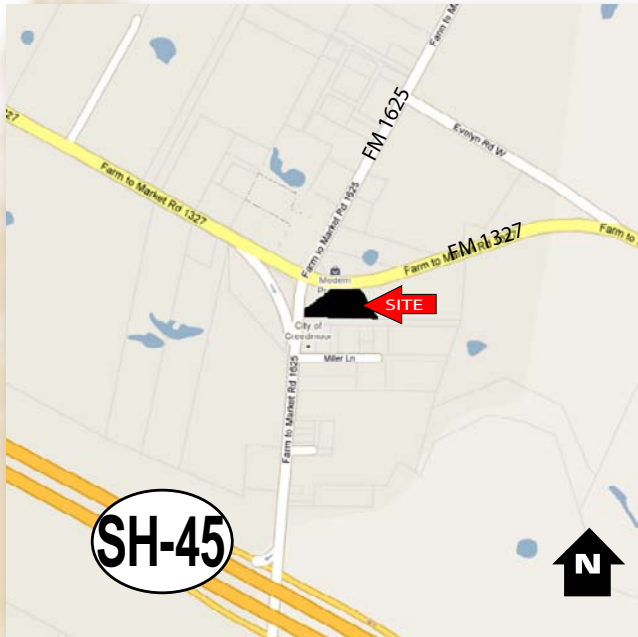


1.854 ACRES OF LAND FOR SALE

SEC of FM 1625 and FM 1327 Creedmoor, Texas 78747



SIZE: Approximately 1.854 Acres

FRONTAGE/ACCESS: Property is on the hard corner of FM 1625 and FM 1327.

UTILITIES: Water - Creedmoor/Maha Water Supply Co.
Wastewater - On-site Septic Sewage Facility (OSSF) will be required.
Electricity - Available
Telephone - Available

ZONING: Residential - The city of Creedmore has indicated that a retail or warehouse zoning is appropriate.

SCHOOL DISTRICT: Del Valle ISD

JURISDICTION: Creedmoor

PRICE: \$130,000 (\$1.61 / Sq. Ft.)

COMMENTS: Located in downtown Creedmoor, Texas, this site is less than one-quarter mile from SH 45 SE tollroad, which easily takes one to IH35 (4 miles) or to US HWY 183/TX 130 intersection (2 miles) and thus to other parts of the Greater Austin area in little time.

URL: <http://www.matexas.com/properties/spence/FM1327NWC.pdf>

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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Highway Department Right-of-Way Map,
 Highway No. 1327 from Creedmoor to US
 and November 1951

and distances as found and measured
 from the recorded bearings and distances
 called for in the deeds (reference Volume 4355
 were found and the concrete highway monuments
 were found and the concrete highway monuments
 were found and the concrete highway monuments

as were found from the original
 MILLER & ROSS SUBDIVISION
 REEDMOOR, as recorded in Book
 at Records of Travis County, Texas

constructed using recorded documents
 in the ground, including corner monuments,
 trees, and existing public right-of-ways

if a buried telephone cable near the
 is tract.

gravel road extending about 600'
 eastward from F.M. 1625

F.M. 1625 (width varies)

remains of a
 concrete highway
 monument & POINT
 OF BEGINNING

C1

F.M. 1327 (width varies)

N 76°52'54"E 241.48'

CURVE DATA

C1
 I = 09°07'02"
 R = 1985.37'
 A = 158.39°
 C = 196.22'
 @ S 89°49'23"E

1.854 AC.
 (4355,
 1447)

4355,
 1447
 5 AC.

Channel easement
 reference Volume 1270,
 Page 365, T.C.D.R.

Basis for Bearing
 (N 89°15'00"W 540.31')
 N 88°43'57"W 540.31'

CREEDE LANE (50' R.O.W.)

600 nail set
 in a wood
 fence post

culvert
 pipe

Approximate location of the 100 year
 flood plain as scaled from the FIRM
 Map listed below

LEGEND

- = 1/2" iron pin found unless otherwise noted
- = 1/2" iron pin set
- = concrete highway monument
- ⊥ = overhead electric line
- ⊙ = utility pole
- x = wire fence
- = approximate location of original lot lines
- (XXXX) = recorded data

Vol. _____
 Page _____
 = Travis County Public Records

DATE October 18, 2005
 SCALE 1" = 60'

TITLE COMPANY Land America Austin Title
 GF NUMBER 2422003220

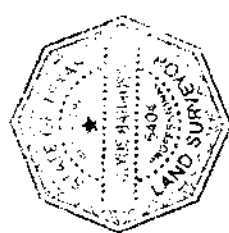
Being 1.854 acres of land, more or less, being a portion of
 N. 13, and a portion of Lot 14, MILLER & ROSS SUBDIVISION
 REEDMOOR, an Addition in Travis County, Texas, according
 to as recorded in Book 2, Page 170, of the Plat Records of
 being a Westerly portion of that tract called 6.98 acres as
 recorded in Volume 4355, Page 1447, Travis County Deed Records,
 more particularly described by metes and bounds in the
 hereto.

Subject property does not lie within
 a flood hazard zone as determined
 from FIRM Hazard Map, Community
 Panel No. 481026 0180 E,
 dated June 16, 1993

I hereby certify that this plat correctly represents a survey made upon the ground under my
 supervision, on October 13, 2005, and there are no visible or apparent encroachments
 upon this property, except as shown hereon

Chyde Baifroso
 Chyde Baifroso, R.P.L.S. #5404, State of Texas

JOB NUMBER: 50243 JW



847-1079
 2264 Wimberley, TX 78676



**EAGLE
LAND
SURVEYING**

P.O Box 2264 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

October 18, 2005

FIELD NOTES DESCRIBING 1.854 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF LOT 12, A PORTION OF LOT 13, AND A PORTION OF LOT 14, MILLER & ROSS SUBDIVISION OF THE TOWN OF CREEDMOOR, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 2, PAGE 170, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A WESTERLY PORTION OF THAT TRACT CALLED 6.98 ACRES AS DESCRIBED AND RECORDED IN VOLUME 4355, PAGE 1447, TRAVIS COUNTY DEED RECORDS, SAID 1.854 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at the remains of a concrete highway monument, said monument being in the curving South right-of-way line of F.M. 1327 and the East right-of-way line of F.M. 1625, in the Town of Creedmoor, for the Northwest corner of the herein described 1.854 acres and the POINT OF BEGINNING for this description;

THENCE, with the curving South right-of-way line of F.M. 1327, the North line of the afore mentioned 6.98 acre tract, along a curve to the left having a radius of 955.37 feet, an interior angle of $09^{\circ}07'02''$, an arc length of 158.39 feet, and a chord that bears $S 89^{\circ}49'23''E$ a distance of 158.22 feet, to a $\frac{1}{2}$ " iron pin set for the Northeast corner of the herein described 1.854 acres, said point being located on the curving South right-of-way line of F.M. 1327;

THENCE, $S 31^{\circ}15'39''E$, leaving the curving South right-of-way line of F.M. 1327, with the East line of the herein described 1.854 acres and the West line of that 5 acre tract of land as described and recorded in Volume 4355, Page 1442, Travis County Public Records, a distance of 255.38 feet to a 60d nail set in a wood fence post found for the Southeast corner of the herein described 1.854 acres, said point being in the North right-of-way line of Creede Lane, a 50 foot road as per plat;

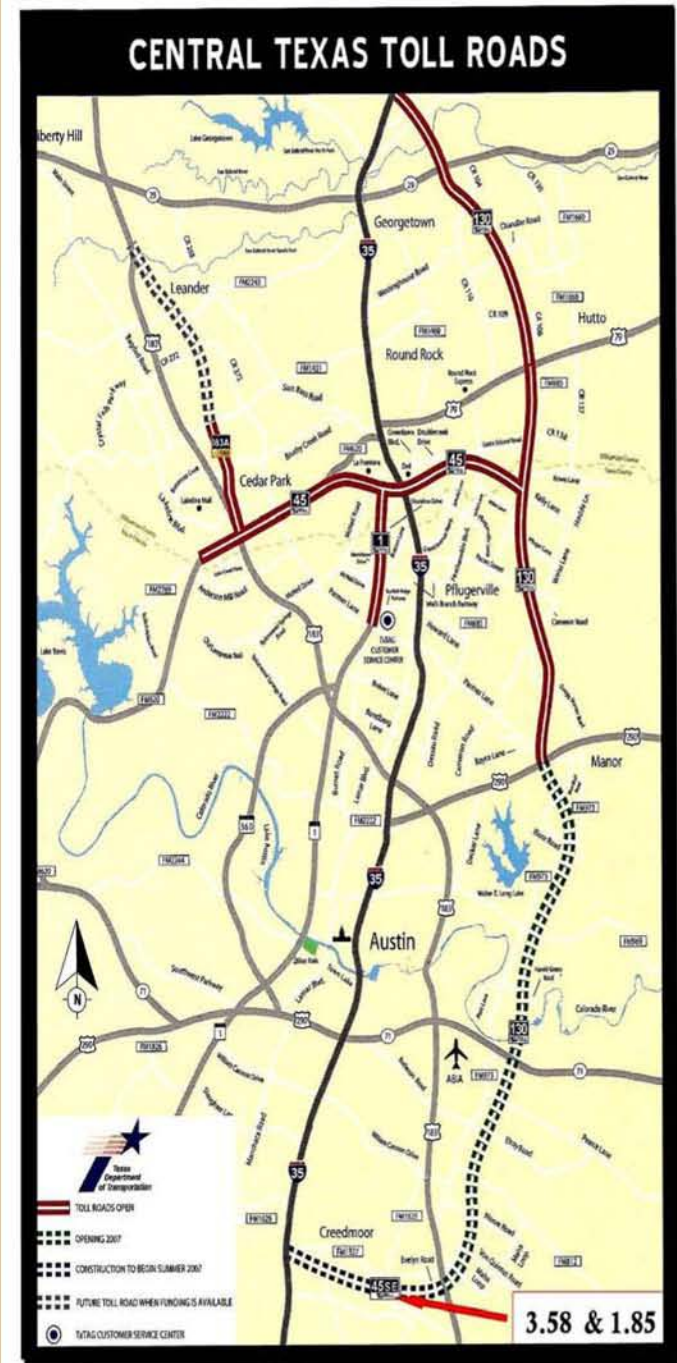
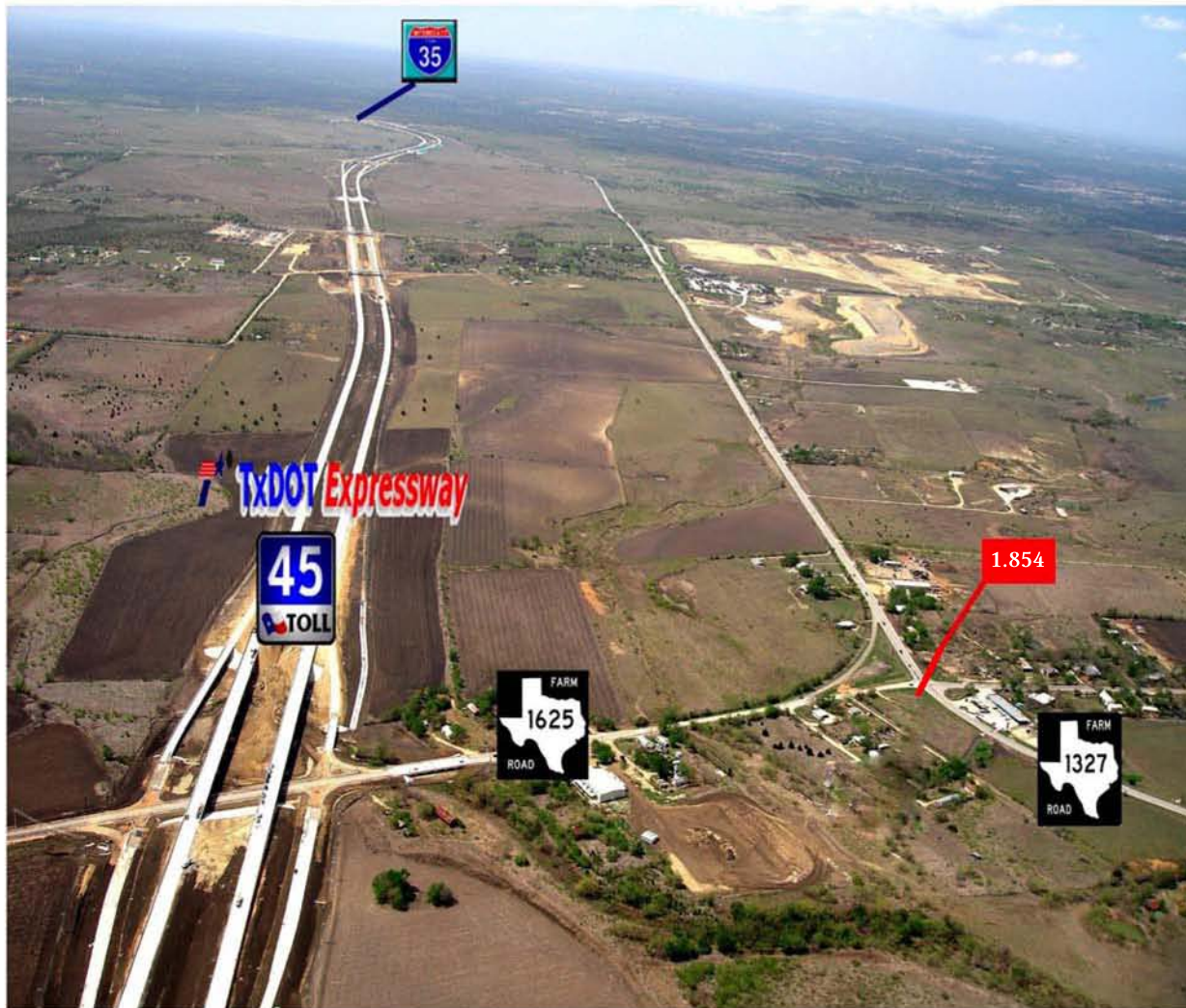
THENCE, $N 88^{\circ}43'57''W$, with the North right-of-way line of Creede Lane and the South line of the herein described 1.854 acres, a distance of 540.31 feet to a wood fence post found for the Southwest corner of the herein described 1.854 acres, said point being in the East right-of-way line of F.M. 1625;

THENCE, $N 03^{\circ}43'03''E$, with the West line of the herein described 1.854 acres and the East right-of-way line of F.M. 1625, a distance of 55.20 feet to a $\frac{1}{2}$ " iron pin set where a concrete highway monument was previously located for a corner of the herein described 1.85 acres;

THENCE, $N 58^{\circ}18'54''E$, with the Northwest line of the herein described 1.854 acres, with the Southeast right-of-way line of the intersection of F.M. 1625 and F.M. 1327, a distance of 288.92 feet to the POINT OF BEGINNING, containing



TxDOT Expressway



SH 45

FM 1625



FM 1327





FM 1327

FM 1625



Lockhart Hwy



ABIA

alle

Proposed 45



1.854 Acre



130

Buda, TX 78611

7 Miles Apart



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