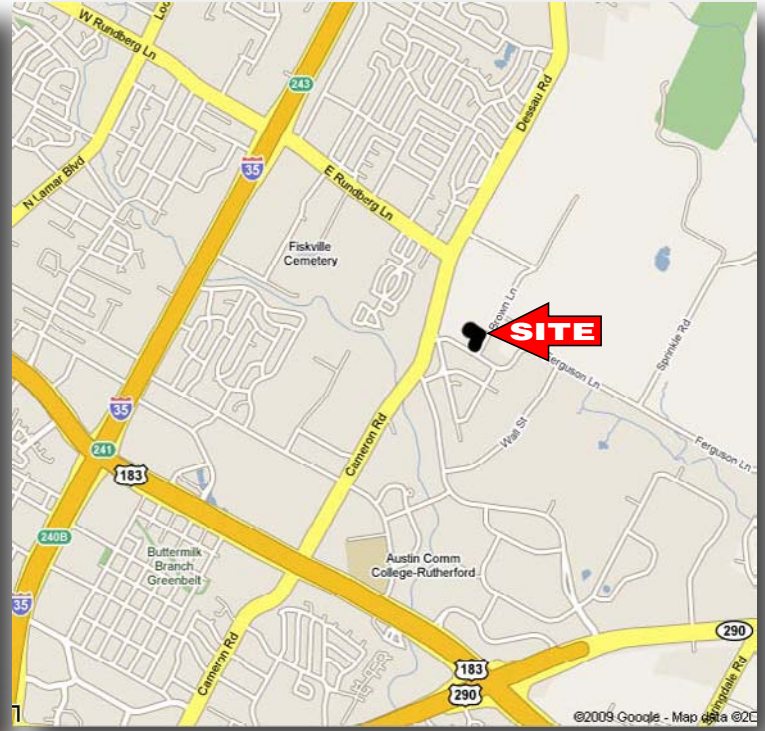


FOR SALE - FERGUSON LANE COMMERCIAL

1614 Ferguson Lane Austin, Texas 78754



LOCATION: Located in the NE Austin Office, Industrial & Warehouse hub. Convenient to I-35, US Hwy 183, Hwy 290 E, and SH 130.

DIRECTIONS: I-35 North, Exit Rundberg to East, then South on Cameron Rd/Dessau Rd, then left on Ferguson. Property is @ NW corner of Ferguson Ln & Brown Ln.

SIZE: 5.7 acres

FRONTAGE/ACCESS: 420 LF on Ferguson Ln, 500 LF on Brown Ln.

UTILITIES: All, City of Austin.

ZONING: LI

FLOOD HAZARD: No

SCHOOL DISTRICT: AISD

JURISDICTION: City of Austin

TERMS: Land for Sale or Owner will Build to Suit.

PRICE: \$2.75 / SF or \$682,803

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

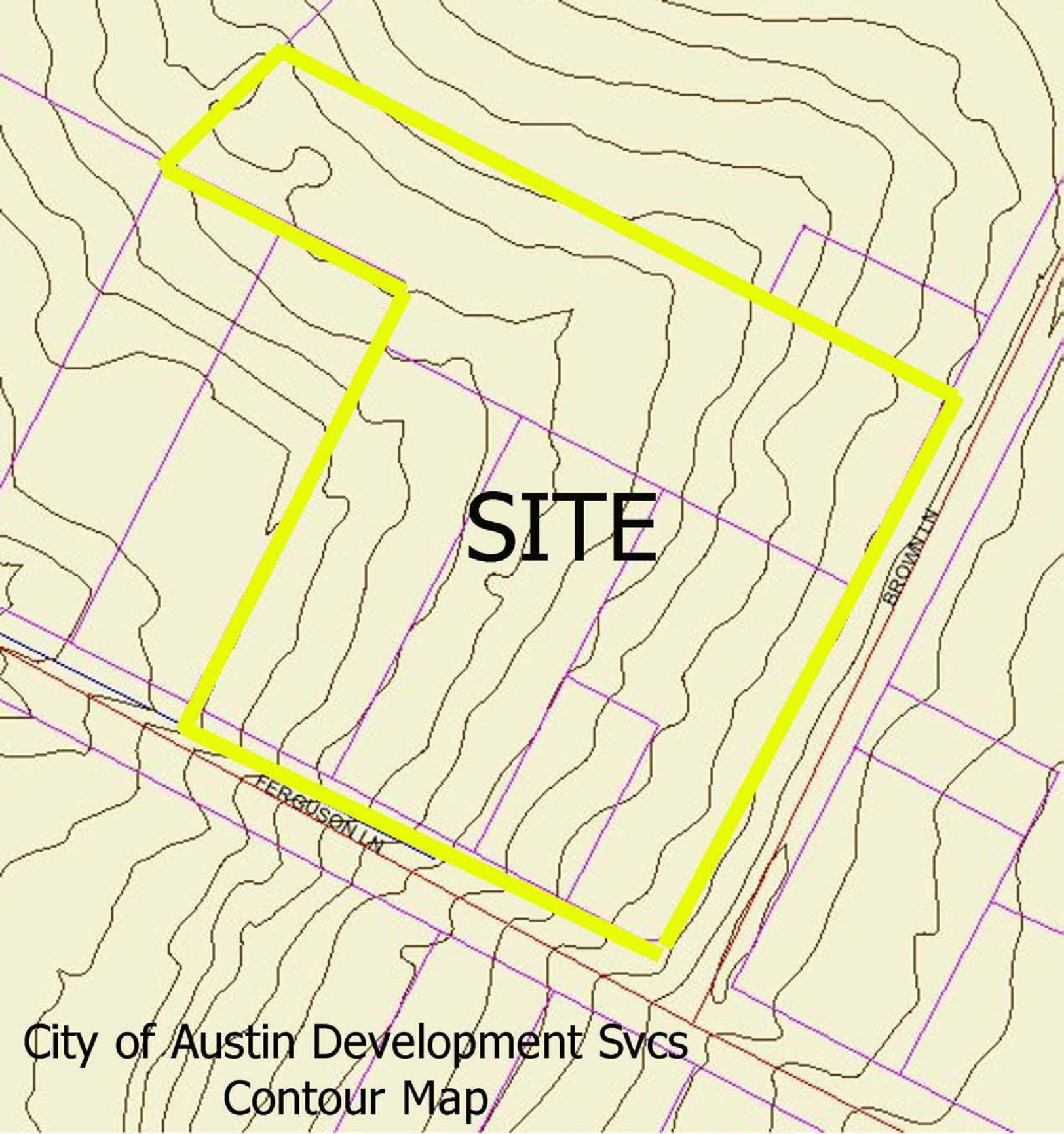
CONTACT Mark Pustka

Office: (512) 472-2100

Cell: (512) 970-8359

Mark@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



City of Austin Development Svcs
Contour Map



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City of Austin

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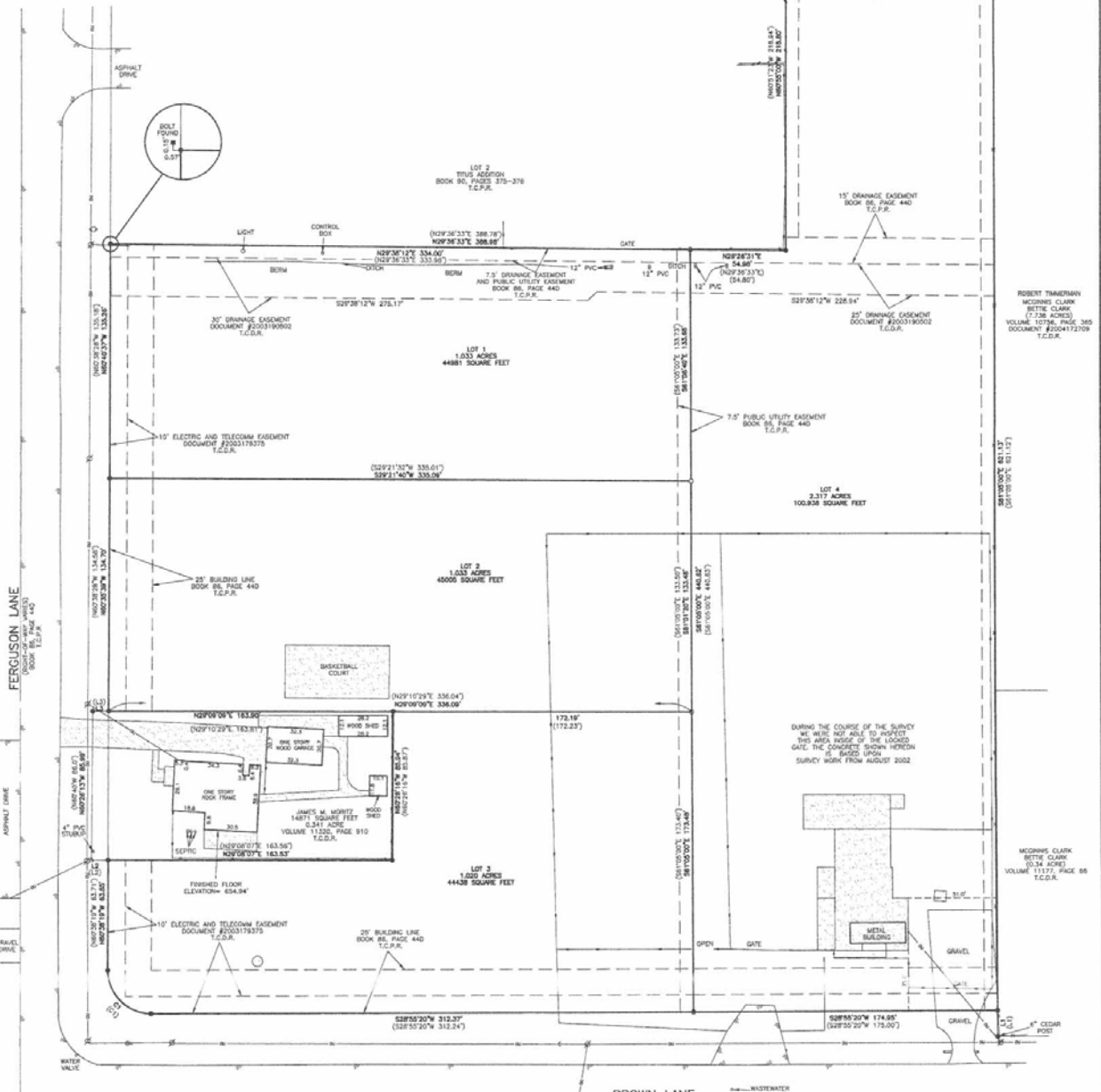


LEGEND

- ▲ CALCULATED POINT
- GROUND SPINDLE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1/2" IRON PFC FOUND
- UTILITY POLE
- CURB WIRE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- FIRE HYDRANT
- EDGE OF ASPHALT
- () RECORD INFORMATION
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

CURVE TABLE					
Sta.	Bearing	Arc Length	Chord Length	Chord Bearing	
(C1)	N07°32'21"	23.03	23.46	35.52	E74°07'30"W

LINE TABLE		
Sta.	Bearing	Distance
LT	N81°30'00"W	15.00
(L1)	N81°10'00"W	13.00
L2	N22°09'09"W	9.47
L3	N12°20'00"W	8.44
L4	N09°08'07"W	8.10
(L5)	N22°02'00"W	8.19



- NOTES:
- ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT OF 0712901-A-LAK AND TITLE COMMITMENT OF 0717972-A-LAK AS SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 31, 2007. NO ADDITIONAL RESEARCH WAS DONE BY LEE, ONE SURVEYOR, FOR ANY EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
 - THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" AREAS OUTSIDE THE 500 YEAR FLOOD AS DETERMINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481020-0110-L, DATED JUNE 16, 1993.

TO: BRETT HAMMOND, M. JAMES MORITZ, B. F. JY, AND A TEXAS CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY OF 0712901-A-LAK AND 0717972-A-LAK

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCUMBRANCES, OVERLAPPING, IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ADOPTS A PUBLIC HIGHWAY, EXCEPT AS SHOWN HEREON.

LEE, ONE SURVEYOR
 DEAN A. WOODLEY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 50066



TITLE COMMITMENT NOTICE

THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORTS OF 0712901-A-LAK AND 0717972-A-LAK, DATED DECEMBER 31, 2007 WITH THE FOLLOWING CLARIFICATIONS:

SEE RESTRICTIONS AND CONDITIONS OF RECORD IN VOLUME 86, PAGE 440, T.C.P.R.

- 0712901-A-LAK
- 15' PUBLIC UTILITY EASEMENT (LOTS 1-3) AS PER PLAT VOLUME 86, PAGE 440, T.C.P.R. AS SHOWN.
 - 15' PUBLIC UTILITY AND DRAINAGE EASEMENT (LOT 1) AS PER PLAT, VOLUME 86, PAGE 440 T.C.P.R.
 - 15' DRAINAGE EASEMENT (LOT 4) AS SHOWN ON PLAT VOLUME 86, PAGE 440, T.C.P.R. AS SHOWN.
 - 7.5' PUBLIC UTILITY EASEMENT (LOT 4) ON NORTHERLY, SOUTHERLY, WESTERLY PROPERTY LINES AS SHOWN ON PLAT, VOLUME 86, PAGE 440 T.C.P.R. AS SHOWN.
 - ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (SYSTEM, VOLUME 343, PAGE 538 T.C.P.R.).
 1. COMMUNICATION LINES AND SYSTEMS, VOLUME 488, PAGE 312 T.C.P.R. DOES NOT AFFECT.
 - ELECTRIC UTILITY, DOCUMENT # 2003179375 T.C.D.R. DOES NOT AFFECT.
 - DRAINAGE EASEMENT (LOT 1 AND 4) DOCUMENT# 2003190502 AS SHOWN.

- 0717972-A-LAK
- ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (SYSTEM, VOLUME 343, PAGE 538 T.C.P.R.).
 - SEE NOTE.
 1. COMMUNICATION LINES AND SYSTEMS, VOLUME 488, PAGE 312 T.C.P.R. DOES NOT AFFECT.
- * NOTE: CONCERNING THE TRANSMISSION / DISTRIBUTION LINE EASEMENT AS RECORDED IN VOLUME 343, PAGE 538 T.C.P.R. THE EASEMENT LOCATION IS DETERMINED BY A T.P.M. MAP THAT IS NOT READILY AVAILABLE FOR REVIEW. THE EASEMENT ALSO STATES THAT IF EXISTING UTILITIES ABANDONED, THE TRANSMISSION / DISTRIBUTION LINES SHOWN ON THE ABOVE SURVEY ARE IN THE PUBLIC RIGHT-OF-WAY. IF THE EASEMENT ABOVE IS THE EASEMENT INTENDED TO COVER THE TRANSMISSION / DISTRIBUTION LINES SHOWN IN THE ABOVE SURVEY THEN THE EASEMENT IS IN THE PUBLIC RIGHT-OF-WAY AND NOT ON THE PRIVATE LAND. IF THERE ARE NEW TRANSMISSION / DISTRIBUTION LINES CROSSING THE ABOVE SURVEYED PRIVATE LAND THEN THE POLES HAVE BEEN REMOVED AND THE EASEMENT ABANDONED.

MANUAL SURVEY 06-28-2002, UPDATE 3-22-2008

Scale: AS PER THE INSTRUMENT
 Page 1 of 20, Book 73, Page 10
 Date: 03-22-2008
 Title: 06-28-2002
 File: 06-28-2002

SURVEY

OF LOTS 1, 2, 3 & 4, McGRIPMAN EAST RECORDED IN BOOK 86, PAGE 440, & 0.24 ACRE TRACT CONVEYED TO DEAN A. WOODLEY RECORDED IN VOLUME 11202, PAGE 910, TRAVIS COUNTY, TEXAS, PART OF THE JOHN APPLIGATE SURVEY 58 ABSTRACT 28

LIVE OAK SURVEYING
 14821 WYOLF LANE
 AUSTIN, TX 78727
 (512) 837-1018