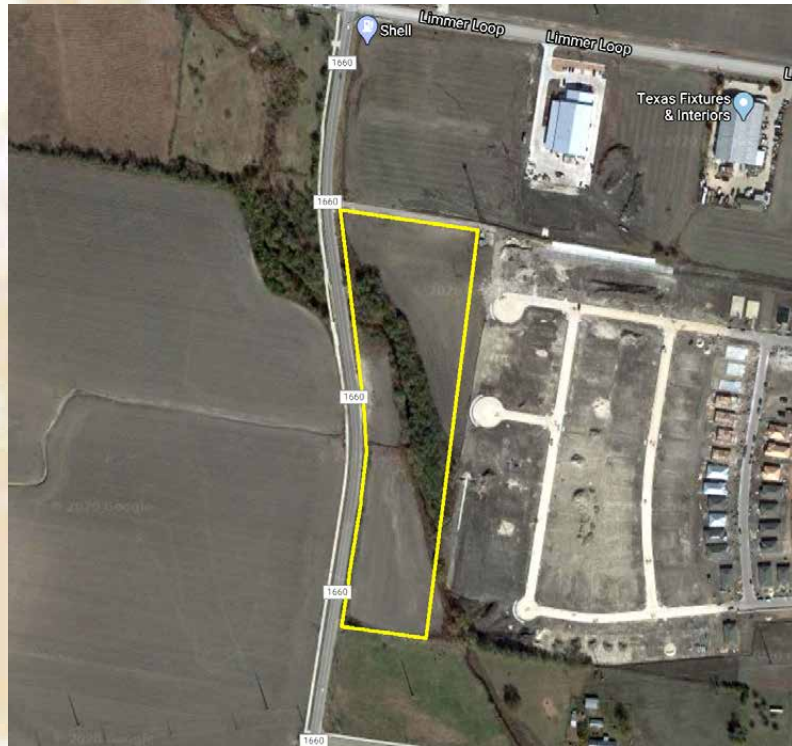


4.7 acre (net) Commercial Site in Hutto's Durango Farms

FM 1660, HUTTO, TX 78634



LOCATION

This site fronts FM 1660, just north of Mager Lane, between Hwy 79 and the Limmer Loop. This is a commercial site within MA Partner's Durango Farms, a 105 acre mixed use development just north of downtown Hutto.

ZONING

PUD – Allows the following uses: Hotel, Library, Government Facilities, Restaurant/Bar, Professional and Medical Office, Veterinary Clinic, Bank, C-store, and Day Care

FRONTAGE

The site has approx. 1350 feet of frontage along FM 1660 just south of the NEC of Limmer Loop and FM 1660.

Durango Farms is Hutto's newest mixed use projects from developer MA Partners. Comprised of 105 total acres, the project has 257 single family homes, 288 multi-family units, two commercial sites, and a 2.6 acre park planned. The location is immediately north of downtown Hutto on FM 1660. Hutto is literally 'booming' and this site is located 1/2 mile from the new National Headquarters for Perfect Game, the largest baseball showcase organization in the country. Perfect Game is expected to bring \$800 million in private investment, the single largest economic development deal in the history of Hutto. MA Partners track record is well established; they are experienced, they know this market very well and this commercial site represents an opportunity to get into their latest project in this growing city.

SIZE

A total of ~10.52 acres; ~4.77 acres usable net of floodplain

UTILITIES

All utilities will be delivered to the site.

TOPOGRAPHY

Slightly sloping

FLOOD HAZARD

Approximately 5.74 acres lie in the 100 year floodplain, leaving ~4.77 acres net usable

JURISDICTION

City Of Hutto

PRICE

\$15 psf to the net usable or \$3,071,000.00

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

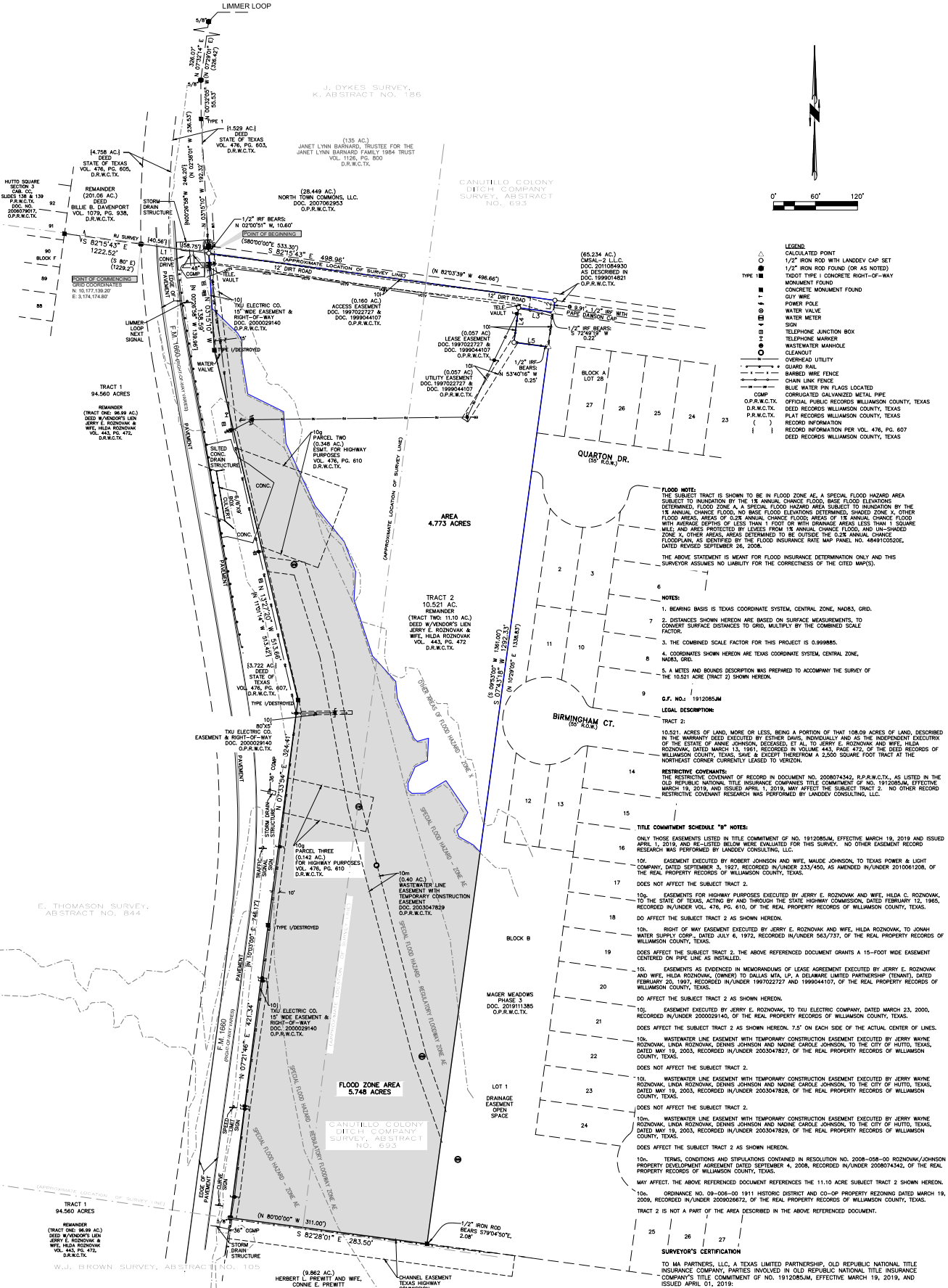
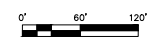
CONTACT Brad Campbell

Office: (512) 426-6464

Brad@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.

J. DYKES SURVEY,
K. ABSTRACT NO. 186



- LEGEND**
- CALCULATED POINT
 - 1/2" IRON ROD WITH LANDWEAVE CAP SET
 - 1/2" IRON ROD FOUND (OR AS NOTED)
 - TYPE I TYPED TYPE I CONCRETE RIGHT-OF-WAY
 - MONUMENT FOUND
 - CONCRETE MONUMENT FOUND
 - SIX RINGS
 - POWER POLE
 - WATER VALVE
 - WATER METER
 - SIGN
 - TELEPHONE JUNCTION BOX
 - TELEPHONE MARKER
 - WASTEWATER MANHOLE
 - CLEAFOUT
 - OVERHEAD UTILITY
 - GUARD RAIL
 - BARBED WIRE FENCE
 - BLUE WATER PIPES LOCATED
 - CORRUGATED GALVANIZED METAL PIPE
 - OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
 - DEED RECORDS WILLAMSON COUNTY, TEXAS
 - PLAT RECORDS WILLAMSON COUNTY, TEXAS
 - RECORD INFORMATION
 - RECORD INFORMATION PER VOL. 476, PG. 607 DEED RECORDS WILLAMSON COUNTY, TEXAS

FLOOD NOTE:
THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AE, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS BY DETERMINED FLOOD ZONE A-E. A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED. SHADDED ZONE X, OTHER FLOOD AREAS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE ARE AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. OTHER SHADDED ZONE X, OTHER AREAS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 484870202D, DATED REVISED SEPTEMBER 26, 2008.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

- NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999888.
 4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
 5. A NOTES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THE SURVEY OF THE 10.521 ACRE (TRACT 2) SHOWN HEREON.

G.F. NO.: 1912085AM
LEGAL DESCRIPTION:
TRACT 2:
10.521 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF THAT 108.09 ACRES OF LAND, DESCRIBED APRIL 1, 2019, AND RE-LISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY LANDDEV CONSULTING, LLC.

TITLE COMMITMENT SCHEDULE "B" NOTES:
ONLY THOSE EASEMENTS LISTED IN TITLE COMMITMENT OF NO. 1912085AM, EFFECTIVE MARCH 19, 2019 AND ISSUED APRIL 1, 2019, AND RE-LISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY LANDDEV CONSULTING, LLC.

101. EASEMENT EXECUTED BY ROBERT JOHNSON AND WIFE, MAUDE JOHNSON, TO TEXAS POWER & LIGHT COMPANY, EFFECTIVE SEPTEMBER 1, 1927, RECORDED IN UNDER 233/450, AS AMENDED UNDER 201001208, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT 2.
102. EASEMENTS FOR HIGHWAY PURPOSES EXECUTED BY JERRY E. ROZDNOVAK AND WIFE, HILDA C. ROZDNOVAK, TO THE STATE OF TEXAS AND THROUGH THE STATE HIGHWAY COMMISSION, DATED FEBRUARY 12, 1960, RECORDED IN UNDER VOL. 476, PG. 610, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DO AFFECT THE SUBJECT TRACT 2 AS SHOWN HEREON.
103. RIGHT OF WAY EASEMENT EXECUTED BY JERRY E. ROZDNOVAK AND WIFE, HILDA C. ROZDNOVAK, TO JONAH WATER SUPPLY COMP., DATED JULY 4, 1972, RECORDED IN UNDER 563/737, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT 2. THE ABOVE REFERENCED DOCUMENT GRANTS A 15-FOOT WIDE EASEMENT CENTERED ON PIPE LINE AS INSTALLED.
104. EASEMENTS AS EVIDENCED IN MEMORANDUMS OF LEASE AGREEMENT EXECUTED BY JERRY E. ROZDNOVAK AND WIFE, HILDA C. ROZDNOVAK, (OWNER) TO DALLAS MTA, LP, A DELAWARE LIMITED PARTNERSHIP (TENANT), DATED FEBRUARY 20, 1997, RECORDED IN UNDER 1997022727 AND 1999044107, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT 2 AS SHOWN HEREON.
105. EASEMENT EXECUTED BY JERRY E. ROZDNOVAK, TO TRU ELECTRIC COMPANY, DATED MARCH 23, 2000, RECORDED IN UNDER 2000029140, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT 2 AS SHOWN HEREON. 7.5' ON EACH SIDE OF THE ACTUAL CENTER OF LINES.
106. WASTEWATER LINE EASEMENT WITH TEMPORARY CONSTRUCTION EASEMENT EXECUTED BY JERRY WAYNE ROZDNOVAK, LINDA ROZDNOVAK, DENNIS JOHNSON AND MADIE CAROLE JOHNSON, TO THE CITY OF HUTTO, TEXAS, DATED MAY 19, 2003, RECORDED IN UNDER 2003047828, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT 2.
107. WASTEWATER LINE EASEMENT WITH TEMPORARY CONSTRUCTION EASEMENT EXECUTED BY JERRY WAYNE ROZDNOVAK, LINDA ROZDNOVAK, DENNIS JOHNSON AND MADIE CAROLE JOHNSON, TO THE CITY OF HUTTO, TEXAS, DATED MAY 19, 2003, RECORDED IN UNDER 2003047828, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT TRACT 2.
108. WASTEWATER LINE EASEMENT WITH TEMPORARY CONSTRUCTION EASEMENT EXECUTED BY JERRY WAYNE ROZDNOVAK, LINDA ROZDNOVAK, DENNIS JOHNSON AND MADIE CAROLE JOHNSON, TO THE CITY OF HUTTO, TEXAS, DATED MAY 19, 2003, RECORDED IN UNDER 2003047828, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT 2 AS SHOWN HEREON.
109. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RESOLUTION NO. 2008-098-00 ROZDNOVAK/JOHNSON PROPERTY DEVELOPMENT AGREEMENT DATED SEPTEMBER 4, 2008, RECORDED IN UNDER 2009074542, OF THE REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS. MAY AFFECT. THE ABOVE REFERENCED DOCUMENT REFERENCES THE 11.10 ACRE SUBJECT TRACT 2 SHOWN HEREON.

SURVEYOR'S CERTIFICATION
TO MA PARTNERS, LLC, A TEXAS LIMITED PARTNERSHIP, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PARTIES INVOLVED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT OF NO. 1912085AM, EFFECTIVE MARCH 19, 2019, AND ISSUED APRIL 01, 2019:
I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING APRIL, 2019, UNDER MY DIRECTION AND SUPERVISION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON, THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON, THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADVONS A DEDICATED RIGHT-OF-WAY.

DATE: _____
ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS

LINE	BEARING	DISTANCE
L1	S 82°15'43" E	97.80'
L2	[N 80°15'00" W]	[89.31']
L3	S 07°45'18" W	17.36'
L4	N 82°21'59" W	49.89'
L5	S 07°38'01" W	50.00'
L6	S 82°21'59" E	46.81'

DATE: 09/26/2019
DRAWN BY: J.V.
CHECKED BY: JAL
JOB #: 194501.015
DRAWING: 1368 - Remorse - This Survey Tract 2.dwg
E.N., J.V.
03-04-20






REVISION BY DATE

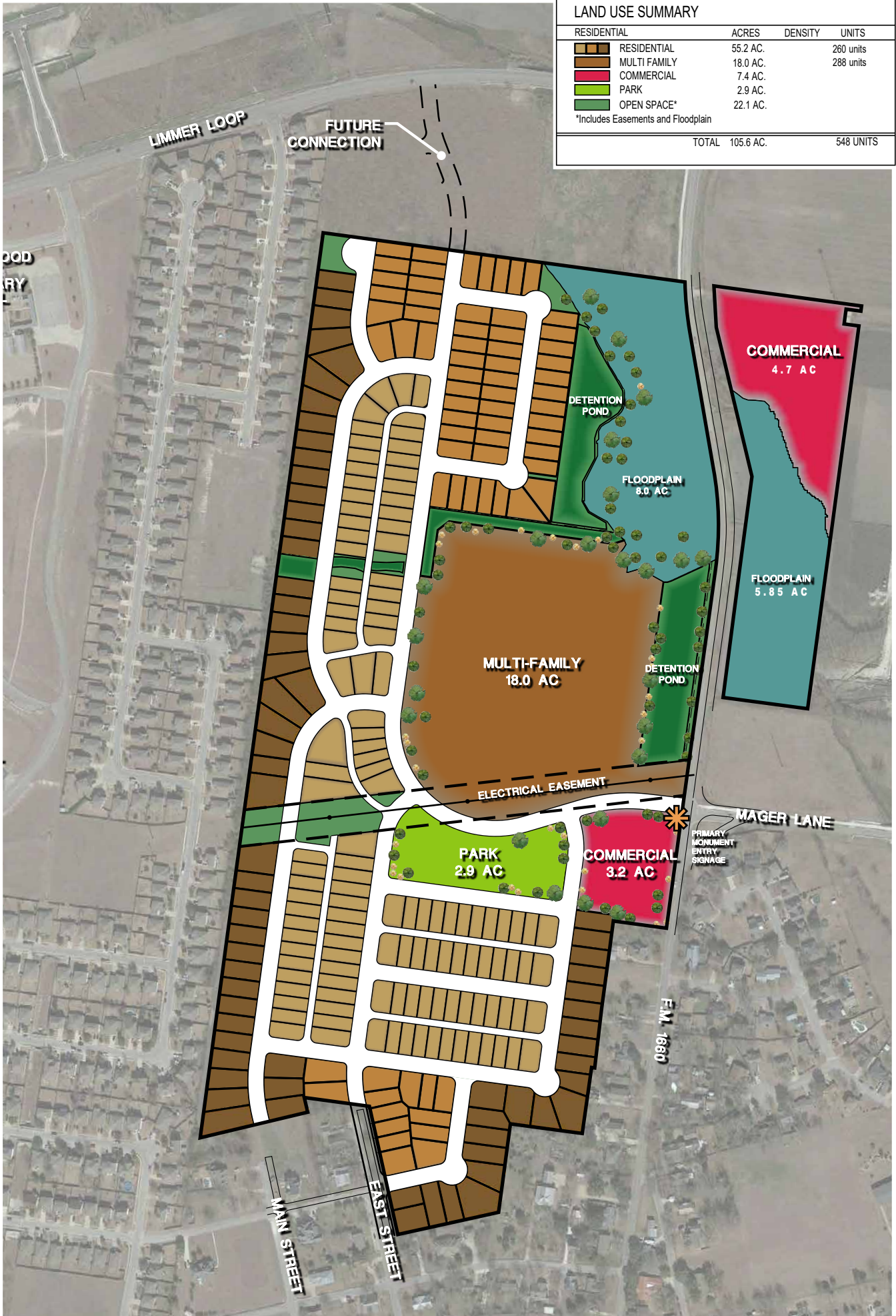


5508 HIGHWAY 90 WEST, SUITE 150
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PHONE: 972.382.2299
WWW.LANDDEVCONSULTING.COM

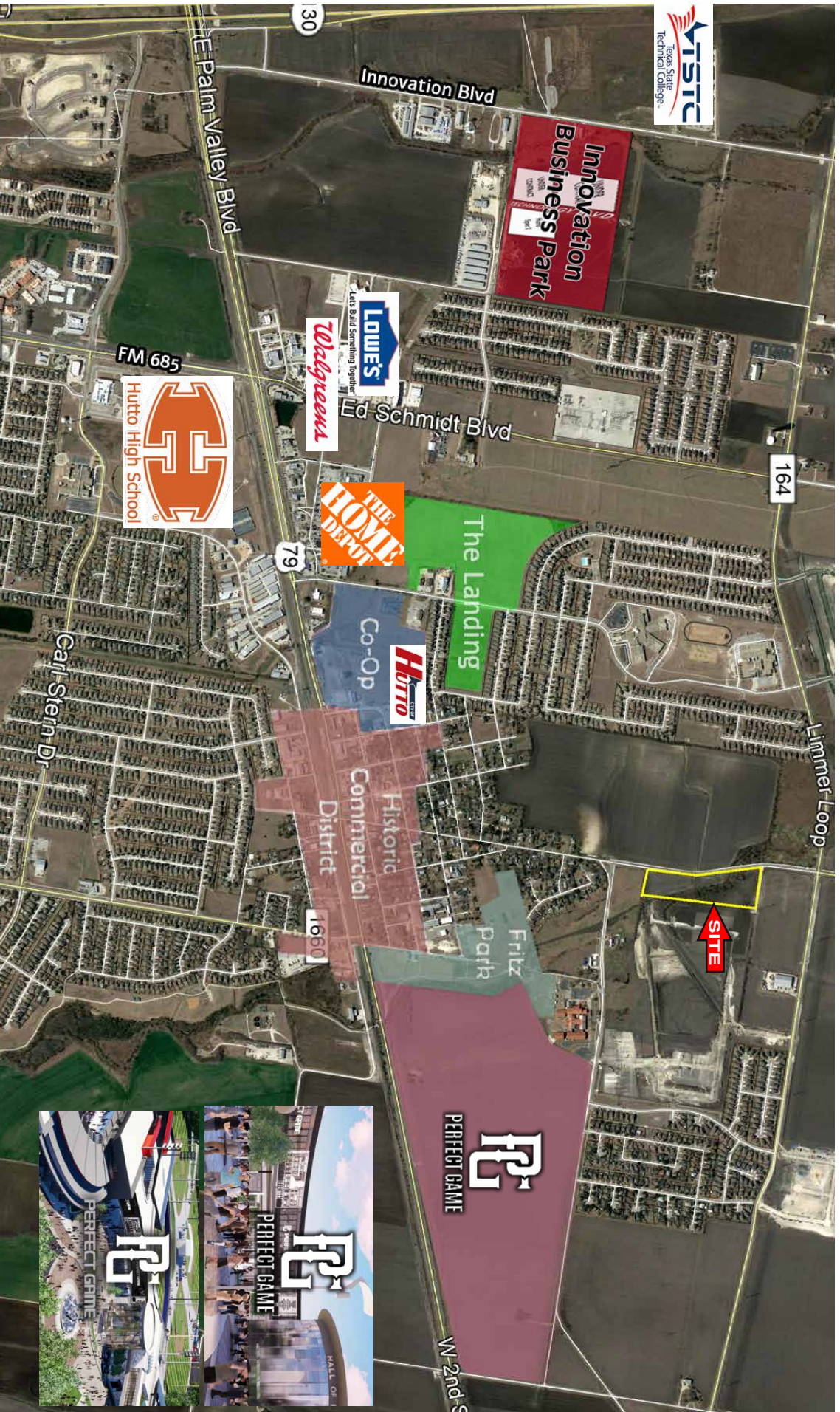
LAND TITLE SURVEY
10.521 ACRES OUT OF
THE E. THOMASON SURVEY, A-844 AND
THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693
WILLAMSON COUNTY, TEXAS

LAND USE SUMMARY

RESIDENTIAL	ACRES	DENSITY	UNITS
 RESIDENTIAL	55.2 AC.		260 units
 MULTI FAMILY	18.0 AC.		288 units
 COMMERCIAL	7.4 AC.		
 PARK	2.9 AC.		
 OPEN SPACE*	22.1 AC.		
*Includes Easements and Floodplain			
TOTAL	105.6 AC.		548 UNITS



REGIONAL MAP





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
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
Brad Campbell	594036	brad@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date