

D Drake Commercial Group

4.283 Acres
Stone Oak Parkway
SAN ANTONIO, TX

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DRAKECOMMERCIAL.COM



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



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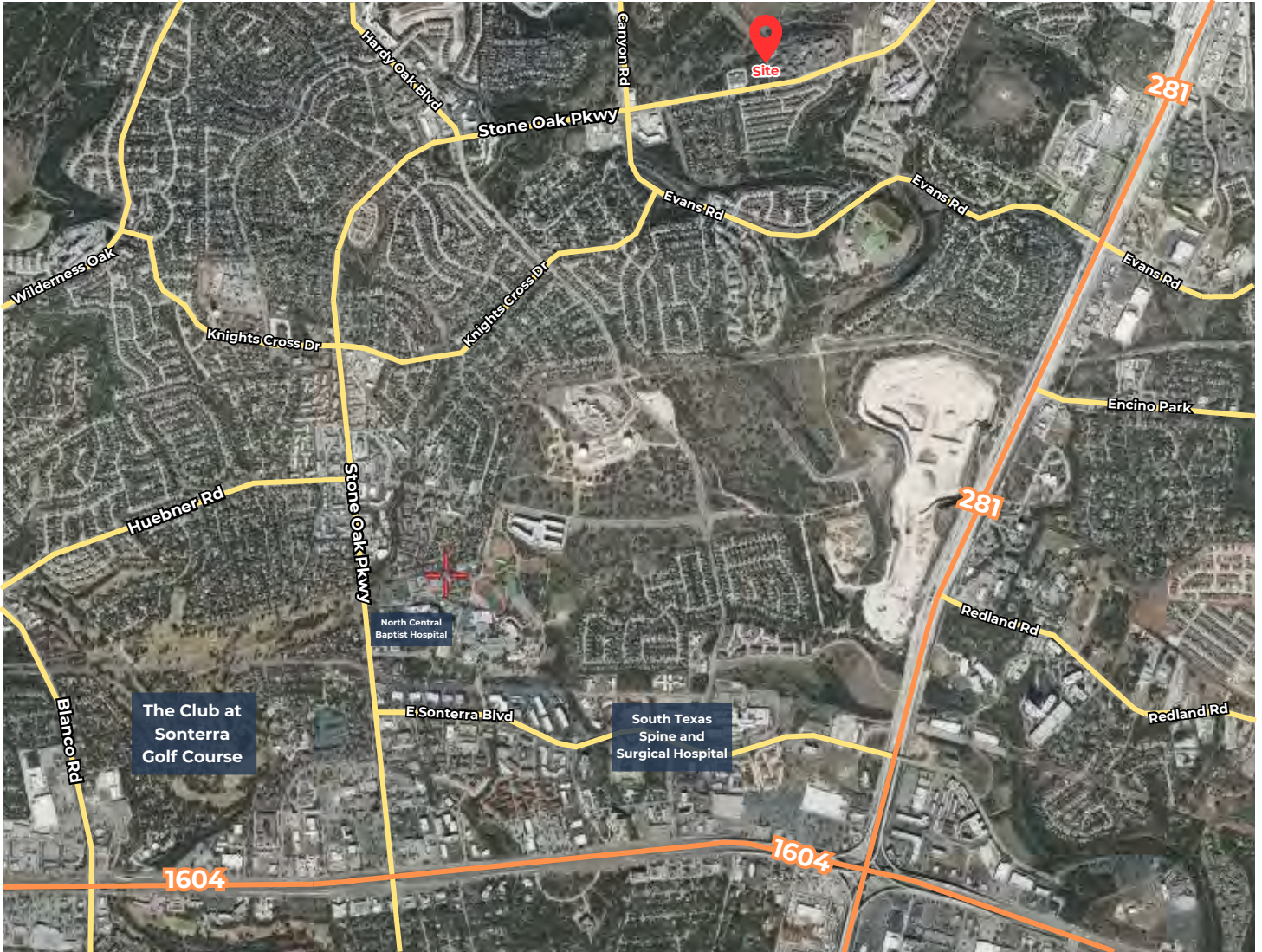
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* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any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

EXECUTIVE SUMMARY



- 4.2 Acre platted lot on Stone Oak Parkway, east of Evans road
- 319' of frontage on Stone Oak Parkway
- Zoned C2
- Within Stone Oak POA
- Water / Sewer to site: SAWS, 3 Phase electric to site: CPS
- Adjacent to City of San Antonio Park
- Call for pricing

MAPPING



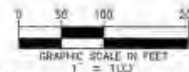
MAPPING

PLAT NUMBER 120428

SHEET 1 OF 1

SUBDIVISION PLAT ESTABLISHING CALLE STONE OAK

ESTABLISHING LOTS 3, 4, AND 5, BLOCK 3, N.C.B. 19218 BEING A TOTAL OF 8,104 SQUARE FEET OF LAND SITUATED IN THE L.C. CRITCHFIELD SURVEY NUMBER 72, ABSTRACT 330, IN SAN ANTONIO, BEXAR COUNTY, TEXAS
MAY 1, 2013



LOCATION MAP
Scale: 1" = 500'
MAPSCO-483-85

CASE NOTES

1. THE CITY OF SAN ANTONIO IS A PART OF THE ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) AS HERETOFORE DESCRIBED AND THE PROPERTY AND RIGHTS-OF-WAY FOR ELECTRIC INTERCONNECTION AND SERVICE FACILITIES IN THE AREA CONSISTED OF THE PLAT OF "LINDSEY ESTATE" (A.C.B. 19218) SERVICE CASING AND "OVERHEAD CASING", "UTILITY CASING", "TWO CASING AND TRANSMISSION EXPOSURE" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, ADJUSTING, PATTERLING AND INSPECTING POLES, HANGING OR SETTING WIRES, CABLES, CONDUITS, BELLETS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPROPRIATE TOPOGRAPHY WITH THE RIGHT OF RIGHTS AND EGRESS OVER QUARTERS ADJACENT LAND, THE RIGHT TO INCLUDE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS A4, 45 FEET OF EASEMENT FOR OTHER CONSTRUCTION WHICH CHANGED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BULKHEAD, CONDUIT, SLAB, OR WALL SHALL BE PLACED WITHIN SAID EASEMENT. ANY OF THE INSTANT LOTS RESULTING FROM MODIFICATIONS SECURED BY THIS INSTRUMENT LOCATED WITHIN SAID CASING, USE TO CROSS CHANGES OF GRADE OR ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEMAND RESPONSIBLE FOR SAID CHANGES OR CHANGES IN ELEVATION.
2. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER UTILITY RIGHTS OR RIGHTS-OF-WAY OR RIGHTS-OF-USE UNLESS THE CHANGES TO SUCH EASEMENTS ARE OTHERWISE NOTED.

SURVEY NOTES

1. ALL PINS WILL BE SET INTO CONCRETE AT ALL CORNERS. ALL SET IN PINS ARE 1/2" FROM 800 SET WITH RED PLASTIC CAP EMPLOYED 70% SHARP.
2. NAME OF BEARING IS BAKED BEARS STATE PLANE COORDINATE, SOUTH-SOUTH EAST.

NOTES

1. NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTION THAT MIGHT TRANSMIT SHALL BE PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT OR ENCROACH ON ANY TYPE OF MODIFICATION, WORK ALONG THE CROSS-SECTION OF THE EASEMENT OR TRANSMISSION EXPOSURE UNLESS THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER QUARTERS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE CASING.
2. THE MAINTENANCE OF EASEMENTS OF ANY KIND, CONDUITS, AND TRENCH SHALL BE THE RESPONSIBILITY OF THE PERSONS OR PERSONS RESPONSIBLE FOR SAID EASEMENTS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
3. FURNISHABLE AREA WITH ALL EASEMENTS SUCH AS DRAINAGE, CONDUIT, CABLE, OR OTHER UTILITY RIGHTS-OF-WAY ARE FORMERLY GREAT UNLESS NOTED OTHERWISE.
4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED SURFACE ELEVATION FOR THE 100 YEAR FLOOD DEVELOPMENT.
5. THE DESIGN AND CONSTRUCTION OF THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO INTERPRETATION BY THE CITY OF SAN ANTONIO.
6. THIS SUBDIVISION IS WITHIN THE UNINCORPORATED NEIGHBORHOOD ZONE DEVELOPMENT WITHIN THE JURISDICTION IS SUBJECT TO CHAPTER 34, ARTICLE VI, SECTION 1 OF THE SAN ANTONIO CITY CODE (ENTITLED "UNINCORPORATED ZONE AND NEIGHBORHOOD PROTECTION OF LATEST REVISION NUMBER) AND LOCAL ORDINANCES RELATING TO DEVELOPMENT WITHIN THE UNINCORPORATED NEIGHBORHOOD ZONE.

SAME NOTES

1. IMPACT FEE FOR WATER AND WASTEWATER IMPACT FEE ARE NOT PART OF THE FEE OF PLAT FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
2. IMPROVEMENTS: THE NUMBER OF WASTEWATER EQUIPMENT INCLUDING LOTS (EQUIP) PAID FOR THIS SUBDIVISION PLAT ARE AS SHOWN ON THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER (EQUIP) IN THE DEVELOPMENT SERVICES CONTRACT.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM FROM COMPLETION BY THE DEVELOPER AND ACCEPTANCE OF THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN ALL QUALITY CONTROL AND/OR WATER MAINS WHICH ARE INSTALLED WITHIN THIS PROJECT'S PLAT.

Kimley-Horn and Associates, Inc.
SURVEYING
QUALITY-FOURTH AND ASSOCIATES, INC.
801 HWY LOOP 410, SUITE 300
SAN ANTONIO, TEXAS 78216
PH: (214) 544-2155
FAX: (214) 544-0059
CONTACT: STEPHEN C. COSE, P.E.

OWNER (LOTS 3 AND 4):
CALLE STONE OAK, L.L.P.
10500 HERITAGE HWY.
SUITE 500
SAN ANTONIO, TEXAS 78216

OWNER (LOT 5):
STONE OAK MEMORY CARE, L.L.P.
545 EAST JOHN CARPENTER (FREEMAN)
SUITE 500
IRVING, TEXAS 75062

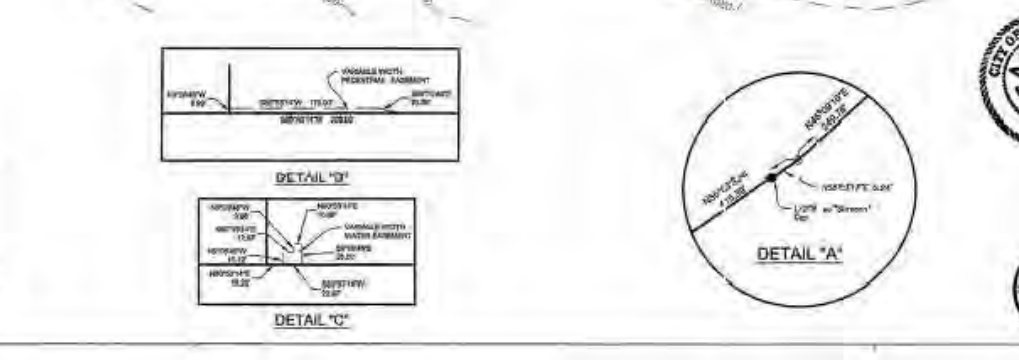


LEGEND



RECORDER'S MEMORANDUM
I, THE CLERK OF THE COUNTY CLERK, HAVE RECEIVED FOR RECORDATION THE ABOVE ENTITLED INSTRUMENT AND HAVE THEREUPON SEARCHED THE RECORDS OF THE COUNTY CLERK AND HAVE FOUND THAT THE SAID INSTRUMENT IS A VALID INSTRUMENT AND IS NOT IN VIOLATION OF ANY LAWS OF THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
P. F. SHELLS
COUNTY CLERK



STATE OF TEXAS
COUNTY OF BEXAR

I, the undersigned authority on this day personally appeared **Stephen C. Cose**, 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 consideration therein expressed and in the capacity therein stated.

2013

WITNESSED BY ME AND SEAL OF OFFICE THIS **12th** day of **May** 2013.

Stephen C. Cose
Notary Public
Notary Seal of State of Texas
Comm. Exp. 12-12-0815

STATE OF TEXAS
COUNTY OF BEXAR

I, the undersigned authority on this day personally appeared **Thomas M. Kelly**, 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 consideration therein expressed and in the capacity therein stated.

2013

WITNESSED BY ME AND SEAL OF OFFICE THIS **12th** day of **May** 2013.

Thomas M. Kelly
Notary Public
Notary Seal of State of Texas
Comm. Exp. 12-12-0815

STATE OF TEXAS
COUNTY OF BEXAR

I, the undersigned authority on this day personally appeared **Genard R. Kiehoff**, 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 consideration therein expressed and in the capacity therein stated.

2013

WITNESSED BY ME AND SEAL OF OFFICE THIS **12th** day of **May** 2013.

Genard R. Kiehoff
Notary Public
Notary Seal of State of Texas
Comm. Exp. 12-12-0815

STATE OF TEXAS
COUNTY OF BEXAR

I, the undersigned authority on this day personally appeared **Edwin M. Bally**, 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 consideration therein expressed and in the capacity therein stated.

2013

WITNESSED BY ME AND SEAL OF OFFICE THIS **12th** day of **May** 2013.

Edwin M. Bally
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REAL ESTATE // SELLING SAN ANTONIO & SURROUNDING AREAS

Stone Oak is one of the most beautiful and beloved neighborhoods of San Antonio

Donna Froyencher, Sponsored content contributor

Feb. 4, 2020 | Updated: Feb. 11, 2020 1:37 p.m.



It's no secret that Stone Oak is one of the most beautiful and beloved neighborhoods of San Antonio – and for good reason.

First envisioned in the 1980s, it has since grown to be the thriving area that it is today. This popular and populous master-planned community in north-central San Antonio enjoys the desirable status of a peaceful suburb coupled with all the amenities of city living.

As charming as it is luxurious, homes in Stone Oak range all the way from the mid-\$200s up to and beyond \$1 million, appealing to a wide variety of buyers.

Its history is just as varied: In 1985, a small group of developers led by Dan Parnam filed the first master plan for the Stone Oak community in Bexar County, with a vision of multiple land uses.

Later, Rick Sheldon took over Parnam's vision and continued to develop the community, and Sheldon hired Buz Buckley as project manager of Stone Oak – a role in which he remained active until 2008.

Today, Stone Oak's POA is self-managed, and the community includes more than 30 distinctive and delightful neighborhoods.

With beautiful weather year-round, locals enjoy the great outdoors, exploring nature at Natural Bridge Caverns or even jogging the trails at Stone Oak Park. Beautiful wooded areas and formations of granite rock dot the landscape, adding to its delightful charm.

Residents enjoy ready availability of beautiful homes, luxury apartment living, and some of the greatest medical offices and hospitals available in the region – ranging from the Children's Hospital of San Antonio to Methodist Hospital at Stone Oak to North Central Baptist Hospital.

Stone Oak is a wonderful place to raise a family, too: Approximately 46 percent of the community's households are families with children. For these families residing in Stone Oak, educational options and opportunities are legion. The majority of families are zoned to the acclaimed North East Independent School District, with a few areas served by Comal Independent School District.

Stone Oak families attend Wilderness Oak Elementary, Tuscany Heights Elementary, Hardy Oak Elementary, Stone Oak Elementary and Canyon Ridge Elementary; Jose M. Lopez Middle School, Barbara Bush Middle School and Frank Tejada Middle School; and Lady Bird Johnson High School and Reagan High School.

For fun and festivities, Stone Oak is home to much of San Antonio's retail and entertainment. For instance, a golf aficionado may look no further than a round or two of golf at Canyon Springs Golf Club.

But the Rim and the Shops at La Cantera aren't too far away, and other dining and retail options abound and options are constantly expanding. Stop by Chama Gaucha for delicious lamb chops at an authentic Brazilian steakhouse, Toro Kitchen and Bar for some Spanish tapas or Taipei on Stone Oak Parkway for Chinese food that charms the palate – then visit the Village at Stone Oak where you will find more than 80 stores and services and a movie theater, among other amenities.



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 Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakeocmmercial.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