

CR 419/422 Flyer

Located in Taylor, TX

150 acres that can be purchased as a whole or in sections of 10+ acres. See different exhibits for options. 2,504' of total road frontage on CR 419 and CR 422. No known deed restrictions - 3 water lines - 3 ponds - Owner may entertain Owner Finance. Water studies available confirming water availability with southwest Milam. Did a test listing with one-acre lots and received a lot of interest in the lot. There's a strong market out there for lots with few to no restrictions. Phase 1 environmental study completed. Survey available. Ag exempt.

Land Size Options:

150 acres - \$30,000/Acre

75 acres - \$30,000/Acre

20 acres - \$30,000/Acre

10 acres - \$295,000 (Flag) - \$32,500 (Frontage)

Would be a great site for a small ranch retreat, start a family compound, a large residential subdivision with turning the flood plain (roughly 23 acres) area into hike and bike trails, bring your commercial development or a work live space. So many opportunities.

Water Studies: One was approved for 150 meters and the other approved for 93 meters. See below

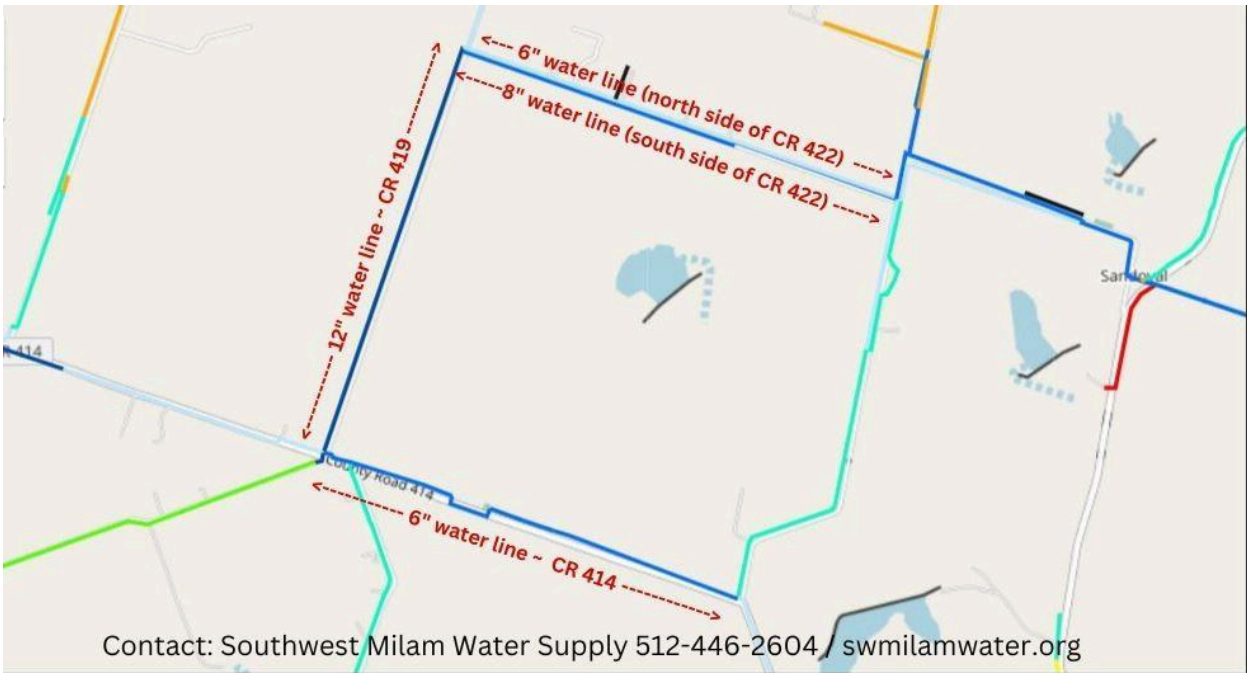
150 Acres - CR 419 View



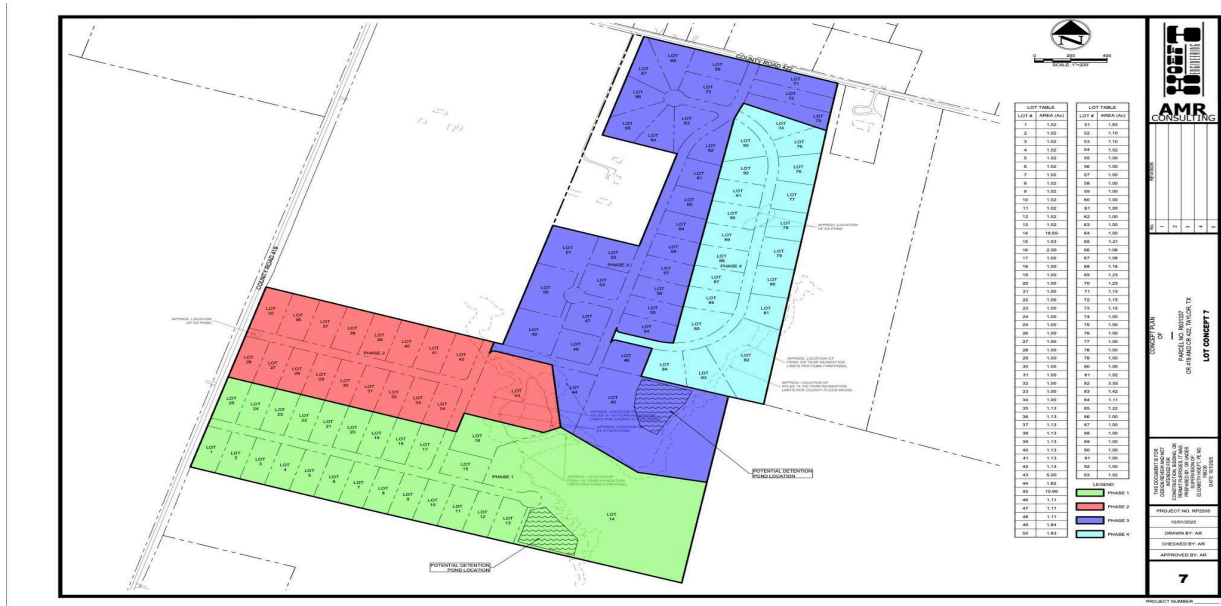
150 Acres - CR 422 View



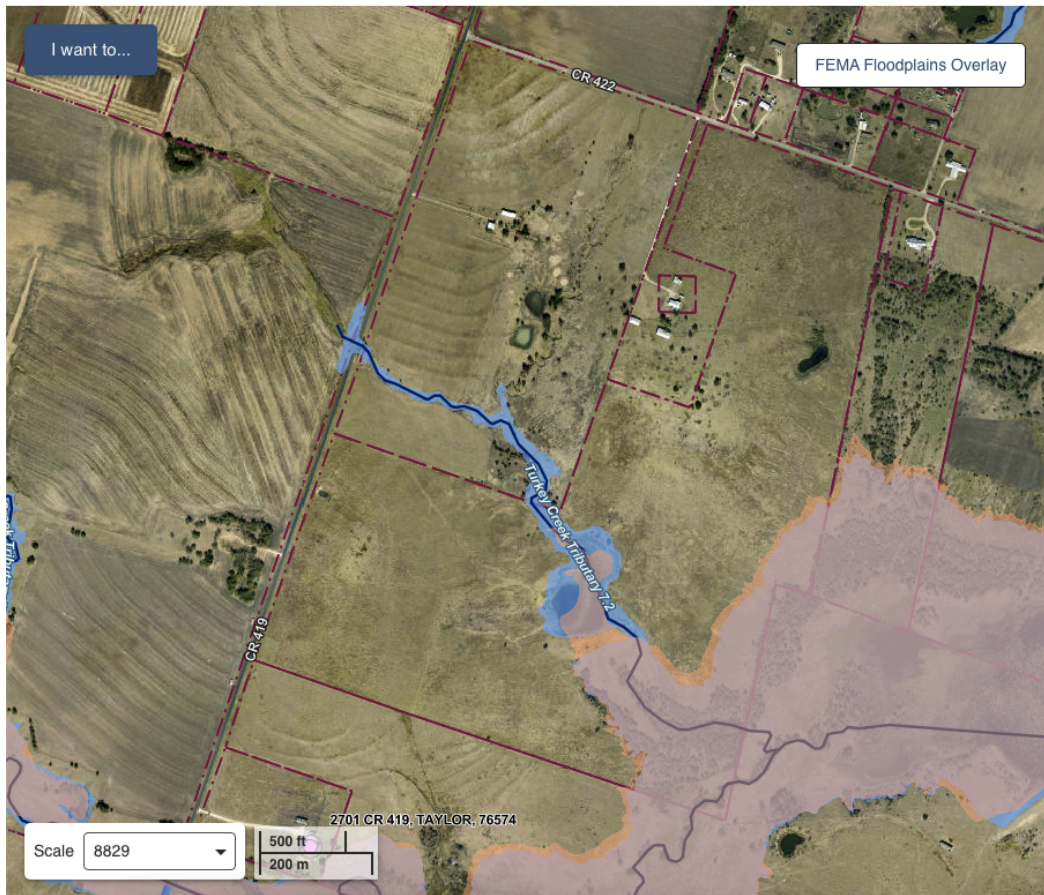
View of 3 Acre pond - Still holding water with the drought



Site plan showing 93 - 1+ Acre lots with option to increase lot count with breaking down larger lots into smaller ones.



Flood Studies within Williamson County



Roughly 23 acres are in the flood plain

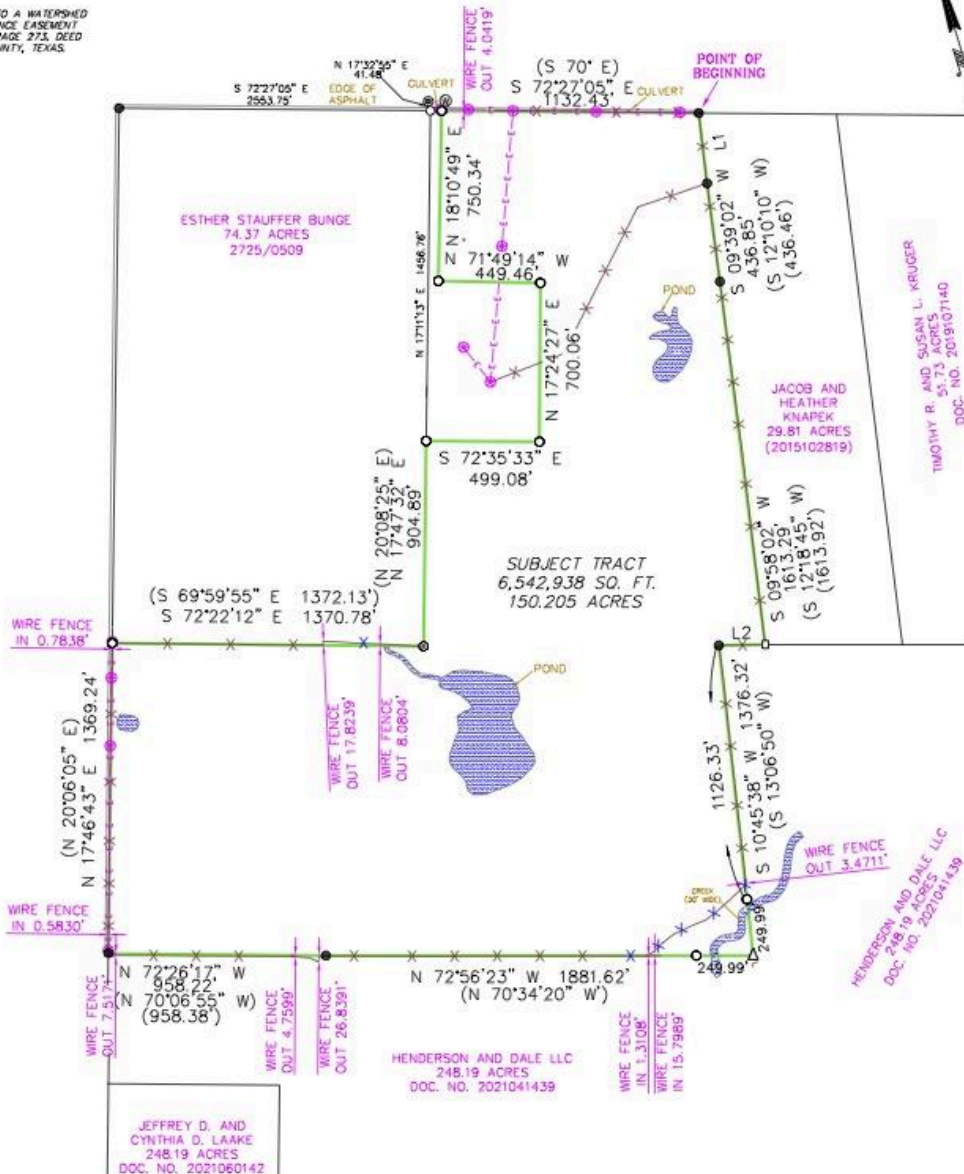
LINE BEARING	DISTANCE
L1 S 10°23'50" W (S 12°37'25" W)	312.06' (312.36')
L2 N 73°45'54" W (N 71°15'45" W)	203.43' (203.42')

COUNTY ROAD 422 (VARIABLE R.O.W.)

SCALE: 1"=500'

NOTE:
THIS PROPERTY IS SUBJECT TO A WATERSHED
INSTALLATION AND MAINTENANCE EASEMENT
RECORDED IN VOLUME 430, PAGE 273, DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY ROAD 419 (VARIABLE R.O.W.)



NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE
FOUND.
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS
OBSERVATIONS, TEXAS STATE PLANE COORDINATES,
CENTRAL ZONE, GND.

NOTE:
THIS PROPERTY IS SUBJECT TO AN ELECTRIC
TRANSMISSION AND DISTRIBUTION EASEMENT
RECORDED IN VOLUME 350, PAGE 186, DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.
NOTE:
THIS PROPERTY IS SUBJECT TO AN ELECTRIC
TRANSMISSION AND DISTRIBUTION EASEMENT
RECORDED IN VOLUME 360, PAGE 40, DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO AN ELECTRIC
TRANSMISSION AND DISTRIBUTION EASEMENT
RECORDED IN VOLUME 487, PAGE 315, DEED
RECORDS OF WILLIAMSON COUNTY, TEXAS.
NOTE:
THIS PROPERTY MAY BE SUBJECT TO A WATER
SUPPLY EASEMENT RECORDED IN DOCUMENT NO.
9735828, OFFICIAL RECORDS OF WILLIAMSON
COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE
RESPONSIBILITY OF ANY INTERESTED PERSONS TO
VERIFY THE ACCURACY OF FEMA FLOOD ZONE
DESIGNATION OF THIS PROPERTY WITH FEMA AND
STATE AND LOCAL OFFICIALS, AND TO DETERMINE
THE EFFECT THAT SUCH DESIGNATION MAY HAVE
REGARDING THE INTENDED USE OF THE
PROPERTY. THE PROPERTY MADE THE SUBJECT OF
THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA
Flood Insurance Rate Map (FIRM), IDENTIFIED AS
Community No. 48491E, Panel No. 037D E,
which is Dated 12/20/2019. By zoning from
that FIRM, it appears that all or a portion of
the property may be in Flood Zone(s) X.
Because this is a boundary survey, the surveyor
did not take any actions to determine the Flood
Zone status of the surveyed property other than
to interpret the information set out on FEMA's
FIRM, as described above. THIS SURVEYOR DOES
NOT CERTIFY THE ACCURACY OF THIS
INTERPRETATION OF THE FLOOD ZONES, WHICH
MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA
OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT
AGREE WITH THE FACT'S actual conditions here.
Information concerning FEMA's Special Flood
Hazard Areas and Zones may be found at
https://fema.fema.gov/portals.

Property Address:
250 COUNTY ROAD 422
Property Description:
Being a 150.205 acre tract of land, being a portion of 159.04 acres of land situated in the
Padre Serras Survey, Abstract No. 14, Williamson County, Texas, that certain tract of
land, surveyed to Adelin D. Pollock et al., in Document No. 2000944325, Official
Public Records of Williamson County, Texas; said 150.205 acres being more particularly
described by notes and bounds attached hereto.

Owner:
RAMAKRISHNA KANDULA



I, DAVID L. ELZY, Registered Professional Land
Surveyor, State of Texas, do hereby certify
that the above plat represents an actual
survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary lines,
or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1445 BOULDER, TEXAS 78008
PHONE (210) 372-9050 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
 - ⊕ = 1/2" IRON ROD
 - ⊙ = SET 1/2" IRON ROD
 - ⊖ = 1/2" IRON PIPE
 - ⊙ = FENCE POST AT CORNER
 - () = RECORD INFORMATION
 - N.C. = NATURAL GROUND
 - C.M. = CONTROLLING MONUMENT
 - ⊕ = POWER POLE
 - ⊖ = OVERHEAD ELECTRIC
 - ⊙ = WATER METER
 - ⊖ = A/C PAD
 - ⊖ = WIRE FENCE
- DWG: SLG RVD: DLE

SOUTHWEST MILAM WSC
P.O. BOX 232
ROCKDALE, TX 76567
512-446-2604
www.swmilamwater.org

ALOK PARYANI
423 GUADALUPE RIVER LN.
GEORGETOWN, TX. 78628

RE: 150 METERS- 250 CR 422, PID#R005501, WILLIAMSON CO.

DATE: FEBRUARY 7, 2022

TURN IN DEADLINE: APRIL 8, 2022

The results of the hydraulic investigation by the engineer states that the addition of **ONE-HUNDRED FIFTY** meters at the requested location has been approved.

To become a member of the corporation and receive service, certain conditions must be met by the applicant to qualify for water service. Should you choose to pursue this project, the corporation will require you to submit a set of detailed plans for review and approval by the Corporation's Engineer and Board of Directors. You will need to complete the Non-Standard Service Application Agreement and provide proof of ownership by deed of trust, warranty deed, or other recordable documentation of fee simple title to real estate to be served. (Texas Water Code 67.016 (d), Texas Water Code 13.043(g)).

The proposed cost for the water meter, provided the meter location is within five feet of the main distribution line:

Membership Fee:	\$ 250.00
Installation:	\$ 800.00
Customer Service Inspection:	\$ 100.00
Buy In Fee:	\$ 1161.68
Impact Fee:	\$ 7656.00
Estimated Cost:	\$ 9,967.68*

*PER METER

Please note that the following estimate is only for the required offsite upgrades and brings capacity to the property frontage on CR 423. Meter locations will need to be marked on site or we will need to receive a subdivision plat in order to provide the final cost for on-site upgrades.

An additional charge of **\$96,850.00** will be necessary for a county road bore at the CR 422/CR 424 intersection (\$5,250.00), a 3,700' line upgrade on CR 425 (\$88,800.00), and seven driveway repairs (\$2,800.00) in order to install service at the proposed locations.

This approval is valid for a period of 60 days from the date of this letter, providing the applicant pays all required fees established by Southwest Milam WSC and becomes a water customer within that period of time. Please contact our office for cost estimates regarding line improvements.

Sincerely,



Ken Hall
General Manager

"This institution is an equal opportunity provider and employer."

SOUTHWEST MILAM WSC
P.O. BOX 232
ROCKDALE, TX 76567
512-446-2604
www.swmilamwater.org

CALTX INVESTMENTS LLC
423 GUADALUPE RIVER LN
GEORGETOWN, TX. 78628

RE: 93 METERS- 2651 CR 422, PID# R631337, WILLIAMSON CO.

DATE: DECEMBER 26, 2025

TURN IN DEADLINE: FEBRUARY 24, 2025

The results of the hydraulic investigation by the engineer state that the addition of 93 meters at the requested location has been approved. Please note that Southwest Milam WSC does not have the capability to provide fire protection to this location.

Upgrades will be required in order to serve your property. Please place a stake at the desired meter locations and call the office at the number listed above. If available, please provide a copy of the subdivision plat as soon as possible. We will then take necessary measurements and advise you of the total cost to serve your property.

To become a member of the corporation and receive service, certain conditions must be met by the applicant to qualify for water service. Should you choose to pursue this project, the corporation will require you to submit a set of detailed plans for review and approval by the Corporation's Engineer and Board of Directors. You will need to complete the Non-Standard Service Contract, right of way easement(s) for the entire subdivided area, and provide proof of ownership by deed of trust, warranty deed, or other recordable documentation of fee simple title to real estate to be served. (Texas Water Code 67.016 (d), Texas Water Code 13.043(g)).

This approval is valid for a period of 60 days from the date of this letter, providing the applicant pays all required fees established by Southwest Milam WSC and becomes a water customer within that period of time. Please contact our office for cost estimates regarding line improvements.

Sincerely,



Heath Cargill
General Manager

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