

# COMMERCIAL LOT FOR SALE

## A.W. Grimes Blvd., Round Rock



**LOCATION:** East side of A.W. Grimes on the southeast corner with Bryant Drive. Just north of SH 45 (Louis Henna Blvd)

**SIZE:** Lot 7: 1.3 acres

**FRONTAGE/ACCESS:** Approximately 591' on A. W. Grimes  
Approximately 54' on Bryant Drive and  
Approximately 166' on the south boundary line.

**ZONING:** PUD No. 56 (Planned Unit Development)

**PERMITTED USES:** All C-1 (General Commercial) uses

**PROHIBITED USES:** See Agent

**TOPOGRAPHY:** Fairly level

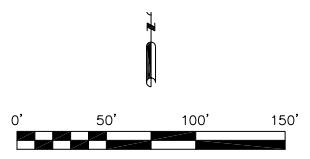
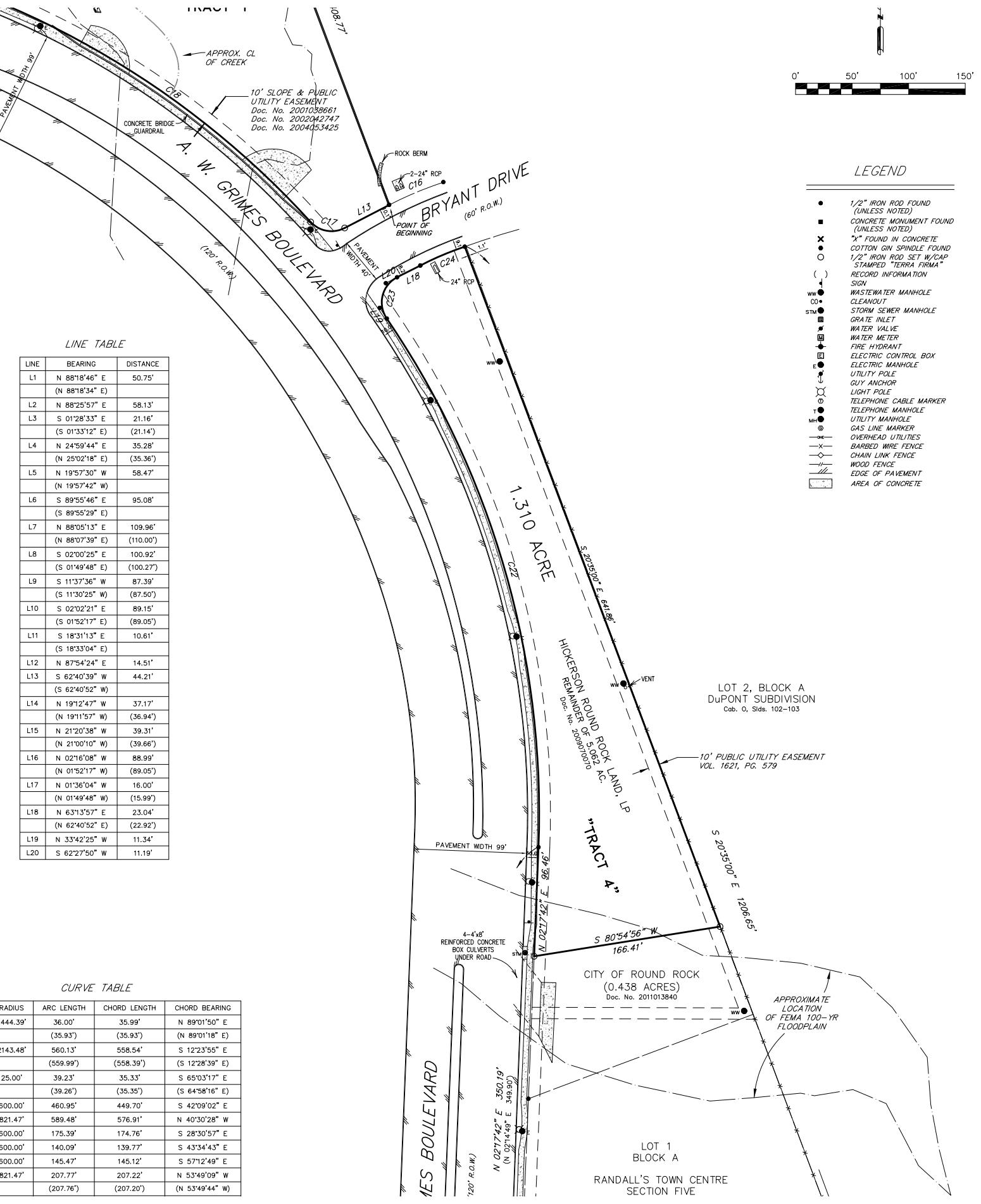
**PRICE:** \$6 per square foot

**McALLISTER & ASSOCIATES**  
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**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- CONCRETE MONUMENT FOUND (UNLESS NOTED)
- ✕ "X" FOUND IN CONCRETE
- COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED "TERRA FIRMA"
- ( ) RECORD INFORMATION
- ⊕ SIGN
- ww WASTEWATER MANHOLE
- cd CLEANOUT
- stm STORM SEWER MANHOLE
- GRATE INLET
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC CONTROL BOX
- ⊕ ELECTRIC MANHOLE
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ TELEPHONE CABLE MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY MANHOLE
- ⊕ GAS LINE MARKER
- OVERHEAD UTILITIES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- EDGE OF PAVEMENT
- AREA OF CONCRETE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 88°18'46" E (N 88°18'34" E)	50.75'
L2	N 88°25'57" E	58.13'
L3	S 01°28'33" E (S 01°33'12" E)	21.16' (21.14')
L4	N 24°59'44" E (N 25°02'18" E)	35.28' (35.36')
L5	N 19°57'30" W (N 19°57'42" W)	58.47'
L6	S 89°55'46" E (S 89°55'29" E)	95.08'
L7	N 88°05'13" E (N 88°07'39" E)	109.96' (110.00')
L8	S 02°00'25" E (S 01°49'48" E)	100.92' (100.27')
L9	S 11°37'36" W (S 11°30'25" W)	87.39' (87.50')
L10	S 02°02'21" E (S 01°52'17" E)	89.15' (89.05')
L11	S 18°31'13" E (S 18°33'04" E)	10.61'
L12	N 87°54'24" E	14.51'
L13	S 62°40'39" W (S 62°40'52" W)	44.21'
L14	N 19°12'47" W (N 19°11'57" W)	37.17' (36.94')
L15	N 21°20'38" W (N 21°00'10" W)	39.31' (39.66')
L16	N 02°16'08" W (N 01°52'17" W)	88.99' (89.05')
L17	N 01°36'04" W (N 01°49'48" W)	16.00' (15.99')
L18	N 6°31'35" E (N 6°24'05" E)	23.04' (22.92')
L19	N 33°42'25" W	11.34'
L20	S 62°27'50" W	11.19'

**CURVE TABLE**

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
444.39'	36.00' (35.93')	35.99' (35.93')	N 89°01'50" E (N 89°01'18" E)
1143.48'	560.13' (559.99')	558.54' (558.39')	S 12°23'55" E (S 12°28'39" E)
25.00'	39.23' (39.26')	35.33' (35.35')	S 65°03'17" E (S 64°58'16" E)
500.00'	460.95'	449.70'	S 42°09'02" E
821.47'	589.48'	576.91'	N 40°30'28" W
800.00'	175.39'	174.76'	S 28°30'57" E
500.00'	140.09'	139.77'	S 43°34'43" E
500.00'	145.47'	145.12'	S 57°12'49" E
821.47'	207.77' (207.76')	207.22' (207.20')	N 53°49'09" W (N 53°49'44" W)