

FOR SALE

12400 W. Parmer Ln.

4 Acres
Retail/Office/Medical
Cedar Park, Texas 78613

Price \$3,484,800.00

Presented By:

Wes Walters
Wes Walters Realty Inc.
2901 Caballo Ranch Blvd., Suite 7A
Cedar Park, TX 78641
512-345-2060

1/3/2024

12400 W. Parmer Lane

Cedar Park, Texas 78613

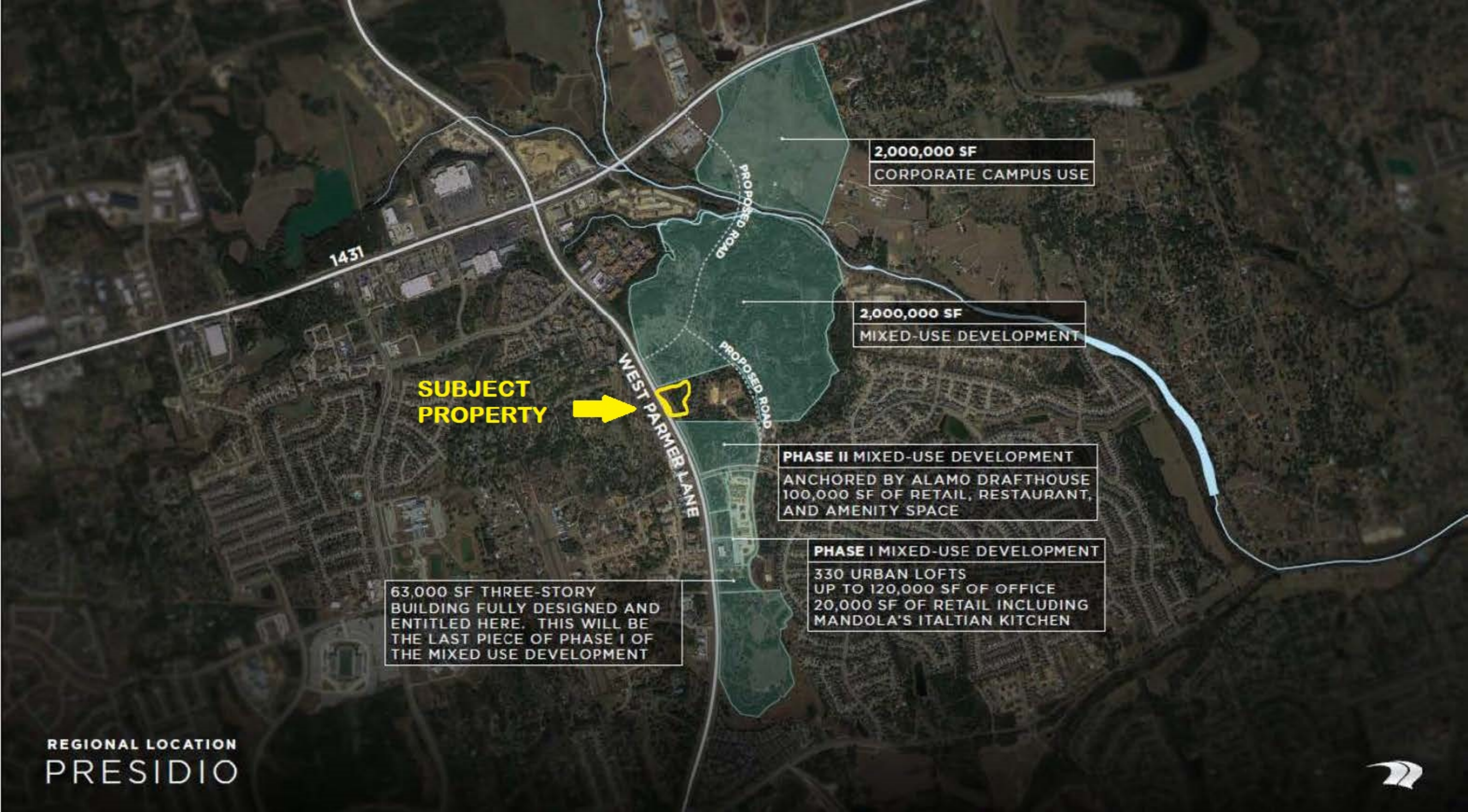
Asking Price:	\$3,484,800.00 \$20.00 per foot
Land Size:	4 acres (Flat) 174,246 sq ft
Ideal Uses:	Retail/Medical/Office/Hotel
School District:	Leander ISD
Zoning:	Commercial
Flood Zone:	Zone X (No known Flood Plain)
Legal:	Church Street Sub Lot 2, Acres 20.087
Utilities	Electric and Water/Wastewater
Financing	Cash/Conventional











1451

**SUBJECT
PROPERTY**



WEST PARMER LANE

PROPOSED ROAD

PROPOSED ROAD

2,000,000 SF
CORPORATE CAMPUS USE

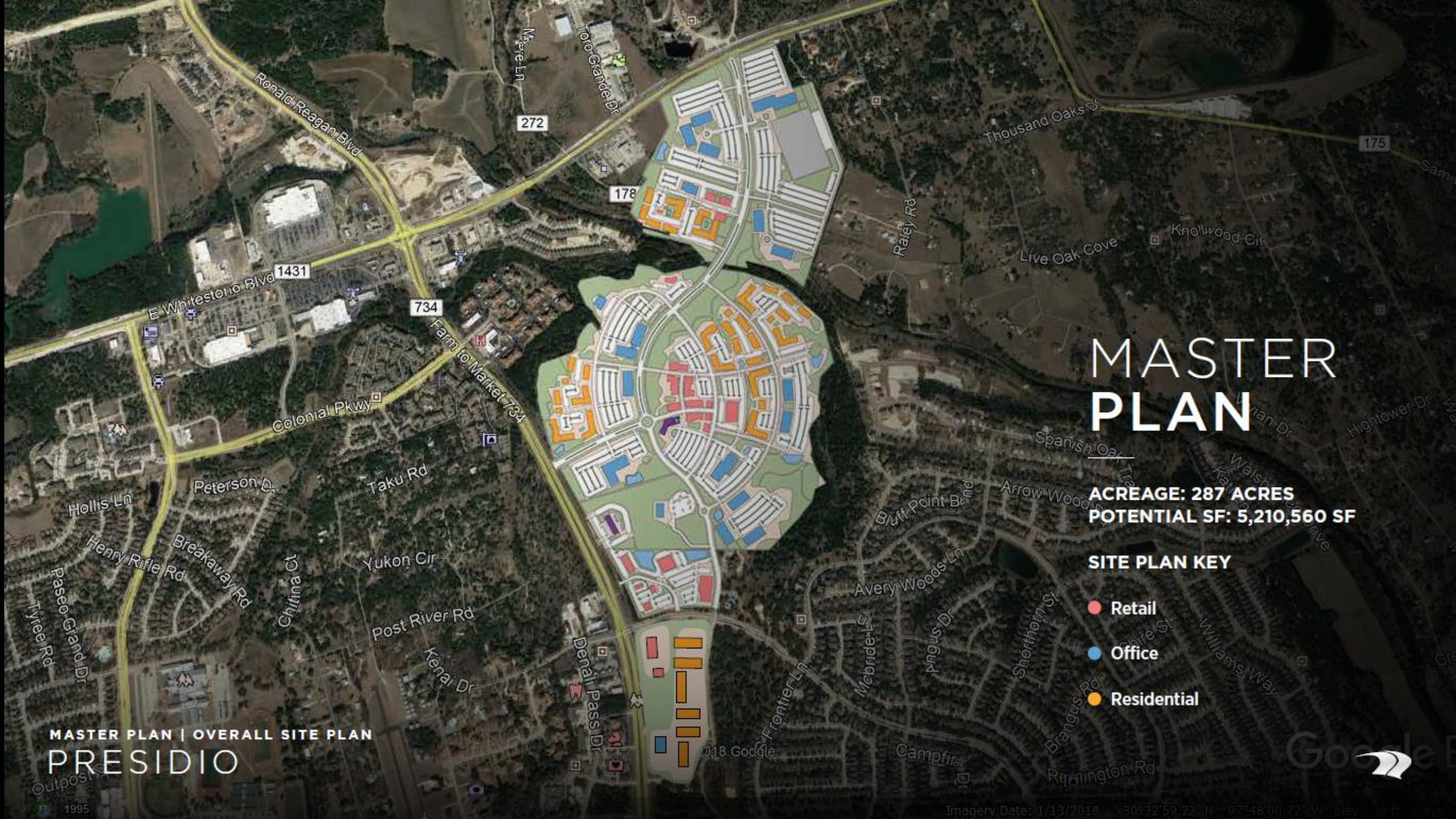
2,000,000 SF
MIXED-USE DEVELOPMENT

PHASE II MIXED-USE DEVELOPMENT
ANCHORED BY ALAMO DRAFTHOUSE
100,000 SF OF RETAIL, RESTAURANT,
AND AMENITY SPACE

PHASE I MIXED-USE DEVELOPMENT
330 URBAN LOFTS
UP TO 120,000 SF OF OFFICE
20,000 SF OF RETAIL INCLUDING
MANDOLA'S ITALTIAN KITCHEN

63,000 SF THREE-STORY
BUILDING FULLY DESIGNED AND
ENTITLED HERE. THIS WILL BE
THE LAST PIECE OF PHASE I OF
THE MIXED USE DEVELOPMENT





MASTER PLAN

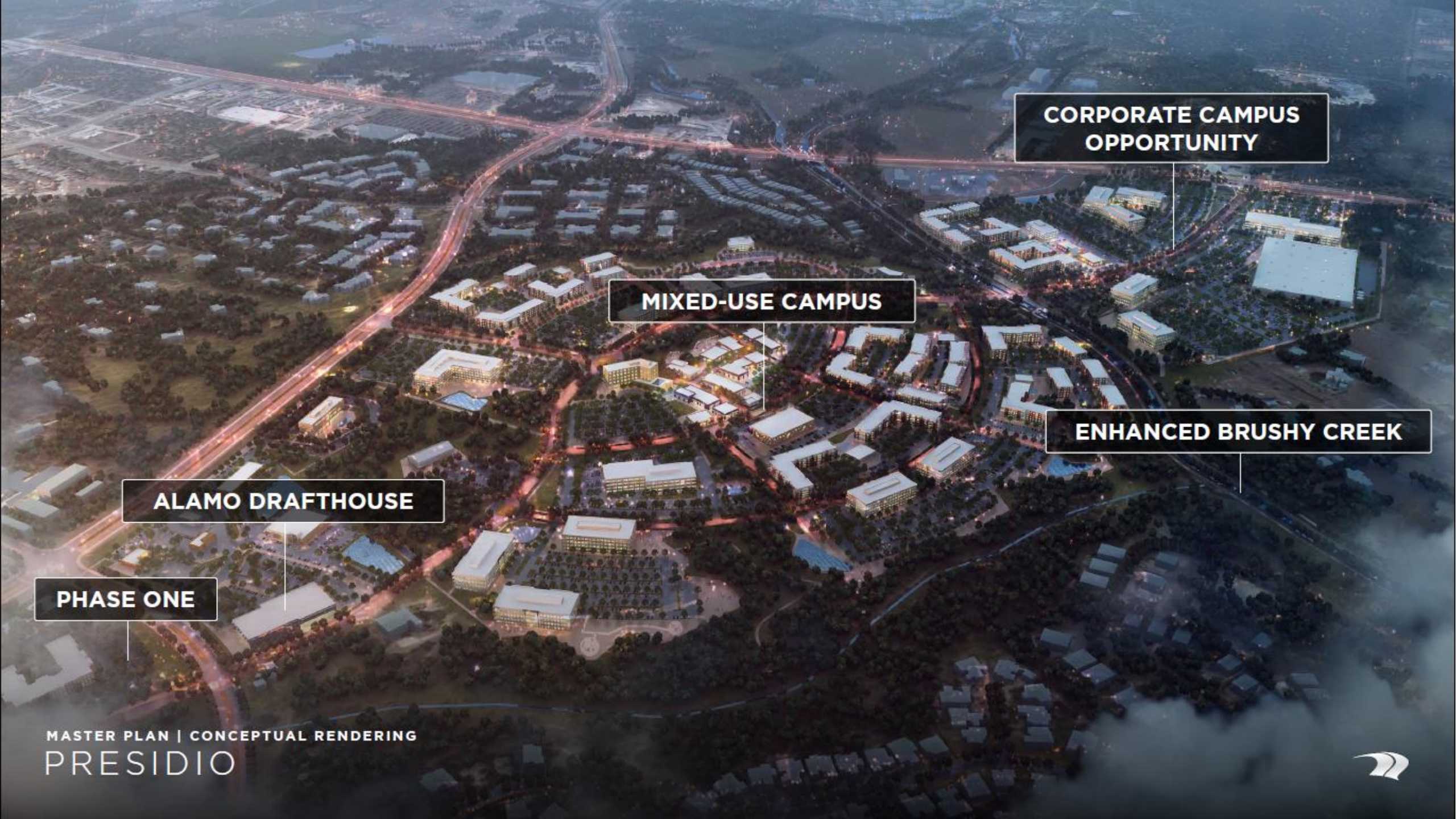
ACREAGE: 287 ACRES
POTENTIAL SF: 5,210,560 SF

SITE PLAN KEY

- Retail
- Office
- Residential

MASTER PLAN | OVERALL SITE PLAN
PRESIDIO





CORPORATE CAMPUS OPPORTUNITY

MIXED-USE CAMPUS

ENHANCED BRUSHY CREEK

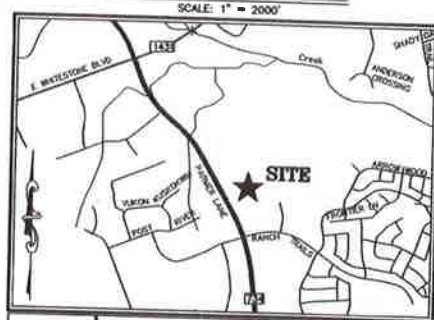
ALAMO DRAFTHOUSE

PHASE ONE

MASTER PLAN | CONCEPTUAL RENDERING
PRESIDIO



DOC #2017106553
VICINITY MAP



AMENDED PLAT OF FELLOWSHIP BIBLE CHURCH SUBDIVISION City of Cedar Park, Williamson County, Texas JOHN H. DILLARD SURVEY ABSTRACT NO. 179

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000126369995.

FLOORPLAN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 4849IC 0470E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

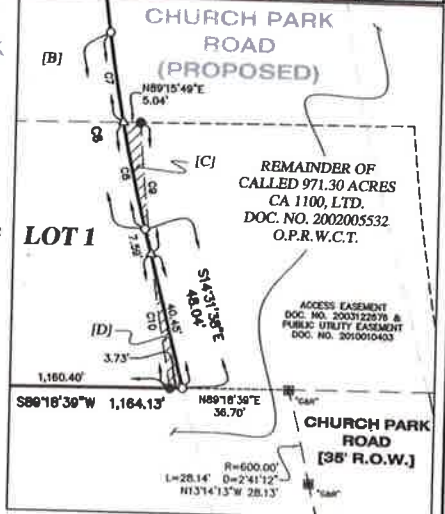
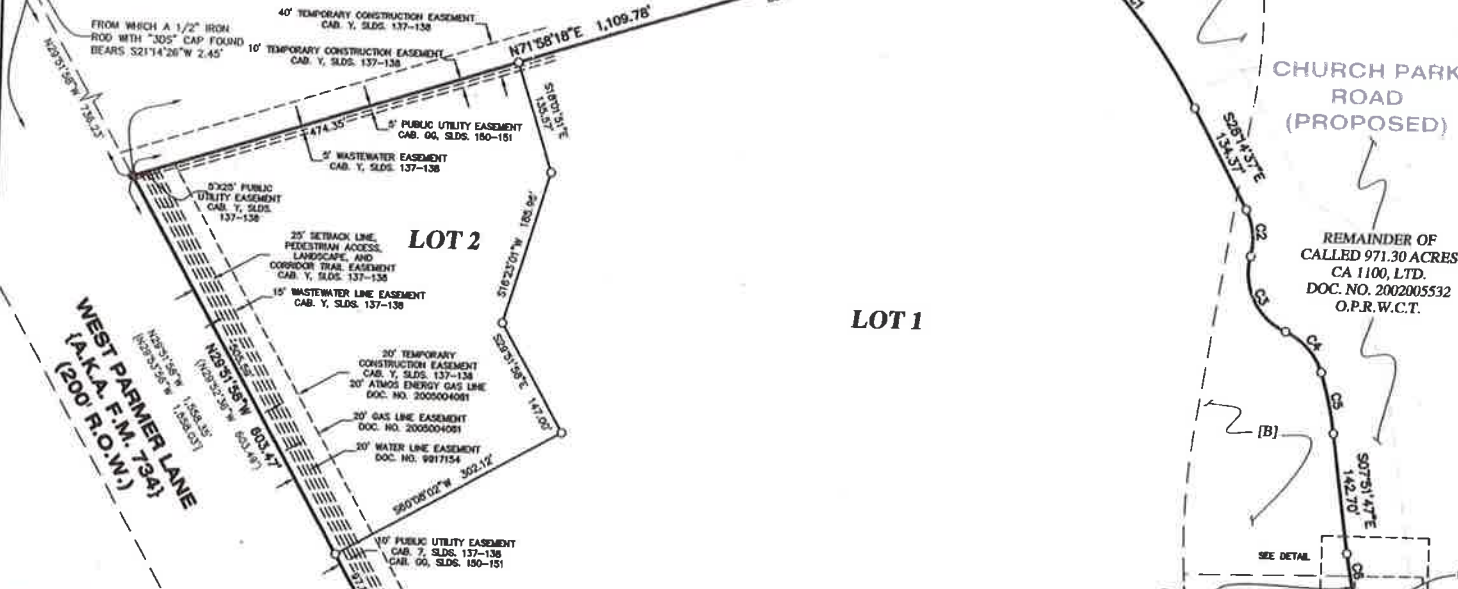
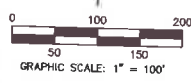
SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 5, 2010. AWARD CONTROL POINT WAS CHECKED TO CITY OF CEDAR PARK GPS MONUMENT 20, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 101163.340 92. E 3102.216 76. ELEV. 889.17.

LOT TABLE SUMMARY:

LOT 1 -	16.1651	ACRE(S) (704,153 SQ. FT.)
LOT 2 -	4.0001	ACRE(S) (174,246 SQ. FT.)
TOTAL -	20.1653	ACRE(S) (878,399 SQ. FT.)

REMAINDER OF
CALLED 971.30 ACRES
CA 1100, LTD.
DOC. NO. 2002005532
O.P.R.W.C.T.

(N71°58'09"E 1,355.34')
(N71°58'18"E 1,355.48')



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- 1/2" IRON ROD WITH "WARD-5811" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "305" CAP FOUND (UNLESS NOTED)
- TIDOT TYPE II BRASS DISC FOUND
- CALCULATED POINT
- SURVEY CONTROL POINT
- EDGE OF ASPHALT
- DOC. NO. DOCUMENT NUMBER
- CAB./SLD. CABINET, SLIDE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- RECORD INFORMATION PER PLAT CAB. Z, SLD. 375-382
- RECORD INFORMATION PER PLAT CAB. 2, SLD. 375-382
- RECORD INFORMATION PER TIDOT ROW MAP (S) NO. 3417-02-003

P.O.B.
GRID N: 10,164,079.89
GRID E: 3,101,888.97

OWNERS:
FELLOWSHIP BIBLE CHURCH OF CEDAR PARK
PAUL KEMP
1709 WARRICK WAY
CEDAR PARK, TEXAS 78613
512-260-2002

ENGINEERS:
GARRETT-BISHEN CIVIL ENGINEERS
12007 TECHNOLOGY BLVD, STE 150
AUSTIN, TX 78727
512-454-2400
STEVE BISHEN
INDEPENDENCE

SURVEYOR:
WARD LAND SURVEYING
P.O. BOX 90878
AUSTIN, TX 78709
JASON WARD, R.P.L.S. 5811
JWARD@WARDLS.COM
512-537-2384

[A] 1.128 ACRES
(DESCRIBED AS "EXCHANGE TRACT 1")
CA 1100, LTD.
DOC. NO. 2015072837, O.P.R.W.C.T.

[B] 1.2037 ACRE
(DESCRIBED AS "EXCHANGE TRACT 2")
FELLOWSHIP BIBLE CHURCH OF CEDAR PARK
DOC. NO. 2015072837, O.P.R.W.C.T.

[C] 0.0023 ACRE
(DESCRIBED AS "EXCHANGE TRACT 3")
CA 1100, LTD.
DOC. NO. 2015072838, O.P.R.W.C.T.

[D] 0.0019 ACRE
(DESCRIBED AS "EXCHANGE TRACT 4")
FELLOWSHIP BIBLE CHURCH OF CEDAR PARK
DOC. NO. 2015072837, O.P.R.W.C.T.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	285.91'	715.00'	22°34'39"	S39°41'57"E	284.01'
C2	56.07'	75.00'	42°50'00"	S06°49'37"E	54.77'
C3	107.34'	75.00'	82°00'04"	S28°24'36"E	88.41'
C4	85.32'	75.00'	49°53'54"	S42°27'44"E	63.27'
C5	73.27'	435.00'	9°39'01"	S12°41'17"E	73.18'
C6	86.74'	505.00'	6°39'51"	S11°11'42"E	56.71'
C7	26.74'	505.00'	3°02'01"	S09°22'47"E	26.73'
C8	32.00'	505.00'	3°37'50"	S12°42'43"E	32.00'
C9	38.83'	840.00'	3°28'33"	S05°46'28"E	38.82'
C10	39.73'	840.00'	3°33'24"	S09°17'27"E	39.72'

4WARD Land Surveying
A Limited Liability Company
PO Box 90878, Austin Texas 78709
WWW.AWARDLS.COM (512) 637-2384
TDFLS FIRM #10174300

Date: 11/14/2017
Project: 60381
Scale: 1" = 100'
Reviewer: JSW
Tech: JN
Field Crew: JCR
Survey Date: FEB 2015
Sheet: 1 OF 2

AMENDED PLAT OF FELLOWSHIP BIBLE CHURCH SUBDIVISION City of Cedar Park, Williamson County, Texas

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 201853 ACRES (878,399 SQUARE FEET) OUT OF THE JOHN H. WILLARD SURVEY, ABSTRACT NO. 178 IN WILLARD COUNTY, TEXAS, AND BEING A PORTION OF LOT 1 OF CHURCH STREET SUBDIVISION, A RESUBDIVISION OF GOOD SHEPHERD LUTHERAN CHURCH, A SUBDIVISION IN WILLARD COUNTY, TEXAS, RECORDED BY CABINET 00, SLIDES 150-151 OF THE PLAT RECORDS OF WILLARD COUNTY, TEXAS (P.R.W.C.T.), SAID LOT 1 CONVEYED TO THE FELLOWSHIP BIBLE CHURCH OF CEDAR PARK IN DOCUMENT NO. 2007103360 OF THE ORIGINAL PUBLIC RECORDS OF WILLARD COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.2057 ACRES (DESCRIBED AS EXCHANGE TRACT 2) AND ALL OF A CALLED 0.019 ACRES (DESCRIBED AS EXCHANGE TRACT 4), BOTH CONVEYED TO FELLOWSHIP BIBLE CHURCH OF CEDAR PARK IN DOCUMENT NO. 2015072837 (O.P.R.W.C.T.), SAID 201853 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2"-HIGH IRON ROD WITH "305" CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF WEST PARKER LANE (P.M. 754, 200' RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING A POINT IN THE WEST LINE OF THE REHABER OF A CALLED 871.30 ACRES TRACT, CONVEYED TO CA 1100, LTD. IN DOCUMENT NO. 2006063492 (O.P.R.W.C.T.), FROM WHICH A TxDOT TYPE II BRASS DISC MONUMENT FOUND AT A POINT OF CURVATURE IN THE EAST RIGHT-OF-WAY LINE OF SAID WEST PARKER LANE, AND BEING A POINT OF CURVATURE IN THE WEST LINE OF SAID CA 1100 TRACT BEARS, 52°51'38"E, A DISTANCE OF 218.65 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID WEST PARKER LANE AND THE WEST LINE OF SAID CA 1100 TRACT, AND BEING THE WEST LINE OF SAID LOT 1, N29°51'58"W, A DISTANCE OF 603.47 FEET TO A TxDOT TYPE II BRASS DISC MONUMENT FOUND FOR THE NORTHWEST CORNER HEREOF; BEING THE NORTHWEST CORNER OF SAID LOT 1, AND BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID WEST PARKER LANE, AND BEING A POINT IN THE WEST LINE OF SAID CA 1100 TRACT;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID WEST PARKER LANE, THE WEST LINE OF SAID CA 1100 TRACT, WITH THE NORTH LINE OF SAID LOT 1, OVER AND ACROSS SAID CA 1100 TRACT, N71°58'18"E, A DISTANCE OF 1108.78 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR THE NORTHEAST CORNER HEREOF; BEING THE NORTHWEST CORNER OF A CALLED 1.128 ACRES (DESCRIBED AS EXCHANGE TRACT 1) CONVEYED TO CA 1100, LTD. IN DOCUMENT NO. 2015072838 (O.P.R.W.C.T.), FROM WHICH A 1/2"-HIGH IRON ROD WITH LEGIBLE CAP FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 BEARS, N71°58'18"E, A DISTANCE OF 245.70 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID CA 1100 TRACT, IN PART OVER AND ACROSS SAID LOT 1, IN PART WITH THE WEST LINE OF SAID EXCHANGE TRACT 1, IN PART WITH THE EAST LINE OF SAID EXCHANGE TRACT 2, IN PART WITH THE WEST LINE OF A CALLED 0.0023 ACRES (DESCRIBED AS EXCHANGE TRACT 3) CONVEYED TO CA 1100, LTD. IN DOCUMENT NO. 2015072838 (O.P.R.W.C.T.), AND IN PART WITH THE WEST LINE OF SAID EXCHANGE TRACT 4, THE FOLLOWING (TEN) COURSES AND DISTANCES:

- 1) 551°09'16"E, A DISTANCE OF 15.71 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF CURVATURE HEREOF;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 715.00 FEET, WHOSE ARC LENGTH IS 285.91 FEET AND WHOSE CHORD BEARS 53°11'37"E, A DISTANCE OF 284.01 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF TANGENCY HEREOF;
- 3) 528°14'37"E, A DISTANCE OF 134.37 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF CURVATURE HEREOF;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 56.07 FEET AND WHOSE CHORD BEARS 506°40'37"E, A DISTANCE OF 54.77 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF REVERSE CURVATURE HEREOF;
- 5) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 72.00 FEET, WHOSE ARC LENGTH IS 107.34 FEET AND WHOSE CHORD BEARS 526°24'39"E, A DISTANCE OF 98.41 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF REVERSE CURVATURE HEREOF;
- 6) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 65.32 FEET AND WHOSE CHORD BEARS 542°27'44"E, A DISTANCE OF 63.27 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF COMPOUND CURVATURE HEREOF;
- 7) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 435.00 FEET, WHOSE ARC LENGTH IS 73.27 FEET AND WHOSE CHORD BEARS 512°41'17"E, A DISTANCE OF 73.18 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF TANGENCY HEREOF;
- 8) S07°51'47"E, A DISTANCE OF 142.70 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF CURVATURE HEREOF;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 505.00 FEET, WHOSE ARC LENGTH IS 58.74 FEET AND WHOSE CHORD BEARS S111°14'27"E, A DISTANCE OF 58.71 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR A POINT OF TANGENCY HEREOF; AND
- 10) S14°31'38"E, A DISTANCE OF 48.04 FEET TO A 1/2"-HIGH IRON ROD WITH "WARD-5811" CAP SET FOR THE SOUTHEAST CORNER HEREOF; BEING THE SOUTHWEST CORNER OF SAID EXCHANGE TRACT 4, FROM WHICH A 1/2"-HIGH IRON ROD WITH "SOET" CAP FOUND AT THE NORTHWEST CORNER OF THE TERMINATION OF THE CHURCH PARK ROAD, DEDICATED BY THE PLAT OF THE RANCH AT BRUSHY CREEK SECTION 1, RECORDED IN CABINET 2, SLIDES 375-382 (P.R.W.C.T.) BEARS, N89°18'38"E, A DISTANCE OF 38.70 FEET;

THENCE, IN PART WITH THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID EXCHANGE TRACT 4, AND CONTINUING OVER AND ACROSS SAID CA 1100 TRACT, S89°18'38"W, PASSING AT A DISTANCE OF 3.73 FEET TO A 1/2"-HIGH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID EXCHANGE TRACT 4, BEING THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING FOR AN OVERALL DISTANCE OF 1,184.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 201853 ACRES (878,399 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS {
COUNTY OF WILLIAMSON }

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, IN WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF NOV 2017 AD., AT 11:10 O'CLOCK A.M. AND DULY RECORDED ON THE 17th DAY OF NOV 2017 AD., AT 11:10 O'CLOCK A.M. ORIGINAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2017106553, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE WRITTEN ABOVE.

BY: *Cornie Phelps for*
NANCY E. RISTER,
CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS
Cornie Phelps, Deputy



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF DEVELOPMENT SERVICES, CITY OF CEDAR PARK,
COUNTY OF WILLIAMSON, TEXAS, THIS THE 15th DAY OF November 2017 A.D.
Christopher Copple
CHRISTOPHER COPPLE
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS {
COUNTY OF WILLIAMSON }
KNOW ALL MEN BY THESE PRESENTS THAT FELLOWSHIP BIBLE CHURCH OF CEDAR PARK, BEING THE OWNER OF ALL OF LOT 1 OF FELLOWSHIP BIBLE CHURCH SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2016022180 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID LOT 1 CONVEYED TO FELLOWSHIP BIBLE CHURCH IN DOCUMENT NO. 2007103360 OF THE ORIGINAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING DESCRIBED IN A DEED OF TRUST, RECORDED IN DOCUMENT NO. 2016162805 (O.P.R.W.C.T.), AND 12400 PARTNER, L.L.C., BEING THE OWNER OF ALL OF IT 2, ALSO OF SAID FELLOWSHIP BIBLE CHURCH SUBDIVISION, SAID LOT 2 BEING CONVEYED TO IT IN DOCUMENT NO. 201607434 (O.P.R.W.C.T.), ALL OF THE ABOVE DESCRIBED LAND CONTAINING A TOTAL OF 20,185.3 ACRES (817,414 SQUARE FEET) AND THE ABOVE DESCRIBED DIMENSIONS DO HEREBY AMENDED SAID LOTS IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE CHAPTER 212 AS SHOWN HEREON, THIS AMENDMENT OF A PORTION OF LOT 1 AND LOT 2, DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS, ALL COVENANTS AND RESTRICTIONS FROM FELLOWSHIP BIBLE CHURCH SUBDIVISION SHALL APPLY TO THIS AMENDMENT, AND DO HEREBY GRANT TO ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION, THIS SUBDIVISION IS TO BE KNOWN AS:

AMENDED PLAT OF FELLOWSHIP BIBLE CHURCH SUBDIVISION
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15 DAY OF November 2017

Paul Kemp
PAUL KEMP
FELLOWSHIP BIBLE CHURCH OF CEDAR PARK
1709 WARWICK WAY
CEDAR PARK, TEXAS 78613

Saeed Imhais
SAEED IMHAIS
12400 PARTNER, L.L.C.
2207 W. PARTNER LANE
AUSTIN, TEXAS 78727

STATE OF TEXAS {
COUNTY OF WILLIAMSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL KEMP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF November 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 2-1-2020
NORMA RAVEN DIVINE
Notary ID # 125346945
My Commission Expires
March 1, 2020

STATE OF TEXAS {
COUNTY OF WILLIAMSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAEED IMHAIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF November 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3-1-2020
NORMA RAVEN DIVINE
Notary ID # 125346945
My Commission Expires
March 1, 2020

SURVEYOR'S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF CHAPTER 12, SECTION 12.08 OF THE CITY CODE OF CEDAR PARK, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION, ALL EASEMENTS REFLECTED ON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, C.F. #201500287, WITH AN EFFECTIVE DATE OF MARCH 2, 2015, HAVE BEEN SHOWN OR NOTED ON THIS PLAT.

Jason Ward
JASON WARD
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS
DATE: 11-14-17



ENGINEER'S CERTIFICATION:

I, STEVEN IHMEN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 12, SUBDIVISION REGULATION, CITY OF CEDAR PARK CODE OF ORDINANCES.

THIS PROPERTY IS LOCATED WITHIN ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48185N IN WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 28, 2008.

Steven Ihmen
STEVEN IHMEN
REGISTERED PROFESSIONAL ENGINEER
NO. 81976, STATE OF TEXAS
DATE: 11-14-17



STANDARD PLAT NOTES (REVISED AUGUST 30, 2012):

- 1) CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 2) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 3) ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.
- 4) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 5) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 6) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
- 7) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
- 8) WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
- 10) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 12) FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
- 13) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 1/2) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
- 14) COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- 15) DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- 16) NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #6491C 0470E FOR WILLIAMSON CO., EFFECTIVE SEPTEMBER 26, 2008.
- 17) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 18) ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
- 19) THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
- 20) THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 21) PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COPC) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABR).
- 22) ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05 007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.
- 23) SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS SHOWN HEREON. THESE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
- 24) PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
- 25) THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
- 26) FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.
- 27) AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE OR HERITAGE TREE DEFINITIONS AS PROVIDED IN THE SITE DEVELOPMENT AND TREE AND LANDSCAPE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS.
- 28) THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
- 29) SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
- 30) PRIOR TO A SITE DEVELOPMENT PERMIT BEING ISSUED FOR EITHER LOT 1 OR LOT 2, A JOINT USE ACCESS EASEMENT OF NOT LESS THAN 26 FEET IN WIDTH SHALL BE PROVIDED AND RECORDED TO SERVE BOTH LOTS WITHIN THIS SUBDIVISION WITH EACH APPROVED DRIVEWAY WHICH TAKES ACCESS TO PARTNER LANE. THE JOINT USE ACCESS EASEMENT SHALL ALSO BE SHOWN TO EXTEND TO THE ADJACENT PROPERTY BOUNDARY BEYOND THIS SUBDIVISION ALONG PARTNER LANE, AND IF PROVIDED, CONNECT WITH ANY EXISTING ACCESS EASEMENTS ON ADJACENT TRACTS.
- 31) A PRIVATE WASTEWATER EASEMENT SHALL BE PROVIDED ON THE SITE PLAN TO SERVE LOTS 1 AND 2.
- 32) EACH NEW DRIVEWAY PROVIDED TO THIS SUBDIVISION ALONG PARTNER LANE SHALL PROVIDE A DEDICATED RIGHT TURN DECELERATION LANE TO TxDOT APPROVED DESIGN STANDARDS. THE DESIGN SHALL INCLUDING SEPARATE ACCOMMODATIONS FOR A 8 FOOT WIDE BKE LANE.
- 33) THIS SUBDIVISION IS SUBJECT TO ROADWAY PHASING AGREEMENT APPROVED BY THE CITY OF CEDAR PARK, AND RECORDED IN DOCUMENT NO. 2016022191.
- 34) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN

Date:	11/14/2017
Project:	00381
Scale:	1" = 100'
Releaser:	JSR
Tech:	JR
Field Crew:	JCR
Survey Date:	FEB 2015
Sheet:	2 OF 2

PO Box 90576, Austin Texas 78709
WWW.AWARDLS.COM (512) 537-2384
TBPL FIRM #0174300

EXHIBIT “ ”

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0001 ACRES (174,246 SQUARE FEET) OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 2 OF THE AMENDED PLAT OF FELLOWSHIP BIBLE CHURCH SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2017106553 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID PORTION OF LOT 2 CONVEYED TO 12400 PARMER, LLC IN DOCUMENT NO. 2016067434 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 4.0001 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with “3DS” cap found in the east right-of-way line of West Parmer Lane (F.M. 734, 200’ Right-of-way), and being the southwest corner of Lot 1, of said Amended Plat of Fellowship Bible Church Subdivision, and being a point in the west line of the remainder of a called 971.30 acre tract, conveyed to CA 1100, LTD, in Document No. 2002005532 (O.P.R.W.C.T.), from which a Texas department of Transportation (TxDot) Type II Brass Disc monument found at a point of curvature in the east right-of-way line of said West Parmer Lane, and being a point of curvature in the west line of said CA 1100 tract bears, S29°51’58”E, a distance of 218.65 feet;

THENCE, with the east right-of-way line of said West Parmer Lane and being the west line of said Lot 1, N29°51’58”W, a distance of 97.88 feet to a 1/2-inch iron rod with “Ward-5811” cap set for the southwest corner and **POINT OF BEGINNING** hereof, being the northwest corner of said Lot 1, and being the southwest corner of said Lot 2, and being a point in the east right-of-way line of said West Parmer Lane;

THENCE, continuing with the east right-of-way line of said West Parmer Lane and being the west line of said Lot 2, N29°51’58”W, a distance of **505.59** feet to a TxDot Type II monument found for the northwest corner hereof, being the northwest corner of said Lot 2, and being in the west line of said CA 1100, LTD tract, from which a calculated point (from which a 1/2-inch iron rod with “3DS” cap found bears S21°14’26”W, a distance of 2.45 feet) for a point of curvature in the east right-of-way line of said West Parmer Lane bears, N29°51’58”W, a distance of 736.23 feet;

THENCE, leaving the east right-of-way line of said West Parmer Lane, with the north line of said Lot 2, being in the west line of said CA 1100, LTD tract, N71°58’18”E, a distance of **474.35** feet to a 1/2-inch iron rod with “Ward-5811” cap set for the northeast corner hereof, from which a 1/2-inch iron rod with “Ward-5811” cap set for the northeast corner of said Lot1, being in the west line of said CA 1100, LTD tract bears, N71°58’18”E, a distance of 635.43 feet;

THENCE, leaving the west line of said CA 1100, LTD tract, with the common line of aid Lot 1 and said Lot 2 the following four (4) courses and distances:

- 1) **S18°01’51”E**, a distance of **135.57** feet to a 1/2-inch iron rod with “Ward-5811” cap set for an angle point hereof,
- 2) **S16°23’01”W**, a distance of **185.96** feet to a 1/2-inch iron rod with “Ward-5811” cap set for an angle point hereof,
- 3) **S29°51’58”E**, a distance of **147.00** feet to a 1/2-inch iron rod with “Ward-5811” cap set for the southeast corner hereof;

- 4) **S60°08'02"W**, a distance of **302.12** feet to the **POINT OF BEGINNING** and containing 4.0001 Acres (174,246 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000126385995. See attached sketch (reference drawing: P:\00381\Dwg\00381_Plat-Church_REV 3.dwg.)



12/18/2017

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



Property	Owner	Property Address
R565480	12400 PARMER LLC	12400 W PARMER LN, CEDAR PARK, TX 78613

2019 GENERAL INFORMATION

2018

Property Status	Active	Imp
Property Type	Land	Im
Legal Description	S11591 - FELLOWSHIP BIBLE CHURCH SUB (AMD), Lot 2/PT, ACRES 1.3046	1
Neighborhood	L50 - Leander/cedar Park Vacant	
Account	R-17-W323-8600-0002A	
Map Number	4-5008,4-5018	

2019 OWNER INFORMATION

Land

Owner Name	12400 PARMER LLC
Owner ID	00543831
Exemptions	
Percent Ownership	100%
Mailing Address	2207 W PARMER LN AUSTIN, TX 78727

2018 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE
CAD- Williamson CAD		\$0	\$451,78
<input checked="" type="checkbox"/> CCP- City of Cedar Park		\$0	\$451,78
<input checked="" type="checkbox"/> GWI- Williamson CO		\$0	\$451,78
<input checked="" type="checkbox"/> J01- Aus Comm Coll		\$0	\$451,78
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD		\$0	\$451,78
<input checked="" type="checkbox"/> SLE- Leander ISD		\$0	\$451,78
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A		\$0	\$451,78

TOTALS

2018 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$451,783	\$0

TOTALS

SALES HISTORY

DEED DATE	SELLER	BUYER
3/19/2018	FELLOWSHIP BIBLE CHURCH OF CEDAR PARK	12400 PARMER LLC

Property R565481	Owner 12400 PARMER LLC	Property Address 12400 W PARMER LN, CEDAR PARK, TX 78613
---------------------	---------------------------	---

2019 GENERAL INFORMATION

2018

Property Status	Active	Imp
Property Type	Land	Im
Legal Description	S11591 - FELLOWSHIP BIBLE CHURCH SUB (AMD), Lot 2/PT, ACRES 2.6955	1
Neighborhood	L50 - Leander/cedar Park Vacant	
Account	R-17-W323-8600-0002	
Map Number	4-5008,4-5018	

2019 OWNER INFORMATION

Land

Owner Name	12400 PARMER LLC
Owner ID	O0543831
Exemptions	
Percent Ownership	100%
Mailing Address	2207 W PARMER LN AUSTIN, TX 78727

2018 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE
CAD- Williamson CAD		\$0	\$933,45
<input checked="" type="checkbox"/> CCP- City of Cedar Park		\$0	\$933,45
<input checked="" type="checkbox"/> GWI- Williamson CO		\$0	\$933,45
<input checked="" type="checkbox"/> J01- Aus Comm Coll		\$0	\$933,45
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD		\$0	\$933,45
<input checked="" type="checkbox"/> SLE- Leander ISD		\$0	\$933,45
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A		\$0	\$933,45

TOTALS

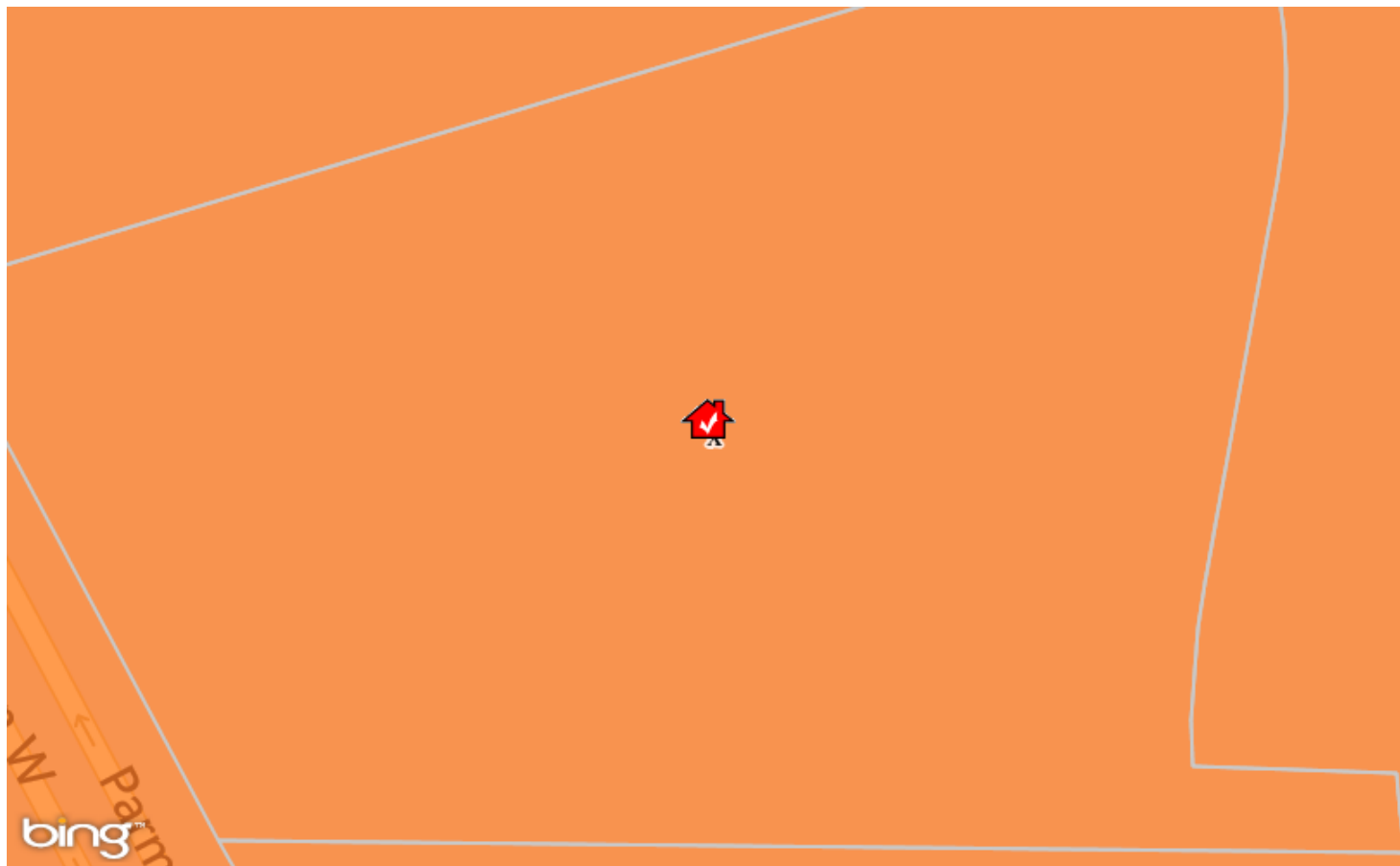
2018 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$933,457	\$0









TOTALS

W Parmer Ln, Cedar Park, TX 78613, Williamson County

Report Date: 09/19/2014 County: Williamson
Flood Zone Code: X Community Name: Cedar Park
Flood Zone Panel: 481282-48491C0470E Special Flood Hazard Area (SFHA): Out
Panel Date: 09/26/2008 Within 250 feet of multiple flood zone: No
Flood Code Description: Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



Flood Zones

 Coastal 100-year Floodway	 100-year Floodway	 Undetermined	 500-year Floodplain incl. levee protected area
 Coastal 100-year Floodplain	 100-year Floodplain	 Unknown or Area Not Included	 Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

Based on a copyrighted compilation from the Austin Board of REALTORS® and/or the Austin/Central Texas Realty Information Services (ACTRIS), as well as government data and third party licensors of CoreLogic Solutions, LLC. All information provided is deemed reliable but is not guaranteed and should be independently verified. The Austin Board of REALTORS®, ACTRIS, CoreLogic Solutions, LLC, their affiliates and licensors provide the MLS and all content therein "AS IS and WHEN AVAILABLE" and without any warranty, express or implied. Use and disclosure of this information is subject to the ACTRIS Rules and Regulations and applicable end user license agreements.

Flood Map

Generated on 09/19/2014
Page 1 of 1

Date Prepared: **Wednesday, September 4, 2019**

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not included the development and use potential calculations in a Zonability report (the "zotential" calculations). These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.

Please see www.zonability.com/tos for Zonability's terms of service.

Disclaimer: The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Expert zoning consultants can provide a more complete study.

DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.

Cedar Park, TX

Address

Property ID

One-Click Reports (Skip Preview)

LEGEND

<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Mixed	<input type="checkbox"/> Multifamily	<input type="checkbox"/> Planned Special
<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Unzoned	<input type="checkbox"/> City Limits	<input type="checkbox"/> ETJ	<input type="checkbox"/> ETJ Limits
Subject					

PROPERTY	
Assessor Address	-
Owner(s) of Record	-
County Property ID	-
Year Built	Not found
Lot Size	-
Building Size Estimate	-
Existing Use (per assessor)	N/A
Ownership in Years	-
Assessed Market Value	-
County	Williamson
School District	Leander Independent School District
Incorporated City Status	Within City Limits



CURRENT REGULATIONS	
Zoning Focus	Commercial
Zoning Abbreviation(s) and Name(s)	PO Professional Office CO Corridor Overlay
Regulatory Entity	FPJ Full Purpose Jurisdiction Cedar Park

FUTURE REGULATIONS	
Future Use Abbreviation (s) and Name(s)	None Found

ESTIMATED POTENTIAL


Building Size	201,000 SF
Height (Stories)	7.0
Untapped Potential	Unknown

ESTIMATED USES


<ul style="list-style-type: none">  Likely OK  Maybe OK 	<ul style="list-style-type: none"> • Medical Offices • Office • Personal Improvement Services • Bar
---	---

POTENTIAL RISKS TO REVIEW

We've worked to identify potential risks to change associated with three elements: Property, Area and Construction. All details will need to be verified by an expert. A feasibility study is recommended before making any financial decision.

 **PROPERTY**
More than one district identified.

When more than one district impacts a parcel, it means having to sort through the differences in the regulations which may cause confusion, time and money during a zoning permit submittal.

 **AREA**
Looks like a vacant or nearly vacant site.

When a property is vacant or nearly vacant, it may be more challenging to get approvals for a new development. The reasons are often tied to the perception that the vacant land may have been viewed as "open space" or some kind of buffer the nearby neighbors appreciated. There could also be additional hurdles for getting the utilities to the site, curb cuts and possibly the need to pay for new sidewalks.

AREA CHARACTER - 1/4 MILE BUFFER

ZONING CATEGORY	BUILDING SIZE	LOT SIZE
Commercial 33%	Largest 350,640^{SF}	Largest 101.69^{acres}
Residential 30%	Median 4,000^{SF}	Median 1.53^{acres}
Outside City Limits 5%		
Government 10%		
Planned Special 6%		
Mixed 1%		

DISTRICT DEFINITIONS

PO	COMMERCIAL Professional Office	<p>Legal Definition</p> <p>The purpose of the district is to provide for office, research, and technology parks with enhanced site and building standards to create a high quality, campus-like local and regional employment center. This district may also provide for some more intensive commercial and light industrial uses provided their operations are conducted indoors and on-site storage and truck traffic is limited. Land previously zoned General Office "GO" and Business "BD" is now zoned Professional Office "PO".</p>
CO	DESIGN Corridor Overlay	<p>Legal Definition</p> <p>The Corridor Overlay, CO is established to provide for additional elements to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts. The intent of the Corridor Overlay is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community, where higher development standards can effectively enhance the appearance, the quality of life, and the economic viability of the City.</p>

REGULATORY ENTITY DEFINITIONS

FPJ	CEDAR PARK Full Purpose Jurisdiction	<p>Legal Definition</p> <p>Cedar Park, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.</p>
-----	---	--

ABOUT THIS REPORT

Data Limitations

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not included the development and use potential calculations in a Zonability report (the "zotential" calculations). These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, private deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.

Please see www.zonability.com/tos for Zonability's terms of service.

Disclaimer: The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Expert zoning consultants can provide a more complete study.

DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.



Business Summary

12400 W Parmer Ln, Cedar Park, Texas, 78613
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.52574
Longitude: -97.77580

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	313		3,222		7,031							
Total Employees:	3,009		21,754		61,732							
Total Residential Population:	9,765		83,326		210,828							
Employee/Residential Population Ratio (per 100 Residents)	31		26		29							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	1.0%	17	0.6%	72	2.2%	567	2.6%	149	2.1%	1,818	2.9%
Construction	17	5.4%	182	6.0%	162	5.0%	1,176	5.4%	445	6.3%	3,380	5.5%
Manufacturing	4	1.3%	101	3.4%	50	1.6%	819	3.8%	120	1.7%	1,665	2.7%
Transportation	3	1.0%	12	0.4%	49	1.5%	245	1.1%	109	1.6%	685	1.1%
Communication	1	0.3%	5	0.2%	19	0.6%	94	0.4%	40	0.6%	220	0.4%
Utility	0	0.0%	0	0.0%	7	0.2%	128	0.6%	15	0.2%	863	1.4%
Wholesale Trade	5	1.6%	49	1.6%	56	1.7%	441	2.0%	122	1.7%	1,099	1.8%
Retail Trade Summary	41	13.1%	758	25.2%	504	15.6%	6,885	31.6%	1,290	18.3%	18,609	30.1%
Home Improvement	2	0.6%	52	1.7%	26	0.8%	612	2.8%	53	0.8%	1,252	2.0%
General Merchandise Stores	4	1.3%	287	9.5%	20	0.6%	735	3.4%	51	0.7%	3,380	5.5%
Food Stores	8	2.6%	128	4.3%	60	1.9%	1,078	5.0%	153	2.2%	2,093	3.4%
Auto Dealers & Gas Stations	4	1.3%	23	0.8%	28	0.9%	288	1.3%	83	1.2%	817	1.3%
Apparel & Accessory Stores	1	0.3%	11	0.4%	35	1.1%	232	1.1%	87	1.2%	740	1.2%
Furniture & Home Furnishings	1	0.3%	5	0.2%	33	1.0%	276	1.3%	105	1.5%	902	1.5%
Eating & Drinking Places	14	4.5%	212	7.0%	173	5.4%	2,555	11.7%	453	6.4%	7,026	11.4%
Miscellaneous Retail	6	1.9%	39	1.3%	127	3.9%	1,110	5.1%	305	4.3%	2,399	3.9%
Finance, Insurance, Real Estate Summary	49	15.7%	466	15.5%	282	8.8%	1,957	9.0%	700	10.0%	5,371	8.7%
Banks, Savings & Lending Institutions	8	2.6%	76	2.5%	48	1.5%	448	2.1%	130	1.8%	1,955	3.2%
Securities Brokers	9	2.9%	24	0.8%	43	1.3%	124	0.6%	94	1.3%	361	0.6%
Insurance Carriers & Agents	9	2.9%	59	2.0%	45	1.4%	245	1.1%	125	1.8%	672	1.1%
Real Estate, Holding, Other Investment Offices	23	7.3%	308	10.2%	146	4.5%	1,140	5.2%	351	5.0%	2,383	3.9%
Services Summary	134	42.8%	1,368	45.5%	1,041	32.3%	8,880	40.8%	2,587	36.8%	26,304	42.6%
Hotels & Lodging	1	0.3%	15	0.5%	19	0.6%	200	0.9%	45	0.6%	629	1.0%
Automotive Services	8	2.6%	42	1.4%	41	1.3%	195	0.9%	136	1.9%	745	1.2%
Movies & Amusements	4	1.3%	31	1.0%	79	2.5%	611	2.8%	193	2.7%	1,768	2.9%
Health Services	43	13.7%	318	10.6%	232	7.2%	2,329	10.7%	606	8.6%	6,221	10.1%
Legal Services	6	1.9%	21	0.7%	42	1.3%	157	0.7%	98	1.4%	381	0.6%
Education Institutions & Libraries	10	3.2%	349	11.6%	68	2.1%	1,755	8.1%	156	2.2%	5,645	9.1%
Other Services	62	19.8%	593	19.7%	560	17.4%	3,633	16.7%	1,354	19.3%	10,914	17.7%
Government	0	0.0%	0	0.0%	12	0.4%	295	1.4%	39	0.6%	1,253	2.0%
Unclassified Establishments	58	18.5%	50	1.7%	968	30.0%	267	1.2%	1,415	20.1%	466	0.8%
Totals	313	100.0%	3,009	100.0%	3,222	100.0%	21,754	100.0%	7,031	100.0%	61,732	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

12400 W Parmer Ln, Cedar Park, Texas, 78613
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.52574
Longitude: -97.77580

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.0%	28	0.9%	118	0.5%	36	0.5%	162	0.3%
Mining	0	0.0%	0	0.0%	3	0.1%	46	0.2%	7	0.1%	631	1.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	100	0.5%	4	0.1%	818	1.3%
Construction	17	5.4%	184	6.1%	171	5.3%	1,246	5.7%	465	6.6%	3,511	5.7%
Manufacturing	5	1.6%	111	3.7%	66	2.0%	893	4.1%	161	2.3%	1,918	3.1%
Wholesale Trade	5	1.6%	49	1.6%	56	1.7%	441	2.0%	121	1.7%	1,097	1.8%
Retail Trade	25	8.0%	539	17.9%	305	9.5%	4,170	19.2%	767	10.9%	11,133	18.0%
Motor Vehicle & Parts Dealers	4	1.3%	23	0.8%	25	0.8%	264	1.2%	68	1.0%	749	1.2%
Furniture & Home Furnishings Stores	0	0.0%	1	0.0%	18	0.6%	147	0.7%	51	0.7%	390	0.6%
Electronics & Appliance Stores	1	0.3%	3	0.1%	12	0.4%	116	0.5%	40	0.6%	437	0.7%
Building Material & Garden Equipment & Supplies Dealers	2	0.6%	52	1.7%	26	0.8%	612	2.8%	53	0.8%	1,252	2.0%
Food & Beverage Stores	7	2.2%	122	4.1%	42	1.3%	977	4.5%	112	1.6%	1,826	3.0%
Health & Personal Care Stores	2	0.6%	17	0.6%	29	0.9%	395	1.8%	83	1.2%	885	1.4%
Gasoline Stations & Fuel Dealers	0	0.0%	1	0.0%	6	0.2%	37	0.2%	20	0.3%	93	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	2	0.6%	13	0.4%	44	1.4%	274	1.3%	110	1.6%	853	1.4%
Sporting Goods, Hobby, Book, & Music Stores	2	0.6%	17	0.6%	64	2.0%	510	2.3%	143	2.0%	1,061	1.7%
General Merchandise Stores	5	1.6%	289	9.6%	38	1.2%	839	3.9%	88	1.3%	3,586	5.8%
Transportation & Warehousing	3	1.0%	11	0.4%	36	1.1%	221	1.0%	64	0.9%	600	1.0%
Information	3	1.0%	24	0.8%	43	1.3%	388	1.8%	109	1.6%	2,119	3.4%
Finance & Insurance	26	8.3%	160	5.3%	138	4.3%	828	3.8%	353	5.0%	3,003	4.9%
Central Bank/Credit Intermediation & Related Activities	8	2.6%	76	2.5%	49	1.5%	456	2.1%	132	1.9%	1,965	3.2%
Securities & Commodity Contracts	9	2.9%	25	0.8%	44	1.4%	127	0.6%	96	1.4%	365	0.6%
Funds, Trusts & Other Financial Vehicles	9	2.9%	59	2.0%	45	1.4%	245	1.1%	125	1.8%	672	1.1%
Real Estate, Rental & Leasing	22	7.0%	306	10.2%	140	4.3%	1,084	5.0%	361	5.1%	2,307	3.7%
Professional, Scientific & Tech Services	27	8.6%	332	11.0%	228	7.1%	1,363	6.3%	566	8.1%	4,414	7.2%
Legal Services	7	2.2%	26	0.9%	47	1.5%	190	0.9%	115	1.6%	523	0.8%
Management of Companies & Enterprises	1	0.3%	3	0.1%	18	0.6%	72	0.3%	30	0.4%	122	0.2%
Administrative, Support & Waste Management Services	5	1.6%	29	1.0%	88	2.7%	647	3.0%	214	3.0%	1,606	2.6%
Educational Services	13	4.2%	363	12.1%	95	2.9%	1,870	8.6%	231	3.3%	5,972	9.7%
Health Care & Social Assistance	56	17.9%	453	15.1%	283	8.8%	3,085	14.2%	733	10.4%	7,929	12.8%
Arts, Entertainment & Recreation	4	1.3%	27	0.9%	68	2.1%	486	2.2%	144	2.0%	1,259	2.0%
Accommodation & Food Services	15	4.8%	227	7.5%	200	6.2%	2,821	13.0%	523	7.4%	7,824	12.7%
Accommodation	1	0.3%	15	0.5%	19	0.6%	200	0.9%	45	0.6%	629	1.0%
Food Services & Drinking Places	14	4.5%	212	7.0%	181	5.6%	2,621	12.0%	478	6.8%	7,194	11.7%
Other Services (except Public Administration)	27	8.6%	141	4.7%	276	8.6%	1,312	6.0%	688	9.8%	3,590	5.8%
Automotive Repair & Maintenance	8	2.6%	41	1.4%	37	1.1%	178	0.8%	120	1.7%	672	1.1%
Public Administration	0	0.0%	0	0.0%	12	0.4%	295	1.4%	39	0.6%	1,253	2.0%
Unclassified Establishments	58	18.5%	50	1.7%	968	30.0%	267	1.2%	1,415	20.1%	466	0.8%
Total	313	100.0%	3,009	100.0%	3,222	100.0%	21,754	100.0%	7,031	100.0%	61,732	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Demographic and Income Profile

12400 W Parmer Ln, Cedar Park, Texas, 78613
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.52574
 Longitude: -97.77580

Summary	Census 2010	Census 2020	2023	2028
Population	4,318	9,466	9,765	10,033
Households	1,663	3,528	3,606	3,694
Families	1,143	2,532	2,251	2,279
Average Household Size	2.60	2.67	2.69	2.70
Owner Occupied Housing Units	849	1,818	2,109	2,190
Renter Occupied Housing Units	816	1,710	1,497	1,504
Median Age	31.7	35.2	32.8	32.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.54%	0.97%	0.30%
Households	0.48%	1.15%	0.49%
Families	0.25%	1.16%	0.44%
Owner HHs	0.76%	1.38%	0.66%
Median Household Income	2.17%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	96	2.7%	88	2.4%
\$15,000 - \$24,999	70	1.9%	56	1.5%
\$25,000 - \$34,999	104	2.9%	80	2.2%
\$35,000 - \$49,999	196	5.4%	165	4.5%
\$50,000 - \$74,999	460	12.8%	395	10.7%
\$75,000 - \$99,999	420	11.6%	396	10.7%
\$100,000 - \$149,999	824	22.9%	836	22.6%
\$150,000 - \$199,999	578	16.0%	712	19.3%
\$200,000+	858	23.8%	966	26.2%

Median Household Income	\$122,383	\$136,236
Average Household Income	\$160,179	\$177,139
Per Capita Income	\$58,027	\$63,983

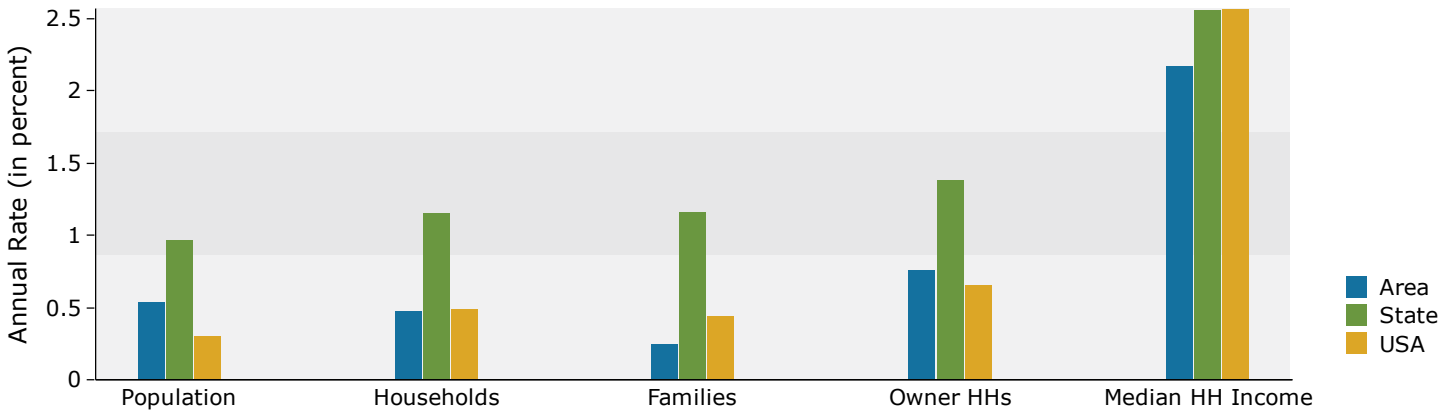
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	452	10.5%	577	6.1%	852	8.7%	918	9.1%
5 - 9	439	10.2%	897	9.5%	950	9.7%	971	9.7%
10 - 14	345	8.0%	952	10.1%	936	9.6%	931	9.3%
15 - 19	237	5.5%	660	7.0%	703	7.2%	732	7.3%
20 - 24	217	5.0%	474	5.0%	476	4.9%	480	4.8%
25 - 34	785	18.2%	1,128	11.9%	1,277	13.1%	1,491	14.9%
35 - 44	886	20.5%	1,980	20.9%	1,771	18.1%	1,724	17.2%
45 - 54	490	11.3%	1,452	15.3%	1,348	13.8%	1,352	13.5%
55 - 64	290	6.7%	667	7.0%	758	7.8%	748	7.5%
65 - 74	127	2.9%	457	4.8%	464	4.8%	424	4.2%
75 - 84	37	0.9%	168	1.8%	177	1.8%	208	2.1%
85+	13	0.3%	54	0.6%	53	0.5%	55	0.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,450	79.9%	4,777	50.5%	4,695	48.1%	4,520	45.1%
Black Alone	163	3.8%	425	4.5%	441	4.5%	453	4.5%
American Indian Alone	10	0.2%	41	0.4%	45	0.5%	48	0.5%
Asian Alone	368	8.5%	2,788	29.5%	2,968	30.4%	3,187	31.8%
Pacific Islander Alone	4	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	171	4.0%	288	3.0%	337	3.5%	393	3.9%
Two or More Races	151	3.5%	1,142	12.1%	1,272	13.0%	1,425	14.2%
Hispanic Origin (Any Race)	758	17.6%	1,403	14.8%	1,647	16.9%	1,909	19.0%

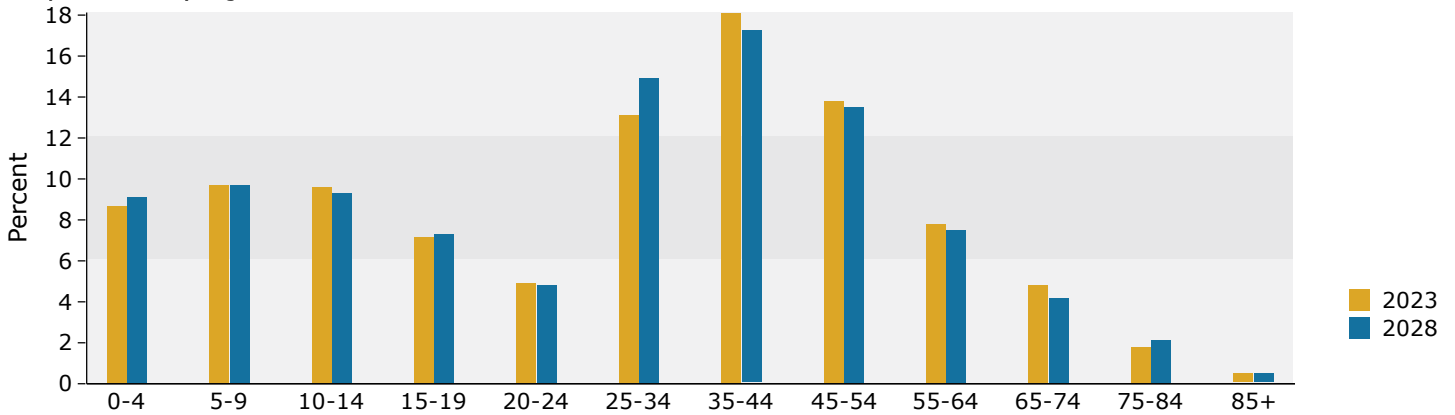
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

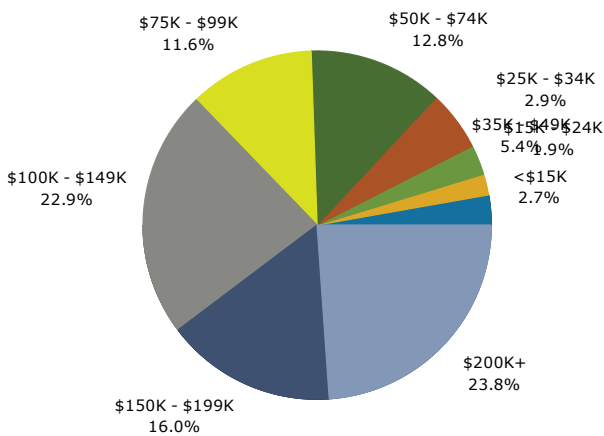
Trends 2023-2028



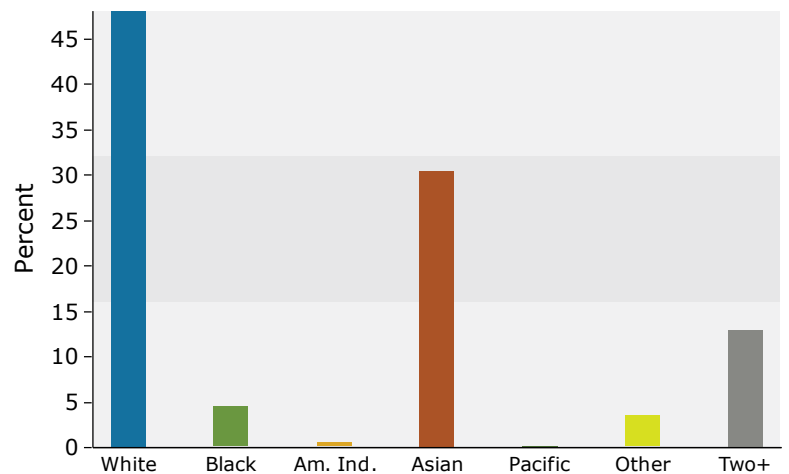
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.9%



Demographic and Income Profile

12400 W Parmer Ln, Cedar Park, Texas, 78613
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.52574
 Longitude: -97.77580

Summary	Census 2010	Census 2020	2023	2028
Population	53,021	78,945	83,326	86,197
Households	18,497	26,526	28,237	29,134
Families	14,202	20,741	20,655	21,169
Average Household Size	2.87	2.96	2.94	2.95
Owner Occupied Housing Units	13,454	17,945	19,107	19,475
Renter Occupied Housing Units	5,037	8,581	9,130	9,659
Median Age	33.4	36.2	35.5	35.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.68%	0.97%	0.30%
Households	0.63%	1.15%	0.49%
Families	0.49%	1.16%	0.44%
Owner HHs	0.38%	1.38%	0.66%
Median Household Income	1.50%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	720	2.5%	656	2.3%
\$15,000 - \$24,999	863	3.1%	700	2.4%
\$25,000 - \$34,999	1,071	3.8%	906	3.1%
\$35,000 - \$49,999	1,481	5.2%	1,312	4.5%
\$50,000 - \$74,999	3,386	12.0%	3,152	10.8%
\$75,000 - \$99,999	2,727	9.7%	2,704	9.3%
\$100,000 - \$149,999	6,744	23.9%	6,914	23.7%
\$150,000 - \$199,999	4,902	17.4%	5,804	19.9%
\$200,000+	6,343	22.5%	6,985	24.0%

Median Household Income	\$123,254	\$132,760
Average Household Income	\$158,433	\$172,440
Per Capita Income	\$54,099	\$58,828

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,137	9.7%	4,983	6.3%	6,489	7.8%	6,896	8.0%
5 - 9	5,356	10.1%	7,356	9.3%	7,489	9.0%	7,483	8.7%
10 - 14	4,455	8.4%	7,757	9.8%	7,415	8.9%	7,335	8.5%
15 - 19	3,128	5.9%	5,967	7.6%	5,441	6.5%	5,518	6.4%
20 - 24	1,988	3.7%	3,442	4.4%	3,934	4.7%	4,155	4.8%
25 - 34	7,950	15.0%	8,219	10.4%	10,149	12.2%	11,217	13.0%
35 - 44	10,965	20.7%	15,314	19.4%	15,598	18.7%	15,900	18.4%
45 - 54	7,294	13.8%	12,225	15.5%	11,557	13.9%	11,766	13.7%
55 - 64	4,050	7.6%	6,959	8.8%	7,592	9.1%	7,270	8.4%
65 - 74	1,798	3.4%	4,370	5.5%	5,032	6.0%	5,318	6.2%
75 - 84	700	1.3%	1,804	2.3%	2,004	2.4%	2,593	3.0%
85+	201	0.4%	550	0.7%	627	0.8%	746	0.9%

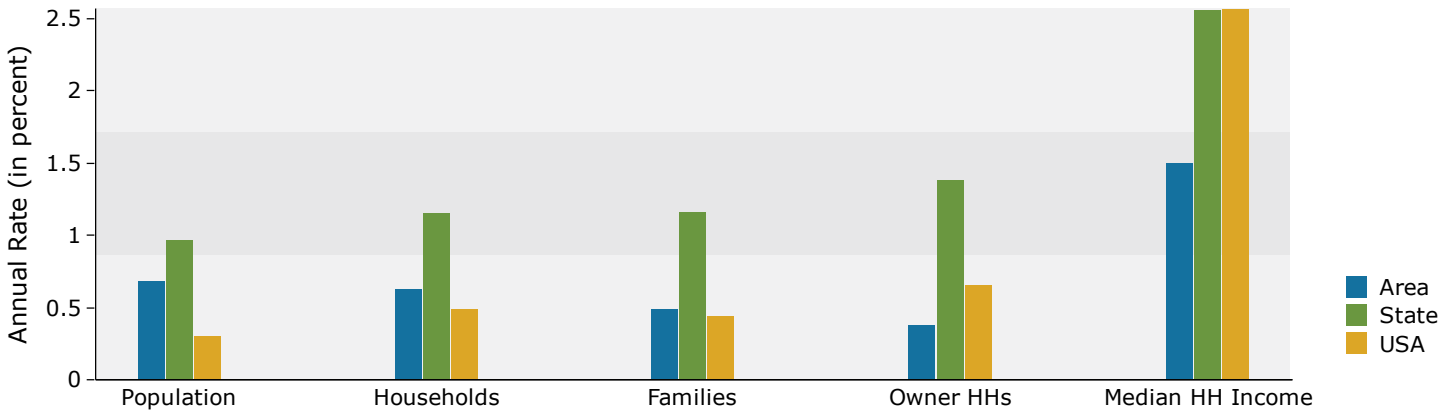
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,234	77.8%	42,366	53.7%	42,698	51.2%	41,574	48.2%
Black Alone	2,121	4.0%	3,171	4.0%	3,333	4.0%	3,427	4.0%
American Indian Alone	200	0.4%	383	0.5%	423	0.5%	455	0.5%
Asian Alone	6,169	11.6%	20,145	25.5%	22,131	26.6%	23,990	27.8%
Pacific Islander Alone	55	0.1%	58	0.1%	72	0.1%	77	0.1%
Some Other Race Alone	1,577	3.0%	2,907	3.7%	3,458	4.1%	4,039	4.7%
Two or More Races	1,665	3.1%	9,915	12.6%	11,211	13.5%	12,635	14.7%

Hispanic Origin (Any Race)	7,844	14.8%	12,095	15.3%	14,513	17.4%	16,936	19.6%
----------------------------	-------	-------	--------	-------	--------	-------	--------	-------

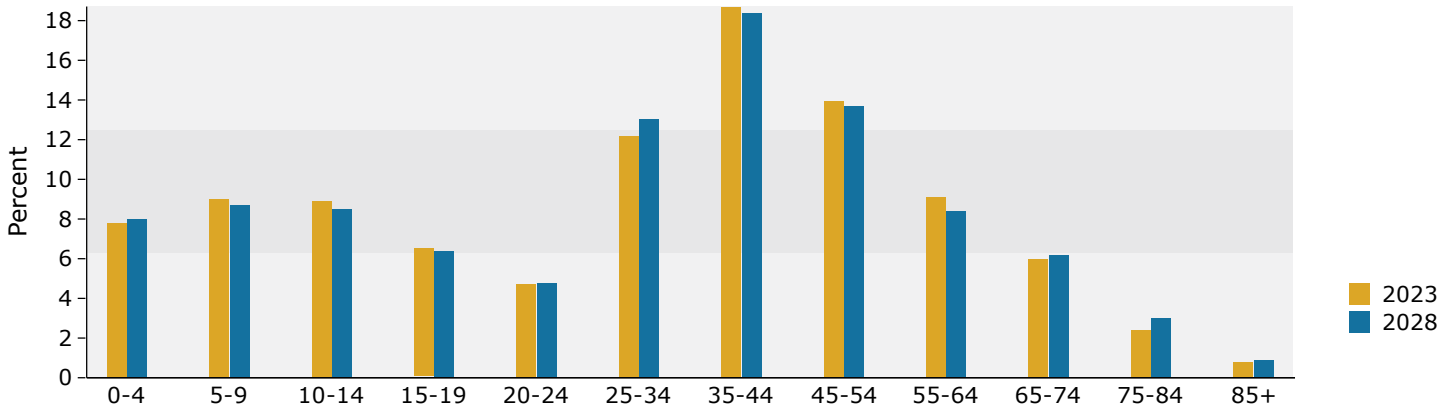
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

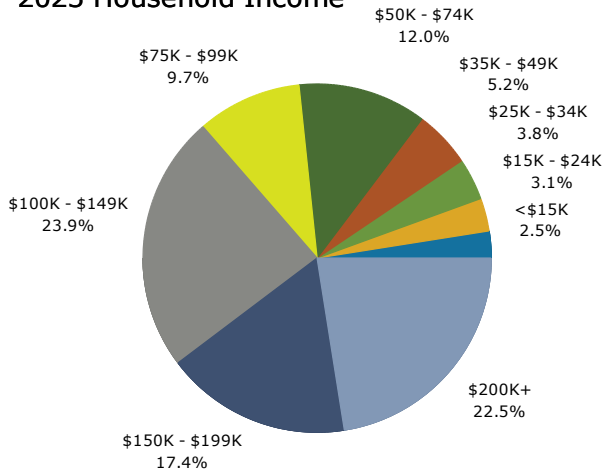
Trends 2023-2028



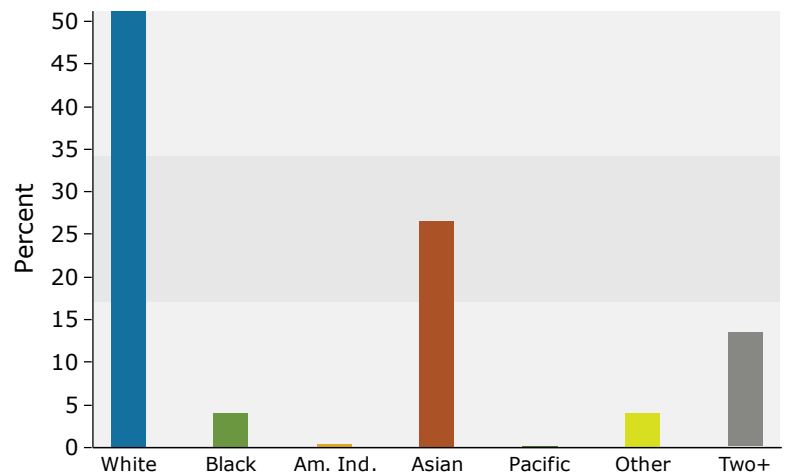
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 17.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

12400 W Parmer Ln, Cedar Park, Texas, 78613
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.52574
 Longitude: -97.77580

Summary	Census 2010	Census 2020	2023	2028
Population	142,058	201,918	210,828	219,292
Households	50,650	73,466	77,359	80,611
Families	38,007	53,004	54,984	56,800
Average Household Size	2.80	2.73	2.71	2.71
Owner Occupied Housing Units	36,297	45,759	49,436	50,516
Renter Occupied Housing Units	14,353	27,707	27,923	30,096
Median Age	33.9	36.3	35.9	35.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.79%	0.97%	0.30%
Households	0.83%	1.15%	0.49%
Families	0.65%	1.16%	0.44%
Owner HHs	0.43%	1.38%	0.66%
Median Household Income	1.37%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,180	2.8%	1,970	2.4%
\$15,000 - \$24,999	2,683	3.5%	2,236	2.8%
\$25,000 - \$34,999	3,503	4.5%	3,034	3.8%
\$35,000 - \$49,999	5,113	6.6%	4,506	5.6%
\$50,000 - \$74,999	10,904	14.1%	10,308	12.8%
\$75,000 - \$99,999	8,983	11.6%	9,198	11.4%
\$100,000 - \$149,999	17,730	22.9%	19,004	23.6%
\$150,000 - \$199,999	12,239	15.8%	14,879	18.5%
\$200,000+	14,025	18.1%	15,477	19.2%

Median Household Income	\$110,648	\$118,413
Average Household Income	\$143,719	\$156,643
Per Capita Income	\$52,711	\$57,551

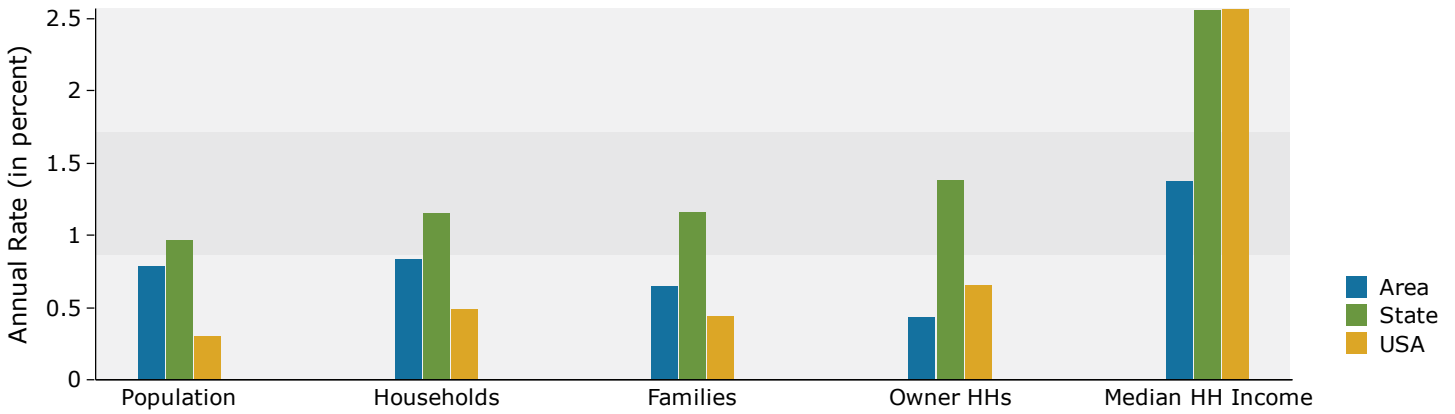
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,997	8.4%	12,379	6.1%	14,660	7.0%	15,567	7.1%
5 - 9	13,154	9.3%	16,133	8.0%	16,571	7.9%	16,513	7.5%
10 - 14	12,088	8.5%	17,141	8.5%	16,736	7.9%	16,551	7.5%
15 - 19	9,335	6.6%	14,638	7.2%	13,536	6.4%	13,333	6.1%
20 - 24	6,191	4.4%	10,269	5.1%	11,069	5.3%	11,294	5.2%
25 - 34	20,865	14.7%	25,857	12.8%	29,839	14.2%	33,047	15.1%
35 - 44	26,906	18.9%	36,121	17.9%	36,051	17.1%	37,229	17.0%
45 - 54	20,677	14.6%	29,882	14.8%	28,487	13.5%	28,716	13.1%
55 - 64	12,221	8.6%	19,825	9.8%	21,935	10.4%	21,242	9.7%
65 - 74	5,444	3.8%	12,601	6.2%	14,576	6.9%	16,067	7.3%
75 - 84	2,321	1.6%	5,396	2.7%	5,640	2.7%	7,620	3.5%
85+	862	0.6%	1,675	0.8%	1,728	0.8%	2,113	1.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	113,304	79.8%	119,528	59.2%	119,443	56.7%	117,767	53.7%
Black Alone	6,316	4.4%	9,892	4.9%	10,368	4.9%	10,814	4.9%
American Indian Alone	730	0.5%	1,138	0.6%	1,261	0.6%	1,399	0.6%
Asian Alone	10,959	7.7%	34,942	17.3%	38,382	18.2%	41,934	19.1%
Pacific Islander Alone	156	0.1%	177	0.1%	206	0.1%	226	0.1%
Some Other Race Alone	5,989	4.2%	9,597	4.8%	11,251	5.3%	13,229	6.0%
Two or More Races	4,604	3.2%	26,644	13.2%	29,917	14.2%	33,923	15.5%
Hispanic Origin (Any Race)	24,399	17.2%	36,572	18.1%	43,231	20.5%	50,650	23.1%

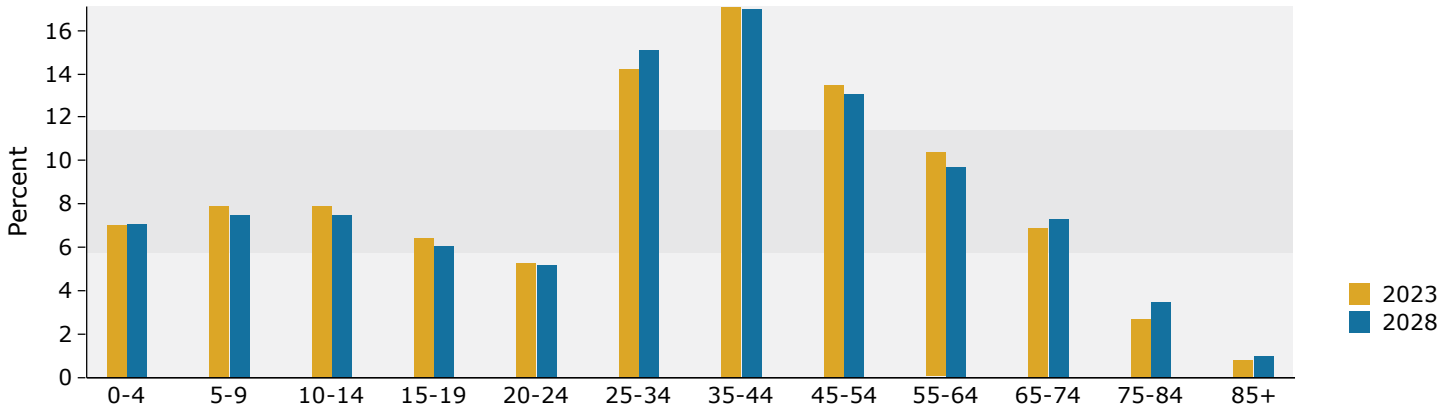
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

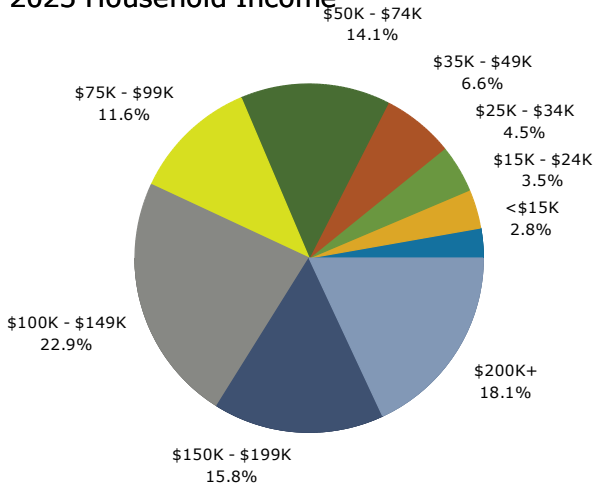
Trends 2023-2028



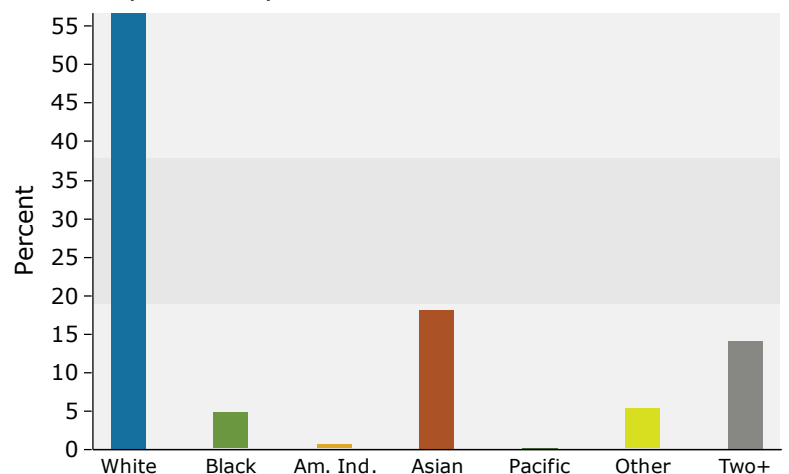
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 20.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wes Walters Realty, Inc.	399765	weswalters@weswaltersrealty.com	(512)345-2060
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Weston E. Walters	347768	weswalters@weswaltersrealty.com	(512)345-2060
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR-2501

IABS 1-0 Date

Wes Walters Realty, Inc 9130 Jollyville Road #175 Austin, TX 78759

Phone: 512-345-2060

Fax: 512-345-2612

12400 W. Parme

Weston Walters

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com