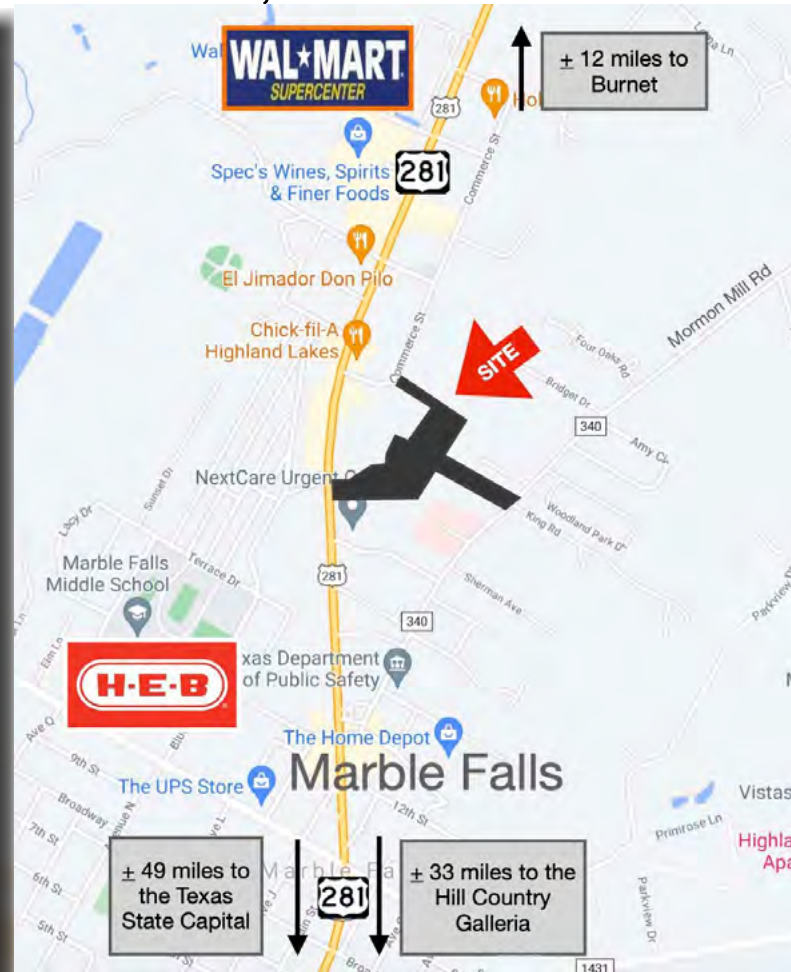


TOWNHOME/CONDO PROJECT SITE FOR SALE ±14.853 ACRES

Mormon Mill Road, Marble Falls, TX 78654



LOCATION On the west side of Mormon Mill Rd., just 0.14 miles north of the intersection of Mormon Mills Rd and Marble Heights Dr.

UTILITIES All utilities available through the City of Marble Falls

SIZE Approximately 14.853 Acres

ZONING NC (Neighborhood Commercial District) and TR (Transitional Residential District) with Conditional Use Permit. Click [here](#) for Zoning Ordinance

FLOOD HAZARD A portion of the Property is in the FEMA 100-year floodplain.

SCHOOL DISTRICT Marble Falls ISD
 •Colt Elementary
 •Marble Falls Middle School
 •Marble Falls High School

FRONTAGE ±199.83 feet of frontage on US Hwy 281
 ±165 feet of frontage on Mormon Mill Rd.
 ±49.7 feet of frontage on Commerce Street

PRICE \$1,200,000.00

COMMENTS Zoned for up to a 48 unit Townhome/Condo Development in the heart of the Highland Lakes Region. ([click here for Zoning Ordinance](#)).

McALLISTER & ASSOCIATES

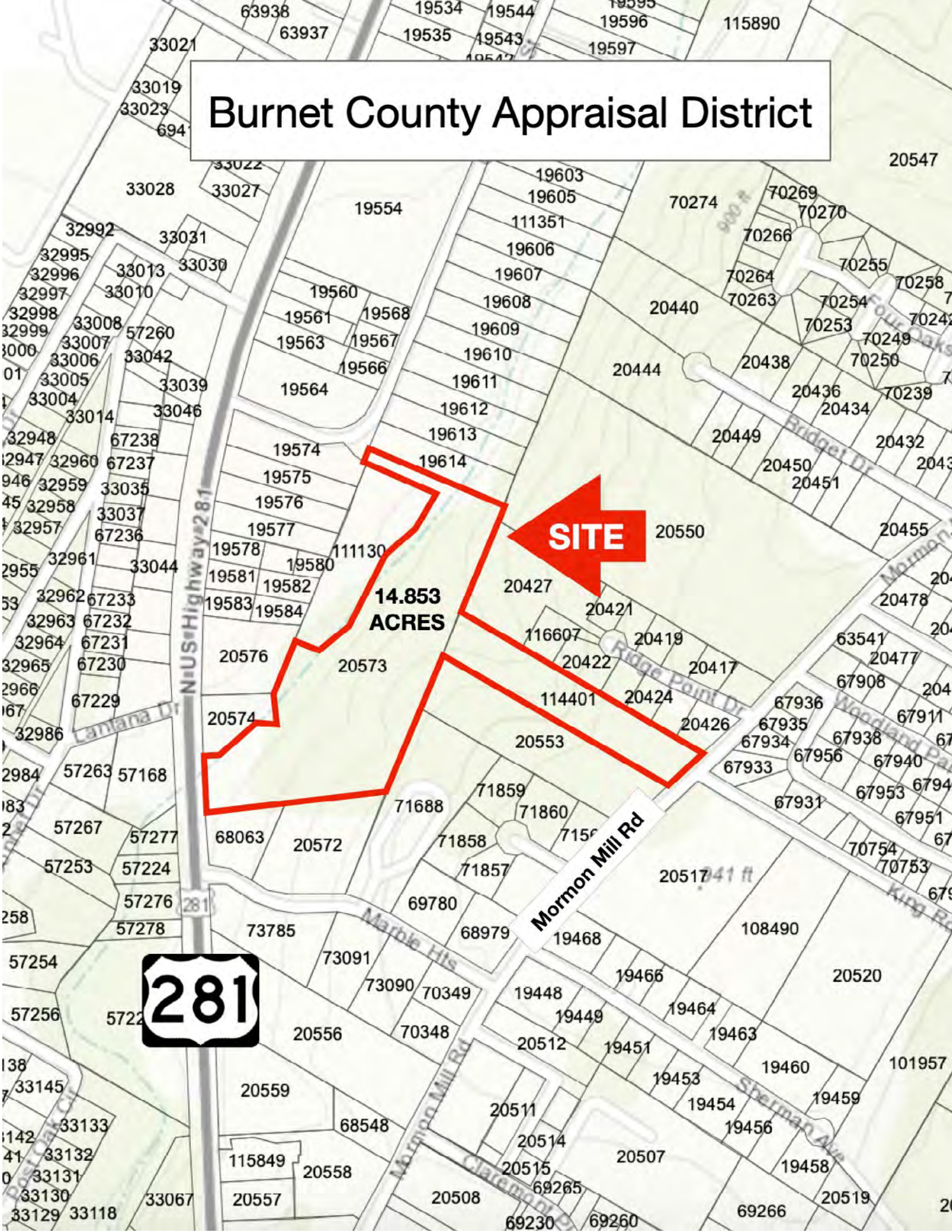
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
 (512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Burnet County Appraisal District

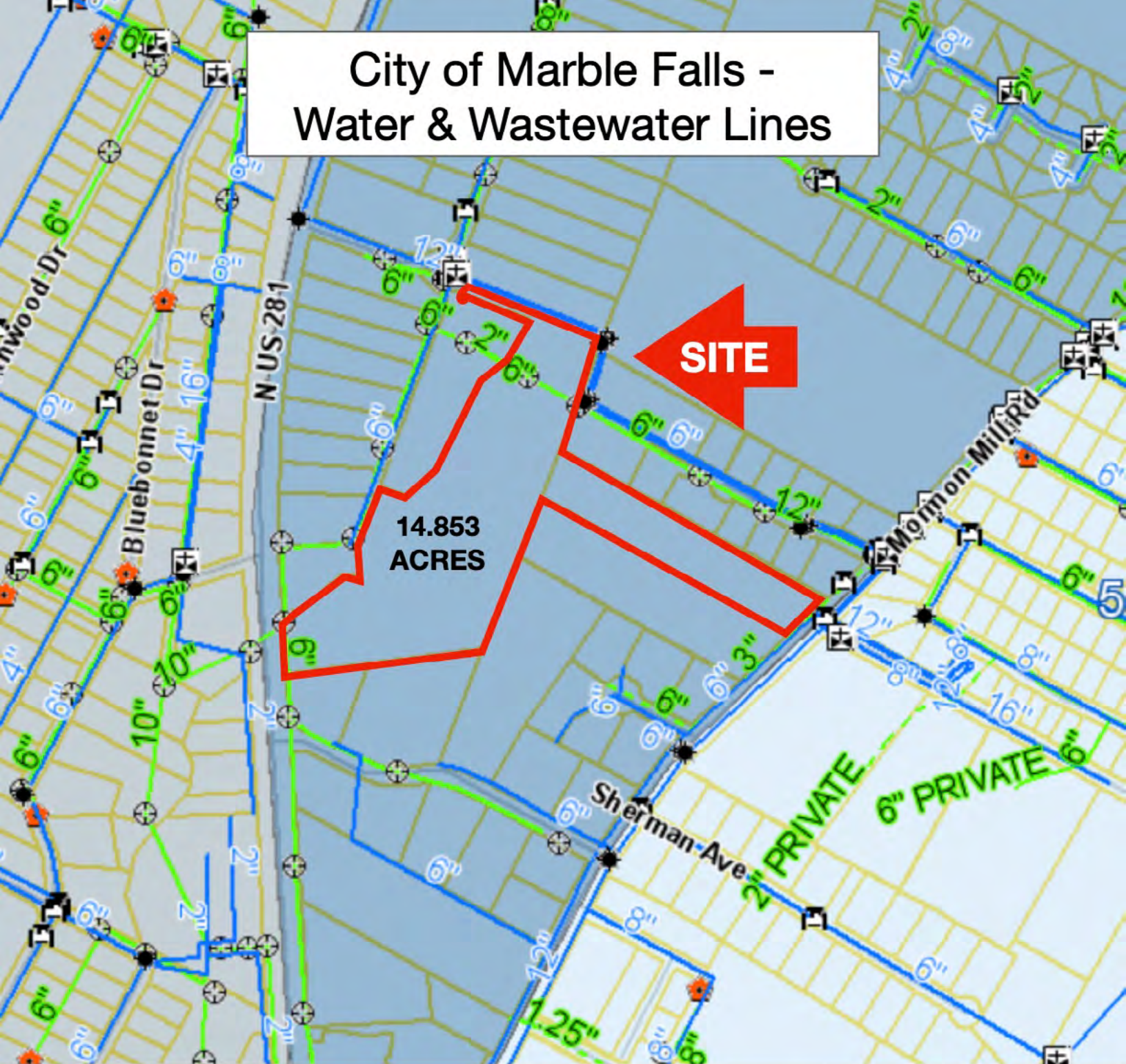


**14.853
ACRES**

SITE



City of Marble Falls - Water & Wastewater Lines



Map Legend

- | | | |
|-------------------|------------------------|---------------------------|
| Pump Stations | Gate Valve | Water Service Lines |
| Air Release Valve | PRV | Water Main |
| Bend | Plug | Manhole |
| Blow Off Valve | Reducer | Clean-Out |
| Cap | Tapping Sleeve & Valve | Lift Station |
| Corp Stop | Tee | Single Wastewater Service |
| Cross | Valve | Double Wastewater Service |
| Elbow | Wye | Wastewater Service Lines |
| Flush Valve | Single Water Service | Wastewater Gravity Main |
| | Double Water Service | Wastewater Force Main |

TSPS LAND TITLE SURVEY

LOCAL ADDRESS: MORMON MILL ROAD, MARBLE FALLS, TEXAS.

TRACT 1: LOT 1, AMON REPLAT OF A PORTION OF LOT NO. 30, HOLLY-NALAMUN SUBDIVISION NO. THREE, CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS. A SUBDIVISION IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS. BURNET COUNTY, TEXAS. REFERRED IN DOCUMENT NO. 031719594, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

TRACT 2: LOT 35-1, A REPLAT OF 11.64 ACRES PORTION OF TRACT 58, HOLLY-NALAMUN SUBDIVISION NO. THREE, AND 691.30 FT. OUT OF THE LOGAN WADLER SURVEY NO. 208, ABSTRACT NO. 822, CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS. A SUBDIVISION IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, ACCORDING TO THE LAND OR PLAT SUBMITTED TO THE CLERK OF BURNET COUNTY, TEXAS, AND ABSTRACT NO. 822, CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS. REFERRED IN DOCUMENT NO. 031719594, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

SCHEDULE "B" TERMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT RESTRAIN TO EASEMENTS AND SETBACK SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF MARBLE FALLS, TEXAS.

RESTRICTIVE COVENANTS PER PLATS RECORDED PLATS VOL. 2, PAGES 144 & 146, & PAGE 1, S.D. 8-1-B P.A.B.C. (TRACT 1 & TRACT 2)

ELECTRIC TRANSMISSION AND DISTRIBUTION LINES TEXAS PUBLIC UTILITIES COMPANY 74/208 D.B.A.C. C.A.B. 3, S.D. 800 P.A.B.C. (TRACT 2)

ELECTRIC TRANSMISSION AND DISTRIBUTION LINES TEXAS PUBLIC UTILITIES COMPANY 74/208 D.B.A.C. TELEGRAPH AND TELEPHONE LINES LIMITED TELEPHONE COMPANY 149/908 D.B.A.C. CHANNEL EASTMAN STATE OF TEXAS 119/84 D.B.A.C. ELECTRIC DISTRIBUTION LINE FEDERALS ELECTRIC COOPERATIVE, INC. 1492/905 D.P.A.B.C. (TRACT 1)

I, HEREBY CERTIFY EXPLICITLY TO IMPROVE TITLE AND MARION BANNETT 4th, BANNETT PROPERTIES, THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CATEGORY 3, TSPS LAND TITLE SURVEY. CIVILIAN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR TRANSCRIPTION OR, COMPANY 2021, CIVILIAN & ASSOCIATES, INC. 5

DANNY J. STARK, P.L.L.C. NO. 5602

DATE: 05/21/2021



PROJ. NO. 21987
CLIENT: BANNETT PROPERTIES
APPROVED BY: D. STARK
FIELDWORK PERFORMED ON: 04/29/2021

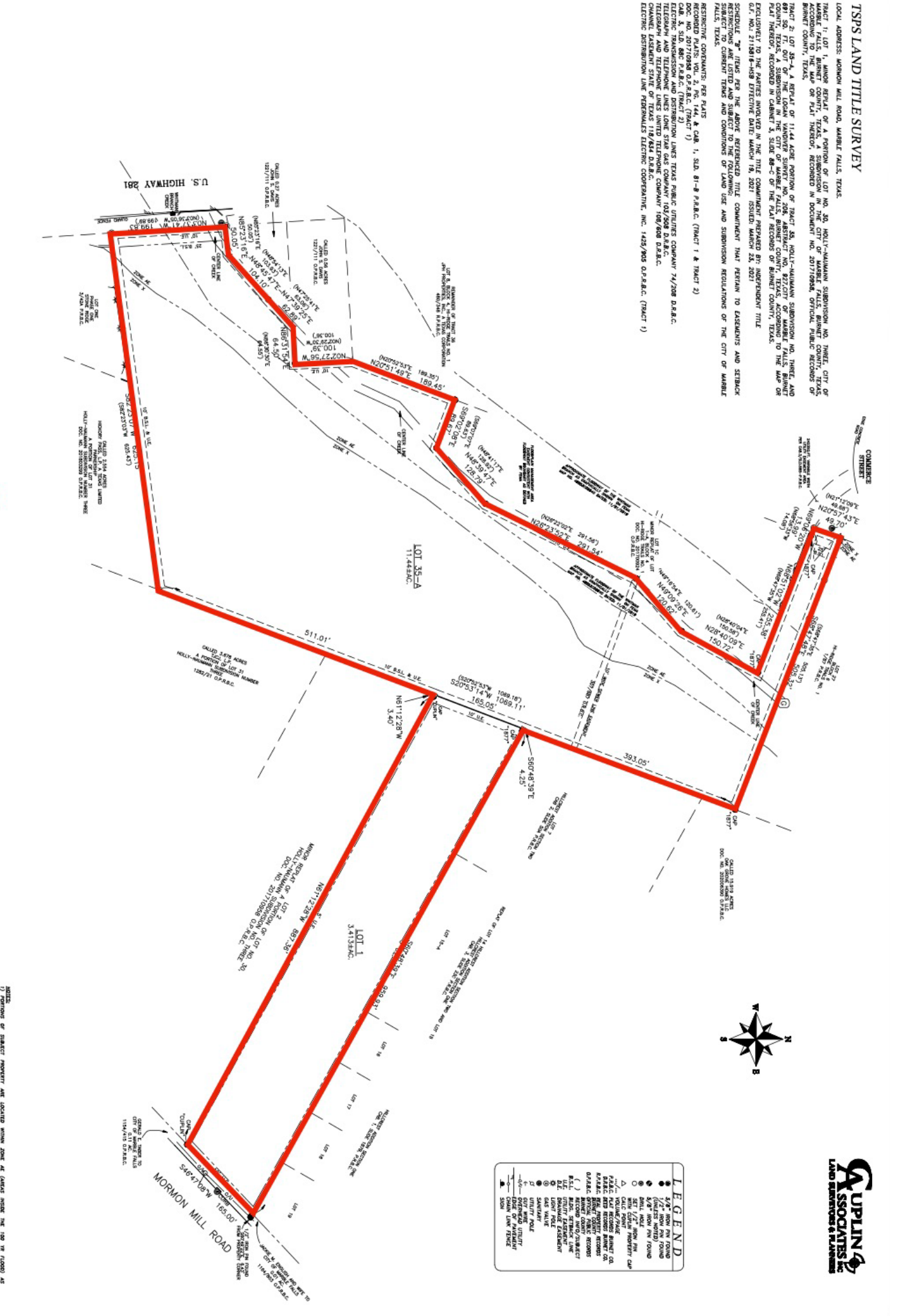
1580 OULIE LANE
 MARBLE FALLS, TX 78651
 WWW.CIVILIANASSOCIATES.COM

SCALE 1" = 100'
 0 50 100

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |

REVISIONS

SHEET 1 OF 1





SITE DATA TABLE

| | | | |
|---------|-----------|-------------|----------|
| TRACT A | 11.48 AC. | 3.5 DU/AC. | 42 UNITS |
| TRACT B | 3.42 AC. | 1.75 DU/AC. | 8 UNITS |
| TOTAL | 14.9 AC. | TOTAL | 48 UNITS |



SCALE=1:60

VINCENT GERARD & ASSOCIATES
 LAND PLANNING & ZONING CONSULTANTS
 1715 CAPITAL OF TEXAS BLVD SUITE 200
 FORT WORTH, TEXAS 76102
 (817) 338-2862 • vgerard@vincentgerard.com

MARBLE FALLS TRACT

MARBLE FALLS, TX
 DATE: 2/8/2021

NOTE:
 FINAL GRADES TO BE DETERMINED.

FIRE TURN AROUND

25' BUILDING SETBACK
 TO UTILITY EASEMENT

COMMERCE ST.

HIGHWAY 261

RIDGE POINT DR.

MORMON MILL RD.

TRACT B

TRACT A

PROPOSED
 POOL/SPA AMENITY

ENTRY # 1
 100 YR FLOODPLAIN
 BOX CULVERTS
 OVER FLOODWAY

100 YR FLOODPLAIN
 500 YR FLOODPLAIN
 ENTRY # 2

500 YR FLOODPLAIN

100 YR FLOODPLAIN

30' UTILITY EASEMENT

10' UTILITY EASEMENT

10' SEWERLINE EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

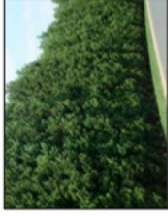
10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT



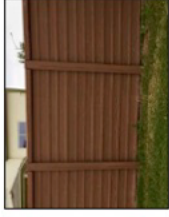
Crape myrtle
(Ornamental Uses)



Leyland cypress
(Streetscape - Buffer Uses)



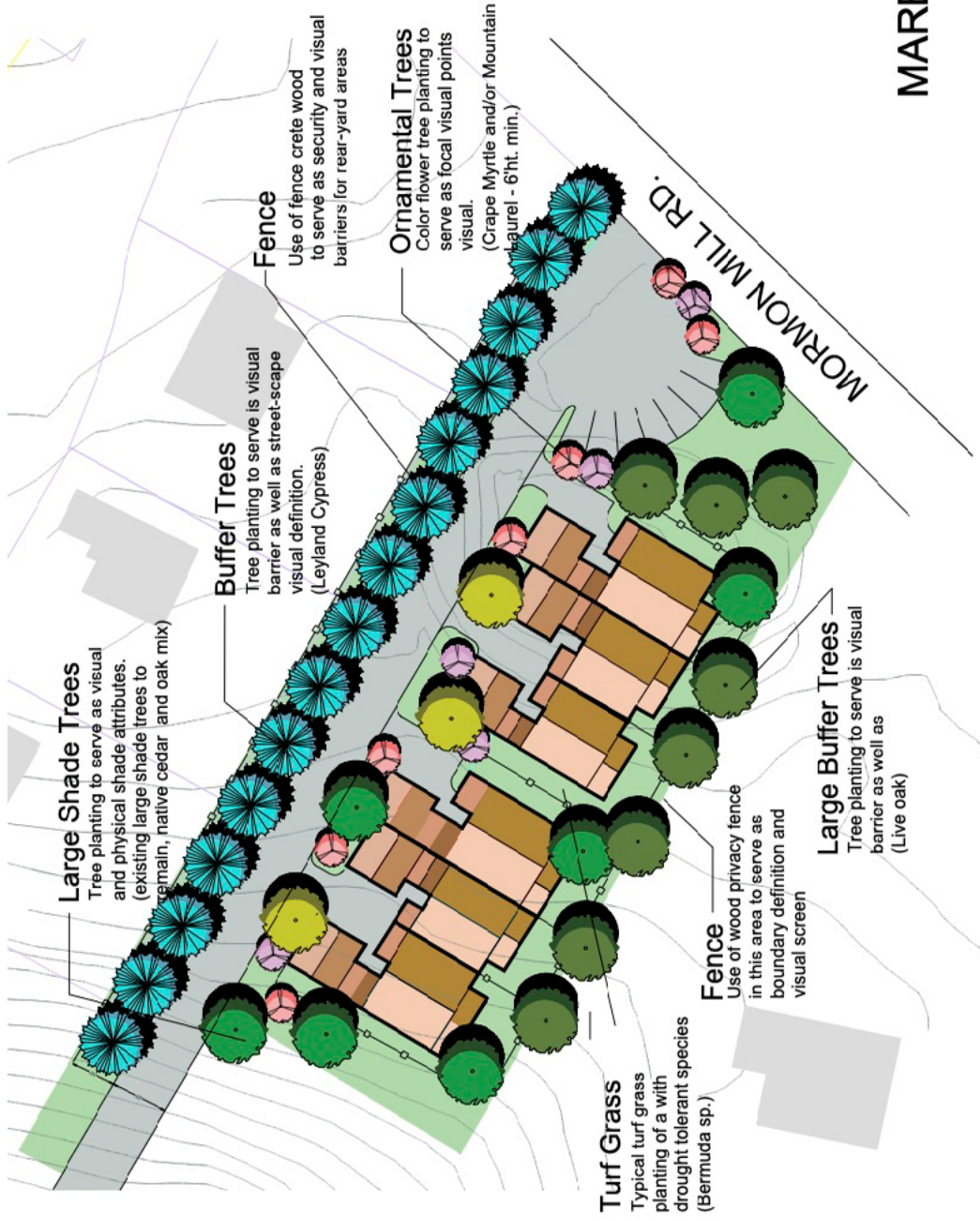
Mountain laurel
(Ornamental Uses)



Fence-crete wood
(Screening / Security Uses)



Fence-crete stucco
(Screening / Security Uses)



Large Shade Trees
Tree planting to serve as visual and physical shade attributes. (existing large shade trees to remain, native cedar and oak mix)

Buffer Trees
Tree planting to serve as visual barrier as well as street-scape visual definition. (Leyland Cypress)

Fence
Use of fence crete wood to serve as security and visual barriers for rear-yard areas

Ornamental Trees
Color flower tree planting to serve as focal visual points visual. (Crape Myrtle and/or Mountain laurel - 6'ht. min.)

Turf Grass
Typical turf grass planting of a with drought tolerant species (Bermuda sp.)

Fence
Use of wood privacy fence in this area to serve as boundary definition and visual screen

Large Buffer Trees
Tree planting to serve as visual barrier as well as (Live oak)



SCALE=1:50

MARBLE FALLS TOWN HOMES

(Landscape exhibit)



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.

| | | | |
|--|---------------|------------------------------|---------------------|
| McAllister & Associates | 403756 | joewillie@matexas.com | 512-472-2100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| John T. Baker II | 517348 | johntbaker2@gmail.com | 512-472-2100 |
| Designated Broker of Firm | License No. | Email | Phone |
| Joe Willie McAllister | 336887 | joewillie@matexas.com | 512-472-2100 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Spencer Everett Collins | 345335 | spence@matexas.com | 512-472-2100 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date