



Pecan Park at Covered Bridge

Austin, TX



Contact:

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Austin, Texas 78746

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Location: Property is located off of Highway 71 just west of Covered Bridge Drive, Southwest Austin, Travis County. The site is approximately 10 miles southwest of downtown Austin.

Size: 13.84 acres

Price: \$1,200,000 (\$2.00 per square foot)

Terms: Cash at closing

Utilities: City of Austin water, wastewater and electric

Jurisdiction: City of Austin, Williamson Creek Ordinance

Zoning: The SF-6 zoning and subsequent restrictions on the property allow for the development of up to 52 single family units. Church or school uses are allowed.

Schools: The property lies within the Austin Independent School District and is served by Oak Hill Elementary (Academically Acceptable), Clint Small Middle School (Academically Acceptable) and Bowie High School (Recognized). Notable nearby private schools include St. Andrew's High School, Regents School of Austin, St. Michael's High School, St. Gabriel's Lower and Middle School and the Waldorf School.

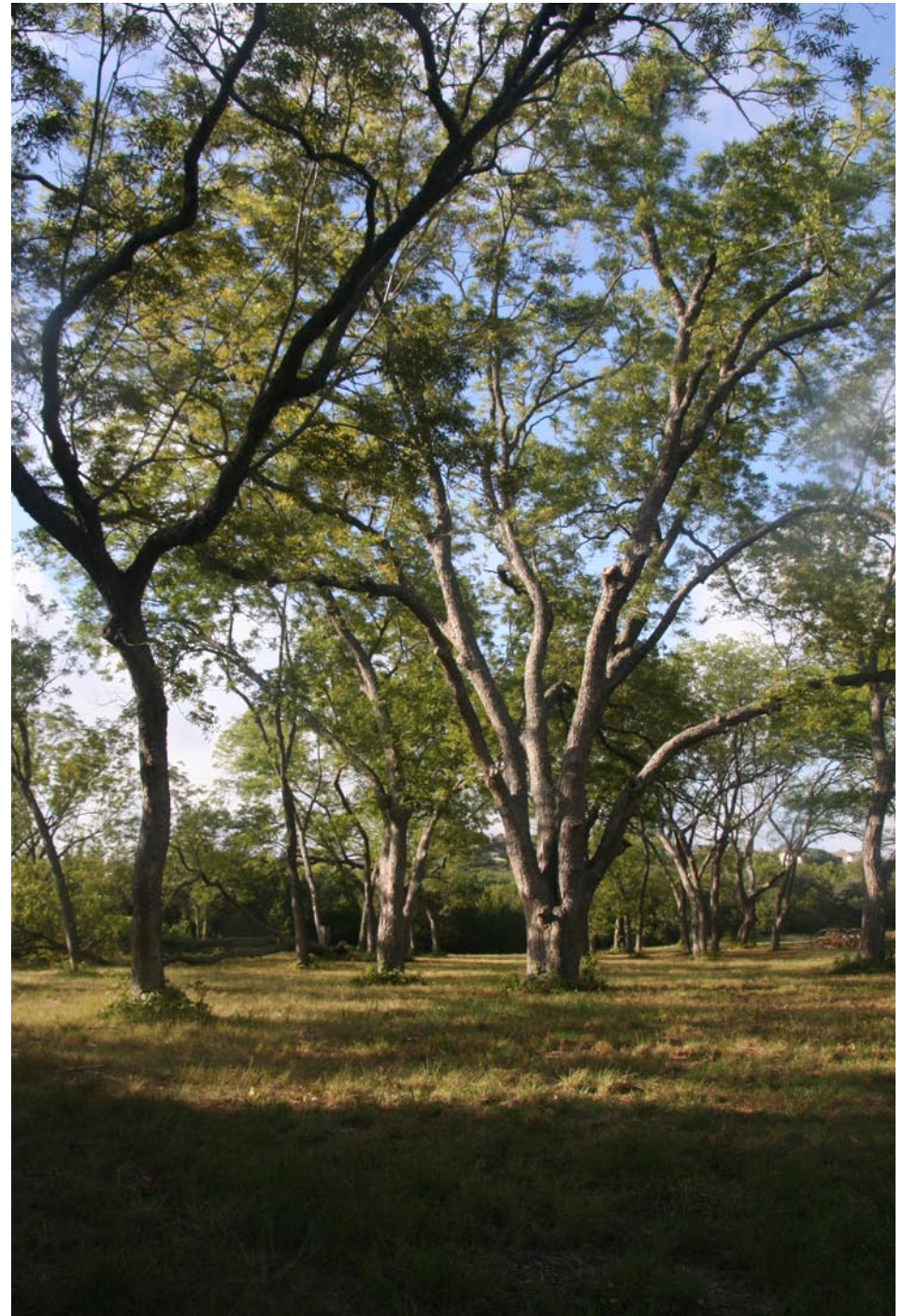
The tract is adjacent to the Covered Bridge subdivision located at Highway 71 and Covered Bridge Drive. The property is covered with over 200 hardwood trees, the most impressive of which being the grove of approximately 100 large pecan trees toward the eastern boundary at the confluence of two creeks. There is a gentle hill offering some views which overlooks the grove and creek area. Single family development opportunities within the Southwest market served by Bowie High School and the numerous private schools nearby are limited as this is one of the most sought after locations in the Austin metropolitan area.

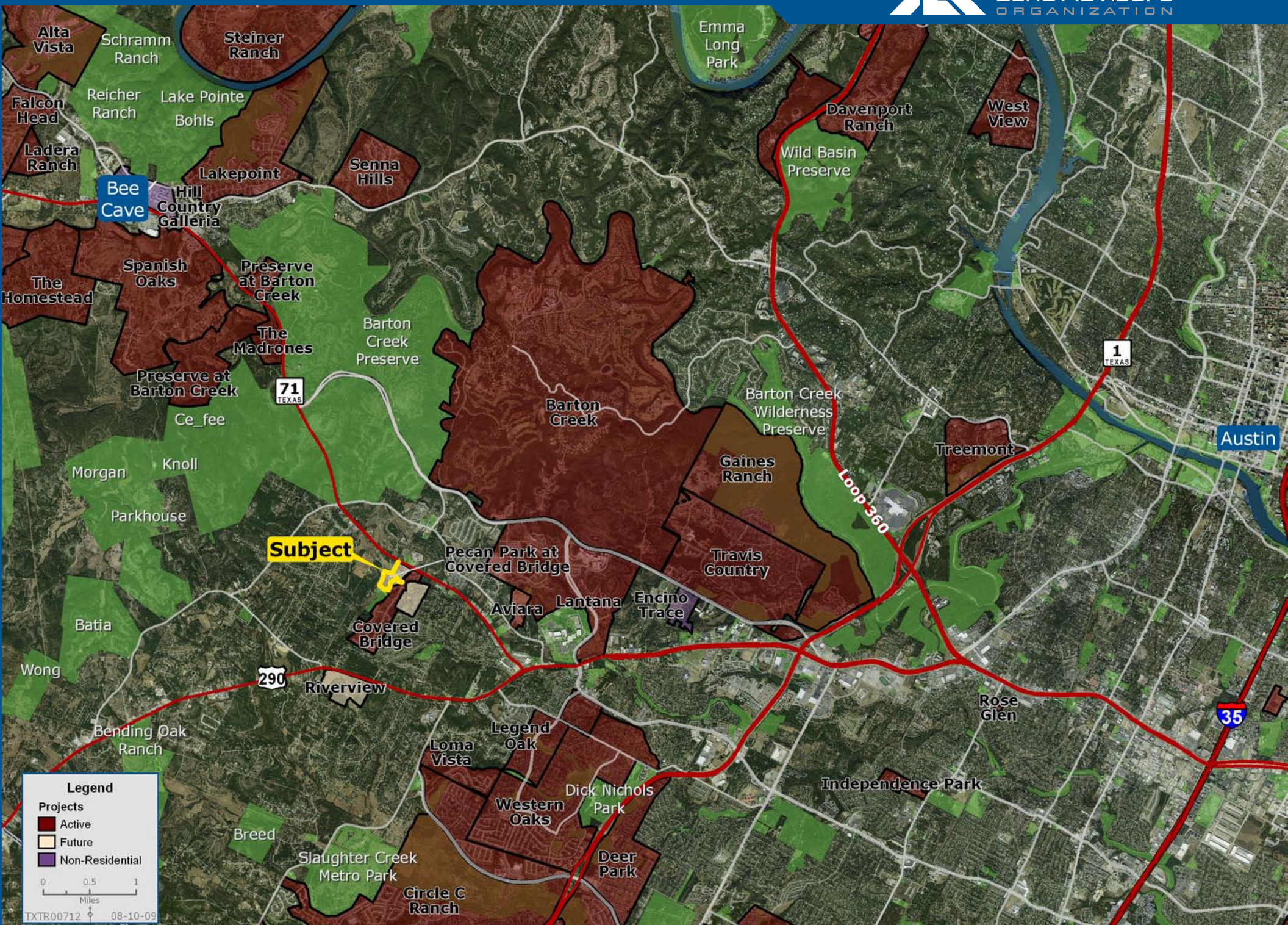
Development costs will include a 25 foot wide and 800 foot long driveway providing access to Highway 71 just west of the intersection at Covered Bridge Drive and the extension of water and wastewater services. All parkland dedication fees and water detention fees are prepaid.

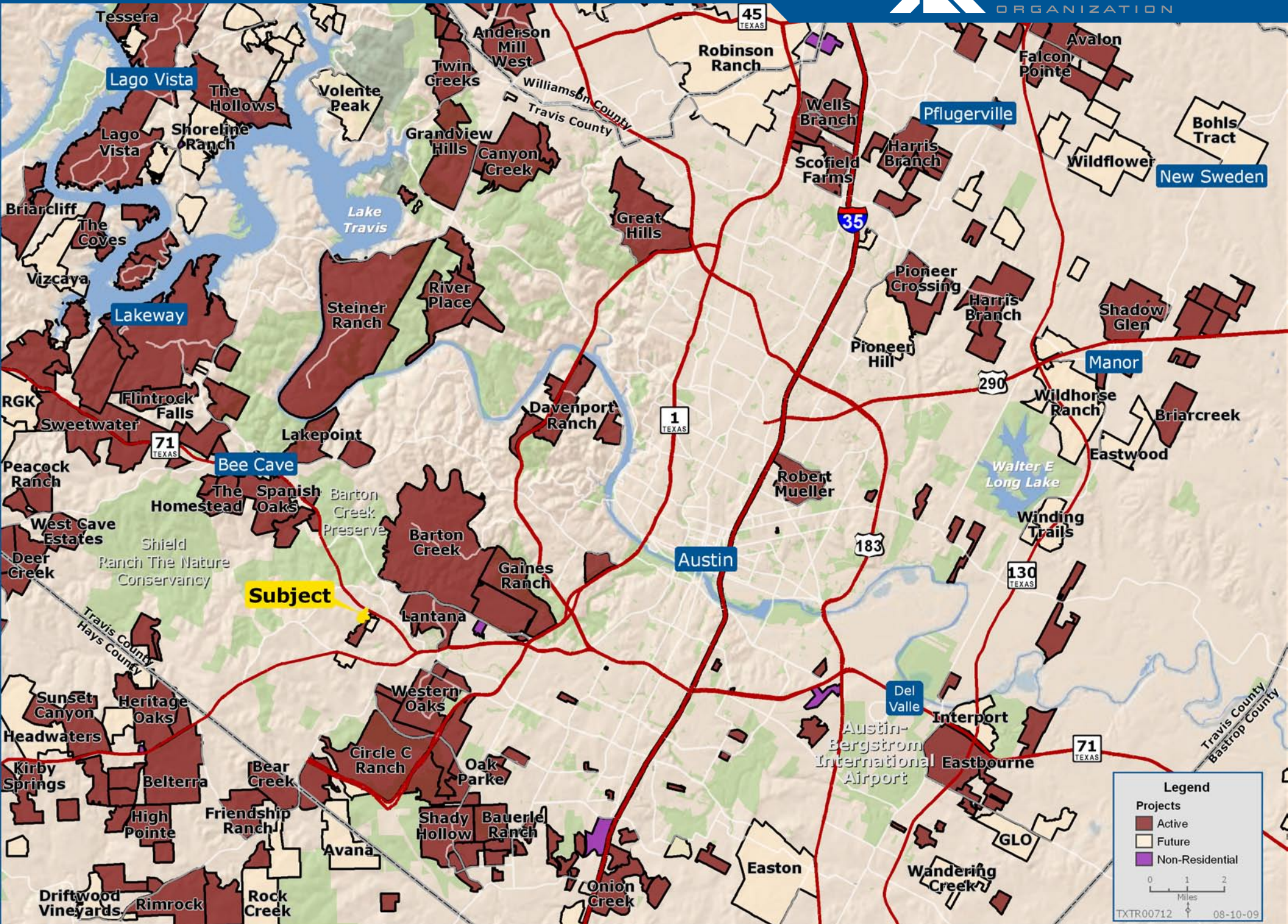
Covered Bridge, the closest residential project, is sold out. There are two product types available in Covered Bridge, townhouse and single family. The townhouse product averages 1,797 square feet with an average sale price of \$265,653. Single family homes in Covered Bridge have an average of 3,200 square feet and recent sale price ranges from \$292,000 to \$370,000 with an average sale price of \$332,000. Builders in Covered Bridge included Drees, Wilshire, and Highland Homes.

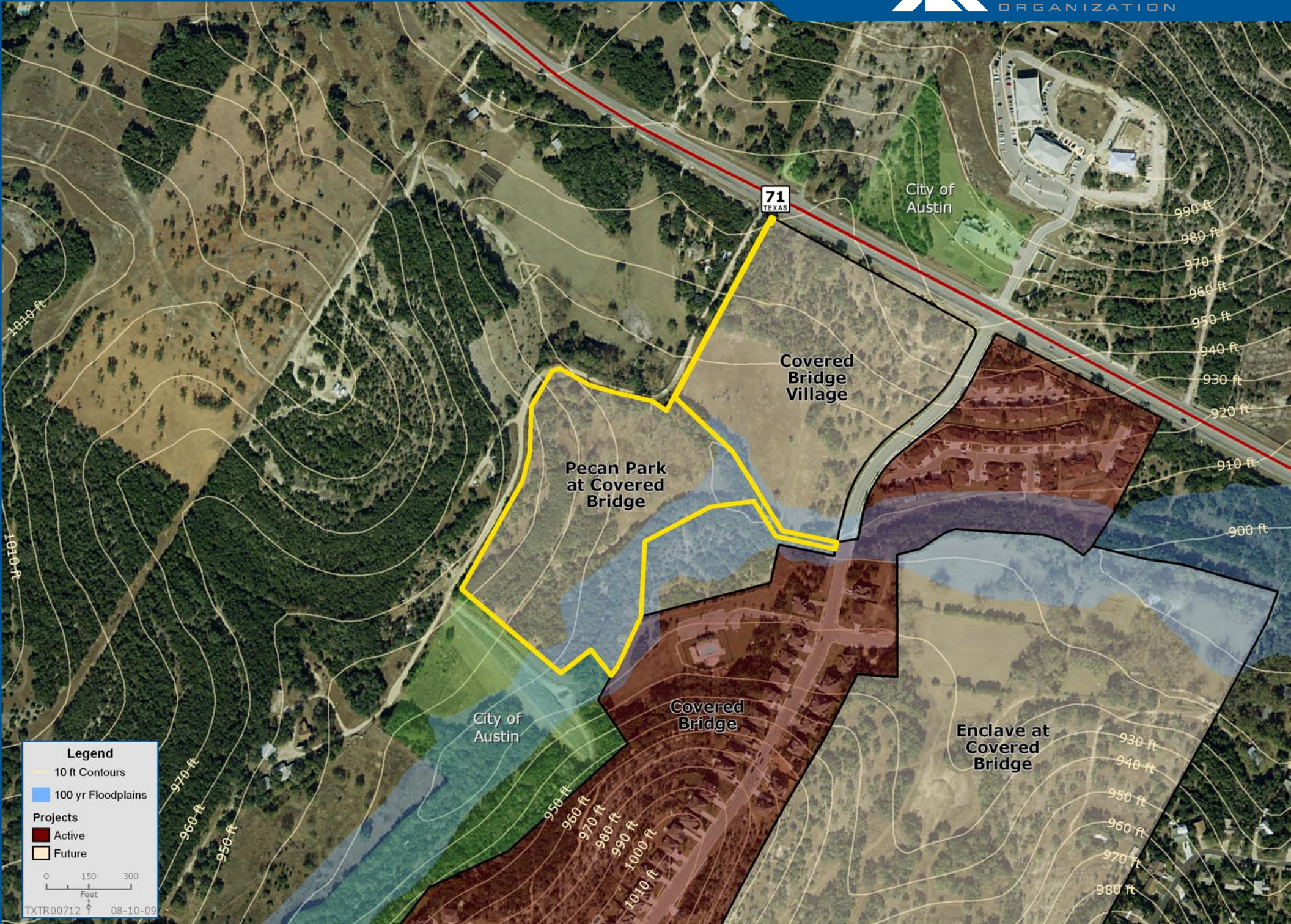
Advanced Micro Devices, Freescale, and a Seton Southwest Hospital are all located within minutes of the Pecan Park property. Additionally, Austin's newest regional mall, the Hill Country Galleria, is only five miles west of the site.

Covered Bridge Village, situated to the north of Pecan Park, is planned as a future mixed use development offering pad sites for bank, restaurant inline retail or office uses. Prices for individual pad sites are available upon request.





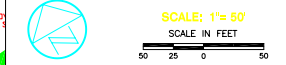




TREE LIST TRAILING NUMBER IS TRUNK
DIAMETER IN INCHES

| | | | |
|-----------------|-----------------|---------------|---------------|
| 3046 PECAN 16 | 3114 PECAN 21 | 3458 3XLO 14 | 3737 2XLO 16 |
| 3047 PECAN 23 | 3115 PECAN 22 | 3459 LO 8 | 3738 2XLO 12 |
| 3048 PECAN 31 | 3116 SYC 8 | 3467 2XLO 11 | 3739 LO 24 |
| 3049 PECAN 24 | 3117 2XPECAN 23 | 3468 PECAN 10 | 3741 2XLO 36 |
| 3050 PECAN 18 | 3118 PECAN 26 | 3469 4XPO 16 | 3743 LO 8 |
| 3051 PECAN 26 | 3119 PECAN 8 | 3470 PECAN 10 | 3744 2XLO 11 |
| 3052 PECAN 15 | 3120 2XPECAN 12 | 3471 ELM 11 | 3745 2XLO 14 |
| 3054 PECAN 24 | 3121 PECAN 8 | 3481 SYC 9 | 3746 LO 8 |
| 3055 PECAN 24 | 3122 PECAN 7 | 3485 LO 9 | 3747 LO 9 |
| 3056 2XPECAN 13 | 3123 ELM 12 | 3489 2XLO 11 | 3752 LO 26 |
| 3057 PECAN 16 | 3124 PECAN 18 | 3490 3XLO 17 | 3756 LO 11 |
| 3058 PECAN 24 | 3125 PECAN 8 | 3491 LO 9 | 3757 LO 8 |
| 3059 PECAN 16 | 3126 PECAN 8 | 3533 LO 8 | 3758 LO 12 |
| 3060 PECAN 22 | 3127 PECAN 24 | 3534 LO 9 | 3759 3XLO 20 |
| 3061 PECAN 15 | 3314 PECAN 12 | 3535 LO 8 | 3760 LO 9 |
| 3062 PECAN 22 | 3315 PECAN 14 | 3536 LO 8 | 3761 LO 22 |
| 3063 PECAN 16 | 3316 PECAN 16 | 3538 2XLO 10 | 3762 LO 20 |
| 3064 PECAN 15 | 3317 ELM 22 | 3539 2XLO 10 | 3763 LO 8 |
| 3065 PECAN 28 | 3318 ELM 21 | 3540 LO 9 | 3764 LO 8 |
| 3066 PECAN 8 | 3319 3XSYC 25 | 3541 LO 9 | 3765 LO 14 |
| 3067 PECAN 16 | 3320 ELM 14 | 3542 LO 9 | 3766 3XLO 20 |
| 3068 PECAN 9 | 3332 LO 26 | 3543 2XLO 9 | 3767 2XLO 13 |
| 3069 PECAN 9 | 3344 PECAN 8 | 3544 LO 12 | 3768 2XLO 10 |
| 3070 PECAN 11 | 3345 PECAN 12 | 3545 LO 8 | 3769 5XELM 18 |
| 3071 PECAN 16 | 3346 3XSYC 22 | 3546 LO 8 | 3770 4XELM 17 |
| 3072 PECAN 12 | 3347 PECAN 9 | 3547 LO 8 | 3771 LO 8 |
| 3073 PECAN 9 | 3352 PECAN 12 | 3548 LO 8 | 3772 LO 8 |
| 3074 PECAN 16 | 3357 PECAN 9 | 3549 2XLO 14 | 3773 2XELM 15 |
| 3075 PECAN 10 | 3358 SYC 23 | 3550 3XLO 16 | 3774 ELM 8 |
| 3076 PECAN 16 | 3359 PECAN 14 | 3551 LO 14 | 3775 ELM 8 |
| 3077 PECAN 46 | 3360 PECAN 12 | 3552 LO 9 | 3776 LO 8 |
| 3078 PECAN 28 | 3361 PECAN 13 | 3553 2XLO 9 | 3777 LO 9 |
| 3079 PECAN 21 | 3366 3XELM 27 | 3554 3XLO 15 | 3778 2XELM 14 |
| 3080 PECAN 26 | 3393 SYC 14 | 3555 2XLO 9 | 3779 3XELM 12 |
| 3081 PECAN 22 | 3394 2XSYC 16 | 3556 LO 17 | 3780 3XELM 12 |
| 3082 PECAN 28 | 3395 4XELM 23 | 3558 2XLO 11 | 3785 3XLO 15 |
| 3083 PECAN 17 | 3396 ELM 18 | 3560 LO 9 | 3786 2XLO 13 |
| 3084 PECAN 15 | 3397 4XELM 16 | 3564 LO 8 | 3787 LO 8 |
| 3085 2XPECAN 34 | 3398 2XELM 11 | 3602 LO 14 | 3788 LO 16 |
| 3086 PECAN 19 | 3399 3XELM 28 | 3603 LO 15 | 3789 LO 8 |
| 3087 PECAN 13 | 3400 PECAN 8 | 3604 LO 12 | 3791 2XLO 12 |
| 3088 PECAN 17 | 3401 PECAN 10 | 3610 LO 13 | 3792 LO 8 |
| 3089 PECAN 20 | 3402 2XPO 11 | 3611 LO 15 | 3793 LO 8 |
| 3090 PECAN 16 | 3403 3XPO 15 | 3612 LO 8 | 3794 2XLO 12 |
| 3091 PECAN 14 | 3404 LO 11 | 3616 LO 10 | 3795 3XLO 16 |
| 3092 PECAN 17 | 3405 2XLO 12 | 3617 LO 10 | 3805 PECAN 13 |
| 3093 PECAN 21 | 3406 2XPO 9 | 3618 LO 8 | 3827 5XLO 28 |
| 3094 PECAN 12 | 3423 PECAN 11 | 3619 LO 8 | 3828 LO 13 |
| 3095 PECAN 23 | 3424 PECAN 9 | 3620 LO 8 | 3829 LO 8 |
| 3096 PECAN 32 | 3425 PECAN 9 | 3642 LO 9 | 3830 3XLO 20 |
| 3097 PECAN 13 | 3426 ELM 12 | 3708 LO 8 | |
| 3098 PECAN 22 | 3427 2XELM 14 | 3709 LO 8 | |
| 3099 PECAN 26 | 3428 LO 12 | 3710 LO 11 | |
| 3100 PECAN 21 | 3432 LO 26 | 3711 4XLO 22 | |
| 3101 2XPECAN 37 | 3433 LO 10 | 3712 3XLO 13 | |
| 3102 PECAN 19 | 3434 LO 8 | 3716 LO 8 | |
| 3104 PECAN 13 | 3435 LO 10 | 3717 2XLO 17 | |
| 3105 PECAN 24 | 3436 LO 8 | 3718 LO 9 | |
| 3106 2XPECAN 28 | 3437 LO 8 | 3719 LO 8 | |
| 3107 PECAN 12 | 3438 LO 10 | 3720 LO 8 | |
| 3108 PECAN 12 | 3439 LO 8 | 3722 LO 21 | |
| 3109 ELM 19 | 3440 LO 9 | 3723 LO 9 | |
| 3110 ELM 17 | 3441 LO 8 | 3724 2XLO 12 | |
| 3111 PECAN 10 | 3442 LO 15 | 3725 LO 9 | |
| 3112 PECAN 18 | 3444 2XLO 19 | 3726 LO 8 | |
| 3113 PECAN 8 | 3457 2XLO 11 | 3727 2XLO 14 | |





AMC
DESIGN
GROUP

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Thruwer Design
2897 MANHACIA RD., BLDG. 2 • AUSTIN, TEXAS • 78704 • (512) 476-4488
LAND PLANNERS

[illegible]

**WILLIAMSON CR.
FLOOD IMPACTS
COVERED BRIDGE**

SHEET NO.

1

SITE PLAN RELEASE

Sheet _____ of _____

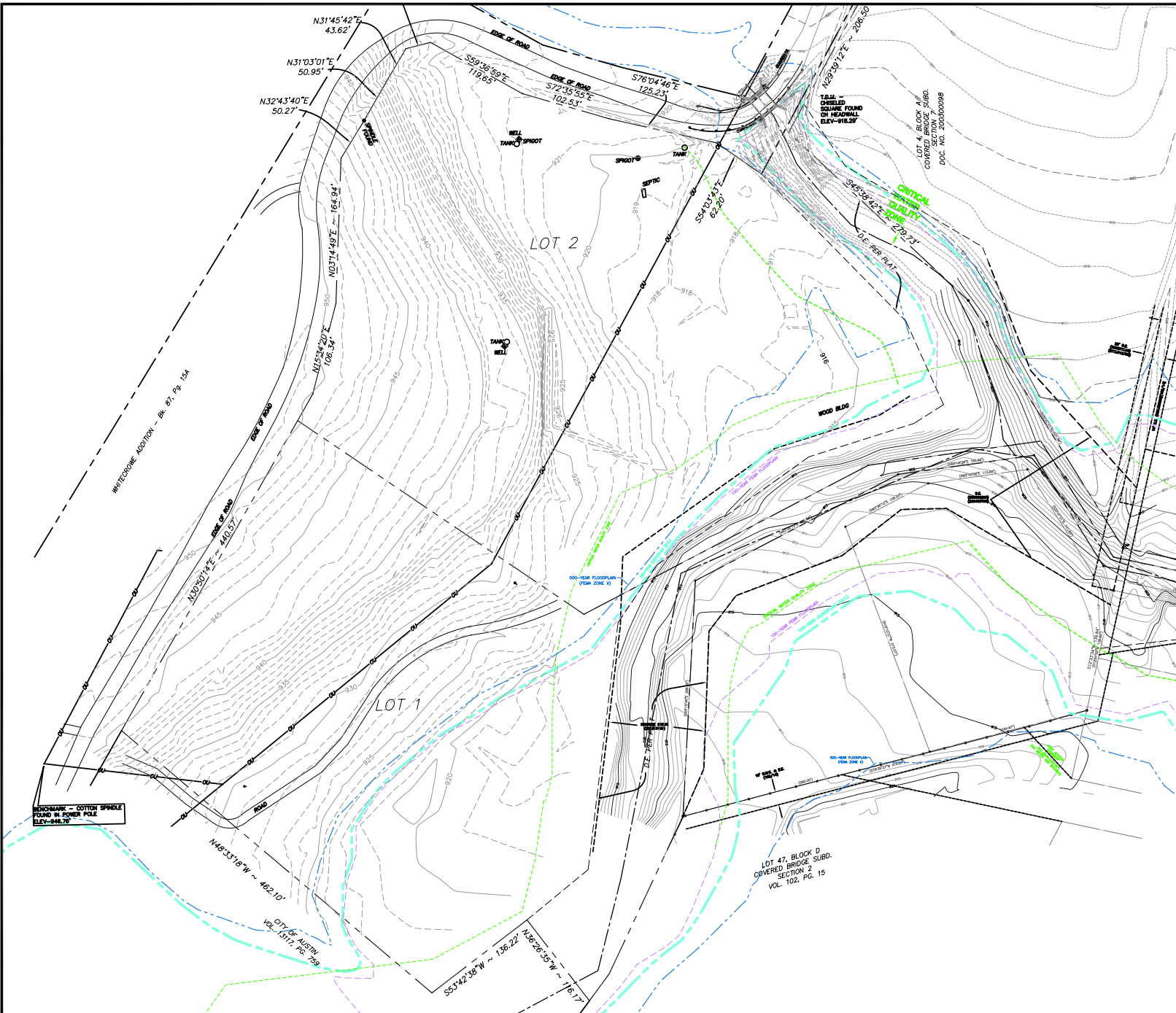
FILE NUMBER _____ APPLICATION DATE _____
 CASE NUMBER _____ APPLICATION DATE _____

APPROVED ADJUTANT GENERAL OR _____
 APPROVED BY PLANNING COMMISSION ON _____
 APPROVED BY CITY COUNCIL ON _____
 CITY CLERK _____ 111 _____ of the Austin City Clerk.

Books of Records, Planning & Development, Planning Department
 DEPT. OF PLANNING _____ Building _____

Res. 1 _____ Convention 1 _____
 Res. 2 _____ Convention 2 _____

RELEASE OF THIS APPLICATION BOARDHOLD CONSTITUTES A VERIFICATION OF ALL DATA, INFORMATION, CALCULATIONS AND PLANS BY THE SUBMITTER OF RECORD. NO LIABILITY SHALL BE ASSUMED FOR THE COMPLETION, ACCURACY AND ADEQUACY OF RECORDS SUBMITTED, WHETHER OR NOT THE RECORDS ARE USED FOR ANY PURPOSE.



SCALE: 1"= 30'
SCALE IN FEET

30 15 0 30

100' SCALE

SURVEY LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ VENT PIPE
- ⊕ PVC PIPE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ OVERHEAD UTILITIES
- ⊕ ELEC. UTILITY
- ⊕ ELEC. MANHOLE
- ⊕ UNDERGROUND ELEC. MARKER
- ⊕ LIGHT POLE
- ⊕ TELEPHONE UTILITY
- ⊕ UNDERGROUND TELEPHONE MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ WASTEWATER CLEANOUT
- ⊕ WASTEWATER MANHOLE
- ⊕ STORMSEWER MANHOLE
- ⊕ MAILBOX
- ⊕ EDGE OF PAVEMENT
- ⊕ BARRIER FENCE
- ⊕ W.W.E. WASTEWATER EASEMENT
- ⊕ E.E. ELECTRIC EASEMENT
- ⊕ P.U.E. PUBLIC UTILITY EASEMENT
- ⊕ D.E. DRAINAGE EASEMENT

DRAINAGE LEGEND

- CRITICAL WATER QUALITY ZONE ORDINANCE 810319-M
- 100-YEAR FLOODPLAIN FROM THE WILLIAMSON CREEK FLOOD STUDY INFORMATION PROVIDED BY THE CITY OF AUSTIN, JULY 31, 2006 ULTIMATE CONDITION
- EXISTING 100-YEAR FLOODPLAIN FROM THE WILLIAMSON CREEK FLOOD STUDY INFORMATION PROVIDED BY THE CITY OF AUSTIN, JULY 31, 2006 ULTIMATE CONDITION
- ZONE X - 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES:

- BUILDING SETBACKS, NOT SHOWN, MUST FOLLOW REQUIREMENTS SET FORTH IN THE LAND DEVELOPMENT CODE. BUILDING PLACEMENT MUST BE APPROVED BY THE RESIDENTIAL ZONING REVIEW DEPARTMENT OF THE CITY OF AUSTIN.
- FLOOD DATA SHOWN ON THIS SHEET IS BASED ON THE BEST AVAILABLE DATA AS PROVIDED BY THE CITY OF AUSTIN FLOODPLAIN MANAGEMENT DEPARTMENT.
- ZONE X LIMITS ARE TAKEN FROM FEMA FIRM PANEL 48453C 560 H. AND COINCIDE WITH THE 0.2% ANNUAL CHANCE FLOOD (500 YEAR FLOODPLAIN) PROVIDED BY THE CITY OF AUSTIN WILLIAMSON CREEK FLOOD STUDY DATED JULY 31, 2006. FLOOD ELEVATIONS MUST BE VERIFIED PRIOR TO ISSUANCE OF BUILDING PERMIT.

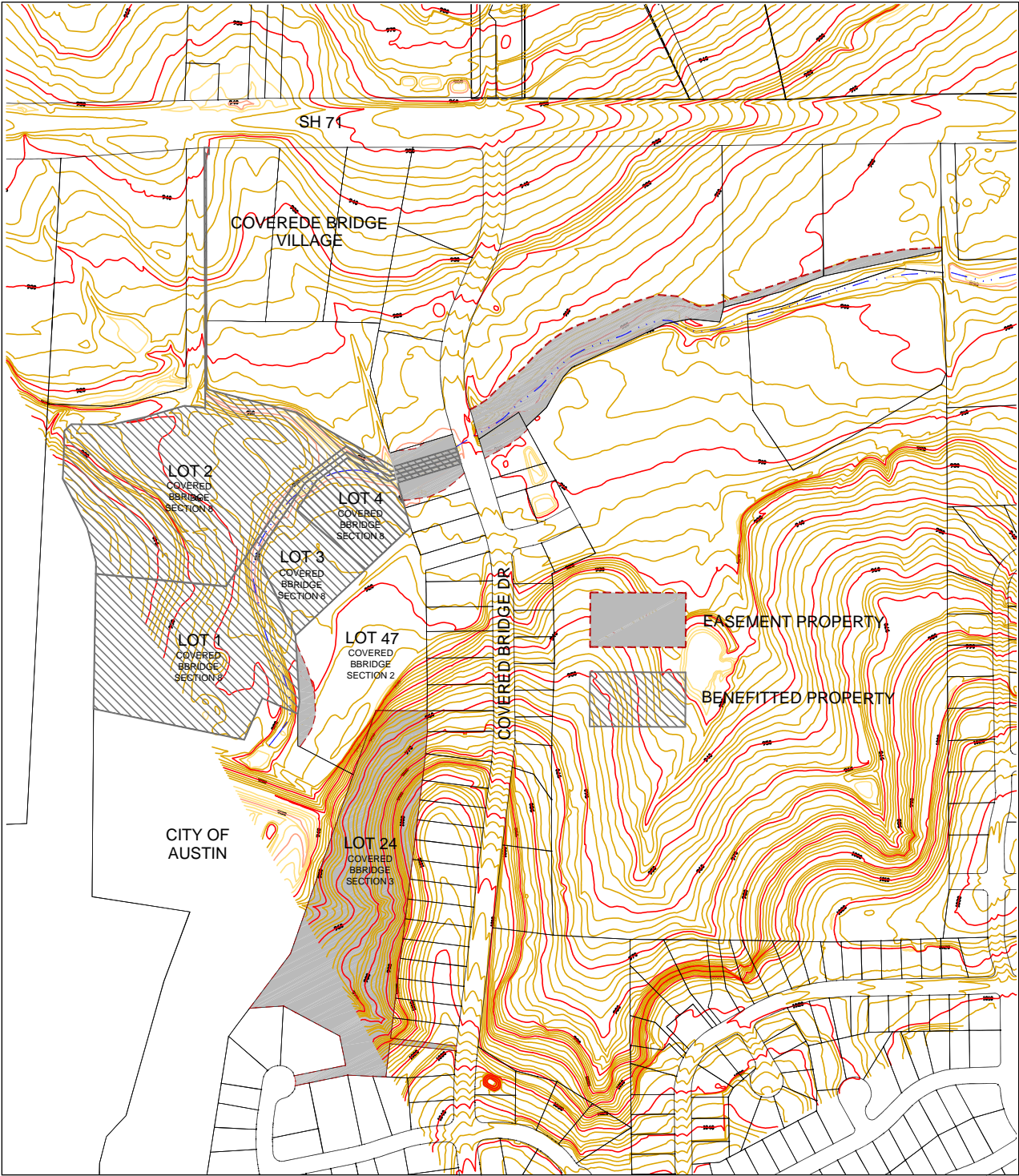
AMC DESIGN GROUP
ENGINEERING AND CONSTRUCTION CONSULTANTS
P.O. BOX 10050
AUSTIN, TEXAS 78760
512.355.5491
info@amc-designgroup.com

COVERED BRIDGE SUBDIVISION
SECTION 8, LOTS 1 & 2
6804 COVERED BRIDGE DRIVE
AUSTIN, TEXAS

FLOODPLAIN EXHIBIT

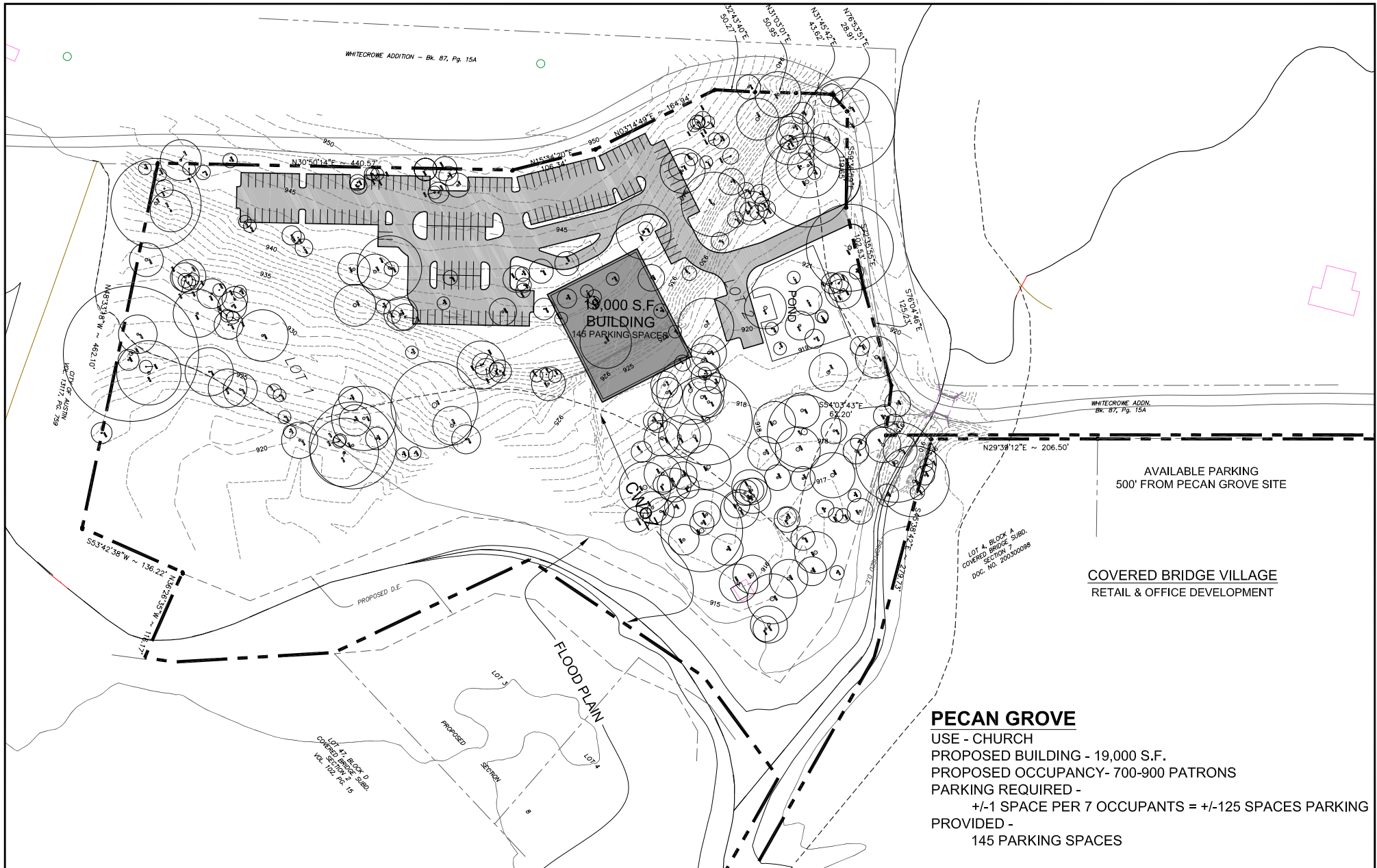
SHEET NO.
1 of 1

C8-03-0118.0A



Concept Plan - 32 unit condominium scenario with 40' x 60' pads (25% impervious cover)





PECAN GROVE
S.H. 71 WEST

Thruway Design
2807 MANCHACA RD., BLDG. 2 • AUSTIN, TEXAS 78704 • (512) 476-4456
LAND PLANNERS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

