



CARLSON
COMMERCIAL

DESCRIPTION OF THE SITE

The subject site is rectangular in shape and has 280.00 feet of frontage on the northeast side of BMT Drive and a depth along the southeast property line of 235.23 feet. The site has an area of 1.5108-acres or 65,810 square feet. Please refer to the site plan found in this section of the report for further detailed information.

Neighboring properties to the northwest include a used car lot to the northeast, southeast, and southwest vacant land.

The subject site is level with the street grade of BMT Drive and slopes downward to the north and to the southeast. The southeast corner of the site is approximately 4 to 5 feet below the grade of the building site. Drainage appears to be satisfactory and no unstable soil conditions were noted. All public utilities are connected to the subject improvements.

According to the Flood Insurance Rate Map, Community Panel No. 480014 0175 B, dated June 15, 1981, the subject site is located within Flood Zone "X", areas located outside the 100 and 500-year flood prone area. Please refer to the floodplain map found in this section of the report for further detailed information.

Site improvements include asphalt paving, concrete carstops, concrete retaining wall, concrete sidewalks, and wood privacy fence.

The southwest corner of the site is bisected in a north to west to southeast direction by overhead powerline easement.

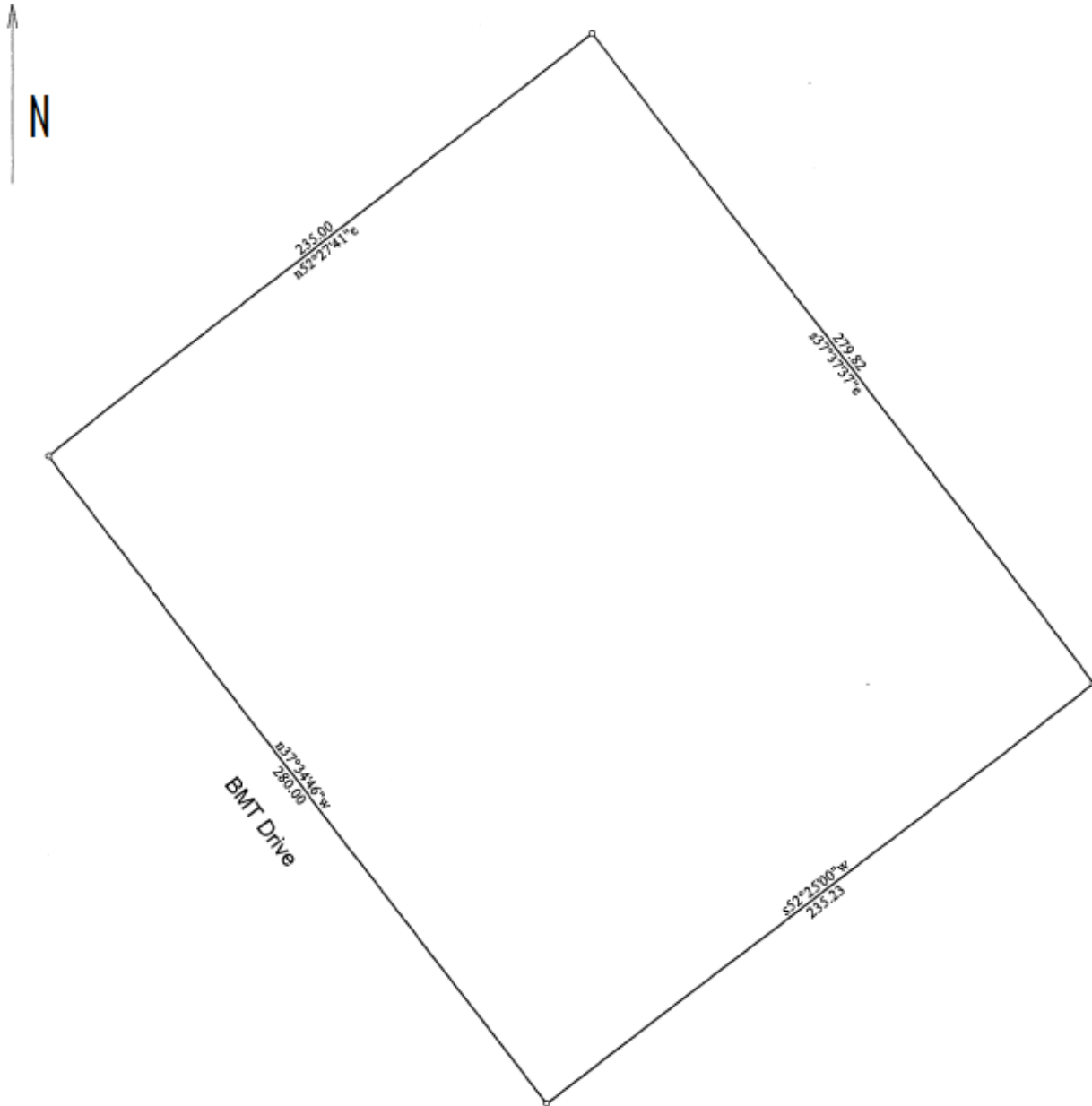
BMT Drive is a two-way, two-lane, asphalt-paved public street.

1715 CAPITAL of TEXAS HIGHWAY SOUTH - 200 E AUSTIN, TEXAS 78746
MBL (512) 415-5890 (512) 329-6055 FAX (512) 329-6056 sportnoy@sbcglobal.net

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Tract 1: 1.511 Acres: 65811 Sq Feet: Closure = $n67.2446w$ 0.00 Feet: Precision = 1/266834: Perimeter = 1030 Feet

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