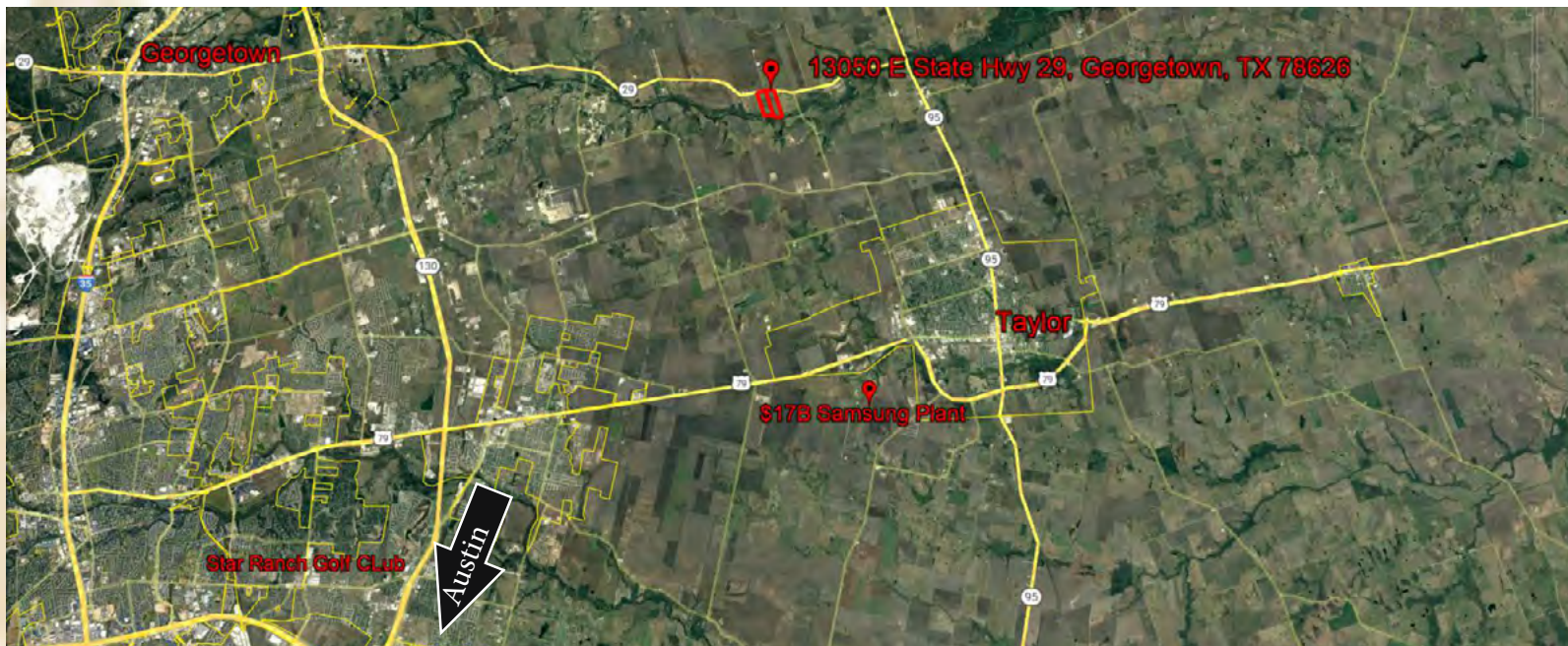


Beautiful Country Homesite with Investment Land on San Gabriel River

13050 E State Hwy 29, Georgetown, TX 78626



LOCATION Approximately 13 miles east of Georgetown, 9.5 miles east of SH 130, and a half mile west of CR 366. Taylor is 6 miles away, Samsung's new plant is about 8 miles away.

UTILITIES Oncor and Atmos provide electric and gas services, respectively. Water and waste-water services are provided by Jonah SUD. Jonah SUD has a 4' water line running along the south side of Hwy 29, and a 6' line running along the north side. There is a 30" waterline is being installed along Chandler Rd from Circleville to the Jonah SUD offices in Hutto. There is also a 12" waterline that has been installed from Chandler Road, along CR 366 all the way to HWY 29

FLOOD HAZARD A substantial portion of the property is in the flood plain arising from the San Gabriel River Basin. See Constraints Map on page 4.

SIZE/ FRONTAGE

Tract	Acres	Hwy 29 Frontage	River Frontage
1	58.73	936.65	960
2	58.73	841.78	870
Total 117.46 acres			

ZONING

NONE. Georgetown ETJ.

JURISDICTION

Williamson County

RESTRICTIONS

RV Parks, mobile homes, junk yards, etc.

PRICE

\$70,000/acre.

Go country and build your dream home on the river, mere minutes from Georgetown, Taylor, Austin, Apple, Samsung and Tesla. Here you can enjoy privacy, livestock and crop income, river access, beautiful views, dove, turkey, and deer hunting, while simultaneously benefitting from the path of growth. Owners are sisters and this is third generation owned farmland on Highway 29 east of Georgetown with San Gabriel River frontage. A lot of history here – own a beautiful Pecan Orchard along Highway 29 planted by the owners when they were children. Then a cornfield gives way to grassy pastureland and then the river bottom. By the river, the Pecan trees were planted by the owners' Great Grandfather and are over 100 years old. That river bottom area is wild and beautiful and with a little clean up and work can become the place you will entertain family and friends and make memories for years. Build your fire pit, your outdoor kitchen, or even an event center and experience the comfort and joy only a truly beautiful natural atmosphere provides. This land represents a marvelous opportunity to build your dream home well off the roadway and enjoy country living with quick and easy proximity to Samsung and the area's largest employers.

WILCO's future Blackland Heritage County Park is less than 2 miles to the west. Another mile further west is the planned site for the new East Wilco Highway, a new Roadway to connect Chandler Road to the south with Highway 29 and north up to I-35 in Jarrel. All this adds up to exceptional potential upside in property value here, in addition to fine living.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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

CONTACT Brad Campbell
Office: (512) 472-2100
Brad@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.



**SURVEY FOR THE HEIRS OF CLARE C. (EASLEY) MASHBURN
PERI E. MASHBURN, MARY A. MASHBURN CAMPBELL
& JULIET AMY MASHBURN**
TRACT 1: 58.73 AC., TRACT 2: 58.73 AC.
PART OF TRACT CALLED 211.16 AC.
MARTHA E. CRABB et. al. to CLARE C. MASHBURN
AS SET OUT IN PARTITION DEED VOL. 563, PG. 68
SUBJECT TO PARTIAL INTERESTS & EASEMENT RIGHTS OF
MASHBURN SIBLINGS AS SET OUT IN VOL. 2120, PG. 985
SITUATED IN THE
**WILLIAM ASHWORTH SURVEY A-24
IN WILLIAMSON COUNTY, TEXAS**

LEGEND

- 1/2" NON PIN FOUND (SHELL PIN)
- DAVED NON PIN SET MARKED FOREST 1947
- DAVED NON PIN FOUND MARKED FOREST 1947
- TELEPHONE FEEDING
- ELECTRIC POWER POLE
- TELEPHONE POLE
- OUT WIRE
- BOUNDARY MONUMENT (COTTON SPINDLE SET)
- WATER WEL
- OAKHEAD ELECTRIC
- UTILITY LINE
- EXISTING FENCE (approximate location)
- TRACT LINES
- BOUNDARY LINES

Note:
The survey base for this survey is the
State Plane Coordinate System,
NAD83, Texas Central Zone, (4203),
GSD: 12,
Datum: NAD83,
CONVERSION: 12756.48"

SCALE: 1" = 200'

Line #	Direction	Length
L1	S67° 27' 11"E	13.59
L2	N20° 42' 40"E	199.40
L3	N69° 19' 30"W	151.81
L4	S20° 45' 06"W	48.60
L5	N87° 09' 55"E	203.87
L7	S52° 49' 01"W	106.41
L8	S19° 40' 52"W	55.92
L9	S27° 43' 08"W	222.19
L10	S62° 41' 11"W	106.69
L11	N73° 22' 54"W	98.46
L12	N81° 07' 02"W	257.48
L13	N80° 23' 01"W	259.05
L14	N80° 23' 01"W	50.92
L15	N77° 24' 42"W	262.62
L16	N80° 49' 58"W	397.06
L17	N82° 51' 43"W	72.98
L18	N87° 53' 54"W	67.53
L19	S40° 41' 51"W	114.11

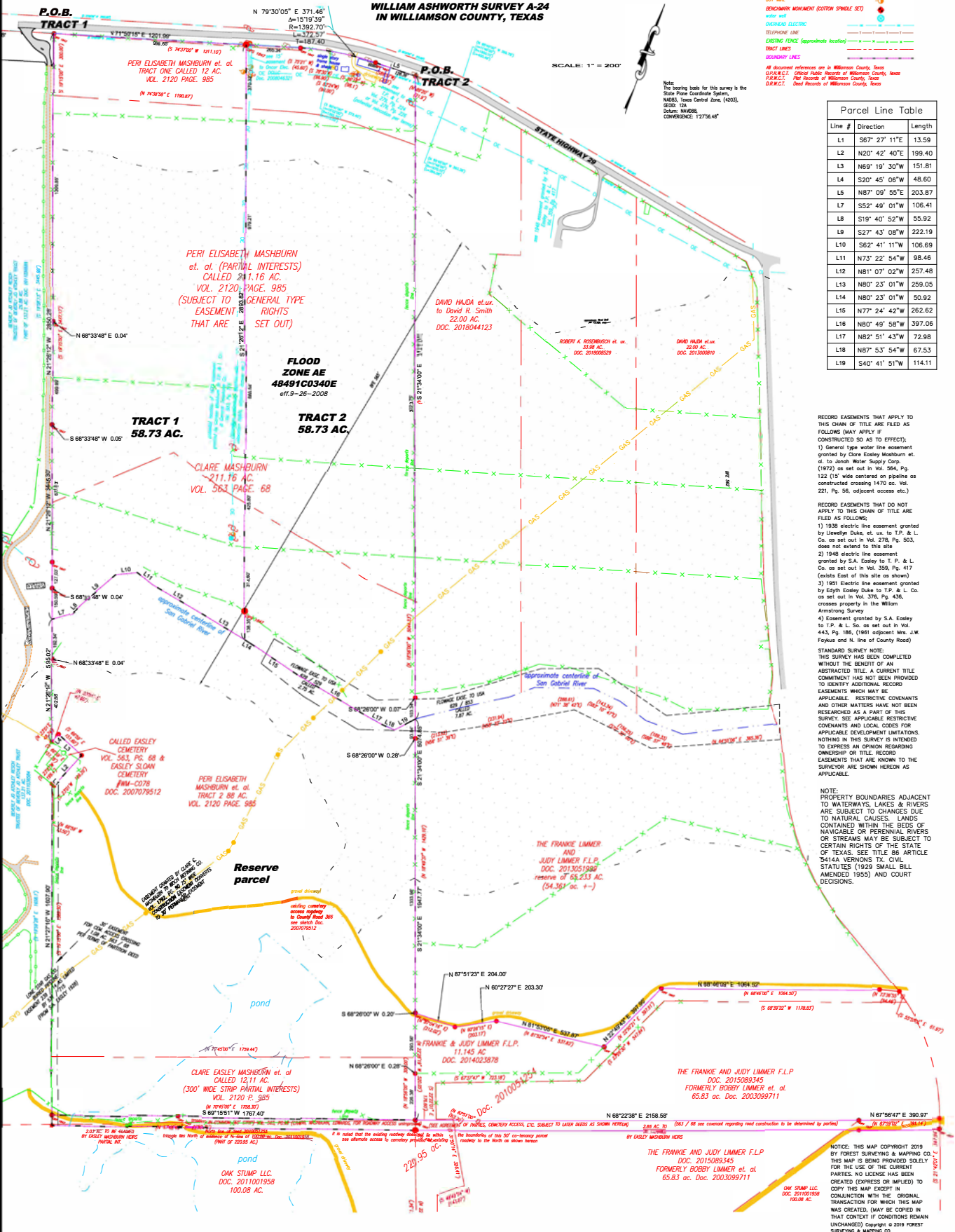
RECORD EASEMENTS THAT APPLY TO
THIS CHAIN OF TITLE ARE FILED AS
FOLLOWS (MAY APPLY IF
CONSTRUCTED SO AS TO EFFECT):
1) General type water line easement
granted by Clare Easley Mashburn et. al.
to Jonah Water Supply Corp.
(1972) as set out in Vol. 354, Pg.
122 (15' wide centered on pipeline as
constructed crossing 1470 ac. Vol.
221, Pg. 56, adjacent access etc.)

RECORD EASEMENTS THAT DO NOT
APPLY TO THIS CHAIN OF TITLE ARE
FILED AS FOLLOWS:

- 1) 1930 electric line easement granted
by Lindey Duke, et. al. to T.P. & L.
Co. as set out in Vol. 278, Pg. 503,
does not extend to this site
- 2) 1948 electric line easement
granted by S.A. Easley to T.P. & L.
Co. as set out in Vol. 358, Pg. 417
(exists East of this site as shown)
- 3) 1951 Electric line easement granted
by Eddy Eddy Duke to T.P. & L. Co.
as set out in Vol. 376, Pg. 436,
crosses property in the William
Ashworth Survey
- 4) Easement granted by S.A. Easley
to T.P. & L. Co. as set out in Vol.
443, Pg. 186, (1981 adjacent Mrs. J.W.
Foykus and N. line of County Road)

STANDARD SURVEY NOTE:
THIS SURVEY HAS BEEN COMPLETED
WITHOUT THE BENEFIT OF AN
ABSTRACTED TITLE. A CURRENT TITLE
COMMITMENT HAS NOT BEEN PROVIDED
TO IDENTIFY ADDITIONAL RECORD
EASEMENTS WHICH MAY BE
APPLICABLE. RESTRICTIVE COVENANTS
AND OTHER MATTERS HAVE NOT BEEN
RESEARCHED AS A PART OF THIS
SURVEY. SEE APPLICABLE RESTRICTIVE
COVENANTS AND LOCAL CODES FOR
APPLICABLE DEVELOPMENT LIMITATIONS.
NOTHING IN THIS SURVEY IS INTENDED
TO EXPRESS AN OPINION REGARDING
OWNERSHIP OR TITLE. RECORD
EASEMENTS THAT ARE KNOWN TO THE
SURVEYOR ARE SHOWN HEREON AS
APPLICABLE.

NOTE:
PROPERTY BOUNDARIES ADJACENT
TO WATERWAYS, LAKES & RIVERS
ARE SUBJECT TO CHANGES DUE
TO NATURAL CAUSES. LANDS
CONTAINED WITHIN THE BEDS OF
NAVIGABLE OR PERENNIAL RIVERS
OR STREAMS MAY BE SUBJECT
TO CERTAIN RIGHTS OF THE STATE
OF TEXAS. SEE TITLE 86 ARTICLE
5444A VERNON'S TX. CIVIL
STATUTES (1929 SMALL BILL
AMENDED 1955) AND COURT
DECISIONS.



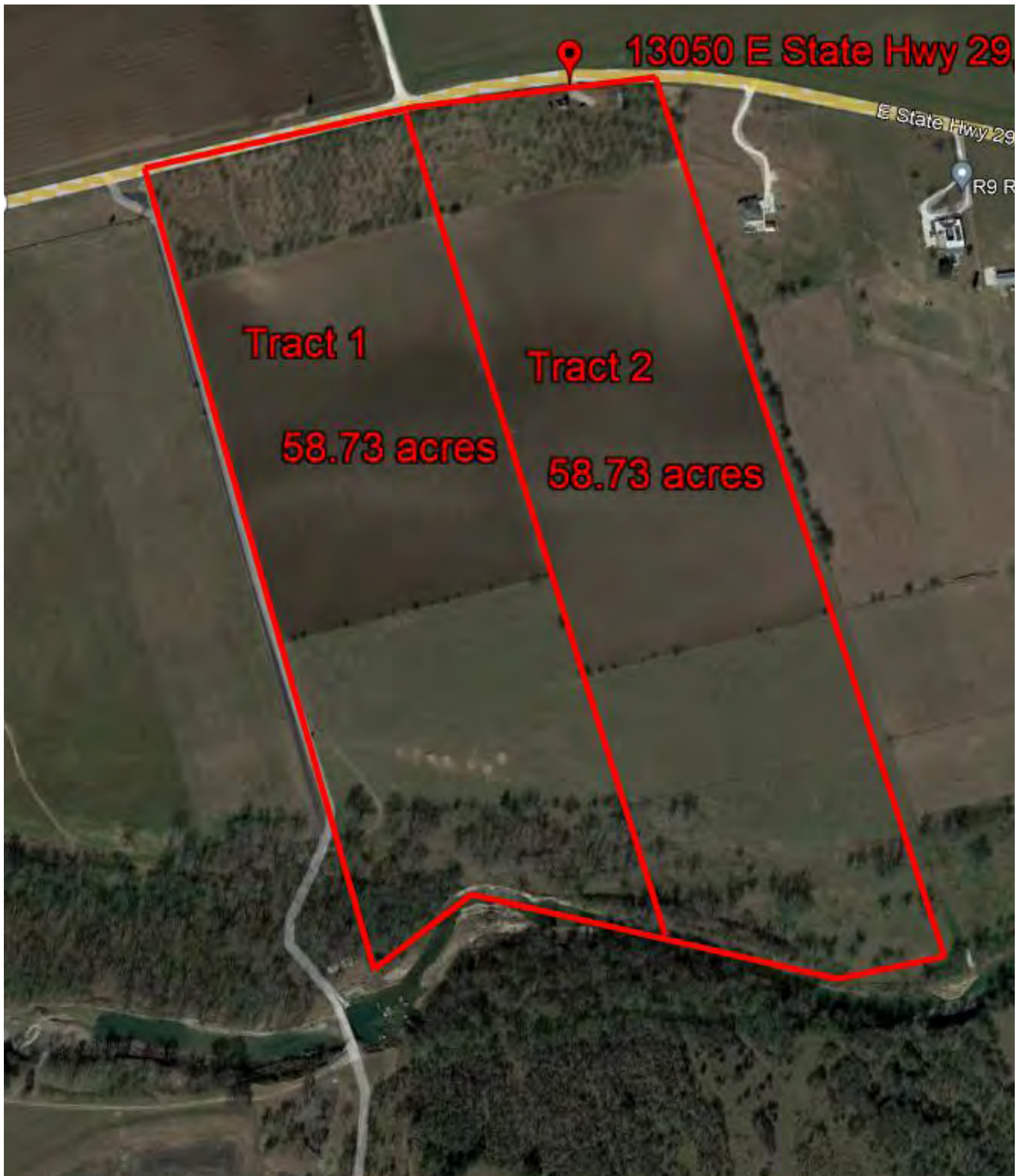
I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER
MY SUPERVISION. THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF AND IDENTIFIES ANY ENCUMBRANCE OR EASEMENT, SHORTAGES
IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF
SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ADJUTS A PUBLIC ROADWAY,
EXCEPT AS SHOWN HEREON.

Survey Date (Tracts 1 & 2) Sept. 3, 2019
Easement detail added to this
survey per documentation provided
by Georgetown Title Co. in Abstractor's
Certificate dated Sept. 17, 2018.
(Locatable elements as shown, not updated)



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Drawing Date: Sept. 3, 2019
Field Book/Page: 140 / 67
MASHBURN 146-2.08
Project Name: MASHBURN ESTATE
Dwg: MASHBURN ESTATE DIVISION
Sheet One of One





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
Brad Campbell	594036	brad@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date