

FOR SALE



1.498 ACRES

- APPROX. DIMENSIONS
North Boundary: 149.72'
South Boundary: 150.05'
East Boundary: 435.73'
West Boundary: 435.16'
- TOPOGRAPHIC
The property is relatively level.
- IMPROVEMENTS
Older well with pump,
(may be inoperable).
- ZONED
Senior Housing
(SR letters are available).



Contact

Matt Fain, Realtor®
512.255.3000
Matt@donquick.com

1251 A.W. Grimes Boulevard Round Rock | Texas | 78664

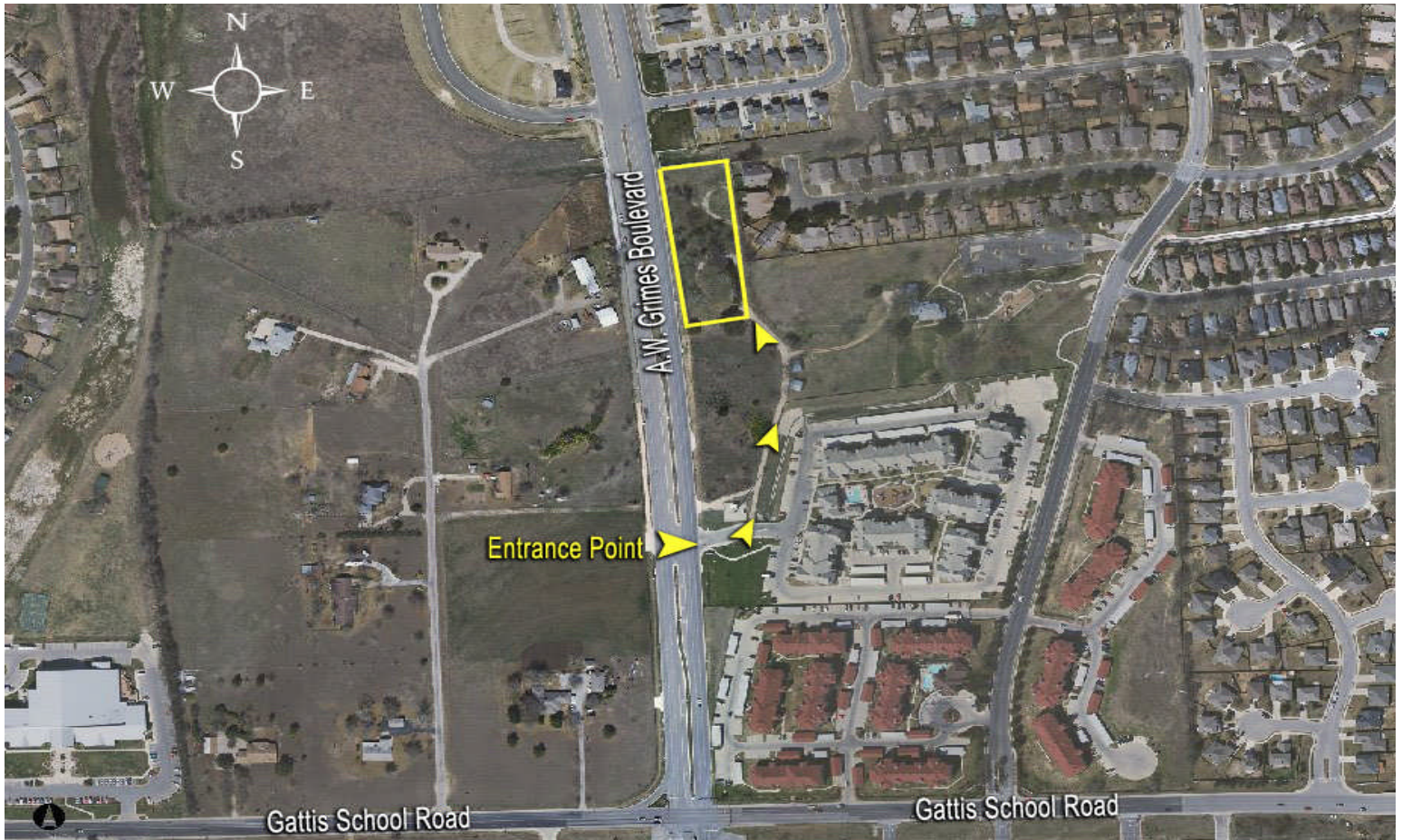
- Historical old home site with very small cemetery on site.
(30 feet x 40 feet).
- Access is permitted to A.W. Grimes (northbound lane) on the west side of the tract. Access to the tract is currently via dirt driveway to the south of the tract.
- Data: New survey, ESA I Study, Soils Study, Tree Study, preliminary plat for one building to house senior housing residents.
- Opportunity: A lot of engineering has been done. The senior housing can be constructed.

The existing cemetery on site may allow for a rare expansion (under current state law).

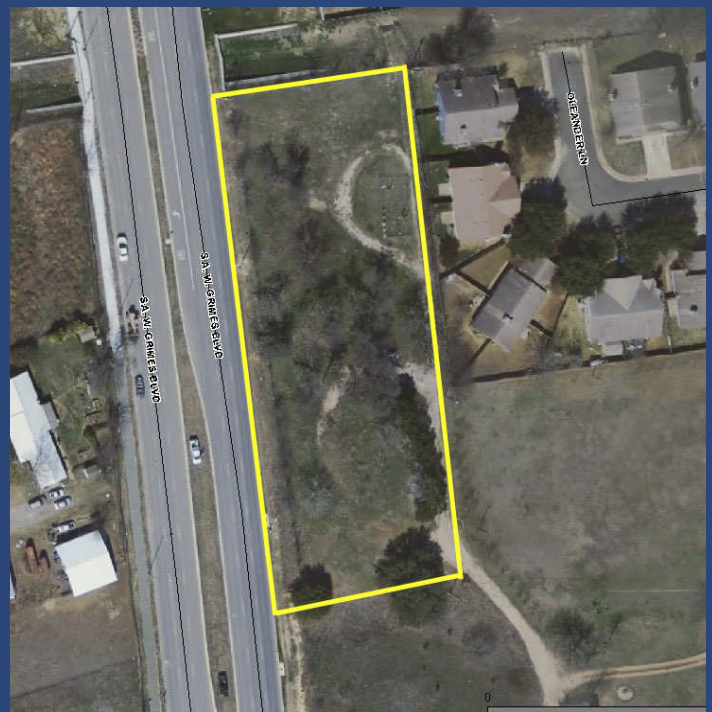
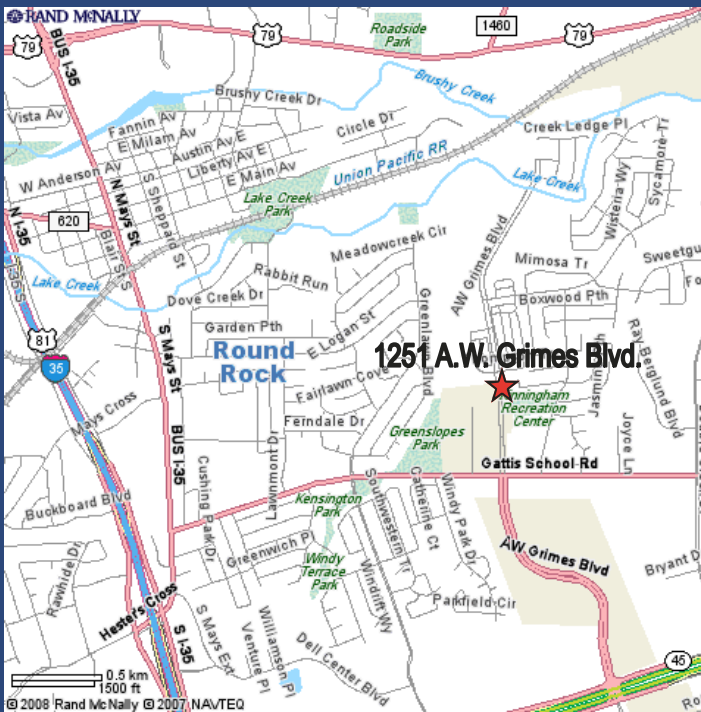
- Price: \$308,750.00
- Price is negotiable.

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 **www.DonQuick.com**

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.



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CRAIG BRINEGAR AND WIFE CAROLYN BRINEGAR
 ADDRESS:
 1251 SOUTH A.W. GRIMES BOULEVARD

SURVEY PLAT
 Topographic and Tree

Please go to <http://www.autodesk.com> to register the program, the note will be removed.

LEGAL DESCRIPTION:
 BEING 1.498 ACRES (1/36) OF LAND MORE OR LESS, OUT OF THE
 HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS,
 ALSO BEING THAT 1.50 ACRES CONVEYED TO HUGH NOEL BY WARRANTY
 DEED RECORDED IN DOC# 9652164, OFFICIAL RECORDS, WILLIAMSON
 COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS SUBJECT TO
 EASEMENT RIGHTS AND RESTRICTIVE COVENANTS
 OF RECORD.

THOMPSON TRAIL

SANITARY SEWER
 MANHOLE OFF
 THOMPSON TRAIL
 Rim Elevation
 729.27'

SCALE
 1"=50'

LEGEND

FOUND IRON ROD	FIR
WIRE FENCE	-X-X-X-
WOOD FENCE	
CHAIN LINK FENCE	-o-o-o-
UTILITY POLE	e
ELECTRIC LINE	—●—
SEWER MANHOLE	⊙
LIGHT POLE (RECORD)	⊙
TREE SYMBOL	⊙ description
LIVE OAK	l.o.
HACKBERRY	hack
CEDAR	cedar

State of Texas:
 County of Williamson:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey.

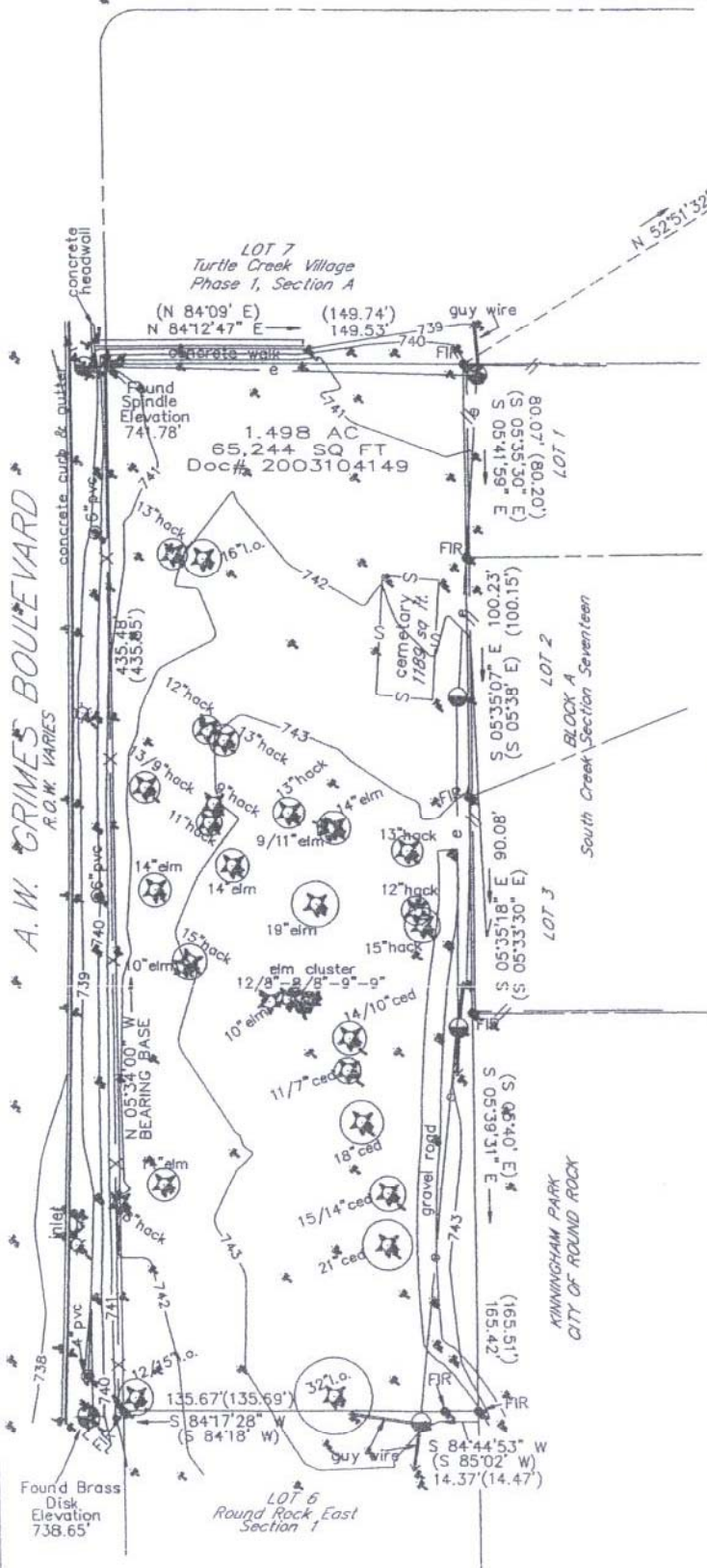
Dated this the 28TH day of NOVEMBER

2005 A.D., And the property described hereon appears NOT TO BE within a special flood hazard area as identified by the Federal Insurance Administration Department of HUD Flood hazard boundary map revised as per Map No. 48491C0330 D

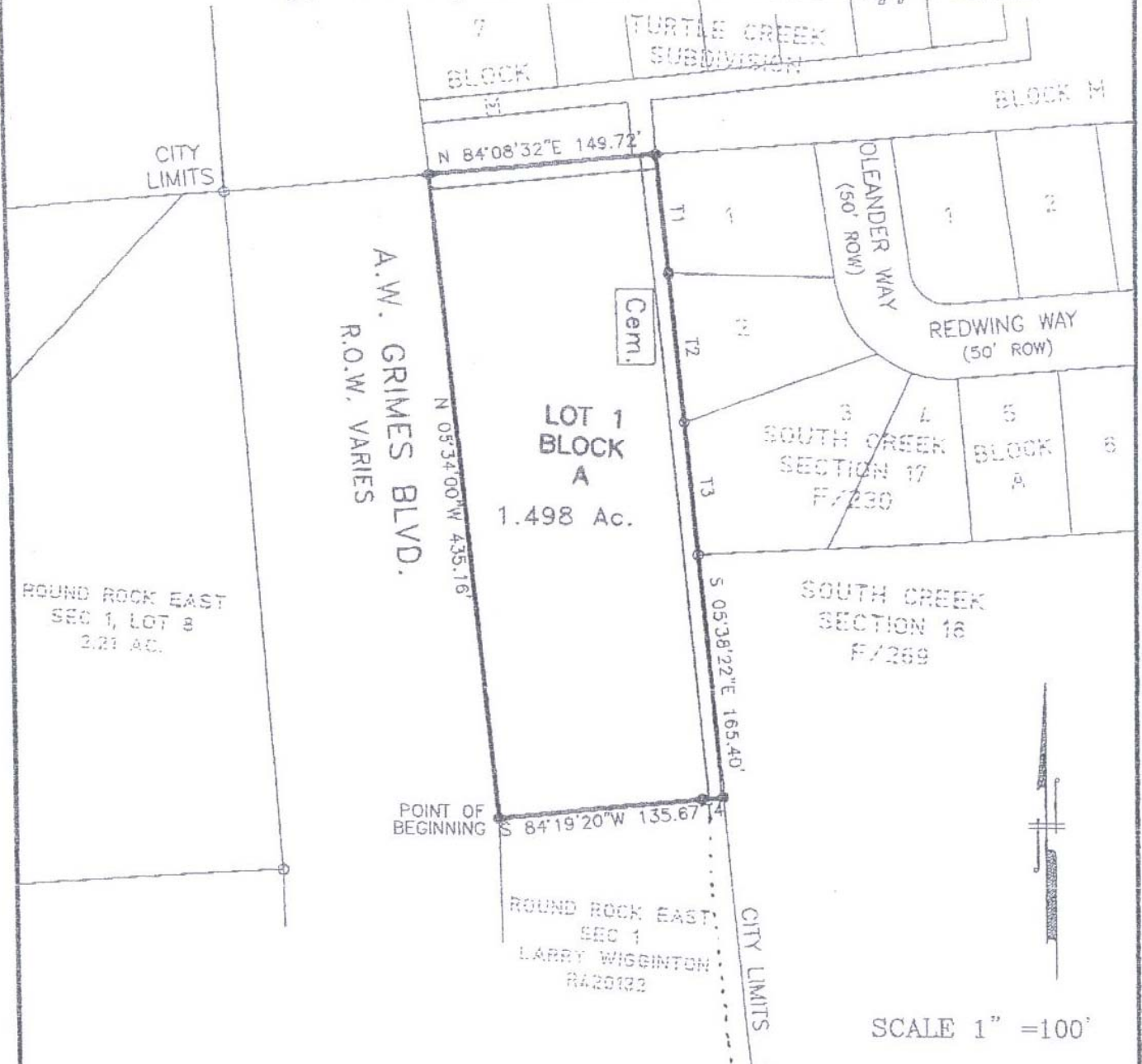
Zone: X

Dated: JANUARY 3, 1997

Thomas P. Dixon R.P.L.S. 4324



Sketch to accompany field notes for a
1.498 acre tract of land in the P.A. Holder
Survey, A-297, in Williamson County, Texas



SCALE 1" = 100'

Course	Bearing	Distance
T1	S 05°34'49" E	80.15'
T2	S 05°37'23" E	100.15'
T3	S 05°34'00" E	90.03'
T4	S 84°42'30" W	14.38'

Field notes prepared

File No.: 1333zon	Designed By: skip
Job No.: 1333-285	Drawn By: skip
Date: October, 2004	Checked By:
Scale: 1" = 100'	Revised:



AUSTIN SURVEYORS

2105 Justin Lane #103
Austin, Texas 78757



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

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(TAR-2501) 1/1/96

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