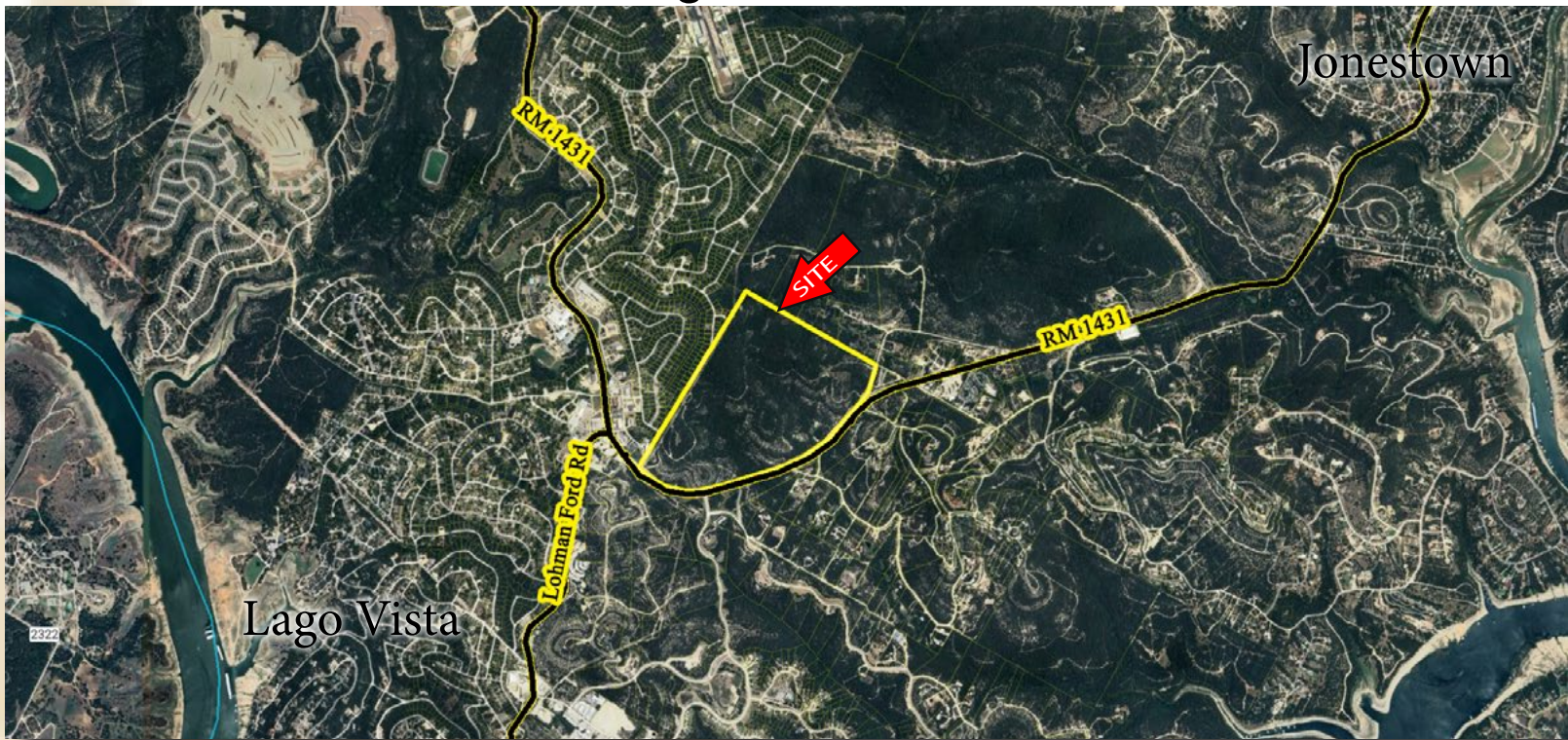


FOR SALE ±220 ACRES OF 1431 FRONTAGE

RM 1431, Lago Vista, Texas 78645



LOCATION	Property is located on RM 1431 frontage as you enter Lago Vista from Jonestown. Beautiful setting with rolling Hill Country terrain, panoramic views, and towering oak trees. Located near some of the region's premier recreational areas.	FLOOD HAZARD	No portion of the Property lies in the FEMA floodplain.
SIZE	Approximately 220.34 acres	TRAFFIC COUNT	18,928 annual average daily traffic count on RM 1431 at property.
FRONTAGE	Approximately 5300 feet of frontage along RM 1431	PRICE	Contact the Agent regarding pricing.
UTILITIES	To be determined by City of Lago Vista.	COMMENTS	Premier location for high end homes with a stunning view of the surrounding Texas Hill Country.
ZONING	Lago Vista TR-1 Zoning (Temporary Unzoned) with the remainder in the Lago Vista ETJ.		Strategically located on RM 1431 and adjacent to multiple retail services including: Brookshire Bros Grocery, Anytime Fitness, Dollar General, U.S. Post Office, PNC Bank, Valero Gas, Sonic Drive-In, CVS Pharmacy, Lowe's Grocery Market, Ace Hardware, and Starbucks. Also near the Lago Vista - Rusty Allen Airport and Lohmann Ford Rd which provides the North/South connection to the Colorado River and Lake Travis recreational areas.
TOPOGRAPHY	Hill Country		
JURISDICTION	City of Lago Vista and Lago Vista ETJ		
DIRECTIONS	U.S. Highway 183 North to Cedar Park. West or turn left on RM 1431 West for 11 miles. Property on right.		

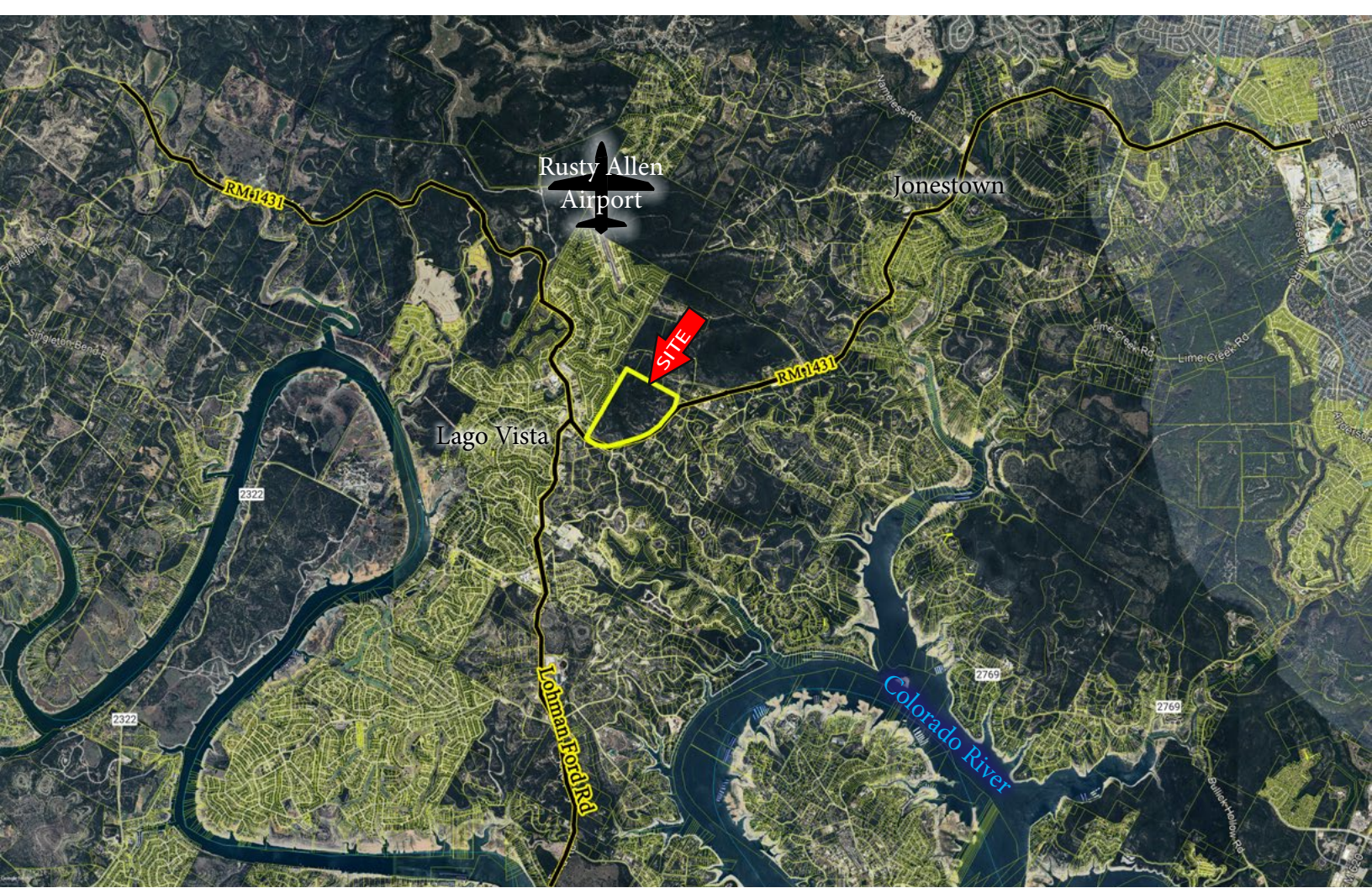
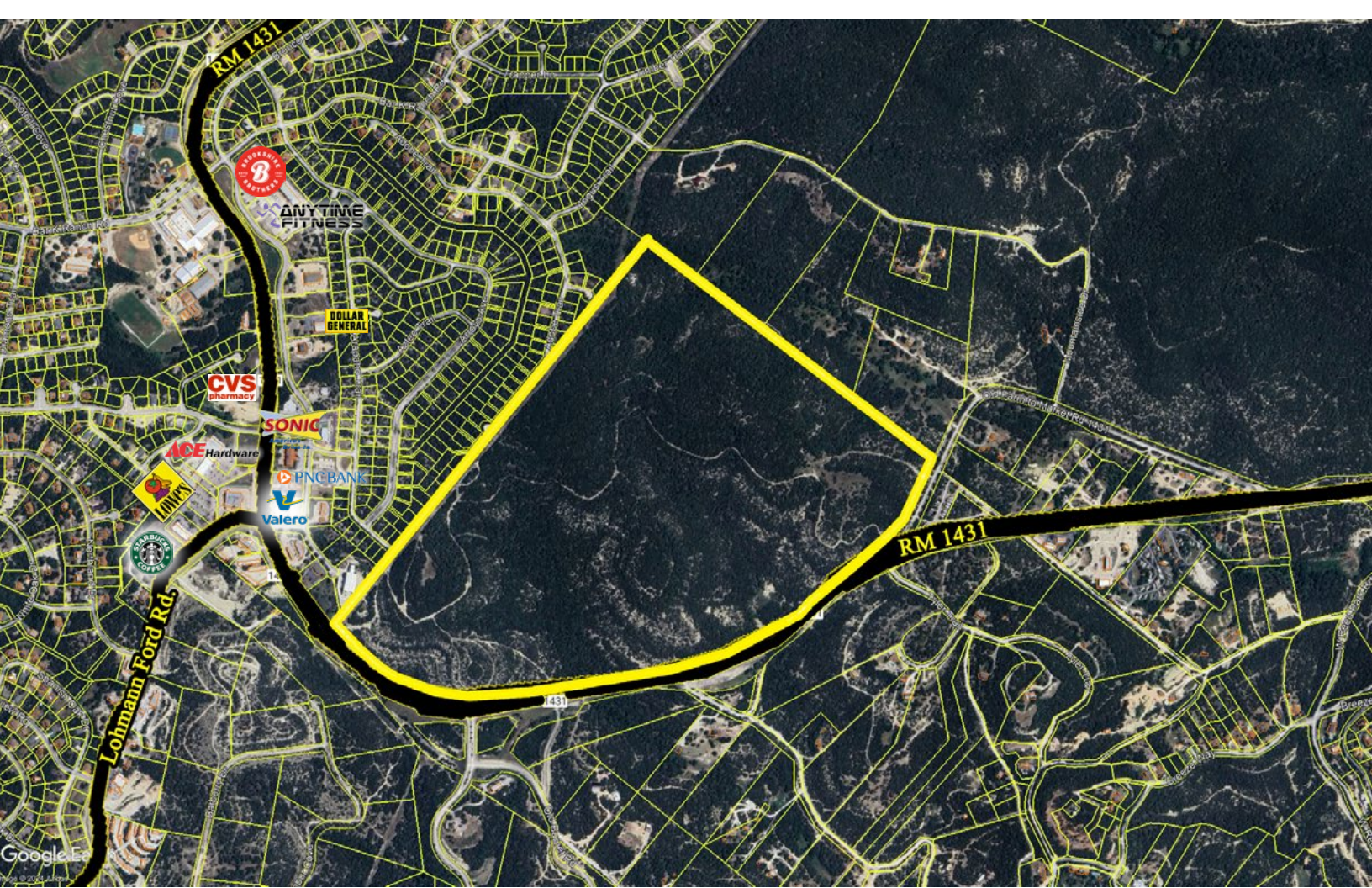
McALLISTER & ASSOCIATES

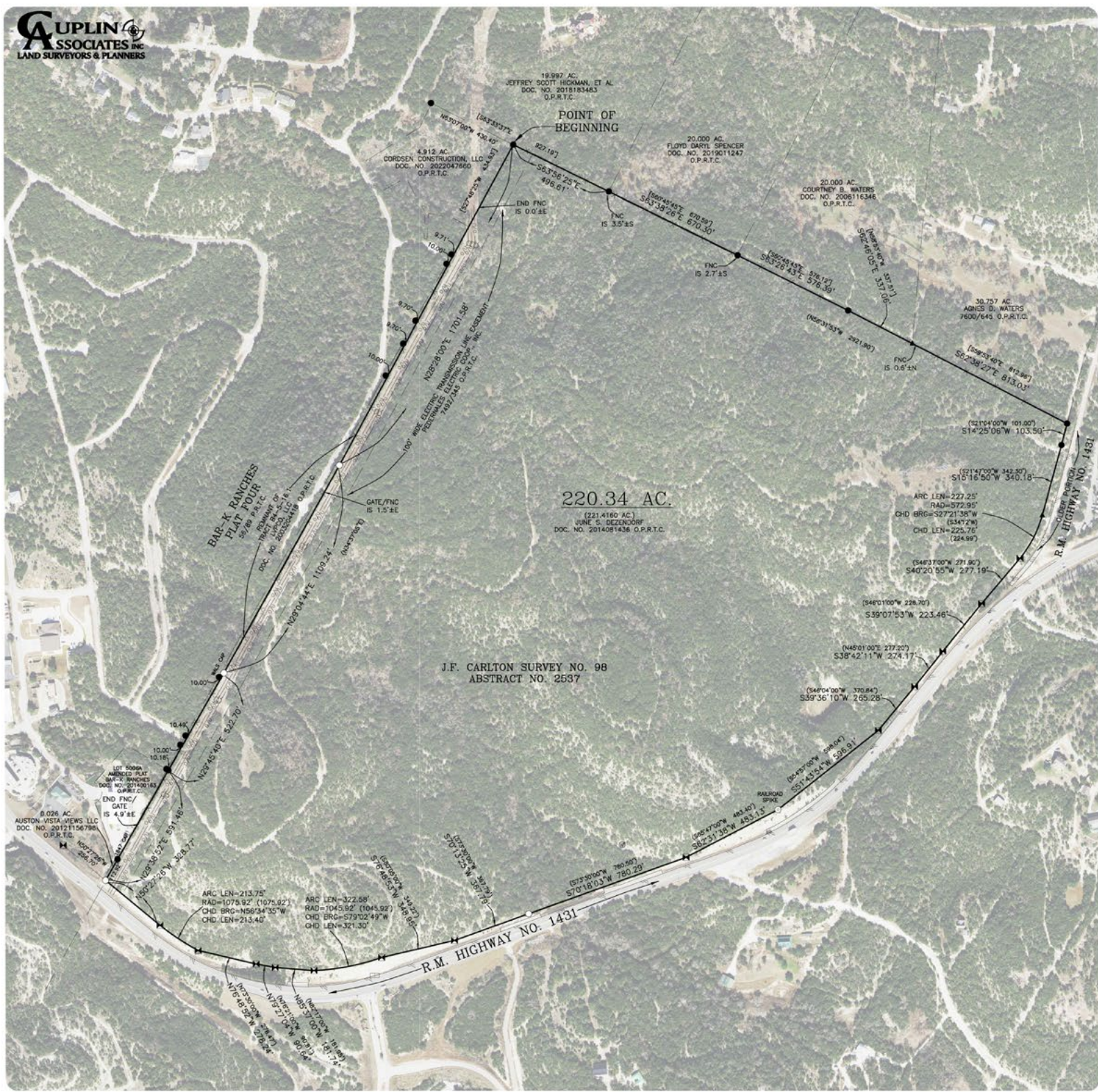
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Mark Pustka
Office: (512) 970-8359
Mark@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





LAND TITLE SURVEY

LOCAL ADDRESS: R.M. HIGHWAY 1431, LAGO VISTA, TEXAS.

LEGAL DESCRIPTION: BEING A 220.34 ACRE TRACT OF LAND OUT OF THE J.F. CARLTON SURVEY NO. 98, ABSTRACT NO. 2537 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 221.4160 ACRE TRACT DESCRIBED IN DOCUMENT TO JUNE S. DEZENDDORF, RECORDED IN DOCUMENT NO. 2014081436 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 220.34 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: HERITAGE TITLE COMPANY OF AUSTIN, INC. G.F. NO.: 202400526
EFFECTIVE DATE: FEBRUARY 15, 2024 ISSUED: MARCH 4, 2024

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF LAGO VISTA, TEXAS.

RESTRICTIVE COVENANTS: AS HEREBY DELETED.

ELECTRIC TRANSMISSION LINE EASEMENT TO PEDERNALES ELECTRIC COOP., INC.: 7492/345 -D.R.T.C.

I HEREBY CERTIFY EXCLUSIVELY TO HERITAGE TITLE COMPANY OF AUSTIN, INC. AND FROST BANK, TRUSTEE THAT THIS SURVEY REFLECTS AN ON THE GROUND SURVEY OF THE PROPERTY AS SHOWN HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED FROM OR ONTO THIS PROPERTY, EXCEPT AS SHOWN HEREON, AND THAT THERE ARE NO DISCREPANCIES OR CONFLICTS



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	800 NAIL FOUND
○	SET 1/2" IRON PIN WITH AUPLIN PROPERTY CAP
⊕	7800' TYPE I CONG. R.O.W. MONUMENT FND.
-	VOLUME/PAGE P.L.T.C. PLAT RECORDS TRAVIS CO. D.R.T.C. DEED RECORDS TRAVIS CO. O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
C.M.	CONTROLLING MONUMENT
()	RECORD INFO/SUBJECT
[]	RECORD INFO/ADJOURNER
⊕	UTILITY POLE
—	GUY WIRE
—	OVERHEAD UTILITY
⊕	ELECTRIC METER
⊕	WELL
—	EDGE/PAVEMENT
—	WIRE FENCE
●	SION

- NOTES:**
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 48453C0201J AND 48453C0205J, EFFECTIVE 01/22/2020.
 - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 4) OWNER TO CONFIRM ALL ON SITE SEWAGE FACILITY REGULATIONS ON THIS PROPERTY PRIOR TO DESIGNING AND/OR CONSTRUCTION.
 - 5) OWNER TO CONFIRM ALL GROUNDWATER CONSERVATION AGENCY REQUIREMENTS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY.
 - 6) AERIAL IMAGE PROVIDED BY TMRS DATED 01/03/2022



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:
 - 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Pustka	436627	Mark@matexas.com	512-970-8359
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date