



1.234 +/- AC - Bulverde Rd  
**SAN ANTONIO, TEXAS**

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SAN ANTONIO, TX 78249





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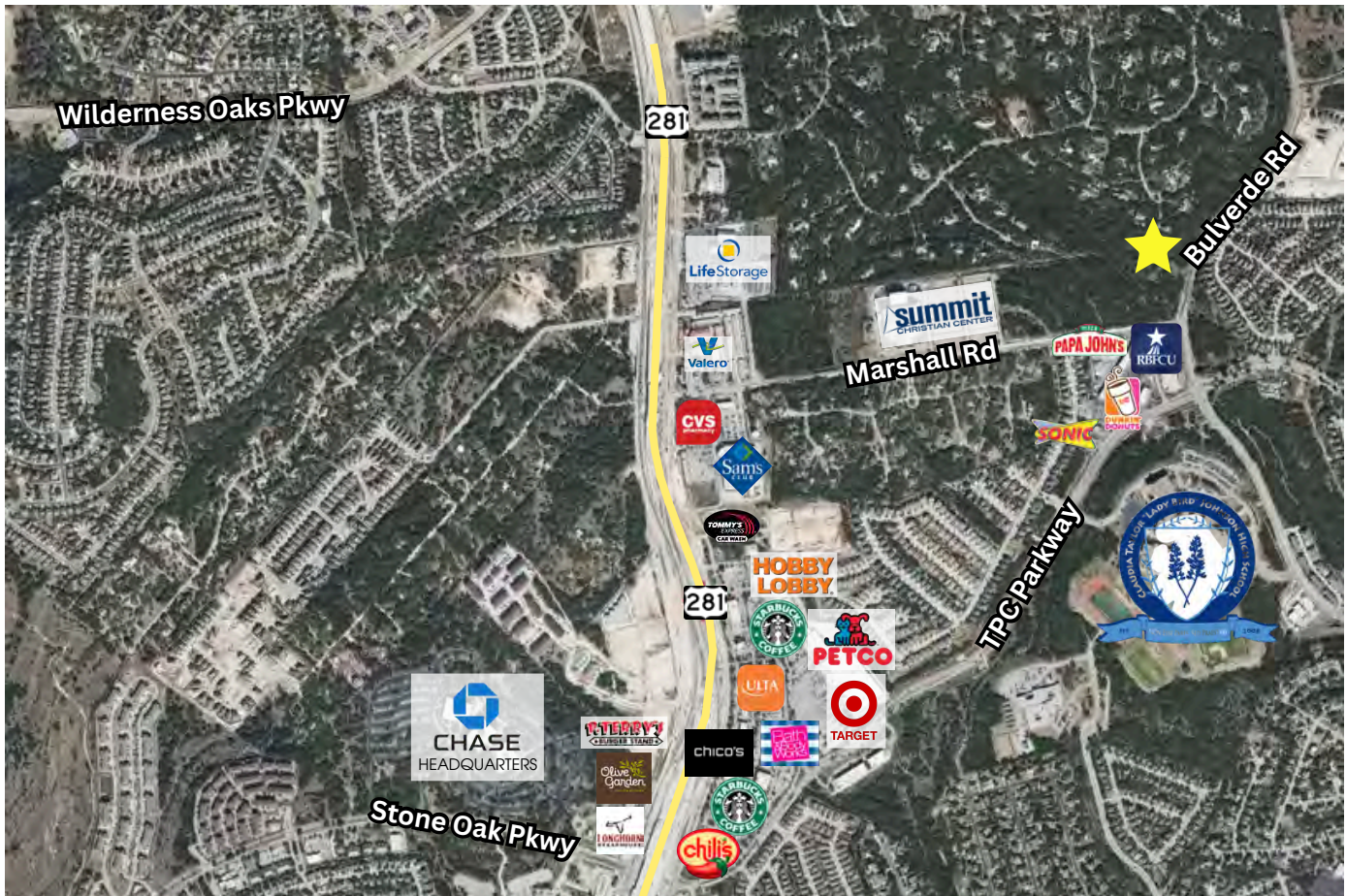
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\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any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



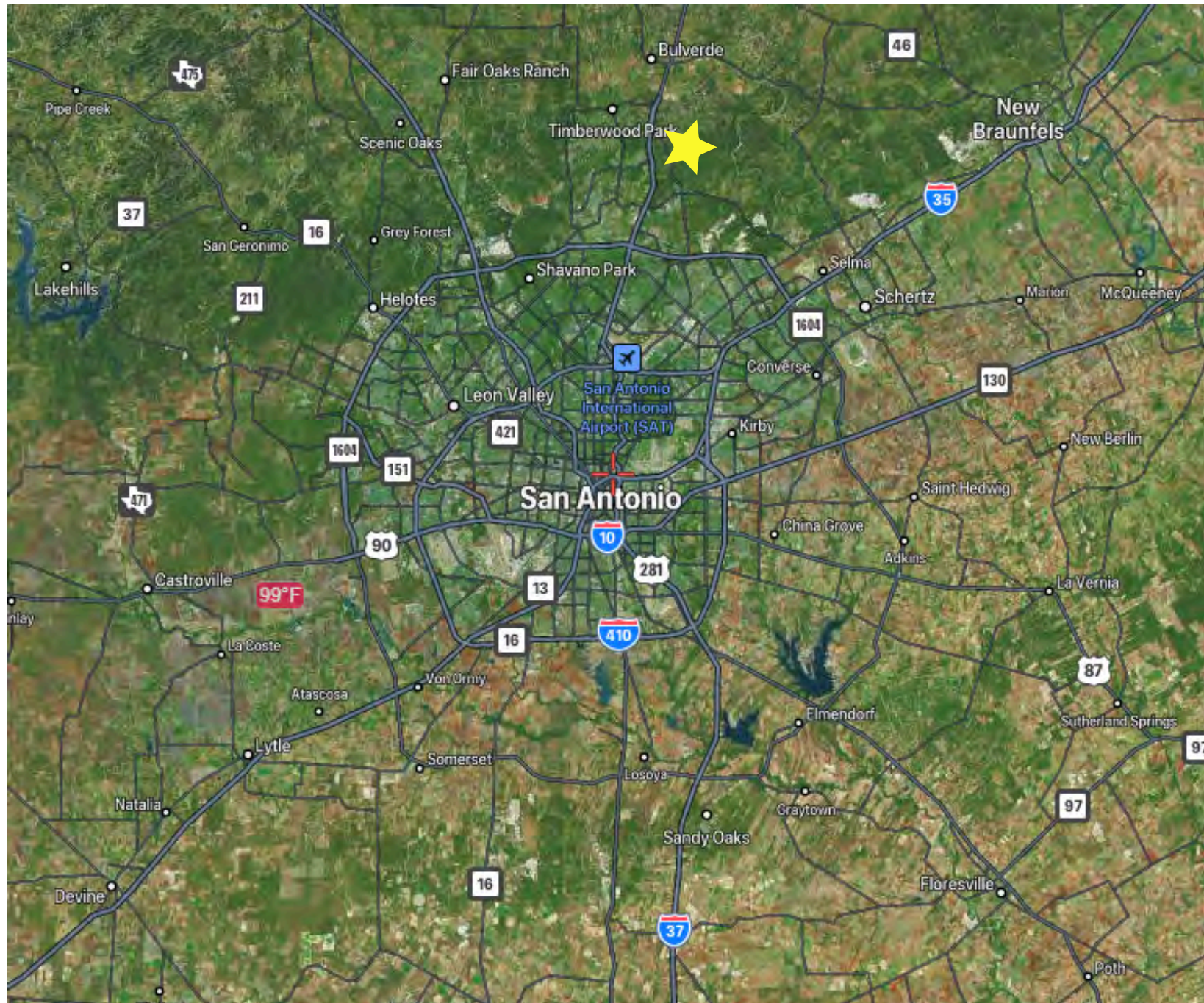


- 1.234 +/- Acre site on Bulverde Road
- Located near Marshall Road Intersection
- Great access and visibility
- Out of City Limits - ERZD
- Call for Pricing

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# MAPPING





# MAPPING





# MAPPING



**ALTA/NSPS LAND TITLE SURVEY**  
BEING A 1.234 ACRE TRACT OF LAND SITUATED IN THE WM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, IN BEAR COUNTY, TEXAS, AND BEING OUT OF LOT 13 (CALLED 67,500 ACRES), BLOCK 4, COUNT BLOCK 4900, EAGLES NEST ONE SUBDIVISION, A SUBDIVISION SITUATED IN BEAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570, PAGES 37-42, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

## LEGEND:

- O = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM BEXAR PROP. CDS" UNLESS OTHERWISE NOTED
- = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ( ) = RECORD INFORMATION
- DPBRECT = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- OPBRECT = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- "C" = POWER POLE
- P.O.B. = POINT OF BEGINNING
- GAS = BURIED GAS LINE
- OHE = OVERHEAD ELECTRIC
- IPFC UP = 1/2" IRON PIN WITH CAP STAMPED "UP" FOUND
- IPFC UP = 1/2" IRON PIN WITH CAP STAMPED "CDS" FOUND

## TITLE COMMITMENT:

ALAMO TITLE INSURANCE COMPANY  
PROPOSED INSURED: NONE LISTED  
OF NO.: SAT-41-4000472202382-JG  
EFFECTIVE DATE: AUGUST 7, 2022

## REFERENCES:

1. RESTRICTIVE COVENANTS, VOLUME 9570, PAGE 37, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; DOCUMENT NO. 20220068199, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
2. 10.(g.) 25' BUILDING SETBACK LINE ALONG EASTERLY PROPERTY LINE, 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ALONG EASTERLY PROPERTY LINE, 150' RADIUS SEPTIC SYSTEM SETBACK LINE, AND 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ALONG NORTH PROPERTY LINE, VOLUME 9570, PAGE 37, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. (AFFECTS, SHOWN HEREON)
3. 10.(h.) TERMS AND PROVISIONS OF SEWER SERVICE ALLOCATION AGREEMENT, VOLUME 8486, PAGE 1769, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. (AFFECTS, NOT PLOTTABLE)
4. 10.(i.) TERMS AND PROVISIONS OF WARRANTY DEED WITH VENDORS LIEN AND GRANT OF EASEMENTS, VOLUME 8486, PAGE 1769, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. (DOES NOT AFFECT)
5. 10.(j.) TERMS AND PROVISIONS OF EDWARDS ADJUTER PROTECTION PLAN, VOLUME 11919, PAGE 571, (AFFECTS, NOT PLOTTABLE) AND VOLUME 14415, PAGE 2435, (DOES NOT AFFECT) OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

## NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM, 1983.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48020201450, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2010, FOR COMMUNITY NUMBER 48020, IN BEAR COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
4. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
5. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

## ALTA/NSPS CERTIFICATION

TO: SUMMIT CHRISTIAN CENTER, A TEXAS NON-PROFIT CORPORATION; ALAMO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON August 3, 2022

DATED THIS 14 DAY OF September, 2022.

DREW A. MARVER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



## FIELD NOTE DESCRIPTION:

BEING A 1.234 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, IN BEAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINING PORTION OF LOT 13 (CALLED 67,500 ACRES), BLOCK 4, COUNTY BLOCK 4900, EAGLES NEST ONE SUBDIVISION, A SUBDIVISION SITUATED IN BEAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570, PAGES 37-42, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND SAID 1.234 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN WITH CAP STAMPED "CDS" FOUND IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF BULVERDE ROAD (A VARIABLE WIDTH R.O.W.), BEING THE SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 134, BLOCK 1, COUNTY BLOCK 4900, SENDERO RANCH UNIT 28, AS RECORDED IN VOLUME 9535, PAGE 175, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, BEING AT THE BEGINNING OF A CURVE TO THE LEFT, AND BEING THE NORTHEAST CORNER OF THE REMAINING PORTION OF SAID LOT 13 AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE WESTERLY R.O.W. LINE OF SAID BULVERDE ROAD, WITH THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 13, AND WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 124.77 FEET, A RADIUS OF 1,054.00 FEET, A DELTA ANGLE OF 05° 46' 56"; A TANGENT LENGTH OF 62.46 FEET, AND A CHORD BEARING AND DISTANCE OF S 24° 59' 01" W, 124.69 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "CDS" FOUND IN THE WESTERLY R.O.W. LINE OF SAID BULVERDE ROAD, BEING A NORTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID LOT 13, BEING AN EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, AND BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE CONTINUING WITH THE WESTERLY R.O.W. LINE OF SAID BULVERDE ROAD, WITH THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 13, AND WITH SAID COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 116.58 FEET, A RADIUS OF 1,409.34 FEET, A DELTA ANGLE OF 04° 44' 37"; A TANGENT LENGTH OF 58.37 FEET, AND A CHORD BEARING AND DISTANCE OF S 19° 23' 05" W, 116.65 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM BEXAR PROP. CDS" SET IN THE WESTERLY R.O.W. LINE OF SAID BULVERDE ROAD, BEING IN THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 13, AND BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE WESTERLY R.O.W. LINE OF SAID BULVERDE ROAD, SAME BEING THE EASTERLY LINE OF THE REMAINING PORTION OF SAID LOT 13, AND ACROSS AND THROUGH THE REMAINING PORTION OF SAID LOT 13, THE FOLLOWING COURSES:

S 88° 31' 41" W, A DISTANCE OF 34.82 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "UP" FOUND FOR A SOUTHERLY CORNER;

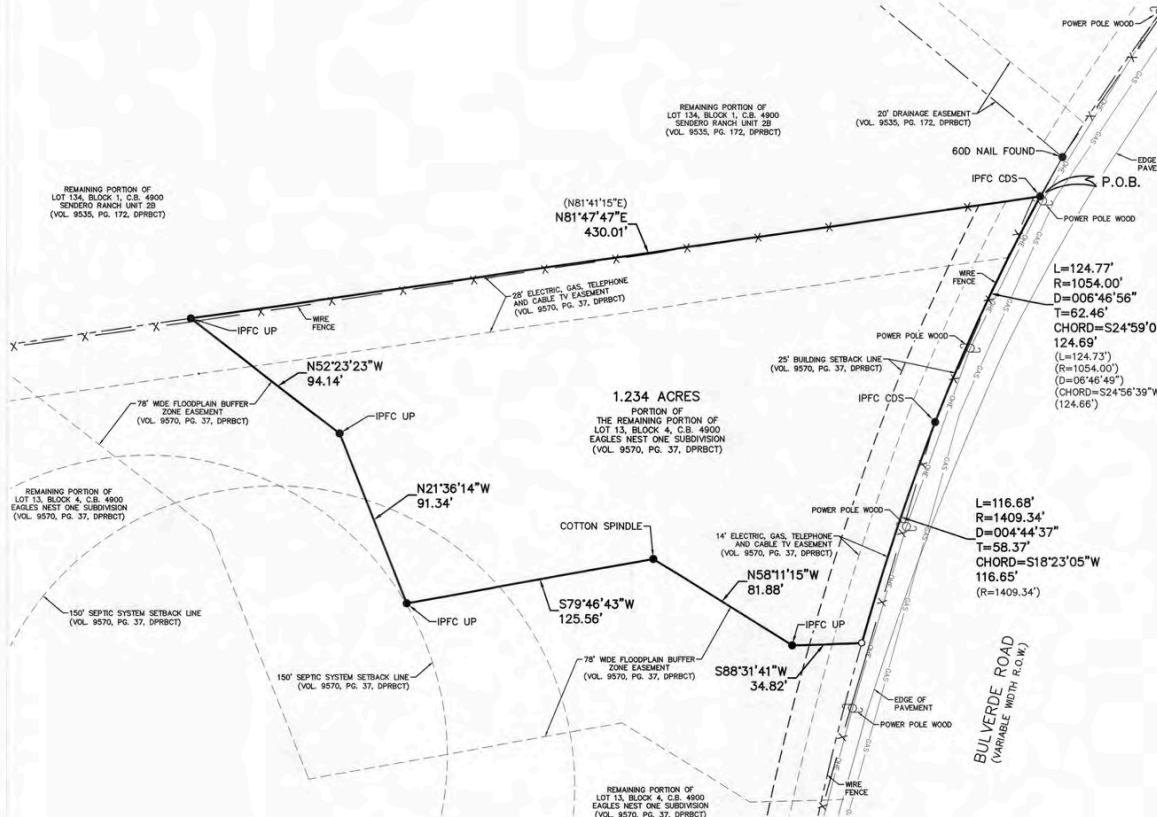
N 58° 11' 15" W, A DISTANCE OF 81.88 FEET TO A COTTON SPINDLE FOUND FOR A SOUTHERLY CORNER;

S 79° 46' 43" W, A DISTANCE OF 125.56 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "UP" FOUND FOR A SOUTHERLY CORNER;

N 21° 36' 14" W, A DISTANCE OF 91.34 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "UP" FOUND FOR A WESTERLY CORNER;

THENCE CONTINUING ACROSS AND THROUGH THE REMAINING PORTION OF SAID LOT 13, N 52° 23' 23" W, A DISTANCE OF 94.14 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "UP" FOUND IN THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID LOT 134, BEING IN THE NORTHERLY LINE OF THE REMAINING PORTION OF SAID LOT 13, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID LOT 13 AND THE REMAINING PORTION OF SAID LOT 134, N 81° 47' 47" E, A DISTANCE OF 430.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.234 ACRES OF LAND.



5151 W. SH 48  
NEW BRAUNFELS, TX 78132  
PH: 830.730.4449  
DREW@DAMAWYER.COM  
FAX: 830.730.4450

ADDRESS:  
BULVERDE ROAD  
SAN ANTONIO, TX 78259

DATE: AUGUST 2022 JOB: 882470





## 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.*

2-10-2025



### 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. **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:
  - 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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	210-402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date