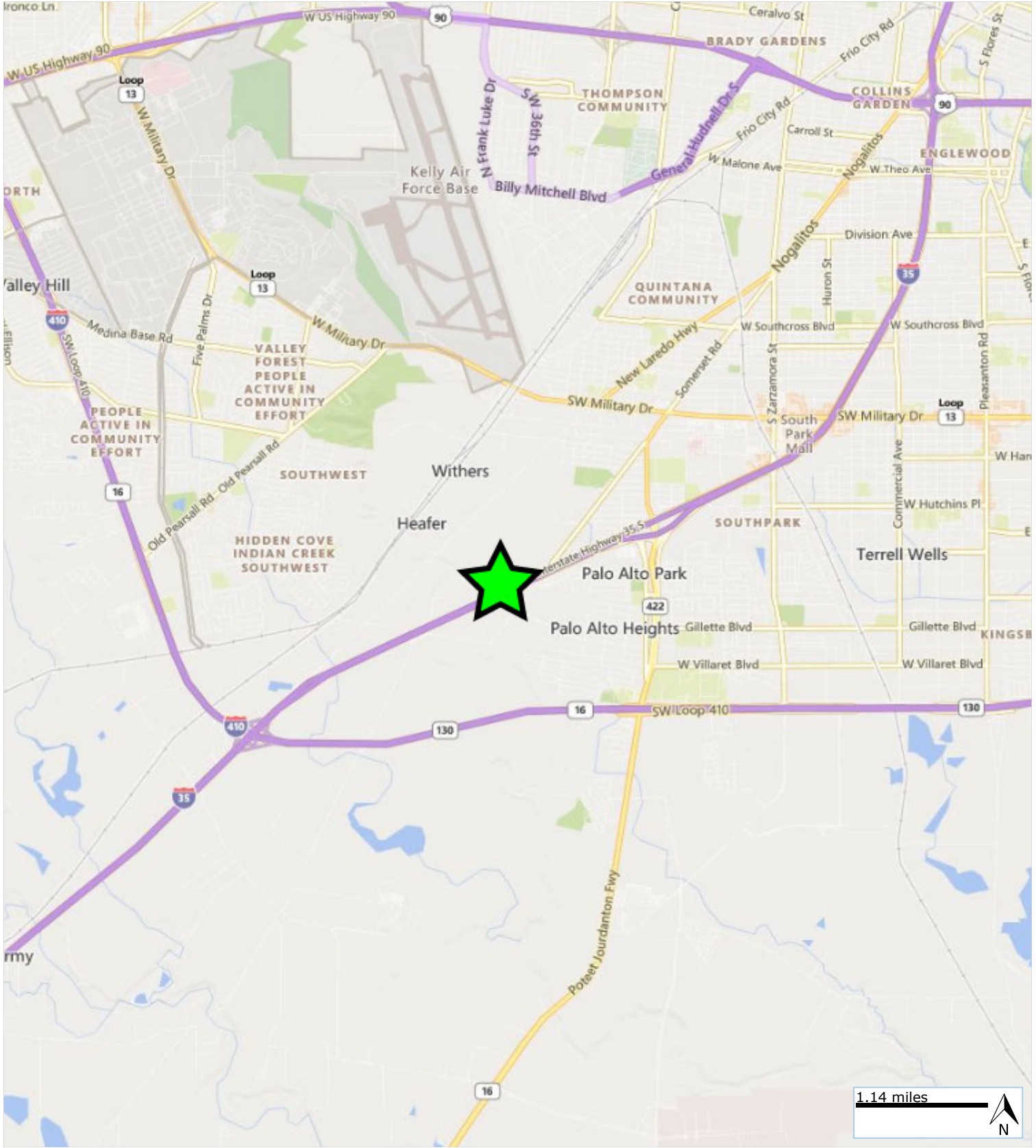
VERSTUYFT FAMILY TRACT REGIONAL ROAD MAP



15.875 Ac.



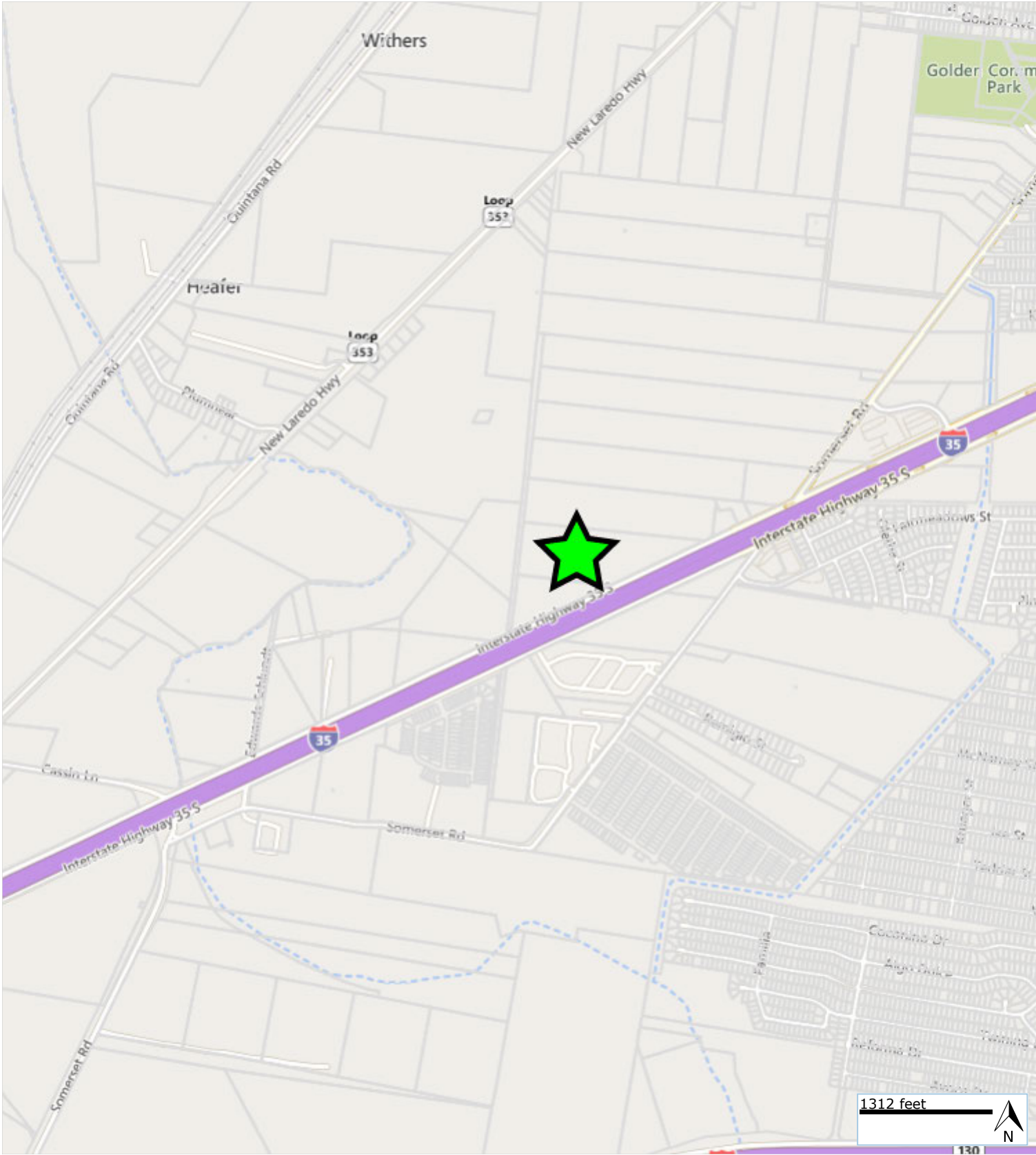
**VERSTUYFT FAMILY TRACT
SOUTHWEST SAN ANTONIO ROAD MAP**



15.875 Ac.



**VERSTUYFT FAMILY TRACT
NEIGHBORHOOD ROAD MAP**



15.875 Ac.



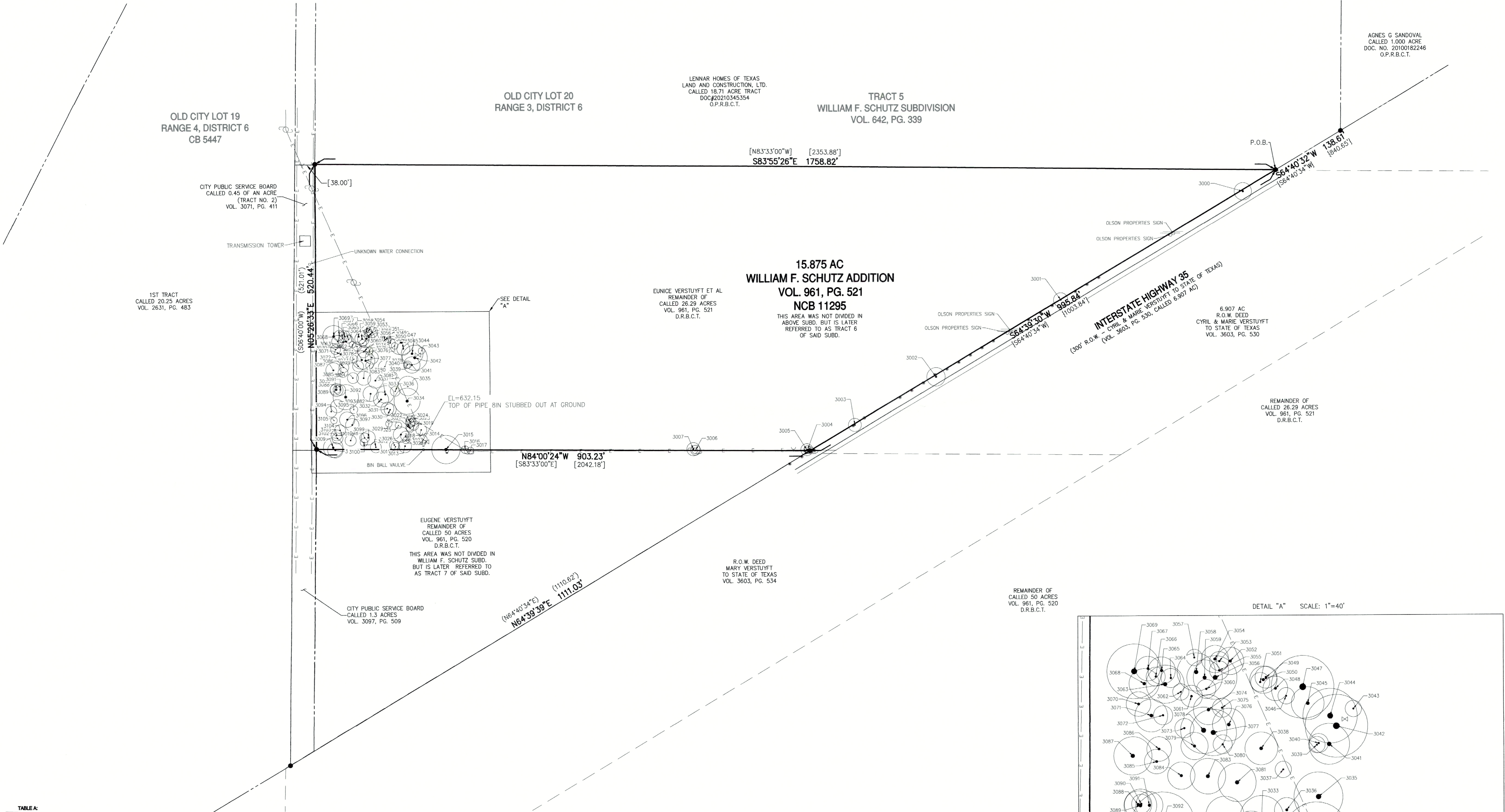
ALTA/NSPS LAND TITLE SURVEY

15.875 ACRES OF LAND LOCATED IN LOT 19, RANGE 3, DISTRICT 6 OF THE CITY TRACT OF SAN ANTONIO DE BEXAR, AS SURVEYED AND DIVIDED IN 1852, BEXAR COUNTY, TEXAS. BEING PART OF THAT SAME TRACT OF LAND CALLED 26.29 ACRES, TRACT 6 OF THE W.F. SCHUTZ ADD., NEW CITY BLOCK 11295, RECORDED IN DOCUMENT NO. 20210104540 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, FOR DESCRIPTION SEE VOLUME 961, PAGE 521, DEED RECORDS, BEXAR COUNTY, TEXAS.

TITLE COMMITMENT:
CHICAGO TITLE OF TEXAS, LLC
D.F. 501-541-4300182200078
EFFECTIVE DATE: APRIL 18, 2022

SCHEDULE B

1. ITEM 1, SCHEDULE B IS HEREBY DELETED
- 10.g) EDWARDS AQUIFER AUTHORITY WATER RIGHTS FILING INSTRUCTIONS FOR COUNTY CLERKS RECORDED IN VOLUME 10, PAGE 452, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS - BLANKET IN NATURE.
- 10.h) EDWARDS AQUIFER AUTHORITY WATER RIGHTS FILING INSTRUCTIONS FOR COUNTY CLERKS RECORDED IN DOCUMENT NO. 20210159720, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS - BLANKET IN NATURE.
- 10.i) EXECUTOR'S WARRANTY WATER DEED, BILL OF SALE AND TRANSFER OF EAA PERMIT, AS PROVIDED THEREIN, RECORDED IN DOCUMENT NO. 20210104541, DOCUMENT NO. 20210104542, DOCUMENT NO. 20210104543 AND DOCUMENT NO. 20210104546, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

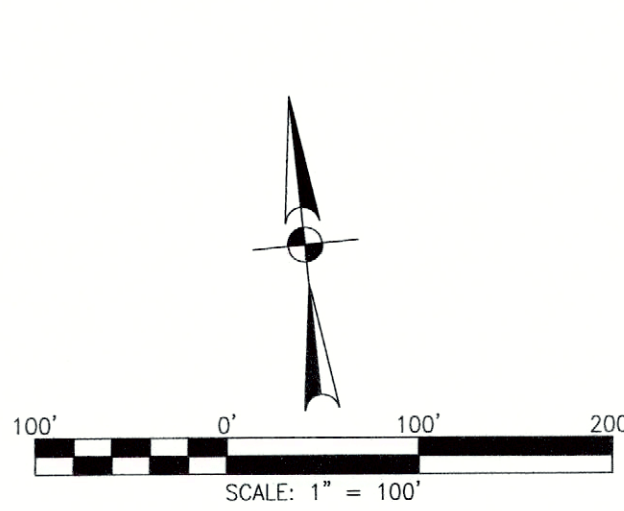


- TABLE A:
1. MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY.
2. THE ADDRESS OF THE SITE IS S IH 35, SAN ANTONIO, TEXAS 78211.
3. ACCORDING TO MAP NO. 48029C0555F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BEXAR COUNTY, DATED 9/29/2010, THE SUBJECT TRACT IS SITUATED WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE "X".
4. THE AREA OF THIS SITE IS 15.875 ACRES.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REDUCED).
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS.

DRAWN BY: JS
FIELD CREW: CJ

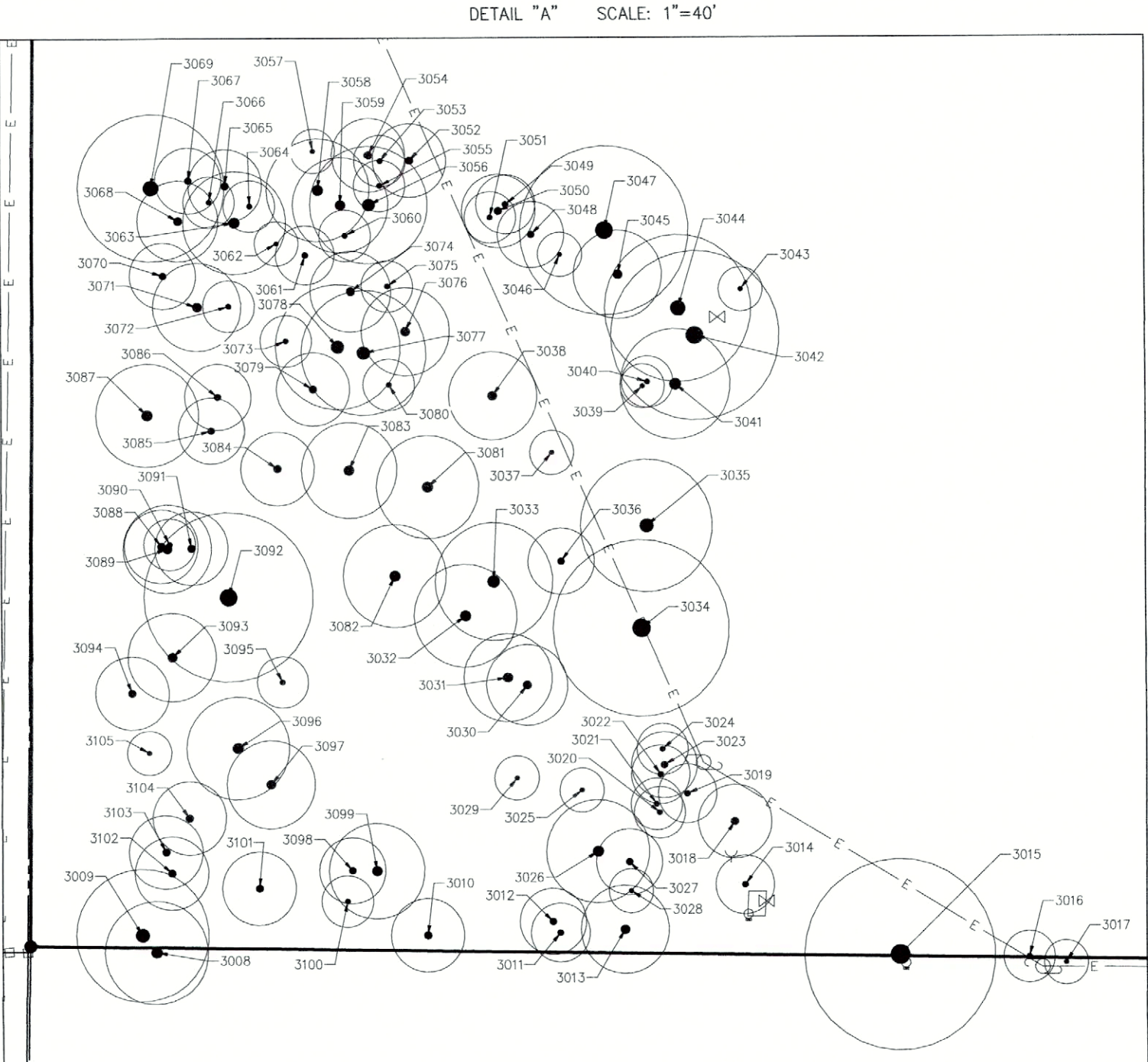
HMT
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBP FIRM F-10961
TBP FIRM 10153600



- LEGEND:
- = FND 1/2" IRON PIN
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - ⊙ = POWER POLE
 - ⋈ = GUY ANCHOR
 - ⋈ = SIGN
 - ⊙ = GUARD POST
 - ⊙ = ELECTRIC METER POLE
 - ⊙ = WATER VALVE
 - ⊙ = OVERHEAD ELECTRIC
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.R.B.C.T. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - ⋈ = ROW RECORD CALLS
 - ⋈ = OFF-SITE EASEMENTS
 - P.O.B. = POINT OF BEGINNING

Tree Table		Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description	Point #	Description
3000	16" HACK	3027	9" CHINABERRY	3054	10" CHINABERRY	3081	14" HACK
3001	13" HACK	3028	6" HACK	3055	7" HACK	3082	14" HACK
3002	17" HACK	3029	6" CHINABERRY	3056	16" CHINABERRY	3083	13" HACK
3003	12" HACK	3030	11" HACK	3057	6" CHINABERRY	3084	10" HACK
3004	7" HACK	3031	12" HACK	3058	14" HACK	3085	9" 8 CHINABERRY
3005	11" HACK	3032	14" HACK	3059	13" HACK	3086	9" CHINABERRY
3006	9" HACK	3033	16" HACK	3060	7" HACK	3087	14" HACK
3007	12" 9 9	3034	24" 11 HACK	3061	8" HACK	3088	10" HACK
3008	14" HACK	3035	16" HACK	3062	6" HACK	3089	12" HACK
3009	18" HACK	3036	9" 8 HACK	3063	14" HACK	3090	7" HACK
3010	10" 9 HACK	3037	6" HACK	3064	7" HACK	3091	10" HACK
3011	8" HACK	3038	12" 11 HACK	3065	10" HACK	3092	23" HACK
3012	9" HACK	3039	6" CHINABERRY	3066	7" HACK	3093	12" HACK
3013	12" HACK	3040	7" HACK	3067	9" HACK	3094	10" 8 ANAQUA
3014	8" HACK	3041	15" HACK	3068	11" HACK	3095	7" HACK
3015	26" HACK	3042	23" HACK	3069	20" HACK	3096	14" HACK
3016	7" ANAQUA	3043	6" CHINABERRY	3070	9" HACK	3097	12" HACK
3017	6" HACK	3044	20" HACK	3071	12" 7 HACK	3098	9" HACK
3018	10" HACK	3045	12" HACK	3072	7" HACK	3099	13" 9 HACK
3019	8" HACK	3046	6" HACK	3073	7" HACK	3100	7" HACK
3020	7" CHINABERRY	3047	23" HACK	3074	11" HACK	3101	10" HACK
3021	7" CHINABERRY	3048	9" HACK	3075	7" HACK	3102	10" HACK
3022	8" HACK	3049	8" HACK	3076	12" HACK	3103	10" HACK
3023	9" HACK	3050	10" HACK	3077	17" HACK	3104	10" CHINABERRY
3024	7" 6 HACK	3051	7" HACK	3078	17" HACK	3105	6" HACK
3025	6" HACK	3052	10" 7 CHINABERRY	3079	10" HACK		
3026	14" CHINABERRY	3053	7" CHINABERRY	3080	7" HACK		



SURVEYOR'S CERTIFICATION

TO: CENTURY LAND HOLDINGS II, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, & 13 OF TABLE A THEREOF.

FIELDWORK WAS PERFORMED ON 04/28/2022

DATED THIS 4th DAY OF May, 2022

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

5-9-22

METES AND BOUNDS DESCRIPTION
FOR A 15.875 ACRE TRACT OF LAND
"EXHIBIT A"

A 15.875 acre, tract of land located in Lot 19, Range 3, District 6 of the City Tract of San Antonio De Bexar as surveyed and divided in 1852, Bexar County, Texas. Being part of that same tract of land called 26.29 acres, Tract 6 of the W.F. Schutz Add., New City Block 11295, recorded in Document No. 20210104540 of the Official Public Records of Bexar County, for description see Volume 961, Page 521 Deed Records, Bexar County, Texas. Said 15.875 acre tract being more fully described as follows:

Beginning at a ½" iron rod found in the North line of said 26.29 acre tract and the North line of Interstate Highway 35, for the Southeast corner of a called 18.71 acre tract, conveyed to Lennar Homes of Texas Land and Construction, Ltd., recorded in Document No. 20210345354 of the Official Public Records of Bexar County, Texas, also being the Northwest corner of a 6.907 acre tract conveyed to the State of Texas for right of way, recorded in Volume 3603, Page 530 in the Bexar County Deed Records;

THENCE with the Northwest line of Interstate Highway 35 and said 6.907 acre tract, into and across said 26.29 acre tract, South 64°39'30"West, a distance of 995.84 feet to a ½" iron rod found in the South line of said 26.29 acre tract and the North line of the remainder of a called 50 acre tract, recorded in Volume 961, Page 520 of the Bexar County Deed Records;

THENCE with the South line of said 26.29 acre tract and the North line of said remainder of 50 acre tract, North 84°00'24"West, a distance of 903.23 feet to a ½" iron rod found for the Southwest corner of said 26.29 acre tract and the Northwest corner of the remainder of said 50 acre tract, lying in the East line of a called 0.45 of an acre tract, Tract No. 2, conveyed to City Public Service Board, recorded in Volume 3071, Page 411 of the Bexar County Deed Records;

THENCE with the West line of said 26.29 acre tract and the East line of said City Public Service tract, North 05°26'33"East, a distance of 520.44 feet to a ½" iron rod found for the Northwest corner of said 26.29 acre tract and the Southwest corner of said 18.71 acre tract;

THENCE with the North line of said 26.29 acre tract and the South line of said 18.71 acre tract, South 83°55'26"East, a distance of 1758.82 feet to the POINT OF BEGINNING and containing 15.875 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83. Reference exhibit of a 15.875 of an acre tract of land prepared this same date.

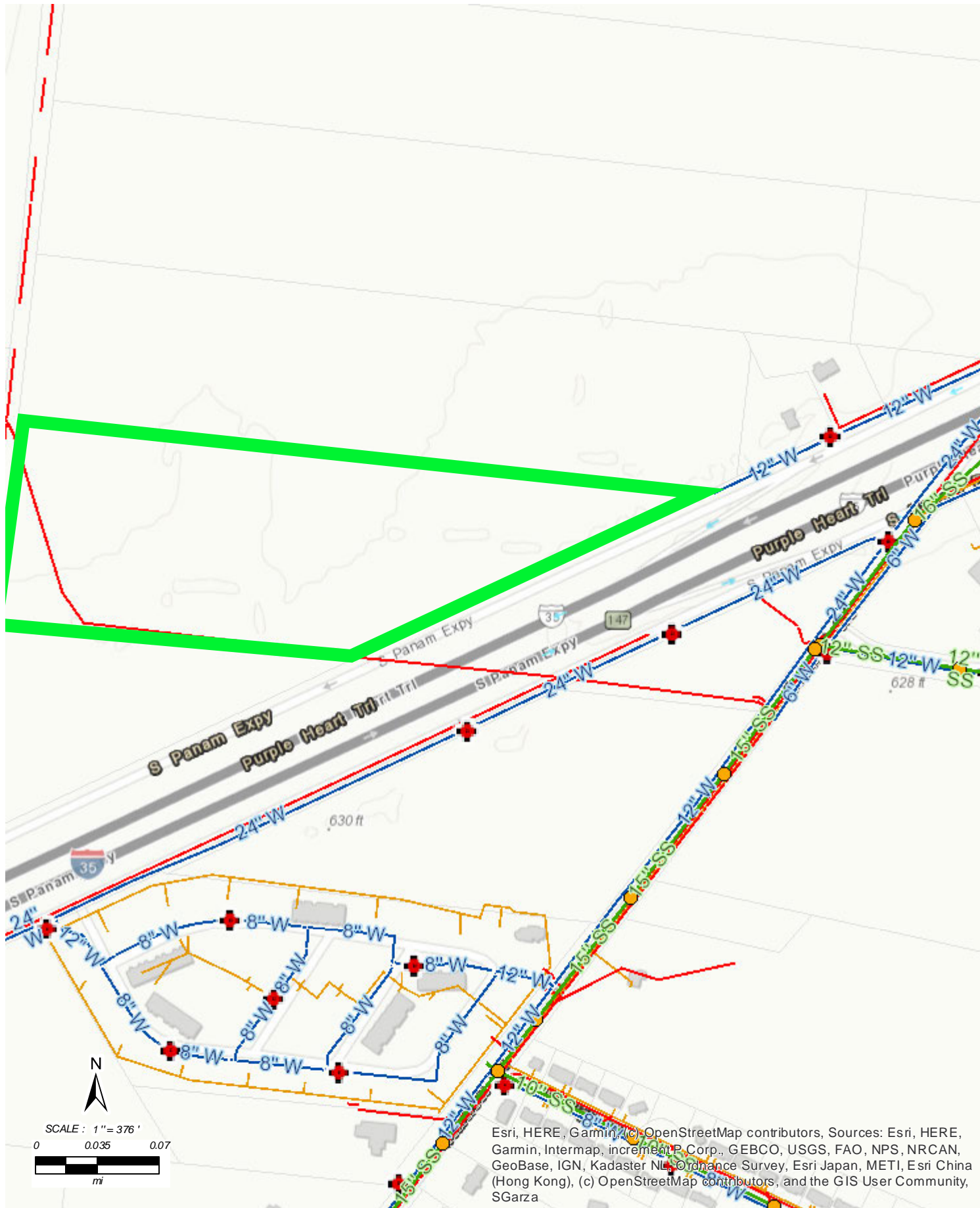

Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

S:\Projects\321 - Century Communities\020 - IH-35 and Somerset Site\M&B\15.875 ACRES.docx

5-9-22





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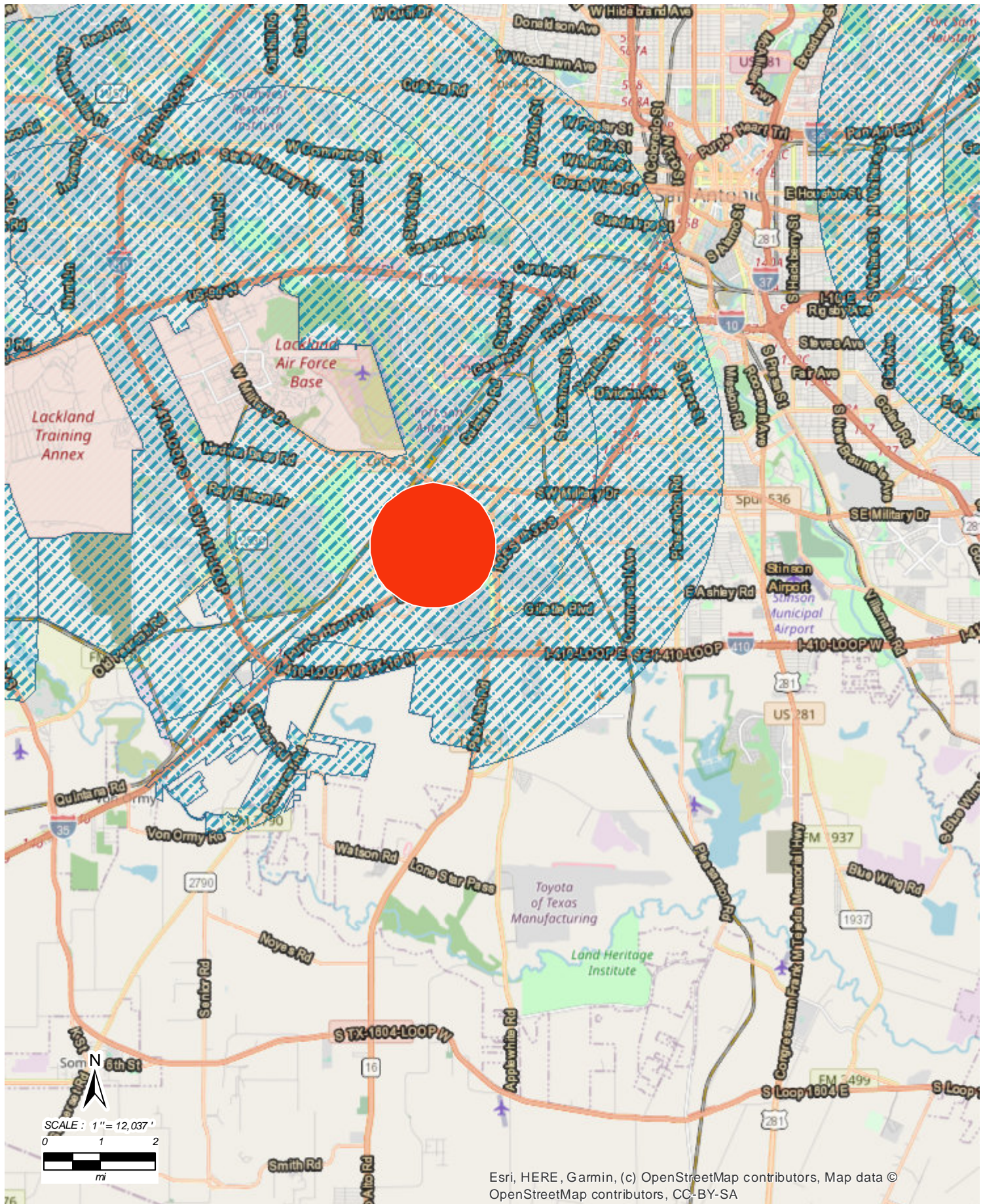
SAWS & CPS UTILITIES

MAP DATE October 2020
PREPARED BY: PrestiGIS User



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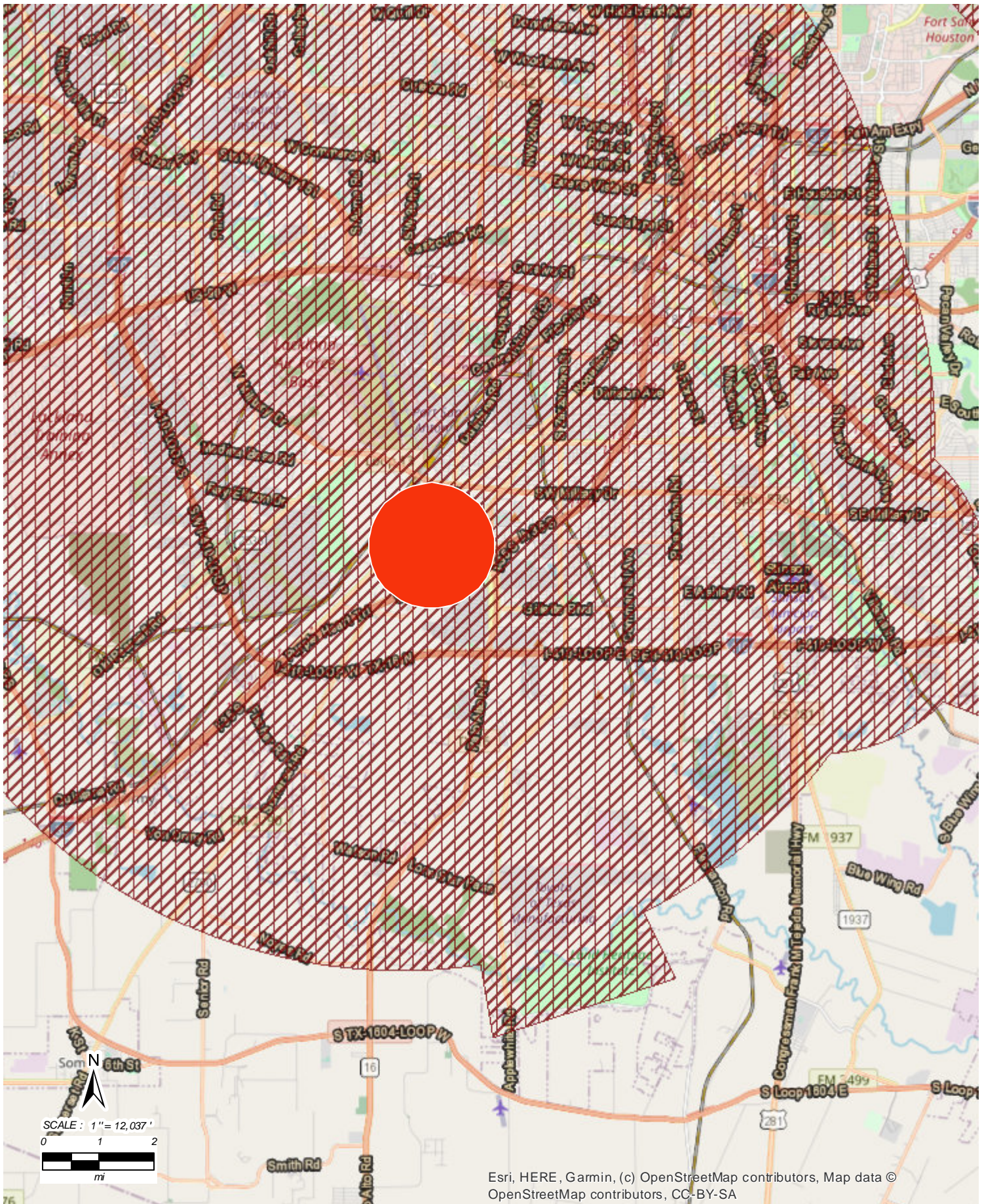
MILITARY LIGHTING OVERLAY DISTRICT - MLOD

MAP DATE November 2020
PREPARED BY: PrestiGIS User

LIQUE

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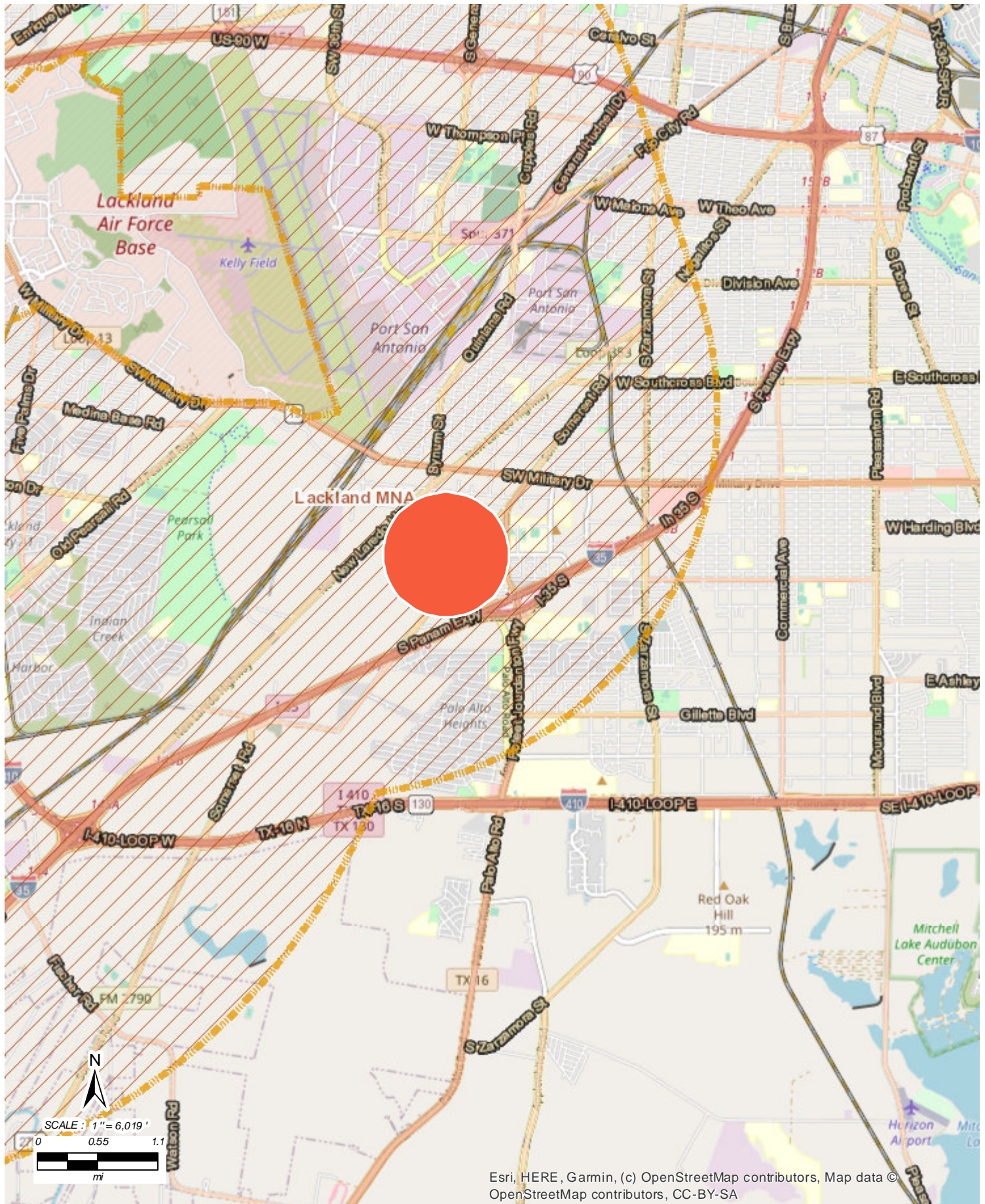
AIRPORT HAZARD OVERLAY DISTRICT - AHOD

MAP DATE November 2020
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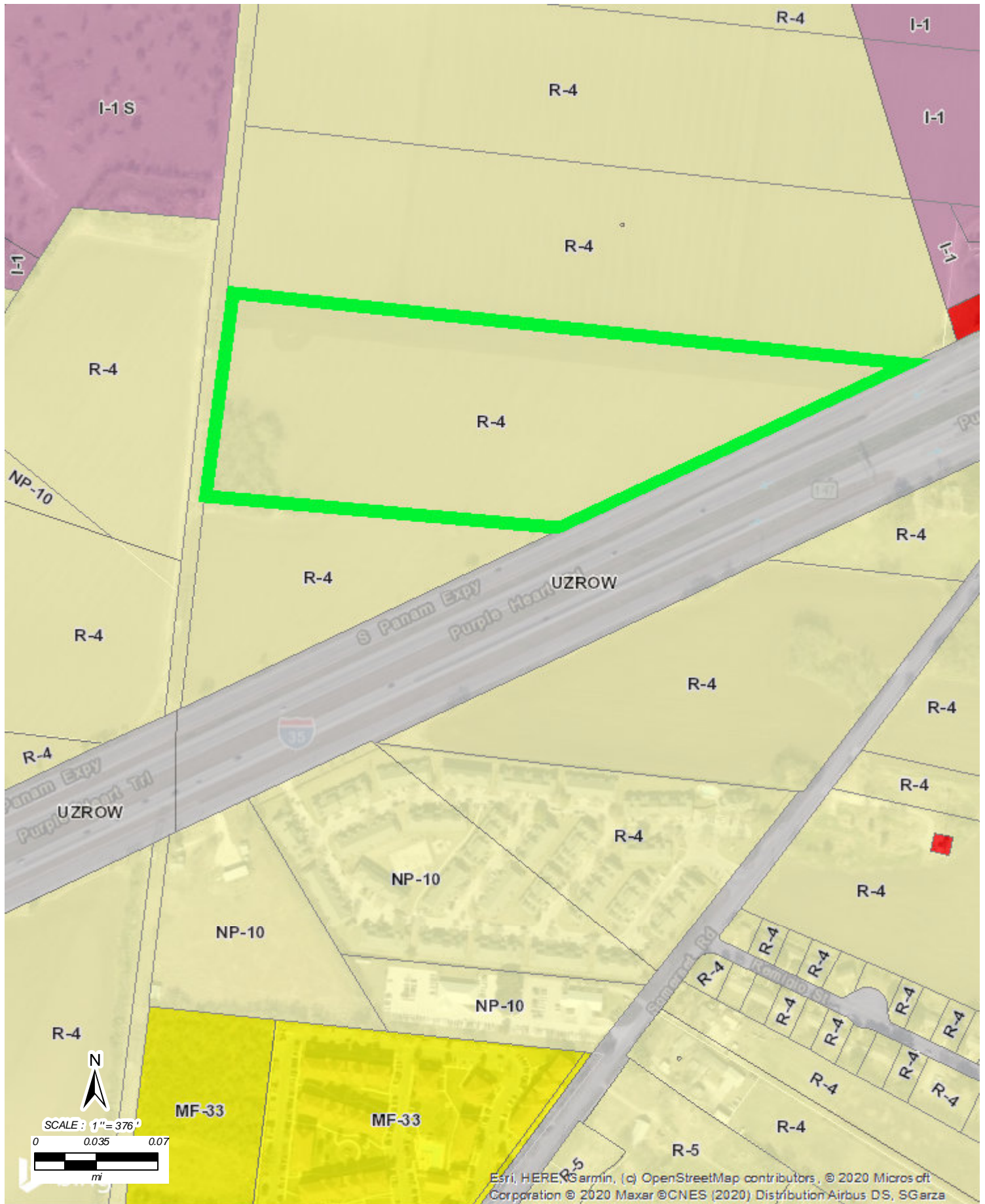
MILITARY NOTIFICATION AREA - MNA

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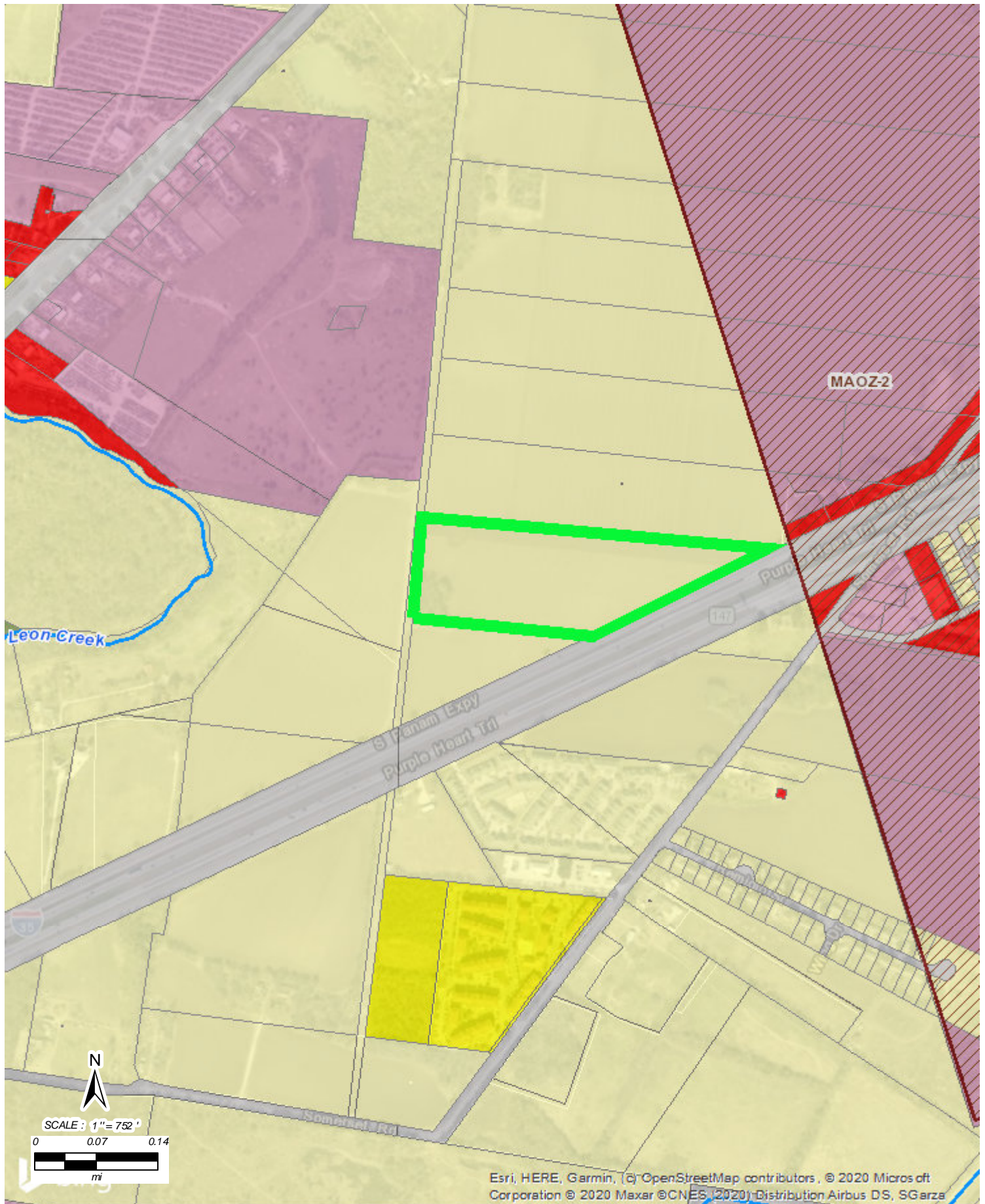
ZONING

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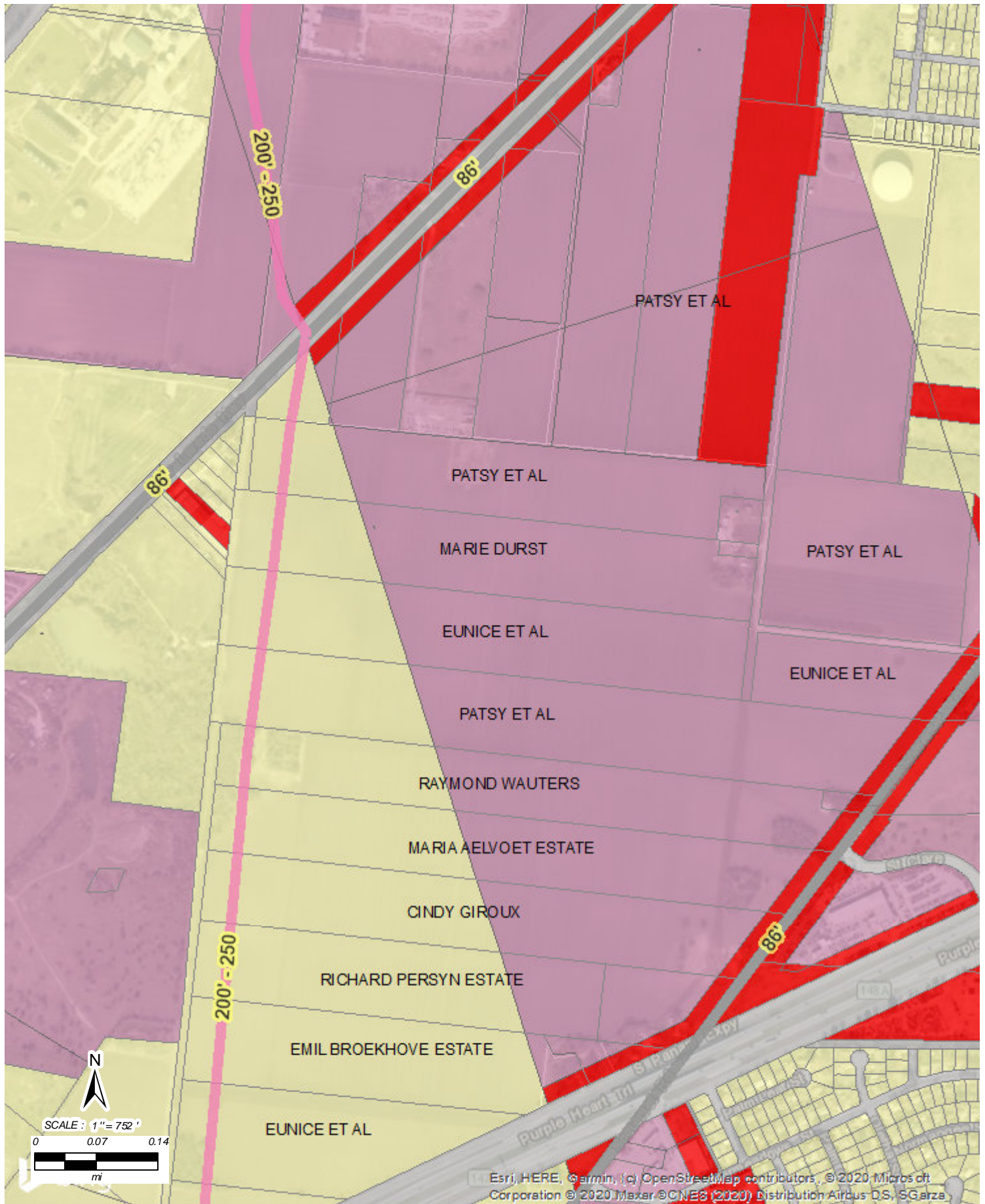
EUNICE VERSTUYFT TRACT - MAOZ

MAP DATE October 2020
PREPARED BY: PrestiGIS User

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15.875 Ac. - I.H. 35 SOUTH – NEAR SOMERSET RD.

Notices and Disclaimers by Olson Properties, Inc.

AMERICANS WITH DISABILITIES ACT DISCLOSURE: The Americans With Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE: Various materials utilized in the construction of any improvements which may be located on the property could contain materials that have been, or may in the future, be determined to be toxic, hazardous, or undesirable. If present, such substances may need to be specially treated, specially handled, and/or removed from the property. As an example, some electrical transformers and other electrical components can contain PCBs, and asbestos has been used in a wide variety of building components such as fire-proofing, air duct insulation, acoustical tiles, spray-on acoustical materials, linoleum, floor tiles and plaster. Due to current or prior uses, the property or the improvements located thereon may contain materials such as metals, minerals, chemicals, hydrocarbons, biological, or radioactive materials and other substances which are considered, or in the future may be determined to be, toxic waste, hazardous materials, or undesirable substances. Such substances may be contained in above or below-ground containers located on the property in areas which may or may not be accessible or noticeable. Current and future federal, state, and local laws and regulations may require the clean-up of such toxic, hazardous, or undesirable materials at the expense of those persons who in the past, present, or future have had any interest in the property including, but not limited to, current, past, and future owners and users of the property. Sellers/Lessors and Buyers/Tenants are advised to consult with independent counsel of their choice to determine their potential liability with respect to toxic, hazardous, or undesirable materials. Sellers/Lessors and Buyers/Tenants should also consult with legal counsel to determine what provisions regarding toxic, hazardous, or undesirable materials they may want to include in their purchase and sale agreements, leases, options, and other legal documentation related to transactions concerning the property. The real estate salespersons and brokers in this transaction have no expertise with respect to toxic waste, hazardous materials, or undesirable substances which may or may not effect the property. The real estate salespersons and brokers in this transaction have not made, nor will make, any representations, either expressed or implied, regarding the existence or nonexistence of toxic waste, hazardous materials, or undesirable substances in or on the property. Because problems involving toxic waste, hazardous materials, or undesirable substances require specialized training and expertise, it is the responsibility of the Seller/Lessors and Buyers/Tenants to retain such qualified experts as they deem necessary to advise them regarding detection or correction of such matters.

IRS CODE SECTIONS 1445: Sale, lease and other transactions can have local, state, and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold an pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice of to determine whether any other person is property qualified to provide legal or tax advice.

SELLER/LESSOR

By: _____

Title: _____

Company: _____

Date: _____

BUYER/TENANT

By: _____

Title: _____

Company: _____

Date: _____



Office: 210- 828-1622 Ext. 1 - carl@lsonproperties.com



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