

# FOR SALE - 1.68 ACRES LAND

## SWC of Wolf Ln. @ Pearce Ln. Del Valle, Texas 78617



**LOCATION:** S. off Hwy. 71E onto Wolfe Ln. Property is at SW corner of Wolfe Ln. & Pearce Ln.

**SIZE:** Approximately 1.684 acres

**FRONTAGE:** Approximately 377' on Wolfe Ln.  
Approximately 127' on Pearce Ln.

**UTILITIES:** Aqua Water Supply Corp. & Bluebonnet Electric. Indiv. septic.

**ZONING:** The Property is in Austin's extra territorial jurisdiction and is not zoned.

**TOPOGRAPHY:** The Property slopes down gently to the west.

**FLOOD HAZARD:** No portion of the Property is in the FEMA floodplain.

**SCHOOL DISTRICT:** Bastrop ISD

**JURISDICTION:** City of Austin

**PRICE:** \$850,000  
Seller may finance - See Agent

**COMMENTS:** This site has been cleared of underbrush revealing a fairly level site. Has a couple of LCRA high lines on the property but you can have driveways & parking under the high lines.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

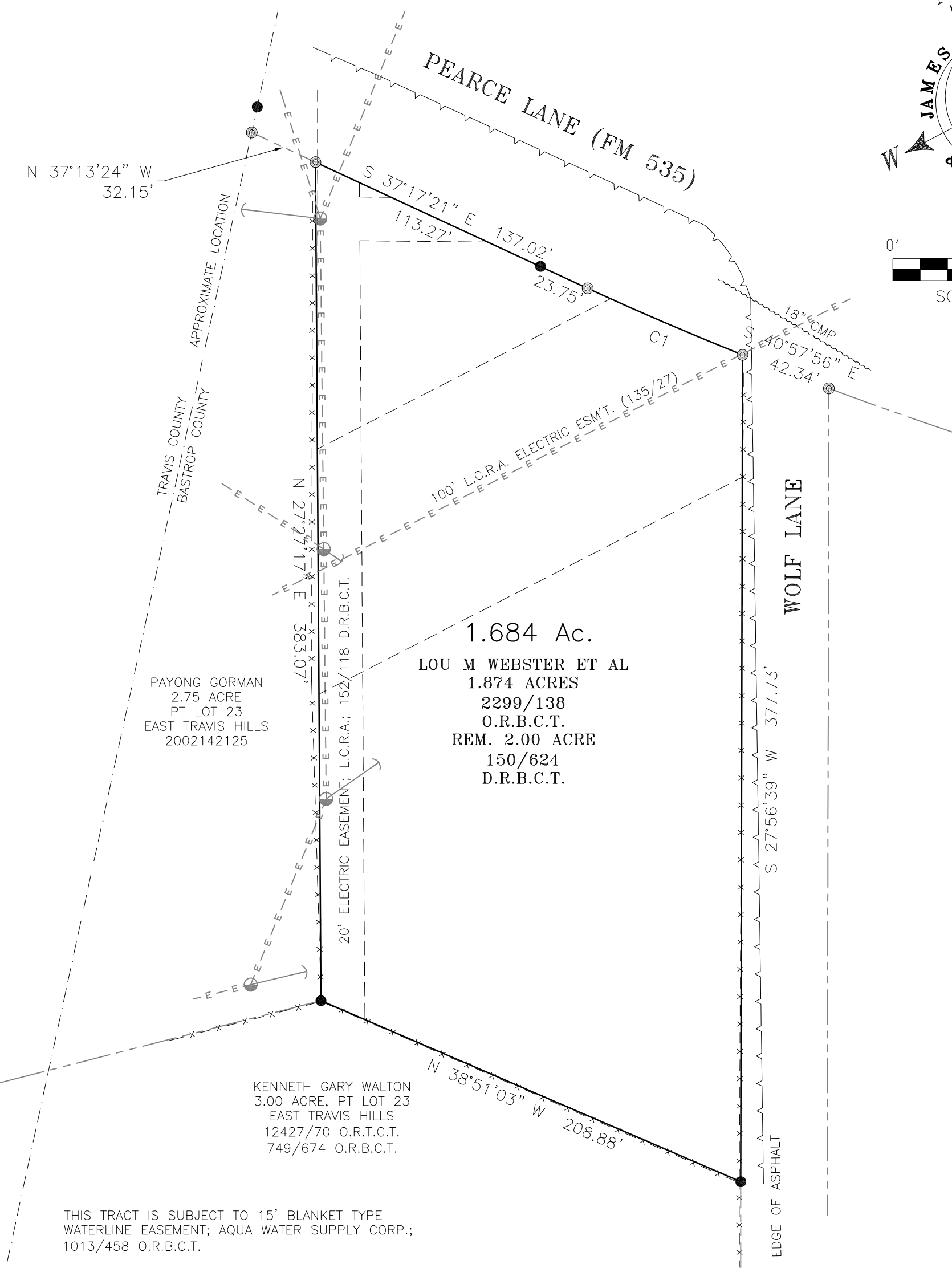
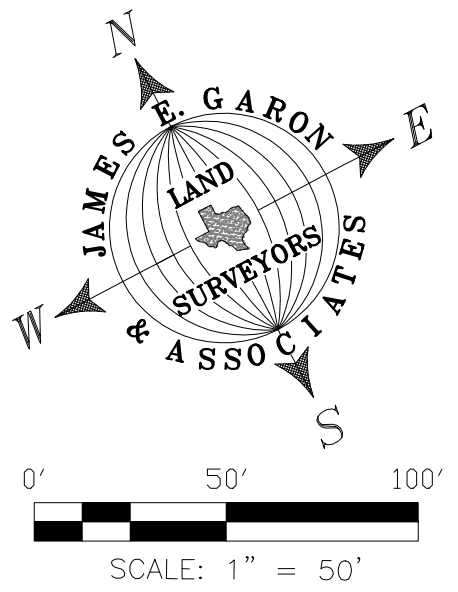
201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

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

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1697.83'	77.03'	77.02'	S 38°56'47" E



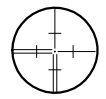
**LEGEND**

- TxDOT BRASS DISK IN CONCRETE
- 1/2" REBAR FOUND
- 1/2" REBAR SET W/CAP
- STAMPED J.E. GARON RPLS 4303
- IRON ROD W/CAP FOUND
- 1/2" PIPE FOUND (UNLESS NOTED)
- COTTON SPINDLE FOUND
- 60d NAIL FOUND
- 60d NAIL SET
- TREE (SIZE & TYPE NOTED)
- FENCE POST FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY
- RECORD CALL (BRG.-DIST.)

TO THE OWNERS, LIENHOLDERS AND GRACY TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0175E, EFFECTIVE JANUARY 19, 2006.



**JAMES E. GARON & ASSOC.**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. Box 1917  
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 jgaron@austin.rr.com  
 www.jamesegarons.com

REFERENCE: NAJIB F. WEHBE

ADDRESS:

LEGAL DESCRIPTION: 1.684 ACRES OUT OF THE JOSE ANTONIO NAVARRO SURVEY A-53, BASTROP COUNTY, TEXAS

FILE: server; Co\Bastrop\Sur\J A Navarro\26715



MARCH 27, 2015

G.F. NO. 00100-1793

FIELD BOOK: B483/PG 15