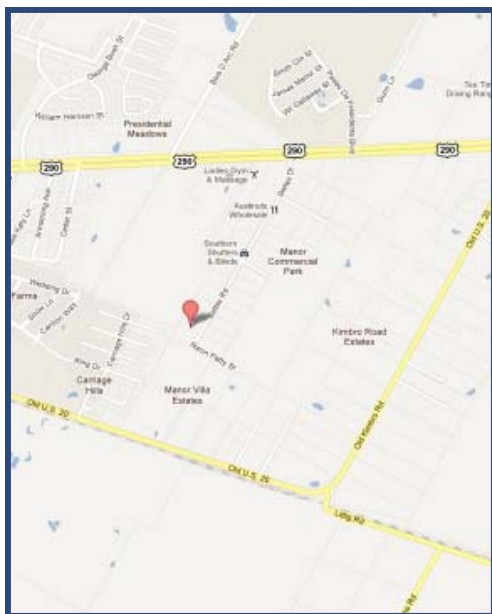


FOR SALE



12618 Beltex Drive Manor | Texas | 78653

- The property is located in the Manor Commercial Park approximately 0.5 mile south of US HWY 290.
- 4.060 acres; 176,854 SF.
- 12" water line extension in 2009.
- Fire Hydrant on property.
- Geotechnical Engineering Study completed in 2008.
- Zoned: None; Outside of city limits.
- Price: \$350,000.00



**DON
QUICK**
& associates, inc.

Contact
Matt Fain, Realtor®
512.255.3000
Matt@donquick.com

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 **www.DonQuick.com**

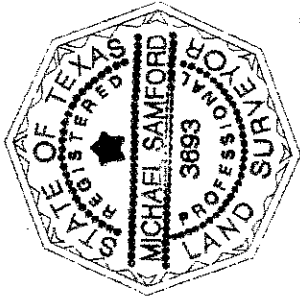
The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

SURVEY PLAT

SAMFORD & ASSOCIATES
LAND SURVEYING

TEL: 441-5601 FAX: 441-5603

120 GREENFIELD ROAD
KYLE, TEXAS 78640



NOTE: THIS LOT IS SUBJECT TO A BLANKET
WATER PIPING EASEMENT SET TO REVERT
TO A 15' EASEMENT CENTERED UPON SUCH
LINES AS INSTALLED, OF RECORD IN VOLUME
8641, PAGE 911

NOTE: ACCORDING TO ENGINEER'S NOTE
ON THE SUBDIVISION PLAT THE 100 YEAR
FLOODPLAIN IS CONTAINED WITHIN THE
DRAINAGE EASEMENTS AS SHOWN HEREON

SCALE: 1"=80'

LEGEND

- C.P. = CONTROL POINT
- = IRON ROD FOUND
- ⊙ = SPINDLE FOUND
- ⊙ = IRON PIPE FOUND
- = CHAIN LINK FENCE
- () = FROM PLAT RECORDS
- [] = FROM DEED RECORDS

ADDRESS: 0 BELTEX DRIVE, MANOR, TEXAS

LEGAL DESCRIPTION:

LOT 5, BLOCK 1, OF MANOR COMMERCIAL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 87, PAGE 167B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

F.I.R.M. STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 481026 0055-E, DATED 06/16/93 THIS PROPERTY IS LOCATED IN ZONE X, DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"
DISCLAIMER: THIS STATEMENT AND THE F.I.R.M. FROM WHICH IT WAS DEVELOPED ARE FOR ADMINISTRATION OF THE NATIONAL FLOOD INSURANCE PROGRAM ONLY. THE F.I.R.M. DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING; PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL CLIMATIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE COMMUNITY MAP REPOSITORY SHOULD BE CONSULTED FOR POSSIBLE FLOOD HAZARD INFORMATION PRIOR TO THE USE OF THIS MAP FOR PROPERTY PURCHASE OR CONSTRUCTION PURPOSES.

IRON ROD FOUND IN CONCRETE
AT PROPERTY CORNER
IRON PIPE FOUND 0.22' INSIDE LINE

20' ELEC. EASEMENT [989-4/71] (PLAT)

DRAINAGE EASEMENT (PLAT)

LOT 5

SEDIMENTATION &
FILTRATION ESMT
[10665/27] (PLAT)

TS 2754.16 W 520.35
S 2754.36 W 529.52
BEARING BASIS FROM PMT

BELTEX DRIVE 80' ROW
ASPHALT

EDGE PAVEMENT

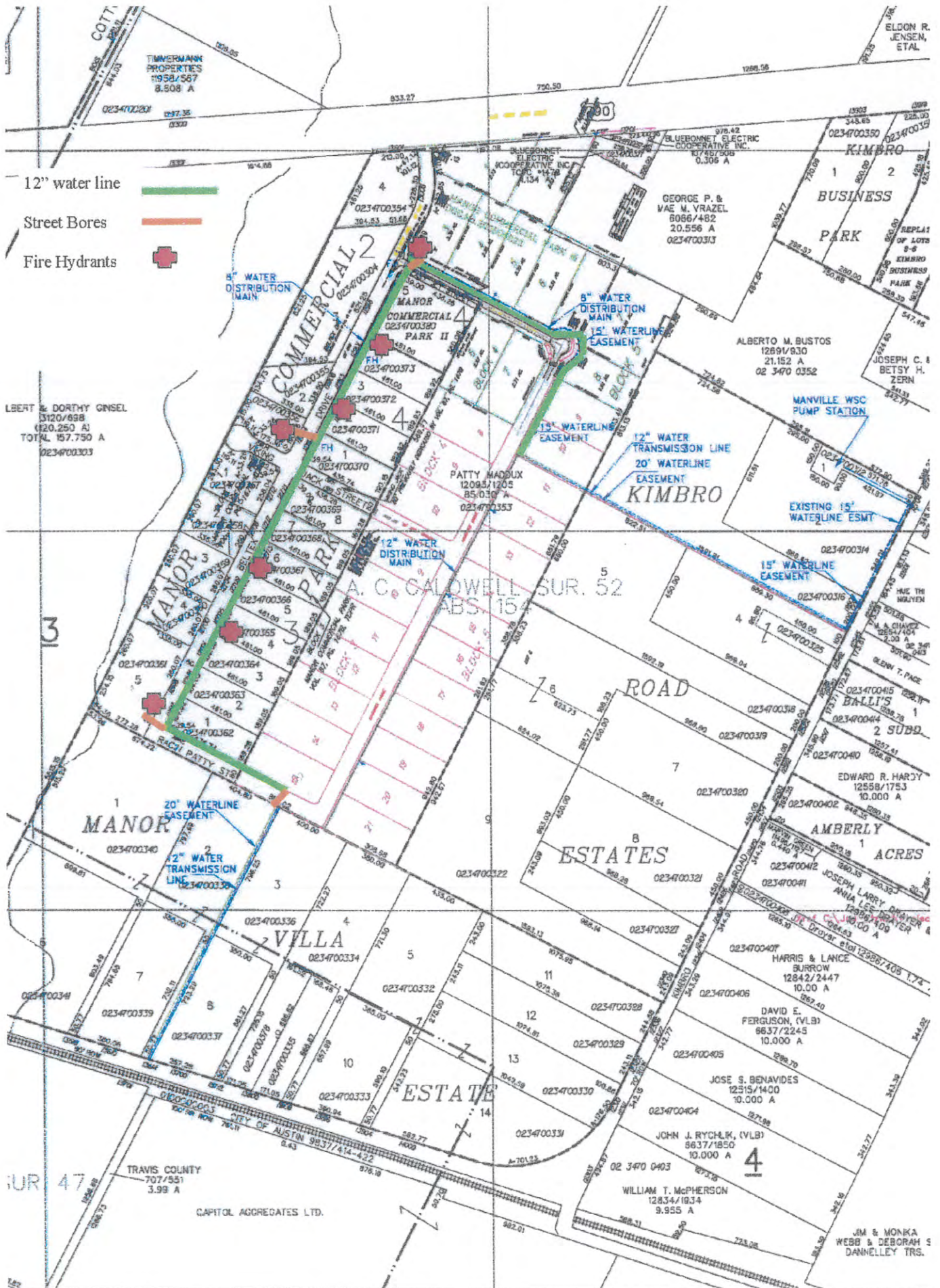
CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON, PUBLIC RECORDS RESEARCH PROVIDED BY TITLE CO. LISTED BELOW.

BUYER: GEORGE ADAMS
SELLER: NATWARLAL RAMANI
TITLE CO.: COMMONWEALTH LAND TITLE INSURANCE CO.
GF#: 2425001103
SURVEY DATE: 12/7/07
PLAN No.: 070297K

Michael Samford

MICHAEL SAMFORD R.P.L.S. 3893





Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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 or 512-465-3960.



(TAR-2501) 1/1/96

01A

TREC No. OP-K

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