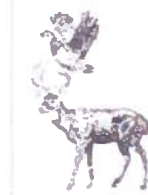


Texas Listing Service

The Realtor's™ Choice for Country Real Estate

920 Meyer Street - Sealy, Austin County



**BILL JOHNSON AND ASSOC.
REAL ESTATE CO.**

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

AUSTIN COUNTY AUTO/TRUCK STATION - SEALY, TEXAS

The owners of the Austin County Auto/Truck Station located at 920 Meyer Street (Highway 36), Sealy, Texas, have decided to sell their property and business after 15 years of operation. See the Bill Johnson and Associates Real Estate Company property brochure for additional information.

List Price: \$725,000
ID No.: 79889
Listing Type: For Sale
Use: Commercial
Building: Commercial - Single Level, 0 Bed, 2 Baths, 6,120 Sq. Ft.
Construction: Standard Frame Metal Construction, Metal Roof, Built in 1998
Acreage: 0.49 Acres
Frontage: Paved Road, Highway Road
Directions: Sealy, Hwy. 36 South to property on the left. Address 920 Meyer St. (Hwy. 36), Sealy, Texas 77474

After 15 years of ownership, the owners and business partners of
Austin County Auto/Truck Station, Inc.
have decided to place both the property and business on the market for sale.



The business was incorporated in September 1997 and later changed to an S Corporation. It is located at 920 Meyer St. (Hwy. 36) in Sealy, Texas. The shop building was designed by owners and constructed on 0.458 acres of land with the main entrance off Hwy. 36 and a rear exit/entrance to and from 10th Street. The property is located approximately .5 miles from Interstate 10 on the east side of Highway 36. This facility is located on a prime piece of property with great visibility and excellent curb appeal.

The facility has ample parking and outside work space. It is equipped with a 6' chain link fence which separates north and east side neighbors and residents. The fence is gated on both ends back to the shop building for secure parking at night. Landscaping has been completed on the front of the lot with mature palm trees down the side and back exit, contributing greatly to the property's curb appeal.



The facility was designed for a first class aftermarket accessory business as the primary operation. The layout of both the shop and office/showroom lends itself to a number of optional operations. Office/showroom, tint bay, utility/shower/laundry, 2 rest rooms, 2 small offices and upstairs are air

controlled and heated. The showroom is equipped with a 9' rollup door to allow large displays to be added to the room. The tint room is a custom designed area for all tinting needs, with a computer programmed tint cutting system to allow precise patterns for all autos and trucks. The showroom is ample in size; it ranges approx. 19' x 60' in length, which includes the tint room. The upstairs area was designed for a conference room, with shower, rest room, kitchenette and storage. This area is unfinished but it has AC duct work in place, insulation on walls, all plumbing stubbed out and has AC air handling units and hot water unit in place.



The facility has 460 volt three-phase power with underground service from power pole to building. A data telephone service is also under ground to the building. A broadband internet service is also installed. Lighting is 277 volt and has a transformer to get 120 volt service. A 460 volt 3-phase subpanel is located in the rear of the shop, with power line under the slab. The building is equipped with adequate power outlets, both inside and outside. The same applies for water outlets. Lights are located in front of the building with one night light on the south side rear of the building. An additional water meter is located in front of the property if needed for irrigation. Pipe is laid for irrigation. An underground power circuit is pulled to the sign at the front south side of the parking lot. The sign will require maintenance to get night lights operational.

The shop area has 6 inside bays 16' x 30' open ended on both sides. One bay has a 9,000 lb. lift installed, one bay under upstairs storage area is equipped to be a preparation room for spray-on liners or body work. This bay has an extraction fan installed, with a paint locker. The additional bay has a paint spray booth installed, with top extraction filtered fan installed. Three bays are open while three are special purpose. The shop has a grated center drain for wash down which drains into a mud/grease trap located to the rear of the building which ties into the sewer system. The shop was designed to have 14' x 13' tall rollup doors.



This is a plus for moving large/tall vehicles into the shop bays. An upstairs storage area was installed to allow adequate storage space for equipment/accessories without taking up floor space. Upstairs is equipped with several storage shelves. This addition allowed a framework for a prep room and was curtained off to contain any paint dust.

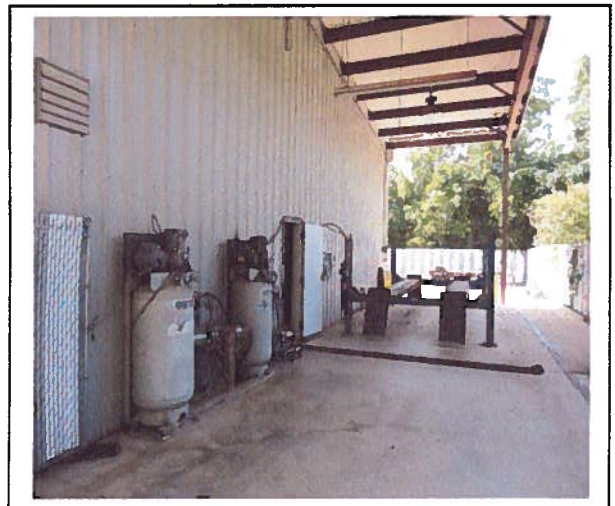
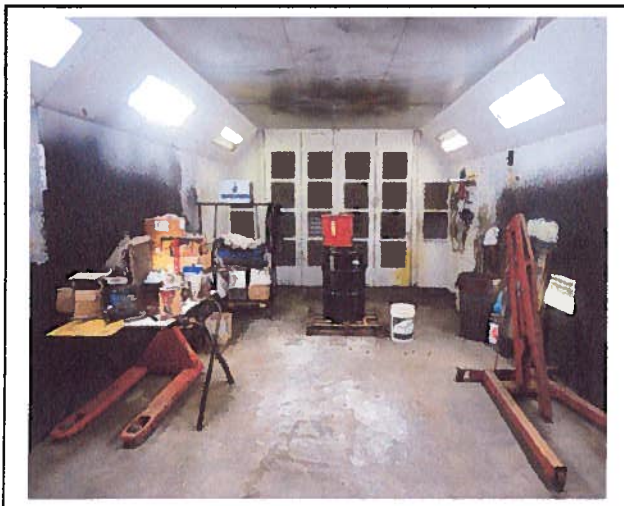
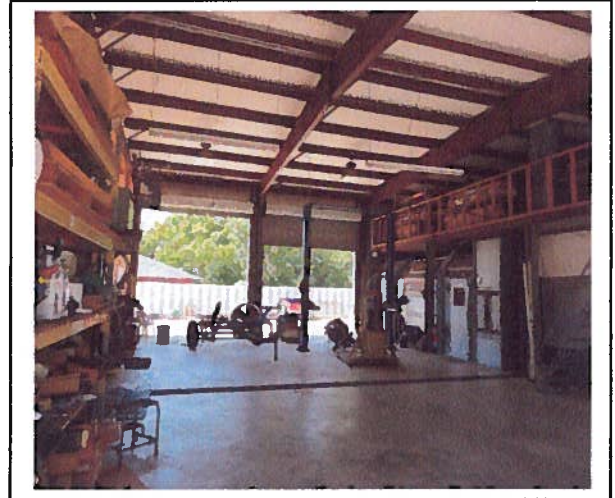
The shop is equipped with two open sided bays in the rear of the building under roof. One drive-on 12,000 lb. lift is installed in the south side bay. This area comes within the secure area.



The facility is fully operational and would allow a new owner to walk in and pick up where the present owner left off. As it stands now, the aftermarket business is primary, however it could very easily accommodate in conjunction, a fully fledged mechanic shop, tires and wheels, lube shop, glass shop, paint and body, and tune up along the lines of automotive type service. This facility would possibly interest an investor which may want to lease the facility to one or more of the above services. There are many other possible areas this facility could be

utilized, such as light manufacturing, machine shop, oil field service shop, etc.

The present owner will provide a general financial review of the business for discussion with qualified Buyers.



**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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COMMERCIAL PROPERTY

Location of Property: 920 Meyer St., Sealy, Texas 77474 Listing #: 79889
 Address of Property: 920 Meyer St., Sealy, Texas 77474 Road Frontage: 134' on Hwy. 36 Road Name: Meyer St.-Hwy. 36
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☐ YES ☒ NO
 Subdivision: N/A Lot Size or Dimensions: 21,431.5 sq.ft.
 Subdivision Restricted: ☐ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☐ NO

Number of Acres: .497 acre**Price per Sq.Ft. or Acre****Total Listing Price:** \$725,000.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☐ NO
 Sell.-Fin. Terms: Possible
 Down Payment: 60% Down
 Note Period: 10 year amortization
 Interest Rate: 5%
 Payment Mode: ☒ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☒ YES ☐ NO
 Number of Years: 5 years

Property Taxes:

2012
 School: \$ 3,582.14
 County: \$ 1,093.69
 FM/Rd/Br.: \$ 406.54
 Fire Dept. \$ 196.45
 City: \$ 970.73
 TOTAL: \$ 6,249.55

Agricultural Exemption: ☐ Yes ☒ No**School District:** Sealy I. S. D.**Minerals and Royalty:**

Seller believes 100% *Minerals
 that he owns: 100% *Royalty
 Seller will Negotiable Minerals
 Convey: Negotiable Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): _____Pipeline: NoneRoadway: NoneElectric: NoneTelephone: NoneWater: None

Other: _____

Improvements on Property

See Property/Improvement Information Page

Approx. % Wooded: NoneType Trees: None**Fencing:** Perimeter ☒ YES ☐ NOCondition: GoodCross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: None

Sizes: _____

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** None

Year Drilled: _____ Depth: _____

Community Water Available: ☒ YES ☐ NOProvider: City of Sealy**Electric Service Provider (Name):** TXU**Gas Service Provider (Name):** City of Sealy**Sewer Service:** City of Sealy

Provider: _____

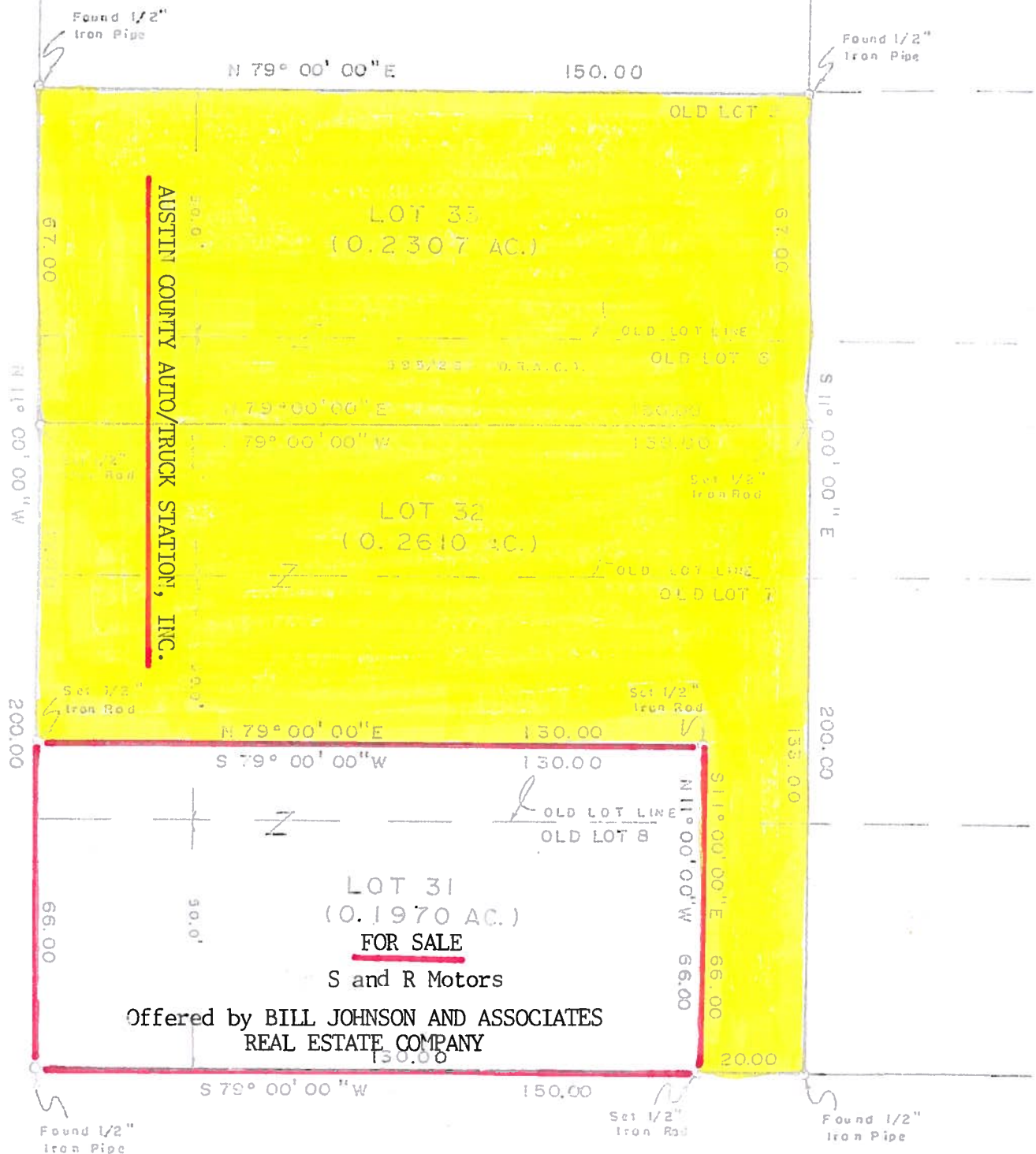
Soil Type: Sandy Loam**Grass Type(s):** N/A**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** In Sealy's City Limits

Distance: _____

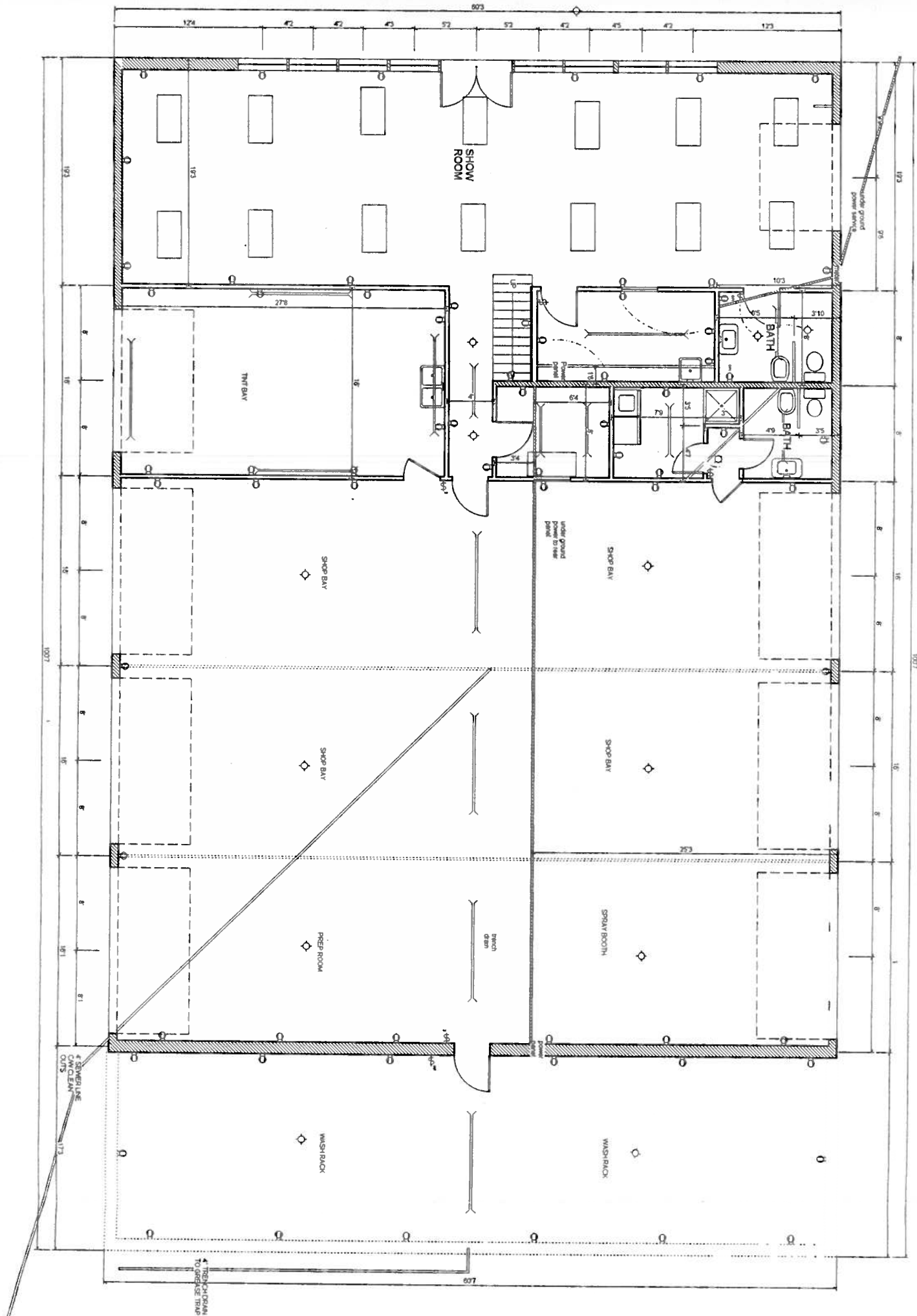
Driving time from Houston 30-45 minutes**Items specifically excluded from the sale:** Hand tools,1 air compressor, 1 shop fan, some office furniture, computers,2 printers, floor jacks, pallet jack, paint locker**Additional Information:** Inventory to be valued attime of sale. Property also has 20' of frontage on 10th St.Additional 0.197 acres at the corner of Meyer St. (Hwy. 36) and10th St. is presently also for sale.

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
 ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

MEYER'S STREET
(STATE HIGHWAY 36)



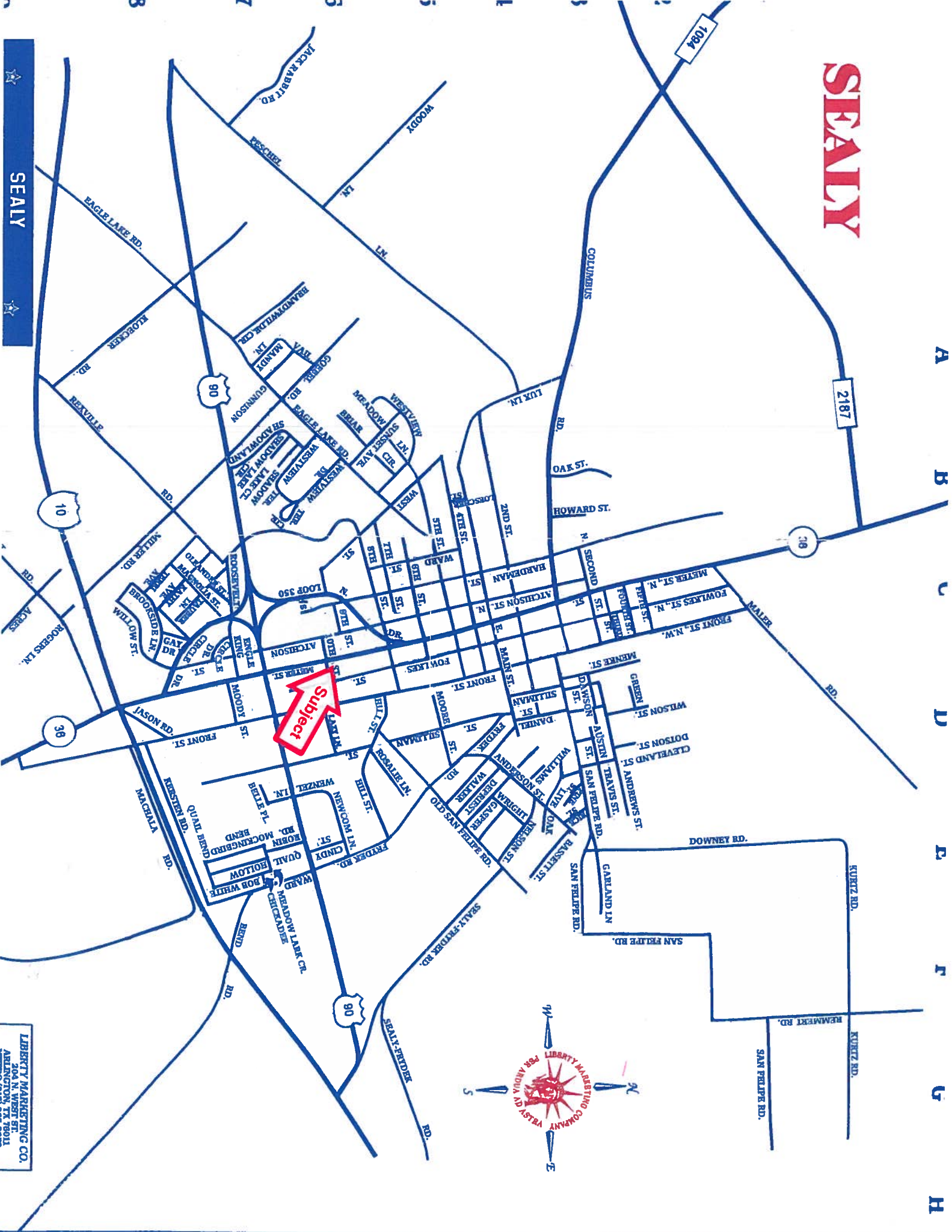
TENTH STREET





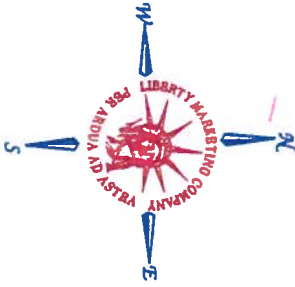
SEALY

SEALY



Subject

LIBERTY MARKETING CO.
ARLINGTON, TX 76011





TEXAS ASSOCIATION OF REALTORS®

COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT: 920 meyer ST. Sealy TX 77474

THIS IS A DISCLOSURE OF THE UNDERSIGNED'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware **Not
Aware**

- (1) any of the following environmental conditions on or affecting the Property:
 - (a) radon gas? ☐ ☒
 - (b) asbestos components:
 - (i) friable components? ☐ ☒
 - (ii) non-friable components? ☐ ☒
 - (c) urea-formaldehyde insulation? ☐ ☒
 - (d) endangered species of their habitat? ☐ ☒
 - (e) wetlands? ☐ ☒
 - (f) underground storage tanks? ☐ ☒
 - (g) leaks in any storage tanks (underground or above-ground)? ☐ ☒
 - (h) lead-based paint? ☐ ☒
 - (i) hazardous materials or toxic waste? ☐ ☒
 - (j) open or closed landfills on or under the surface of the Property? ☐ ☒
 - (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? ☐ ☒
 - (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ☐ ☒
- (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? ☐ ☒
- (3) any part of the Property lying in a special flood hazard area (A or V Zone)? ☐ ☒
- (4) any improper drainage onto or away from the Property? ☐ ☒
- (5) any fault line or near the Property that materially and adversely affects the Property? ☐ ☒
- (6) outstanding mineral rights, exceptions, or reservations of the Property held by others? ☐ ☒
- (7) air space restrictions or easements on or affecting the Property? ☐ ☒
- (8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? ☐ ☒

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: [Signature] and Buyer or Tenant: _____ Page 1 of 4

Bill Johnson P. O. Box 294 Bellville, TX 77418

Phone: 979.865.5466

Fax: 979.865.5500

William Johnson

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Untitled

- | | <u>Aware</u> | <u>Not Aware</u> |
|---|-------------------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown | | |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (17) intermittent or weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any material defect in any irrigation system, fences, or signs on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____

- 16 - Have a mud trap/pit
- 18 - Sign Needs maintenance/Repair Baller/Takes.
- _____
- _____
- _____
- _____
- _____
- _____

PART 2 – Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

- | | <u>Aware</u> | <u>Not Aware</u> | <u>Not Appl.</u> |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (1) <u>Structural Items:</u> | | | |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) exterior walls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) fireplaces and chimneys? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) windows, doors, plate glass, or canopies | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(2) Plumbing Systems:

Aware Not Not
Aware Appl.

- (a) water heaters or water softeners? ☐ ☒ ☐
- (b) supply or drain lines? ☐ ☒ ☐
- (c) faucets, fixtures, or commodes? ☐ ☒ ☐
- (d) private sewage systems? ☐ ☐ ☒
- (e) pools or spas and equipments? ☐ ☐ ☒
- (f) sprinkler systems? ☐ ☐ ☒
- (g) water coolers? ☒ ☐ ☐
- (h) private water wells? ☐ ☐ ☒
- (i) pumps or sump pumps? ☐ ☐ ☒

(3) HVAC Systems: any cooling, heating, or ventilation systems? ☐ ☒ ☐

(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? ☐ ☒ ☐

(5) Other Systems or Items:

- (a) security or fire detection systems? ☐ ☐ ☒
- (b) porches or decks? ☐ ☐ ☒
- (c) gas lines? ☐ ☒ ☐
- (d) garage doors and door operators? ☐ ☒ ☐
- (e) loading doors or docks? ☐ ☐ ☒
- (f) rails or overhead cranes? ☐ ☐ ☒
- (g) elevators or escalators? ☐ ☐ ☒
- (h) parking areas, drives, steps, walkways? ☒ ☐ ☐
- (i) appliances or built-in kitchen equipment? ☐ ☐ ☒

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) Id Bear Baye, Insulation on Roof Has Been

Damaged By Birds
3g. Water Cooler Is Disconnected Due To Thermostat
5th Walkway In Rear of Lot Has Been Repaired Due To Settling
Placed Bell Bottom Piers To Cure Problems

B. Are you (Seller or Landlord) aware of:

Aware Not
Aware

(1) any of the following water or drainage conditions materially and adversely affecting the Property:

- (a) ground water? ☐ ☒
- (b) water penetration? ☐ ☒
- (c) previous flooding or water drainage? ☐ ☒
- (d) soil erosion or water ponding? ☒ ☐

- | | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (2) previous structural repair to the foundation systems on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>if yes, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) previous fires that materially affected the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance
with building codes in effect at the time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) any part, system, or component in or on the Property not in compliance with
the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.)

*Bldg - Some water pooling on South side of Building next to
curb. Three slab concrete have been removed - Does not affect
Property*

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: *Bob Chase*

Buyer or Tenant: _____

By: 7/8/13

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

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.

* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.

** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

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-

