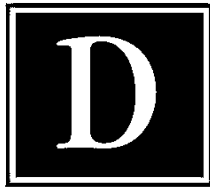


**MF PROPERTY  
10 +/- Acres  
20825 Wilderness Oak  
San Antonio, Texas**



**DRAKE COMMERCIAL GROUP**

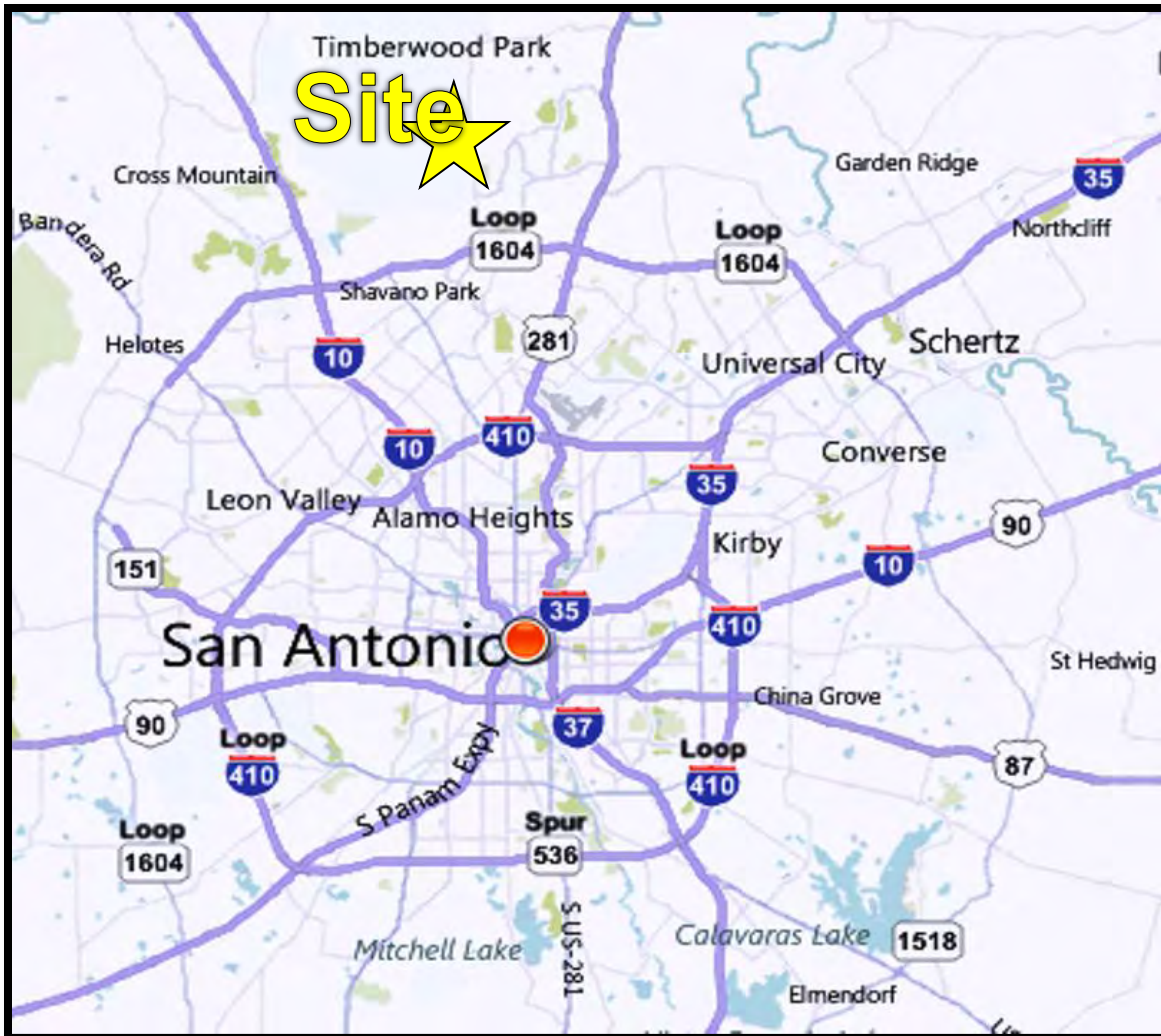
DEBORAH BAUER  
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510  
SAN ANTONIO, TEXAS 78249  
T: 210.402.6363  
F: 210.402.6767  
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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.



## 10 +/- ACRES WILDERNESS OAK



- 10 +/- Acres located next to the Lifehouse Church at 20825 Wilderness Oak
- MF Zoning ERZD
- Beautiful tract next to Wilderness Oak Elementary School
- NEISD
- Views with greenbelt behind
- Close to Parman Library
- Call for pricing

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)





# Drake Commercial Group

4630 N Loop 1604 W  
Suite 510  
San Antonio, TX 78249  
www.drakecommercial.com



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.



- NOTES:  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4004 NORTH AMERICAN DATUM/INCHES OF 1983  
 2. NO TITLE COMMITMENT WAS PROVIDED  
 3. REFERENCED PROPERTY IS IN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SCALED FROM FEMA FLOOD MAP 1501 OF THE COMMUNITY PANEL NO. 480301000, DATED SEPTEMBER 26, 2010  
 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEAR COUNTY ORDINANCES AND RESTRICTIONS  
 5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY  
 6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "WM SURVEYING"  
 7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR COUNTY ANNUAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



Line Data

LINE #	LENGTH	DIRECTION
L1	156.87'	S89°56'47\"/>
L2	74.87'	N00°21'58\"/>
L3	100.00'	S28°38'11\"/>

Curve Data

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	379.85'	1247.04'	97°28'18\"/>		

STATE OF TEXAS  
 COUNTY OF BEAR  
 I, TERESA A. SEDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIED WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 08/20/2024.

TERESA A. SEDEL  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 EMAIL: TSEDEL@PWSURVEYS.COM  
 DATE OF SURVEY: 08/20/24  
 PROJECT NO.: 18-119



REVISIONS

DATE



TITLE SURVEY OF \_\_\_\_\_ BEAR COUNTY, TEXAS

CJOB NO: 18-119  
 DATE: 10/04/24  
 DRAWN BY: AD  
 CHECKED BY: TAS

SHEET NUMBER:

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## 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.

Drake Commercial Group <sub>LLC</sub>	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
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