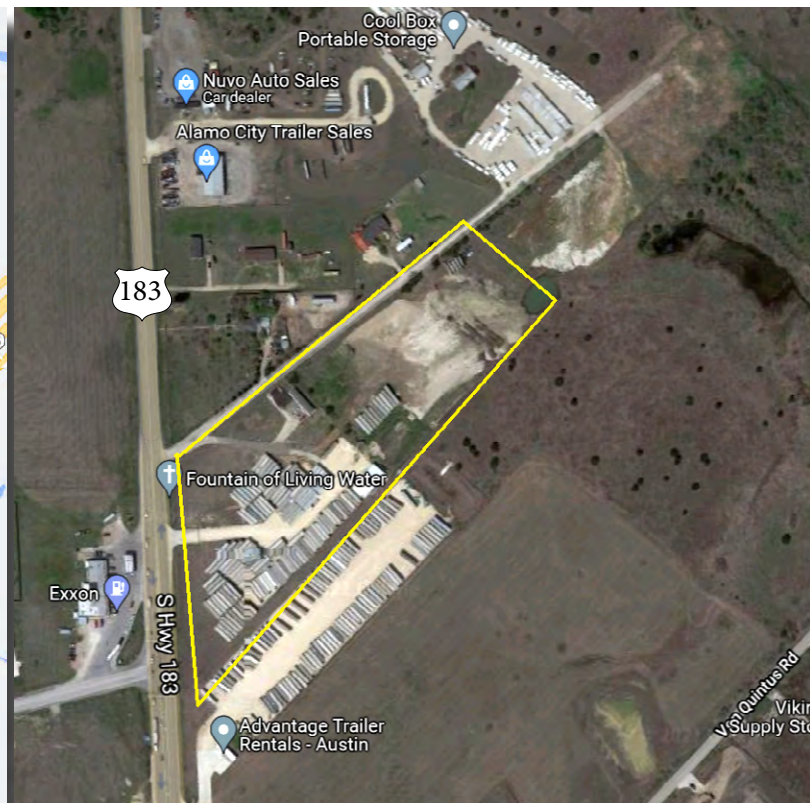
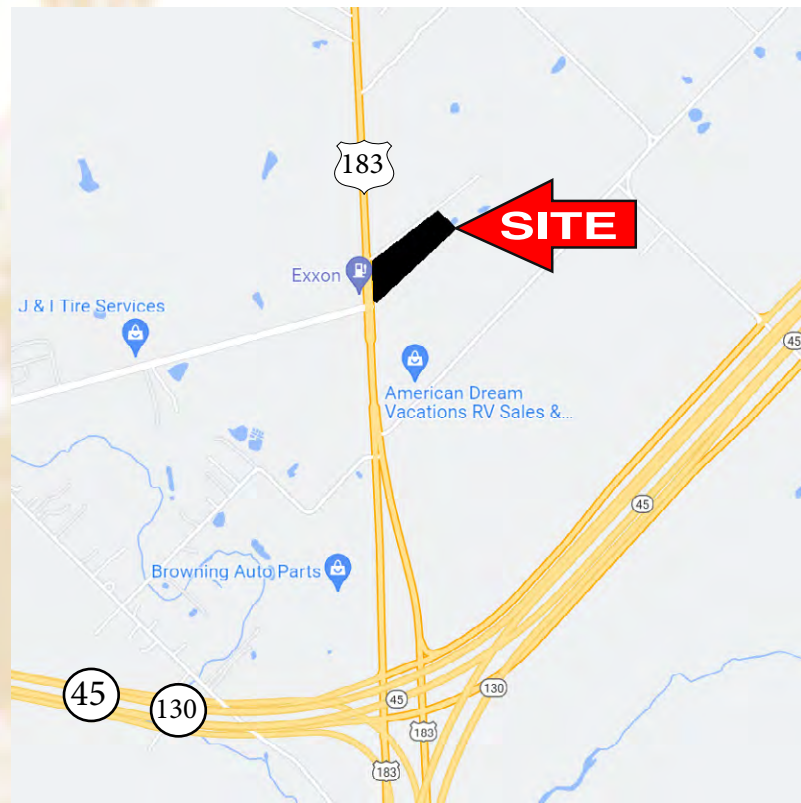


FOR SALE ±10 ACRE COMMERCIAL TRACT

10445 US-183 Austin, TX 78747



LOCATION Intersection of Hwy. 183S & FM 1327, just N. of the Hwy. 183 & SH-130/45 intersection.

SIZE Approximately 10.001 acres

FRONTAGE/ACCESS Has approximately 618' frontage on Hwy. 183S & a shared easement N. side.

UTILITIES Bluebonnet electricity & Creedmore-Maha water. Individual septic required.

ZONING Commercial

TOPOGRAPHY Relatively level

LEASE RATE See marketing flyer on semi & trailer rentals

FLOOD HAZARD No portion of the property is in the FEMA floodplain.

JURISDICTION City of Mustang Ridge

PRICE Negotiable

COMMENTS This tract is at the intersection with FM 1327. Has been utilized for semi & trailer leasing, plus "shade tree" mechanic. Good buildable site. Located in hot area with lots of growth. Convenient to intersection of Hwy. 183, SH-130 & SH-45. Convenient to all parts of Austin as well as the new Tesla facilities.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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

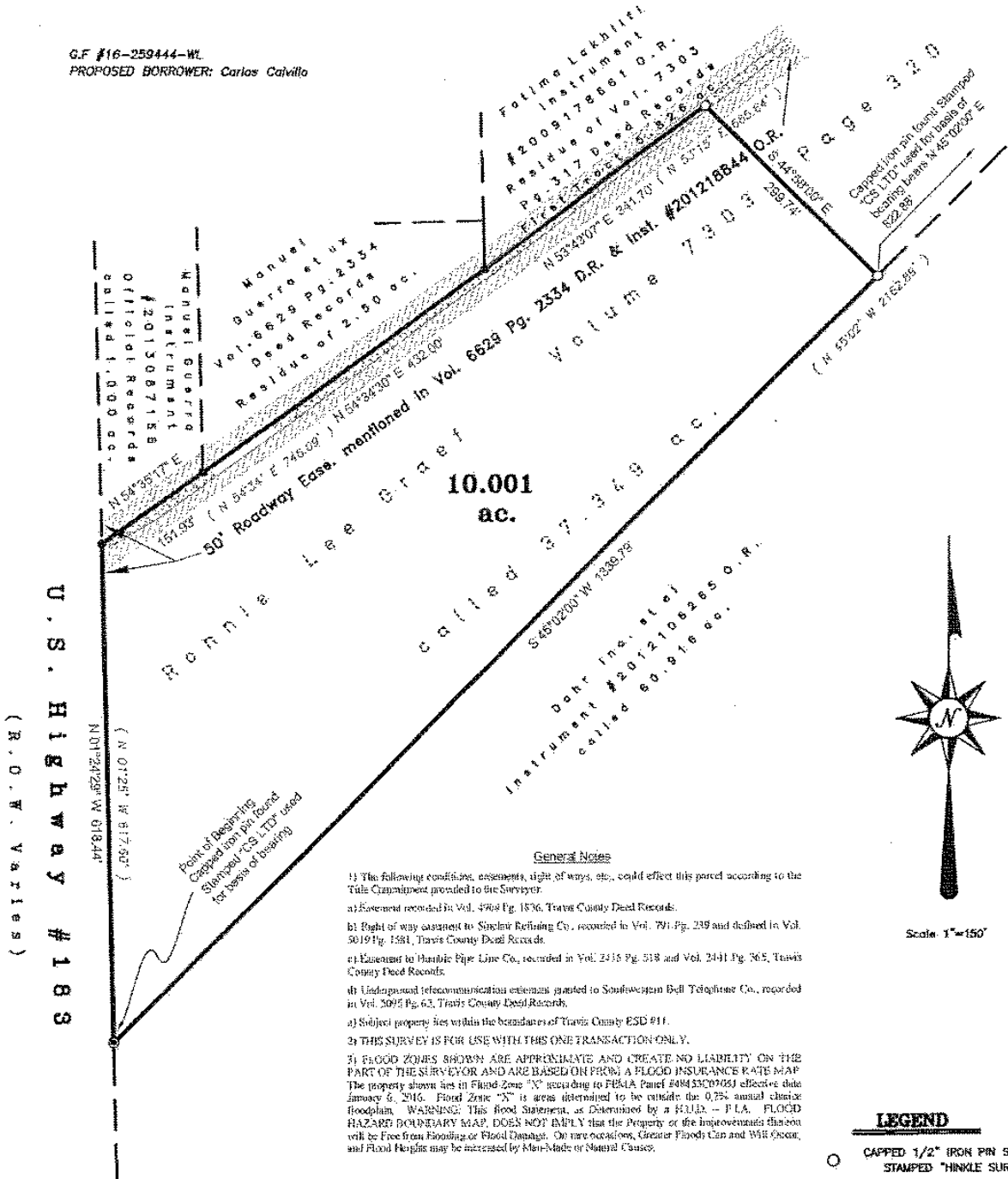
CONTACT John Doyal
Office: (512) 472-2100
johnd@matexas.com

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.

City of Mustang Ridge Travis County, Texas

Augustus Kinchelo Survey A-457

G.F. #16-259444-WL
 PROPOSED BORROWER: Carlos Calvillo



General Notes

1) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:

a) Easement recorded in Vol. 4768 Pg. 1836, Travis County Deed Records.

b) Right of way easement to Sinclair Refining Co., recorded in Vol. 791 Pg. 239 and defined in Vol. 5019 Pg. 1581, Travis County Deed Records.

c) Easement to Hantle Pipe Line Co., recorded in Vol. 2318 Pg. 518 and Vol. 2441 Pg. 365, Travis County Deed Records.

d) Underground telecommunication easement granted to Southwestern Bell Telephone Co., recorded in Vol. 2095 Pg. 63, Travis County Deed Records.

a) Subject property lies within the boundaries of Travis County ESD #11.

2) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

3) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FEMA A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #044330705J effective date January 6, 2016. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. **WARNING:** This flood statement, as determined by a HUD - FIA, FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from flooding or flood damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

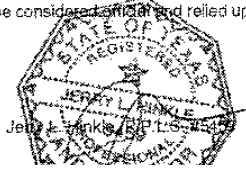


LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
 - 1/2" IRON PIN FOUND
 - ⊙ CAPPED IRON PIN FOUND STAMPED "CS LTD"
 - (.....) ORIGINAL DEEDED CALLS
- UNLESS OTHERWISE NOTED

SURVEY PLAT

Showing a 10.001 acre tract of land out of the Augustus Kinchelo Survey A-457 in the City of Mustang Ridge, Travis County, Texas and the improvements as found situated thereon. I do hereby certify to CARLOS CALVILLO, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on August 3, 2016, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Capital Title of Texas, LLC, West Lake, G.F. #16-259444-WL effective date June 1, 2016, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Field Book: d.c.	Drawn By: JLH BS
Job No. 20160542-3	Drawing: 20160542-3.dwg
Date: August 2016	Word Disk: Begin 08012016
Surveyed By: JLH JDB	Autocad Disk: Begin 08012016

HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
 Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100688-00



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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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
John Doyal	102343	Johnd@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date