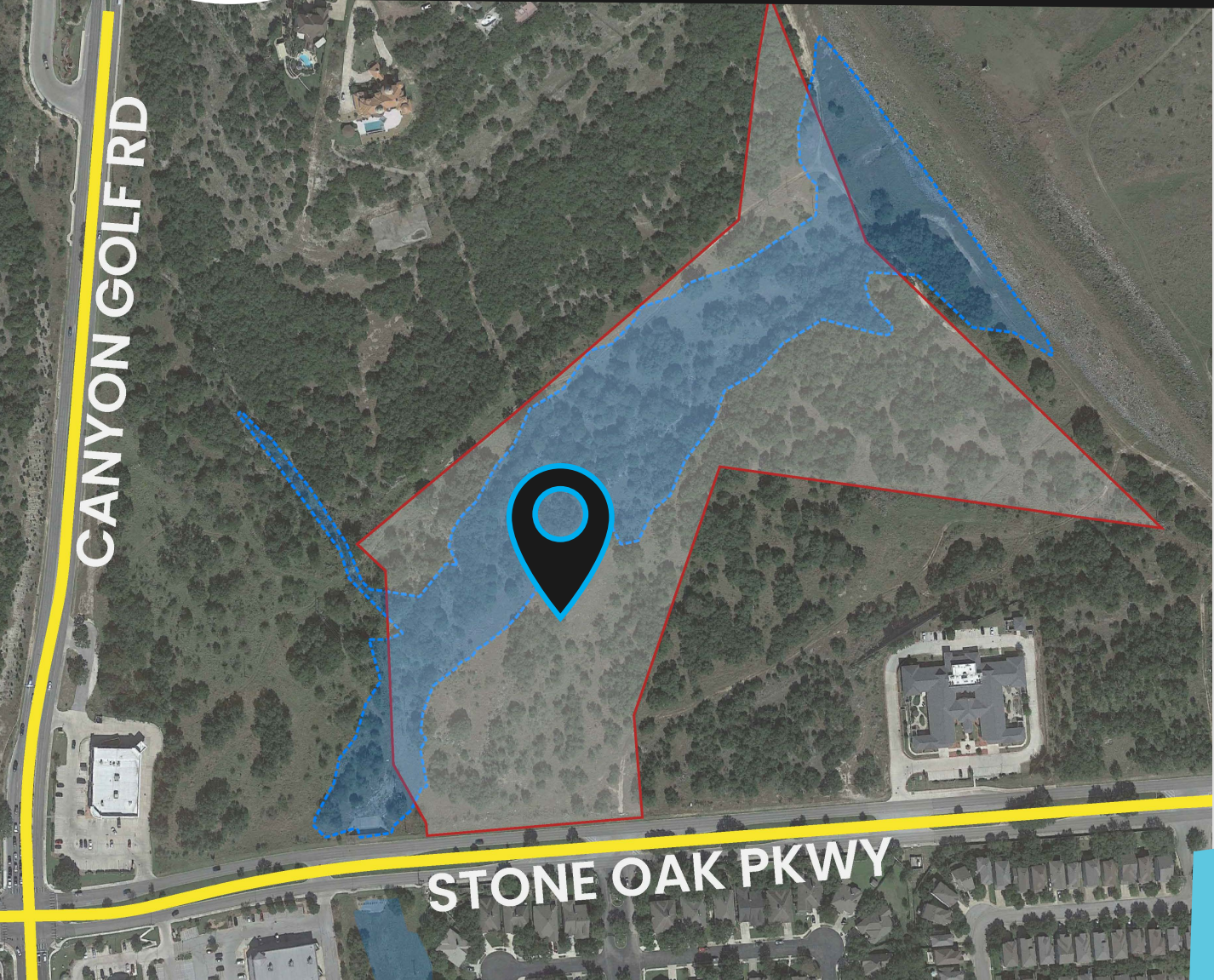



COMMERCIAL/MULTIFAMILY LAND AVAILABLE


+/-21.76 GROSS ACRES ON STONE OAK PARKWAY


 **PRICING: \$3,800,000**





PROPERTY DESCRIPTION

 **Acres:** +/-21.76 acres gross
+/-11.85 usable acres

 **Zoning:** C-2 & R-6 PUD
Multifamily Allowed in C-2

 **Location:** Heart of Stone Oak MPC

 **Access:** East/West Access from Stone Oak Parkway - 1/4 Mile East of Canyon Golf Road

 **Nearby:** Numerous high-end subdivisions, commercial developments, restaurants & offices

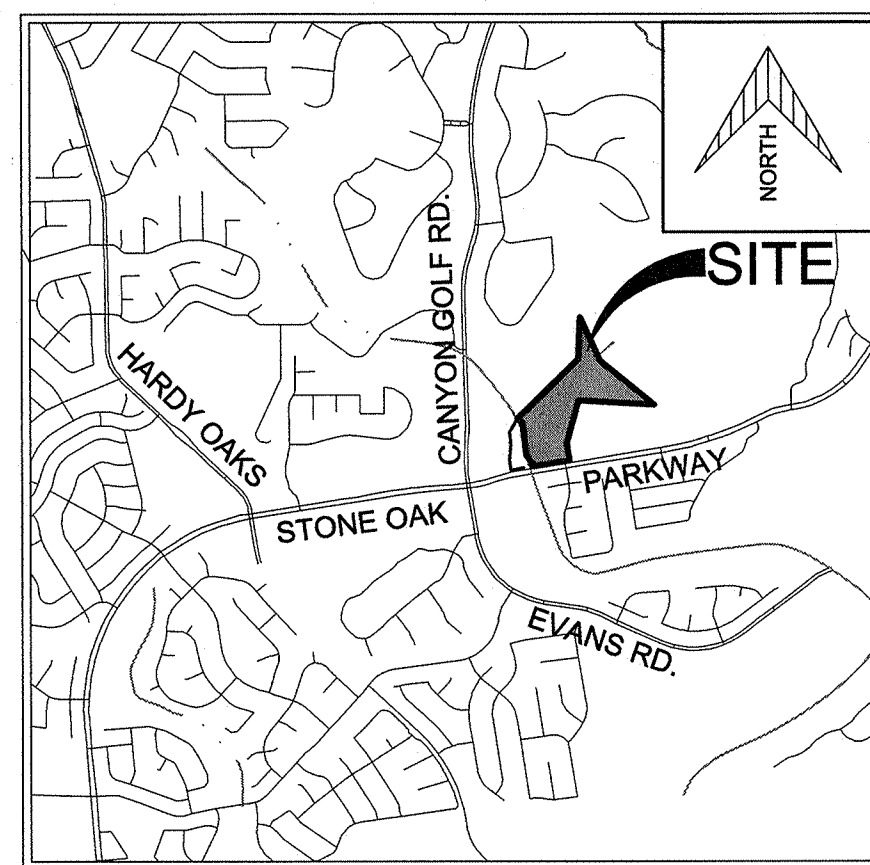
Utilities at Site

* 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. All information should be independently verified including, but not limited to, acreage of land, utility availability, access, and zoning.

AUSTIN HAGAUER

TEL: 210-367-0445 | FAX: 210-479-3232

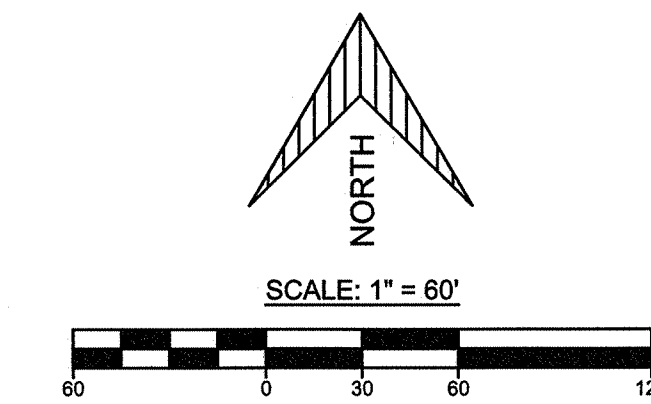
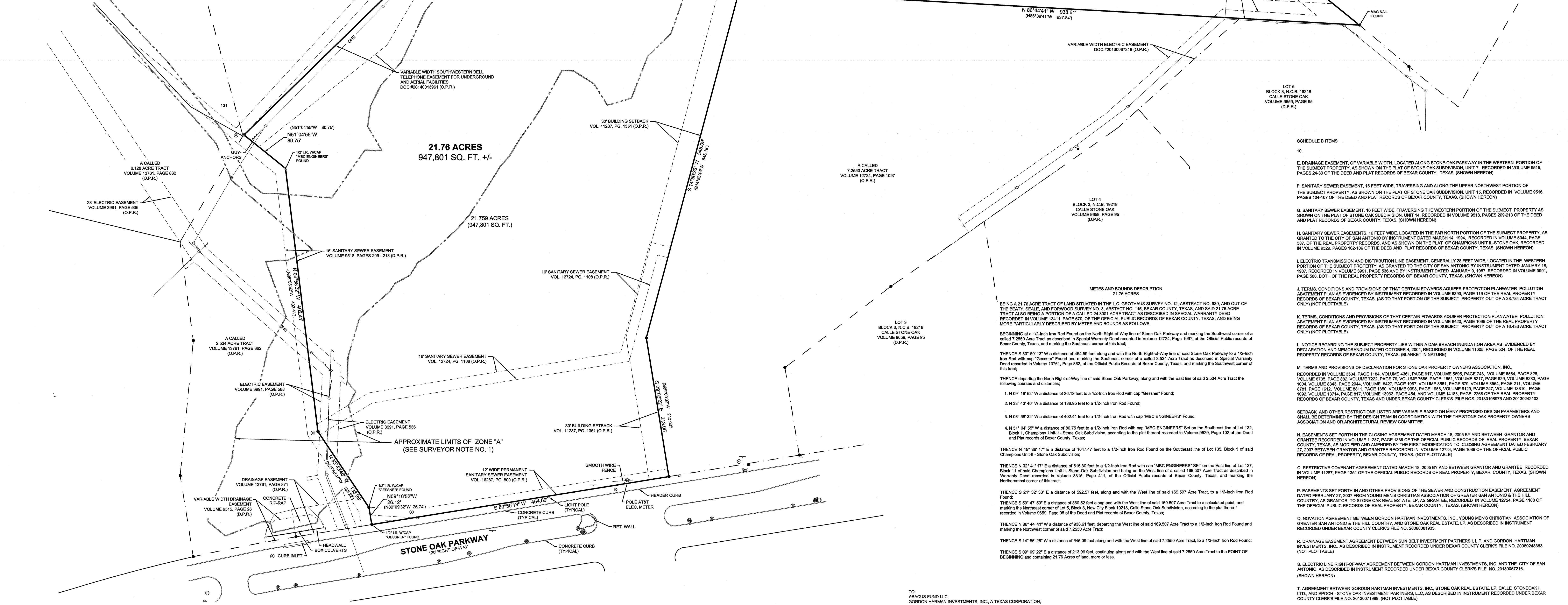
AUSTIN@HAGAUER.NET



SURVEYOR NOTES:
 1) BASED ON A MAP TO MAP TRANSFER BY VISUAL INSPECTION OR SCALING ONLY, THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) AND ZONE "A" (SHADED) ON COMMUNITY PANEL NUMBER 48020240 G DATED SEPTEMBER 20, 2016, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
 FLOOD ZONE DEFINITION:
 FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).
 2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:
 03 NO. 311000784
 EFFECTIVE DATE: MARCH 24, 2022
 ISSUED DATE: MARCH 31, 2022
 3) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 4) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

LEGEND

- CLEAN OUT
- ⊕ FIRE HYDRANT
- ⊕ TRAFFIC SIGN
- ⊕ LIGHT POLE
- ⊕ GUY ANCHOR
- ⊕ POWER POLE
- ⊕ POWER POLE WITH LIGHT
- ⊕ WATER VALVE
- ⊕ GROUND LIGHT
- ⊕ CHAIN-LINK FENCE
- ⊕ WOOD FENCE
- ⊕ WROUGHT IRON FENCE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ WATER METER
- ⊕ OVERHEAD UTILITY LINE
- ⊕ 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- ⊕ 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" FOUND (UNLESS NOTED OTHERWISE)
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ GAS VALVE
- ⊕ DRAINAGE MANHOLE
- ⊕ MANHOLE
- ⊕ IRRIGATION VALVE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC PULL BOX
- ⊕ DRAINAGE GRATE
- ⊕ BOLLARD
- ⊕ RECORD CALL



REVISIONS:	DATE	No.	DESCRIPTION	BY

LAND TITLE SURVEY OF:
 BEING A 21.76 ACRE TRACT OF LAND SITUATED IN THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, AND OUT OF THE BEATY, SEALE, AND FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, BEAR COUNTY, TEXAS, AND SAID 21.76 ACRE TRACT BEING A PORTION OF A CALLED 24,3001 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13411, PAGE 670, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DESIGN	JJA
CHECKED	JJA
DRAWN	06.07.2022
DATE	3/31/21-1/3/21
JOB NO.	1 OF 1
SHT.	

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY A CONDITION SURVEY.

JOEL CHRISTIAN JOHNSON
 5578
 R.P.L.S. NO. 6578

SCHEDULE B ITEMS

10. E. DRAINAGE EASEMENT, OF VARIABLE WIDTH, LOCATED ALONG STONE OAK PARKWAY IN THE WESTERN PORTION OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF STONE OAK SUBDIVISION, UNIT 7, RECORDED IN VOLUME 9516, PAGES 24-30 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. (SHOWN HEREON)

F. SANITARY SEWER EASEMENT, 16 FEET WIDE, TRaversing AND ALONG THE UPPER NORTHWEST PORTION OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT OF STONE OAK SUBDIVISION, UNIT 15, RECORDED IN VOLUME 9516, PAGES 104-107 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. (SHOWN HEREON)

G. SANITARY SEWER EASEMENT, 16 FEET WIDE, TRaversing THE WESTERN PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT OF STONE OAK SUBDIVISION, UNIT 14, RECORDED IN VOLUME 9516, PAGES 209-213 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. (SHOWN HEREON)

H. SANITARY SEWER EASEMENTS, 16 FEET WIDE, LOCATED IN THE FAR NORTH PORTION OF THE SUBJECT PROPERTY, AS GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT DATED MARCH 14, 1894, RECORDED IN VOLUME 6044, PAGE 587, OF THE REAL PROPERTY RECORDS, AND AS SHOWN ON THE PLAT OF CHAMPIONS UNIT II-STONE OAK, RECORDED IN VOLUME 6629, PAGES 102-104 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. (SHOWN HEREON)

I. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, GENERALLY 28 FEET WIDE, LOCATED IN THE WESTERN PORTION OF THE SUBJECT PROPERTY, AS GRANTED TO THE CITY OF SAN ANTONIO BY INSTRUMENT DATED JANUARY 16, 1987, RECORDED IN VOLUME 3991, PAGE 536 AND BY INSTRUMENT DATED JANUARY 9, 1987, RECORDED IN VOLUME 3991, PAGE 568, BOTH OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. (SHOWN HEREON)

J. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EDWARDS AQUIFER PROTECTION PLAN WATER POLLUTION ABATEMENT PLAN AS EVIDENCED BY INSTRUMENT RECORDED IN VOLUME 8593, PAGE 119 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. (AS TO THAT PORTION OF THE SUBJECT PROPERTY OUT OF A 38.784 ACRE TRACT ONLY) (NOT PLOTTABLE)

K. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EDWARDS AQUIFER PROTECTION PLAN WATER POLLUTION ABATEMENT PLAN AS EVIDENCED BY INSTRUMENT RECORDED IN VOLUME 8420, PAGE 1099 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. (AS TO THAT PORTION OF THE SUBJECT PROPERTY OUT OF A 16.433 ACRE TRACT ONLY) (NOT PLOTTABLE)

L. NOTICE REGARDING THE SUBJECT PROPERTY LIES WITHIN A DAM BREACH FLOOD INUNDATION AREA AS EVIDENCED BY DECLARATION AND MEMORANDUM DATED OCTOBER 4, 2004, RECORDED IN VOLUME 11005, PAGE 926, OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. (BLANKET IN NATURE)

M. TERMS AND PROVISIONS OF DECLARATION FOR STONE OAK PROPERTY OWNERS ASSOCIATION, INC., RECORDED IN VOLUME 3834, PAGE 1184, VOLUME 4361, PAGE 617, VOLUME 5695, PAGE 743, VOLUME 6564, PAGE 828, VOLUME 6730, PAGE 882, VOLUME 7222, PAGE 76, VOLUME 7699, PAGE 1951, VOLUME 8217, PAGE 929, VOLUME 8283, PAGE 1004, VOLUME 8343, PAGE 2044, VOLUME 8627, PAGE 1957, VOLUME 8951, PAGE 975, VOLUME 8954, PAGE 211, VOLUME 8781, PAGE 1812, VOLUME 8911, PAGE 1930, VOLUME 9008, PAGE 247, VOLUME 13310, PAGE 1092, VOLUME 13714, PAGE 917, VOLUME 13903, PAGE 454, AND VOLUME 14183, PAGE 2088 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS AND UNDER BEAR COUNTY CLERK'S FILE NOS. 20130198975 AND 20130242103. (SHOWN HEREON)

SETBACK AND OTHER RESTRICTIONS LISTED ARE VARIABLE BASED ON MANY PROPOSED DESIGN PARAMETERS AND SHALL BE DETERMINED BY THE DESIGN TEAM IN COORDINATION WITH THE STONE OAK PROPERTY OWNERS ASSOCIATION AND OR ARCHITECTURAL REVIEW COMMITTEE.

N. EASEMENTS SET FORTH IN THE CLOSING AGREEMENT DATED MARCH 16, 2005 BY AND BETWEEN GRANTOR AND GRANTEE RECORDED IN VOLUME 1287, PAGE 1296 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, AS MODIFIED AND AMENDED BY THE FIRST MODIFICATION TO CLOSING AGREEMENT DATED FEBRUARY 27, 2007 BETWEEN GRANTOR AND GRANTEE RECORDED IN VOLUME 12724, PAGE 1089 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. (NOT PLOTTABLE)

O. RESTRICTIVE COVENANT AGREEMENT DATED MARCH 18, 2008 BY AND BETWEEN GRANTOR AND GRANTEE RECORDED IN VOLUME 1297, PAGE 1391 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. (SHOWN HEREON)

P. EASEMENTS SET FORTH IN AND OTHER PROVISIONS OF THE SEWER AND CONSTRUCTION EASEMENT AGREEMENT DATED FEBRUARY 27, 2007 FROM YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO & THE HILL COUNTRY, AS GRANTEE, TO STONE OAK REAL ESTATE, LP, AS GRANTEE, RECORDED IN VOLUME 12724, PAGE 1108 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. (SHOWN HEREON)

Q. NOVATION AGREEMENT BETWEEN GORDON HARTMAN INVESTMENTS, INC., YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO & THE HILL COUNTRY, AND STONE OAK REAL ESTATE, LP, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20130081953.

R. DRAINAGE EASEMENT AGREEMENT BETWEEN SUN BELT INVESTMENT PARTNERS I, LP, AND GORDON HARTMAN INVESTMENTS, INC., AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20100043833. (NOT PLOTTABLE)

S. ELECTRIC LINE RIGHT-OF-WAY AGREEMENT BETWEEN GORDON HARTMAN INVESTMENTS, INC. AND THE CITY OF SAN ANTONIO, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20130087216. (SHOWN HEREON)

T. AGREEMENT BETWEEN GORDON HARTMAN INVESTMENTS, INC., STONE OAK REAL ESTATE, LP, CALLE STONE OAK I, LTD., AND EPOCH-STONE OAK INVESTMENT PARTNERS, LLC, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 2013071995. (NOT PLOTTABLE)

U. PERMANENT EASEMENT - SEWER BETWEEN GORDON HARTMAN INVESTMENTS, INC. AND THE CITY OF SAN ANTONIO, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20130149390. (SHOWN HEREON)

V. EASEMENT FOR UNDERGROUND AND AERIAL FACILITIES BETWEEN GORDON HARTMAN INVESTMENTS, INC. AND SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN INSTRUMENT RECORDED UNDER BEAR COUNTY CLERK'S FILE NO. 20140013961. (SHOWN HEREON)