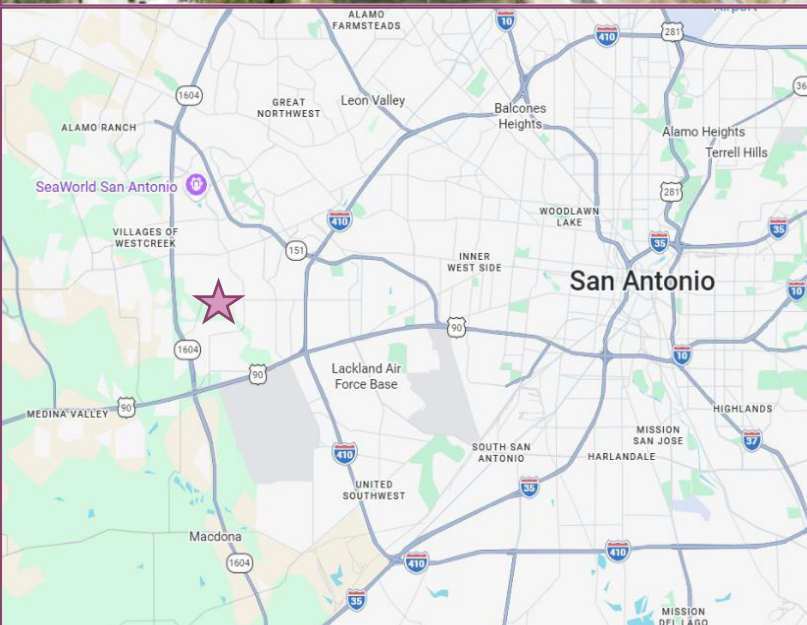


4 Lot Package For Sale

8.89 Acres on Marbach Road



FEATURES:

- Owner Financing
- 4 Tracts - 1.68 Acres, 2.7 Acres, 1.2 Acres, and 3.31 Acres
- Between Marbach Rd, Iron Creek, Cottage Creek, and Overlook Landing
- No Floodplain
- OCL Zoning
- 20,207 Vehicles Per Day
- All Utilities
- \$8.00/SF - \$3,100,000

TODD BEEBE, Broker

Cell: (210) 410-9904

tbeebe@hoganre.com

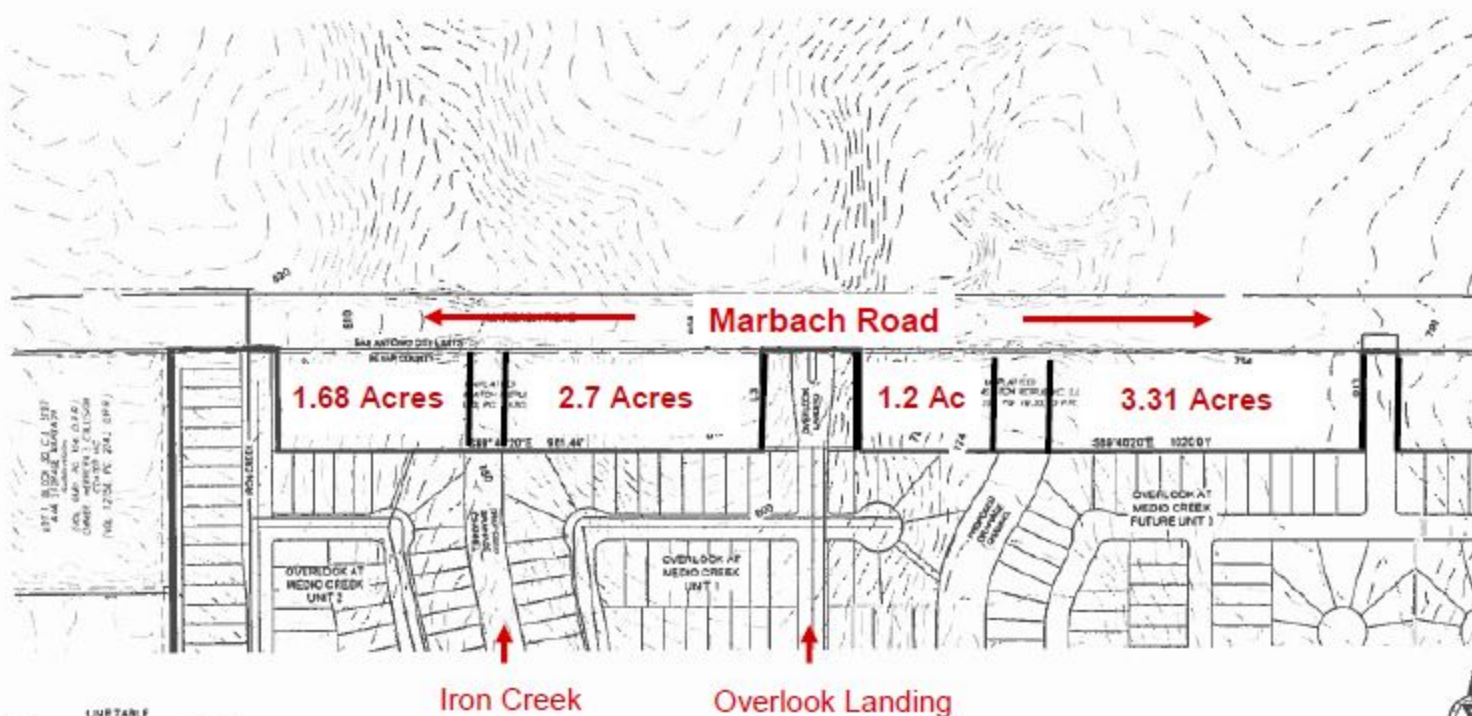
HOGAN
COMMERCIAL PARTNERS

1618 LOCKHILL SELMA RD., SAN ANTONIO, TX 78213

Retail Pad Sites

The Overlook on Marbach Rd.

(all measurements are approximate)



SCALE: 1"=100'

WASATCH REPUBLIC, LLC

PROPERTIES FRONTING MARBACH ROAD

PREPARED FOR: INVESTMENT REALTY COMPANY, LLC



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

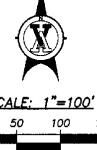
1000 W. 1000 S. SUITE 100
SALT LAKE CITY, UT 84119
PHONE: 313.840.0777
FAX: 313.840.0778

PLAT NO. 170191

SUBDIVISION PLAT ESTABLISHING

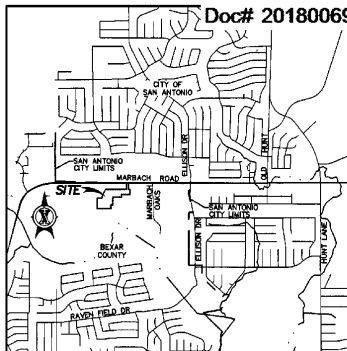
OVERLOOK AT MEDIO CREEK UNIT 3

BEING A TOTAL OF 10.6910 ACRE TRACT OF LAND THAT INCLUDES A 0.0394 ACRE R.O.W. DEDICATION AND 10.6516 ACRES OUT OF A 118.40 ACRE TRACT OF LAND OUT OF THE ALENEY TEXADA SURVEY, NO. 659 ABSTRACT NO. 737, COUNTY BLOCK 4332, SAID 118.40-ACRE TRACT BEING THAT SAME TRACT OF LAND CONVEYED FROM WASATCH REPUBLIC, LLC TO KB HOME LONE STAR, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 17149, PAGE 1377, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPB Firm Registration No.: F-1004100
TBPB License Registration No.: 10004100

LOCATION MAP
NOT TO SCALE

THREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TRAIL PERMIT (A/P# 202147) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER WITH THE CITY OF SAN ANTONIO'S MASTER PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARCHITECTS OFFICE.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GRADE OF 814 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DEDICATION OF THE SANITARY SEWER MAINS:
THE DEVELOPER DEDICATES THE SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DEDICATION OF THE WATER MAINS:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

INGRESS & EGRESS (SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER MAINS (S) SHOWN ON THIS PLAT.

INGRESS & EGRESS (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER MAINS (S) SHOWN ON THIS PLAT.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCORDING FOR IN AN OFFICE REGIONAL DETENTION POND LOCATED IN LOT 902, BLOCK 130 OF OVERLOOK AT MEDIO CREEK UNIT 1, RECORDED IN VOLUME 9695, PAGES 10-21, D.P.R.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONNECTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (P.L.F.) IF THE CITY OF SAN ANTONIO, MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

SEE DETAIL "A" THIS SHEET
OVERLOOK AT MEDIO CREEK UNIT 1 SUBDIVISION
(VOL. 9695, PG. 18, D.P.R.)

SEE DETAIL "C" THIS SHEET
OVERLOOK AT MEDIO CREEK UNIT 1 SUBDIVISION
(VOL. 9695, PG. 18, D.P.R.)

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

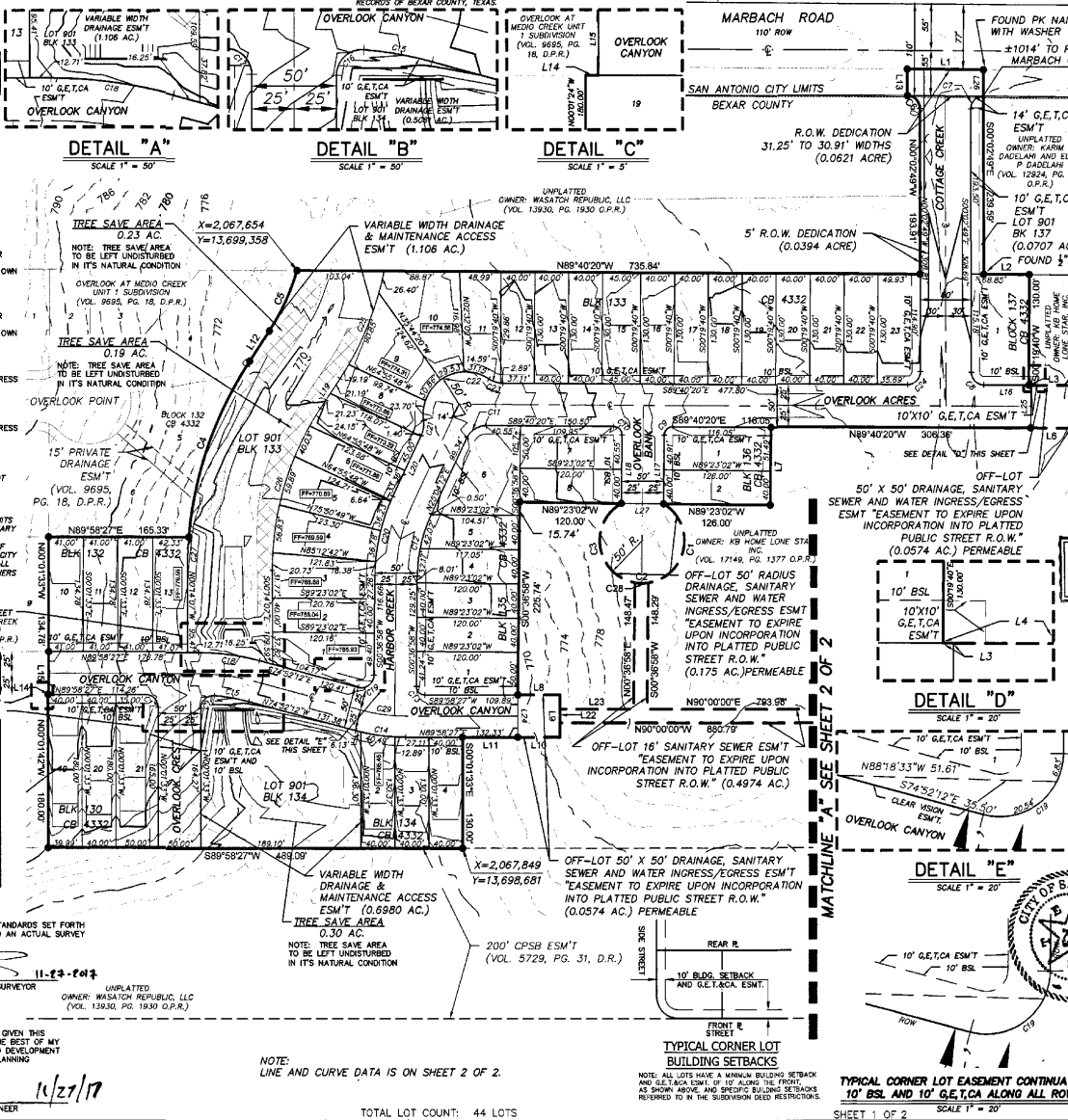
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED SUBDIVISION, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1700 GPM @ 25 PSI. RESIDUAL PRESSURE. THE FIVE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE PLAT ACT, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC.
BY: JEFFREY S. TONINE, P.E.
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS PRIVATE, ALL PARTS OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOSEPH C. HERNANDEZ, KNOWN TO ME TO BE THE PERSON 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 27 DAY OF MAY, 2017.

LARRY W. DOLLE, Notary Public, State of Texas
Comm. Expires 05-21-2020
Notary ID 10518013

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS PRIVATE, ALL PARTS OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOSEPH C. HERNANDEZ, KNOWN TO ME TO BE THE PERSON 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.
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF MAY, 2017.

LARRY W. DOLLE, Notary Public, State of Texas
Comm. Expires 05-21-2020
Notary ID 10518013

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

19 DAY OF January A.D. 2018
COUNTY CLERK, BEXAR COUNTY, TEXAS

OVERLOOK AT MEDIO CREEK UNIT 3
THIS PLAT OF
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH THE PLAT ACT, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

13 DAY OF December A.D. 2017
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF BEXAR COUNTY ON: 4/13/2018 9:38:07 AM
PLAT VOLUME: 20001 PAGE: 6
AMOUNT: \$28.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, BEXAR COUNTY, TEXAS

13 DAY OF December A.D. 2017
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR
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AMOUNT: \$28.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, BEXAR COUNTY, TEXAS

13 DAY OF December A.D. 2017
COUNTY CLERK, BEXAR COUNTY, TEXAS



DOC. NUMBER: 20180069325

TOTAL LOT COUNT: 44 LOTS

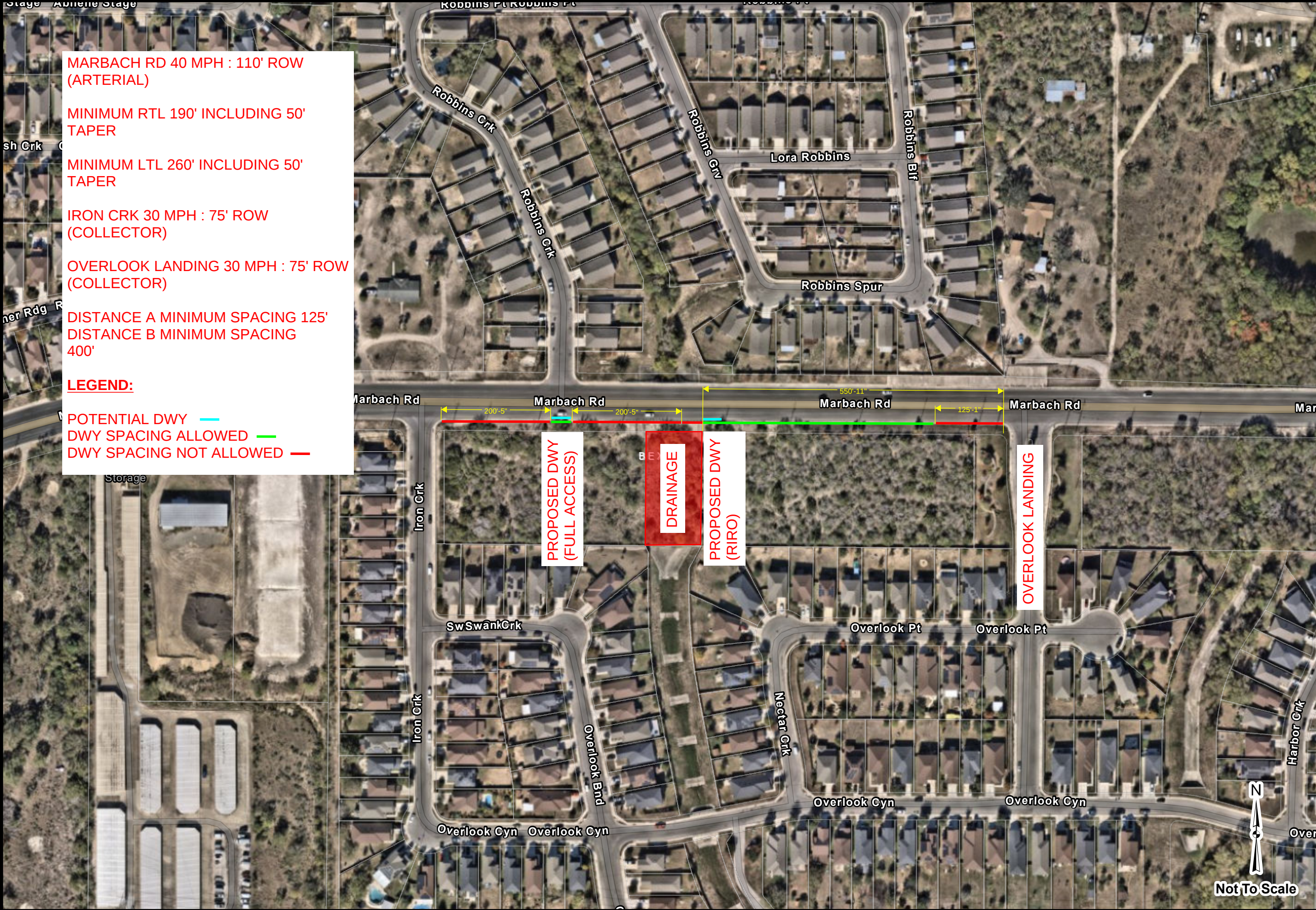
JOB NO. 1690-043

DATE OF PREPARATION: 04/20/2017

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AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED Imagery ©2028 CAPCOG Digital Globe Texas Orthomagny Program, USDA Farm Service Agency

Date: Jan 06, 2026 12:27 PM
THIS MAP WAS CREATED USING THE PAPE-DAWSON GIS WEB MAPPING SERVICES



PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PAPE-DAWSON ENGINEERS

GIS WEB MAPPING SERVICE

DATE Jan 2026

SHEET 1.0

