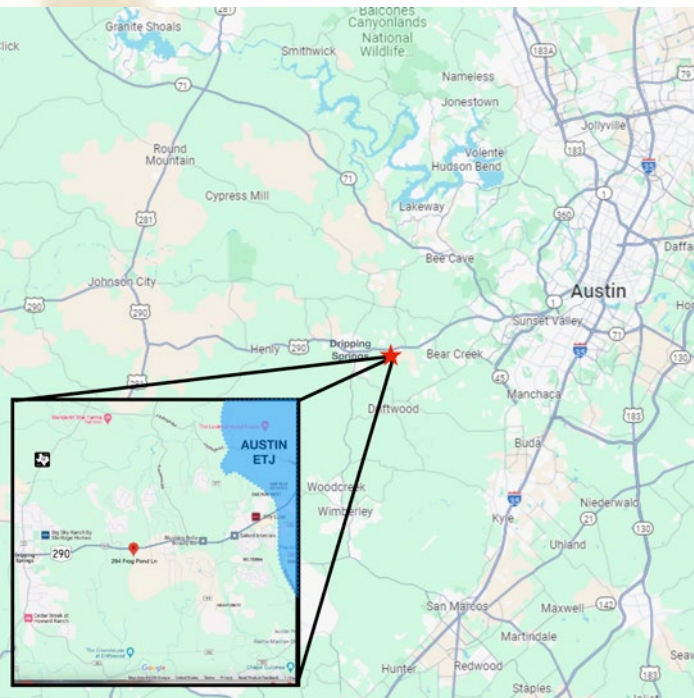


FOR SALE ±2 ACRE OFFICE/WAREHOUSE DEVELOPMENT SITE

294 Frog Pond Lane, Dripping Springs, TX 78620



LOCATION	At the end of the Frog Pond Ln cul-de-sac; approx. 1,000 feet from the HWY 290 and Frog Pond Ln intersection.	FLOOD HAZARD	No portion of the Property lies within the 100-year FEMA floodplain.
FRONTAGE/ ACCESS	±80 feet of frontage on Frog Pond Ln.	SIZE	±2.221 Acres (Survey)
UTILITIES	Electricity and cable available. On-site sewage facility (OSSF) is needed for wastewater. See agent about water.	SCHOOL DISTRICT	Dripping Springs ISD
ZONING	None, Dripping Springs ETJ	PRICE	\$10.00 psf
TRAFFIC COUNTS	33,197 VPD on HWY 290 and Nutty Brown (TXDOT 2022) 31,575 VPD on HWY 290 and RR12 (TXDOT 2022)	COMMENTS	An ideal Office/Warehouse Development Tract or Brewery/Distillery. This ±2.221 Acre Tract is located in the high growth area of Dripping Springs with accessibility to Austin, Wimberley, Lakeway/Bee Caves, and the Hill Country to the west.

McAllister & Associates

REAL ESTATE SERVICES

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

CONTACT Spence Collins

Office: (512) 789-0909

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.

FROG POND LANE

(60' R.O.W. PER PLAT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	88.33'	60.56'	N 86°59'38" E	84°20'42"
REC	60.00'	88.11'	80.40'	S 87°31'00" W	84°08'13"

NOTES:

- RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 8, PAGE 73, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 1375, PAGE 136, AND AMENDED IN VOLUME 1721, PAGE 318, CORRECTED IN VOLUME 1860, PAGE 802, AND AMENDED BY VOLUME 2905, PAGE 540, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48090000F, DATED SEPT. 02, 2005, THIS LOT IS LOCATED IN ZONE 'X', AND IS NOT IN THE 100 YEAR FLOOD PLAIN.

BEARING BASIS NOTE:

BEARING BASIS IS W.G.S. 84 PROJECTION BASED ON G.P.S. OBSERVATIONS UTILIZING A LOCAL COORDINATE SYSTEM.



SITE

- LEGEND**
- () RECORD INFORMATION
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - BL. BUILDING SETBACK LINE
 - X-X- WIRE FENCE
 - REST. RESTRICTIONS 1375/136
 - P.U.E. PUBLIC UTILITY EASEMENT
 - EA EDGE OF ASPHALT

TO:

PURCHASER: TWEAKED SPIRITS, INC.

TITLE CO.: WFG NATIONAL TITLE INSURANCE CO. CORRIDOR TITLE COMPANY

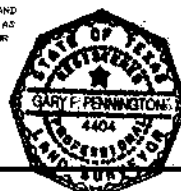
G.F. NO.: 14-00433-DS

LENDER OR LIENHOLDER:

CERTIFICATION

I, GARY F. PENNINGTON, DO HEREBY CERTIFY THAT THIS PLAT WAS PERFORMED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JUNE 2014, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE UTILITY LINES OR ROADWAYS AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

GARY F. PENNINGTON R.P.L.S., INC. NO. 4404
P.O. BOX 1244, DRIPPING SPRINGS, TEXAS, 78620
(512) 888-4460 FIRM NO. 10194014
06.24.2014



NOTES:

- THE FOLLOWING IS RECORDED IN VOLUME 8, PAGE 73, PLAT RECORDS OF HAYS COUNTY, TEXAS:
 - 15' P.U.E. ALONG STREET PROPERTY LINES
 - 15' P.U.E. ALONG REAR PROPERTY LINES
 - 7.5' P.U.E. ALONG EACH SIDE OF ALL SIDE LOT LINES
- THIS LOT IS SUBJECT TO A 7.5' P.U.E. ALONG AND ON EITHER OR BOTH SIDES OF ANY LOT LINE AS RECORDED IN VOLUME 1375, PAGE 136, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS LOT IS SUBJECT TO A BLANKET TYPE UTILITY EASEMENT WITH REGARDS TO INGRESS/EGRESS RIGHT OF WAY AS RECORDED IN VOLUME 2905, PAGE 540, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SURVEY PLAT

OF
**LOT 10,
FROG POND**
A SUBDIVISION RECORDED IN VOLUME 8, PAGE 73, PLAT RECORDS OF HAYS COUNTY, TEXAS.

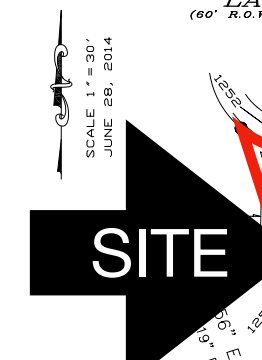
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JOB NO.: 14-0013

FROG POND LANE

(60' R.O.W. PER PLAT)

BENCH MARK COTTON SPINDLE FOUND
ELEVATION 1252.05 N.A.V.D. 88

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	88.33'	80.56'	N 86°59'38" E	84°20'42"
REC	60.00'	88.11'	80.40'	S 87°31'00" W	84°08'13"



SITE

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 - P.U.E. PUBLIC UTILITY EASEMENT
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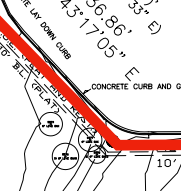
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BEARING BASIS NOTE:

BEARING BASIS IS W.G.S. 84 PROJECTION BASED ON G.P.S. OBSERVATIONS UTILIZING A LOCAL COORDINATE SYSTEM.

TOPOGRAPHIC SURVEY

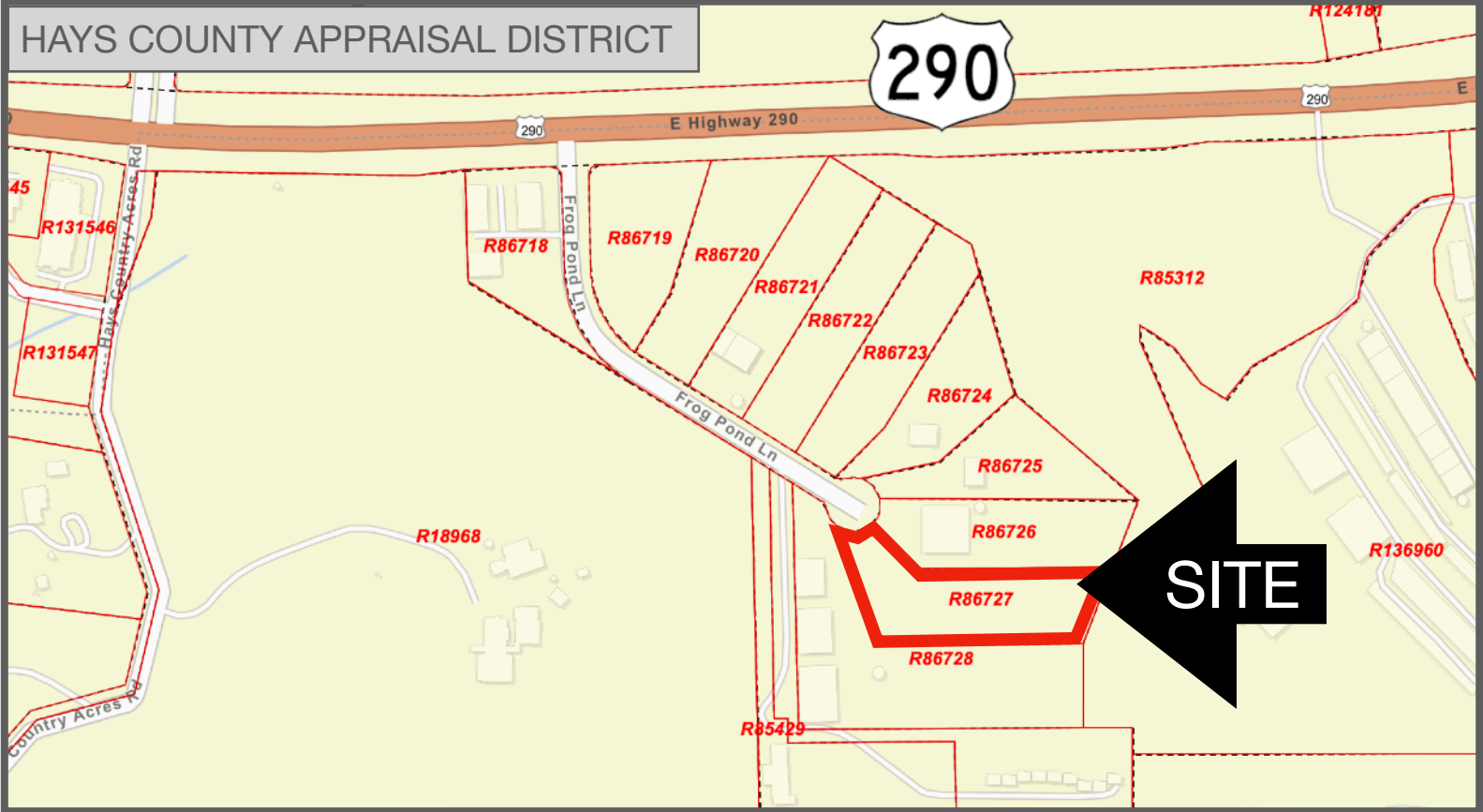
OF
**LOT 10 (2.221 Ac.)
FROG POND**
A SUBDIVISION RECORDED IN VOLUME 8, PAGE 73, PLAT RECORDS OF HAYS COUNTY, TEXAS.

PREPARED BY:

GARY F. PENNINGTON R.P.L.S., INC. NO. 4404
P.O. BOX 1244, DRIPPING SPRINGS, TEXAS, 78620
(512) 888-4460 FIRM NO. 10194014

HAYS COUNTY APPRAISAL DISTRICT

290



290

+ 10 MILES TO HWY 71





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