

KELM ESTATES SECTION TWO

THRALL, TEXAS 76578



LOCATION

Located on south side of US HWY 79 in the City of Thrall

PROPERTY INFORMATION

27 +/- acres
127 proposed lots
7 multifamily
120 single family with preliminary plat

UTILITIES

The City of Thrall will provide water and wastewater service. Oncor is one of the electric service providers

SALE PRICE

\$399,000

Anya DeNio | 512.814.1811 | anya@donquick.com

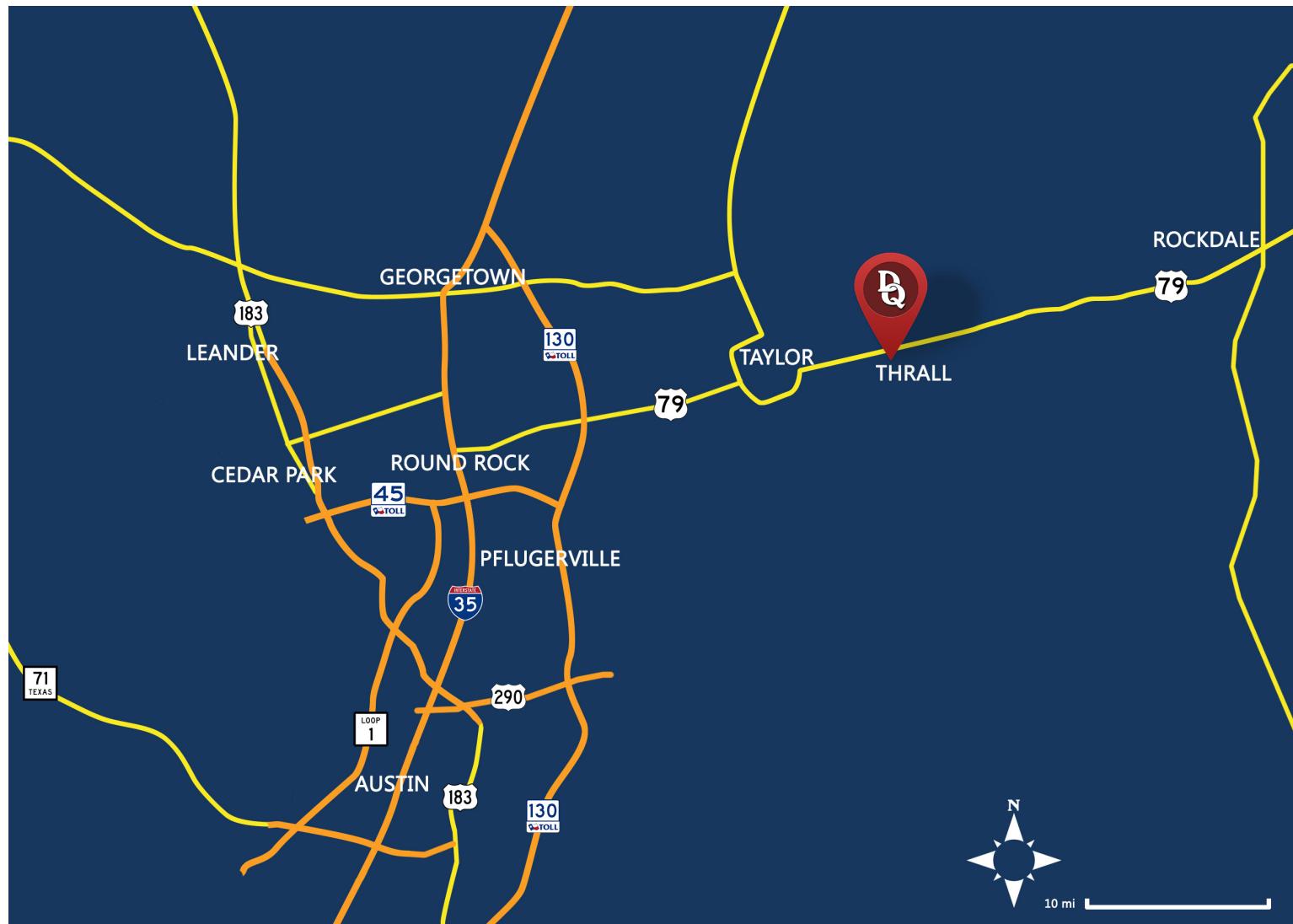
1000 N IH-35, Ste. A Round Rock, TX 78681 | 512.255.3000 | www.donquick.com

Don Quick
& Associates, Inc.

KELM ESTATES SECTION TWO

THRALL, TEXAS 76578

FOR SALE



Drive Times to Major Cities (In Minutes, Approximate)

Round Rock: 31
Georgetown: 33
Austin: 47

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& Associates, Inc.

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THE KELM ESTATES SECTION TWO (phases I & II)



BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83)

100 0 100 200
Scale: 1" = 100'

GENERAL NOTES:

- Total Area = 27.25 acres
- Number of Lots = 120
- Number of Single Family Lots = 120
- Number of Multi Family Lots = 7
- Number of Blocks = 7
- Area for Single Family Lot = 6,000 SF
- Area for Multi Family Lot = 7,000 SF
- In order to prevent damage away from a structure, the slab elevation should be built at least one foot above the surrounding ground and the ground should be graded away from the structure of a slope of 5% per foot for a distance of at least 10 feet.
- Off site water and sanitary sewer facilities will be provided by the City of Thrall.
- This tract not located in the Edwards Aquifer Recharge Zone.
- Linear foot of new street required = 5,531.8
- Moving and dredge easements will be the responsibility of ... (pending response)
- The subdivision is not enclosed by Special Flood Hazard Areas not inundated by the 100-year-flood as identified by the U.S. Federal Emergency Management Agency Boundary Map (Flood Insurance Rate Map), Community Panel Number 48491C0300C, effective date September 27, 1991.
- A fifteen foot Public Utility Easement adjacent to all street side property lines are hereby dedicated.
- On-street parking is not allowed.
- This property does lie within the City Limits of Thrall, Texas.

| BLOCKS | NUMBER OF LOTS | | |
|--------------|----------------|--------------|------------|
| | SINGLE-FAMILY | MULTI-FAMILY | TOTAL |
| C | 18 | 0 | 18 |
| E | 14 | 0 | 14 |
| F | 42 | 7 | 49 |
| I | 12 | 0 | 12 |
| J | 12 | 0 | 12 |
| K | 10 | 0 | 10 |
| L | 12 | 0 | 12 |
| TOTAL | 120 | 7 | 127 |

RESTRICTIONS AND COVENANTS:

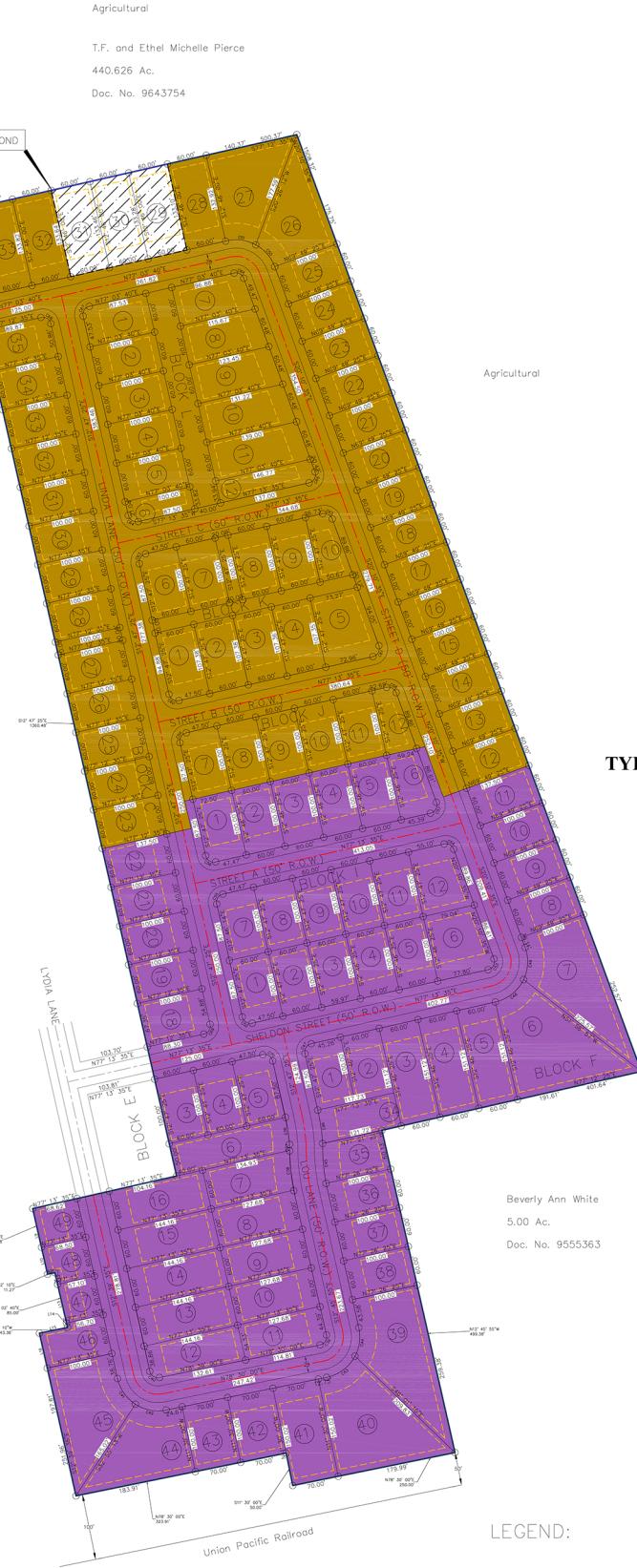
- No corpos
- Must have garages
- Front elevation must be 75% masonry or stucco
- Front yards must be landscaped & maintained
- No parking on the roadway at any time
- Garbage containers must be hidden from view and behind either the privacy fence or the rear property line or a planter
- Water restrictions/rationing shall be adhered to
- No permanent structure within easements or setbacks
- Home builders shall install two significant trees having minimum 2" caliper diameter and grass (sod) in the front yard all the way to the front wall of the house.
- Home builder shall install 6' high wood privacy fence along the rear property line and therefrom, along side property lines to 10' before front face of the house wall.

| Curve Table | | | | | |
|-------------|--------|--------|-------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C36 | 41.32 | 275.00 | 8.61 | N8° 29' 19"W | 41.28 |
| C37 | 9.72 | 350.00 | 1.59 | S0° 14' 35"E | 9.72 |
| C38 | 59.84 | 350.00 | 9.80 | S5° 56' 12"E | 59.77 |
| C39 | 19.91 | 12.50 | 91.27 | N32° 52' 02"E | 17.87 |
| C40 | 19.38 | 12.50 | 88.84 | S57° 04' 47"E | 17.50 |
| C41 | 48.45 | 62.50 | 44.42 | S34° 52' 11"E | 47.25 |
| C42 | 48.45 | 62.50 | 44.42 | S79° 17' 24"E | 47.25 |
| C43 | 55.24 | 62.50 | 50.64 | N53° 10' 51"E | 53.46 |
| C44 | 44.32 | 62.50 | 40.63 | N7° 32' 53"E | 43.39 |
| C45 | 60.65 | 300.00 | 11.58 | S4° 52' 34"E | 60.54 |
| C46 | 51.05 | 325.00 | 9.00 | N8° 17' 24"W | 51.00 |
| C47 | 19.64 | 12.50 | 90.02 | S32° 13' 05"W | 17.68 |
| C48 | 56.35 | 62.50 | 51.69 | N51° 23' 49"E | 54.46 |
| C49 | 49.90 | 62.50 | 45.74 | N2° 41' 44"E | 48.58 |
| C50 | 44.76 | 62.50 | 41.03 | N41° 02' 30"W | 43.81 |
| C51 | 46.89 | 62.50 | 42.99 | N83° 03' 08"W | 45.80 |
| C52 | 19.63 | 12.50 | 89.98 | S57° 46' 55"E | 17.68 |
| C53 | 21.25 | 12.50 | 97.40 | N28° 31' 30"E | 18.78 |
| C54 | 18.02 | 12.50 | 82.60 | N61° 28' 30"W | 16.50 |
| C55 | 19.64 | 12.50 | 90.02 | S32° 13' 05"W | 17.68 |
| C56 | 19.63 | 12.50 | 89.98 | S57° 46' 55"E | 17.68 |
| C57 | 21.25 | 12.50 | 97.40 | N28° 31' 30"E | 18.78 |
| C58 | 18.02 | 12.50 | 82.60 | N61° 28' 30"W | 16.50 |
| C59 | 19.64 | 12.50 | 90.02 | S32° 13' 05"W | 17.68 |
| C60 | 19.63 | 12.50 | 89.98 | S57° 46' 55"E | 17.68 |
| C61 | 21.25 | 12.50 | 97.40 | N28° 31' 30"E | 18.78 |
| C62 | 18.02 | 12.50 | 82.60 | N61° 28' 30"W | 16.50 |
| C63 | 19.64 | 12.50 | 90.02 | S32° 13' 05"W | 17.68 |
| C64 | 19.63 | 12.50 | 89.98 | S57° 46' 55"E | 17.68 |
| C65 | 21.25 | 12.50 | 97.40 | N28° 31' 30"E | 18.78 |
| C66 | 18.06 | 12.50 | 82.76 | N61° 33' 28"W | 16.53 |
| C67 | 19.60 | 12.50 | 89.85 | S32° 08' 08"W | 17.65 |
| C68 | 17.25 | 12.50 | 79.07 | N52° 19' 24"W | 15.91 |
| C69 | 18.84 | 12.50 | 86.34 | N30° 22' 52"E | 17.10 |

| Parcel Line Table | | |
|-------------------|--------|------------------|
| Line # | Length | Direction |
| L9 | 60.00 | S12° 46' 25.00"E |
| L10 | 41.58 | S12° 40' 55.19"E |
| L11 | 11.27 | N78° 32' 10.00"E |
| L12 | 18.16 | S13° 02' 40.00"E |
| L13 | 60.00 | S13° 02' 40.00"E |
| L14 | 6.84 | S13° 02' 40.00"E |
| L15 | 43.36 | S78° 32' 10.00"E |
| L16 | 54.15 | S12° 39' 35.00"E |

BASSARI
ENGINEERING SERVICES, P.L.L.C.
2501 S. BAGDAD ROAD
LEANDER, TEXAS 78641
TEL. (512) 630-6184

PRELIMINARY SUBDIVISION LAYOUT
(FOR REVIEW)
THRALL, WILLIAMSON COUNTY, TEXAS



TYPICAL SINGLE FAMILY LOT
(NTS)

FRONT

INTERIOR SIDE

BACK

STREET SIDE

65'

25'

LEGEND:

EXISTING STREETS

PHASE I (64 lots)

PHASE II (60 lots)

PROPOSED DETENTION POND (3 lots)

| No. | Date | Revisions | Remarks | By |
|-----|------|-----------|---------|----|
| | | | | |

Information About Brokerage Services



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BUYER, SELLER, LANDLORD, OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

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