



RE-STAR

30°57'44.5"N 97°49'51.0"W

**19131 WOLFRIDGE  
RD KILLEEN, TEXAS  
76549**

RE-STAR LLC

VENKAT(VICTOR)GOTTIPATI





RE-STAR

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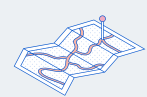
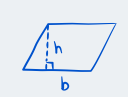




# MAJOR ANNOUNCEMENTS

- **TESLA**
- **ORACLE**
- **HPE (AUSTIN AND HOUSTON)**
- **SAMSUNG**



## DETAILS:

	<b>ADDRESS</b>	<b>19131 WOLFRIDGE RD, KILLEEN TEXAS 76549</b>
	<b>INTERSECTION</b>	<b>WOLFRIDGE</b>
	<b>SCHOOL DISTRICT</b>	<b>SKIL</b>
	<b>SITE AREA ACREAGE</b>	<b>544.68 Acres</b>
	<b>SITE AREA SFT</b>	<b>23,726,261 SFT</b>

	<b>COUNTY / CITY /STATE</b>	<b>BELL/KILLEEN/ TEXAS</b>
	<b>CURRENT ZONING</b>	<b>KILLEEN, TEXAS</b>
	<b>CURRENT USE</b>	<b>RAW LAND</b>
	<b>POTENTIAL USES</b>	<b>Residential/ Commercial</b>
	<b>LEGAL DESCRIPTION</b>	<b>A0353BC J GREEN, 3, A1144BC G C &amp; S F RY, &amp; A1251BC F N MCBRYDE, 1-1, ACRES 273.72, A0353BC J GREEN, 3, ACRES 270.96</b>

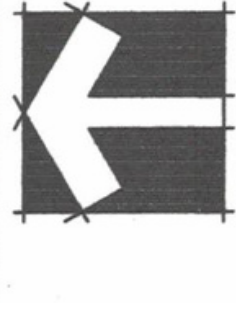
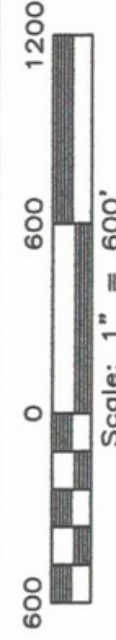


# SURVEY

273.72 ACRES OUT OF THE JOHN GREEN SURVEY, ABSTRACT NO. 353,  
G.C.&S.F.R.R. SURVEY, ABSTRACT NO. 1144 AND THE F.N. McBRYDE SURVEY,  
ABSTRACT NO. 1251, BELL COUNTY, TEXAS.

JOB No.: 170621  
DRAWN: BRC  
F.C.: DDB/DB/M  
PAGE 1 OF 3

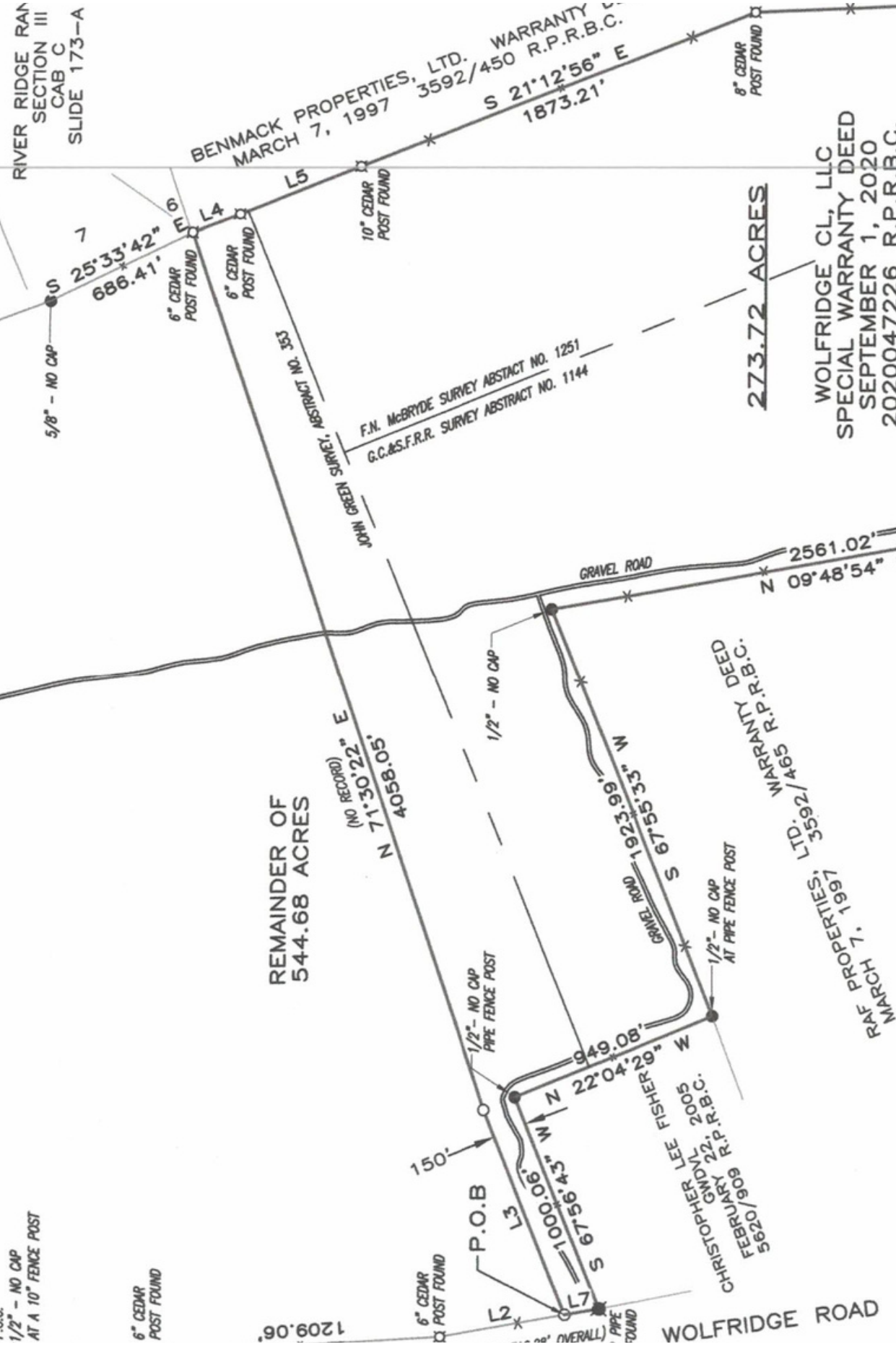
(FIELD NOTES ATTACHED)



BEARINGS BASED ON  
TEXAS STATE PLANE  
COORDINATE SYSTEM,  
CENTRAL ZONE NAD 83.

P.O.C.  
1/2" - NO CAP  
AT A 10" FENCE POST

6" CEDAR  
POST FOUND



REMAINDER OF  
544.68 ACRES

273.72 ACRES

WOLFRIDGE CL, LLC  
SPECIAL WARRANTY DEED  
SEPTEMBER 1, 2020  
2020047226 R.P.R.B.C.

NO.	DIRECTION	LENGTH
L1	S 08°02'34" E	779.27'
L2	S 09°50'18" E	562.80'
L3	N 67°56'43" E	967.58'
L4	S 21°12'06" E	221.07'
L5	S 21°16'43" E	570.26'
L6	N 88°47'23" W	351.22'
L7	N 09°50'18" W	153.48'

- LEGEND**
- 1/2" IRON PIN SET
  - w/YELLOW CAP "CCC 4835"
  - IRON PIN FOUND (As Noted)
  - FENCE POST
  - WIRE FENCE
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - 5" BUCK NO. DATA
  - RECORD NO. DATA
  - 3.C. REAL PROPERTY RECORDS BELL CO.

**SUBJECT TO:**  
MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL  
OIL, LIGNITE, OIL, GAS AND OTHER MINERALS RECORDED  
IN VOLUME 589, PAGE 186, OFFICIAL PUBLIC RECORDS,  
BELL COUNTY, TEXAS.

**MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL  
OIL AND OTHER MINERALS RECORDED  
IN VOLUME 213, OFFICIAL PUBLIC RECORDS,**

ASHLEY RENELEE MOORE WARD  
GENERAL WARRANTY DEED  
APRIL 2, 2019 12797 R.P.R.B.C.  
NY&Y TRUST  
GENERAL WARRANTY DEED  
MAY 27, 2021  
2021033796 O.P.R.B.C.

CERTIFY: INDEPENDENCE TITLE/MEGAN GATLIN RANCH/GF No. 2151856-LBH

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48027C0475E DATED SEPTEMBER 26, 2001  
HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS  
BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY  
SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE  
FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMPASAS §  
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE  
PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED  
TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO  
DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR  
ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY  
EXCEPT AS SHOWN HEREON.



**TRIPLE C SURVEYING Co.**  
P.O. Box 544 - Lampasas, Texas 76550  
(512) 845-5440  
email: admin@triplecsurveying.com  
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal  
this the 27th day of  
August, 2021

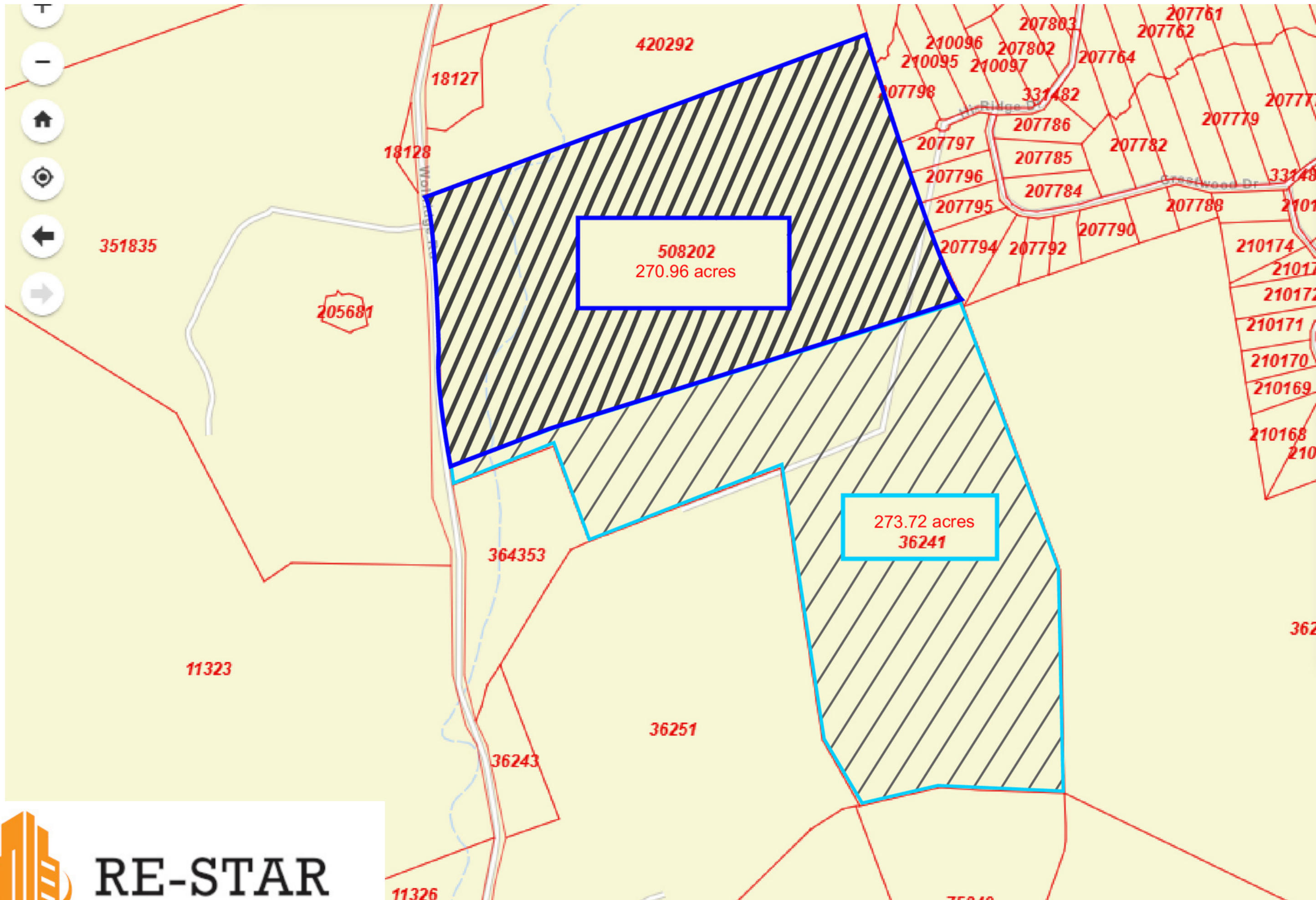
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WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THE SURVEY. IF THIS DOCUMENT DOES NOT CARRY AN ORIGINAL RED SQUARE SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TRIPLE C SURVEYING CO. AND/OR  
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Click in the box to activate layer

- Parcels
- Abstracts
- City Limits
- Subdivisions
- School Districts
- Lot Lines
- Land Hook
- Military Boundary
- Road Centerlines
- Bell County Boundary
- Texas County Boundary



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RE-STAR

# MAJOR ANNOUNCEMENTS



CEO of Tesla Elon Musk said he has moved to Austin, taking aim at Silicon Valley and becoming one of the highest-profile executives yet to leave California during the coronavirus pandemic. He said relocating made sense with Tesla's new factory being built in Austin.



The report states Samsung is considering building a \$10 billion chip-making plant in Austin, which would have the capability to produce chips as advanced as three nanometers.



Apple has broken ground on its new \$1 billion, 3-million-square-foot campus. The campus will initially house 5,000 employees, with the capacity to grow to 15,000, and is expected to open in 2022.



Google just signed a lease to occupy a 35-story office building located in the downtown Austin area which will be starting construction very soon. Currently, Google has about 800 employees in the Austin Texas area. ... The building is scheduled for completion sometime in 2022.



Business software and services company Oracle is changing its corporate headquarters from the Silicon Valley area to Austin, Texas, to provide its workers "with more flexibility about where and how they work," the company said 12/11/2020.



Dell is an American multinational computer technology company based in Round Rock, Austin, Texas, United States, that develops, and sells, repairs, and supports computers and related products and services. Dell Technologies has about 13,000 employees in Central Texas.



Microsoft Corp has its first permanent office facility in Austin, Texas. The office will provide customer service support to local customers of Microsoft as well as facilities for product demonstrations and training.

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# UTILITY MAP

19131 Wolfridge Rd, Killeen, TX, 76...

Find CCN number, county, or district

**WATER UTILITY PROVIDER: CITY OF GEORGETOWN**

Zoom to 1 of 4

**Certificated Service Area (Water)**

CCN NO.	12369
UTILITY	CITY OF GEORGETOWN
CCN TYPE	Bounded Service Area
STATUS	Commission Approved

**Legend**

- Water CCN Facility Lines
- Water CCN Service Areas
- Sewer CCN Facility Lines
- Sewer CCN Service Areas

source: puc.texas.gov





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# GALLERY



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The Land is approximately within 20 Miles (20 Minutes) of the following coming-up residential communities in Georgetown, TX.



**PARMER RANCH**  
GEORGETOWN-TEXAS



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**THE LAND IS WITHIN 15 MILES (15 MINUTES) OF THE FOLLOWING COMING-UP RESIDENTIAL COMMUNITIES IN KILLEEN, TX**



**SETTLERS PASS: KILLEEN (KISD)  
805 HICKOK DR, KILLEEN, TX 76542**



**PRESA VISTA: SALADO (SISD)  
420 PRESA DR, SALADO, TX 76571**

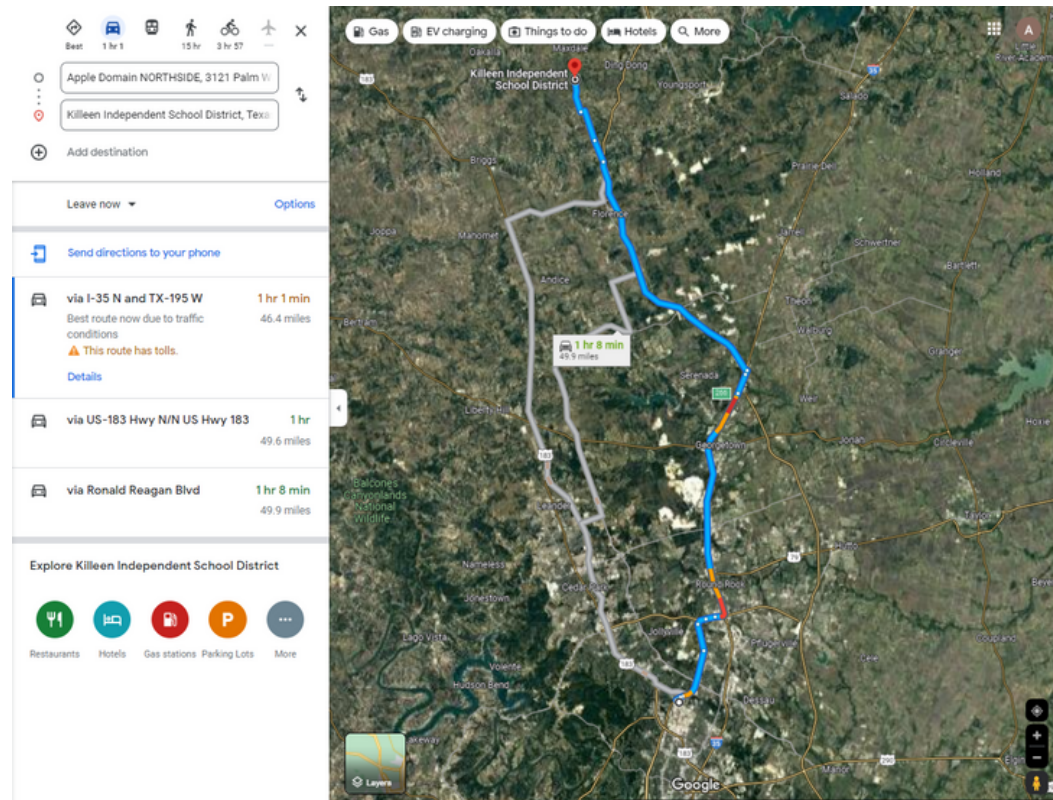


**ESTANCIA WEST: KILLEEN (KISD)  
6306 GRAND TERRACE DR  
KILLEEN TX 76549**

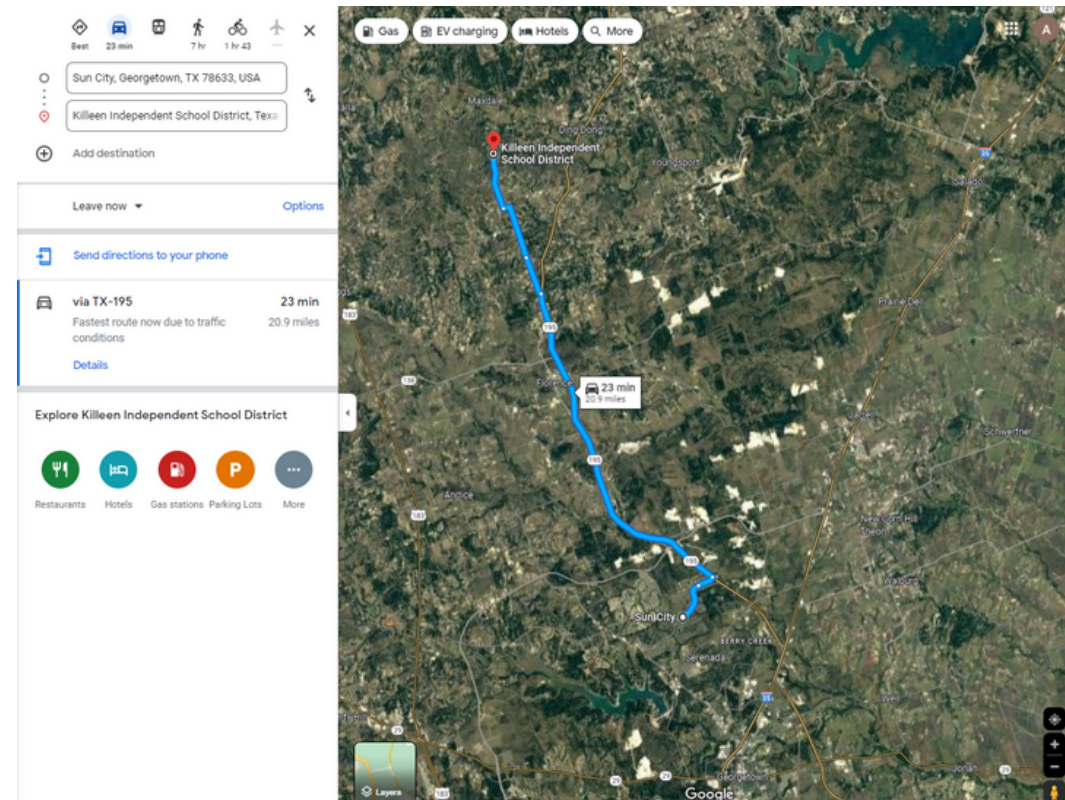
**VENKAT(VICTOR)GOTTIPATI**



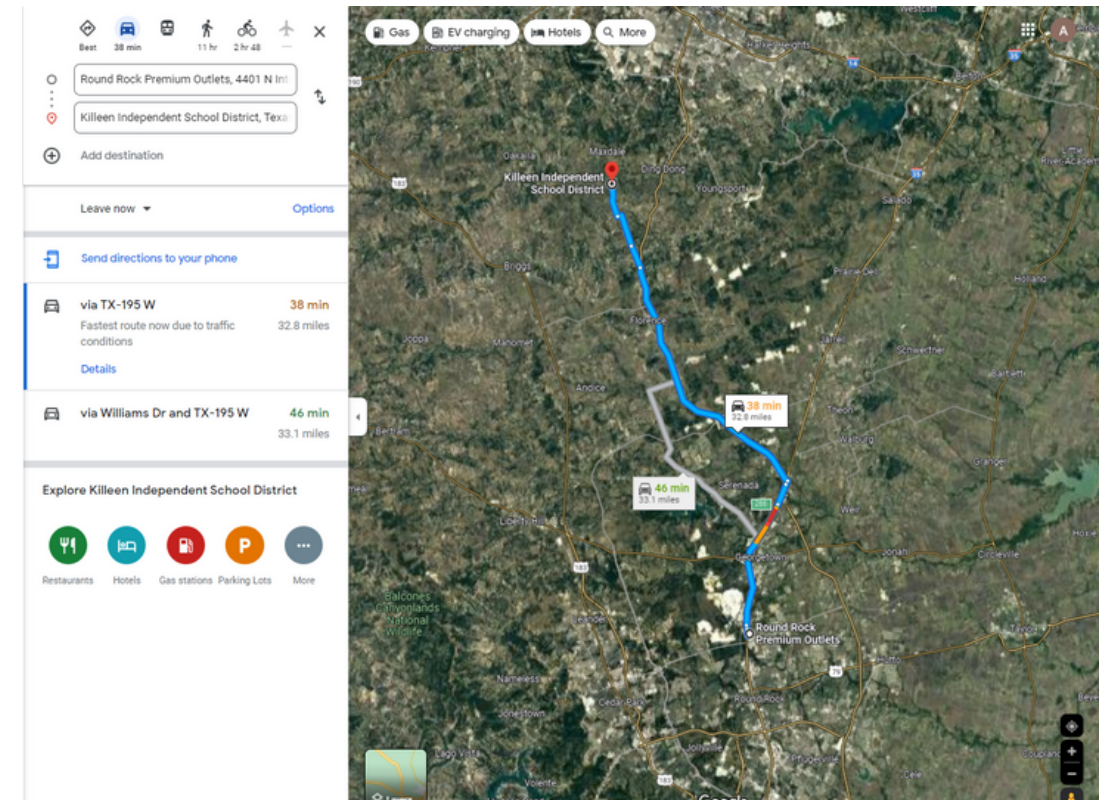
# DRIVE TIME



**APPLE DOMAIN North Side**  
**46 MINS | 46.2 MILES**



**SUN CITY, GEORGETOWN**  
**23 MINS | 21.1 MILES**



**Round Rock Premium Outlets**  
**34 MINS | 33.7 MILES**



# **CONTACT US:**



**VENKAT(VICTOR) GOTTIPATI**

**214 455 7623**

**VICTOR@RE-STAR.US**





# Information About Brokerage Services

*Texas law requires all real estate license holders 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>RE/STAR LLC</b> <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<b>9005447</b> <small>License No.</small>	<b>venkat@re-star.us</b> <small>Email</small>	<b>214-455-7623</b> <small>Phone</small>
<b>Rodney Henson</b> <small>Designated Broker of Firm</small>	<b>457024</b> <small>License No.</small>	<b>rodney@rodneyhenson.com</b> <small>Email</small>	<b>512-200-5853</b> <small>Phone</small>
<b>Venkat ( Victor)Gottipati</b> <small>Sales Agent/Associate's Name</small>	<b>0541319</b> <small>License No.</small>	<b>victor@re-star.us</b> <small>Email</small>	<b>214-455-7623</b> <small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date