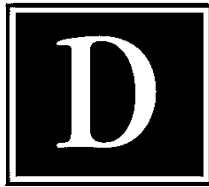


**2.46 Acres  
Knights Cross  
San Antonio, Texas**

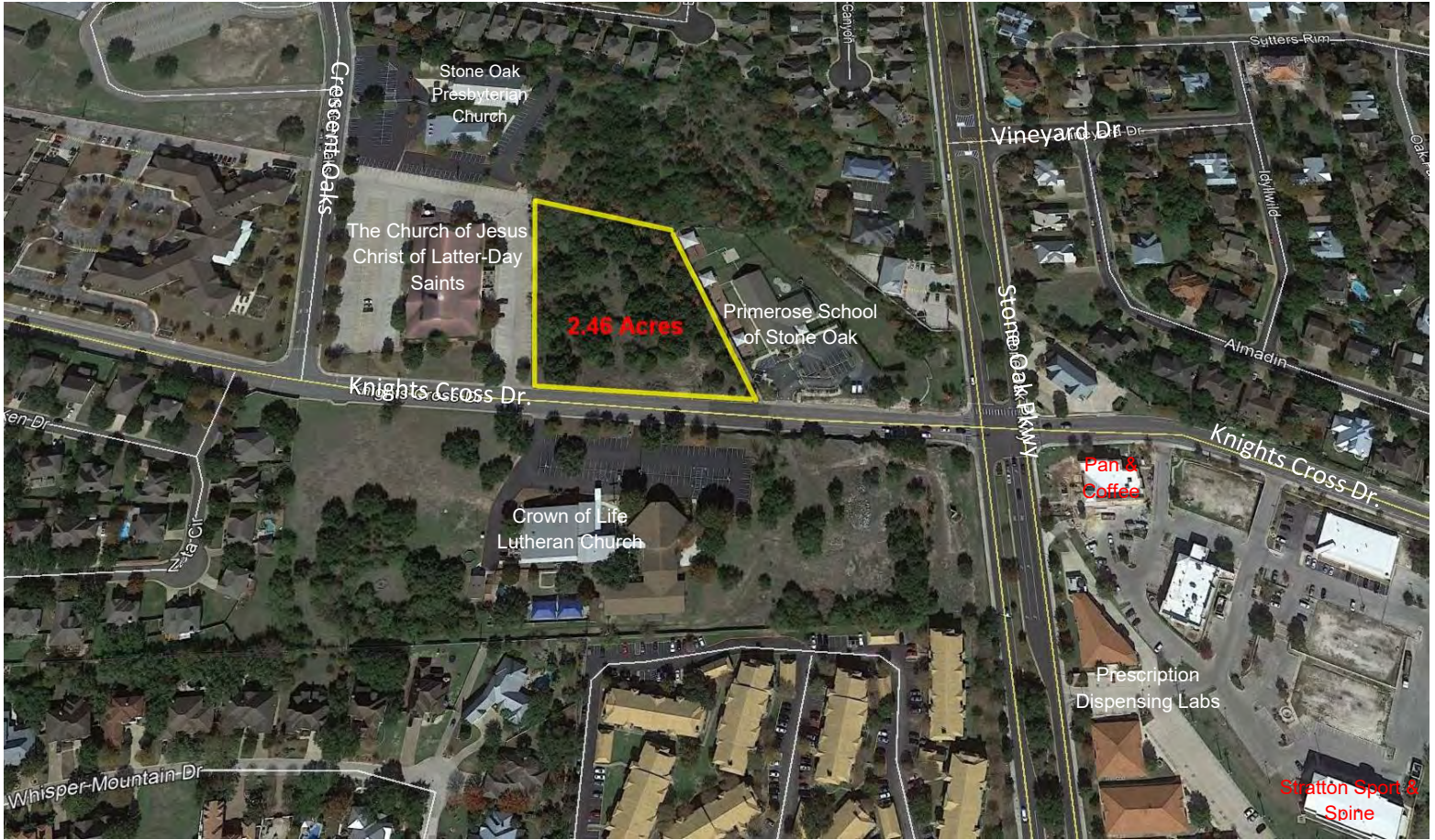


**DRAKE COMMERCIAL GROUP**

**DEBORAH BAUER  
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)**

## 2.46 Acres Knights Cross Dr



- 2.46 acres commercial land on Knights Cross Dr.
- Located in the heart of Stone Oak.
- Great accessibility to Blanco, Hwy 1604, and Hwy 281
- C2 -ERZD
- Water & Sewer – SAWS
- Northeast ISD
- Stone Oak Property Owner's Association
- Call for price



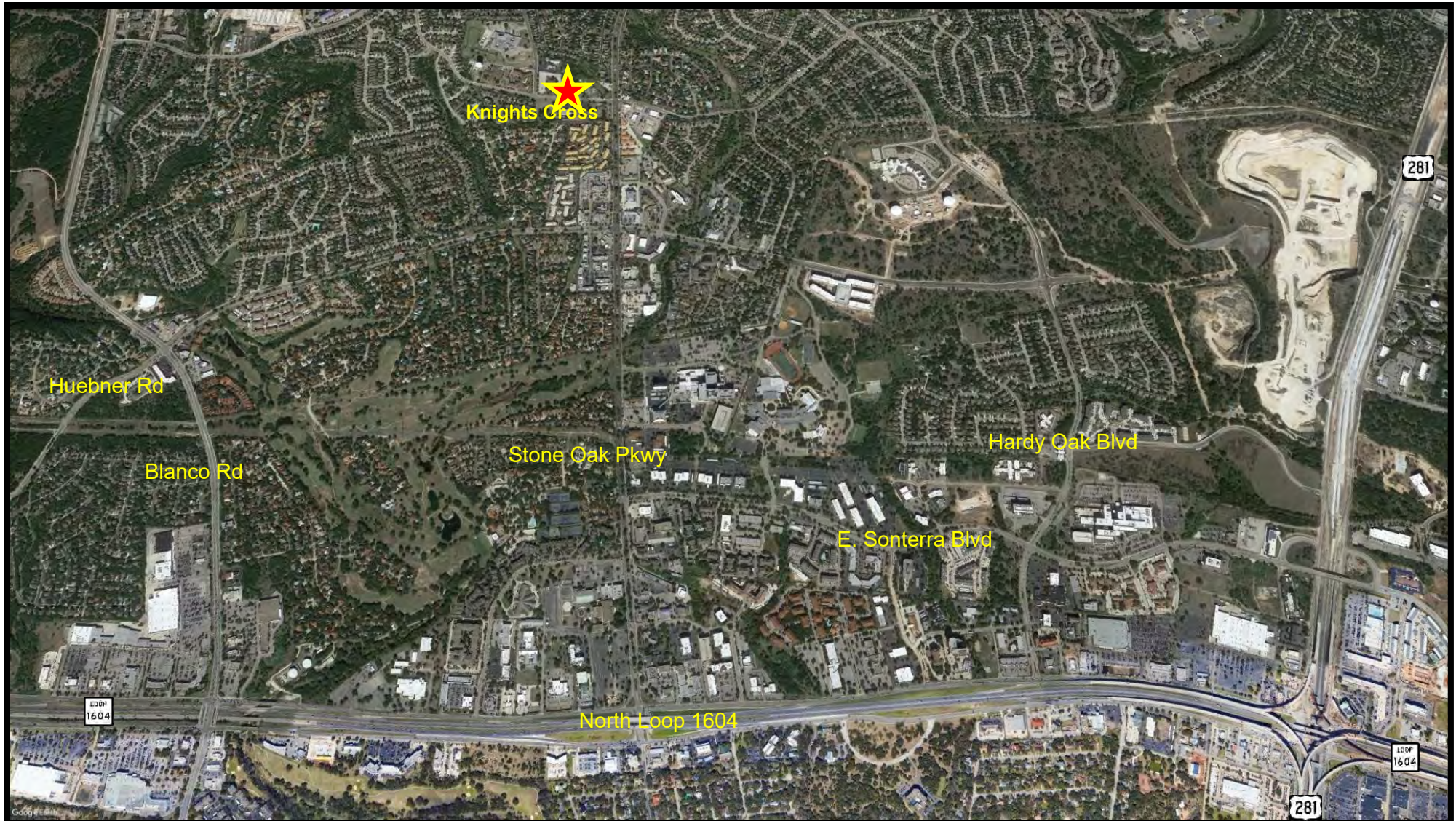
### Drake Commercial Group

4630 N LOOP 1604 W, STE. 510 | SAN ANTONIO, TEXAS 78249  
T: 210.402.6363 | F: 210.402.6767 | [www.drakecommercial.com](http://www.drakecommercial.com)

For more information contact  
DEBORAH BAUER [deborah@drakecommercial.com](mailto:deborah@drakecommercial.com)  
TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



## 2.46 Acres Knights Cross Dr



**Drake Commercial Group**

4630 N LOOP 1604 W, STE. 510 | SAN ANTONIO, TEXAS 78249  
T: 210.402.6363 | F: 210.402.6767 | [www.drakecommercial.com](http://www.drakecommercial.com)

For more information contact  
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TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



LOT 2, BLOCK 1  
CB 4933

CUMBERLAND PRESBYTERIAN  
SUBDIVISION  
VOL. 9524, PG. 99  
EXIST. 16' ELECTRIC  
AND SANITARY SEWER  
ESM'T. (9524-99)

CUMBERLAND PRESBYTERIAN CHURCH  
VOL. 4981, PGS. 1901-1910

10' DRAINAGE  
ESM'T. (9524-56)

25' X 25' DRAINAGE &  
SANITARY SEWER  
ESM'T. (9524-56)

16' SANITARY SEWER ESM'T  
(9524-56)

13' ELECTRIC LINE  
R.O.W. ESM'T. (5240-1302)

CONC. PARKING  
LOT FOR  
ADJOINING PROPERTY

CONC.  
OUT 3.6'

CONC.  
OUT 1.8'

LOT 1, BLK. 1  
CB 4942  
VOL. 9524, PG. 56  
SAN ANTONIO, TEXAS STAKE

N 04°31'22" W  
384.62'  
W 04°50'34" N  
385.15'

25' B.S.  
(11591-374)

10' B.S.  
(11591-374)

(VACANT)  
NCB 19209  
LOT 1, BLOCK 5  
55,854 SQ. FT.  
1.282 ACRES

10' WATER LINE  
ESM'T. (PER PLAT)

25' B.S. (PER PLAT)  
(11591-374)

CONC.  
WALK

CONC. WALK OUT 4.3'

CONC. WALK OUT 3.7'

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N 87°37'55" W  
(N 87°38'05" W)

**KNIGHTS CROSS**  
(60' R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG  
UTILITY, AND TRANSFORMER EASEMENT

NOTE:  
Bearings shown hereon are based on actual GPS  
Observations, Texas State Plane Coordinates, South  
Central Zone, Grid.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,  
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 9556, PG. 133, DEED AND  
PLAT RECORDS, AND VOL. 3534, PG. 1184, VOL. 5895, PG. 743, VOL. 6995, PG.  
474, VOL. 7915, PG. 456, VOL. 8554, PG. 211, VOL. 11591, PG. 374, VOL. 11831,  
PG. 2355, VOL. 12121, PG. 1707, VOL. 15220, PG. 854, OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0140 G, which is Dated 09-29-2010. By scaling from that FIRM, it  
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the  
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

Property Address:

601 & 677 KNIGHTS CROSS

Property Description:

LOTS 1 AND 2, BLOCK 5, NEW CITY BLOCK 19209,  
KNIGHTS CROSS BUSINESS PARK, A SUBDIVISION IN BEXAR  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF, RECORDED IN VOLUME 9556, PAGE 133 OF THE  
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:

UDS FOUR, LLC

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- = LIGHT POST
- = CABLE TELEVISION
- = FIRE HYDRANT



I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify to UDS Four, LLC, First American  
Title Insurance Company and Heritage Title  
Company of Austin, Inc. that the above plat  
represents an actual survey made on the  
ground under my supervision, and there are  
no discrepancies, conflicts, shortages in area  
or boundary lines, or any encroachment or  
overlapping of improvements, to the best of  
my knowledge and belief, except as shown  
herein.

MARK J. EWALD

Registered Professional Land Surveyor  
Texas Registration No. 5095

DRAWN BY: JW

G.F. NO. 201601153

JOB NO. 70369

TITLE COMPANY: HERITAGE TITLE CO.

DATE: 05-12-2016

# LEGEND

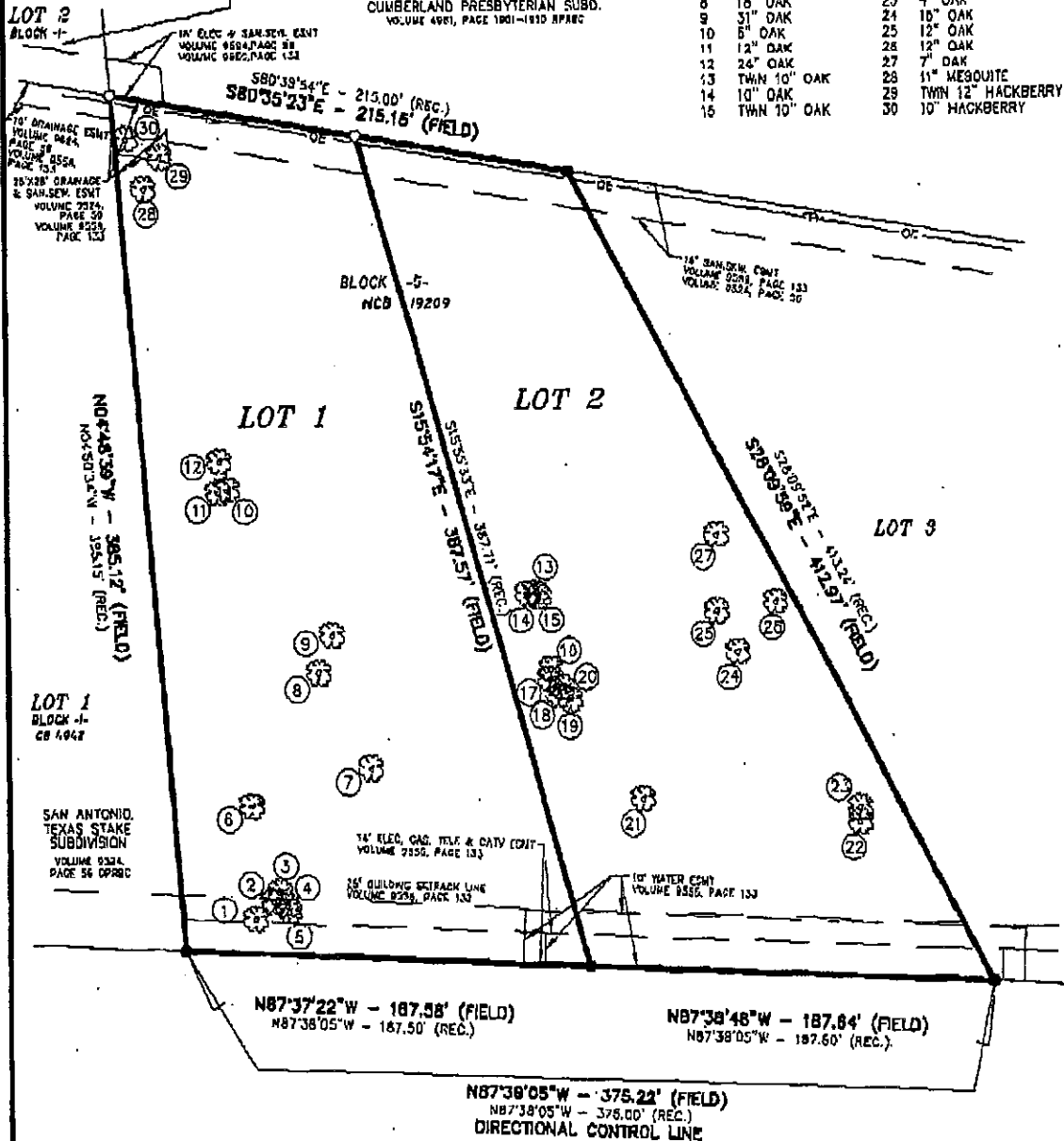
OVERHEAD ELECTRIC — OE —  
WOOD FENCE — F — F —  
CHAIN LINK FENCE — C — C —  
WIRE FENCE — W — W —  
POWER POLE — P —  
FINE HYDRAULIC — H —  
FOUND & IRON PIN — ● —  
UNLESS OTHERWISE NOTED —  
SET & USED PIN — ○ —  
UNLESS OTHERWISE NOTED —

## TREE AND BOUNDARY SURVEY

BEARINGS BASED ON PLAT RECORDED IN  
VOLUME 9556, PAGE 133 OF THE DEED AND  
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

### TREE LIST

TREE #	DESC.	TREE #	DESC.
1	4" OAK	16	14" OAK
2	14" OAK	17	16" OAK
3	18" OAK	18	12" OAK
4	16" OAK	19	14" OAK
5	14" OAK	20	10" OAK
6	4" OAK	21	4" OAK
7	TWIN 18" OAK	22	4" OAK
8	18" OAK	23	4" OAK
9	31" OAK	24	18" OAK
10	5" OAK	25	12" OAK
11	12" OAK	26	12" OAK
12	24" OAK	27	7" OAK
13	TWIN 10" OAK	28	11" MESQUITE
14	10" OAK	29	TWIN 12" HACKBERRY
15	TWIN 10" OAK	30	10" HACKBERRY



#### PLAT OF PROPERTY

REFERENCE: VOLUME 9556, PAGE 133 OF REC

PROPERTY ADDRESS: 601 AND 677 KNIGHTS CROSS  
SAN ANTONIO, TEXAS

LOTS 1 AND 2, BLOCK 6, NEW CITY BLOCK 10202, KNIGHTS CROSS BUSINESS PARK, CITY OF  
SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN  
VOLUME 9544, PAGE 122, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE  
PROPERTY DESCRIBED HEREIN, AND THERE ARE NO ENCUMBRANCES OR EASEMENTS  
UNLESS SHOWN.

DATE: APRIL 5, 2007  
JOB NUMBER: 2007020  
OF NUMBER: 104  
OWNER: TEXAS DORADO PROPERTIES, LTD.

**WILKIE SURVEYING**  
10012 PERRIN DRIVE, #200  
SAN ANTONIO, TEXAS 78217  
(210) 650-9990 PHONE  
(210) 650-9993 FAX  
JOH@WILKIESURVEYING.COM



JERRY D. WILKIE, JR. P.P.L.S. NO. 4784

NOTE: THIS SURVEY WAS  
PREPARED WITHOUT THE  
BENEFIT OF A TITLE  
COMMITMENT. THERE MAY BE  
ADDITIONAL BUILDING  
SETBACKS, RESTRICTIONS, OR  
EASEMENTS THAT MAY  
AFFECT THE PROPERTY THAT  
ARE NOT SHOWN HEREON.  
OWNER/BUILDER SHALL  
VERIFY ALL OF THE ABOVE  
PRIOR TO CONSTRUCTION.

SCALE: 1" = 50'

DRAWN BY: ROR  
CHECKED BY: JWW



## 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.

<b>Drake Commercial Group</b>	<b>442994</b>	<b>deborah@drakecommercial.com</b>	<b>(210)402-6363</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>277444</b>	<b>deborah@drakeocmmercial.com</b>	<b>(210)402-6363</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>277444</b>	<b>deborah@drakecommercial.com</b>	<b>(210)402-6363</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Travis Bauer</b>	<b>519675</b>	<b>travis@drakecommercial.com</b>	<b>(210)402-6363</b>
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](http://www.trec.texas.gov)**

IABS 1-0 Date

Untitled

Phone: (210)402-6363

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)