

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

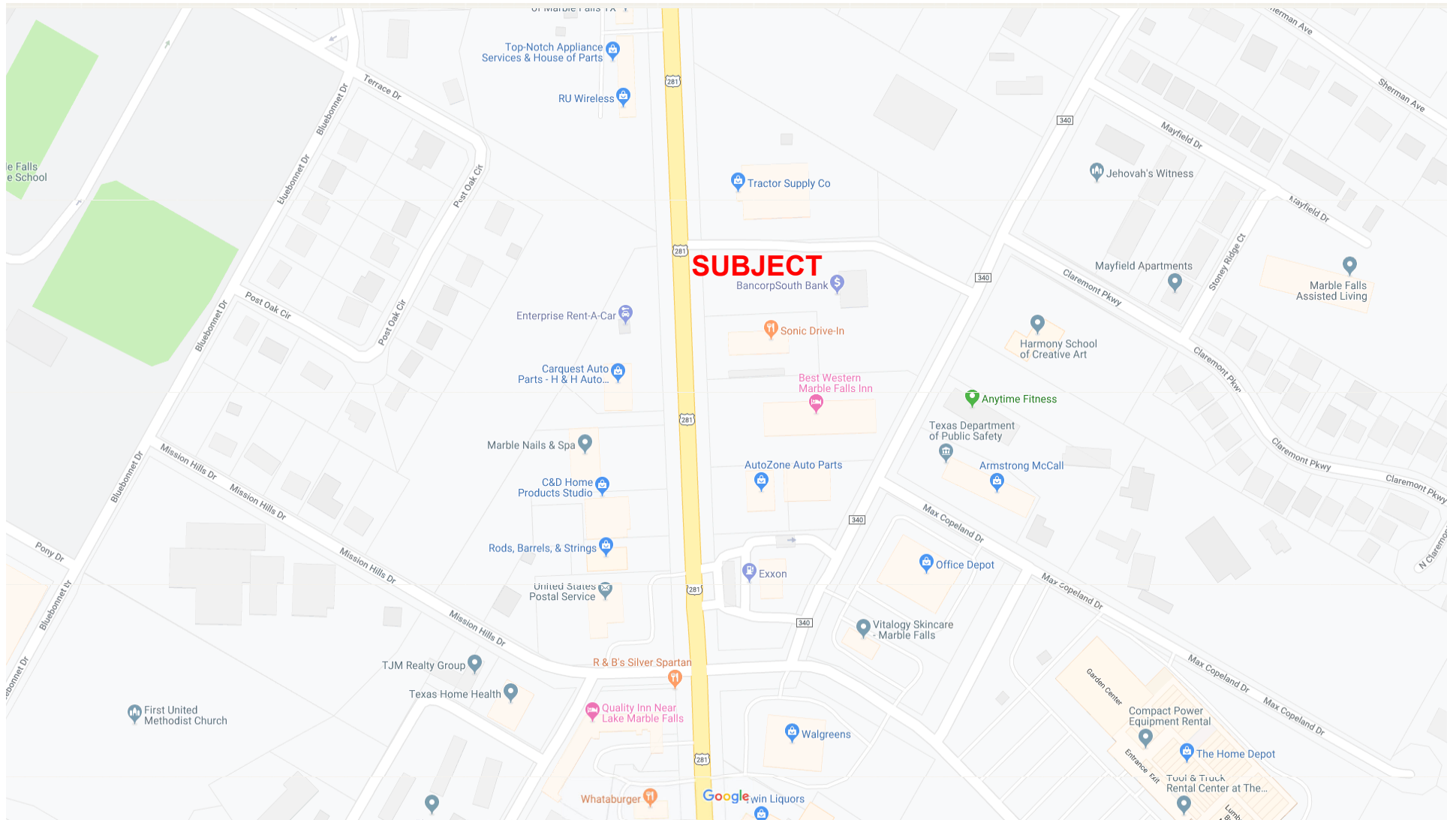
502 Baylor Street • Austin, Texas 78703 • (512)467-4056 FAX: (512)467-4099

## COMMERCIAL LAND FOR SALE US HIGHWAY 281 MARBLE FALLS, TEXAS 78654

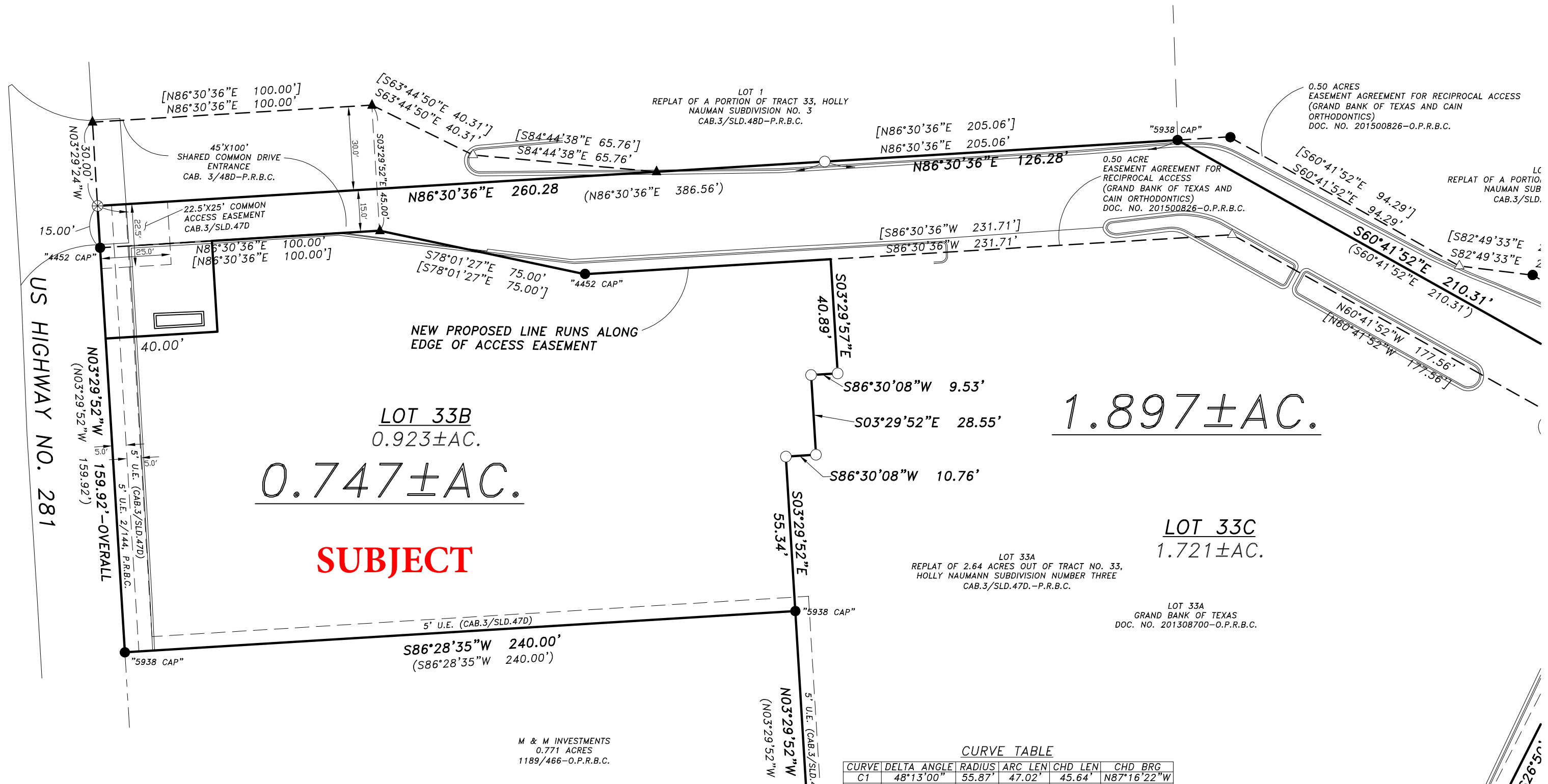
<b>LOCATION:</b>	Located on the east side of North US Highway 281 in central Marble Falls just north of 12 <sup>th</sup> Street	
<b>LAND DESCRIPTION:</b>	Approximately 0.747 acres in a mostly-rectangular configuration known as Lot 33B-1	
<b>DESCRIPTION:</b>	Commercial lot containing approximately 32,539 square feet with frontage along US Hwy. 281	
<b>DIMENSIONS:</b>	±160 feet along US Hwy. 281 with varying depths	
<b>ACCESS:</b>	Frontage along US Hwy. 281 and cross-access to Mormon Hill Road to the east	
<b>SIGNAGE:</b>	Pylon sign shared with adjacent property to the east	
<b>ZONING:</b>	Commercial	
<b>TRAFFIC COUNTS:</b>	Approximately 28,209 cars per day on Highway 281	
<b>COMMENTS:</b>	Access easement along north property line. Neighboring properties include Sonic Drive-In and Tractor Supply.	
<b>ASKING PRICE:</b>	\$950,000.00	
<b>CONTACT:</b>	Jimbo Cotton jimbo@matexas.com	(512) 784-3015

The information herein, 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 and is presented subject to prior sale, change in price, or removal from the market without notice. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This information is provided 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 part of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.









WHEREAS, GRAND BANK OF TEXAS IS THE OWNER OF LOT 13R AND LOT 35S, OFFICE MULLAM SUBDIVISION NUMBER THREE, CITY OF MARBLE FALLS, BURNETT COUNTY, TEXAS, AS SHOWN ON PLAN RECORDED IN DOCUMENT NO. 201810352 OF THE OFFICIAL PUBLIC RECORDS OF BURNETT COUNTY, TEXAS, BEING FURTHER DESCRIBED IN CONNECTION HERETO WITH GRAND BANK OF TEXAS RECORDED IN DOCUMENT NO. 201503700 OF THE OFFICIAL PUBLIC RECORDS OF BURNETT COUNTY, TEXAS.

COUNTY OF ALBERTA:  
BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SUSAN THERESA HETTEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I HAVE ASKED HER AND SHE HAS DECLARED THE SAKD FOR THE FORESAIL AND CONSIDERATION HEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9<sup>TH</sup> DAY OF January, 2018.

MARILENE MALL  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NANCYL CRAWL

[Signature]  
[Notary Seal]

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Justus Farmer*

STATE OF TEXAS:  
COUNTY OF BROWN:  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPEAT OF "LOT 28-1-1 AND LOT 35-1-1, HOLLY MOUNTAIN SUBDIVISION NUMBER THREE, CITY OF MARBLE FALLS, TEXAS" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID LAND AS LOCATED BY THE COMPOUND POINTS ON THE GROUND.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF JANUARY, 2019.

STATE OF TEXAS  
COUNTY OF BURNETT  
CITY OF MARBLE FALLS

THIS AMOR REPLYAT HAS BEEN SUBMITTED TO THE CITY OF MARBLE FALLS AND HAS BEEN ONLY FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND CITY ORDINANCES OF THE CITY OF MARBLE FALLS, TEXAS. BY THE AUTHORITY COAINED IN ORDINANCE 2005-0-004, THIS AMOR REPLYAT IS HEREBY APPROVED FOR RECORDING IN THE BURNETT COUNTY PLAT RECORDS.

APPROVED: \_\_\_\_\_

*Michael* 1-10-19

DATE

*Christina McDonald* 1-14-19

DATE

CITY OF MARBLE FALLS, TEXAS

VALERIE REEDER, AIC  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY OF MARBLE FALLS, TEXAS

CITY OF MARBLE FALLS, TEXAS

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 55B AND LOT 55C.

2. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF MARBLE FALL'S NON POINT-SOURCE POLLUTION CONTROL ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED. PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES, CONTACT THE CITY OF MARBLE FALLS, ITS AGENTS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

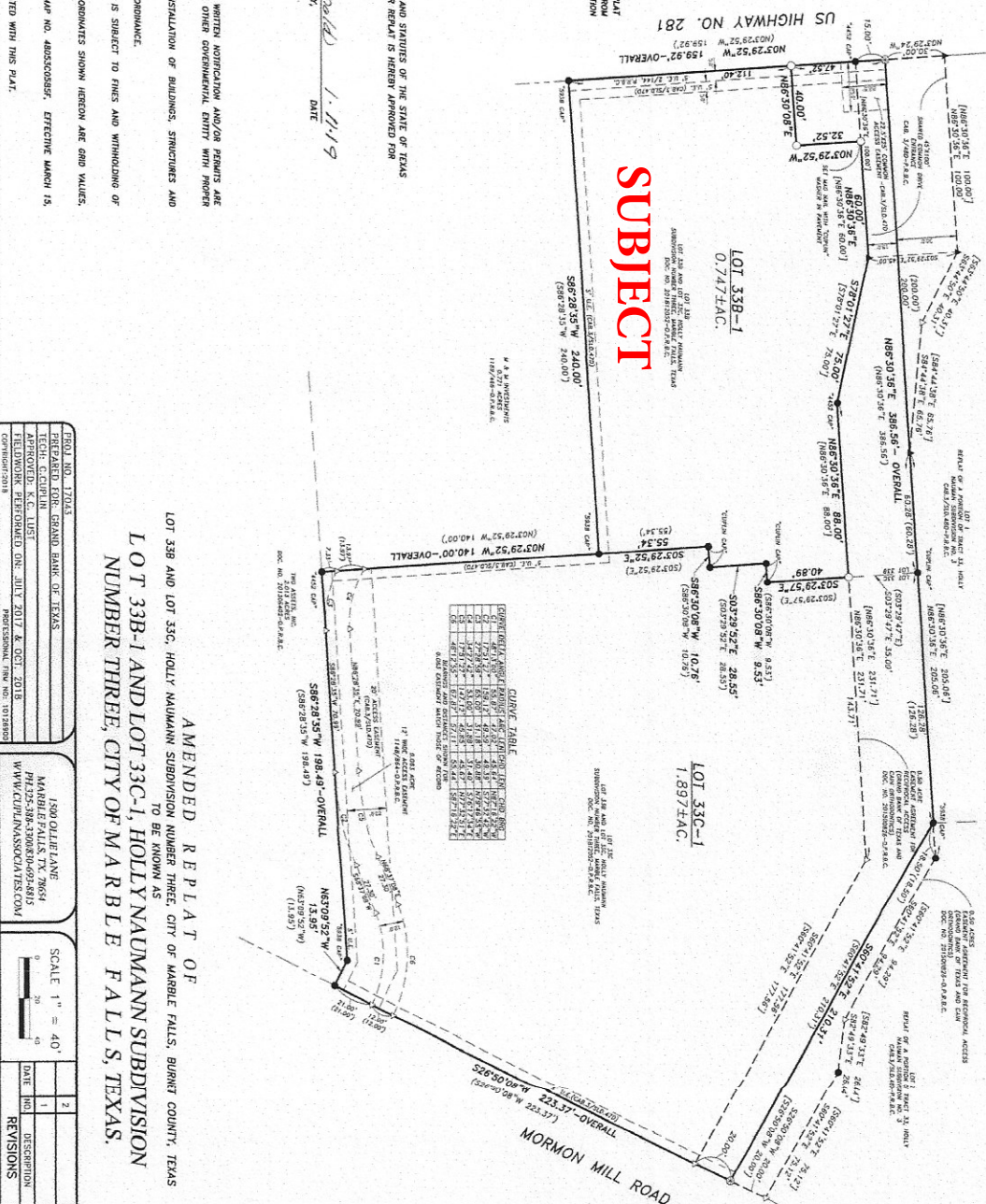
3. ALL UTILITY CABLES/PIPES ARE DEDICATED EXCLUSIVELY TO THE CITY OF MARBLE FALLS AND THE ERECTION OR INSTALLATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE CITY OF MARBLE FALLS.
4. ALL PROPERTY HEREIN IS SUBJECT TO THE CURRENT ADOPTED CITY OF MARBLE FALLS LAND USE REGULATIONS AND/OR ZONING ORDINANCE.

5. SELLING, OR CONVEYING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. THE BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID VALUES. FOR SURFACE VALUES APPLY A CORRUDED SCALE FACTOR OF 1.00031903 FEET.

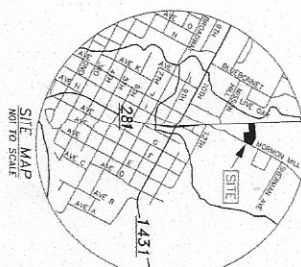
7. PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS OUTSIDE THE 100 YR FLOOD), AS GRAPHICALLY IDENTIFIED ON PLWA F.I.R.M., MAP NO. 4805305957, EFFECTIVE MARCH 19, 2012.

8. THERE IS NO PUBLIC RIGHT OF WAY BEING DEDICATED TO THE CITY OF MARBLE FALLS, AND/OR NO NEW ROADWAY BEING DEDICATED WITH THIS PLAT




**LEGEND**

1/2" IRON PIN ROUND  
● MAG YALE, FORD  
(SINGLE) FINGER  
WITH 1/2" IRON PIN  
△ 1/2" IRON PIN  
WITH CURVED FINGER  
CALK POINT  
.../... WOODY/PALE  
P.B.C. PLAT RECORDS BUREAU CO.  
D.B.C. DETROIT RECORDS CO.  
R.B.C. RICHMOND RECORDS CO.  
B.B.C. BIRMINGHAM COUNTY  
O.P.B.C. OFFICIAL PUBLIC RECORDS  
(C) RECORD INFO/SUBJECT  
UTILITY CASHMENT



AMENDED REPLAT OF  
LOT 33B AND LOT 33C, HOLLY MAUMANN SUBDIVISION NUMBER THREE, CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS  
TO BE KNOWN AS  
LOT 33B-1 AND LOT 33C-1, HOLLY MAUMANN SUBDIVISION  
NUMBER THREE, CITY OF MARBLE FALLS, TEXAS.

PROJECT NO. 17043 PREPARED FOR: GRAND BANK OF TEXAS TECH. C. C. JUNG APPROVED: C. K. JUST PERFORMED ON: JULY 27 & OCT. 2018 COMPLETED: 2018 PROFESSIONAL PR. NO. 107280		150 OFFLINE MANUEL P. LALAN, TX 78645 PH 325-786-3003 or 661-4815 WWW.CJUNGLANSOCIATES.COM	
 SCALE 1" = 40'		SHEET 1 OF 1	
DATE: _____ REVISIONS:		2 1 DISCREPANCY	