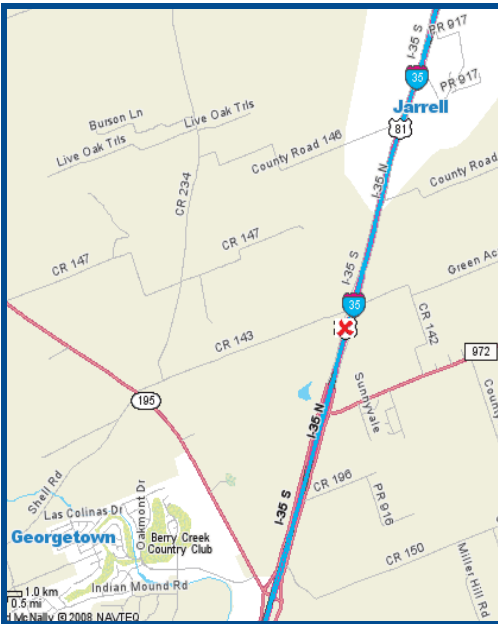


FOR SALE



Southwest Corner of IH-35 & CR 143 Georgetown | Texas | 78626

- Located on the South bound feeder road of IH-35 and County Road 143.
- Access from CR 143.
- Also access from the South bound feeder of IH-35.
- 18.542 acre pie shaped tract.
- Highly visible, hard corner for future development.
- Zoned: AG (city of Georgetown ETJ).
- Price: \$1,100,000.00

**DON
QUICK**
& Associates, Inc.

Contact
Don Quick
512.255.3000
DonQ@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.

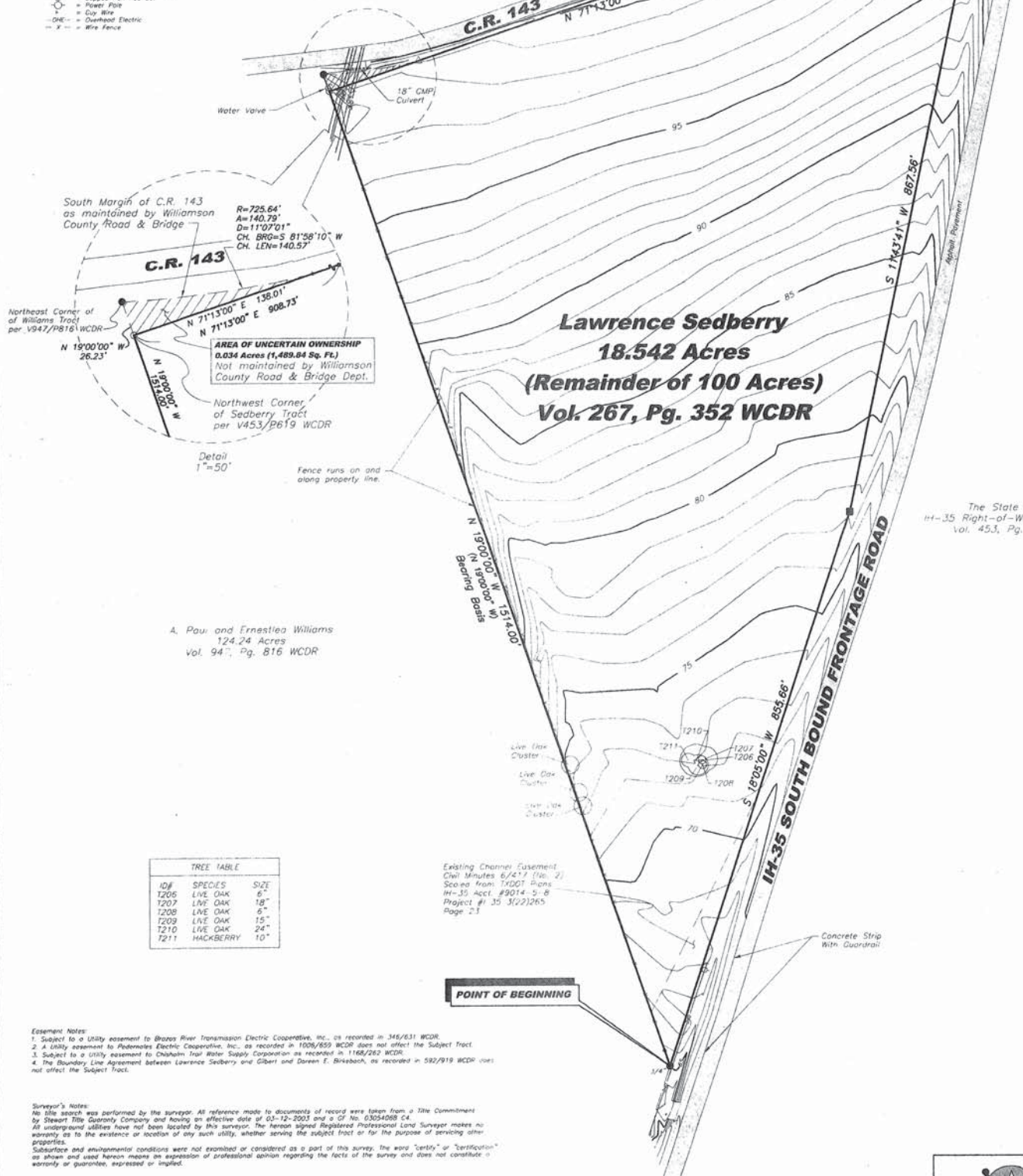
LAND TITLE and TOPOGRAPHIC SURVEY (SKETCH TO ACCOMPANY PERIMETER DESCRIPTION)

Local Address: IH-35 and County Road 143, South of Jarrell, Texas
Ref: Point Sundries Partnership (GF No. 03054068 C4)
Legal Description: 18.542 Acres of land, out of the Antonio Manchaca Survey, Abstract No. 421 in Williamson County, Texas, and being a part of a 100-Acre tract, as described in deed from W.B. Rice and wife, Clementine Sedberry Rice to Lawrence Sedberry, recorded in Vol. 267, Page 352, WCDR.

Project Benchmark
Top of concrete, Northwest corner of culvert rip-rap.
Elevation= 97.34'
Assumed Basis

- Legend**
- WCDR = Williamson County Plat Records
 - WCDR = Williamson County Deed Records
 - Dashed Record Date
 - 1/2" Iron Rod Found
 - Concrete Monument Found
 - Calculated Point (Not Set)
 - Copper Iron Rod Set
 - Power Pole
 - Day Wire
 - OHE = Overhead Electric
 - X = Wire Fence

Scale 1" = 100'



A. Pau and Ernestine Williams
124.24 Acres
Vol. 94, Pg. 816 WCDR

TREE TABLE		
ID#	SPECIES	SIZE
T206	LIVE OAK	6"
T207	LIVE OAK	18"
T208	LIVE OAK	6"
T209	LIVE OAK	15"
T210	LIVE OAK	24"
T211	HACKBERRY	10"

Existing Channel Easement
Civil Minutes 6/4/77 (Vol. 2)
Scales from T200T Plans
IH-35 Acc. #9014-S-B
Project # 35 3/22/265
Page 2.1

Easement Notes:
1. Subject to a utility easement to Brazos River Transmission Electric Cooperative, Inc., as recorded in 346/631 WCDR.
2. A utility easement to Piedmont Electric Cooperative, Inc., as recorded in 1006/859 WCDR does not affect the Subject Tract.
3. Subject to a utility easement to Chubbam Trail Water Supply Corporation as recorded in 1168/262 WCDR.
4. The Boundary Line Agreement between Lawrence Sedberry and Gilbert and Doreen E. Briesbach, as recorded in 592/919 WCDR does not affect the Subject Tract.

Surveyor's Notes:
No title search was performed by the surveyor. All reference made to documents of record were taken from a Title Commitment by Stewart Title Guaranty Company and having an effective date of 03-12-2003 and a GF No. 03054068 C4.
All underground utilities have not been located by this surveyor. The herein signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties.
Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "certify" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Flood Note:
The lot shown herein is located in Zone X and is an indication of the information from a 1" = 1000' scale Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, Texas Community Panel #48481C0115 C, with an effective date of September 27, 1991 and such flood information is to be used only for the purposes of flood insurance. This surveyor does not assume responsibility for the accuracy of said map.

I, Charles C. Walker, do hereby certify exclusively to:
-Point Sundries Partnership and Stewart Title Guaranty Company-
This plat represents a survey made on the ground of the property legally described herein. There are no apparent discrepancies, encroachments, overlapping of instruments, obviously visible public utilities or roads in place except as shown herein. Said property belongs to a public interest.

CC Walker
Charles C. Walker
Registered Professional Land Surveyor
Number: 1267
Date: 1st day of March, 2003

ACAD Tech: MC
Field Crew: JC/CH
Field Book: N/A

WALKER
TEXAS SURVEYORS
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512)-258-9590

Job No. 273201



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

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TREC No. OP-K

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