

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
info@texag.com

**PROPERTY FOR SALE:
31.5437 ACRES WILLIAMSON COUNTY, TEXAS
SEC CR 122 & RED BUD LANE
ROUND ROCK, TEXAS**

ACCESS-LOCATION:

±436 feet along Red Bud Lane (AKA CR 122), and ±1,945 feet along CR 123 in Round Rock Texas.

LEGAL:

31.5437 Acres out of Robert McNutt Survey, A-422, City of Round Rock, Williamson County, Texas. (Survey by Steven M Duarte, RPLS dated 9/27/2017)

UTILITIES:

Water: Jonah Water SUD- CCN

16" Round Rock waterline at Red Bud Lane

Wastewater: Hutto CCN

12" Round Rock waste water line at Red Bud Lane

ZONING:

City of Round Rock PUD Zoning.

Future Land Use Residential.

SCHOOL DISTRICT:

Round Rock ISD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R056260).

Ag Assessed Value \$4,721

Annual Taxes ± \$106.00 year

Market Value 2021 \$1,306,347

Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2022 is \$101,108 (subject to Buyer verification with taxing entities).

COMMENTS:

Property lies south of US Hwy 79 and south of Brushy Creek convenient to retail services and established residential of eastern Round Rock. Buyer to review utility service, development status and drainage during feasibility.

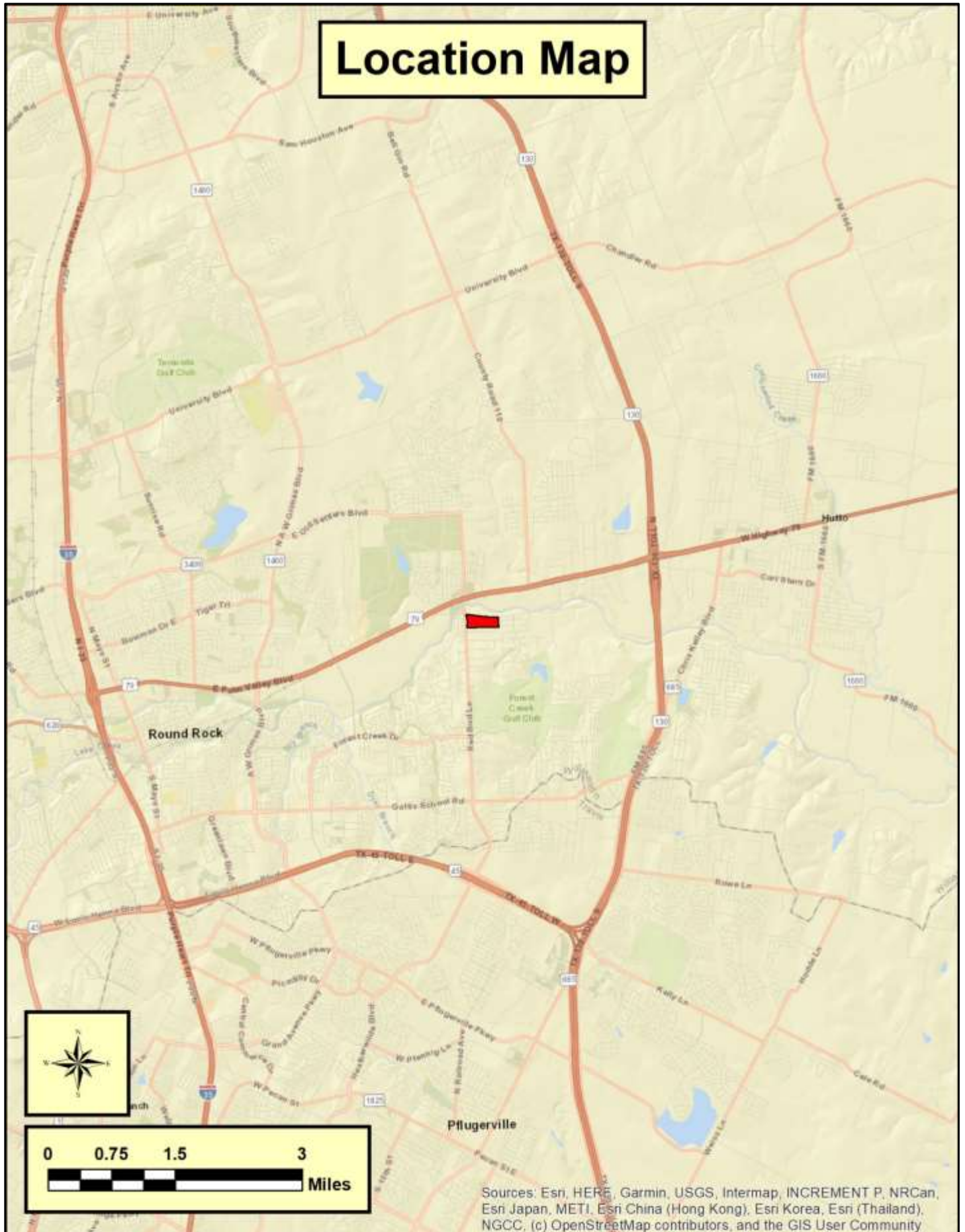
Contact Broker for Price

COMMISSION: 3% to be paid to Buyer's Broker with acceptable contract and final closing and funding.

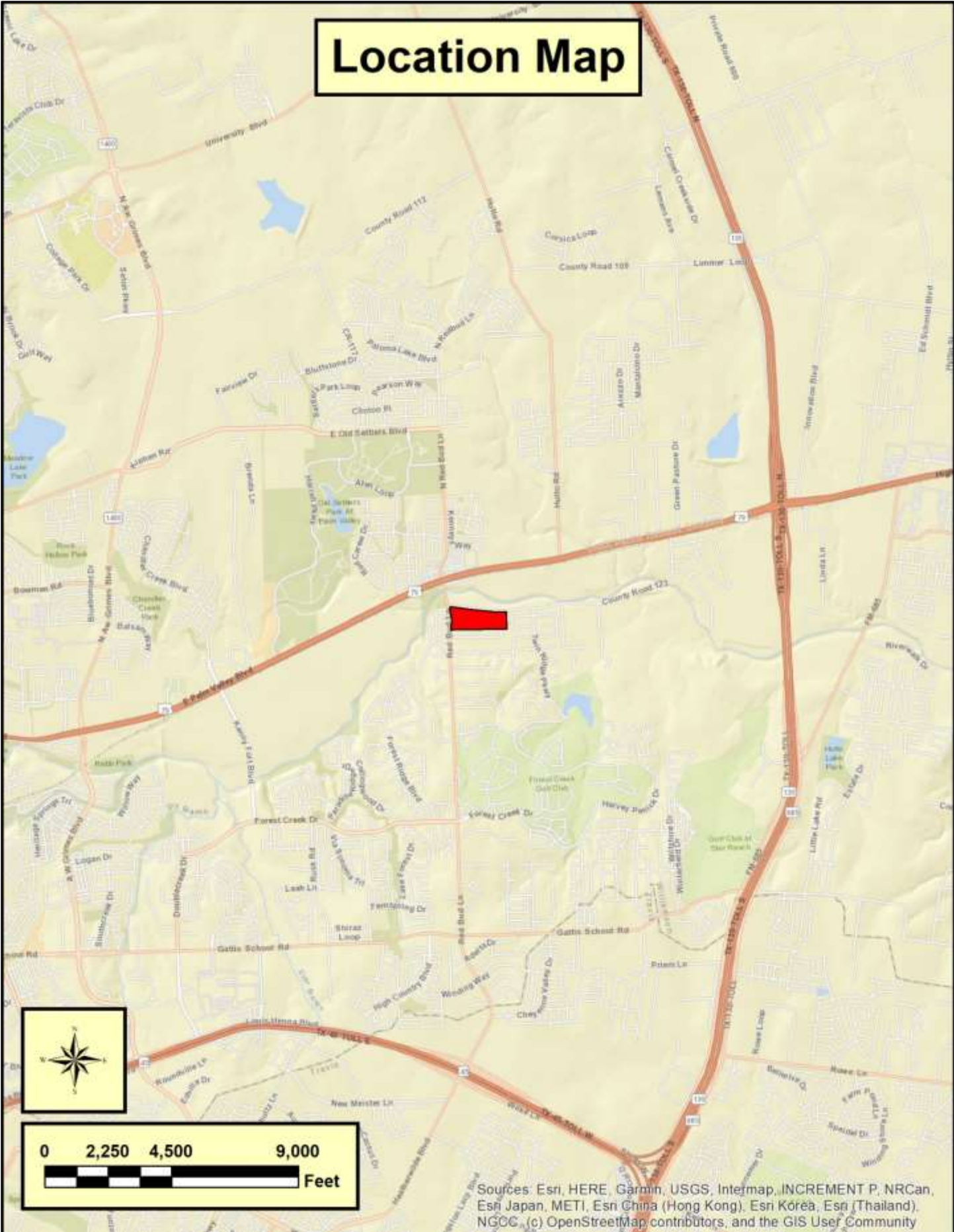
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

Location Map



Location Map

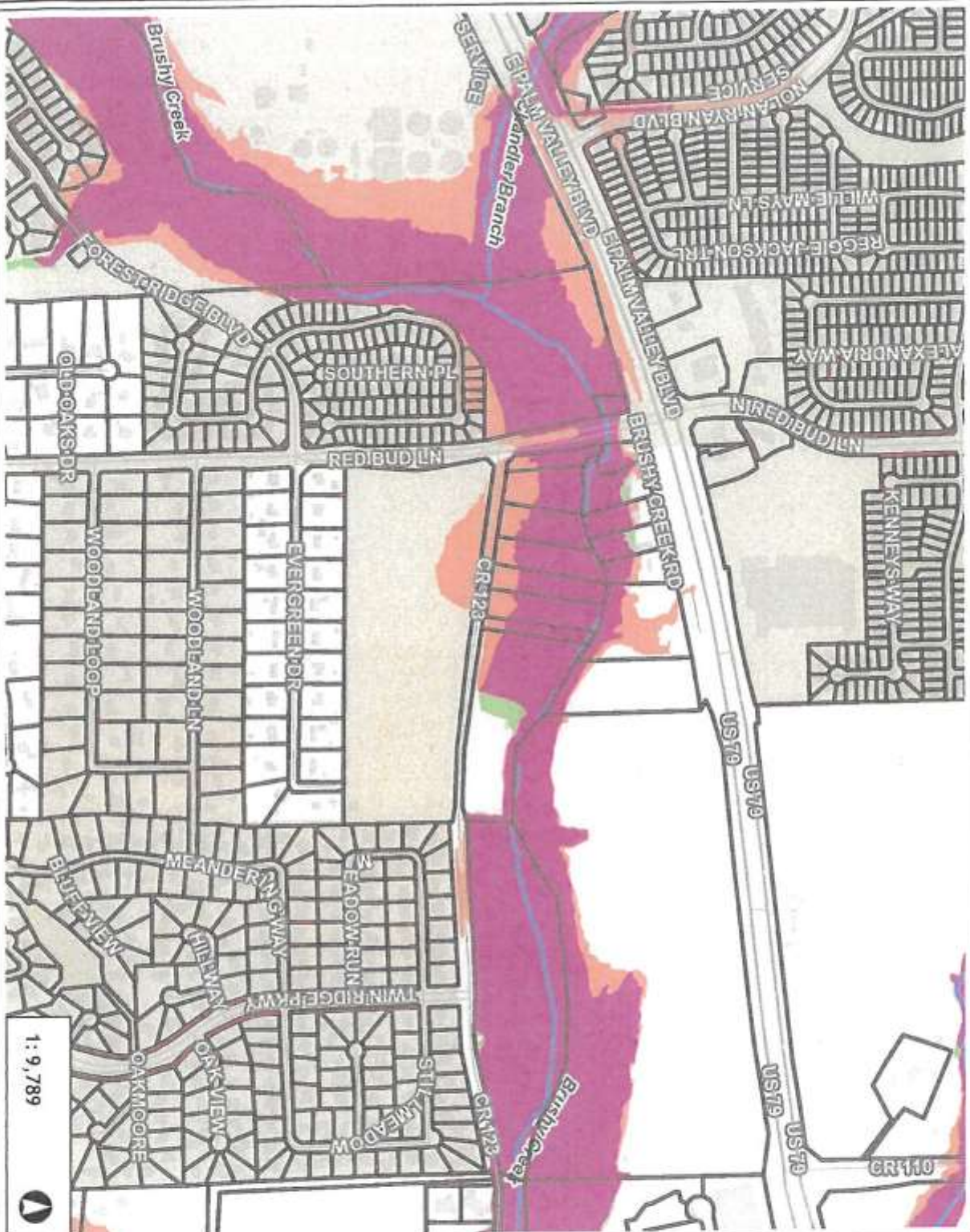


Aerial Map



Contour/Flood Map





1:9,789



Legend

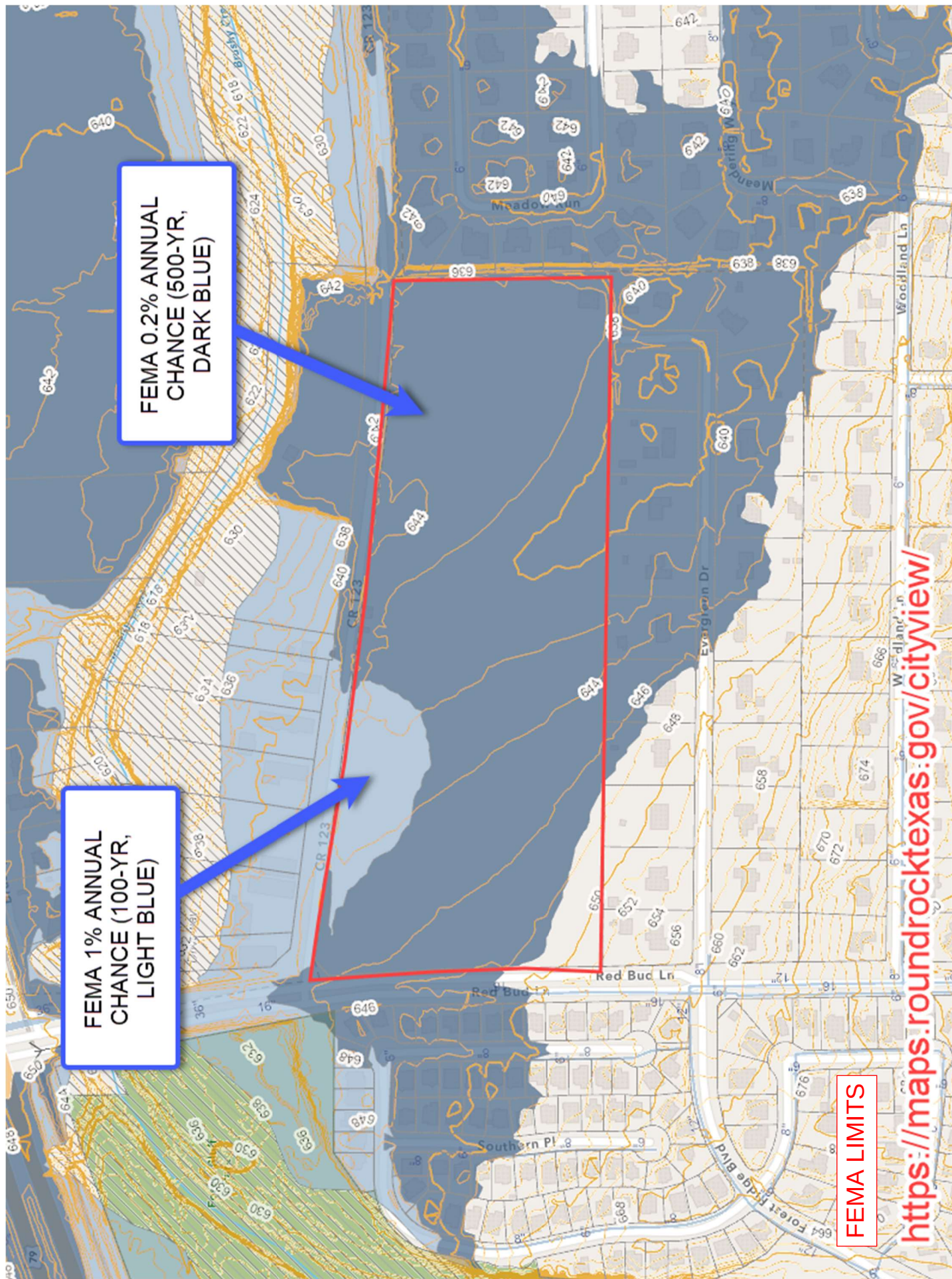
- Streets
- WCAD Parcels
- Increase in Mapped Flood Risk
- Decrease in Mapped Flood Risk
- No Change in Flood Risk
- Basin Rivers
- Increase in Mapped Flood Risk
- Decrease in Mapped Flood Risk
- No Change in Flood Risk

Communities

- Bartlett
- Coupland
- Georgetown
- Granger
- Jarrell
- Leander
- Liberty Hill
- Taylor
- Thrall
- Weir
- Williamson County
- Austin
- Austin Limited Purpose
- Cedar Park

Notes

This map and data are for general planning purposes only. The planning commission or relevant authority is not responsible for the accuracy of the information presented on this map. The planning commission or relevant authority is not responsible for the accuracy of the information presented on this map. The planning commission or relevant authority is not responsible for the accuracy of the information presented on this map.



FEMA 1% ANNUAL
CHANCE (100-YR,
LIGHT BLUE)

FEMA 0.2% ANNUAL
CHANCE (500-YR,
DARK BLUE)

FEMA LIMITS

<https://maps.roundrocktexas.gov/cityview/>

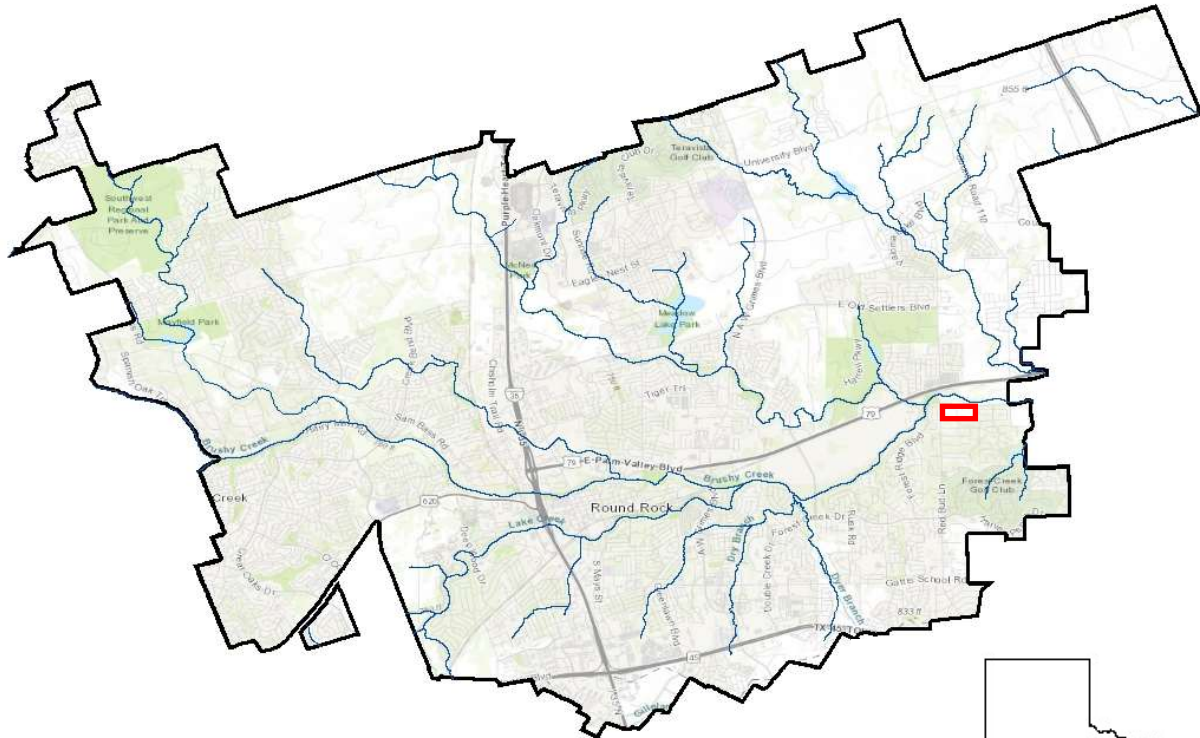


WCID UPPER BRUSHY CREEK
STUDY SECTIONS ACROSS
SITE (APPROX.)

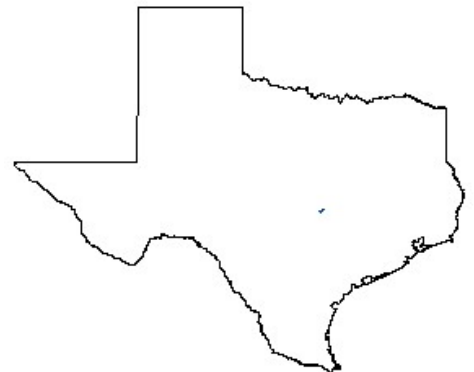
Atlas-14 Flood Elevation Tables

Round Rock, Texas

July 2020



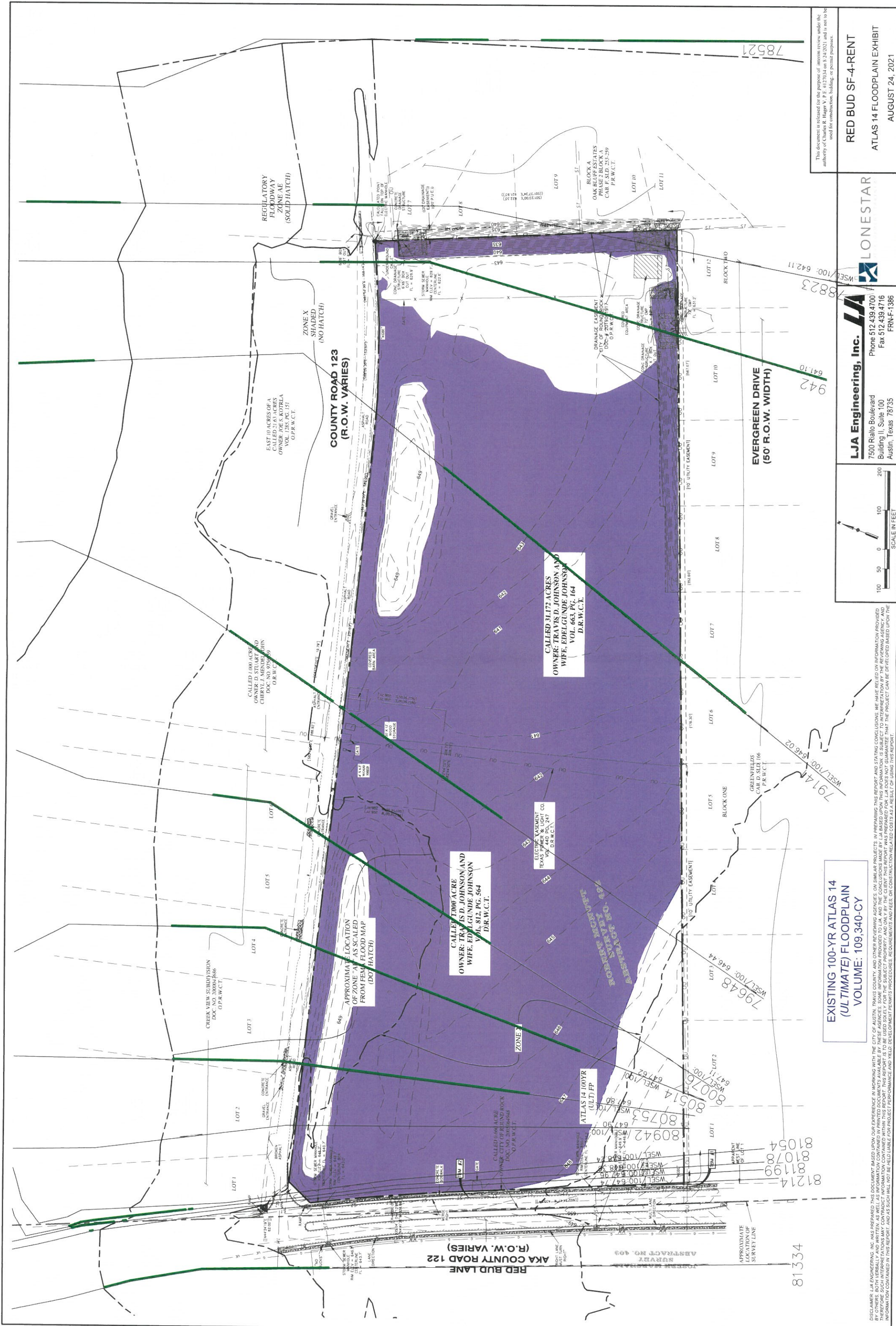
[Signature]
7/8/2020



AECOM

Brushy Creek
Peak Water Surface Elevation (ft) based on Atlas-14 Rainfall

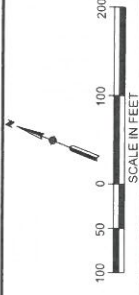
River Station	FIRM Letter	Existing Land Use					Future Land Use	
		50% AEP	10% AEP	4% AEP	2% AEP	1% AEP	4% AEP	1% AEP
85811	BZ	643.14	647.80	651.03	653.13	655.29	652.41	656.66
85506		642.42	647.20	650.58	652.69	654.85	651.96	656.22
85196		641.68	646.61	650.09	652.16	654.37	651.43	655.77
84746	BY	640.81	645.73	649.34	651.34	653.57	650.57	655.00
84367		640.18	645.19	648.90	650.82	653.22	650.06	654.68
83920	BX	638.83	644.22	648.20	650.11	652.52	649.30	653.96
83437		637.62	643.50	647.65	649.47	651.81	648.64	653.14
82836	BW	637.20	643.09	647.34	649.09	651.38	648.26	652.63
82613		636.92	642.84	647.15	648.86	651.12	648.02	652.34
Chandler Branch Confluence								
82186		635.86	641.80	646.61	648.30	650.67	647.42	651.96
81975	BV	635.30	641.43	646.40	648.05	650.44	647.16	651.72
81663		633.58	640.36	645.98	647.54	650.14	646.64	651.42
81417		633.35	639.89	645.42	647.27	649.68	645.86	650.91
81334		633.12	639.43	644.88	646.96	649.40	645.05	650.58
Red Bud Lane								
81214		633.11	639.37	642.46	644.84	646.67	644.01	647.74
81199		633.08	639.28	642.39	644.91	646.81	644.04	647.96
81078		633.16	639.47	642.69	645.25	647.20	644.37	648.36
Commercial Driveway								
81054		633.13	639.45	642.67	645.20	647.10	644.34	648.24
80942	BU	633.06	639.30	642.42	644.90	646.76	644.05	647.90
80753		632.85	639.00	642.10	644.53	646.63	643.69	647.80
80514		632.37	638.67	641.78	644.23	646.44	643.38	647.62
80076	BT	630.76	637.23	640.54	643.20	645.84	642.28	647.11
79648		629.73	635.56	638.44	640.62	644.86	639.87	646.44
79141		629.26	634.82	637.49	639.46	641.61	638.78	646.02
78942		628.95	634.17	636.59	638.35	640.09	637.75	641.10
78823	BS	628.94	634.25	636.74	638.60	640.83	637.97	642.11
78521		628.37	633.73	636.21	638.05	639.93	637.42	641.13
78136		627.32	632.75	635.21	637.02	638.83	636.40	640.05
77645	BR	626.26	631.59	634.06	635.97	637.85	635.29	639.05
77142		625.59	630.92	633.49	635.43	637.25	634.74	638.43
76595		623.78	628.89	631.55	633.53	635.29	632.82	636.43
76325	BQ	623.46	628.74	631.53	633.56	635.28	632.83	636.35
76105		623.31	628.55	631.36	633.39	635.12	632.66	636.19
75812		622.97	628.23	631.03	633.05	634.70	632.32	635.74
75401	BP	622.37	627.89	630.71	632.72	634.33	631.99	635.35
74858		620.80	626.79	629.73	631.89	633.47	631.09	634.56
McNutt Creek Confluence								
74406	BO	620.13	625.94	629.05	631.22	632.70	630.43	633.71
ATLAS 14 ELEVATION UPDATES TO WCID UBC STUDY IN APPROX. LOCATION OF SITE				628.65	630.86	632.31	630.04	633.31
				627.67	629.57	631.02	628.88	631.99
				627.66	629.62	630.98	628.90	631.94
County Road 123								



This document is released for the purpose of interim review under the authority of Charles R. Hager V, P.E. #127034 on 8/24/2021 and is not to be used for construction, bidding, or permit purposes.

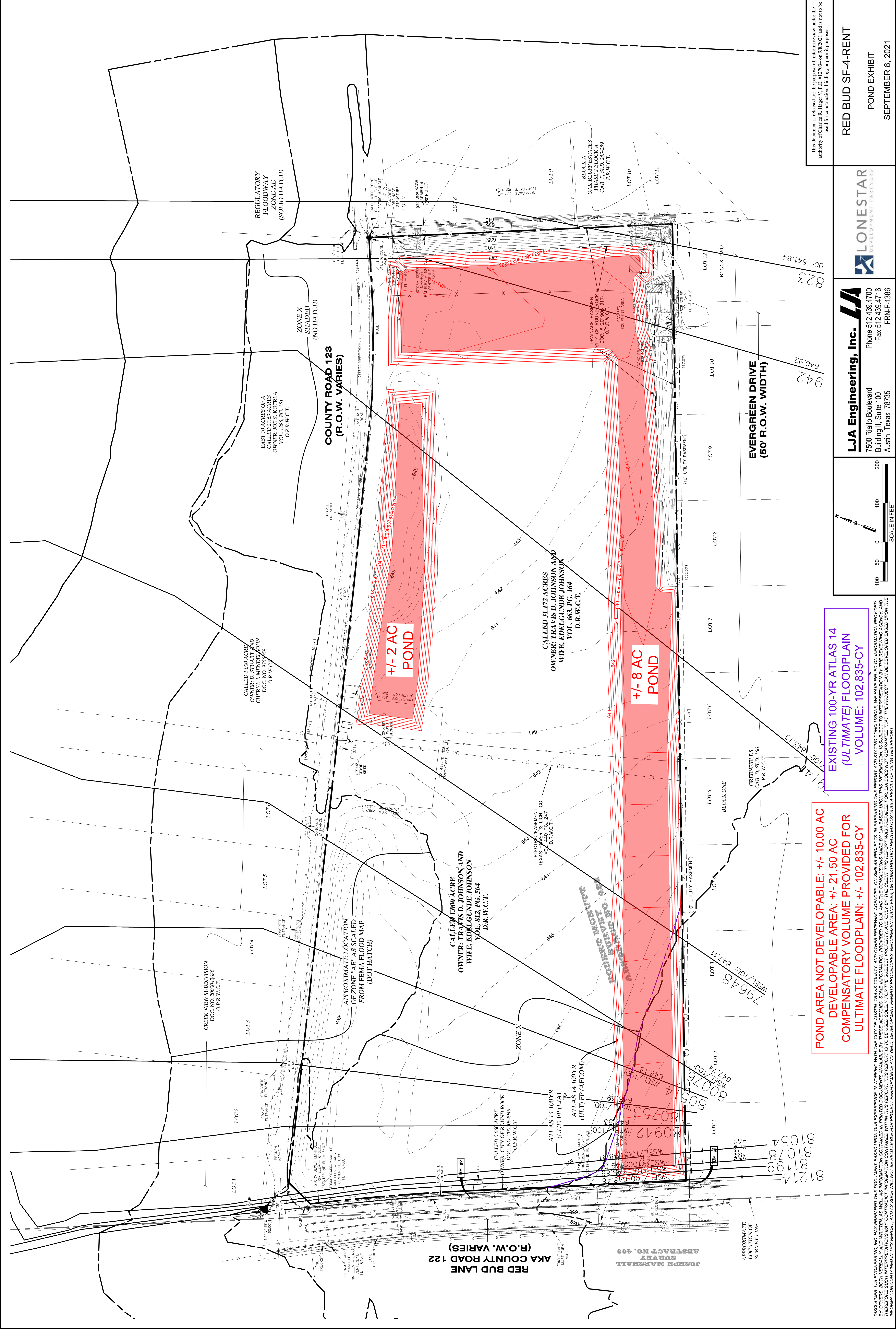
RED BUD SF-4-RENT
ATLAS 14 FLOODPLAIN EXHIBIT
AUGUST 24, 2021

LJA Engineering, Inc.
7500 Riato Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRNF-1386



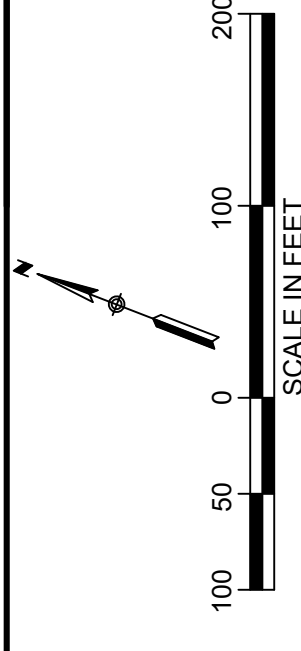
EXISTING 100-YR ATLAS 14
(ULTIMATE) FLOODPLAIN
VOLUME: 109,340-CY

DISCLOSURE: LBA ENGINEERING, INC. HAS PREPARED THIS DOCUMENT BASED UPON OUR EXPERIENCE IN WORKING WITH THE CITY OF AUSTIN, TRAVIS COUNTY, AND OTHER REVIEWING AGENCIES ON SIMILAR PROJECTS. IN PREPARING THIS REPORT AND STATING CONCLUSIONS, WE HAVE RELIED ON INFORMATION PROVIDED BY JAMES L. BA, VERRILLI, AND WRITTEN AS WELL AS INFORMATION CONTAINED WITHIN THIS REPORT. THIS REPORT IS TO BE USED SOLELY FOR THE SUBJECT PROPERTY, AND ONLY IF THE CLIENT THIS REPORT WAS PREPARED FOR. THIS DOCUMENT IS SUBJECT TO INTERPRETATION BY THE REVIEWING AGENCY, AND THEREFORE SUCH INTERPRETATIONS MAY CONTRADICT INFORMATION CONTAINED WITHIN THIS REPORT. THIS REPORT IS NOT TO BE HELD LIABLE FOR PROJECT PERFORMANCE, AND YIELD DEVELOPMENT PERMITS PROCEDURES, REQUIREMENTS, AND FEES. NO CONSTRUCTION RELATED COSTS AS A RESULT OF USING THIS INFORMATION CONTAINED IN THIS REPORT.



POND AREA NOT DEVELOPABLE: +/- 10.00 AC
DEVELOPABLE AREA: +/- 21.50 AC
COMPENSATORY VOLUME PROVIDED FOR
ULTIMATE FLOODPLAIN: +/- 102,835-CY

EXISTING 100-YR ATLAS 14
(ULTIMATE) FLOODPLAIN
VOLUME: 102,835-CY



LJA Engineering, Inc.
7500 Riato Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
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FRN-F-1386



RED BUD SF-4-RENT

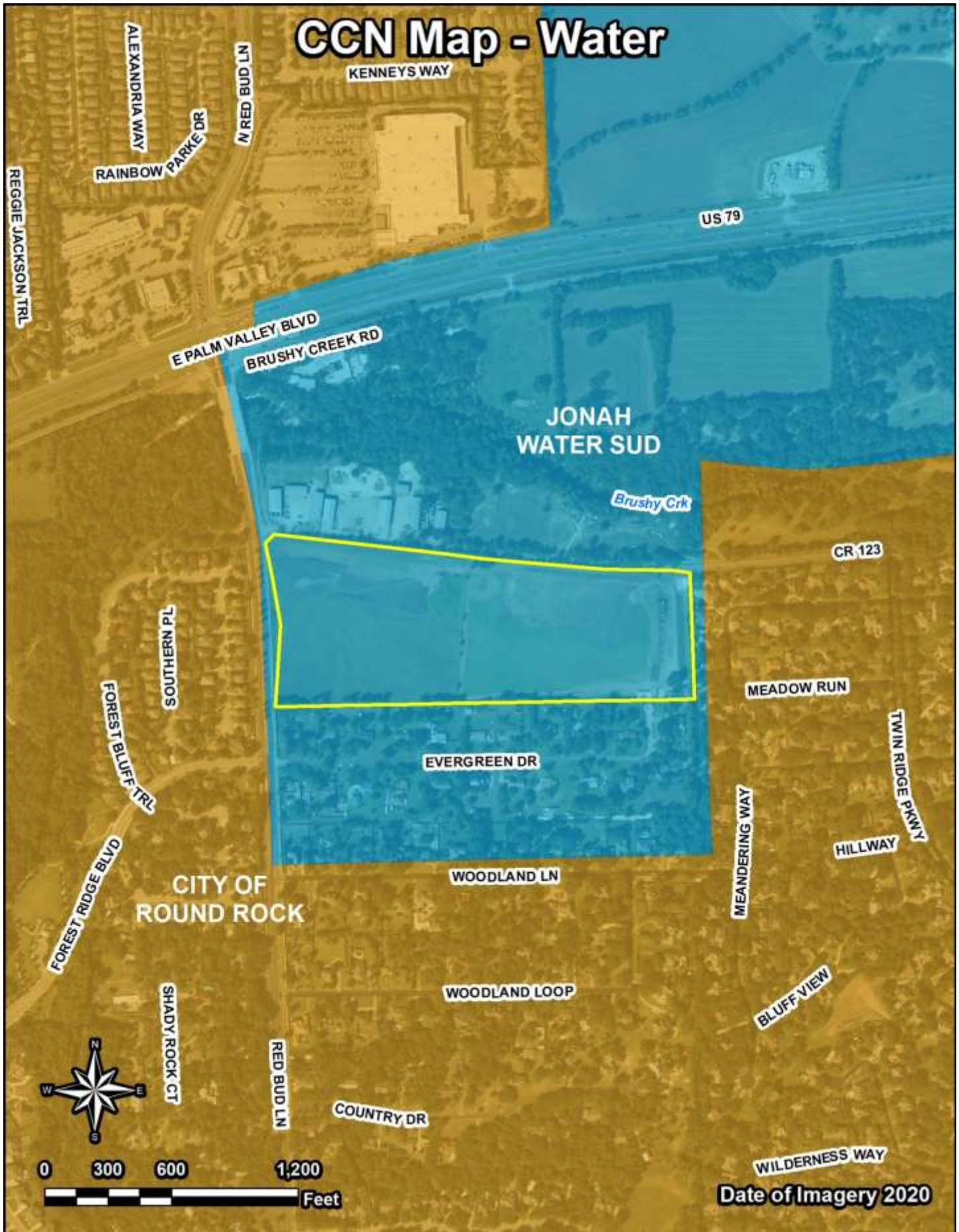
POND EXHIBIT
SEPTEMBER 8, 2021

This document is released for the purpose of interim review under the authority of the City of Austin, Texas, and is not to be used for construction, bidding, or permit purposes.

Soils Map



CCN Map - Water



Water Line Map (Jonah SUD)

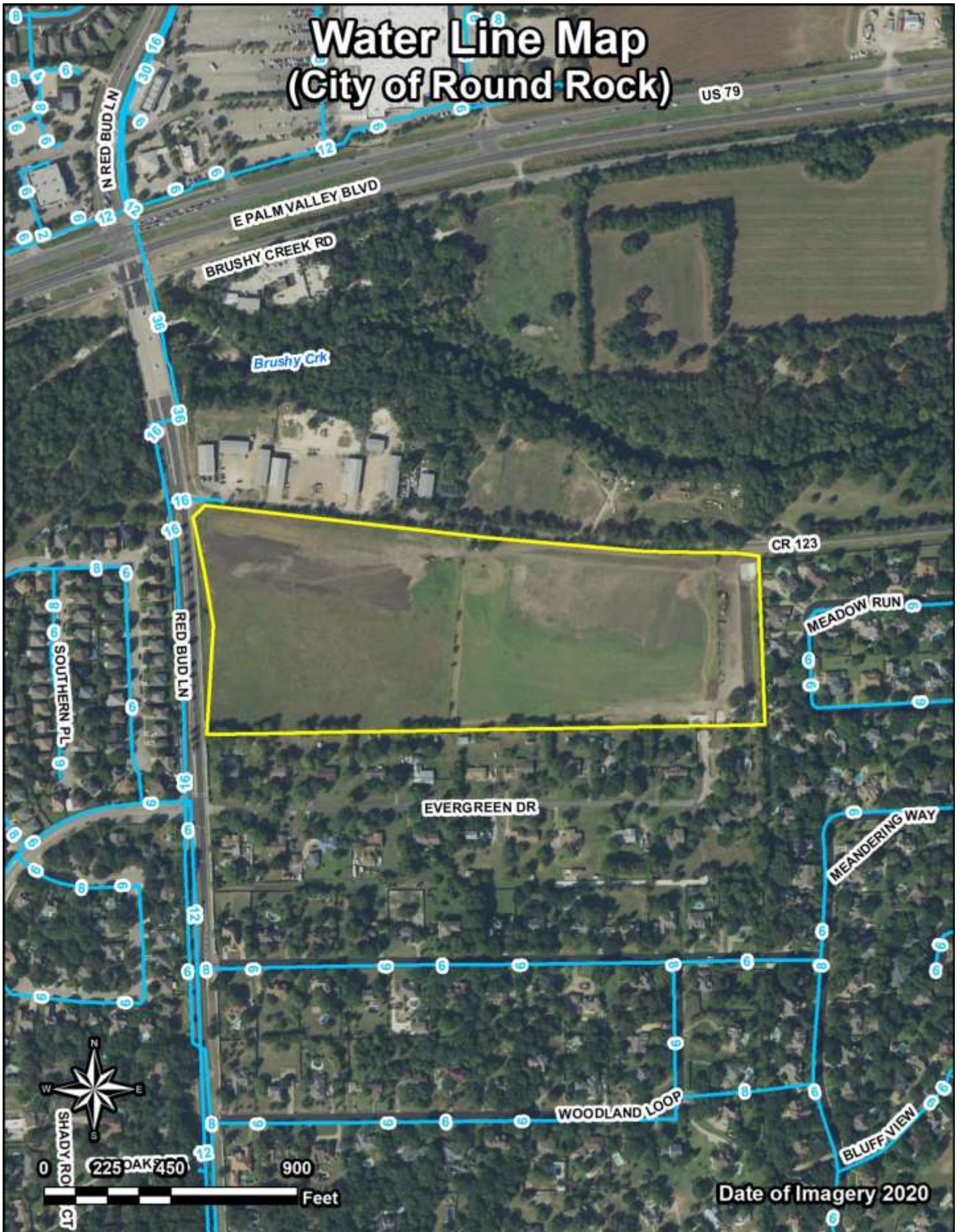
-U.S. HIGHWAY NO. 79-



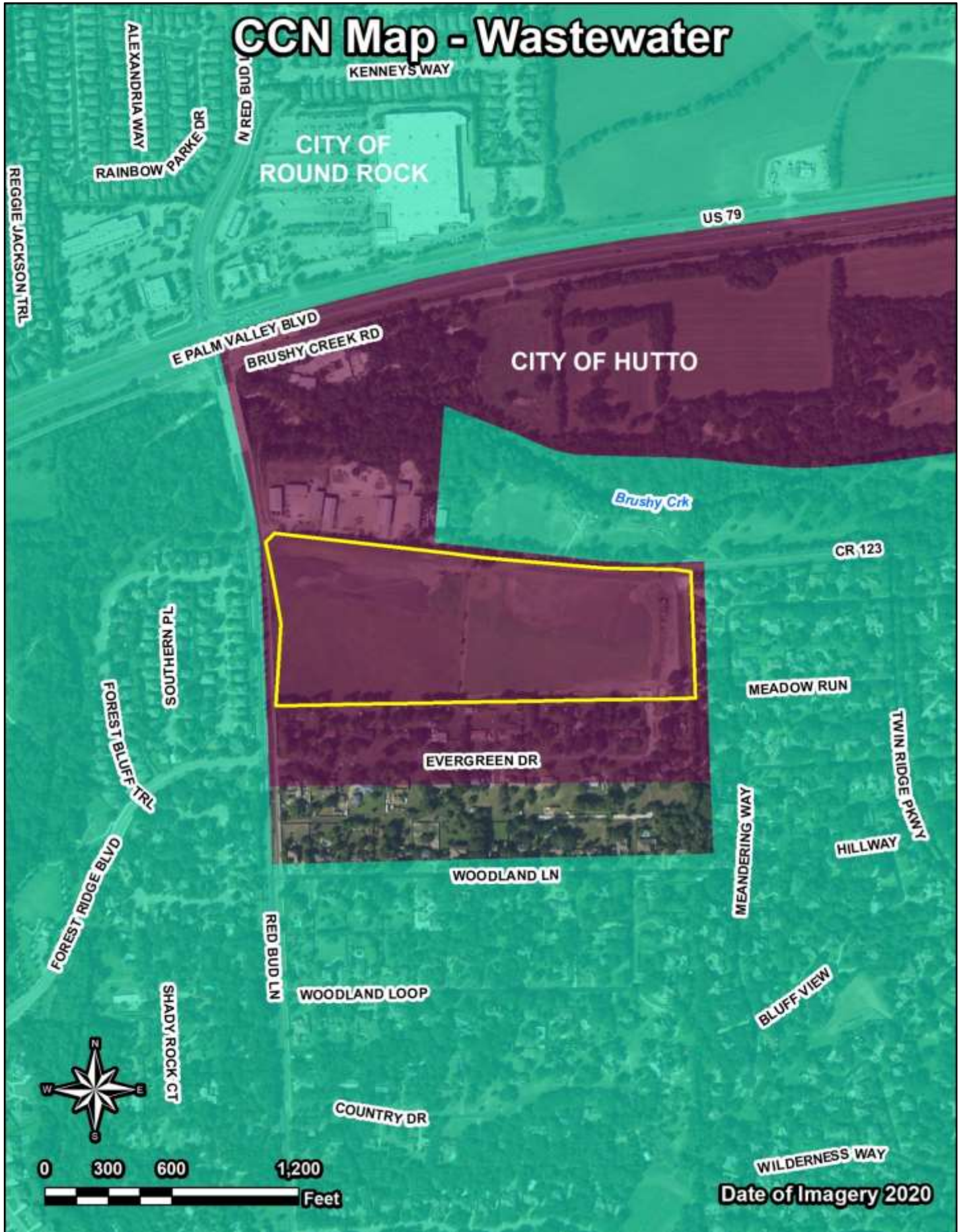
0 500 1,000 2,000
Feet

	EXISTING 1" PIPE
	EXISTING 1 1/4" PIPE
	EXISTING 1 1/2" PIPE
	EXISTING 2" PIPE
	EXISTING 2 1/2" PIPE
	EXISTING 3" PIPE
	EXISTING 4" PIPE
	EXISTING 6" PIPE
	EXISTING 8" PIPE
	EXISTING 10" PIPE
	EXISTING 12" PIPE
	EXISTING 14" PIPE
	EXISTING 16" PIPE
	EXISTING 24" PIPE

Water Line Map (City of Round Rock)



CCN Map - Wastewater



Wastewater Line Map (City of Round Rock)

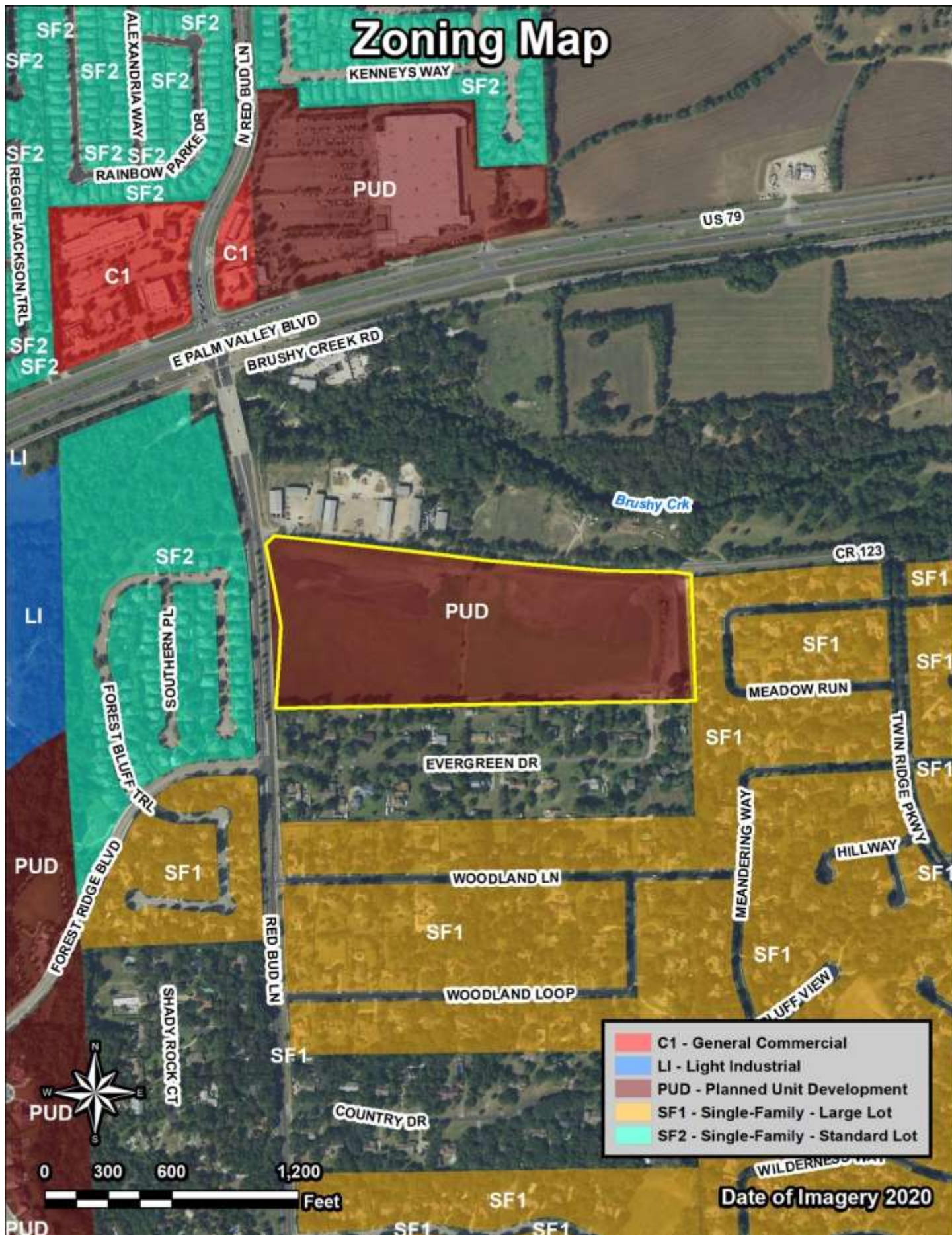


City Limits/ETJ Map

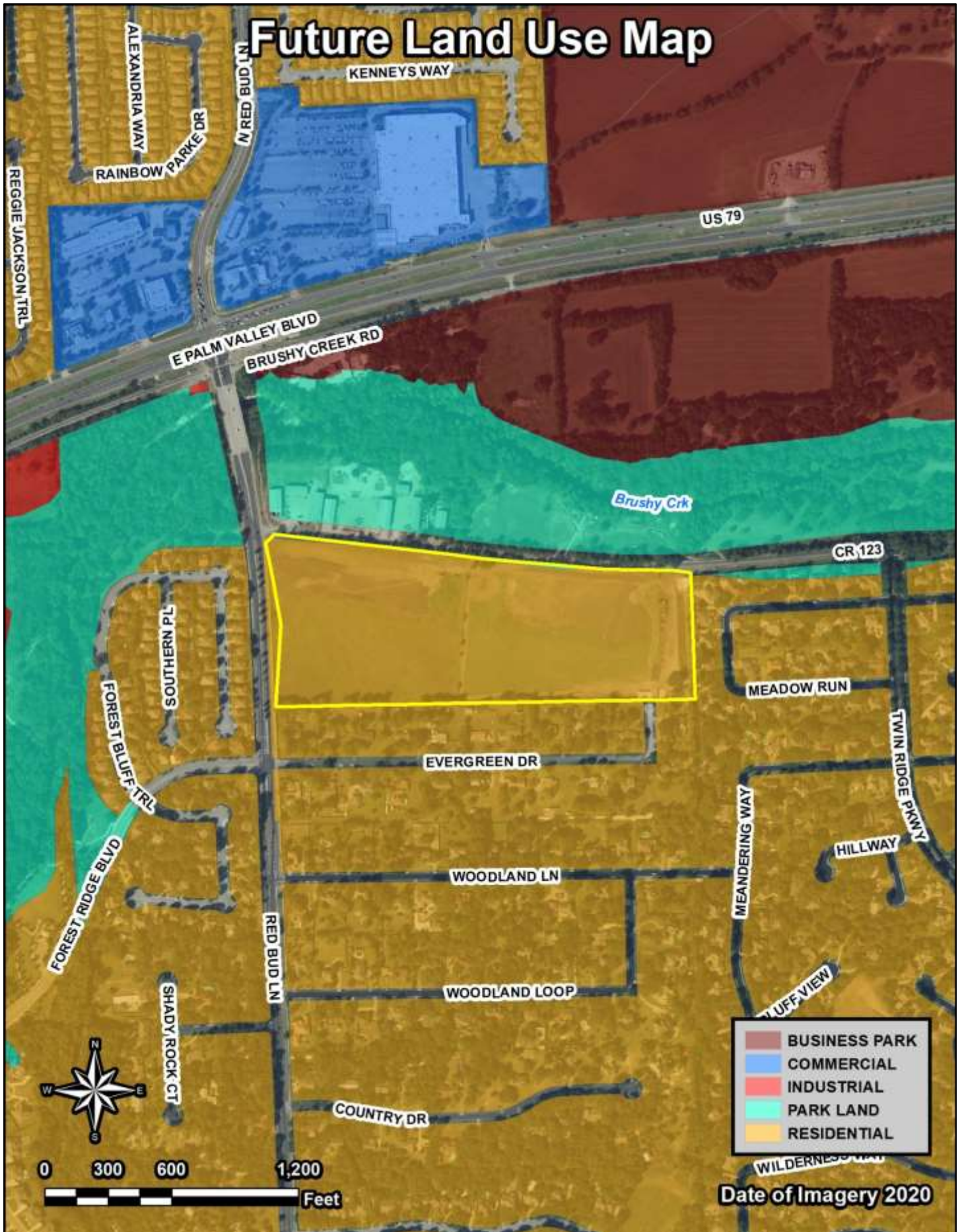


Date of Imagery 2020

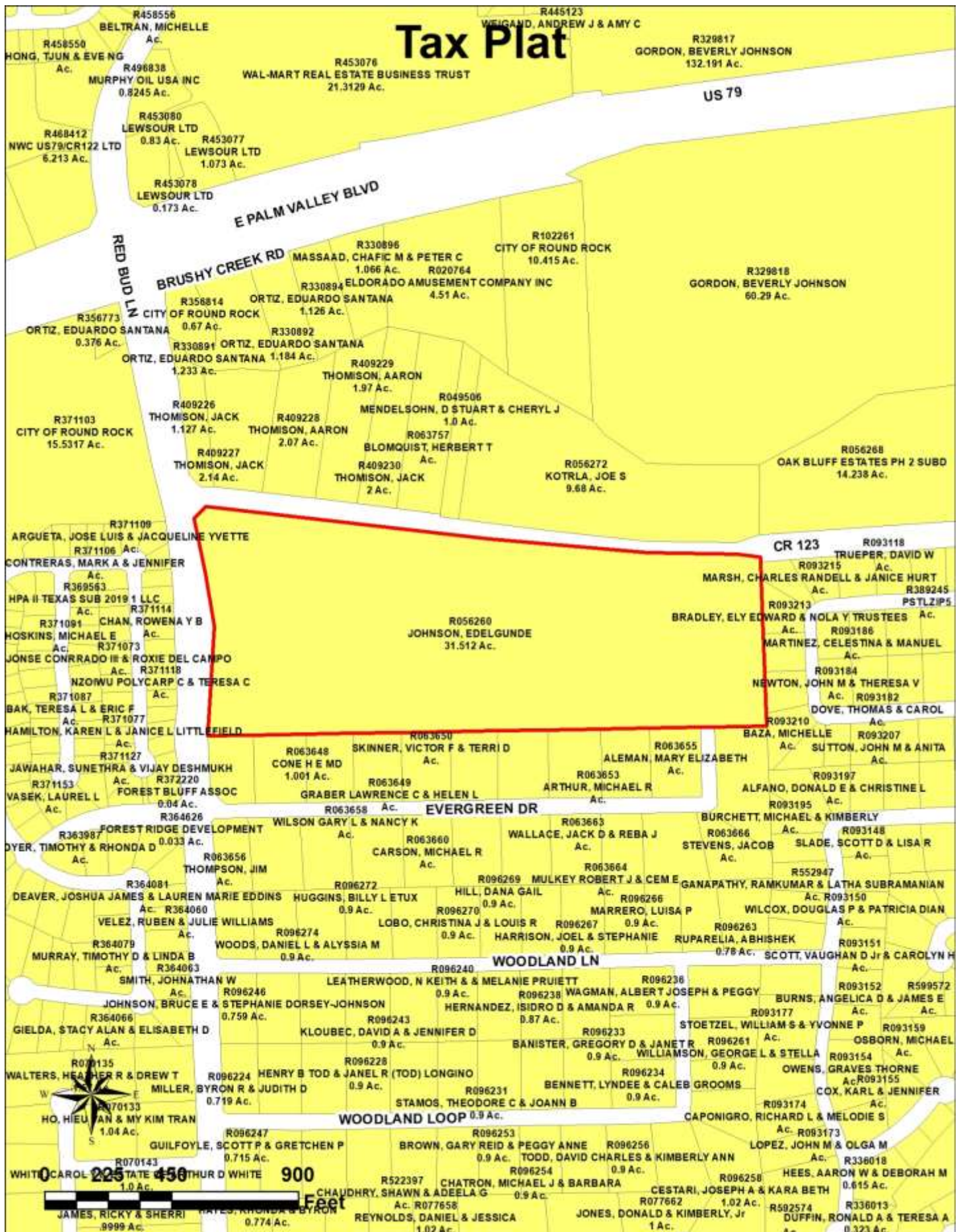
Zoning Map



Future Land Use Map



Tax Plat



WCAD

Property Owner Property Address Tax Year 2020 Market Value
 R056260 JOHNSON, EDELGUNDE CR 122, ROUND ROCK, TX 78664 2020 CERTIFIED \$1,307,350

2020 GENERAL INFORMATION

Property Status Active
 Property Type LTRR-Land Transitional Residential
 Legal Description AW0422 MCNUTT, R. SUR., ACRES 31.512
 Neighborhood R20TR - Round Rock Transitional, Williamson County, East If
 Account R-16-0422-0000-0005
 Map Number 3-5143

2020 OWNER INFORMATION

Owner Name JOHNSON, EDELGUNDE
 Owner ID O0593748
 Exemptions Agriculture Use
 Percent Ownership 100%
 Mailing Address 403 DOVE CREEK DR ROUND ROCK, TX 78664
 Agent -

2020 VALUE INFORMATION

Improvement Homesite Value N/A
 Improvement Non-Homesite Value N/A
 Total Improvement Market Value \$1,003
 Land Homesite Value N/A
 Land Non-Homesite Value N/A
 Land Agricultural Market Value N/A
 Total Land Market Value \$1,306,347
 Total Market Value \$1,307,350
 Agricultural Use \$3,718
 Timber Use \$0
 Total Appraised Value \$1,003
 Homestead Cap Loss -\$0
 Total Assessed Value \$4,721

N/A values are not applicable toward total value.

2020 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$4,721	0	0
CRR- City of Round Rock		\$0	\$4,721	0.439	0
GWI- Williamson CO		\$0	\$4,721	0.418719	0
J01- Aus Comm Coll		\$0	\$4,721	0.1058	0
RFM- Wmsn CO FM/RD		\$0	\$4,721	0.04	0
SRR- Round Rock ISD		\$0	\$4,721	1.2212	0
W09- Upper Brushy Creek WCID		\$0	\$4,721	0.02	0

TOTALS

2.244719

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2020 IMPROVEMENTS

✖ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - D2 - Farm Buildings Excluding Homestead No - N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Out Bldg	-	-	N/A	✖ Details

2020 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Improved Pasture I	D1 - Qualified AG Use	No	N/A	\$3,718	\$0	31.512000 acres
TOTALS						1,372,663 Sq. ft / 31.512000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2019	\$1,056	\$0	\$1,056	\$1,418,040	\$3,655	\$4,711	\$0	\$4,711
2018	\$1,056	\$0	\$1,056	\$1,418,040	\$3,498	\$4,554	\$0	\$4,554
2017	\$1,056	\$0	\$1,056	\$1,418,040	\$3,498	\$4,554	\$0	\$4,554
2016	\$1,056	\$0	\$1,056	\$1,418,040	\$3,340	\$4,396	\$0	\$4,396
2015	\$1,056	\$0	\$1,056	\$1,418,040	\$3,120	\$4,176	\$0	\$4,176

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/6/2017	Unknown	JOHNSON, EDELGUNDE	-	
6/6/2017	JOHNSON, TRAVIS DALE & EDELGUNDE A A	Unknown	Unknown	Unknown/Unknown
3/10/1977	SYDA, FOUNDATION	JOHNSON, TRAVIS DALE & EDELGUNDE A A	-	663/164



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TEXAG REAL ESTATE SERVICES, INC.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
LARRY D. KOKEL	0216754	info@texag.com	(512)930-5258
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

