

**Commercial Frontage on IH-35  
South Corridor Park - 5.24 Ac  
Kyle, Texas**

**Location:** IH-35, east side, south of CR 131 (Windy Hill Rd.) Overpass

**Size:** 5.24 Ac (TRACT 1)

**Zoning:** RS-Retail Services

**Utilities:** **Water:** 12' line on IH-35 (Monarch Water Co.)  
**Sewer:** 8" stubs to property line (City of Kyle)

**Flood  
Plain:** none

**Legal:** Lot 1, South Corridor Park, Phase 1

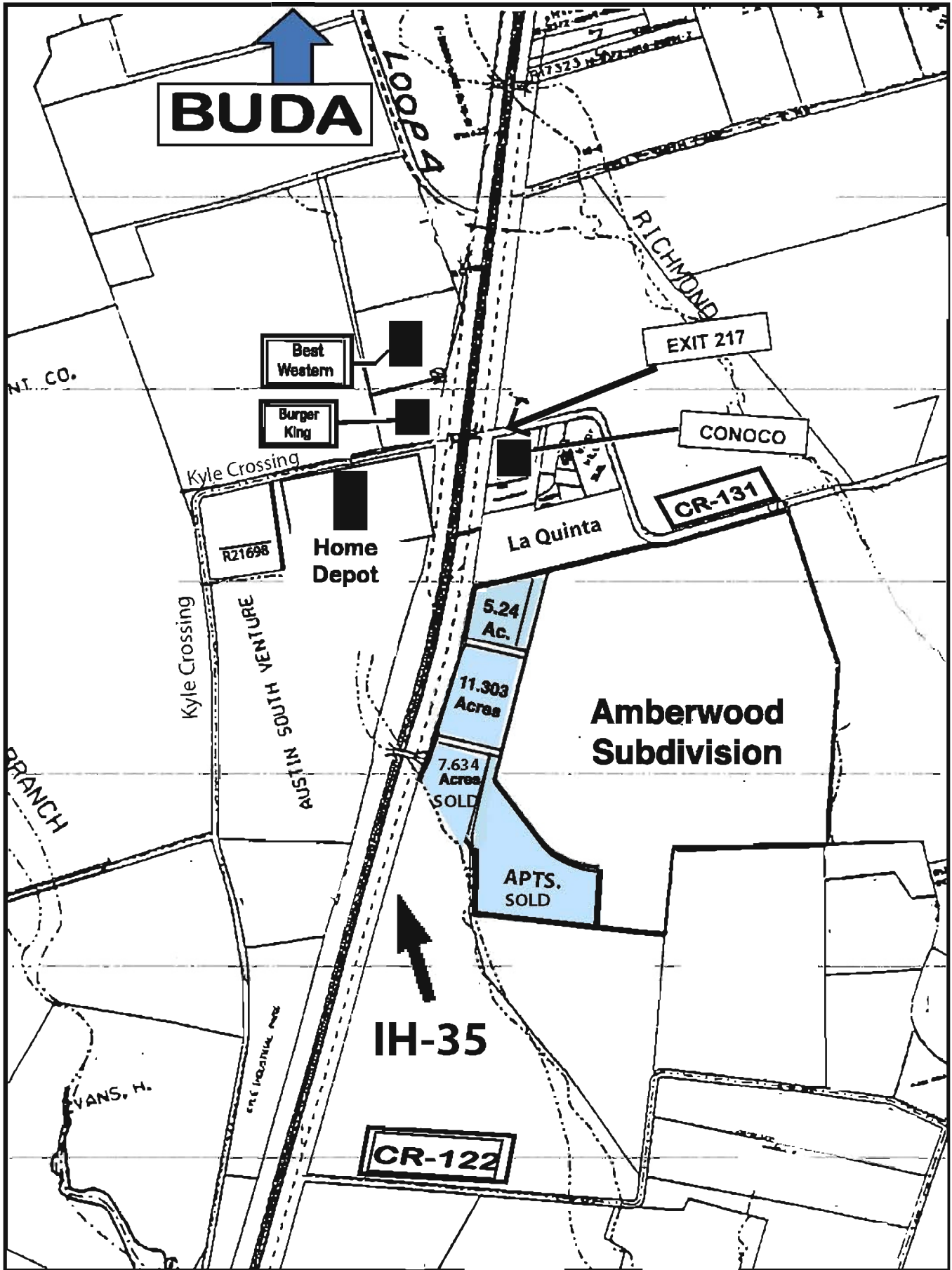
**Price:** \$7.50/sf

All information is deemed accurate, however, Bert Pence and Charles Teeple, Broker-owners, have not made an independent evaluation of all information sources and no warranty of representation is made by broker as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions of sale and or availability. Studies on environmental issues have been performed on the property.

---

**Charlie Teeple  
329-5755**

**Bert Pence  
476-9200**

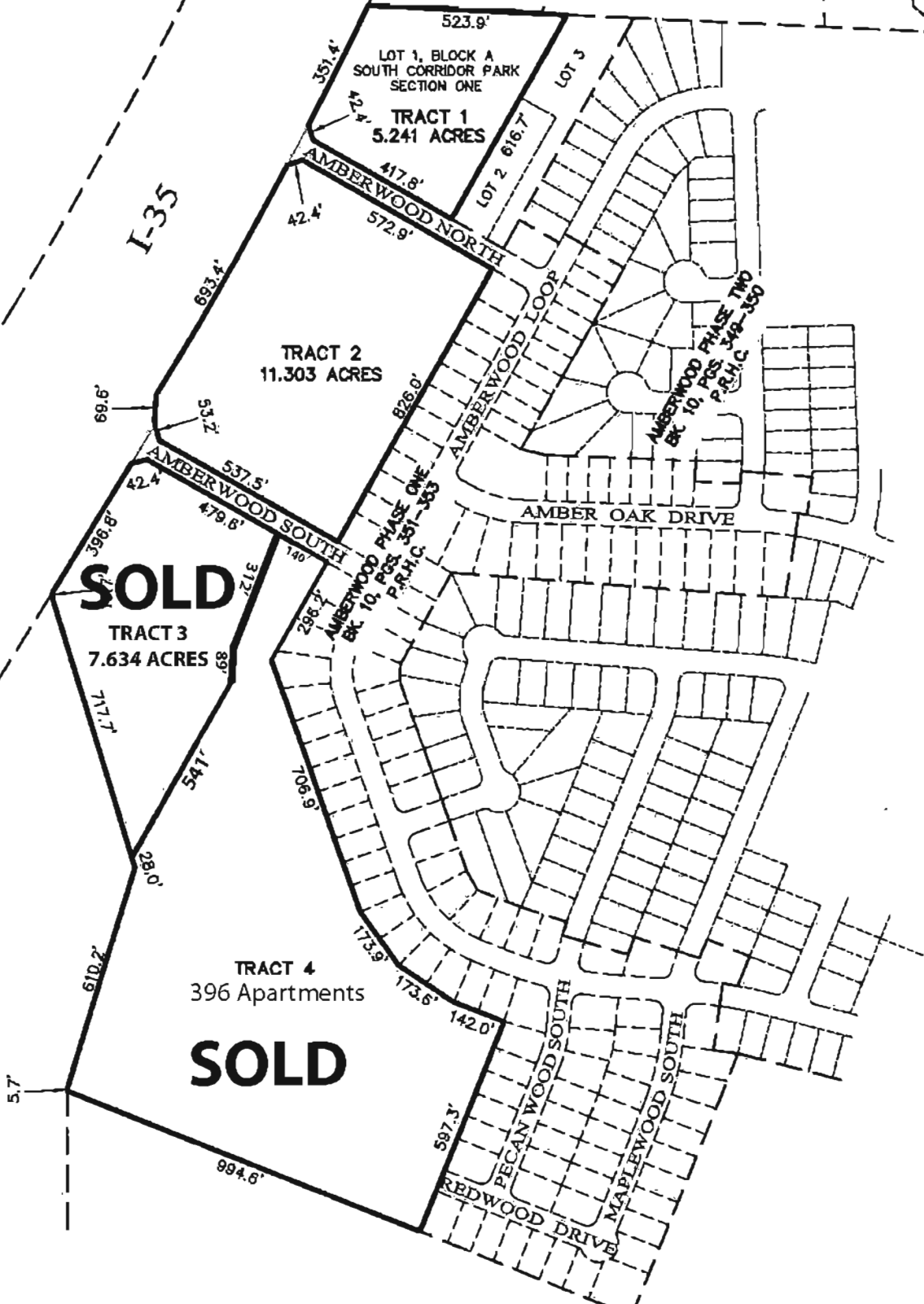


**HAYS COUNTY TAX PLAT**

EXHIBIT

LA QUINTA

SCALE 1" = 400'



S:\1370801\Drawings\Four Tract Detail.dwg 10/18/2005 8:30:38 AM CDT

© COPYRIGHT 2005 CUNNINGHAM-ALLEN, INC.



Cunningham Allen  
Engineers • Surveyors

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819  
Tel.: (512) 327-2946  
Fax: (512) 327-2973

CLIENT: - OFFICE: BW PROJ # 137.0801  
DATE: 10/18/05 CREW: - F.B.: - FILE NAME: FOUR TRACT DETAIL

# SOUTH CORRIDOR PARK PHASE ONE FINAL PLAT

GRAPHIC SCALE



( IN FEET )

1 Inch = 100 Ft

**MARKS:**

1. REFERENCE BENCHMARK: USGS BENCH MARK DISK, STAMPED "J 1307", FOUND IN NORTHERLY FACE OF THE NORTHERNMOST ONE OF TWO SETS OF THE EASTERMOST SET OF THREE SETS OF PIERS SERVING THE OVERPASS, 3.75 MILES NORTHEAST ALONG EAST AGE ROAD OF IH-35 FROM THE P.M. 150 EAST OVERPASS IN AT THE COUNTY ROAD NO. 131 OVERPASS, APPROXIMATELY 0.2 MILES NORTH OF THIS PROJECT. (VERTICAL DATUM NAD 83). ELEVATION: 724.52

2. "BOX" CUT FOUND ON HEADWALL, EAST SIDE OF NORTHBOUND AGE ROAD OF IH-35, APPROXIMATELY 100' NORTH OF THE MOST EASTERLY SOUTHWEST CORNER OF SOUTH CORRIDOR PARK LTD. TRACT DESCRIBED IN DOC. NO. 00025898.

ATTENTION: 719, 71

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 3/4" IRON ROD WITH CAP SET (UNLESS STATED)
- METAL FENCE POST FOUND
- CONCRETE HIGHWAY MONUMENT FOUND TYPE 1
- DRAINAGE EASEMENT
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DEED RECORDS OF HAYS COUNTY
- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- BLOCK DESIGNATION

OWNER: SOUTH CORRIDOR PARK, LTD.  
708 RIO GRANDE ST.  
AUSTIN, TEXAS 78701

ENGINEER: ULMANN ENGINEERING, INC.  
7525 HWY. 71 WEST  
AUSTIN, TEXAS 78735  
PHONE: 512-692-4755  
FAX: 512-692-3385

REVIEWER: CUNNINGHAM-ALLEN, INC.  
3103 BEC CAVE RD. SUITE 202  
AUSTIN, TEXAS 78746  
PHONE: 512-327-2946  
FAX: 512-327-2973

