

# FOR SALE

±68 Acres  
 FM 1327 / SH-45  
 Creedmoor, Texas



## HIGHLIGHTS

- **SIZE:** ±68 AC
- **ZONING:** None, Creedmoor ETJ
- **UTILITIES:**
  - 6 in water line along FM-1327
  - Sewer is 4,000' west on FM 1327
  - Electric on FM-1327
- **FRONTAGE:**
  - 1,200 ft of frontage on FM-1327
  - 1,300 ft of frontage on SH-45
- **FLOODPLAIN:**
  - LOMA finalized by FEMA
  - ±41 of the 68 acres are useable
- **LOCATION:** Just east of SH-45 & SH-130, west of I-35. Buda is approximately 10 minutes due west. Near new and future residential/mixed use developments.
- **PRICE:** Call for Pricing



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2023 TOTAL POP	4,467	30,310	109,208
2028 PROJ POP	7,689	42,528	130,135
AVG HH INCOME	\$105,178	\$113,699	\$109,165

Contact For More Information:

**Clarke Nolley**  
 (512) 919-6764 | [clarke@rclb.com](mailto:clarke@rclb.com)

**Republic Commercial Land & Brokerage**

505 Walsh St. Austin, TX 78703

[www.rclb.com](http://www.rclb.com)

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# EXHIBIT "B" - SURVEY SKETCH

## 69.107 ACRES OF LAND OUT OF THE ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155, IN THE COUNTY OF TRAVIS, STATE OF TEXAS

PROJECT SITE ADDRESS AND PID:  
VACANT LAND, 6015 F.M. 1327 AND S.H. 45 (TOLL RD, 190) TRAVIS COUNTY, TX, 786410 - (TICAD PID: 755550 AND 301133)

**FLOOD ZONE INFORMATION:**

PORTIONS OF THIS TRACT ARE WITHIN THE ZONE "A" BOUNDARIES. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. PER FIRM FLOOD INSURANCE RATE MAP NO. 480600085H, COMMUNITY NAME TRAVIS COUNTY, COMMUNITY NO. 491108, DATED SEPTEMBER 26, 2008, THE OTHER PORTIONS OF THIS TRACT FALL WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN).

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

**SURVEYORS NOTICE:**

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- ELEVATIONS AND TRESSES ARE NOT SHOWN HEREON AND ARE NOT A PART OF THIS SURVEY.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE IMPROVEMENTS SHOWN HEREON COMPRISE OF ALL IMPROVEMENTS IN THE AREA EITHER IN USE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THE IMPROVEMENTS SHOWN WERE LOCATED AS ACCURATELY AS POSSIBLE.
- PARCEL 2 ABANDONS RIGHT OF WAY, BUT DOES NOT HAVE DIRECT ACCESS TO LAND AS THERE IS NO BRIDGE ROAD, DRIVEWAY OR DRIVEWAY AND ACROSS A SIGNIFICANT CONCRETE RETAINING WALL ALONG THE NORTHERLY LINE. WE DID NOT COME ACROSS ANY ACCESS EASEMENTS DURING THE RESEARCH PORTION OF THIS PROJECT.
- IT APPEARS THAT THE ADJACENT LANDS OWNER TO THE EAST OF PARCELS 1 AND 2 HAS BEEN CLEARING AND USING THE SURVEY PROPERTY FOR AGRICULTURAL PURPOSES. THERE IS NO FENCING ALONG THE EASTERLY PROPERTY LINES, AND NO EASEMENTS OR RECORDED AGREEMENTS WERE FOUND DURING THE COURSE OF THIS SURVEY.
- PARCEL 1 HAS CLEAR ACCESS TO HIGHWAY FROM F.M. 1327, BUT WE DID NOT SEE A DRIVEWAY OR ACCESS POINT ONTO STREET AT THE TIME.

**LEGEND:**

- AC = ASPHALT
- CONC = CONCRETE
- DWY = DRIVEWAY
- NTS = NOT TO SCALE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- RCP = REINFORCED CONCRETE PIPE
- UP = UTILITY POLE
- TPCB = TRUE POINT OF BEGINNING
- D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS.
- O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- R.P.R.T.C.TX. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

**MONUMENT LEGEND / NOTES:**

- = FOUND MONUMENT AS DESCRIBED.
- = SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
- = FOUND IRON ROD WITH ALUMINUM TADOT CAP.
- = FOUND 3" TADOT BRASS DISC MONUMENT IN CONCRETE.
- = FOUND 3/4" IRON PIPE.
- = FOUND 1/2" IRON ROD.
- = FOUND IRON ROD WITH CAP STAMPED "FOREST RPLS 1847".
- = FOUND 1/2" BRASS ROD IN CONC.

**LINETYPE LEGEND:**

- = BOUNDARY
- - - = RIGHT OF WAY
- - - = FLOOD ZONE "A" LIMITS
- - - = OVERHEAD WIRES
- - - = WIRE BARBED WIRE FENCE
- - - = GUY WIRE
- - - = AC ROADWAY

**AREA SUMMARY:**

PARCEL 1 = 68.425 ACRES	2,980,615.34 SQ. FT.
PARCEL 2 = 0.682 ACRES	29,692.98 SQ. FT.
<b>TOTAL = 69.107 ACRES</b>	<b>3,010,308.32 SQ. FT.</b>

LINE TABLE		
L #	BEARING	LENGTH
L1	N80°52'06"W	162.64'
L2	N80°52'08"W	96.68'
L3	N80°52'04"W	65.96'
L4	N63°12'57"W	33.70'
L5	N86°16'38"E	200.00'
L6	N89°06'38"E	200.00'
L7	S89°19'22"E	120.13'
L8	N82°12'07"E	348.35'
L9	N82°12'07"E	232.64'
L10	N82°12'07"E	115.71'
L11	S29°34'11"W	214.50'
L12	N69°47'34"W	276.87'

**SURVEYORS CERTIFICATION:**  
TO CHAD AND LOR DOBBS

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, COMBINATION II SURVEY AND WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, AND THAT SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. NO COMMITMENT FOR TITLE INSURANCE WAS PROVIDED DURING THE COURSE OF THIS SURVEY AND SPOT ON SURVEYING DID NOT PERFORM A CHAIN OF TITLE DURING THE COURSE OF THIS SURVEY. THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.

SCOTT A. HAHN RPLS 6375 DATED  
SPOT ON SURVEYING, INC.  
614 JERRY'S LANE  
BLDGA, TX, 78610  
TEPLS FIRM NO.: 10123894



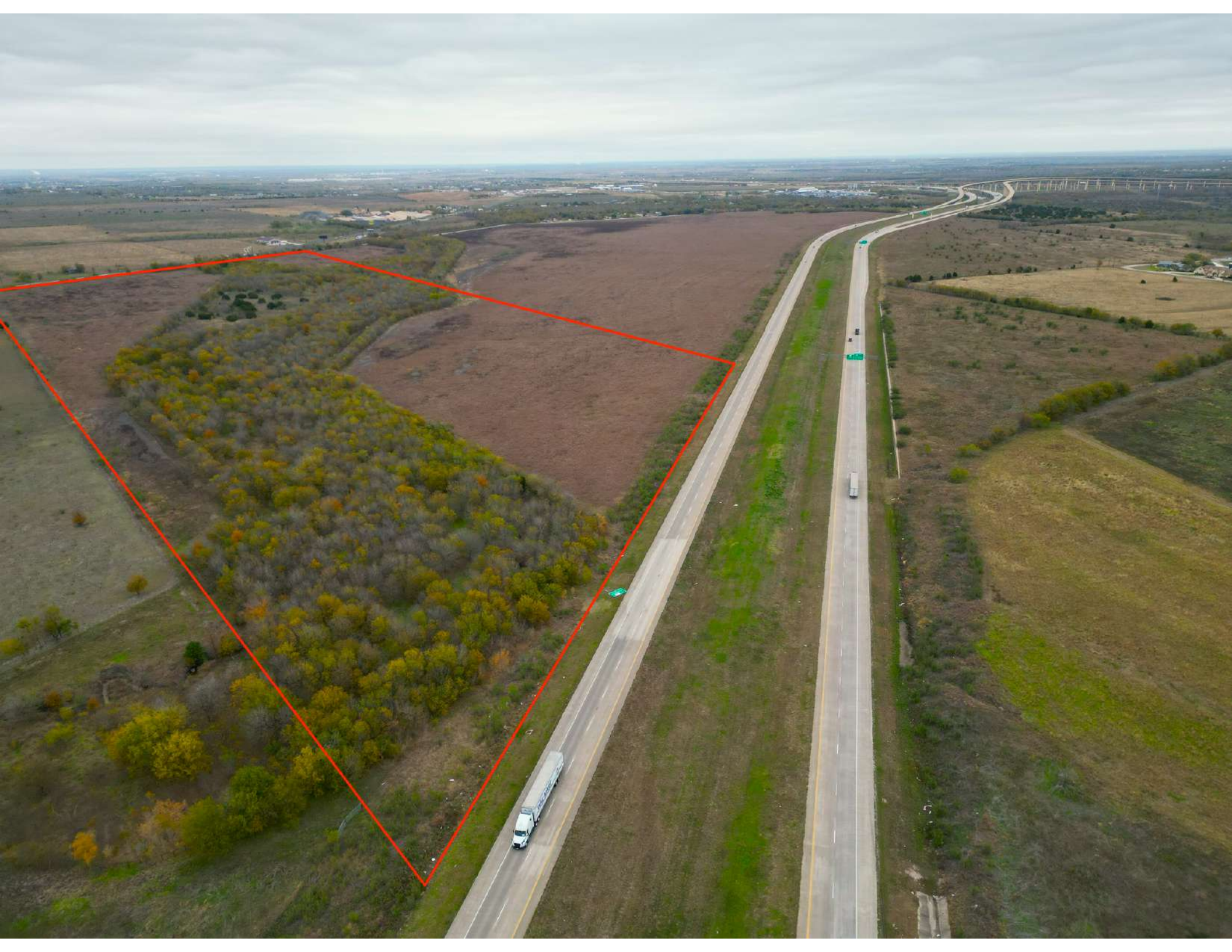
WWW.SPOTONSURVEYING.COM



GRAPHIC SCALE  
1" = 200'











## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

Republic Commercial Land & Brokerage	9013147	info@rclb.com	(512) 960-4676
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	(361) 442-1001
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Stuart Clarke Nolley Jr.	736871	clarke@rclb.com	(512)919-6764
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date