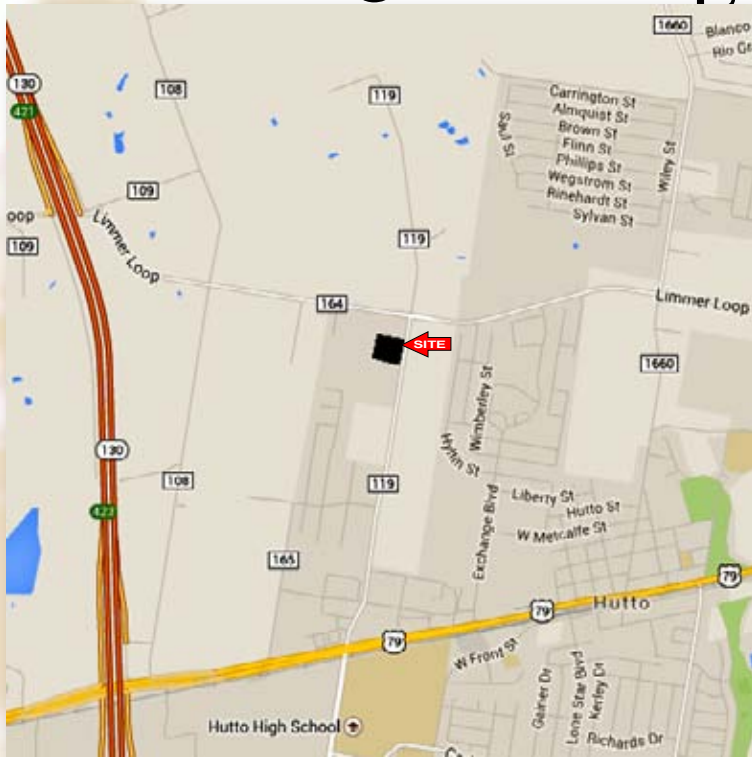


FOR LEASE - COMMERCIAL LAND

±2.9 acres on Ed Schmidt Boulevard / County Road 119

@ Limmer Loop, Hutto, Texas 78634



LOCATION: From Interstate 35 and Highway 79 (Palm Valley Blvd.) in Round Rock, travel east approximately 19 miles to State Highway 130. Continue east on 79 approximately one (1) mile and go north (a left) on Ed Schmidt Blvd. – County Road 119. Continue on Ed Schmidt approximately one (1) mile. The site is on your left and is an approximately 2.903 acre, just south of Limmer Loop – County Road 164 on the west frontage of Ed Schmidt Blvd. in Hutto Texas.

SIZE: Approximately 2.903 acres

FRONTAGE: Approximately 404.31' on Ed Schmidt Blvd.

ZONING: "B1-G" Commercial: Local Neighborhood, Gateway Overlay District

TOPOGRAPHY: This Property is basically flat.

UTILITIES: Water: City of Hutto. 16 inch line along Ed Schmidt Blvd.
Wastewater: City of Hutto. 8 inch line in manhole (s) on the southwest and northwest corners of the Property.

FLOOD HAZARD: Zone "X". Area is determined to be outside the 0.2% annual chance of floodplain.

LEGAL DESCRIPTION: 2.903 acres of land, more or less, being a portion of a 57.112 acre tract out of the NATHANIEL EDWARDS SURVEY, Abstract 225, in Williamson County.

LEASE RATE: \$2,000/month Gross

COMMENTS: A gas pipeline easement (blanket type / no specific width) cuts across the northeast corner of the tract.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

CONTACT John Doyal

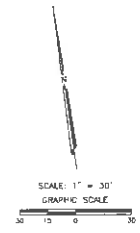
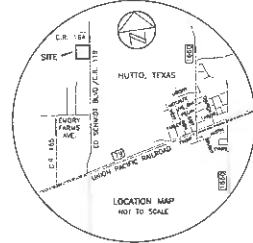
Office: (512) 472-2100

Cell: 512-657-0004

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.

A SURVEY OF 2.903 ACRES IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 57.112 ACRE TRACT CONVEYED TO GEHAN HOMES, LTD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 28, 2006, OF RECORD IN DOCUMENT NO. 2006071799 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "DOCKET" CAP SET
- △ UNDERGROUND TELEPHONE MARKER
- △ UNDERGROUND GAS MARKER
- △ UNDERGROUND FIBER OPTIC MARKER
- EDGE OF PAVEMENT
- SIDEWALK
- WATER VALVE
- () RECORD INFORMATION

TITLE COMMITMENT NOTE:
 This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional encumbrances or restrictions not shown hereon. No additional apparent encumbrances were noted for the purpose of this Survey.

FLOOD-PLAIN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as depicted by the Floodplain Management Agency, Houston Flood Insurance Mitigation, as shown on map No. 48497C0142E and 48497C0202E, dated September 26, 2008, for Williamson County. Flood risk information is provided for informational purposes only. This survey does not constitute a flood hazard study, and the flood information shown on this map is not to be used for flood hazard studies or for any other purpose. This flood information does not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:
 SURVEYED TO: Gehan Homes, Ltd., A Texas limited partnership
 PROPERTY ADDRESS: Ed Schmidt Boulevard - County Road 118, Hutto, Texas 78644
 DATE OF SURVEY: February 13, 2014
 ATTACHMENTS: None and (None description)
 BEARING CASE: One permit for Texas central zone, 1982/93 meter values from City of Austin control network.
 I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, misstatements of measurements, discrepancies, errors or omissions, unless such have been placed on record of record hereon, and that the surveyor shall be liable for any such error or omission, unless such have been placed on record of record hereon.
 This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condemn to Space Title Survey, based on the Uniform Act Practice for Land Surveying in Texas, 2000 Revised Uniform Edition, prepared by the Texas Society of Professional Surveyors.

Robert C. Watts, Jr. Date 2-13-14
 Registered Professional Land Surveyor
 State of Texas No. 4995

		PROJECT NO. 1011-501
		DRAWING NO. 1011-501-BASE
DRAWN BY: R.C.W./JLB CHECKED BY: R.C.W./JLB DATE: 02/13/2014 SCALE: 1"=30' SHEET 01 OF 01		