



17499 HAMILTON POOL ROAD

17499 HAMILTON POOL ROAD, AUSTIN, TX 78738

Features

- 1.15 Acres
- Existing food truck income
- High growth area

- Close to Dripping Springs
- Hamilton Pool Road frontage

FOR SALE

Traffic Counts

Demographics	YEAR:	1 MILE	3 MILE	5 MILE
Total Population		2,094	11,612	30,273
Total Households		618	3,830	10,489
Avg HH Income		\$218,308	\$211,283	\$217,270
Daytime Population		1,306	7,968	24,112

Andrew Alvarado
 Vice President
 512.482.6131
aalvarado@weitzmangroup.com

Nick Naumann
 Director of Brokerage - Austin
 512.482.6118
nnaumann@weitzmangroup.com

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 9/27/18 GF No. 1839516-BCP

Name(s) of Affiant(s): Michael Don Emmert and Nancy W. Emmert

Address of Affiant(s): 17503 Hamilton Pool Road
Austin, TX 78738

Description of Property: ABS 799 SUR 528 WILDY S ACR 1.150, Travis County TX

County Travis, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

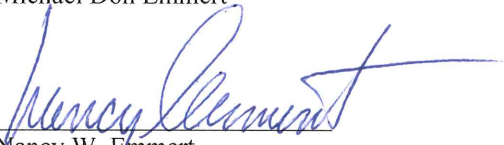
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 2-3-1997 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property;

EXCEPT for the following (If None, Insert "None" Below):

① WATER WELL, Aerobic Aerobic septic system, TRAILER ON SURVEY IS REMOVED

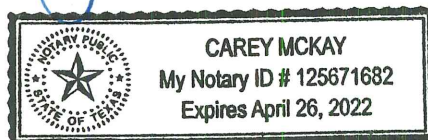
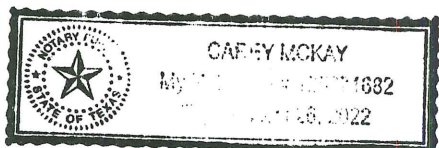
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael Don Emmert

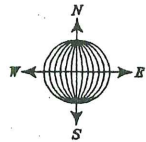

Nancy W. Emmert

SWORN AND SUBSCRIBED this 27th day of September, 2018.


Notary Public



NOTE:
 RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD IN VOLUME 7735, PAGE 205,
 REAL PROPERTY RECORDS, AND IN VOLUME 10480, PAGE 694, REAL PROPERTY
 RECORDS OF TRAVIS COUNTY, TEXAS, AFFECT THIS PROPERTY.



1" = 50'

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- PIPE FOUND
- ▲ NAIL FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINE FENCE
- P.U.E. PUBLIC UTILITY ESMT.
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- POWER POLE
- OVERHEAD ELEC. LINE
- DOWN GUY
- RECORD CALL
- CONCRETE MONUMENT FOUND

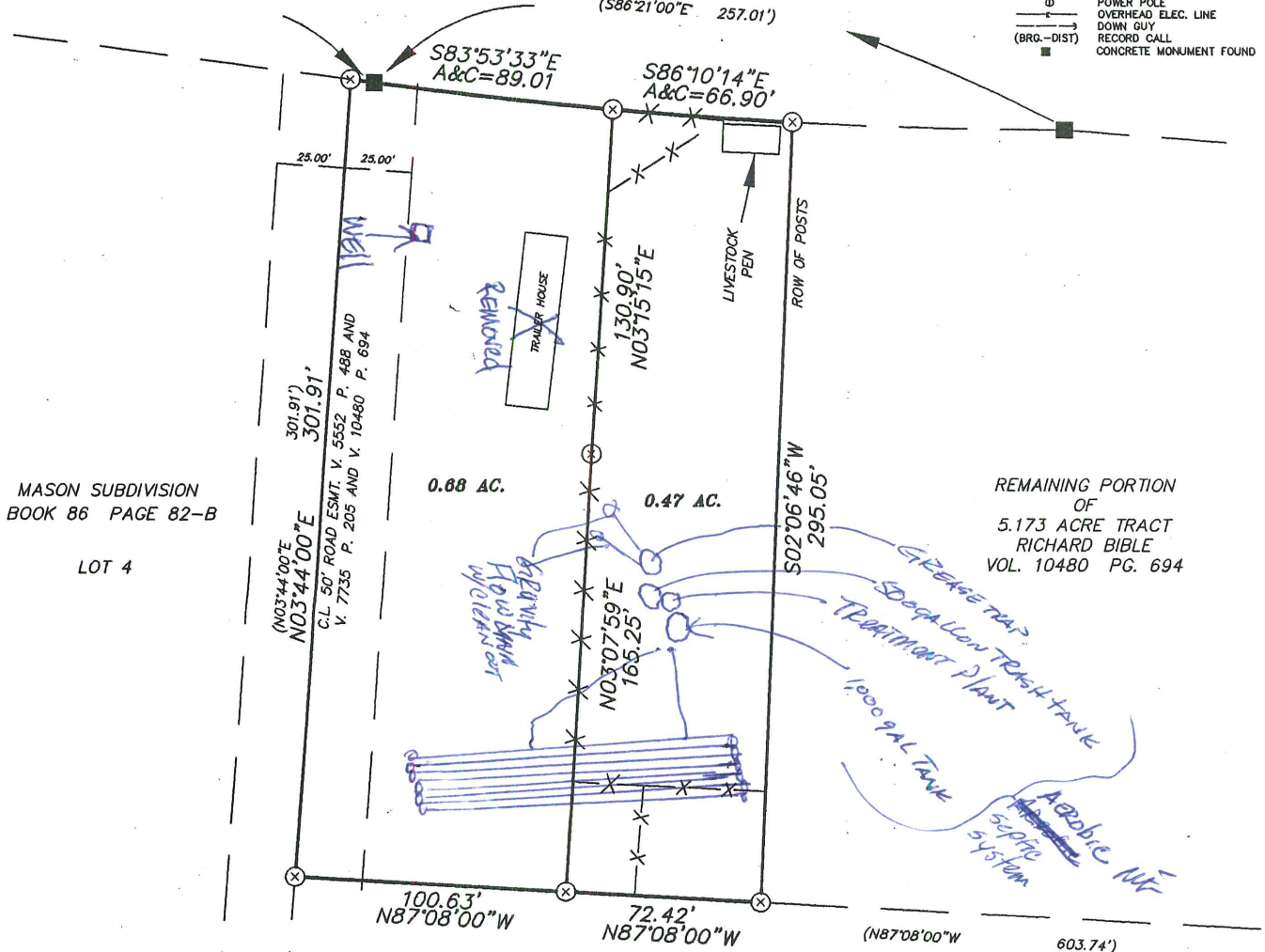
R.M. ROAD NO. 3238
 HAMILTON POOL ROAD

(S82°38'00"E)
 (8.88')
 S82°38'00"E
 8.88'

(S86°21'00"E 257.01')

S83°53'33"E
 A&C=89.01'

S86°10'14"E
 A&C=66.90'



**SURVEY MAP
 OF
 A
 0.68 ACRE TRACT
 AND
 0.47 ACRE TRACT
 OUT OF THE
 SAMUEL WILDY SURVEY NO. 528
 TRAVIS COUNTY, TEXAS**

REMAINING PORTION
 OF
 5.173 ACRE TRACT
 RICHARD BIBLE
 VOL. 10480 PG. 694

5.242 ACRES
 B.D. PARKS
 AND
 BONNIE LEE PARKS
 VOL. 6040 PG. 1801

TO THE OWNERS, LIENHOLDERS AND _____ TITLE AGENCY OF AUSTIN AND ALAMO TITLE INSURANCE OF TEXAS

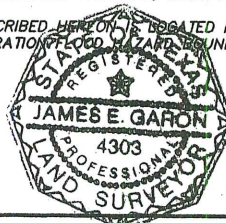
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL 48453CQ370 E EFFECTIVE 6-16-93

REGISTERED PUBLIC LAND SURVEYOR

DATE

2-3-1997



G.F. NO. 96125561



JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS

2312 Western Trails Blvd.
 Bldg. D, Suite 404
 Austin, Texas 78745
 (512) 707-8087
 Fax (512) 707-1848

1107 Church Street
 Bastrop, Texas 78602
 (512) 303-4185

REFERENCE Scarley Richard Bible
 ADDRESS _____
 LEGAL DESCRIPTION 0.47 OF AN ACRE AND 0.68 OF AN ACRE, OUT OF THE SAMUEL WILDY SURVEY NO. 528, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 5.173 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 10480, PAGE 694, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 JOB NO. 581-96 FIELD BOOK 193/7



NOTE:
SURVEY LOT MEASUREMENTS ARE NOT INTENDED TO BE USED AS AN OFFICIAL PLAT.

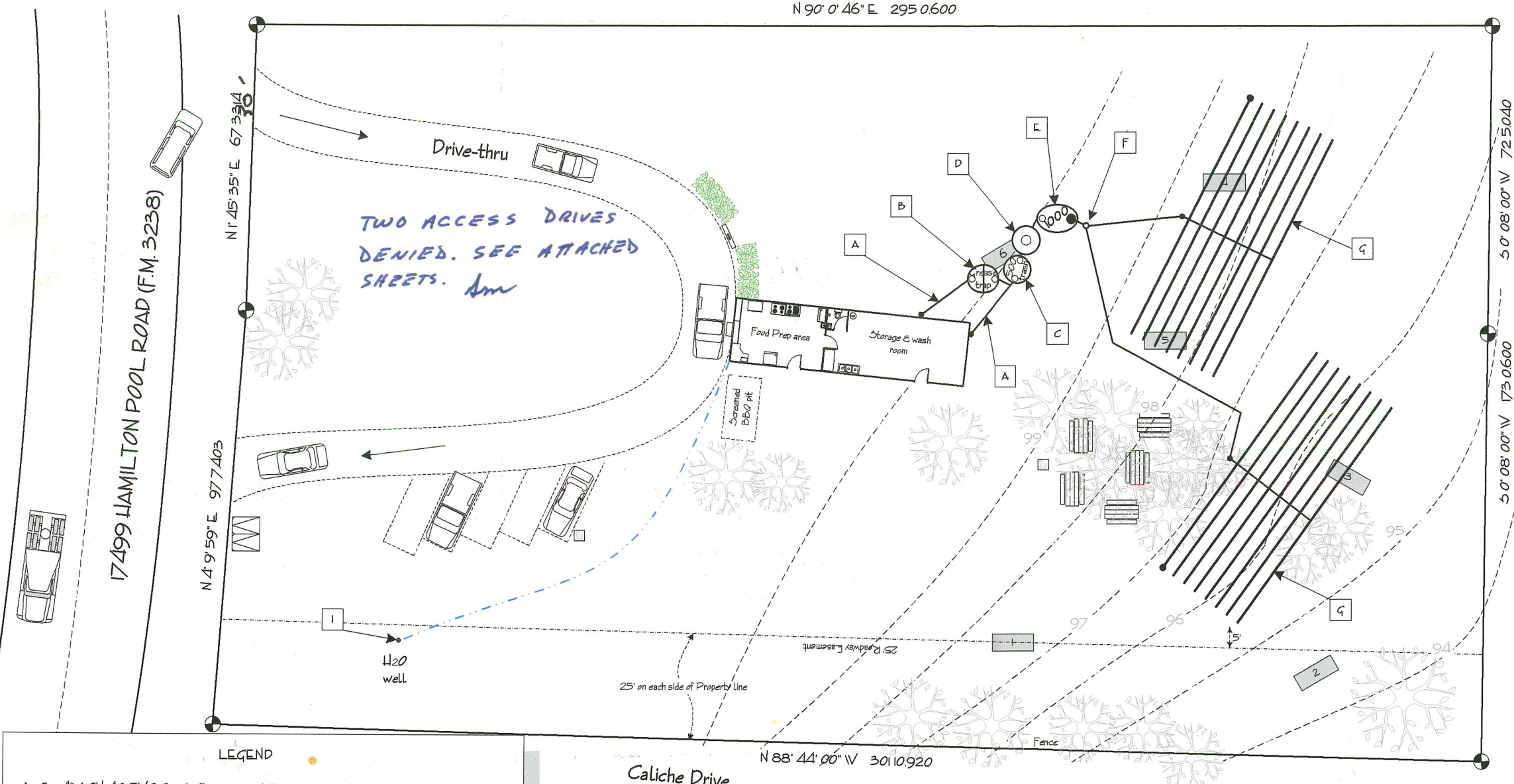
N 90° 0' 46" E 295.0600

NOTE:
The drain field location may be subject to a slight change as result of excavation to be performed on the lot before construction.

This OSSF does require a filed Affidavit by the Owners in the County Clerks office and requires a Maintenance Contract agreement.

NOTE:
ALL ELECTRICAL WIRING MUST FOLLOW THE NATIONAL ELECTRIC CODE, ACCORDING TO 30 TAC 285.34 (b)(4).

NOTE:
The facility site location may be subject to change as result of excavation to be performed on the lot before the facility forms are set.



TWO ACCESS DRIVES DENIED. SEE ATTACHED SHEETS. *Am*

17499 HAMILTON POOL ROAD (F.M. 3238)

N 1° 45' 35" E 67.3314

N 4° 9' 59" E 97.7403

50° 08' 00" N 72.5040
50° 08' 00" N 173.0600

N 88° 44' 00" W 301.0920

Caliche Drive

LEGEND

- A - 3 - 4" SCH 40 PVC Gravity flow main w/ 2way sweep cleanout.
 - B - 1000 Grease trap tank (see detail).
 - C - 500 Gallon trash tank (one-compartment).
 - D - Aquasafe AS-1000 Aerobic Treatment Plant (1000 GPD) (see detail).
 - E - 1000 Gallon Pump tank (see detail).
 - F - 2" SCH 40 PVC Supply line.
 - G - Krain Hydrotek alternating valve (Model 6000) leading to 2" gate/ball valves for setting head pressure.
 - H - Proposed LPD absorption drain field (two fields of 8 @ 62' 6").
 - I - Water well.
- Denotes profile holes dug -

NOTE:
Installer may have to grade the absorption area to a less than 15% slope, in some areas, to stay within the parameters of the TCEQ construction standards (June 13, 2001).

Installer should contact designer before any deviation of the latest approved plans.

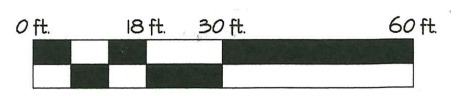
It is the responsibility of the Installer to locate and abide all setbacks set forth by TCEQ (Ch. 285) and any setbacks required by the Authorized Agent.

All absorption areas are to be kept 10' feet off of any public water lines.

Installer should abide by all Minimum Standards for On-Site Sewage facilities set forth by the State of Texas in Title 30 TAC, Chapter 285 and by adopted policies and rules/regulations set forth by the Authorized Agent.

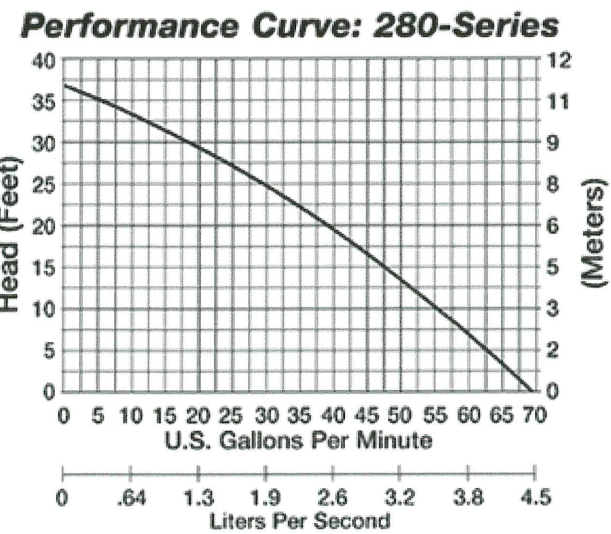
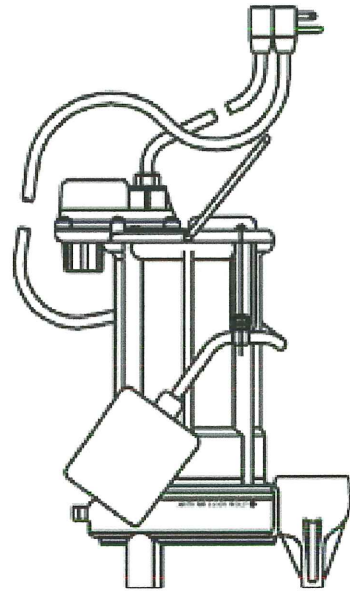


Daniel R. Gonzalez, R.S.

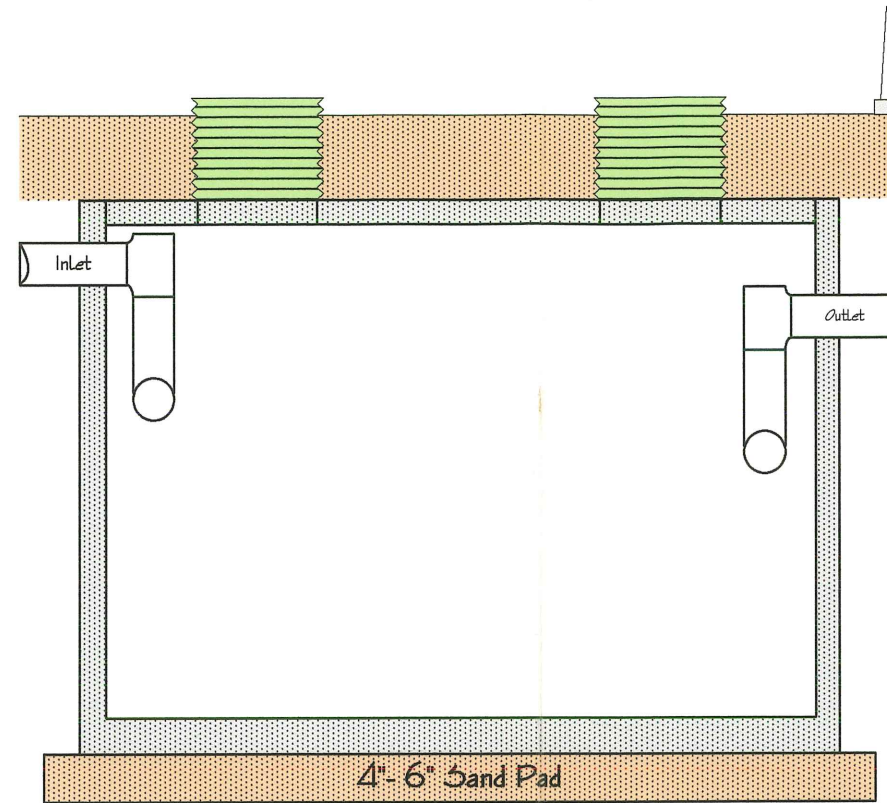


Located: 17499 Hamilton Pool Road		
Legal: 115 acres of Samuel Wildy ABS, 799, Survey No. 528 (Travis)		
Detail Wastewater Designs		
Septic System Designs and Consulting P.O. Box 1647 Kyle, Texas 78640 Phone 512-785-4712 : Office/Fax 512-295-9694		
Scale: 1" = 30'	Drawn by DRG	System: Aerobic (LPD)
File: Emmert2031404	Date: 4-5-04	Sheet: 1 of 3

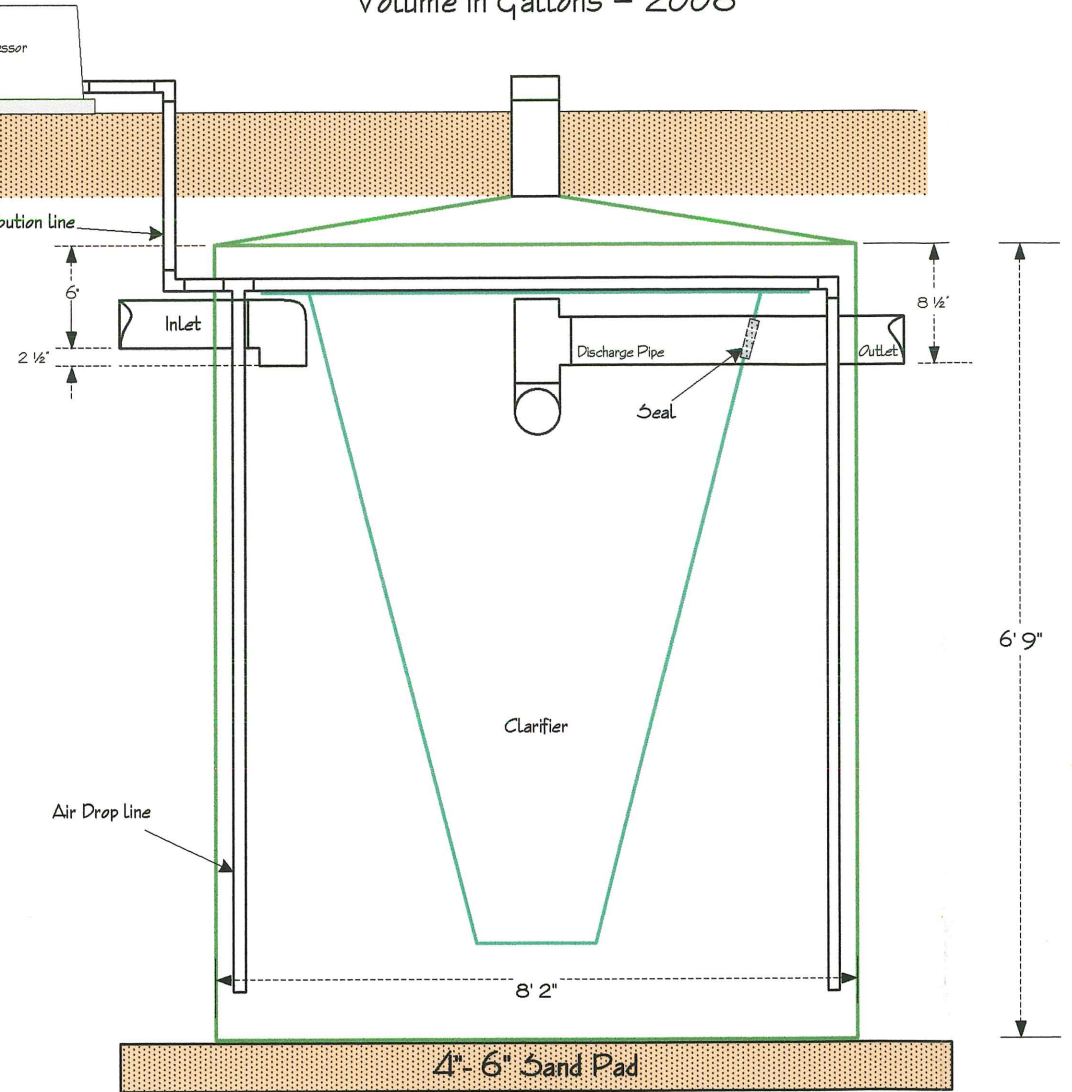
Liberty Pump - 280 Series
 Mid-Range
 Submersible sumps/Effluent pumps
 3/4" Solids, 1 1/2" Discharge, 1/2 HP, 115 volt



500 Gallon Trash Tank
 N.T.S.



AQUA SAFE AS1000
 1000 GPD
 Volume in Gallons = 2008



Requirements for Pump Tank:

- Electrical service must be hard wired inside the tank with plug in fixtures outside. Separate electrical circuits must be provided for the pump and alarm.
- The high water alarm and compressor alarm must be Audio and Visual.
- A Check Valve must be used when the drainfield is at a higher elevation than the pump.
- Quick disconnect coupling must be provided to facilitate pump replacement.
- The supply line and manifold must be designed in such a way as to provide uniform distribution the absorption area.



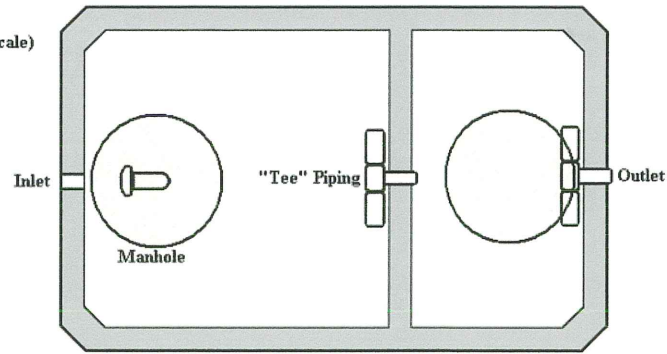
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N.T.S.	Drawn by DRG	System: Aerobic (LPD)
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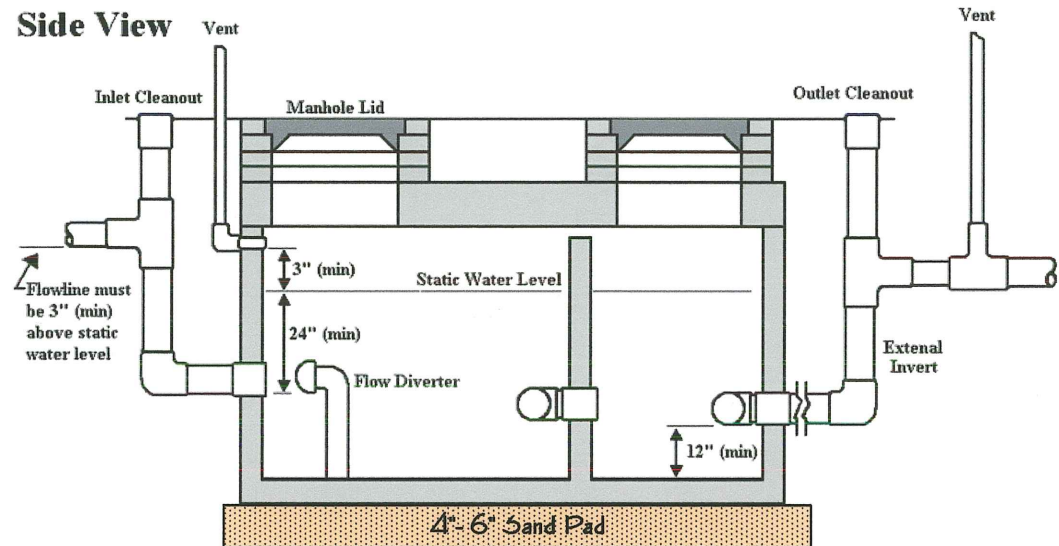
750 Gallon Grease Trap

N.T.S.

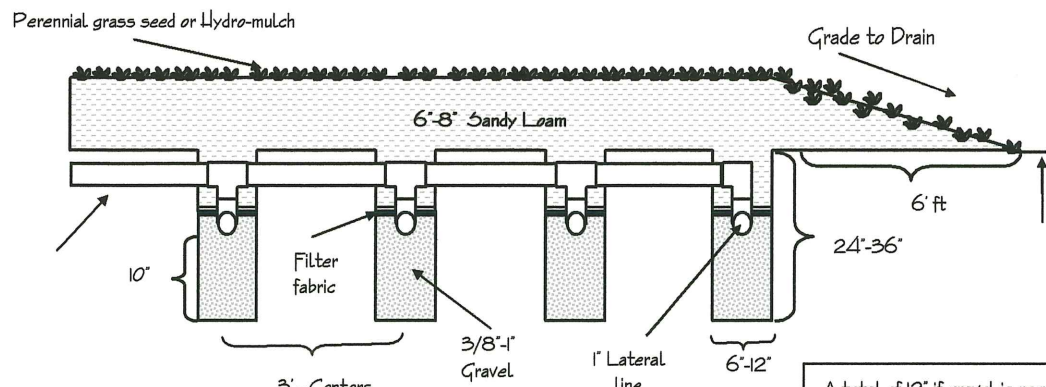
Top View
(conceptual-not to scale)



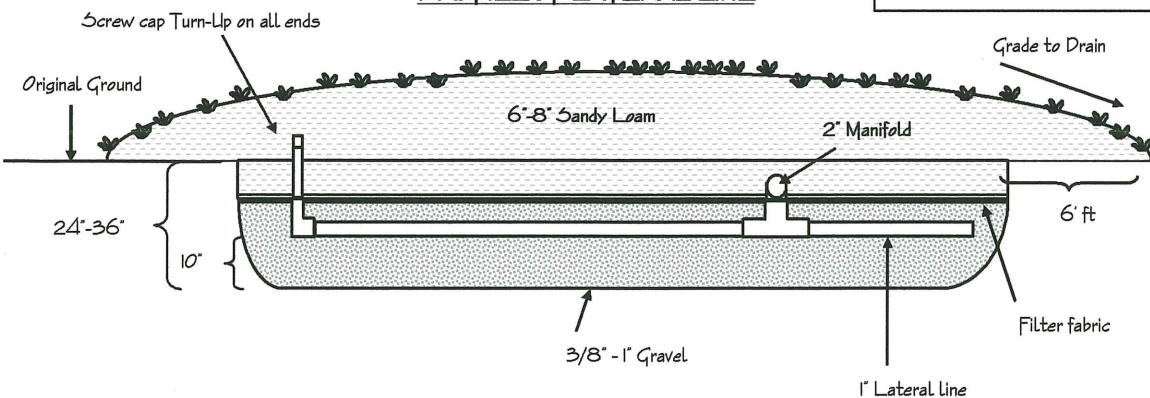
Side View



CROSS SECTION OF LATERAL LINES



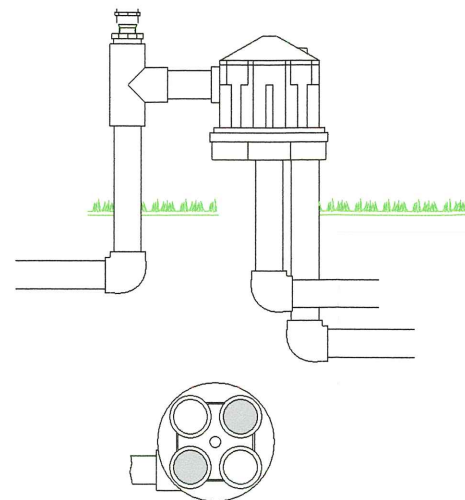
PROFILE OF LATERAL LINE



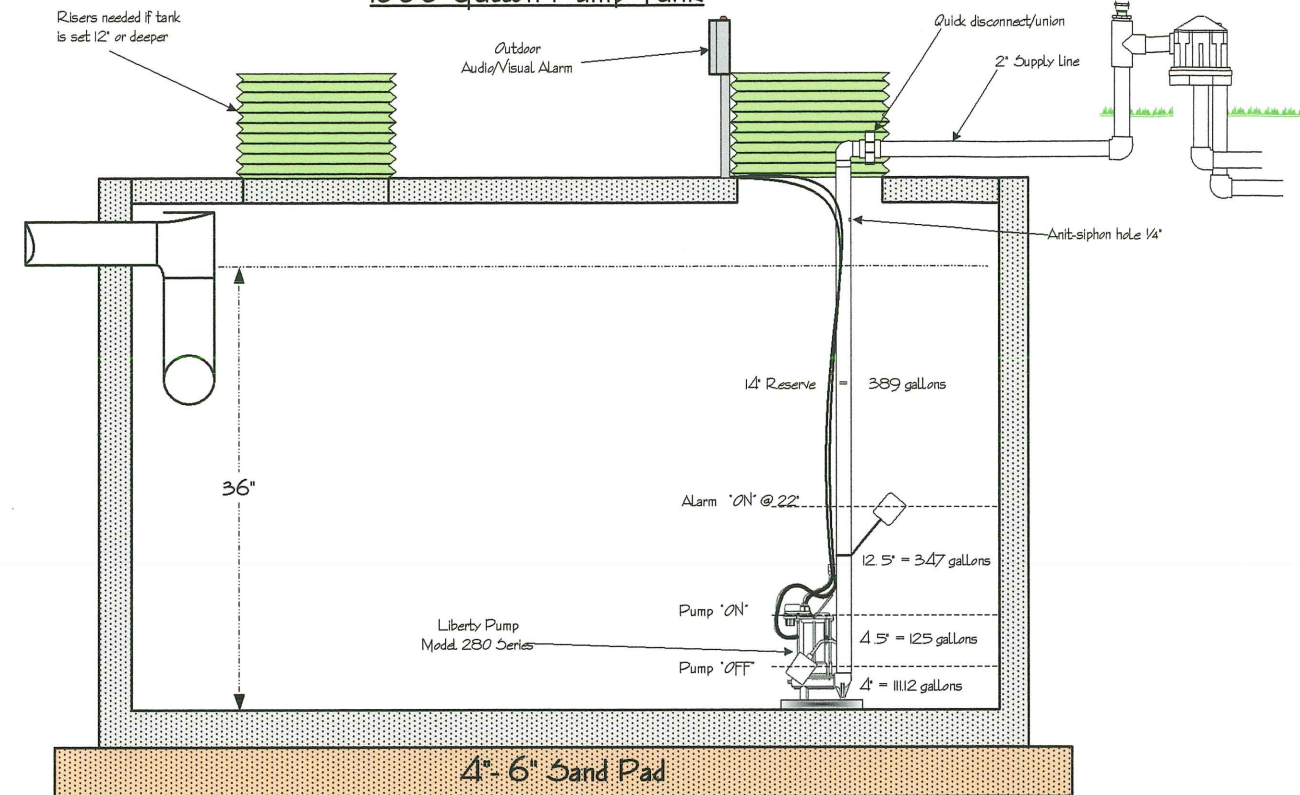
A total of 12" if gravel is required.
10" below pipe and 2" on top.

Krain - Hydrotek Alternating Valve

required
Model 6000
Cam med for two zones



1000 Gallon Pump Tank



Lateral Line Calculations

	(ft)			(ft)		Approximate	Hole	
	Head	Q per hole	Holes	Length	Q per line	Hole spacing	size	Q per ft
High side								
1	2	0.41	17	62.5	6.97	3.6'	5/32	0.11152
2	2	0.41	17	62.5	6.97	3.6'	5/32	0.11152
3	2.4	0.433	16	62.5	6.928	3.85'	5/32	0.110848
4	2.4	0.433	16	62.5	6.928	3.85'	5/32	0.110848
5	2.6	0.455	15	62.5	6.825	4.1'	5/32	0.1092
6	2.6	0.455	15	62.5	6.825	4.1'	5/32	0.1092
7	3	0.5	13	62.5	6.5	4.6'	5/32	0.104
8	3	0.5	13	62.5	6.5	4.6'	5/32	0.104
Beds A & B		Total	122	500	54.446		Average	0.108892

NOTE:

To keep water from settling on the drainfield absorption area a good crown on the drainfield is needed.

NOTE:

Grading of the existing soil can be done to accomplish a leveled absorption area before trenching



Daniel R. Gonzalez, R.S.

Location: 17499 Hamilton Pool Road

Legal: 115 acres of Samuel Wildy ABS. 799. Survey No. 528 (Travis)

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Septic System Designs and Consulting
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Phone: 512-785-4712 ; Fax 512-295-9694

N.T.S.

Drawn by DRG

System Aerobic (LPD)

File: Emmert2031404

Date: 4-5-04

Sheet 3 of 3



Provence
276 Homes
Planned

**Belvedere on
Hamilton Pool Rd**
126 Homes

Hamilton Pool Rd

**54k SF
proposed
Office Park**

SITE

Montebella
130 Homes
proposed

Rocky Creek
395 Homes

0 0.05 0.1 0.2 Miles



Hill County Galleria 5mi
Downtown Austin 21mi

0 0.25 0.5
Miles

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 on 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:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

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214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Nicholas Naumann

Licensed Supervisor of Sales Agent/ Associate

680404

License No.

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Email

512-482-6118

Phone

Andrew Alvarado

Sales Agent/Associate's Name

738896

License No.

aalvarado@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date