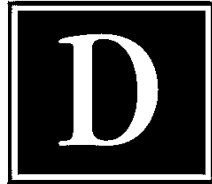


**8351 Plum Valley Drive  
3.76 Acres  
San Antonio, Texas**



**DRAKE COMMERCIAL GROUP**

TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510

SAN ANTONIO, TEXAS 78249

T: 210.402.6363

F: 210.402.6767

[www.drakecommercial.com](http://www.drakecommercial.com)

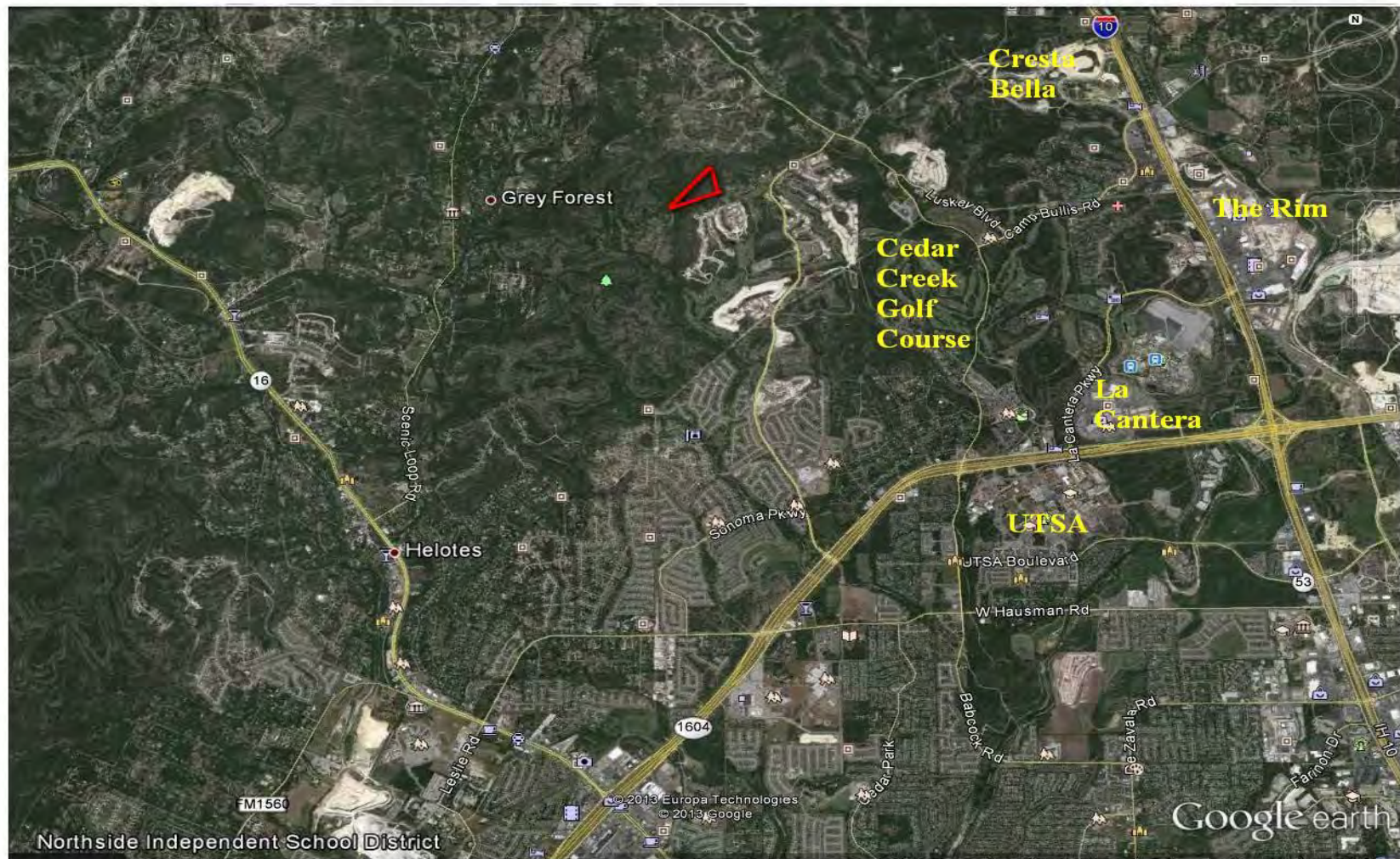
\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

## 3.76 ACRES PLUM VALLEY DRIVE

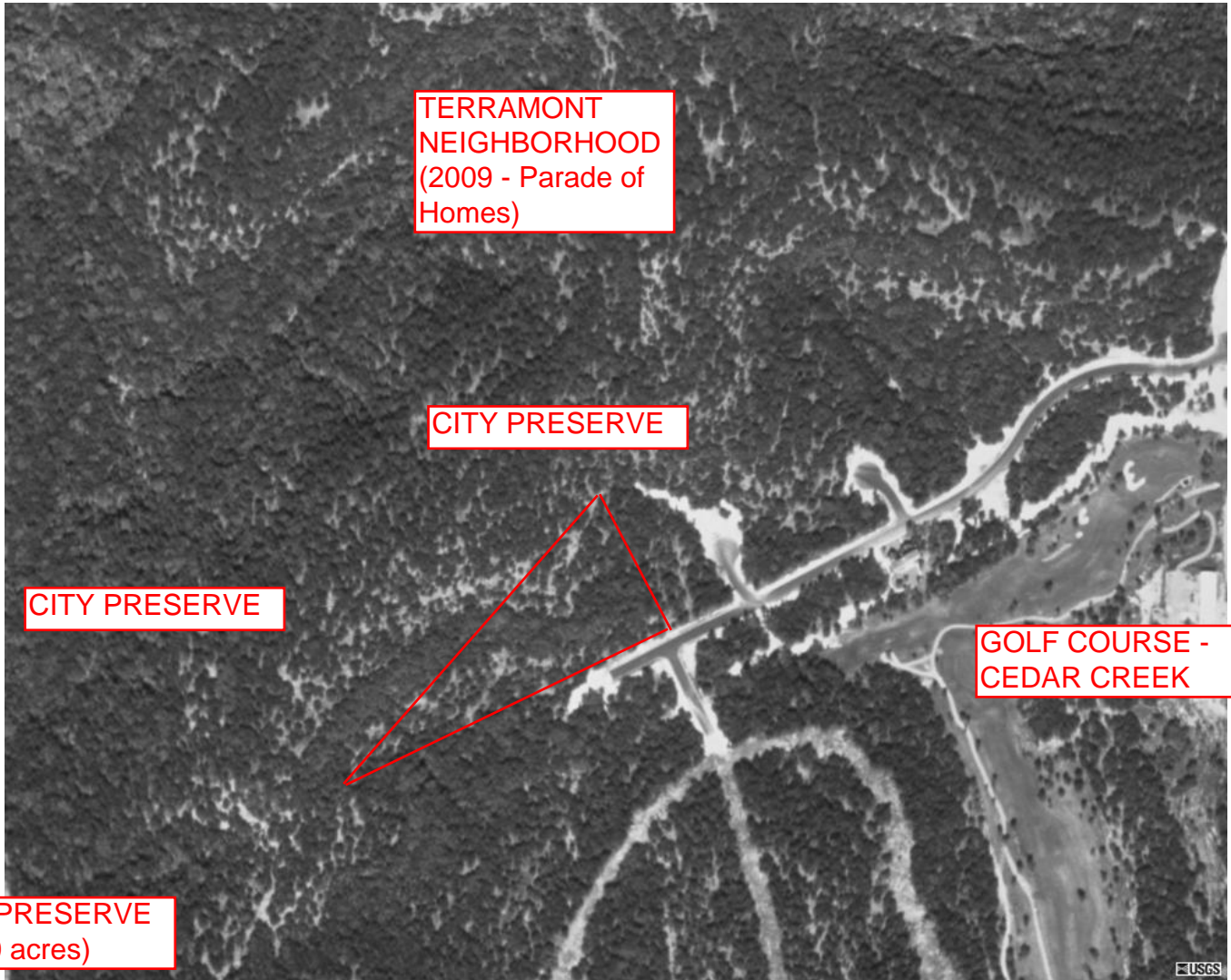


- Platted residential lot / no HOA
- Potential for downtown view from 2<sup>nd</sup> story or a deck
- Water, water impact fees, gas and electric are to the site
- Northside ISD
- \$350,000
- Out of City Limits

## 3.76 ACRES PLUM VALLEY DRIVE



*All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.*



TERRAMONT  
NEIGHBORHOOD  
(2009 - Parade of  
Homes)

CITY PRESERVE

CITY PRESERVE

GOLF COURSE -  
CEDAR CREEK

CITY PRESERVE  
(3,000 acres)

USGS

**AVALON HEIGHTS SUBDIVISION**

SURVEY OF A 3.746 ACRE TRACT OF LAND SITUATED IN BEKAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1002 1/2, ABSTRACT NO. 1122, BEING TRACT OF LAND CONVEYED TO AVALON HEIGHTS GP LLP OF RECORD IN VOLUME 12883, PAGE 1900, OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS.

SCALE  
1"=100'



JOB NO. 10-058

**BAKER SURVEYING, INC.**

PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N.  
BLANCO, TX. 78606

DATE: FEBRUARY 23, 2011

STATE OF TEXAS  
COUNTY OF BEKAR

THE OWNER OF THE 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: DAVID PARKERSON, MANAGING MEMBER, AVALON HEIGHTS GP, LLC

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

David Parkerson

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 25<sup>th</sup> DAY OF February, A.D., 2011.

Louise B. Weusi  
NOTARY PUBLIC BEKAR COUNTY, TEXAS



THIS MAJOR PLAT **AVALON HEIGHTS SUBDIVISION** HAS BEEN SUBMITTED TO BEKAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS 23<sup>rd</sup> DAY OF March, A.D. 2011

BY [Signature]  
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

THIS PLAT OF **AVALON HEIGHTS SUBDIVISION** HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 22<sup>nd</sup> DAY OF March, A.D. 2011

BY [Signature]  
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS  
COUNTY OF BEKAR

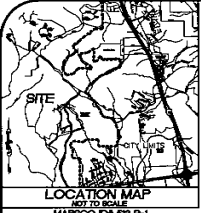
I, Grande Picknoff, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 1<sup>st</sup> DAY OF April, A.D. 2011 AT 2:49 PM AND DULY RECORDED THE 1<sup>st</sup> DAY OF April, A.D. 2011 AT 2:49 PM IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 4622 page 206.

IN WITNESS WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 1<sup>st</sup> DAY OF April, A.D. 2011.

BY [Signature] DEPUTY



- NOTES:
- 1) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER ALIENATION FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - 2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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", "WATER EASEMENT", "SEWER EASEMENT", "OVERSIGHT EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND TENDING POLES, HANGING POLES OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO LOCATE 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 3) ANY GPS 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 DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - 4) SUBJECT PROPERTY IS CURRENTLY ZONED AS OOL (OUTSIDE CITY LIMITS).
  - 5) 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.
  - 6) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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.
  - 7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING". ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
  - 8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4304, NAD 83.
  - 9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(29-5-40)
  - 10) PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
  - 11) WASTEWATER DUE NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  - 12) BEKAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.



LEGEND

- 1) BUILDING SETBACK LINE ----- B.S.L.
- 2) GAS, ELECTRIC, TELEPHONE OR CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 3) PROPOSED FINISHED CONTOUR -----
- 4) FOUND 1/2" IRON PIN -----
- 5) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION -----

SUBDIVIDER & LAND OWNER:  
NAME: AVALON HEIGHTS GP, LLC  
108 RIVER OAKS DR  
WIMBERLEY, TX 78678-6123

CIVIL ENGINEER:  
NAME: KAVANAUGH CONSULTING, LLC  
2250 US HIGHWAY 281 N  
BLANCO, TEXAS 78608

SALES NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE 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.

CITY OF SAN ANTONIO  
239.6 ACRES  
VOL. 8881, PG. 1537  
(PROPOSITION 3 LAND)  
UNPLATTED

J. I. SMITH  
SURVEY NO. 1002 1/2  
ABSTRACT NO. 1122  
CB 4665

SETBACK NOTE:  
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEKAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S26°45'58"E

STATE OF TEXAS  
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.

Orvil M. Baker, Jr.  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEKAR

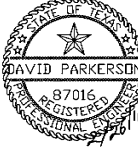
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]  
LICENSED PROFESSIONAL ENGINEER

Count 2011 09:08:06 Fees: \$72.00  
04/01/2011 Filed & Recorded in the Office of  
GERARD REICHERT, COUNTY CLERK



RECORDERS MEMORANDUM  
IN THE RECORDING OF THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE RECORDING OF THE INSTRUMENT. PHOTO COPY, DISCLOSED PAPER ETC.





## DEMOGRAPHICS

Distance	1 Mile	3 Mile	5 Mile
2018 Total Population:	2,372	28,944	101,399
2023 Population:	2,600	32,027	111,567
Pop Growth 2018-2023:	9.61%	10.65%	10.03%
Average Age:	35.60	35.30	34.90
Households			
2018 Total Households:	934	10,503	36,431
HH Growth 2018-2023:	8.57%	10.35%	10.00%
Median Household Inc:	\$111,315	\$106,605	\$86,504
Avg Household Size:	2.50	2.70	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$383,236	\$332,464	\$265,390
Median Year Built:	2005	2004	2002

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
Kyle Seale Pkwy.	Babcock	303	2017

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

[deborah@drakecommercial.com](mailto:deborah@drakecommercial.com) – [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



## 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date