



4M Realty Company • (210) 342-4242
8207 Callaghan Rd Suite 400 San Antonio, TX 78230 Fax: (210) 696-6000
www.4mrealty.com

2.932 ACRES - PLATTED - HUEBNER ROAD

Location: Southeast side of Huebner Road between Eckert and Apple Green.

Size: Approximately 2.923 Acres (127,325 sf)

Frontage: Approximately 295' on Huebner Road

Zoning: C-3, C-3 NA, Commercial District, Nonalcoholic Sales

Utilities:

Electric: City Public Service

Gas: City Public Service

Water: San Antonio Water System

Sewer: San Antonio Water System

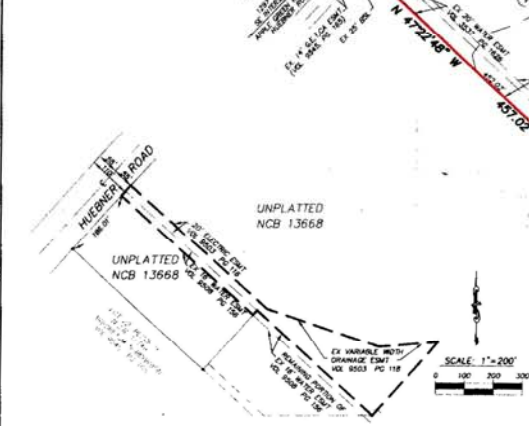
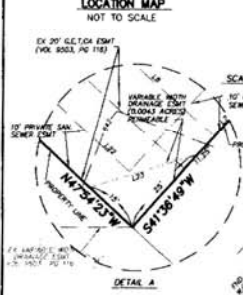
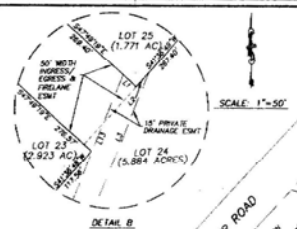
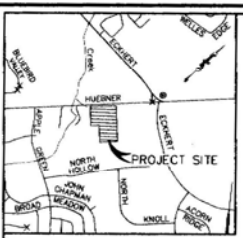
Sales Price: \$700,292 or \$5.50 psf

An affiliate of  4M Properties, Inc.

Development • Sales • Leasing • Property Management • Construction

The information contained herein is furnished by sources deemed reliable, but is subject to verification by purchaser or tenant. 4M Realty Company assumes no responsibility and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The offering is made subject to errors, omissions, changes of price or condition, prior sale or lease, or withdrawal without notice.

PLAT NO. 040566



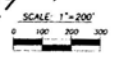
LINE	LENGTH	BEARING
11	11.87	S47°43'30"E
12	12.80	N47°36'48"E
13	186.57	S21°53'56"W
14	488.57	S47°36'48"E
15	49.87	N47°36'48"E
16	19.00	S42°31'11"E
17	65.80	S41°36'48"W
18	421.46	S47°43'30"E
19	12.81	S47°36'48"W
20	19.80	N47°36'48"W
21	127.17	N47°36'48"E
22	78.14	N47°36'48"W
23	143.24	N47°43'30"E
24	10.00	S47°36'48"W
25	10.00	N47°36'48"W
26	10.00	S47°36'48"W
27	492.07	S47°36'48"E
28	28.05	N72°42'14"E

- LEGEND**
- O IRON ROD FOUND
 - 740- EXISTING CONTOURS
 - G.E., T.V. GAS, ELECTRIC, TELEPHONE AND TV
 - ESMT EASEMENT
 - BSL BUILDING SETBACK LINE
 - EX EXISTING
 - SAN SWR SANITARY SEWER
 - ROW RIGHT OF WAY
 - FRD # FOUND IRON ROD

NOTE: IMPACT FEE PAYMENT DUE WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIPMENT CHANGING UNITS (EQUI) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE EQUIPMENT SERVICES DEPARTMENT.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, FENCING, AND ELECTRIC WIRING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS 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 BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT INCLUDE A SIGN RELEASE OR CHANGING IMPACT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, URNAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 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, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



NOTE: SOURCE OF BEARINGS ARE REFERENCED FROM THE PLAT OF ANGLETEAM SUBDIVISION RECORDED IN VOLUME 8045 PAGE 185 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. (S 47°36'48" E)

STREETSCAPE TREE REQUIREMENTS WILL BE COMPLIED WITH DURING THE BUILDING PERMIT PROCESS.

NOTE: OWNER SHALL PROVIDE FOR SHARED GROSS ACCESS WITH ADJACENT LOTS.

STATE OF _____ COUNTY OF _____

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIGNATES 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.

ALAMO SENIOR CARE CENTER, LTD. GENERAL PARTNER: BEAR COUNTY CARE, LLC
 810 TOWSON AVE.
 FORT SMITH, AR 72901

Juan Carter
 MANAGER
 DULY AUTHORIZED AGENT

STATE OF Arkansas COUNTY OF Columbia

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rose Goffman

Rose Goffman 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 26 DAY OF October A.D. 2004

Juan Carter
 COUNTY CLERK, BEAR COUNTY, AR

"OFFICIAL SEAL"

STATE OF Texas COUNTY OF Bexar

Juan Carter County Clerk of said County, do hereby certify that this plat was filed for record in my office on the 21st day of Jan A.D. 2005 at 3:01 p.m. and duly recorded on the 28th day of Jan A.D. 2005 at 9:28 a.m. in the records of Books & Pages of said County, in book Volume 8045 on page 37 in testimony whereof, witness my hand and official seal of office, this 24th day of January A.D. 2005

COUNTY CLERK, BEAR COUNTY, TEXAS

Suzanne D. Spurgeon DEPUTY

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: *Hal B. Lane III* REGISTERED PROFESSIONAL LAND SURVEYOR

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 LAYOUTS TO THE BEST OF MY KNOWLEDGE AND THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE LAND SURVEYING CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC. BY: *Frederick J. McNealy, P.E.* REGISTERED PROFESSIONAL ENGINEER



VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 12940 Country Parkway, San Antonio, Texas 78216
 Telephone: (210) 349-3271

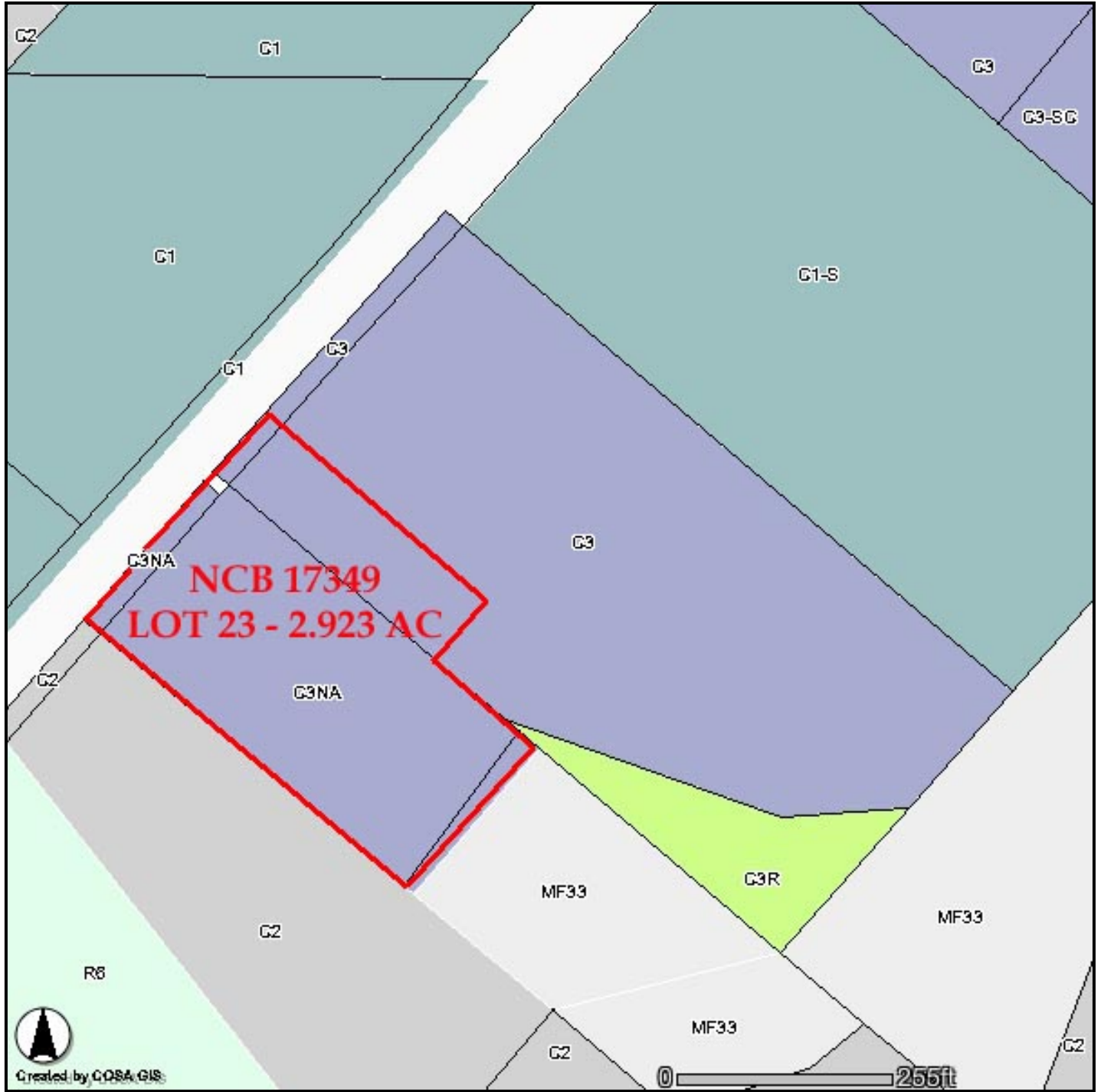
REPLAT AND SUBDIVISION PLAT ESTABLISHING

ALAMO NURSING AND REHABILITATION

ALAMO NURSING AND REHABILITATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

BY: *Dyan Wright* REGISTERED PROFESSIONAL ENGINEER
 BY: *Rose Goffman* REGISTERED PROFESSIONAL ENGINEER

ZONING





4M Realty Company

8207 Callaghan Rd., Suite 400

San Antonio, TX 78230

Phone: (210) 342-4242 * Fax: (210) 696-6000

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 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.

2.923 ACRES - HUEBNER ROAD SAN ANTONIO, TEXAS

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Owner or Landlord

Date

Buyer or Tenant

Date

Texas Real Estate Brokers and Salesmen 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.