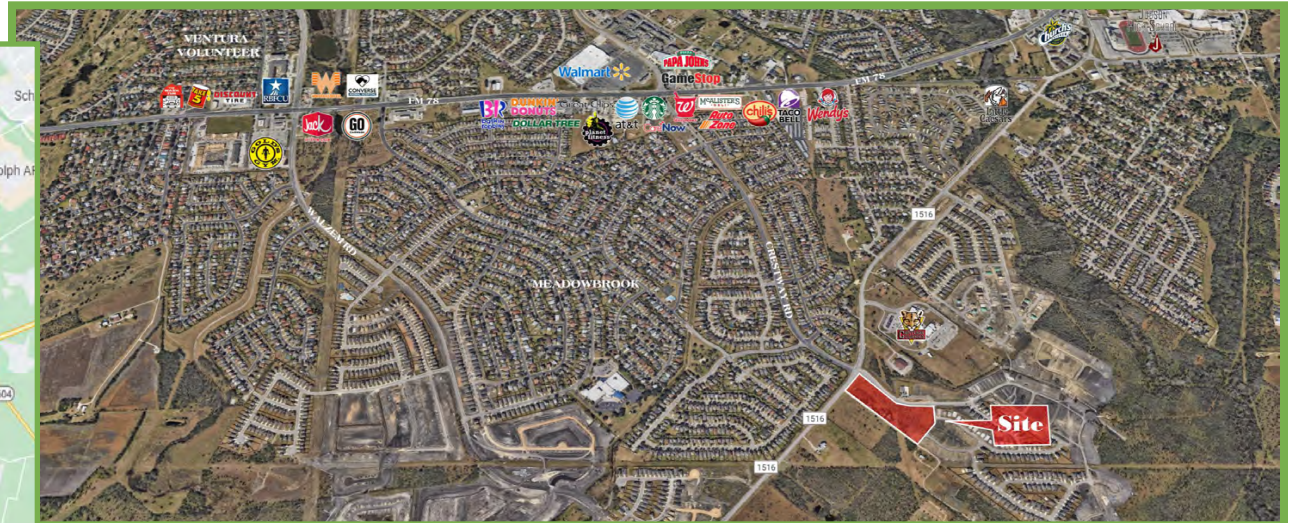
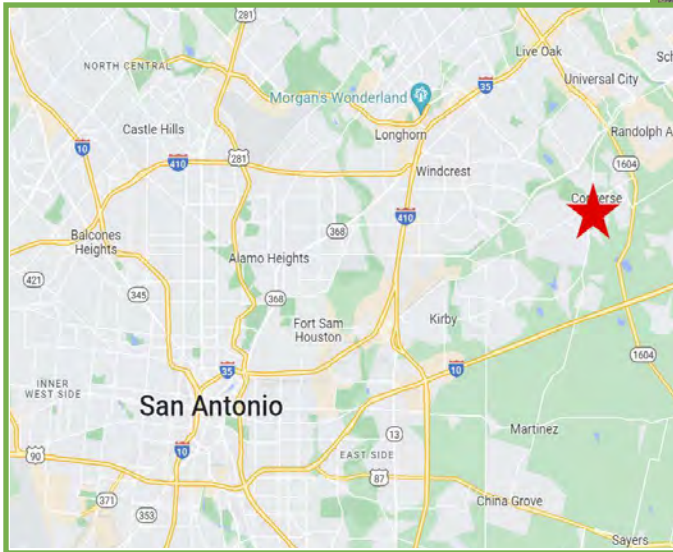


4.325 Acres Available

FM 1516 N, Converse, TX 78109



Size Available

- 4.325 Acres Available

Features:

- Near fast food row
- High traffic area
- Near Judson High School and Randolph Air Base
- Near IH-10 and North Loop 1604

Traffic Counts

- FM 1516 North of Crestway: 17,179 VPD
- FM 1516 South of Crestway: 13,615 VPD
- Crestway West of FM 1516: 8,199 VPD

Demographics	1 mile	3 mile	5 mile
Total Population	15,490	90,486	199,036
Total Households	4,818	30,211	69,870
Avg HH Income	\$88,969	\$91,231	\$89,072
Population Growth 2023-28	1.51%	0.86%	0.85%

Area Retailers:



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

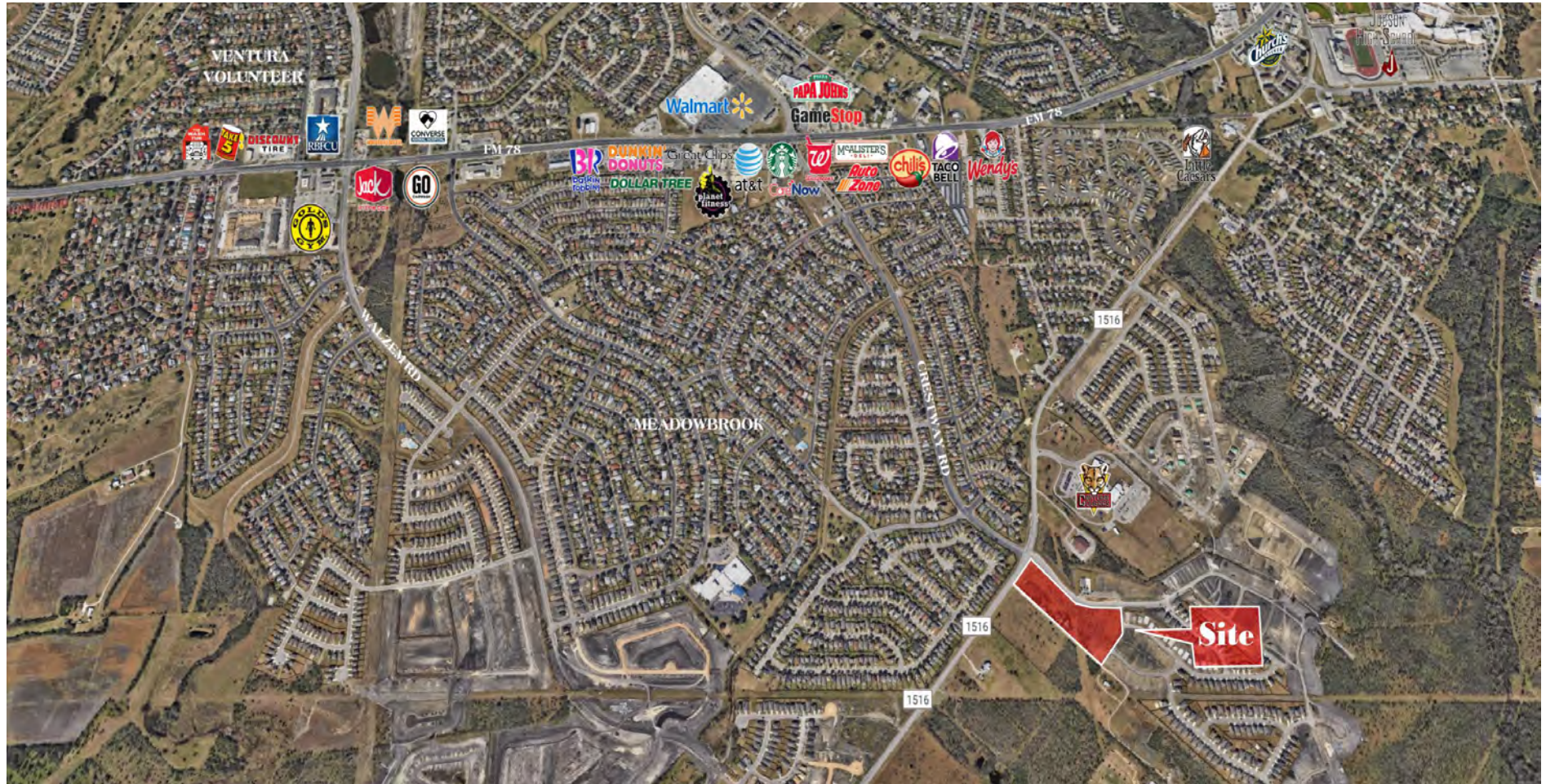
www.fulcrumsa.com

Marcus Shaffer
210.317.5563
marcus@fulcrumsa.com

fulcrum
PROPERTY GROUP INC

4.325 Acres Available

Location Aerial



10003 NW Military Hwy, Suite #2205
San Antonio, TX 78231

t 210.593.0777
f 210.593.0780

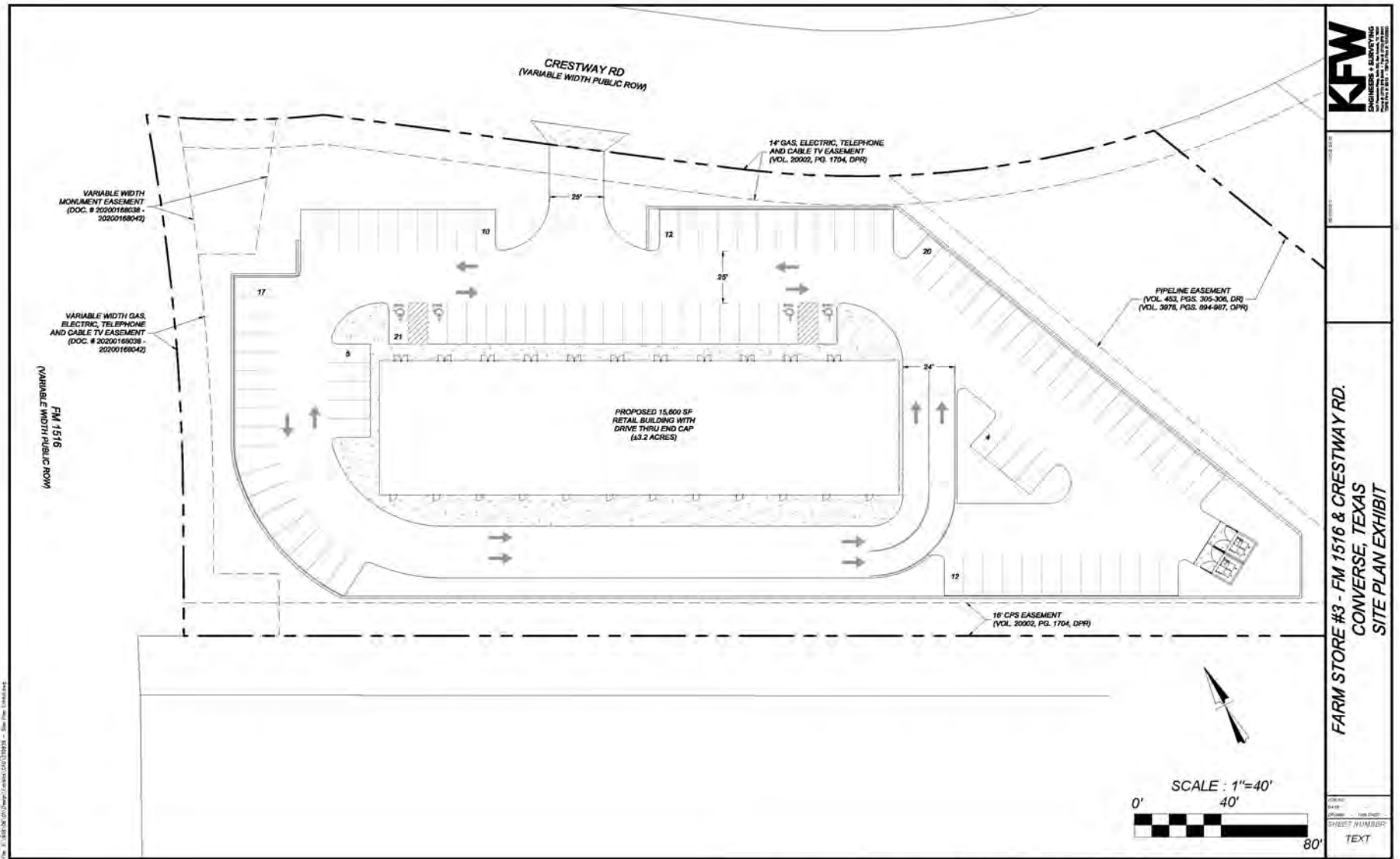
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Site Plan



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CITY OF CONVERSE UTILITY

The City of Converse is... [Text describing utility requirements for water, sewer, and stormwater systems. Mentions the City of Converse and the City of San Antonio.]

MAOZ:
The property, either partially or wholly, lies within a military airport... [Text regarding Military Air Operations Zone (MAOZ)]

COMMON AREA MAINTENANCE
The property owner... [Text regarding maintenance responsibilities for common areas.]

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR IRON MARKERS... [List of survey notes.]

NOTE TO THE BUYER:
THE 4.325 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1 A & B OF THE... [Text regarding previous platting.]

TAHOOT NOTES:
1. FROM RECREATIONAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY... [List of note to the buyer points.]

MISCELLANEOUS NOTES:
1. THE PROPERTY BROWN HIDEON LIES WITHIN THE CITY OF CONVERSE... [List of miscellaneous notes.]

FUNDING'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS, I, JON ADAME, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER... [Text regarding professional certification.]

STATE OF TEXAS COUNTY OF BEAR

JOHN ADAME 3-14-22
LICENSED PROFESSIONAL ENGINEER (82587) (P.E. REGISTRATION NO. 15043)

STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS FOR THE RECORDING OF PLATS OF THE CITY OF CONVERSE AND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

JOHN W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8716

LEGEND

AC ACRES
BLK. BLOCK
MIL. METERS
COR. CORNER
OPR. OPERATED
DEI. DEED
REC. RECORDS
NEW CITY RECORD
OFFICIAL PUBLIC RECORDS
BEAR COUNTY TEXAS
CITY OF SAN ANTONIO (MPO)
CITY OF CONVERSE

STARTING CONTIGUOUS PROFESSIONAL SURVEY LINE

INTERSECTION OF VARIOUS ELECTRIC TELEPHONE AND CABLE TV EASEMENTS
PROPERTY NOT BEING REPLATTED
BUILDING SETBACK LINE
IRON MARKER
WOODEN POST WITH SURVEYOR'S NAME AND DATE OF SURVEY

NO SURVEY SETBACK LINE
NO ADJACENT ELECTRICAL OR CABLE TV EASEMENT
NO ADJACENT TELEPHONE AND CABLE TV EASEMENT
NO ADJACENT BUILDING SETBACK LINE
NO ADJACENT IRON MARKER
NO ADJACENT WOODEN POST WITH SURVEYOR'S NAME AND DATE OF SURVEY

NO SURVEY SETBACK LINE
NO ADJACENT ELECTRICAL OR CABLE TV EASEMENT
NO ADJACENT TELEPHONE AND CABLE TV EASEMENT
NO ADJACENT BUILDING SETBACK LINE
NO ADJACENT IRON MARKER
NO ADJACENT WOODEN POST WITH SURVEYOR'S NAME AND DATE OF SURVEY

FLOODPLAIN VERIFICATION

THE POSITION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN... [Text regarding floodplain verification.]

TRAFFIC EASEMENT ENCROACHMENTS
NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTION THAT WOULD CHANGE SHALL BE PLACED WITHIN THE LIMITS OF THE EASEMENT... [Text regarding traffic easement encroachments.]

SETBACK:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE CITY OF CONVERSE ZONING ORDINANCES.

PLAT NO. 2022-001

SUBDIVISION REPLAT

HIGHTOP RIDGE COMMERCIAL

THE 4.325 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1 A & B OF THE... [Text regarding previous platting.]

SCALE 1" = 100'

PAPPE-DAWSON ENGINEERS
434 B. AUSTIN | HOUSTON | 10811 WORTH | DALLAS
800 NW LOOP 414, SAN ANTONIO, TX 78211 | 210.317.6688
1000 PINE INDUSTRY AVE. | 1000 PINE INDUSTRY AVE. #2000
DATE OF PREPARATION: March 14, 2022

STATE OF TEXAS COUNTY OF BEAR

I HAVE THE HONOR OF THE LAND SURVEY ON THIS PLAT... [Text regarding survey on the plat.]

OWNERS/WITNESSES
MICHELLE HOANG, MICHELLE HOANG, MICHELLE HOANG
STATE OF TEXAS COUNTY OF BEAR
WITNESS TO AND SUBSCRIBE BEFORE ME THIS 15 day of March, 2022

MY COMMISSION EXPIRES: 01-05-2024

CERTIFICATION BY CITY ENGINEER
1. THE UNDEVELOPED CITY ENGINEER OF THE CITY OF CONVERSE, TEXAS HAS REVIEWED THE PLAT HEREIN SUBMITTED FOR REVISIONS... [Text regarding city engineer certification.]

3-22-2022
CITY ENGINEER

THE REVISION OF HIGHTOP RIDGE COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ENGINEER OF THE CITY OF CONVERSE, TEXAS AND IS NOW APPROVED BY SAUL GONZALEZ.

DATED THE 24th DAY OF March, A.D. 2022

BY: Al Suway MAJOR
By: Samantha Lee SECRETARY

STATE OF TEXAS COUNTY OF BEAR
LUCY ADAMS - CLERK, COUNTY CLERK OF BEAR COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND FULLY RECORDED IN THE PLAT RECORDS OF BEAR COUNTY ON 2/23/2022 10:09:15 AM
PLAT VOLUME: 20022 PAGE: 1704
AMOUNT: \$22.00

IN TESTIMONY WHEREOF, WITNESSED BY HAND AND OFFICIAL SEAL OF BEAR COUNTY CLERK, BEAR COUNTY, TEXAS

BY: Brett Dinsley DEPUTY

REPLAT AND SUBDIVISION PLAT OF HIGHTOP RIDGE UNIT #1 (PLAT NO. 2022-001) BEAR COUNTY TEXAS

CURVE TABLE:
CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH
C1 | 1125.00 | 308°41'32" | N18°24'15" E | 186.92
C2 | 365.00 | 81°27'32" | S75°31'45" E | 82.52
C3 | 455.00 | 55°23'37" | N67°10'18" E | 368.82

LINE TABLE:
LINE # | BEARING | LENGTH
L1 | N15°27'22" E | 62.34

STATE OF TEXAS
SEAL OF COUNTY CLERK
61822
18520
PROFESSIONAL ENGINEER

Civil Job No. 11524-27, Survey Job No. 0006-18