

FOR SALE ± 5.27 ACRE COMMERCIAL SITE TEXAS OPPORTUNITY ZONE

12418 Laws Road, Buda, Texas 78610



LOCATION On the north side of Laws Rd.; just 0.2 miles from the intersection of TX130 and Laws Rd.

FLOOD HAZARD

No portion of the Property lies within the FEMA 100-year floodplain.

SIZE ±5.27 Acres

JURISDICTION City of Mustang Ridge (Travis County)

FRONTAGE/ ACCESS ±533 feet of frontage on Laws Rd

PRICE ~~\$6.50 psf~~ Reduced to \$5.45 psf

UTILITIES Electricity - Pedernales Electric Cooperative
Water - Creedmoor Maha Co-op
Wastewater - available

COMMENTS

Located in a Texas Opportunity Zone between Austin and Lockhart with easy access to TX130, Hwy 183 and TX21. This tract is located in the South Austin suburb of Mustang Ridge and is ideally suited for a warehouse or commercial development. There is a water meter in place and the seller has previously negotiated a wastewater (sewer) tap.

VIDEO https://youtu.be/1JIp0r_XQ6E

**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

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NOTES
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983, DISTANCES SHOWN HEREON ARE GRID UNITS.
 2. TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, OF INC. 1849-035AW, EFFECTIVE DATE OCTOBER 8, 2018, ISSUED DATE OCTOBER 15, 2018.
 LEGAL DESCRIPTION OF LAND
 A 5.27 ACRE TRACT OF LAND, OUT OF THE A.M. LEAVY SURVEY NO. 5, ABSTRACT 481, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 19.00 ACRE TRACT OF LAND AS DESCRIBED IN AND CONVEYED TO CHARLES P. LAWS, ET UX. OF RECORD IN VOLUME 4090 PAGE 1226, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B:
 1. RESTRICTIVE COVENANTS OF RECORD
 NONE LISTED
 2.
 3.
 4. DOCUMENT NO. 2010190982, O.P.R. - APPLIES
 CREDWOOD MAHA WATER LINE EASEMENT - SHOWN
 DOCUMENT NO. 2010190983, O.P.R. - APPLIES
 CREDWOOD MAHA WATER LINE EASEMENT - SHOWN
 DOCUMENT NO. 2010190989, O.P.R. - APPLIES
 CREDWOOD MAHA WATER LINE EASEMENT - SHOWN
 VOLUME 3001, PAGE 514, R.P.R. - MAY APPLY
 20' WATER PIPELINE EASEMENT - UNABLE TO PLACE EASEMENT
 CENTER LINE OF SAND EASEMENT IS TO BE THE PIPELINE AS INSTALLED
 SURVEYOR UNWARE OF LOCATION OF SAID PIPELINE.
 VOLUME 4047, PAGE 2096, R.P.R. - DOES NOT APPLY
 CREDWOOD MAHA WATER TOWER EASEMENT - NOT SHOWN

3. REFERRED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 715 OF 730, DATED SEPTEMBER 15, 2018, WITH THE 0.2% ANNUAL CHANCE FLOOD AND MAP 720 OF 730, COMMUNITY PANEL NO. 4845630720R, DATED SEPTEMBER 26, 2008.
 4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

LEGEND
 P.O.B.
 ○ POINT OF BEGINNING
 ○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 ⊙ FOUND TYPE-2 TX-DOT MONUMENT
 ⊙ FOUND ALUMINUM DISC TX-DOT MONUMENT
 ⊙ UTILITY POLE
 ⊙ UTILITY POLE WITH GUY WIRE
 ⊙ WATER VALVE
 ⊙ FIRE HYDRANT
 ⊙ TELEPHONE PEDESTAL
 ⊙ UTILITY SIGN
 ⊙ WIRE FENCE
 ⊙ IRON FENCE
 ⊙ ELECTRIC (OVERHEAD)
 ⊙ ELECTRIC TELEPHONE (OVERHEAD)
 ⊙ CHAIN-LINK FENCE

LOCATION MAP
 NOT TO SCALE

SCALE: 1"=100'
 0 50' 100' 150' 200'



REMAINDER OF A CALLED 19.00 ACRES CHARLES P. LAWS (VOL. 4166 PG. 989, D.R.)
 REMAINDER OF A CALLED 2.00 ACRES CHARLES P. LAWS (VOL. 4090 PG. 1226, D.R.)
 A.M. LEAVY SURVEY NO. 5 ABSTRACT 481
 5.27 ACRES
 PORTION OF A CALLED 19.00 ACRES (VOL. 4166 PG. 989, D.R.)
 PORTION OF A CALLED 2.00 ACRES (VOL. 4090 PG. 1226, D.R.)
 REMAINDER OF A CALLED 5.73 ACRES GREENGLASS, LLC (VOL. 2009050203, O.P.R.)
 REMAINDER OF A CALLED 0.346 ACRES STATE OF TEXAS (VOL. 2009050202, O.P.R.)
 TRACT 2 CALLED 0.08 ACRES (VOL. 2017062611, D.R.)
 PARCEL 1504 CALLED 0.346 ACRES STATE OF TEXAS (VOL. 2009050202, O.P.R.)
 TRACT 1 TRAVIS COUNTY ROW (REGISTRATION)

20' WATER LINE EASEMENT (DOC. NO. 2010190982, O.P.R.)
 20' WATER LINE EASEMENT (DOC. NO. 2010190983, O.P.R.)
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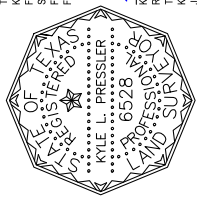
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CATEGORY 1A, CONDITION III LAND TITLE SURVEY OF A 5.27 ACRE TRACT OF LAND, OUT OF THE A.M. LEAVY SURVEY NO. 5, ABSTRACT 481, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 19.00 ACRE TRACT OF LAND AS DESCRIBED IN AND CONVEYED TO CHARLES PRESTON LAWS OF RECORD IN VOLUME 4166 PAGE 989, AND A PORTION OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN AND CONVEYED TO CHARLES P. LAWS, ET UX. OF RECORD IN VOLUME 4090 PAGE 1226, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

HEREBY CERTIFY TO FIRST NATIONAL TITLE INSURANCE COMPANY, CHARLES P. LAWS AND GLORIA LAWS
 THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY, AND CONFORMS TO THE CURRENT TEXAS SURVEYING STATUTES AND RULES AND TO THE STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.
 FIELD WORK PERFORMED APRIL 25-APRIL 30, 2018.



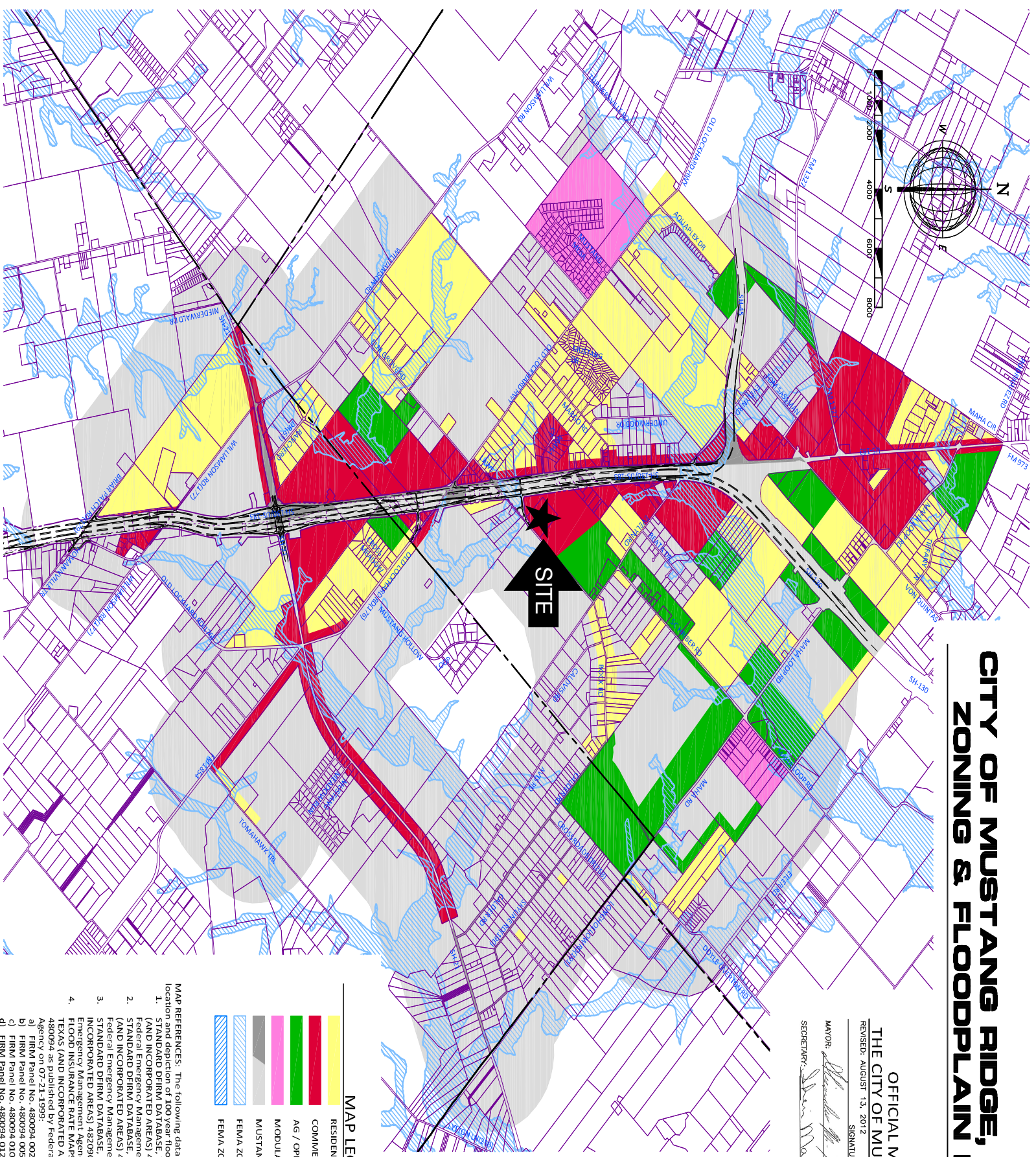
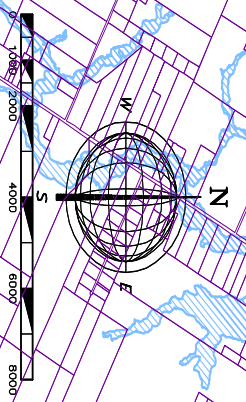
Kyle L. Pressler
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 6528
 KYLE.PRESSLER@MATKINHOOVER.COM
 JOB NO. 18-0081-5.27 AC.
 DATE: OCTOBER 17, 2018

LINE	BEARING	DISTANCE
L1	N46°37'17"W	40.51'
L2	S43°22'43"W	30.00'
L3	N46°48'12"W	107.42'
L4	N83°02'12"E	73.52'
L5	S46°58'38"E	90.55'
L6	S37°09'05"E	87.39'
L7	S43°00'25"E	17.22'
L8	S51°20'47"E	105.77'
L9	S51°12'05"E	61.50'
L10	S54°47'24"E	58.98'
L11	S55°17'57"E	93.20'
L12	S43°09'10"W	46.95'

CURVE	RADIUS	LENGTH	DELTA	CURVE TABLE	
				CHORD BEARING	CHORD LENGTH
C1	930.00'	262.26'	16°15'08"	S51°29'17"W	262.26'

MATKIN-HOOVER
 ENGINEERING & SURVEYING
 10000 W. STATE ST. SUITE 100
 FORT WORTH, TEXAS 76134
 OFFICE: 817.336.2344
 MOBILE: 817.336.2344
 FAX: 817.336.2344
 OTHER OFFICES: DALLAS, HOUSTON, SAN ANTONIO, AUSTIN, DFW
 REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
 BOBBIE TEXAS REGISTERED SURVEYING FIRM LICENSE NO. 100000
 CIVIL ENGINEERS, SURVEYORS, LAND PLANNERS
 CONSTRUCTION MANAGERS - CONSULTANTS

CITY OF MUSTANG RIDGE, TEXAS ZONING & FLOODPLAIN MAP



OFFICIAL MAP FOR
THE CITY OF MUSTANG RIDGE
REVISED: AUGUST 13, 2012

SIGNATURES:
MAYOR: *[Signature]* DATE: 8-15-12
SECRETARY: *[Signature]* DATE: 8-15-12



MAP LEGEND

	RESIDENTIAL ZONING
	COMMERCIAL ZONING
	AG / OPEN SPACE ZONING
	MIDULAR HOUSING ZONING
	MUSTANG RIDGE CITY LIMITS/ETJ
	FEMA ZONE A
	FEMA ZONE AE

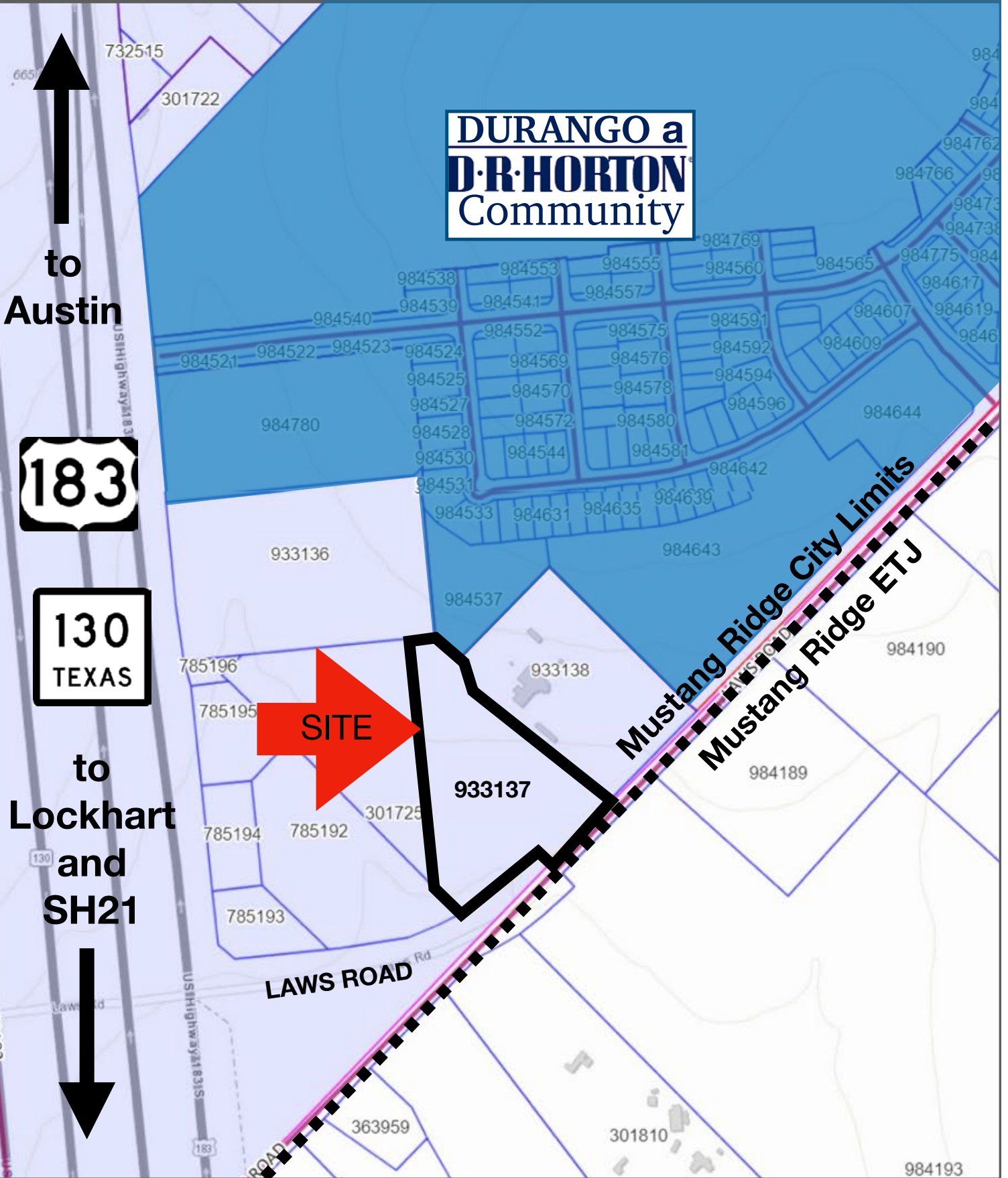
MAP REFERENCES: The following data sources were utilized in the location and depiction of 100 year floodplain indicated herein.

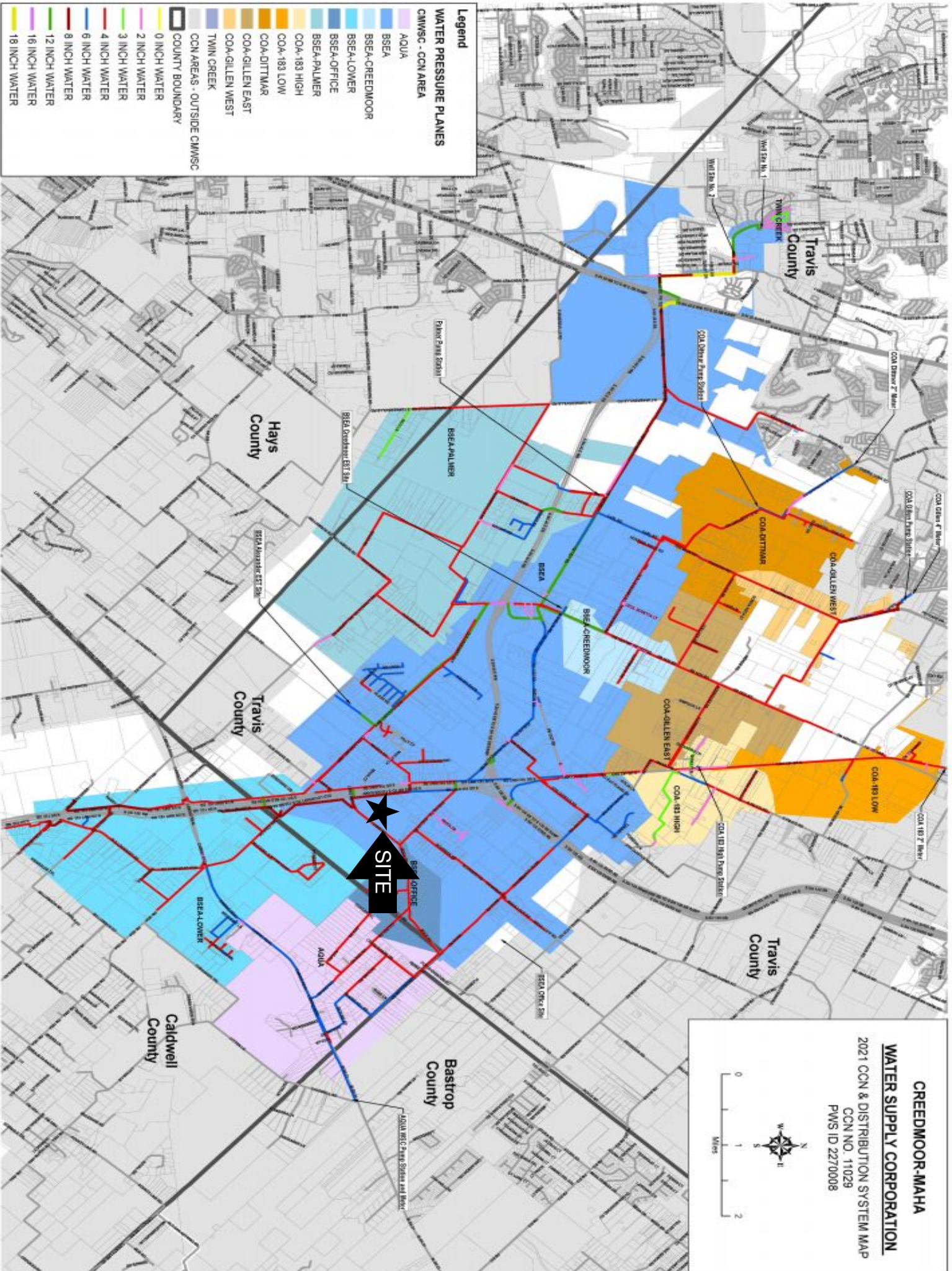
1. STANDARD DRIFM DATABASE, TRAVIS COUNTY, TEXAS (AND INCORPORATED AREAS) 48453C as published by Federal Emergency Management Agency on 09-26-2008
2. STANDARD DRIFM DATABASE, BASTROP COUNTY, TEXAS (AND INCORPORATED AREAS) 48021C as published by Federal Emergency Management Agency on 01-19-2006
3. STANDARD DRIFM DATABASE, HAYS COUNTY, TEXAS (AND INCORPORATED AREAS) 48209C as published by Federal Emergency Management Agency on 09-02-2005
4. FLOOD INSURANCE RATE MAPS, CALDWELL COUNTY, TEXAS (AND INCORPORATED AREAS) Community Number 48009A as published by Federal Emergency Management Agency on 09-02-2005

Other FRM Panel No. 48009A, 0025 C
 a) FRM Panel No. 48009A, 0050 C
 b) FRM Panel No. 48009A, 0100 C
 c) FRM Panel No. 48009A, 0100 C
 d) FRM Panel No. 48009A, 0125 C

Travis County Appraisal District

TRAVIS COUNTY, TEXAS





Legend

WATER PRESSURE PLANES	
Light Purple	AWQA
Light Blue	BSEA
Medium Blue	BSEA-CREEDMOOR
Dark Blue	BSEA-LOWER
Light Cyan	BSEA-OFFICE
Light Green	BSEA-PLUMIER
Yellow-Green	COA-183 HIGH
Yellow	COA-183 LOW
Orange	COA-DITMAR
Light Orange	COA-GILLEN EAST
Light Yellow	COA-GILLEN WEST
Light Blue-Gray	TWIN CREEK
Light Gray	CAN AREAS - OUTSIDE CANWSC
Black	COUNTY BOUNDARY

CREEDMOOR-MAHA
WATER SUPPLY CORPORATION
 2021 CCN & DISTRIBUTION SYSTEM MAP
 CCN NO. 11029
 PWS ID 2270008



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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