

# FOR SALE

E OLD SETTLERS BLVD  
Round Rock, Texas 78665

**DON**  
**QUICK**  
& Associates, Inc.



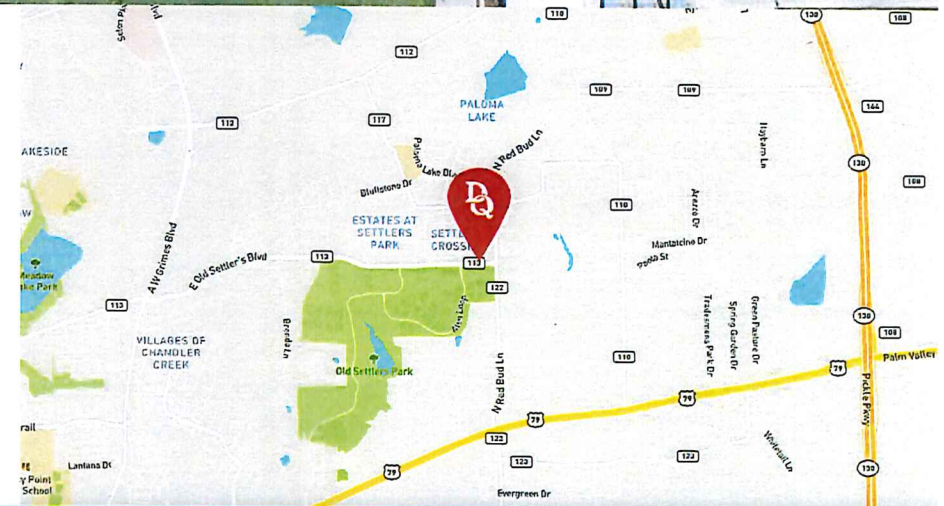
## PROPERTY SUMMARY

- Located between the Children's Lighthouse and Exxon station at the intersection of East Old Settlers and Red Bud Lane
- Approximately 2.967 Acres of land suited for retail or office/medical development
- Utilities available to site
- Zoning: C-2 Local Commercial

## SALE PRICE

\$885,000

*\$6.85/SF*



**Brent Campbell**  
512-814-1814  
brent@donquick.com

**Charles Harvey**  
512-814-1817  
charles@donquick.com

1000 N IH-35, Ste. A Round Rock, TX 78681 | 512.255.3000 | [www.donquick.com](http://www.donquick.com)

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.



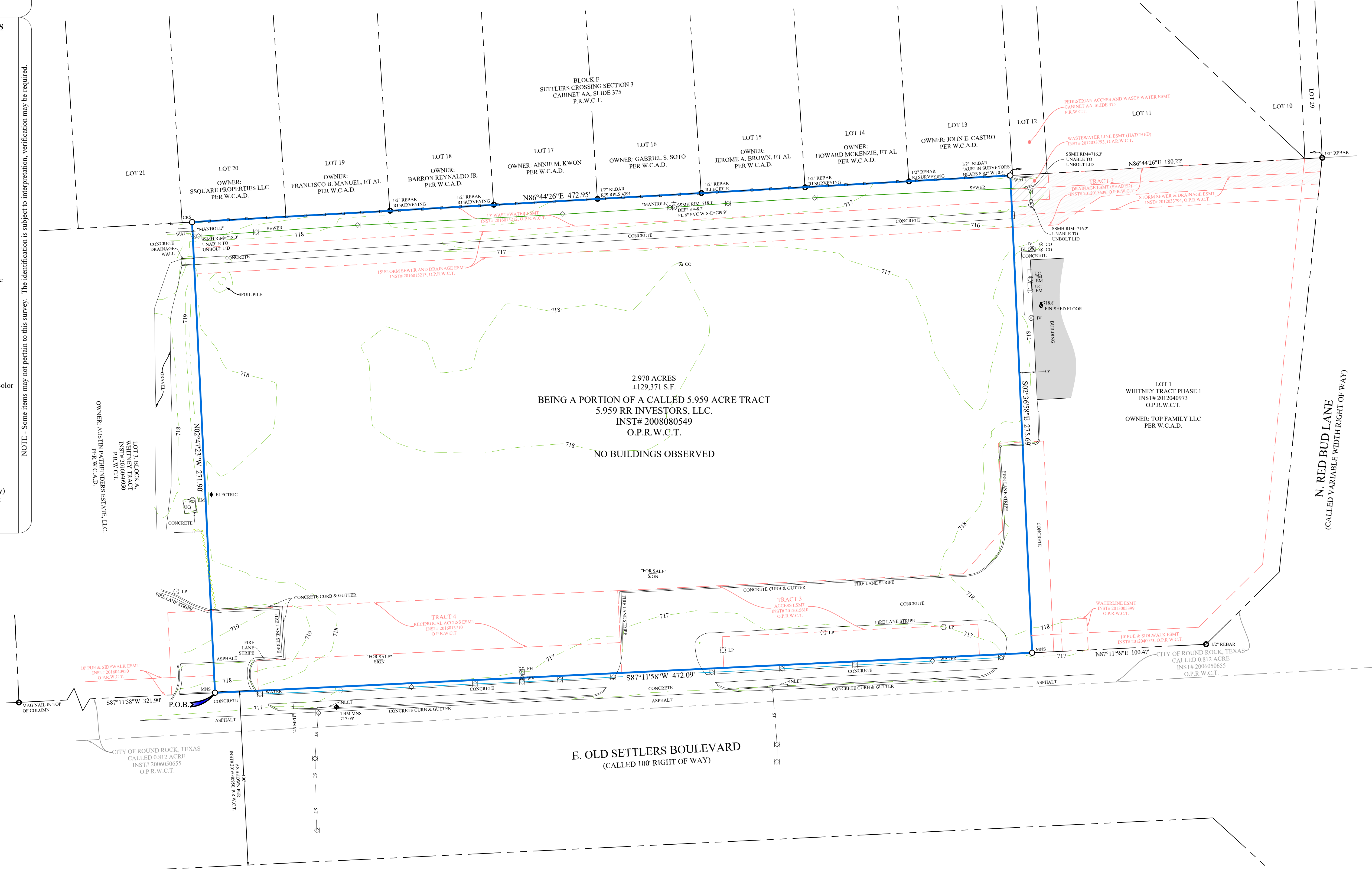
Drafter: RDG 2019/10/01  
Revision:  
Revision:  
Revision:

**NOTE REGARDING UTILITIES:**  
Utility locations are per observed and sources listed below:  
DIG-TESS - ticket number 1976236332.

#### LEGEND OF SYMBOLS

- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire line
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility markings (line color = color of markings)
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- multiple trunks

NOTE: Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.



#### TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Title Resources Guaranty, GF# 1937875-WRHF, effective September 9, 2019, and issued September 17, 2019. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)(i).

Schedule B Exception #	Recording Information	Label Grid Location (see edge of sheet for grid values)	shown on the survey, (lies within or touches the surveyed property)	not shown on the survey	(a) the location could not be determined from the record document	(b) no observed evidence at the time of the survey	(c) the location of the easement or servitude is shown as a portion of the surveyed property	(d) is not on the survey but touches the surveyed property	(e) limits access to an otherwise abutting right of way	(f) the document is illegible	(g) may have been released or terminated
1.	Covenants, Conditions, Restrictions and Easement Agreement Inst# 2012015610, O.P.R.W.C.T.	G5	X								
10.a	Drainage Easement Agreement Inst# 2012015609, O.P.R.W.C.T.	I2	X								
10.b	Covenants, Conditions, Restrictions and Easement Agreement Inst# 2012015610, O.P.R.W.C.T.	G5	X								
10.c	Easement Agreement for Reciprocal Access Inst# 2016013710, O.P.R.W.C.T.	D5	X								
10.d	Wastewater Easement Inst# 2016015212, O.P.R.W.C.T.	E2	X								
10.e	Storm Sewer and Drainage Easement Inst# 2016015213, O.P.R.W.C.T.	D3	X								

**SURVEYED DESCRIPTION:** (Written to describe the remaining portion of parent tract)

**CLICK HERE FOR DESCRIPTION IN WORD FORMAT**

**TRACT 1:** (Fee Simple)

**FIELD NOTES** to that certain tract situated in the Willis Donoho Jr. Survey, Abstract Number 173, Williamson County, Texas, being a portion of a called 5.959 acre parcel of land as described in a Special Warranty deed to 5.959 RR Investors, LLC, recorded under Instrument Number 2008080549 of the Official Public Records of Williamson County, Texas, being in the called north right of way line of E. Old Settlers Boulevard (a called 100' right-of-way) and the south line of said 5.959 acre tract, from which a MAG nail found on the top of a stone column at the southwest corner of said Lot 3, bears SOUTH 87° 11' 58" WEST a distance of 321.90 feet;

**BEGINNING** at a MAG nail with a washer stamped "JPH Land Surveying" set at the southeast corner of Lot 3, Block A, *WHITNEY TRACT*, as recorded under Instrument Number 2016040950 of the Official Public Records of Williamson County, Texas, being in the called north right of way line of E. Old Settlers Boulevard (a called 100' right-of-way) and the south line of said 5.959 acre tract, from which a MAG nail found on the top of a stone column at the southwest corner of said Lot 3, bears SOUTH 87° 11' 58" WEST a distance of 321.90 feet;

**THENCE** NORTH 02° 47' 23" WEST along the east line of said Lot 3, a distance of 271.90 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" previously set at the northeast corner of said Lot 3, being in the south line of Block F, *SETTLERS CROSSING SECTION 3*, as recorded in Cabinet AA, Slide 375 of the Plat Records of Williamson County, Texas, and the north line of said 5.959 acre tract;

**THENCE** NORTH 86° 44' 26" EAST along the south line of said Block F, *SETTLERS CROSSING SECTION 3*, a distance of 472.95 feet to the northwest corner of Lot 1, *WHITNEY TRACT PHASE 1*, as recorded under Instrument Number 2012040973 of the Official Public Records of Williamson County, Texas, from which a 1/2 inch capped rebar stamped "AUSTIN SURVEYORS" found, bears SOUTH 82° WEST a distance of 0.4 feet, and also from which a 1/2 inch rebar found at the northeast corner of said Lot 1, bears NORTH 86° 44' 26" EAST a distance of 180.22 feet;

**THENCE** SOUTH 02° 36' 58" EAST along the west line of said Lot 1, a distance of 275.69 feet to a MAG nail with a washer stamped "JPH Land Surveying" set at the southwest corner of said Lot 1, being in the said north right of way line of said E. Old Settlers Boulevard, from which a 1/2 inch rebar found at the southerly southeast corner of said Lot 1, bears NORTH 87° 11' 58" EAST a distance of 100.47 feet;

**THENCE** SOUTH 87° 11' 58" WEST along the north right of way line of said E. Old Settlers Boulevard and the south line of said 5.959 acre tract, a distance of 472.09 feet to the **POINT OF BEGINNING**, enclosing 2.970 acres (±129,371 square feet) of land.

**TRACT 2:** (Easement Estate)

Easement Estate created by that certain Drainage Easement Agreement by and between TOP Family, LLC and 5.959 RR Investors, LLC, dated 2/28/2012 and recorded under Instrument Number 2012015609, Official Public Records of Williamson County, Texas.

**TRACT 3:** (Easement Estate)

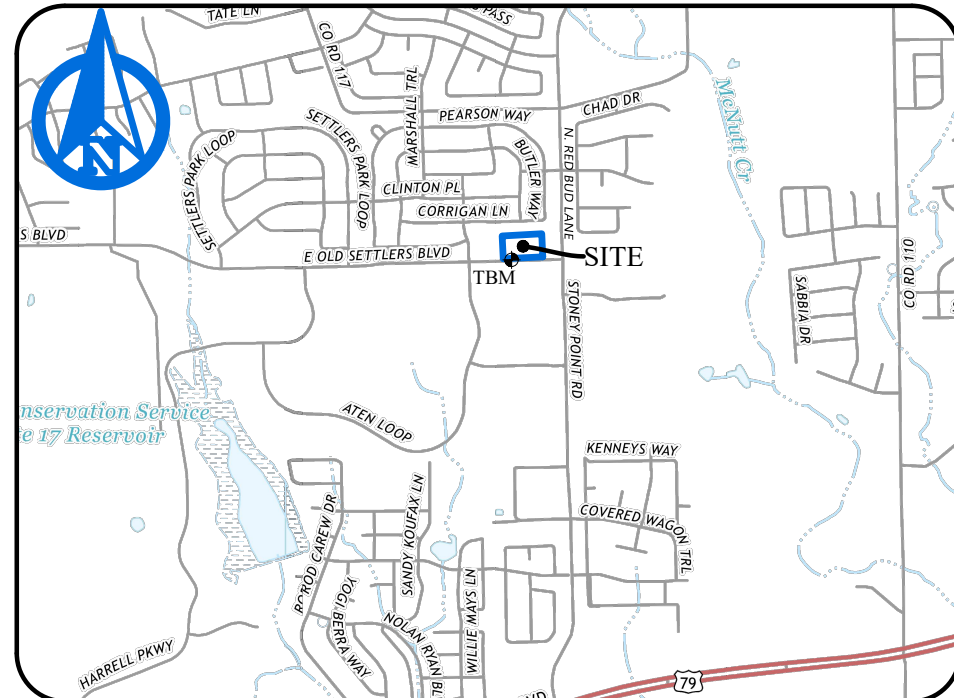
Easement Estate created by that certain Covenants, Conditions, Restrictions and Easement Agreement by and between TOP Family, LLC and 5.959 RR Investors, LLC, dated 2/28/2012 and recorded under Instrument Number 2012015610, Official Public Records of Williamson County, Texas.

**TRACT 4:** (Easement Estate)

Easement Estate created by that certain Easement Agreement for Reciprocal Access executed by 5.959 RR Investors, LLC, dated 2/17/2016 and recorded under Instrument Number 2016013710, Official Public Records of Williamson County, Texas.

#### VICINITY MAP

NOT TO SCALE



**ALTA / NSPS LAND TITLE SURVEY**  
**2.970 ACRES**

SITUATED IN THE  
**WILLIS DONOHO JR. SURVEY**  
**ABSTRACT NO. 173**  
CITY OF ROUND ROCK  
WILLIAMSON COUNTY, TEXAS

ADDRESS: E. OLD SETTLERS BOULEVARD (PER APPRAISAL DISTRICT)

#### SURVEYOR'S NOTES:

- The site benchmark is a mag nail with a metal washer stamped "JPH LAND SURVEYING" set in a concrete inlet in the north margin of E. Old Settlers Boulevard, approximately 625 feet westerly from the intersection of E. Old Settlers Boulevard and N. Red Bud Lane, and approximately 90 feet northerly from the south line of E. Old Settlers Boulevard. Benchmark Elevation = 717.05' (NAVD'88). See vicinity map for general location.
- No evidence of existing building(s) were observed in the process of conducting the field work.
- There were no marked parking spaces on subject property observed at the time of field work.
- The site surface is natural ground/dirt, unless noted otherwise.

To: Perfect Realty Partners LLC  
Title Resources Guaranty Company  
Independence Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on October 2, 2019.

Cole Strevey  
Registered Professional  
Land Surveyor No. 6731  
cole@jphls.com  
October 3, 2019



#### MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS, '83, CZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS, '83, CZ)
- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- TYPE III TxDOT Right of Way aluminum cap.

#### LEGEND OF ABBREVIATIONS

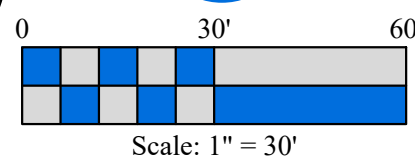
- US.SyFt. United States Survey Feet
- TxCS, '83, CZ Texas Coordinate System of 1983, Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.W.C.T. Plat Records of Williamson County, Texas
- O.P.R.W.C.T. Official Public Records of Williamson County, Texas
- D.R.W.C.T. Deed Records of Williamson County, Texas
- VOL/Pg/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESMT/BEL Easement/Building Line
- W.C.A.D. Williamson Central Appraisal District

#### UTILITY WARNING

811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, Item 11 (if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

#### FLOOD ZONE CLASSIFICATION

This property lies within unshaded ZONE(S) X of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, map no. 48491C0515E, dated 2008/09/26, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.



JPH Job/Drawing No. (see below)  
2015.200.025 Old Settlers Blvd, Round Rock, Williamson Co., TX-2.970 AC. ALTA.dwg  
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
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