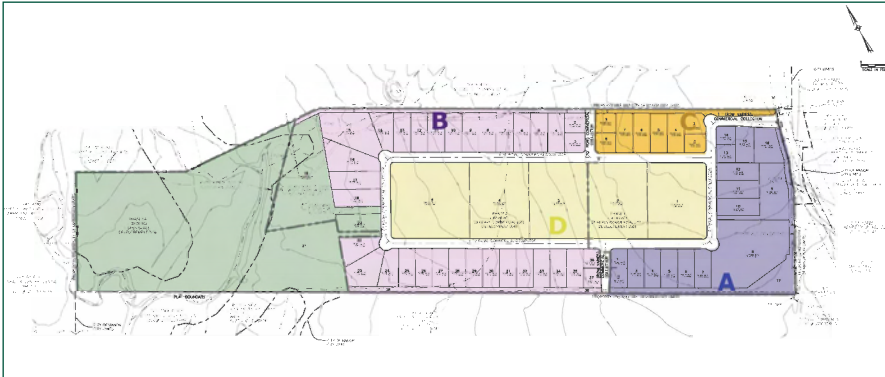
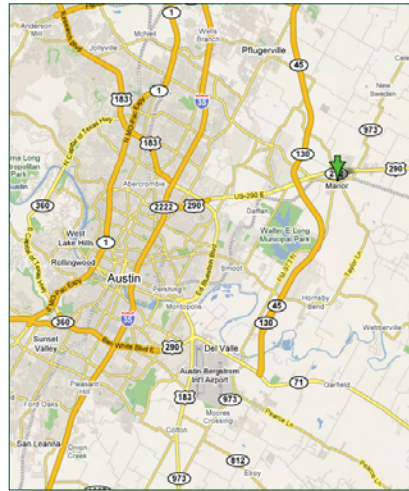


ShadowGlen Enterprise Park

MANOR, TX



“ShadowGlen Enterprise Park adjoins the beautiful master-planned community of Shadow Glen and is poised to become the center for small-business owners in Eastern Travis County.”



TAXES:

Travis County	.412200
City of Manor	.658200
Travis County Healthcare District	.067900
Manor ISD	1.535000
Austin Community College District	0.095400
Travis County ESD No. 12	.10000

DESCRIPTION: ShadowGlen Enterprise Park is a deed restricted, master-planned business park tailored to meet the needs of small business owners who look for the dual benefit of a centrally-located office, and the power of investing in your own commercial property. ShadowGlen Enterprise Park is a 136-acre project containing approximately 86 planned lots from 6.8 acres to .85 acres. Lots are anticipated to be developed under a Public Improvement District (PID), and sold or leased-to-sell on an individual basis.

PROPERTY TYPE: Light Industrial

TOTAL AVAILABLE AREA: up to 250,000 s.f.

LOCATION: ShadowGlen Enterprise Park is located on FM 973 two miles from Manor, 4 miles north of Highway 290 East

ZONING: C2 (Heavy Commercial)

PRICING: \$100,000-\$950,000/lot

TERRAIN: Rolling to flat

UTILITIES: Water and Sewer: City of Manor

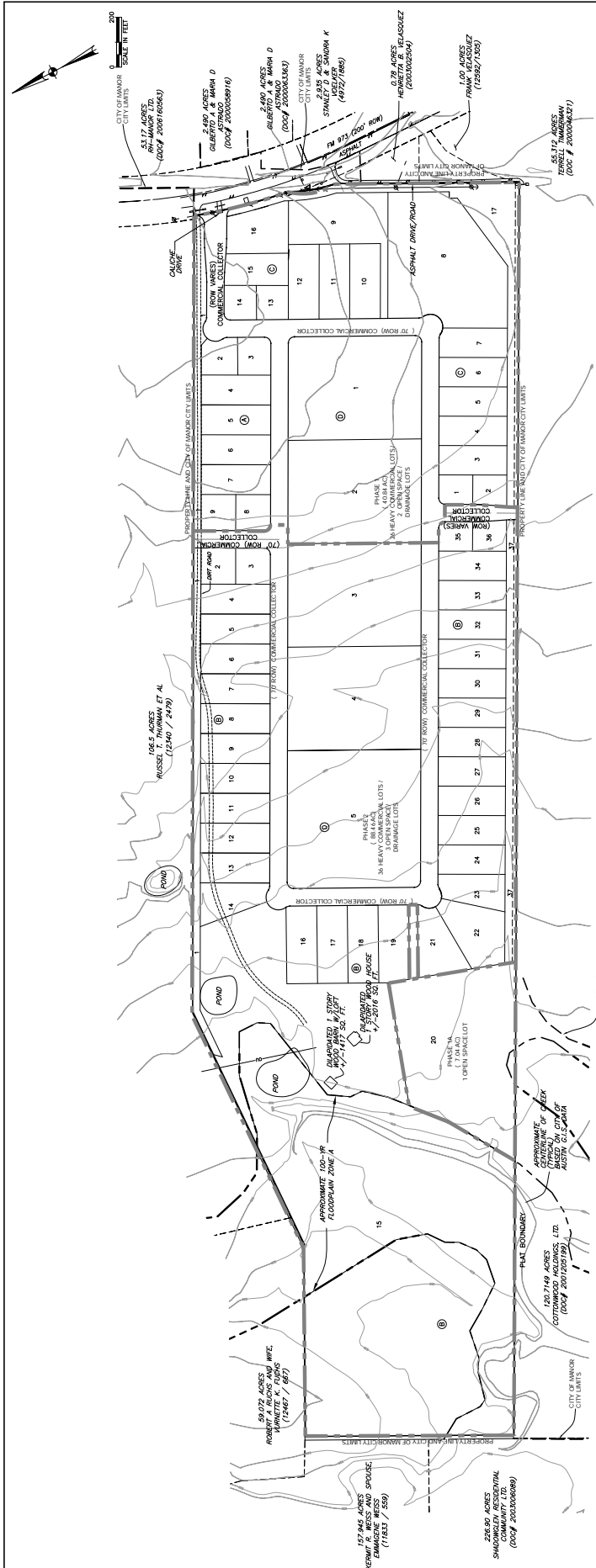
Electric: Bluebonnet Electric

Cable: Time Warner

Telephone: SBC

All information regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price, terms, prior sale or other disposition or withdrawal without notice.





NO.	DATE	REVISION	APPROVED
4			
3			
2			
1			

PRELIMINARY PLANS FOR
SHADOWGLEN ENTERPRISE PARK

OVERALL PLAN

TCB AECOM
TCB, INC.
400 WEST 110th STREET, SUITE 500
MCKINNEY, TX 75069
WWW.TCB-AECOM.COM

UNIT	DATE	SCALE	DATE
Drawn	Approved	Checked	Job No.
			3 of 15

SHADOWGLEN ENTERPRISE PARK, PHASE 2, GENERAL INFORMATION

ACRES	4.100
LINEAR FOOT OF 70' ROW	4,100
ACREAGE OF PUBLIC 70' ROW	4,100
NUMBER OF HEAVY COMMERCIAL LOTS	38
ACREAGE OF HEAVY COMMERCIAL LOTS	35,922
ACREAGE OF OPEN SPACE LOTS	3,277
TOTAL NUMBER OF LOTS	40

WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR
WATER SERVICE TO BE PROVIDED BY MANVILLE WITH SUPPLY

SHADOWGLEN ENTERPRISE PARK, PHASE 1, GENERAL INFORMATION

ACRES	4,982
LINEAR FOOT OF 70' ROW	4,982
ACREAGE OF PUBLIC 70' ROW	4,982
NUMBER OF HEAVY COMMERCIAL LOTS	28
ACREAGE OF HEAVY COMMERCIAL LOTS	31,774
ACREAGE OF OPEN SPACE LOTS	4,120
TOTAL NUMBER OF LOTS	28

WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR
WATER SERVICE TO BE PROVIDED BY MANVILLE WITH SUPPLY

SHADOWGLEN ENTERPRISE PARK, PHASE 1A, GENERAL INFORMATION

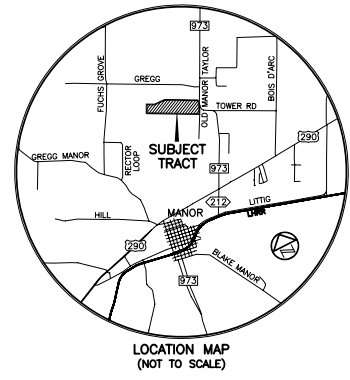
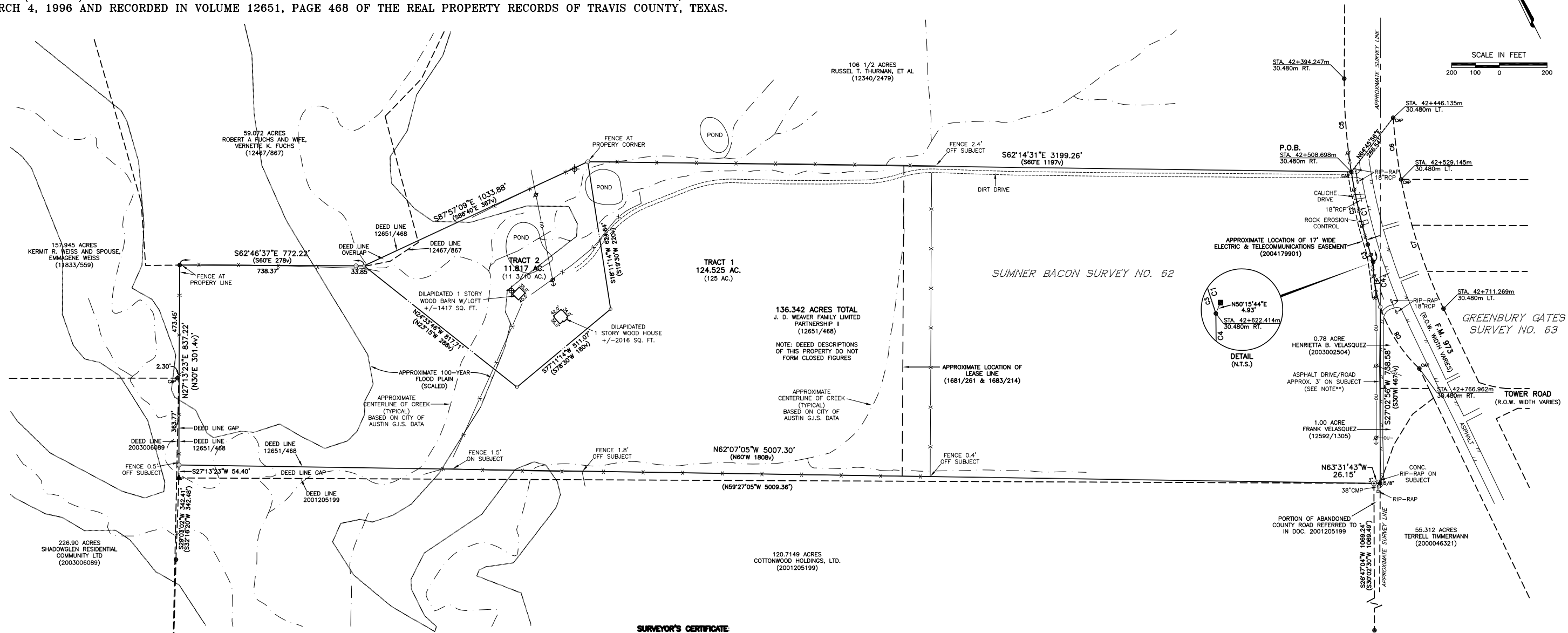
ACRES	30,000
LINEAR FOOT OF 70' ROW	30,000
ACREAGE OF PUBLIC 70' ROW	30,000
NUMBER OF HEAVY COMMERCIAL LOTS	1
ACREAGE OF HEAVY COMMERCIAL LOTS	30,000
ACREAGE OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS	1

WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR
WATER SERVICE TO BE PROVIDED BY MANVILLE WITH SUPPLY

A LAND TITLE SURVEY OF 136.342 ACRES, CONSISTING OF:

TRACT 1: 124.525 ACRES IN THE SUMNER BACON SURVEY NO. 62 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 125 ACRE TRACT (TRACT 1) DESCRIBED IN A SPECIAL WARRANTY DEED TO THE J. D. WEAVER FAMILY LIMITED PARTNERSHIP II, DATED MARCH 4, 1996 AND RECORDED IN VOLUME 12651, PAGE 468 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A 0.455 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 2000169315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT A 0.13 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS OF RECORD IN VOLUME 993, PAGE 473 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 2: 11.817 ACRES IN THE SUMNER BACON SURVEY NO. 62 IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 11 3/10 ACRE TRACT (TRACT 2) DESCRIBED IN A SPECIAL WARRANTY DEED TO THE J. D. WEAVER FAMILY LIMITED PARTNERSHIP II, DATED MARCH 4, 1996 AND RECORDED IN VOLUME 12651, PAGE 468 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE
 CERTIFIED TO: J. D. Weaver Family Limited Partnership II, a Texas limited partnership
 Chicago Title Insurance Company
 Heritage Title Company of Austin, Inc.
 PROPERTY ADDRESS: 14418 North F. M. 973 Road
 DATE OF SURVEY: 11/28/05

TITLE COMMITMENT NOTE
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 Chicago Title Insurance Company, Heritage Title Company of Austin, Inc.
 G.F. No.: 00053033 Effective Date: 11/16/2005 Issued: 11/28/2005
 The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
 Schedule "B" items contained therein and re-listed below were considered:
 10a) Terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated March 27, 1956, recorded in Volume 1681, Page 261 of the Deed Records of Travis County, Texas, executed by and between Ed Johnson, as Lessor(s) and J. F. Barron, as Lessee(s). Said lease partially assigned to Kenner Bros. Drilling by instrument recorded in Volume 1684, Page 139 of the Deed Records of Travis County, Texas. — does affect
 10b) Terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease dated January 3, 1956, recorded in Volume 1683, Page 214 of the Deed Records of Travis County, Texas, executed by and between Ed Johnson, as Lessor(s) and L.C. Lohman, as Lessee(s). — does affect
 10c) Electric distribution lines and systems easement granted to the Bluebonnet Electric Cooperative, Inc., by instrument dated January 20, 2003, recorded under Document No. 2004179901 of the Official Public Records of Travis County, Texas. — does affect, shown hereon

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, viable utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.
 A portion of the tract shown hereon lies within Zone "A" (special flood hazard areas inundated by 100-year flood, no base flood elevations determined), as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on maps no. 48453C0055E and 48453C0055E, dated June 16, 1993, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, 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.
 This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, revised 9th edition, dated 08-06-1998, prepared by the Texas Society of Professional Surveyors.

Robert C. Watts, Jr. Date
 Registered Professional Land Surveyor
 State of Texas No. 4995
 **This deed line was called the center of a County Road in Volume 12651, Page 468 and in 12592, Page 1305. We are not aware of a specific right-of-way width or dedication out of the parent tract

LEGEND

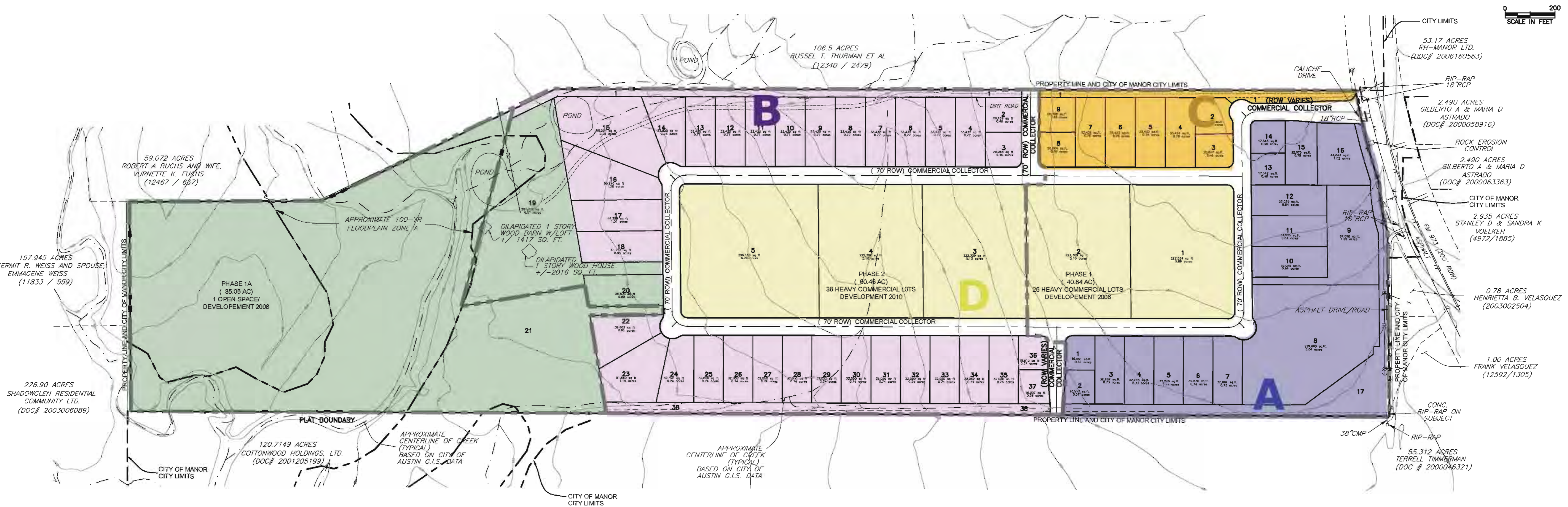
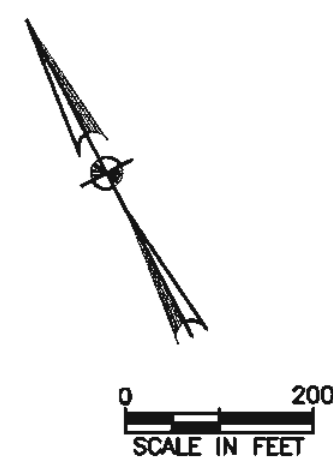
- 1/2" REBAR FOUND
- ^{cap} 1/2" REBAR WITH CAP FOUND
- ^{5/8"} 5/8" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- CALCULATED POINT
- CONC. HIGHWAY MON. FOUND
- ▲ 60D NAIL FOUND
- ⊕ WELL LOCATION
- ⊗ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- ▲ FIBER OPTIC LINE MARKER
- SIGN
- EDGE OF PAVEMENT
- () RECORD INFO.

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	9°18'52"	2391.83'	194.85'	388.83'	388.40'	S13°18'57"W	(S13°18'19"W 388.93')
C2	7°29'21"	2391.83'	156.54'	312.64'	312.42'	S14°13'42"W	
C3	1°49'30"	2391.83'	38.10'	76.19'	76.19'	S09°34'17"W	
C4	17°57'11"	612.86'	96.81'	192.03'	191.25'	S18°02'42"W	
C5	9°23'19"	2391.83'	196.40'	391.93'	391.49'	N22°40'21"E	(N22°39'45"E 391.44')
C6	6°48'39"	2191.83'	130.43'	260.55'	260.40'	S19°41'40"W	(S19°41'46"W 260.31')
C7	14°56'16"	2191.83'	287.35'	571.43'	569.82'	S08°49'12"W	
C8	28°51'09"	612.86'	157.66'	308.62'	305.37'	S05°21'28"E	

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 2807 Manchaca Rd., Building 1
 Austin, Texas 78704
 512-443-1724
 Robert C. Watts, Jr.
 R.P.L.S. No. 4995

PROJECT NO.: 496-002
 DRAWING NO.: 496-002-BD1
 PLOT DATE: 12/12/05
 PLOT SCALE: 1"=200'
 DRAWN BY: EJD
SHEET 01 OF 01



DRAWING: L:\5169-DRC\60023898\CADD\Plats\Preliminary\Sheets\SG-EP-LT-PRELIM.dwg PLOTTED: Nov 14, 2007 3:40pm

SHADOWGLEN ENTERPRISE PARK PHASE 1A GENERAL INFORMATION:
 NUMBER OF OPEN SPACE LOTS.....1
 ACREAGE OF OPEN SPACE LOTS.....35.050 ACRES
 TOTAL NUMBER OF LOTS.....1
 WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR MUD

SHADOWGLEN ENTERPRISE PARK PHASE 1 GENERAL INFORMATION:
 TOTAL ACREAGE.....40.838 ACRES
 LINEAR FOOT OF 70' ROW.....2,770'
 ACREAGE OF PUBLIC 50' ROW.....4.62
 NUMBER OF HEAVY COMMERCIAL LOTS.....26
 ACREAGE OF HEAVY COMMERCIAL LOTS.....36.21
 TOTAL NUMBER OF LOTS.....28
 WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

SHADOWGLEN ENTERPRISE PARK PHASE 2 GENERAL INFORMATION:
 TOTAL ACREAGE.....60.448 ACRES
 LINEAR FOOT OF 70' ROW.....3,815'
 ACREAGE OF PUBLIC 50' ROW.....6.23
 NUMBER OF HEAVY COMMERCIAL LOTS.....38
 ACREAGE OF HEAVY COMMERCIAL LOTS.....54.21
 TOTAL NUMBER OF LOTS.....40
 WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

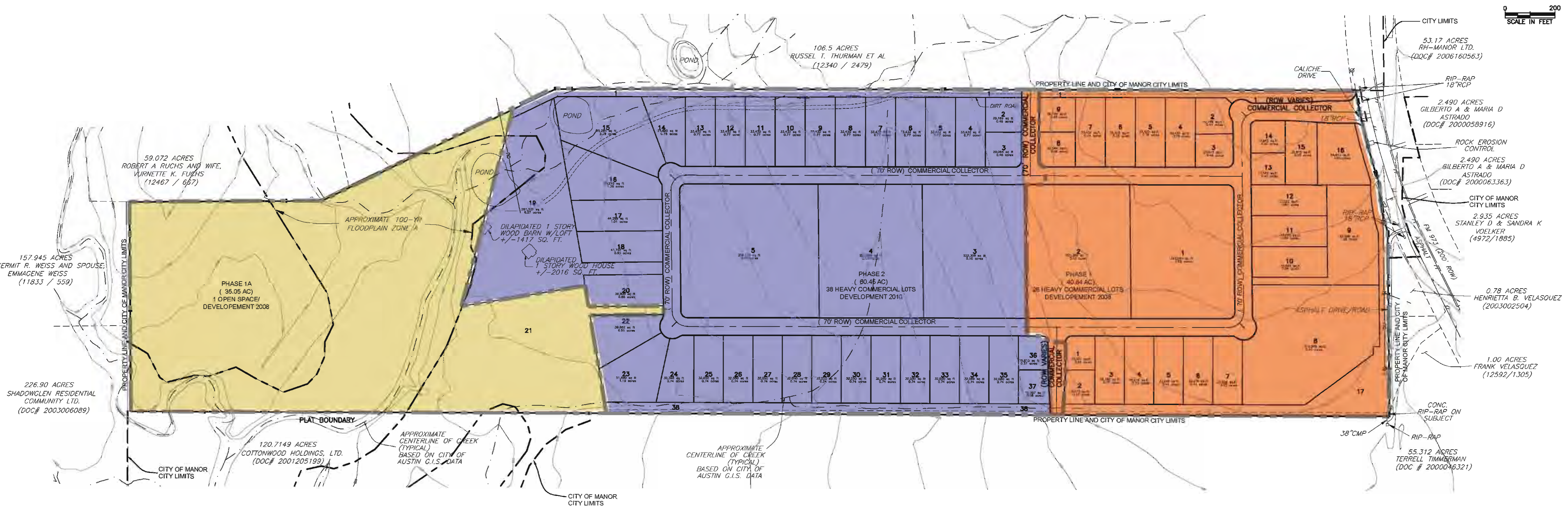
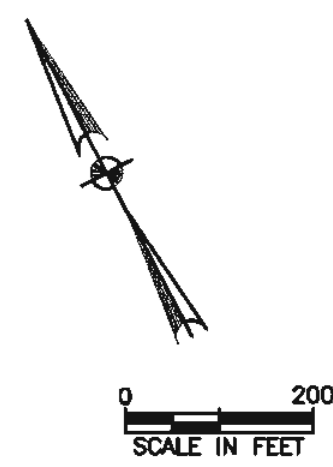
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NO.	DATE	REVISION	APPROV.

**PRELIMINARY PLANS FOR
SHADOWGLEN ENTERPRISE PARK**

OVERALL PLAN

TCB AECOM	TCB, INC. 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM
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Unit	AUSTIN/LDS	Scale:	1" = 200'	Date	NOVEMBER 2007
Designed		Checked		Job No.	60023898
Drawn		Approved		Sheet	3 OF 17



EXCESS LAND

PHASE II

PHASE I

SHADOWGLEN ENTERPRISE PARK PHASE 1A GENERAL INFORMATION:

NUMBER OF OPEN SPACE LOTS.....	1
ACREAGE OF OPEN SPACE LOTS.....	35.050 ACRES
TOTAL NUMBER OF LOTS.....	1

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WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

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NO.	DATE	REVISION	APPROV.

PRELIMINARY PLANS FOR SHADOWGLEN ENTERPRISE PARK

OVERALL PLAN

TCB | AECOM TCB, INC. 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.TCB.AECOM.COM

Unit	AUSTIN/LDS	Scale:	1" = 200'	Date	NOVEMBER 2007
Designed		Checked		Job No.	60023898
Drawn		Approved		Sheet	3 OF 17

DRAWING: L:\5169-DRC\60023898\CADD\Plats\Preliminary\Sheets\SG-EP-LT-PRELIM.dwg PLOTTED: Nov 14, 2007 - 3:40pm

Block	Lot	Acreage	Square Footage	Price
A	1	0.39 ac	16,837 sq ft	\$ 99,950.00
A	2	0.48 ac	21,358 sq ft	\$ 99,950.00
A	3	0.86 ac	37,497 sq ft	\$ 125,000.00
A	4	0.86 ac	37,526 sq ft	\$ 125,000.00
A	5	0.86 ac	37,556 sq ft	\$ 125,000.00
A	6	0.86 ac	37,586 sq ft	\$ 125,000.00
A	7	0.85 ac	37,319 sq ft	\$ 125,000.00
A	8	6.99 ac	304,585 sq ft	\$ 750,000.00
A	9	0.84 ac	37,025 sq ft	\$ 150,000.00
A	10	0.87 ac	38,229 sq ft	\$ 150,000.00
A	11	0.94 ac	41,038 sq ft	\$ 175,000.00
A	12	2.02 ac	88,013 sq ft	\$280,000

TOTAL \$ 2,329,900.00

B	1	0.56 ac	24,547 sq ft	\$ 99,950.00
B	2	0.46 ac	20,064 sq ft	\$ 99,950.00
B	3	0.85 ac	37,031 sq ft	\$ 125,000.00
B	4	0.85 ac	37,031 sq ft	\$ 125,000.00
B	5	0.85 ac	37,031 sq ft	\$ 125,000.00
B	6	0.85 ac	37,031 sq ft	\$ 125,000.00
B	7	0.85 ac	37,030 sq ft	\$ 125,000.00
B	8	0.85 ac	37,030 sq ft	\$ 125,000.00
B	9	0.85 ac	37,030 sq ft	\$ 125,000.00
B	10	0.85 ac	37,030 sq ft	\$ 125,000.00
B	11	0.85 ac	37,029 sq ft	\$ 125,000.00
B	12	0.85 ac	39,269 sq ft	\$ 125,000.00
B	13	0.90 ac	39,269 sq ft	\$ 125,000.00
B	14	2.42 ac	105,744 sq ft	\$ 200,000.00
B	15	1.38 ac	602,103 sq ft	\$ 150,000.00
B	16	1.01 ac	44,299 sq ft	\$ 125,000.00
B	17	0.95 ac	41,767 sq ft	\$ 125,000.00
B	19	0.88 ac	38,600 sq ft	\$ 125,000.00
B	21	0.91 ac	39,802 sq ft	\$ 180,000.00
B	22	1.39 ac	60,581 sq ft	\$ 150,000.00
B	23	0.90 ac	39,385 sq ft	\$ 150,000.00
B	24	0.84 ac	36,999 sq ft	\$ 150,000.00
B	25	0.85 ac	37,121 sq ft	\$ 150,000.00
B	27	0.85 ac	37,150 sq ft	\$ 150,000.00
B	28	0.85 ac	37,210 sq ft	\$ 150,000.00
B	29	0.85 ac	37,240 sq ft	\$ 150,000.00
B	30	0.85 ac	37,270 sq ft	\$ 150,000.00
B	31	0.85 ac	37,300 sq ft	\$ 150,000.00
B	32	0.85 ac	37,330 sq ft	\$ 150,000.00
B	33	0.85 ac	37,359 sq ft	\$ 150,000.00
B	34	0.85 ac	37,389 sq ft	\$ 150,000.00
B	35	0.38 ac	16,798 sq ft	\$ 99,950.00
B	36	0.49 ac	21,355 sq ft	\$ 99,950.00

TOTAL \$ 4,479,800.00

C	1	1.27 ac	55,521 sq ft	\$ 250,000.00
C	2	0.89 ac	39,171 sq ft	\$ 140,000.00
C	3	0.85 ac	37,034 sq ft	\$ 130,000.00
C	4	0.85 ac	37,034 sq ft	\$ 125,000.00
C	5	0.85 ac	37,033 sq ft	\$ 125,000.00
C	6	0.85 ac	37,033 sq ft	\$ 125,000.00
C	7	0.85 ac	37,033 sq ft	\$ 125,000.00
C	8	0.85 ac	37,033 sq ft	\$ 125,000.00
C	9	0.85 ac	37,032 sq ft	\$ 125,000.00
C	10	0.46 ac	20,064 sq ft	\$ 99,950.00
C	11	0.56 ac	24,547 sq ft	\$ 99,950.00

TOTAL \$ 1,469,900.00

D	1	5.09 ac	222,034 sq ft	\$ 800,000.00
D	2	5.10 ac	222,309 sq ft	\$ 800,000.00
D	3	5.10 ac	222,309 sq ft	\$ 800,000.00
D	4	5.10 ac	222,309 sq ft	\$ 800,000.00
D	5	6.79 ac	296,140 sq ft	\$ 800,000.00

TOTAL \$ 4,000,000.00

Ph 1 Total: \$ 5,399,800.00

Ph 2 Total: \$ 6,879,800.00

GRAND TOTAL \$ 12,279,600.00