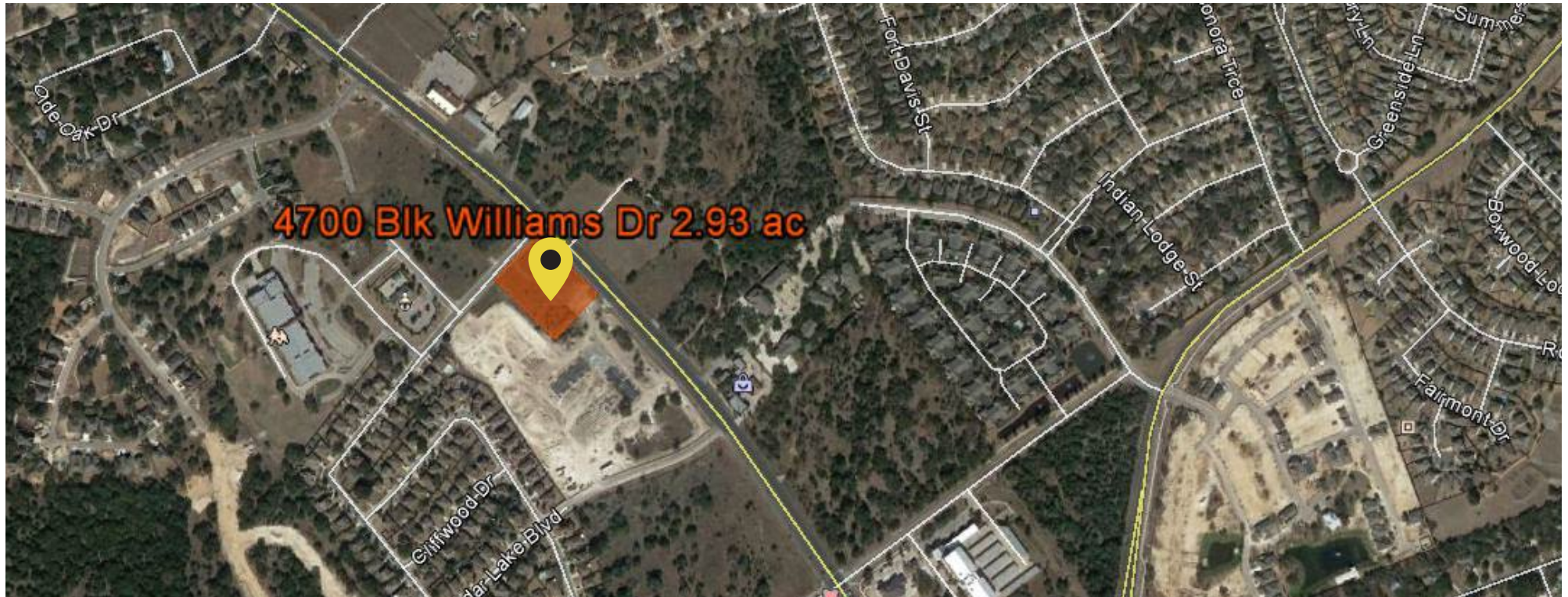




ORYX COMMERCIAL PROPERTIES, LLC

3404 Kerbey Lane - Austin, TX 78703

(512) 636-6076 | britt@oryxproperties.net



4700 Blk Williams Dr

Williams Dr & Woodlake Dr, Georgetown, TX 78633

HIGHLIGHTS

- Hard Corner With Traffic Light
- City Water and Wastewater stubbed to the site
- Regional detention available in adjacent property
- Electricity, Telephone, Cable, Gas/Propane also available to site
- Approximately 1/3 mile from HEB

\$1,914,462

PROPERTY DETAILS

Lot Size:	2.93 AC
Price/SF:	\$15.00
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Zoning Description:	C1 Commercial Zoning
Commission Split:	6%



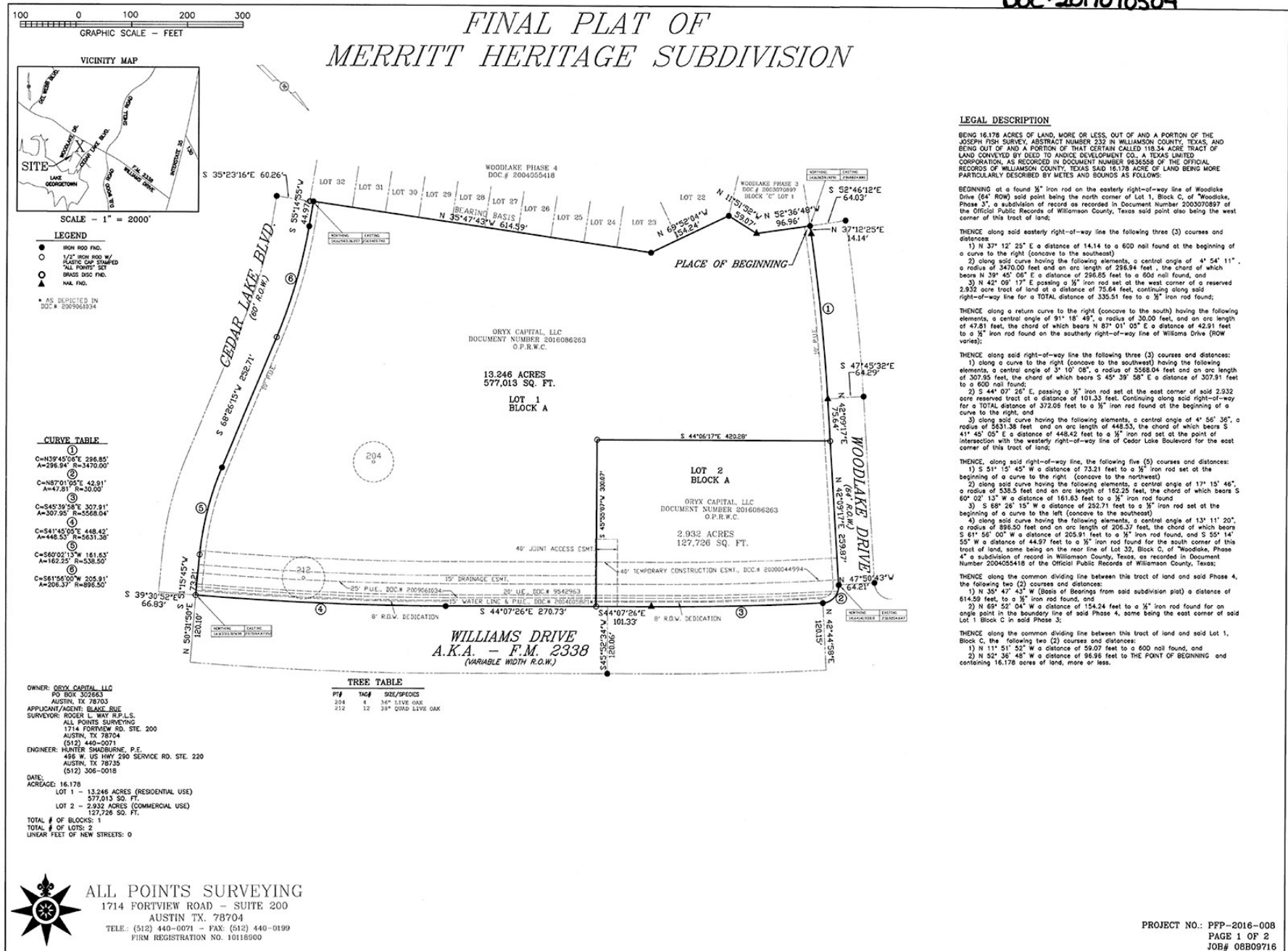
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Doc # 2017070504



ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 AUSTIN, TX 78704
 TELE: (512) 440-0071 - FAX: (512) 440-0199
 FIRM REGISTRATION NO. 10118000



Doc #2017010504

FINAL PLAT OF MERRITT HERITAGE SUBDIVISION

I, Blake Rue, Managing Member of ORYX CAPITAL, LLC, sole owner of the certain 16.178 tract of land shown hereon and described in a deed recorded in Document No. 9365558 of the Official Records of Williamson County, Texas, and do hereby subdivide said tract as shown hereon, do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate.

This subdivision is to be known as "FINAL PLAT OF MERRITT HERITAGE SUBDIVISION"

TO CERTIFY WHICH, WITNESS by my hand this day of March, 2017

Blake Rue
Blake Rue

Before me, the undersigned authority on this day personally appeared Blake Rue, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein expressed and in the capacities therein stated.

Given under my hand and seal of office, this 12 day of March, 2017

Georgina Rivera
Notary Public

3404 Kerbey Lane, Austin, TX 78703
Address

Notary in and for the State of Texas
My Commission expires:

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Erin Neetham, representative for Pioneer Bank, first Lien Holder of the certain 16.178 acre tract of land shown hereon and described in a deed recorded in Document No. 2016086263 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as MERRITT HERITAGE SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this day of March, 2017

Erin Neetham
Erin Neetham
PIONEER BANK
100 CREEK ROAD
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Erin Neetham, representative for Pioneer Bank, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 10 day of March, 2017

Georgina Rivera
Notary Public in and for the State of Texas
My Commission expires on: 11/5/2020

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Whit Williams, managing member for Prestador LLC, second Lien Holder of the certain 16.178 acre tract of land shown hereon and described in a deed recorded in Document No. 2016086266 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as MERRITT HERITAGE SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this day of March, 2017

Whit Williams
Whit Williams
PRESTADOR LLC
3006 BEE CAVES RD., SUITE C-150
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Whit Williams, managing member for Prestador LLC, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 10 day of March, 2017

Georgina Rivera
Notary Public in and for the State of Texas
My Commission expires on: 11/5/2020

Georgina Rivera
Notary Public in and for the State of Texas
My Commission expires on: 11/5/2020

A Preliminary Plat for a subdivision to be known as FINAL PLAT OF MERRITT HERITAGE SUBDIVISION has been approved according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the 4/4/17 day of April, 2017.

Jim Bergsma
Jim Bergsma
Secretary
Date

I, Sofia Nelson, Planning Director of the City of Georgetown, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson
Sofia Nelson, CNU-A, Planning Director
Date 7/2/17

I, HUNTER SHADBOURNE, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0280E & 48491C0290E, effective date September 26, 2008, and that each lot conforms to the City of Georgetown regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal of Georgina Rivera, Williamson County, Texas, this day of March, 2017.

Hunter Shadborne
HUNTER SHADBOURNE
Registered Professional Engineer (sealed)
No. 74882 State of Texas

I, ROGER L. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:
ROGER L. WAY
ALL POINTS SURVEYING
1714 FORTWORTH ROAD SUITE 200
AUSTIN, TEXAS 78704
(512) 440-0071
Roger L. Way
03-09/17

ROGER L. WAY, RPLS #3910

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Donna R. Wynn
Donna R. Wynn
City of Georgetown Coordinator
Date 4/4/2017
Date



PLAT NOTES

1. There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number 48491C0280E & 48491C0290E, effective date September 26, 2008.
2. In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
3. Parkland Dedication requirements are being met by fee-in-lieu.
4. Any Heritage Tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Georgetown. Approved removal does not require modification of the plat.
5. A 10-foot Public Utility Easement is reserved along all street frontages within this plat.
6. The monuments of this plat have been related to the NAD 83/93 HARN - Texas Central Zone and NAD 83.
7. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at the time of Site Plan application based on the zoning designation of the property.
8. The landowner assumes all risks associated with improvements located in the right-of-way, or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the City of Georgetown, Williamson County, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
9. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Georgetown and/or Williamson County, Texas. Neither the City of Georgetown nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Georgetown nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
10. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and/or County.
11. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
12. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
13. The subdivision subject to this application is subject to the Water Utility Regulations of the City of Georgetown.
14. Utility providers for this development are:
Water: City of Georgetown
Wastewater: City of Georgetown
Electric: Pedernales Electric Cooperative
15. These easements shall be perpetual and shall be binding on Grantor and its assigns, heirs, and successors.
16. T.I.A. will be required when the accumulative average daily trips exceed 2000 trips per day.
17. Access will be restricted onto Williams Drive to the one shared access location. Access to Woodlake will need to line up with the Woodlake Phase 6 access easement, and/or with Moreland Drive.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 13 day of March, 2017 A.D., at 2:49 o'clock P.M. and duly recorded this 13 day of March, 2017 A.D., at 2:49 o'clock P.M. Official Public Records of said County in Document No. 2017010504.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

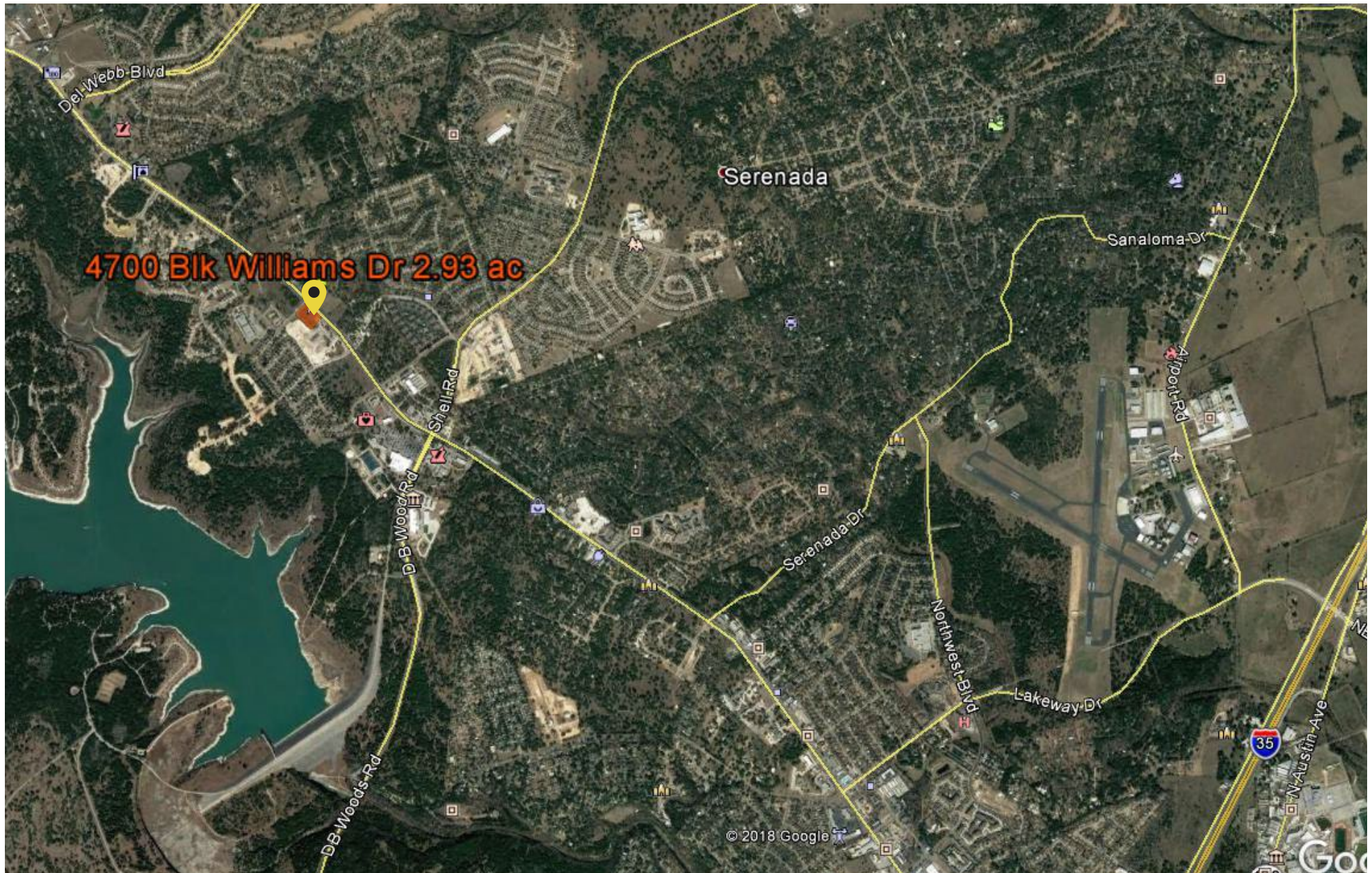
Connie Phelps
Connie Phelps
Deputy
County Clerk of Williamson County, Texas



ORYX COMMERCIAL PROPERTIES, LLC

3404 Kerbey Lane - Austin, TX 78703

(512) 636-6076 | britt@oryxcommercialproperties.net





Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Britt Benton/Oryx Commercial Properties</u>	<u>0437687</u>	<u>britt@oryxcommercialproperties.net</u>	<u>(512)407-8907</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov