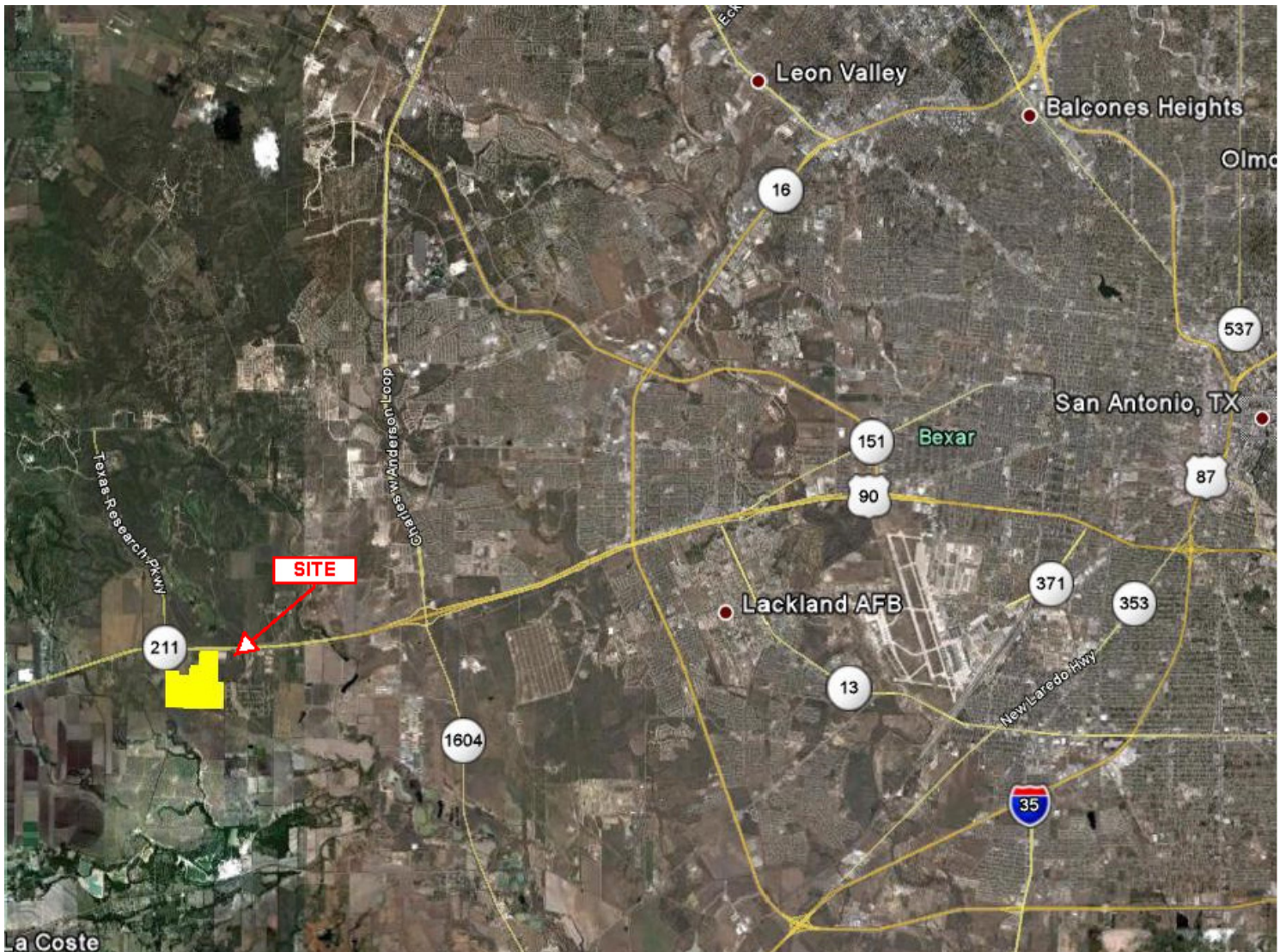


328 Acres in San Antonio, Texas

DEVELOPMENT / INVESTMENT OPPORTUNITY

*Southeast Corner of US Highway 90 and Masterson Road / SH 211

*Approximately 17 miles west of San Antonio Central Business District



The
Johnson
Development Corp.

For additional information, please contact:

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*Doug Goff - doug@johnsondev.com

713-960-9977

www.johnsondevelopment.com



The Johnson Development Corp.

328 Acres in San Antonio, Texas

SIZE: The site consists of 328 acres.

LOCATION: The property is located at the Southeast Corner of US Highway 90 and Masterson Road / SH 211, approximately 17 miles west of the San Antonio Central Business District (CBD). The subject land is located within the extraterritorial jurisdiction (ETJ) of the City of San Antonio in Bexar County.

ACCESSIBILITY: US Highway 90, a four-lane divided east / west thoroughfare, is adjacent to the northern boundary of the Property and Masterson Road / SH 211 abuts the west boundary. Interchange improvements are in place at US 90 and SH 211 including on/off ramps to and from Highway 90 and Masterson Road. A median break and crossover has been constructed on US 90 approximately 3,500 feet east of SH 211 that will provide direct access into the Property for westbound traffic on US 90.

ENTITLEMENTS: The City of San Antonio has approved a Master Development Plan (MDP) for the Property that permits the development of up to 1,382 single family lots.

UTILITIES:

Sanitary Sewer: A Utility Services Agreement (USA) has been executed with the San Antonio Water System (SAWS) for full-development wastewater capacity needs.

Water: A USA is pending with BexarMet for a water supply system to serve the community and surrounding areas.

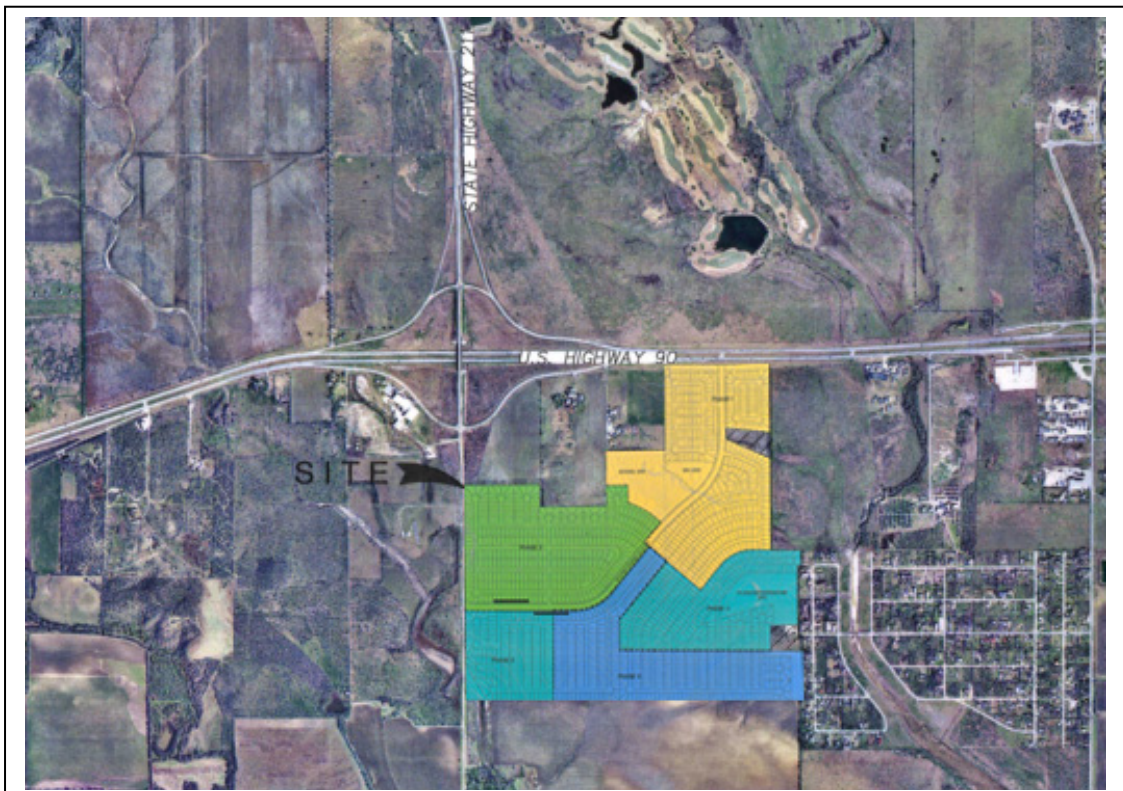
SPECIAL FINANCING DISTRICT: A Municipal Utility District is in the process of being created through the Texas Commission on Environmental Quality. It is expected that the District will have the ability to finance up to \$19,000,000 in public water, sewer, drainage, collector roadways and park improvements.

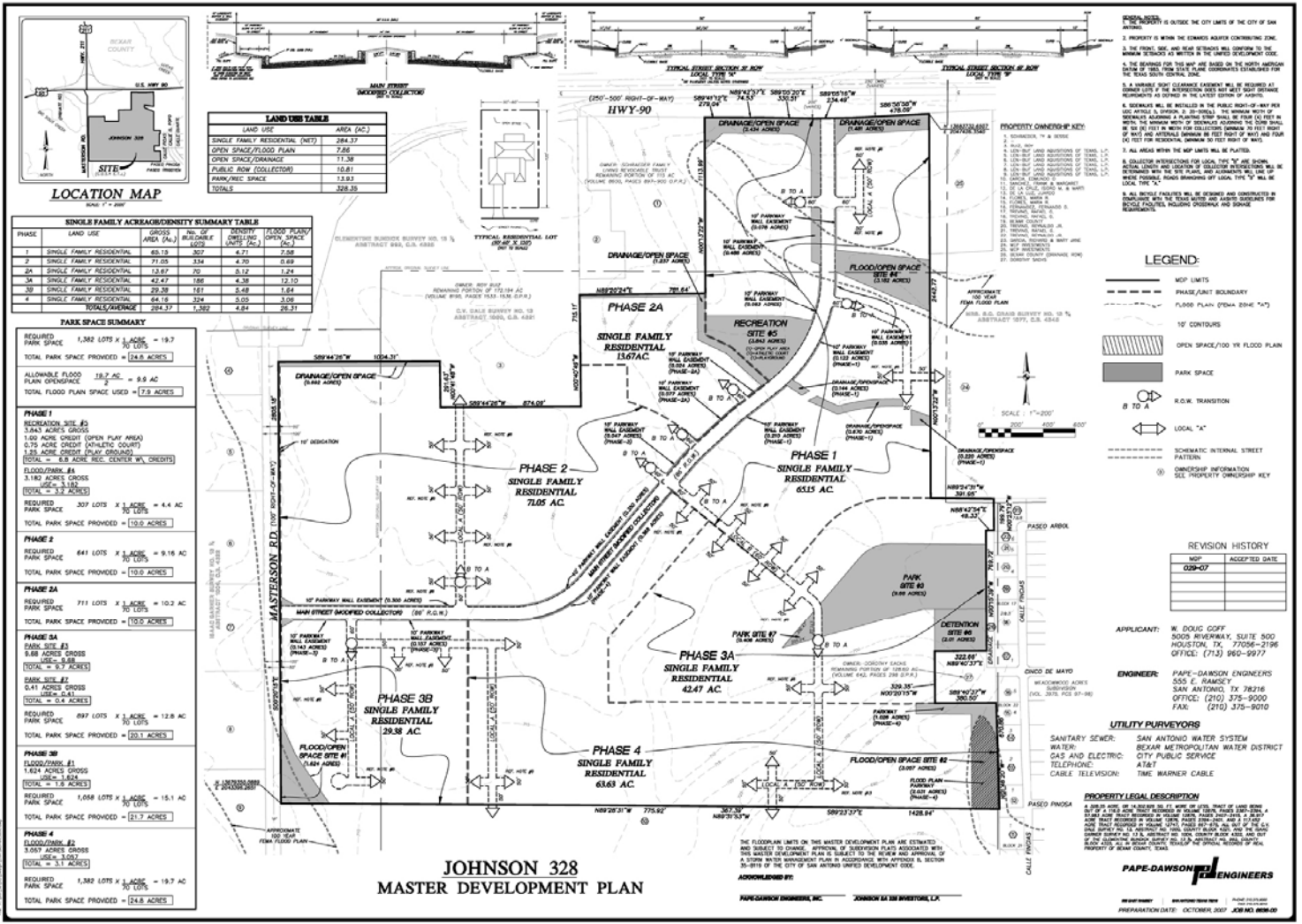
SCHOOL DISTRICT: The Medina Valley Independent School District will serve the property and discussions are ongoing about the placement of an elementary school within the development.

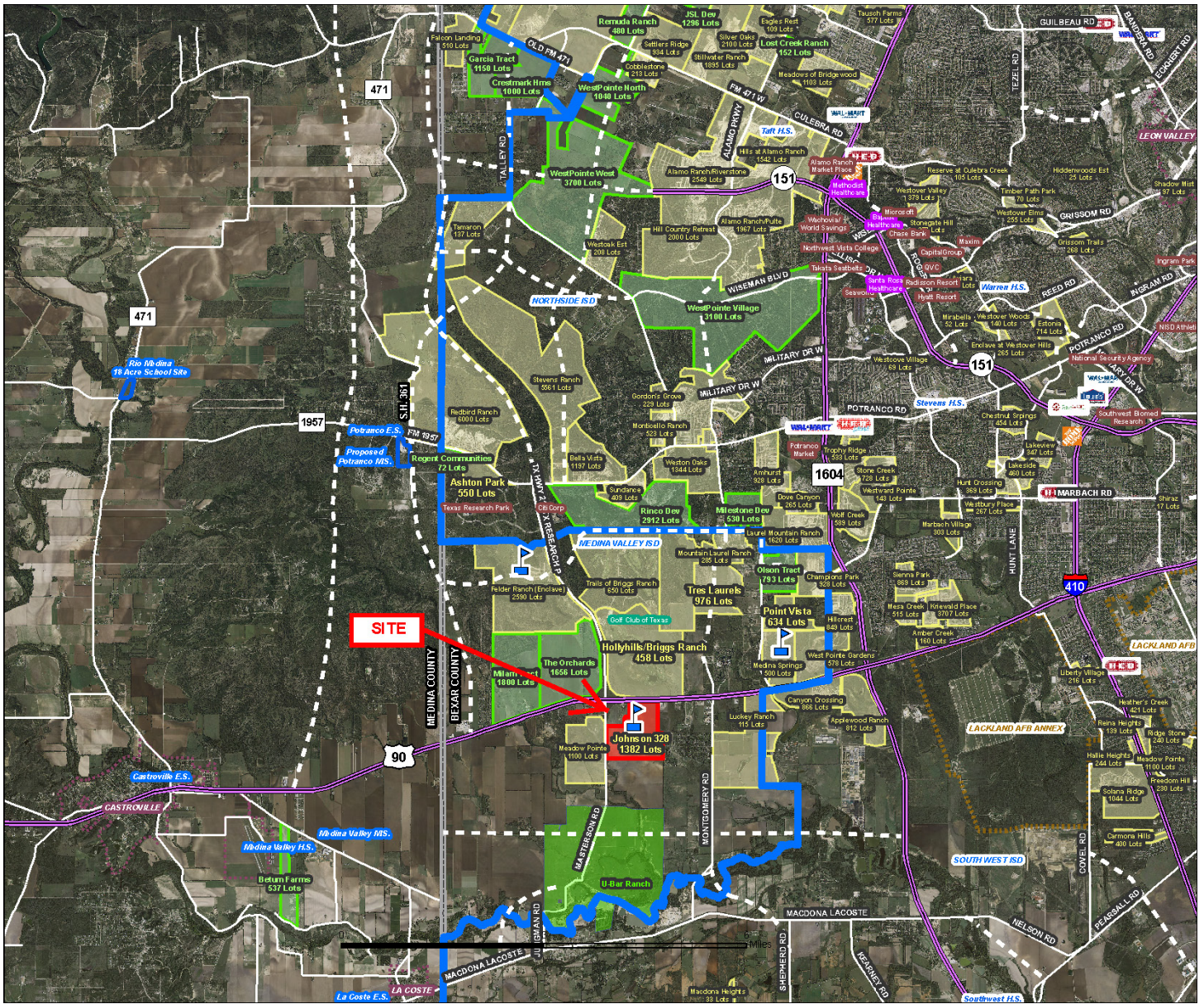
TOPOGRAPHY: The Property is unimproved and has been in cultivation and grazing for over 40 years. Approximately 60 acres is vegetated with a grove of trees and the remainder of the land is open / cleared. The topography is slightly rolling with natural drainage flowing to Lucas Creek and Big Soss Creek.

FLOOD PLAIN: A very small portion of the Property is located within the 100 year flood plain and most, if not all, can be reclaimed for development with channel improvements and minor detention.

PRICE: \$8,292,000 (1,382 Lots @ \$6,000 each)







WEST BEXAR COUNTY RESIDENTIAL GROWTH



Aerial Photography 11.2006

LEGEND

- Subject Site
- Medina Valley ISD
- Proposed Elementary School Sites (MVISD 15 Acres)
- Active Master Development Plans (MDP's)
- Total Lots in Active MDP's as of July 2007
- Properties in Residential Pre-Planning
- Proposed Thoroughfares
- County Lines

Map & Data prepared by SA decision Mapping
09.2007 210.804.1919

The information contained herein was obtained from sources believed reliable as of the date of this map. SA decision Mapping makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

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

Information About Brokerage Services

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 that 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.

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons 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.

