



2 Commercial Sites Stone Oak Parkway

**1.103 AC PAD / 5 AC 2.69 NET USABLE
SAN ANTONIO, TX**

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4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



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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.

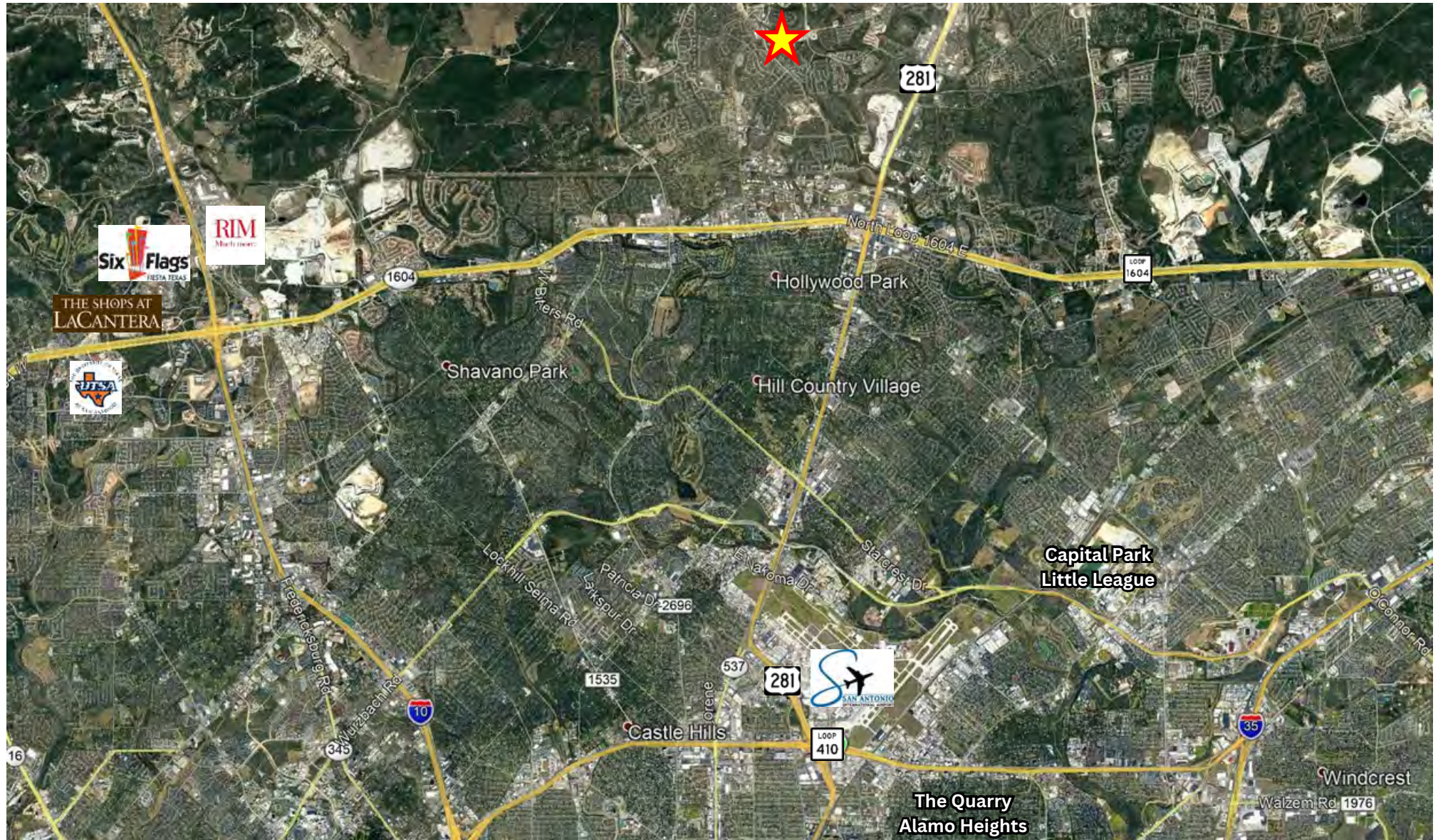
1.103 Acre Pad Site 5 +/- Acres – 2.69 Net Usable



- Development site located in Stone Oak – One of the fastest growing retail, office, and submarket in San Antonio
- Access to property from Stone Oak Parkway as well as Evans Road
- C-2-ERZD
- Calling for Pricing
- 5 Acres / 2.69 Acres Net Usable
- 1.103 Acre Pad Site

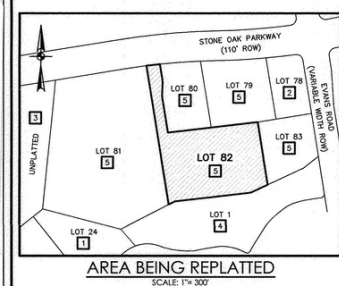
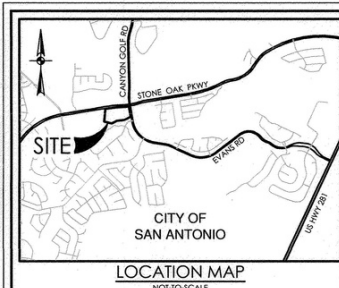
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MAPPING



MAPPING

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INDICATIVE
OF A RECENTLY RECORDED INSTRUMENT
BECAUSE OF ILLEGIBILITY, CARBON OF PHOTO
COPY, DISCOLORED PAPER, ETC.



THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 82, BLOCK 6, NCB 19219 OF THE STONE OAK EVANS SWIC SUBDIVISION RECORDED IN VOLUME 9700, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO HAS AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ACCESS EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ACCESS EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT".

2. ANY CITY-OWNED FACILITIES INCLUDING EASEMENTS AND RIGHTS-OF-WAY ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY FACILITIES OR EASEMENTS WHICH ARE DEDICATED TO THE PUBLIC.

3. THE PLAT DOES NOT AFFECT ANY EASEMENTS OR RIGHTS-OF-WAY WHICH MAY EXIST PRIOR TO THE DATE OF THIS PLAT. THE PLAT DOES NOT AFFECT ANY EASEMENTS OR RIGHTS-OF-WAY WHICH MAY EXIST PRIOR TO THE DATE OF THIS PLAT.

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SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

WASTEWATER EDU 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.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

ACCESS NOTE:

LOT OWNERS SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-5049(i)(3).

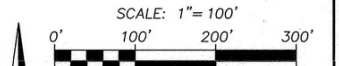
LEGEND

- AC (ACRES)
- DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS)
- VOLUME
- PG (PAGE(S))
- ROW RIGHT-OF-WAY
- EXISTING CONTOURS
- FOUND 1/2" BORN ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" BORN ROD (PG)

PLAT NUMBER 170150

REPLAT ESTABLISHING STONE CREEK VILLAGE UNIT 2

BEING A 2.657 ACRE TRACT OF LAND, ESTABLISHING LOTS 84 AND 85, BLOCK 6, NEW CITY BLOCK 19219, BEING 2.657 ACRES OUT OF LOT 82, BLOCK 6, NEW CITY BLOCK 19219 OF THE STONE OAK EVANS SWIC SUBDIVISION RECORDED IN VOLUME 9700, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TYPE L FIRM REGISTRATION #1002800

DATE OF PRINT: February 15, 2017

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S09°10'26"E	59.12'
L2	S02°15'46"W	45.46'
L3	S09°10'26"E	130.46'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2445.00'	110°22'	N83°23'51"E	50.00'
C2	54.00'	11°28'12"	S03°27'20"E	10.78'
C3	46.00'	11°28'12"	S03°27'20"E	9.17'

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALLS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SADAN PAITE (OWNER OF LOTS 84 AND 85)
VARS CORP. LLC
5403 PASSION FLOWER
SAN ANTONIO, TEXAS 78253

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SADAN PAITE, 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 16th DAY OF February, A.D. 2017.

Nancy E. Williford
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF STONE CREEK VILLAGE UNIT 2 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THE 23rd DAY OF February, A.D. 2017

STATE OF TEXAS
COUNTY OF BEAR

I, Sheela A. Hoff, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF February, A.D. 2017 AT 9:44 AM AND DULY RECORDED IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME 9712 ON PAGE 159 IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF February, A.D. 2017.

COUNTY CLERK, BEAR COUNTY, TEXAS

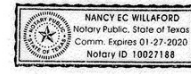
SHEET 1 OF 1

Book 9712 Page 159



KEYED NOTES

- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9700, PG. 200, DPR)
- 30'x20' PRIVATE UTILITY AND ACCESS EASEMENT FOR THE BENEFIT OF LOT 80 (0.138 AC) (VOL. 9700, PG. 200, DPR)
- 16" SANITARY SEWER EASEMENT (VOL. 9700, PG. 200, DPR)
- 35" ELECTRIC, TELEPHONE, CABLE TV AND PRIVATE DRAINAGE EASEMENT (VOL. 9700, PG. 200, DPR)
- 25" BREVOCABLE INGRESS/EGRESS EASEMENT (VOL. 9700, PG. 200, DPR)
- 7' PEDESTRIAN EASEMENT (VOL. 9700, PG. 200, DPR)
- 16" PUBLIC WATER EASEMENT (VOL. 9700, PG. 200, DPR)
- 25" PUBLIC WATER EASEMENT (VOL. 9700, PG. 200, DPR)
- 25" ELECTRIC, TELEPHONE, CABLE TV AND PRIVATE DRAINAGE EASEMENT (VOL. 9700, PG. 200, DPR)
- 25" PUBLIC SANITARY SEWER EASEMENT (VOL. 9700, PG. 200, DPR)
- 10" GAS EASEMENT (0.133 AC) (VOL. 9700, PG. 200, DPR)
- 30'x20' PRIVATE UTILITY AND ACCESS EASEMENT FOR THE BENEFIT OF LOT 80 (0.138 AC) (VOL. 9700, PG. 200, DPR)
- 20" ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9700, PG. 200, DPR)
- 16" WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9700, PG. 200, DPR)
- 14" WIDE ELECTRIC & GAS EASEMENT (VOL. 9546, PGS 188-190, DPR)
- 12" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9546, PGS 188-190, DPR)
- 12" SANITARY SEWER EASEMENT (VOL. 9546, PGS 188-190, DPR)
- 90' PUBLIC DRAINAGE EASEMENT (0.889 AC) (VOL. 9700, PG. 200, DPR)
- 41.02' WIDE DRAINAGE EASEMENT (VOL. 9515, PGS 24-30, DPR)
- VARIABLE WIDTH PRIVATE INTERCEPTOR DRAINAGE EASEMENT (0.139 AC) (VOL. 9700, PG. 200, DPR)
- 21' PRIVATE DRAINAGE EASEMENT (VOL. 9700, PG. 200, DPR)
- 16" WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9546, PGS 188-190, DPR)
- 27' DRAINAGE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9546, PGS 188-190, DPR)
- LOT 24, BLOCK 6, NCB 19219 THE RIDGE AT STONE OAK, UNIT 1 (VOL. 9546, PGS 188-190, DPR)
- LOT 78, BLOCK 6, NCB 19219 STONE CREEK VILLAGE UNIT 1 (VOL. 9671, PG. 174, DPR)
- UNPLATTED (11.8705 ACRES)
- OWNER: LISA L. LEO (VOL. 11978, PGS 2344-2350, DPR)
- LOT 1, BLOCK 6, NCB 19219 THE RIDGE AT STONE OAK, UNIT 1 (VOL. 9546, PGS 188-190, DPR)
- LOT 78, BLOCK 6, NCB 19219 STONE CREEK VILLAGE UNIT 1 (VOL. 9671, PG. 174, DPR)
- STONE OAK EVANS SWIC (VOL. 9700, PG. 200, DPR)



San Antonio



Home to the five-time NBA Champions, The Spurs, San Antonio welcomes 26 million tourists each year who visit attractions like The Alamo, SeaWorld, Six Flags Fiesta Texas, and the River Walk shopping and entertainment district.

The city houses a number of U.S. military bases and hosts the long-running annual San Antonio Stock Show & Rodeo.

By Livability





Information About Brokerage Services

Texas law requires all real estate licensees 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.

Drake Commercial Group	442994	deborah@drakecommercial.com	(210)402-6363
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
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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

Regulated by the Texas Real Estate Commission
TXR-2501

Drake Commercial Group, 4630 N Loop 1604 W # 510 San Antonio, TX 78249
Travis Bauer

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled

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