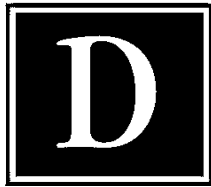


**1.477Acres  
Commercial Land  
Highway 281  
San Antonio, Texas**



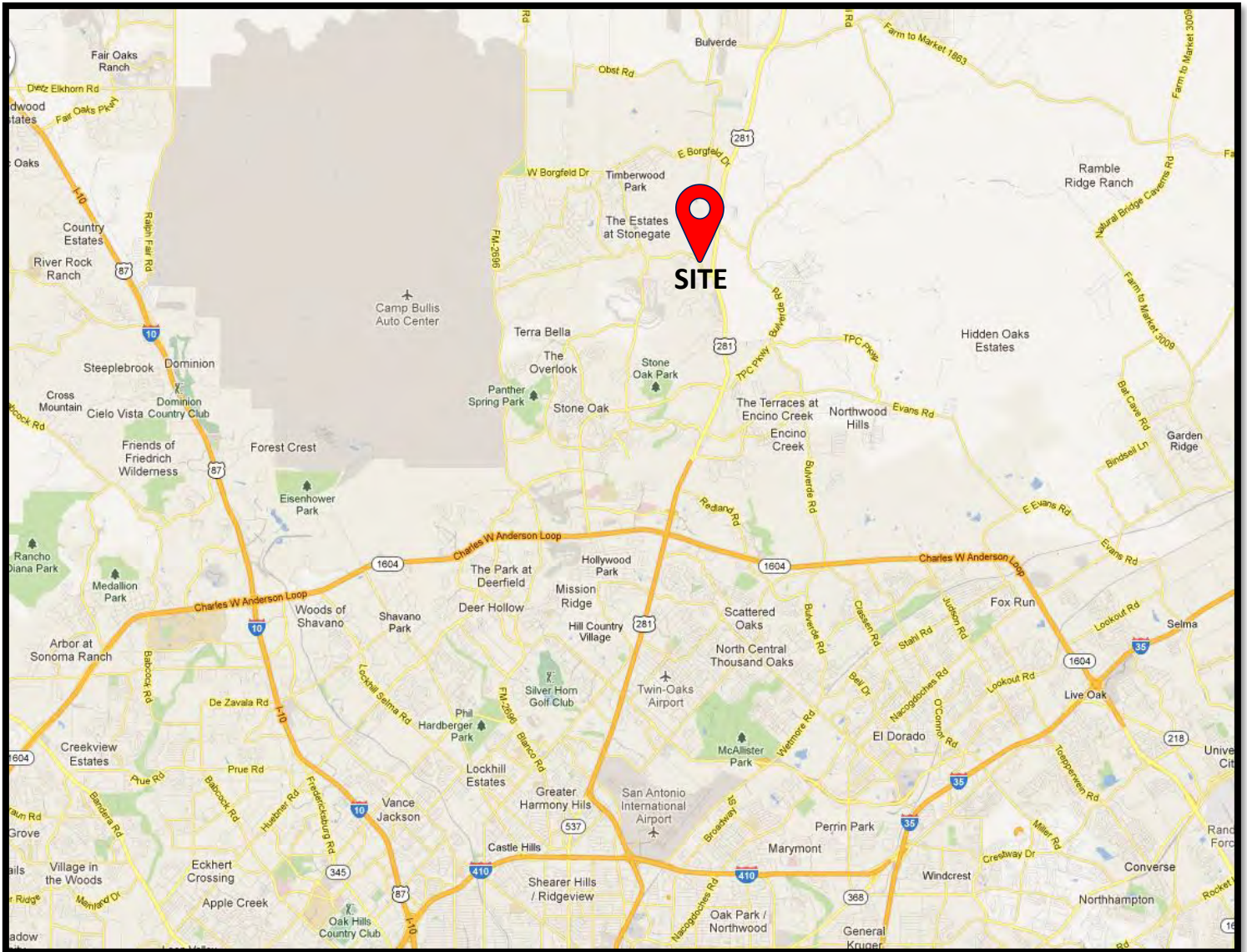
**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510  
SAN ANTONIO, TEXAS 78249  
T: 210.402.6363  
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[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 all information.

# 1.477 Acres Highway 281



- 301.42 LF on Hwy 281 frontage
- Great Visibility
- Approximately 1.477 acres available
- Located north of Marshall Road, on the west side of Hwy 281
- ERZD GC-3 C-2 S
- Water & sewer – SAWS
- Call for price



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# 1.477 Acres - Highway 281

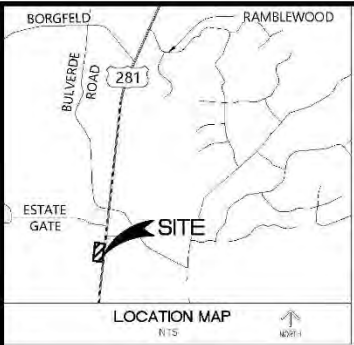


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**COMMON AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAWS, AREAS, DRAINAGE FACILITIES AND FACILITIES OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

**CROSS ACCESS NOTE:**  
LOT OWNER SHALL MAINTAIN SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-53G(R)(3).

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP 222-3880103) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARIES AND THEIR EMPLOYEES AND CONTRACTORS AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBMITTED HEREON FOR CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN DOWNGRADED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(R)(4).

**TXDOT NOTE:**

- FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACKS AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY SHALL BE REGULATED AS PROVIDED BY ACCESS MANAGEMENT MANUAL. THIS PERMIT IS VALID FOR A MAXIMUM TOTAL OF 1 ACCESS POINT ALONG US HIGHWAY 281, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 640.79 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

**DRP/SAWS/DCSA/JUTILITY NOTES:**

- THE CITY OF SAN ANTONIO HAS PARTIAL TITLE INCLUDING GAS, WATER, AND WASTE-WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAN AS "ELECTRIC EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", "WATER EASEMENT", "WASTEWATER EASEMENT", "WATER EASEMENT", "SANitary SEWER EASEMENT" AND/OR "PROTECTED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLING, AND RESTORING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS' ADJACENT LOTS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE SAID LINES AND UTILITIES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE OR BRICK WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY DRP OR UTILITY OR SAWS MORTGAGE LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS OR OBSTRUCTIONS OR ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRANTOR'S LOSS OR ELEVATION ADJUSTMENTS.
- THIS PLAT DOES NOT ALTER, AFFECT, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, WASTEWATER, ILLUMINATION, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SAID EASEMENTS ARE OTHERWISE SPECIFIED.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

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

**IMPACT FEE - HAWKINS NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**AQUIFER NOTE:**  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE CONVEYANCE AGREEMENT WITH THE CITY OF SAN ANTONIO. THIS SUBDIVISION IS SUBJECT TO CHAPTER 94, ARTICLE VI, DIVISION B OF THE SAN ANTONIO CITY CODE, ENTITLED "WATER RECHARGE ZONING AND WATER USE PROTECTION OF LATEST REVISION THEREOF." ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**DRAINAGE NOTE:**  
NO STRUCTURAL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, 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 BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE GRANTORS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**INCREASE/ADDRESS NOTE:**  
NO STRUCTURAL FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INCREASE/ADDRESS EASEMENT SHOWN ON THIS PLAT.

**FLOORPLAN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOORPLAN EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48060C0202G, EFFECTIVE SEPTEMBER 26, 2006. FLOORPLAN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FEDERAL FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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-REDUCING IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**LAND-PLAT-21-11800476**  
**SUBDIVISION PLAT ESTABLISHING**  
**ASHTON GRAY 281 SUBDIVISION**

A 3,068 ACRES TRACT OF LAND SITUATED IN THE PLAT 48060C0202G, SAN ANTONIO, TEXAS, BEING THE REMAINING PORTION OF A 3,036 ACRES TRACT, RECORDED IN VOL. 11935, PG. 1934, DWP.



**Westwood**

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Toll Free (888) 937-6160 San Antonio, TX 78259  
westwoods.com

**Westwood Professional Services, Inc.**  
TBPUS FRM NO. 10194064 - TBPB FRM NO. F-11755  
JOB NUMBER: R003/632/03

STATE OF TEXAS, COUNTY OF BEAR, I, THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

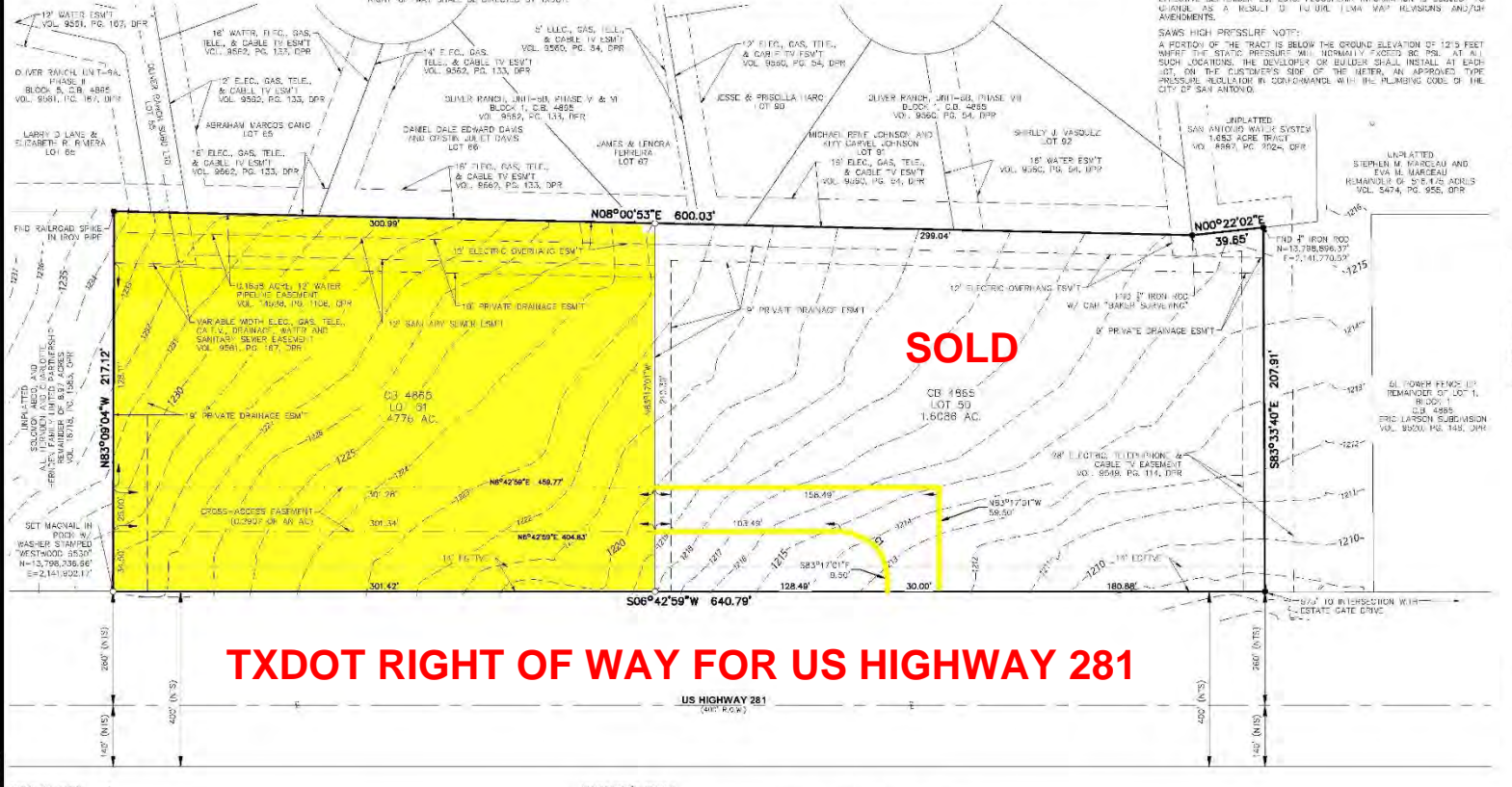
OWNER/DEVELOPER: JCM ENTERPRISES, L.P.  
18414 BRIDGEWAY  
SAN ANTONIO, TX 78258

DULY AUTHORIZED AGENT: JULIAN REYES

STATE OF TEXAS, COUNTY OF BEAR, I, THE UNDERSIGNED SURVIVOR OF THIS DEED PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ONLY UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC  
BEAR COUNTY, TEXAS



**TXDOT RIGHT OF WAY FOR US HIGHWAY 281**

STATE OF TEXAS, COUNTY OF BEAR, I, EMAN C. DOLBE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8828, HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

STATE OF TEXAS, COUNTY OF BEAR, 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 UNITED STATES OF AMERICA, EXCEPT THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLUMBING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

**SURVEYOR'S NOTES:**

- UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "WESTWOOD 281" SET AT 1/2' COMPLETION OF CONSTRUCTION.
- HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE 4204, NAD 83(2011).
- DIMENSIONS AND COORDINATE VALUES SHOWN HEREON ARE SURFACE UTILIZING A CORRECTION SCALE FACTOR OF 1.000032788 APPLIED TO N 15,890,053.5' E 2,141,921.128'.

**GENERAL NOTES:**

- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- ALL EASEMENTS SHOWN AS OR SHOWN HEREON ARE PERMISSIBLE UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1	19.27'	25.00'	80°00'00"	S01°49'58"W	33.36'

- LEGEND:**
- TYPING CORRECTION
  - 1/4" IRON ROD
  - COUNTY BLOCK
  - EASEMENT
  - ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - SETBACK
  - BEAR COUNTY, TEXAS
  - BEAR COUNTY, TEXAS
  - BEAR COUNTY, TEXAS
  - RIGHT OF WAY
  - SET MONUMENTS HEREON ARE 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "WESTWOOD 281"
  - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - CENTER LINE

# DEMOGRAPHICS

<b>Radius</b>	<b><u>2 Mile</u></b>	<b><u>5 Mile</u></b>	<b><u>10 Mile</u></b>
<b>Population</b>			
2010 Population	17,467	79,078	265,767
2020 Population	19,494	98,564	313,647
2025 Population Projection	20,623	105,992	336,479
Annual Growth 2010-2020	1.2%	2.5%	1.8%
Annual Growth 2020-2025	1.2%	1.5%	1.5%

<b>Households</b>			
2010 Households	5,943	26,917	101,123
2020 Households	6,552	33,302	117,332
2025 Household Projection	6,907	35,725	125,341
Annual Growth 2010-2020	0.7%	2.0%	1.3%
Annual Growth 2020-2025	1.1%	1.5%	1.4%
Owner Occupied	4,996	25,480	82,446
Renter Occupied	1,556	7,822	34,886

<b>Household Income</b>			
Avg Household Income	\$126,960	\$126,003	\$107,624
Median Household Income	\$107,926	\$104,714	\$84,844

Source: CoStar 2020



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 TRAVIS BAUER [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



## San Antonio

Home to the five-time NBA champion 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. - Livability



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 source 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.



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## 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@drakeoccommercial.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

Phone: (210)402-6363

Fax:

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