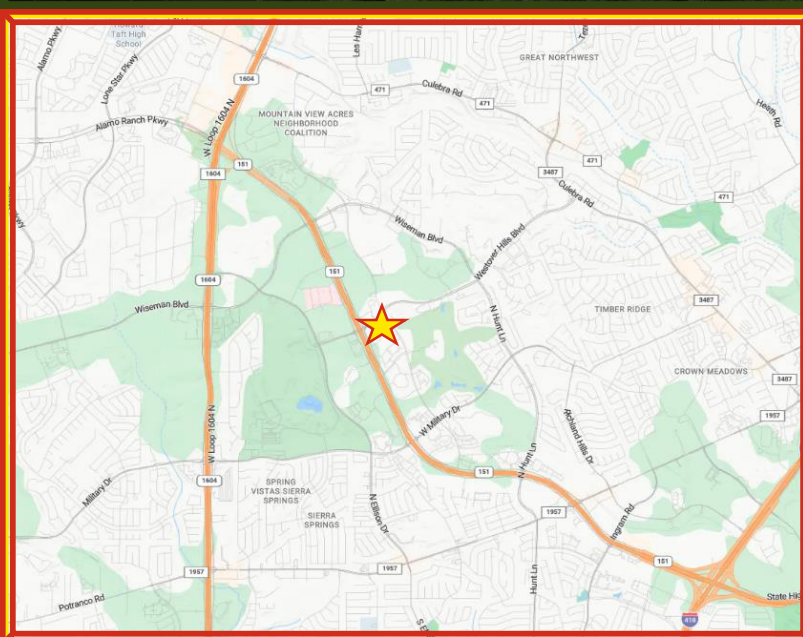


2 Lots For Sale – In Westover Hills

Town Center Dr. & Rogers Rd.  San Antonio



Features

- C-3 Zoning
- All Utilities
- Platted
- Office/Medical/Mixed Use
- Lot 2 - 1.76 Acres - \$15.50/SF - \$1,200,000
- Lot 10 - 0.64 Acres - \$15.00/SF - \$420,000

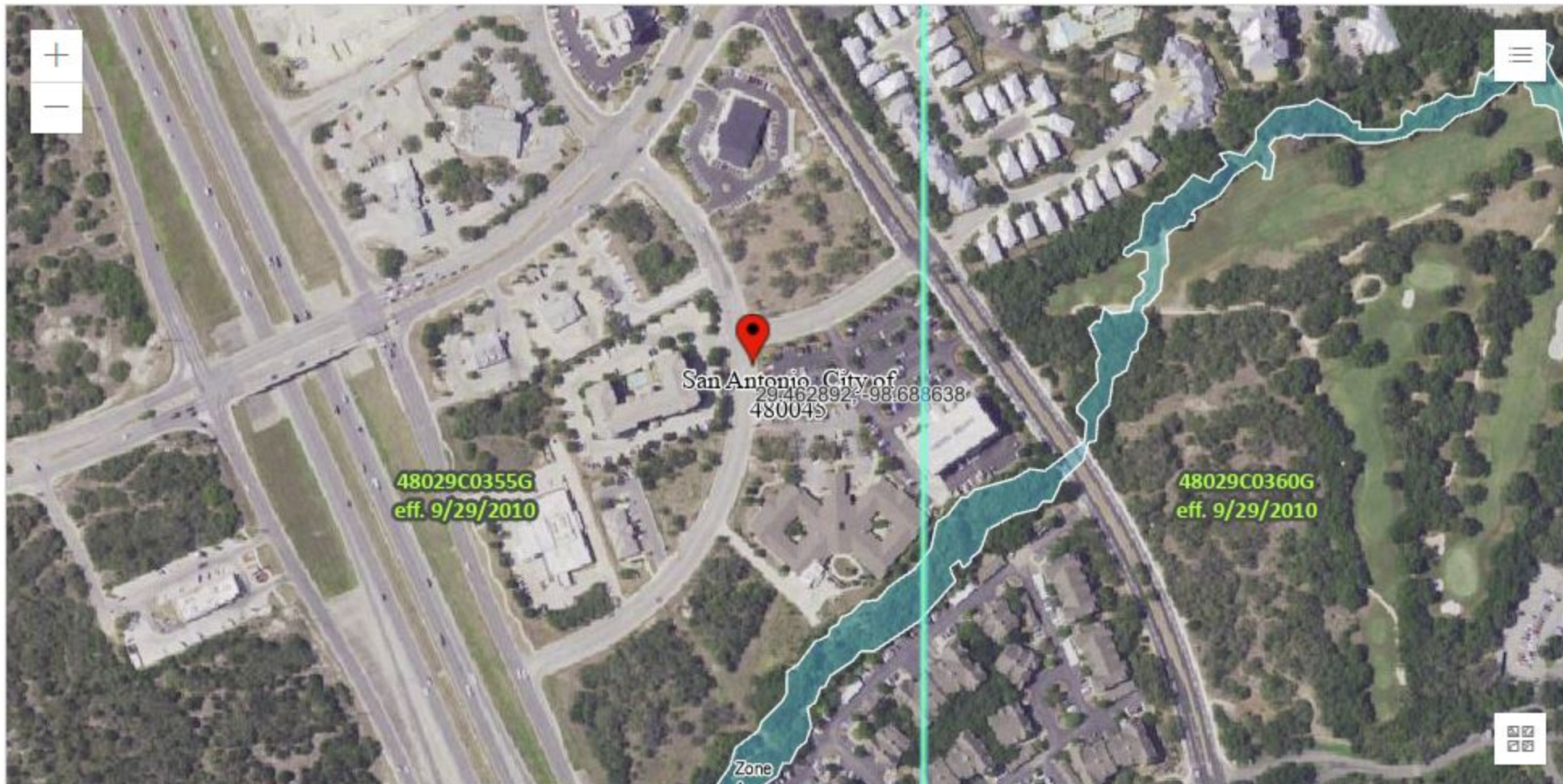
TODD BEEBE, Broker

Cell: (210) 410-9904

tbeebe@hoganre.com

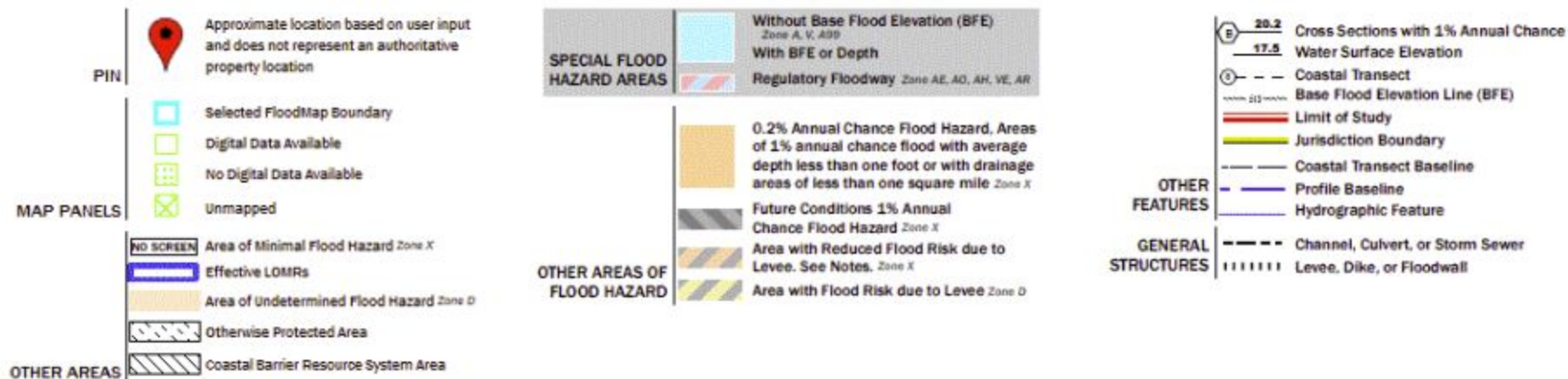
HOGAN
COMMERCIAL PARTNERS

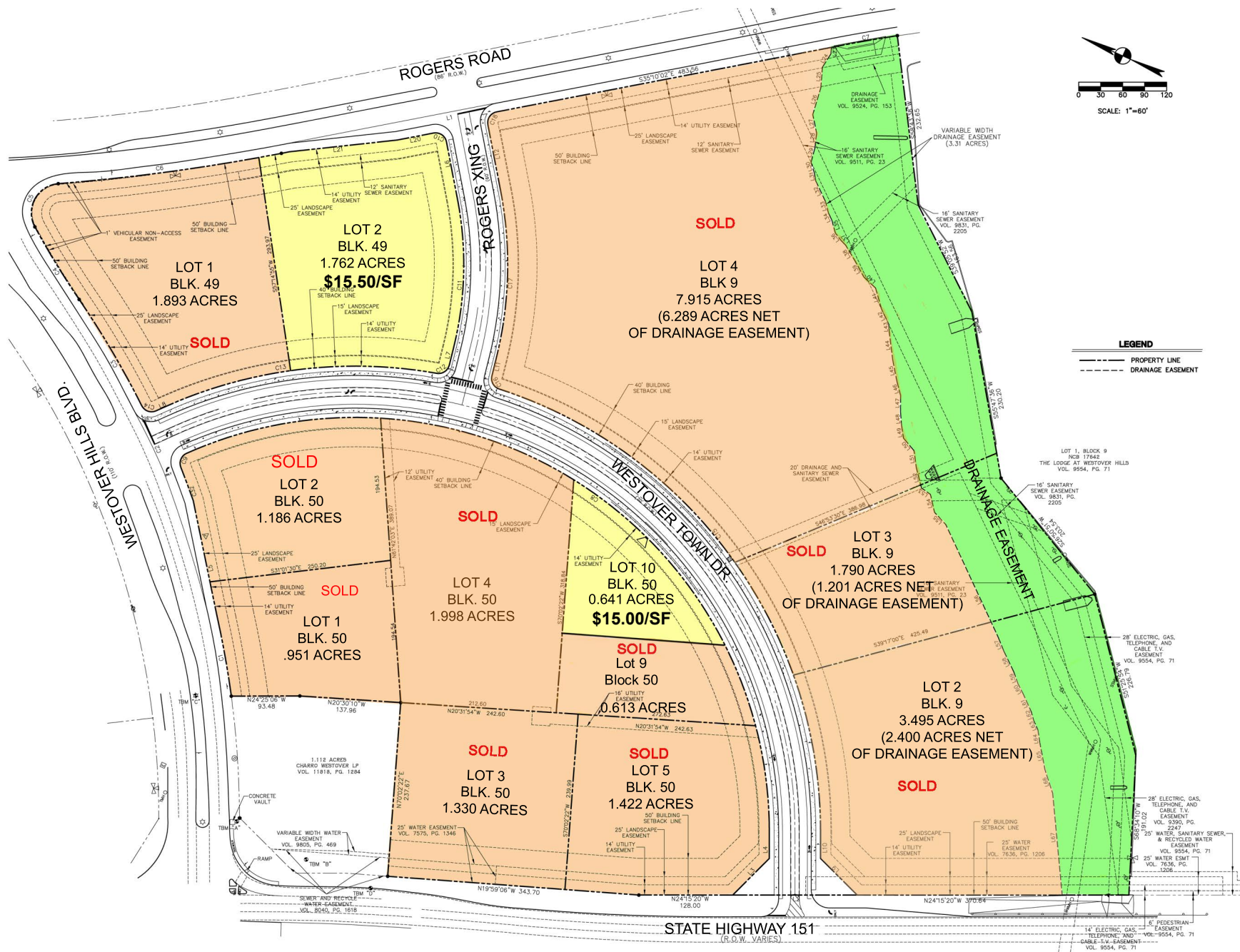
1618 LOCKHILL SELMA RD., SAN ANTONIO, TX 78213

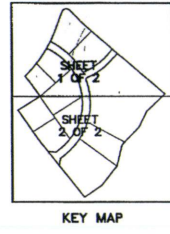
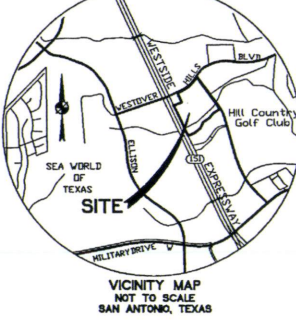


USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

Powered by Esri







- OPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF LOCATING 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 LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO RAILROADS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEMAND RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, 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:
 - 28' ELECTRIC EASEMENT (VOL. 4691, PG. 1450 & VOL. 4788, PG. 1679)
 - 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.

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.

DRAINAGE NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH 35-506(d)(5).

PLAT NO. 070211

**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 AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
NAME: CODEVO GROUP, INC.
A TEXAS CORPORATION
8000 H-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

By: *[Signature]*
Terrell Fogel, President

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISSAID FOGEL, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF September A.D. 2007.

[Signature]
Marian H. Adams
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 05/08

**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS AND DRAINAGE LAYOUT, 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.

[Signature] 9/20/07
COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NUMBER 87817

**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:

[Signature] 9/20/07
JAMES W. RUSSELL, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

**STATE OF TEXAS
COUNTY OF BEXAR**

[Signature]
JAMES W. RUSSELL, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

DRAINAGE EASEMENT
VOL. 9524,
PG. 153

STREETSCAPE NOTE:
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204)
 - COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY: BURY+PARTNERS - S.A., INC. 922 Isom Road, Suite 100, SAN ANTONIO, TEXAS 78216
 - SHARED ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (7) (3).
 - OWNER/DEVELOPER:

NAME: CODEVO GROUP, INC.
A TEXAS CORPORATION
8000 H-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

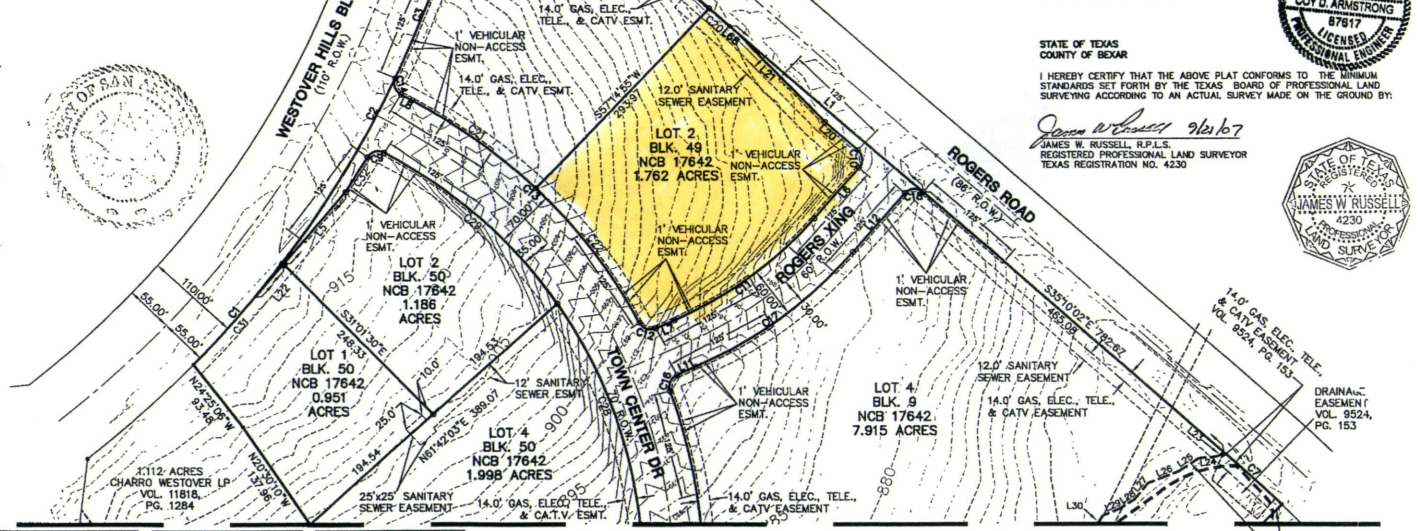
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- MINIMUM FINISHED FLOOR ELEVATION FOR BLOCK 9, LOT 2 IS 884.81, LOT 3 IS 877.17, AND LOT 4 IS 875.58.

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1012.34'.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

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

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	453.567	1255.00	107.27	N55°29'32"E		107.23
C2	14107.32	1255.00	309.41	S46°09'10"W		308.62
C3	741.08	1255.00	168.34	N35°14'51"E		168.22
C4	348.44	1145.00	116.15	N34°20'20"E		116.10
C5	113350.12	40.00	78.47	N85°49'07"W		67.03
C6	619.46	2783.00	307.43	N32°00'06"W		307.58
C7	223.18	1782.00	73.03	N34°07'42"W		73.03
C8	11492.00	565.00	1124.50	S08°43'41"W		947.88
C9	8724.10	15.00	22.58	N88°00'30"E		20.73
C10	9001.17	15.00	23.57	S09°49'28"W		21.22
C11	2457.14	470.00	204.70	N67°18'39"E		203.08
C12	860.98	15.00	22.57	N87°11'50"W		20.47
C13	3430.26	635.00	376.00	N31°41'00"W		372.44
C14	6741.34	15.00	22.96	N04°45'22"W		20.78
C15	7168.16	635.00	787.83	N29°45'08"E		746.38
C16	8037.49	15.00	22.95	N36°46'21"E		20.47
C17	2452.74	530.00	230.83	N87°18'39"E		229.01
C18	8856.56	15.00	23.56	N80°10'00"W		21.21
C19	2419.04	2783.00	278.10	N31°40'45"W		275.89
C20	636.42	2783.00	31.33	N34°30'38"W		31.33
C21	16302.84	635.00	177.88	N41°15'50"W		177.28
C22	1803.31	635.00	200.14	N23°12'41"W		199.31
C23	3639.16	635.00	408.24	N12°00'05"E		399.34
C24	1541.23	635.00	173.88	N38°15'26"E		173.34
C25	19436.37	635.00	217.71	N55°35'24"E		216.84
C26	1448.03	565.00	145.95	N58°20'41"E		145.55
C27	4321.31	565.00	427.56	N28°15'55"E		417.43
C28	1813.44	565.00	278.36	N08°24'43"W		276.62
C29	2732.45	565.00	271.63	S30°35'57"E		269.02
C30	715.10	1255.00	158.87	N47°13'45"E		158.76
C31	433.50	1255.00	107.27	N58°39'52"E		107.23
C32	236.24	1255.00	48.40	N45°22'42"E		48.40

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2007



MATCHLINE
SUBDIVISION PLAT ESTABLISHING
WESTOVER TOWN CENTER

BEING A 27.739 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 17642, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 44.15 ACRE TRACT CONVEYED TO WESTOVER COMMERCIAL GROUP, LTD. IN VOLUME 7815, PAGE 1662 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF **WESTOVER TOWN CENTER** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

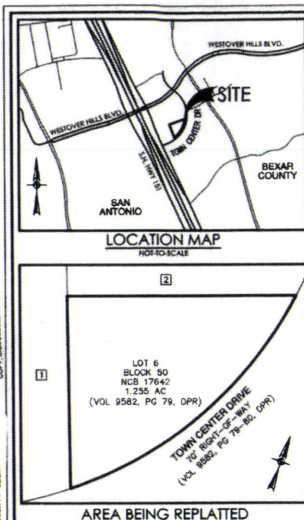
PUBLIC HEARING PLAT APPROVED BY THE PLANNING COMMISSION.
DATED THIS 10th DAY OF OCT A.D. 2007.

BY: *[Signature]*
PLANNING COMMISSION
BY: *[Signature]*
SECRETARY



**STATE OF TEXAS
COUNTY OF BEXAR**

[Signature]
Carroll Rick Hoff
COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF September A.D. 2007.
ON 20th DAY OF September A.D. 2007, AT 9:00 A.M. I DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9524 ON PAGE 14 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF September A.D. 2007.
BY: *[Signature]*
COUNTY CLERK, BEXAR COUNTY, TEXAS

[illegible]

IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING.
FOR THIS PLAT, ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR
WASTEWATER SERVICE CONNECTION.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
 EGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR
 ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE
 CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN
 OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO
 DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE

ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(b)(3).

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

LINE #	BEARING	LENGTH
L1	S20°45'40"E	12.00'
L2	S69°41'22"E	16.00'
L3	S20°45'40"E	17.88'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	865.00'	043°21'26"	529°02'10"W	417.43'	427.86'
C2	563.00'	031°17'44"	N37°00'17"E	304.79'	308.61'
C3	565.00'	012°03'46"	N44°41'52"E	118.75'	118.95'
C4	536.00'	018°08'19"	N37°13'25"E	141.36'	141.78'
C5	551.00'	042°35'46"	N28°25'02"E	400.37'	406.84'

PLAT NUMBER 170068

OF
WESTOVER TOWN CENTER

SCALE: 1" = 50'



**PAPE-DAWSON
ENGINEERS**

STATE OF TEXAS
COUNTY OF _____

OWNER/DEVELOPER: ISRAEL FOOTE
WESTOVER COMMERCIAL GRP LTD
10000 NW MILITARY HWY SUITE 2201

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME 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 ON THIS 24th DAY OF January, A.D. 2017.

James F. C. Williams
NOTARY PUBLIC - BEXAR COUNTY, TEXAS

THIS PLAT OF WISCOVER DOWD CIRCLE 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 LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPT HAVE BEEN GRANTED.

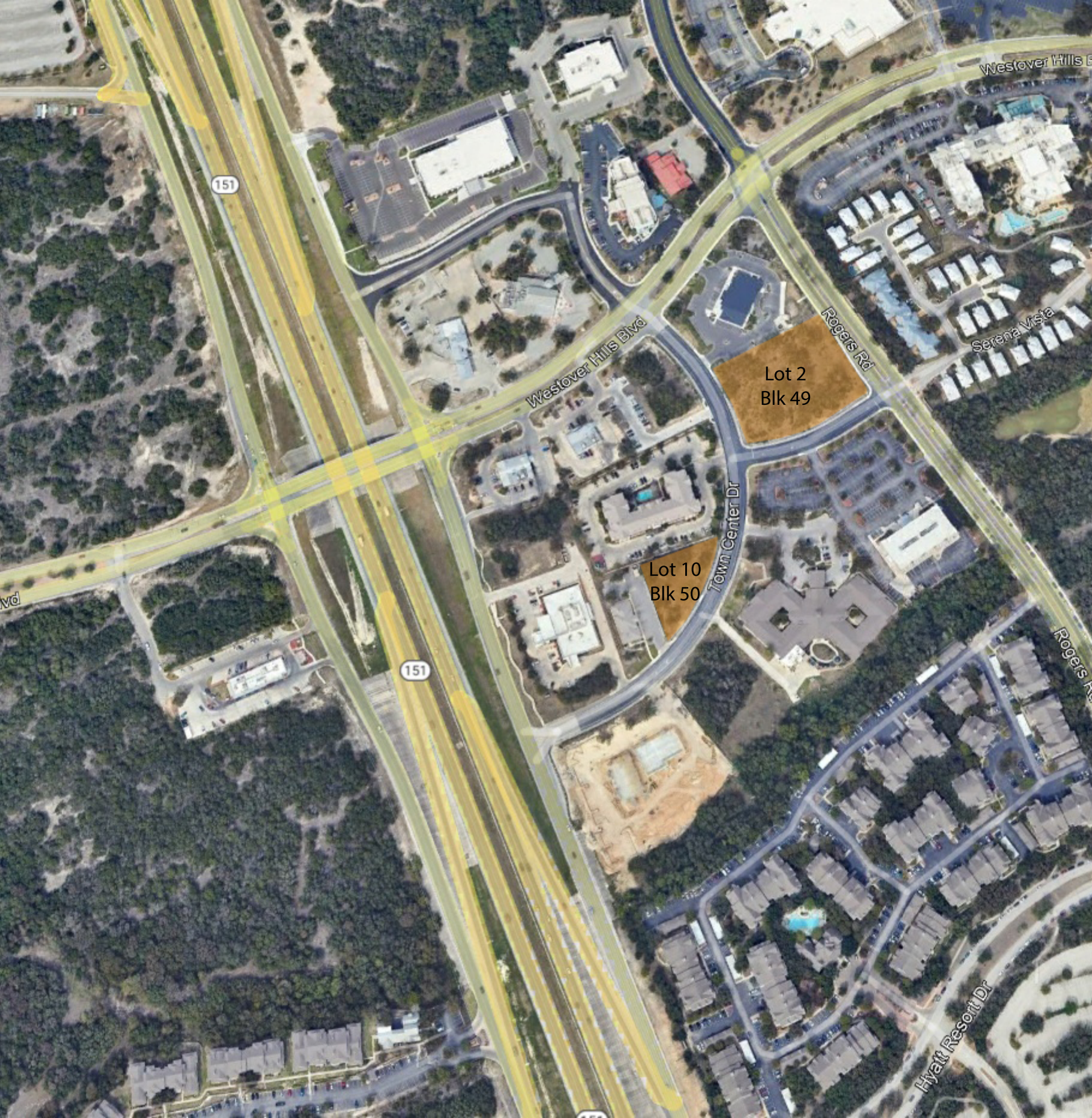
DATED THIS 17 DAY OF May, A.D. 20 17
BY: William R. [Signature]
DIRECTOR OF PROBATION DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR
JUL 10 1994

I, Constance Kichikoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAY WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th OF March A.D. 2017 AT 9:33AM, AND EXACTLY RECORDED ON THE 10th DAY OF March A.D. 2017 AT 9:33AM.
DEED AND PLAY RECORDS OF BEXAR COUNTY. IN BOOK/ VOLUME 9913
PAGE 31 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF MY OFFICE, THIS 10th DAY OF March A.D. 2017.

SHEET 1 OF 1 BY: Colin Craig Harley D

WESTOVER TOWN CENTER REPLAT





11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Michael A. Hogan dba Hogan Commercial Partners</u>	<u>167890</u>	<u>mhogan@Hoganre.com</u>	<u>(210)682-1500</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michael A. Hogan</u>	<u>167890</u>	<u>mhogan@Hoganre.com</u>	<u>(210)682-1500</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Ronald Todd Beebe</u>	<u>244886</u>	<u>tbeebe@Hoganre.com</u>	<u>(210)682-1500</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Ronald Todd Beebe, 1618 Lockhill Selma Rd San Antonio TX 78213

Phone: 2106821500

Fax: 2106824015

Information About

Ronald Todd Beebe

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com