



LAND-STAR

LAND-STAR LLC

30°57'44.5"N 97°49'51.0"W

**19131 WOLFRIDGE
RD KILLEEN, TEXAS
76549**

VENKAT(VICTOR) GOTTIPATI | VICTOR@LAND-STAR.US

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LAND-STAR

- **OVER VIEW**
- **COUNTY**
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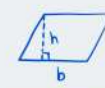

MAJOR ANNOUNCEMENTS

- **TESLA**
- **ORACLE**
- **HPE (AUSTIN AND HOUSTON)**
- **SAMSUNG**



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DETAILS:

	ADDRESS	19131 WOLFRIDGE RD, KILLEEN TEXAS 76549
	INTERSECTION	WOLFRIDGE
	SCHOOL DISTRICT	SKIL
	SITE AREA ACREAGE	544.68 Acres
	SITE AREA SFT	23,726,261 SFT

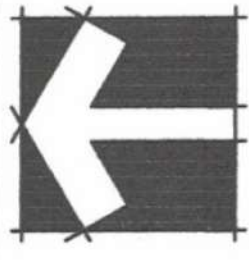
	COUNTY / CITY /STATE	BELL/KILLEEN/ TEXAS
	CURRENT ZONING	KILLEEN, TEXAS
	CURRENT USE	RAW LAND
	POTENTIAL USES	Residential/ Commercial
	LEGAL DESCRIPTION	A0353BC J GREEN, 3, A1144BC G C & S F RY, & A1251BC F N MCBRYDE, 1-1, ACRES 273.72, A0353BC J GREEN, 3, ACRES 270.96

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SURVEY

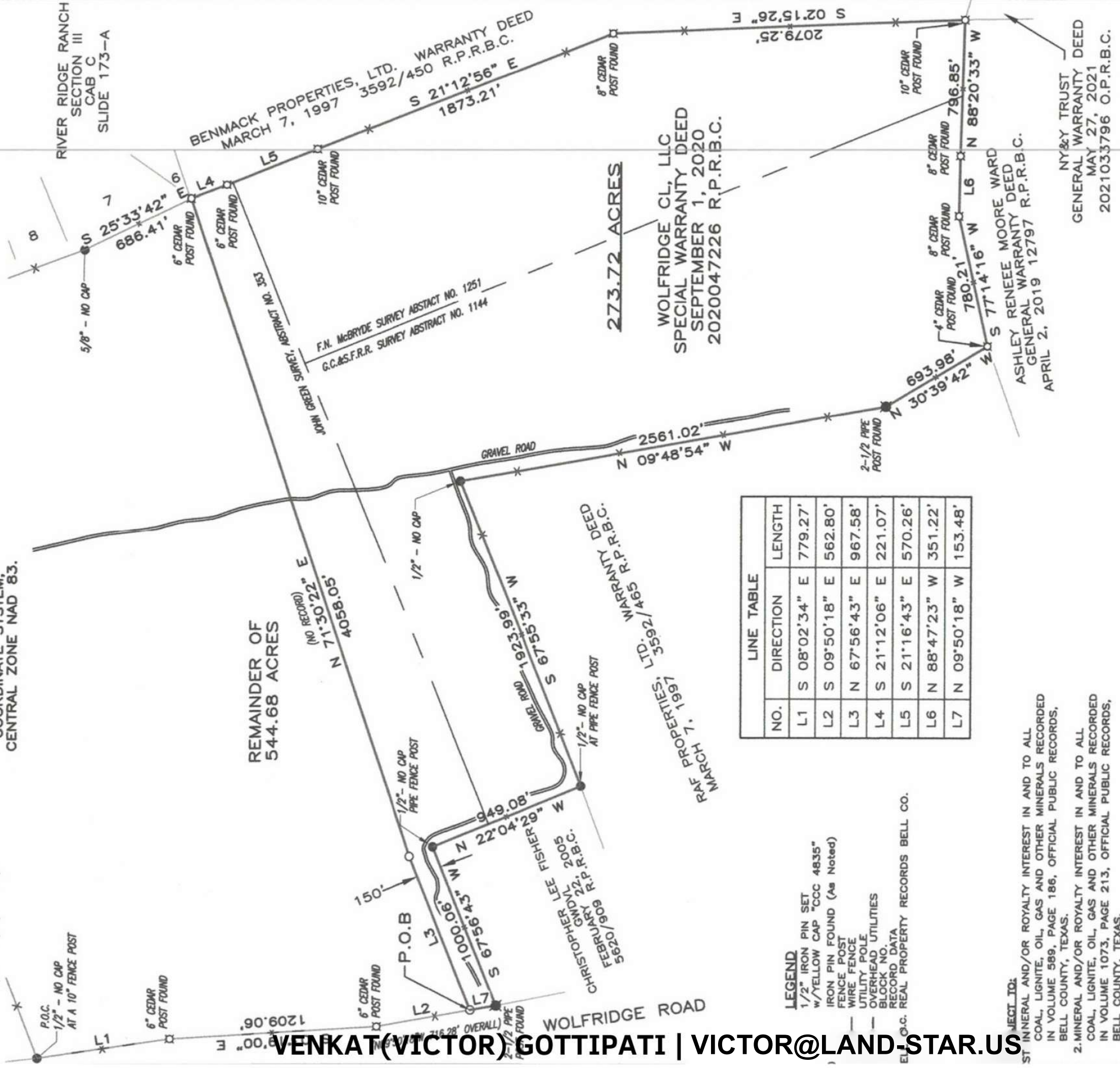
273.72 ACRES OUT OF THE JOHN GREEN SURVEY, ABSTRACT NO. 353,
G.C.&S.F.R.R. SURVEY, ABSTRACT NO. 1144 AND THE F.N. MCBRYDE SURVEY,
ABSTRACT NO. 1251, BELL COUNTY, TEXAS.

JOB No.: 170621
DRAWN: BRC
F.C.: DDB/DB/MB
PAGE 1 OF 3



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

(FIELD NOTES ATTACHED)



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S 08°02'34" E	779.27'
L2	S 09°50'18" E	562.80'
L3	N 67°56'43" E	967.58'
L4	S 21°12'06" E	221.07'
L5	S 21°16'43" E	570.26'
L6	N 88°47'23" W	351.22'
L7	N 09°50'18" W	153.48'

- LEGEND**
- 1/2" IRON PIN SET
 - w/YELLOW CAP *CCC 4835"
 - IRON PIN FOUND (As Noted)
 - FENCE POST
 - WIRE FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - BLOCK NO.
 - RECORD DATA
 - REAL PROPERTY RECORDS BELL CO.

SUBJECT TO:

1. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS RECORDED IN VOLUME 589, PAGE 186, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.
2. MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS RECORDED IN VOLUME 1073, PAGE 213, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

CERTIFY: INDEPENDENCE TITLE/MEGAN GATLIN DBA GATLIN RANCH/GF No. 2151856-LBH

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48027C0475E DATED SEPTEMBER 26, 2008; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAMPASAS §
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



TRIPLE C SURVEYING Co.
P.O. Box 544 - Lampasas, Texas 76550
(512) 845-5440
email: admin@triplecsurveying.com
www.triplecsurveying.com Firm No. 10193916



Witness my hand and seal this the 27th day of August, 2021

LAND-STAR LLC

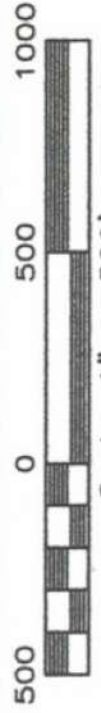


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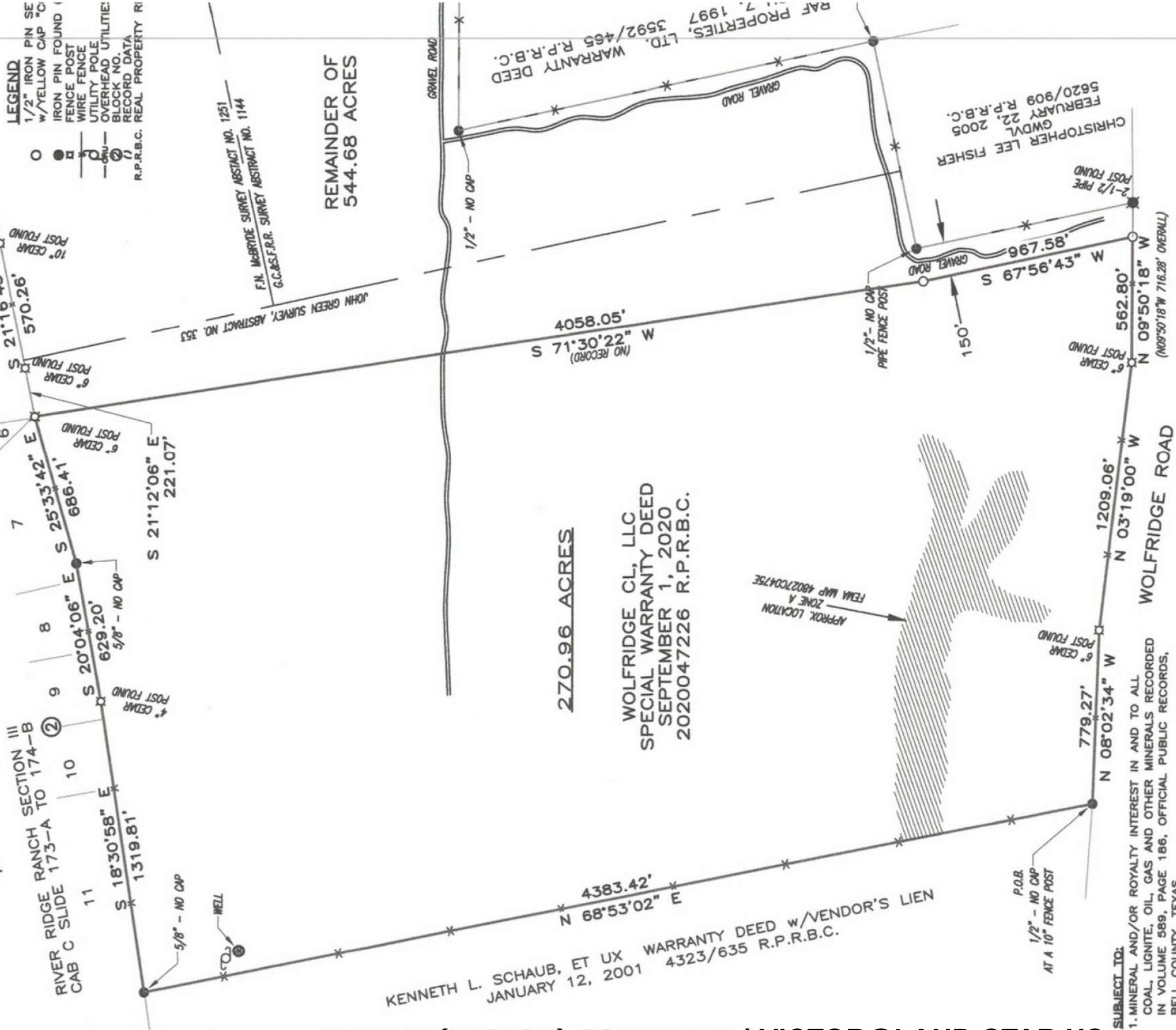
SURVEY

270.96 ACRES OUT OF THE JOHN GREEN SURVEY, ABSTRACT NO. 353,
BELL COUNTY, TEXAS.

JOB NO.	
DRAWN	
F.C.:	
PAGE	



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.



LEGEND
 ○ 1/2" IRON PIN SE w/YELLOW CAP "C"
 ● IRON PIN FOUND
 ○ WIRE FENCE
 ○ UTILITY POLE
 ○ OVERHEAD UTILITY
 ○ BLOCK NO.
 ○ RECORD DATA
 ○ R.P.R.B.C. REAL PROPERTY RI

270.96 ACRES

WOLFRIDGE CL, LLC
SPECIAL WARRANTY DEED
SEPTEMBER 1, 2020
2020047226 R.P.R.B.C.

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CERTIFY: INDEPENDENCE TITLE/MEGAN GATLIN DBA GATLIN RANCH/GF No. 2146959-LBH

PART OF THIS AREA IS SHOWN TO BE IN ZONE A PER FEMA'S FLOOD INSURANCE RATE MAP #48027C0475E DATED FEBRUARY 22, 2005. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED. INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS
 COUNTY OF LAMPASAS
 I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



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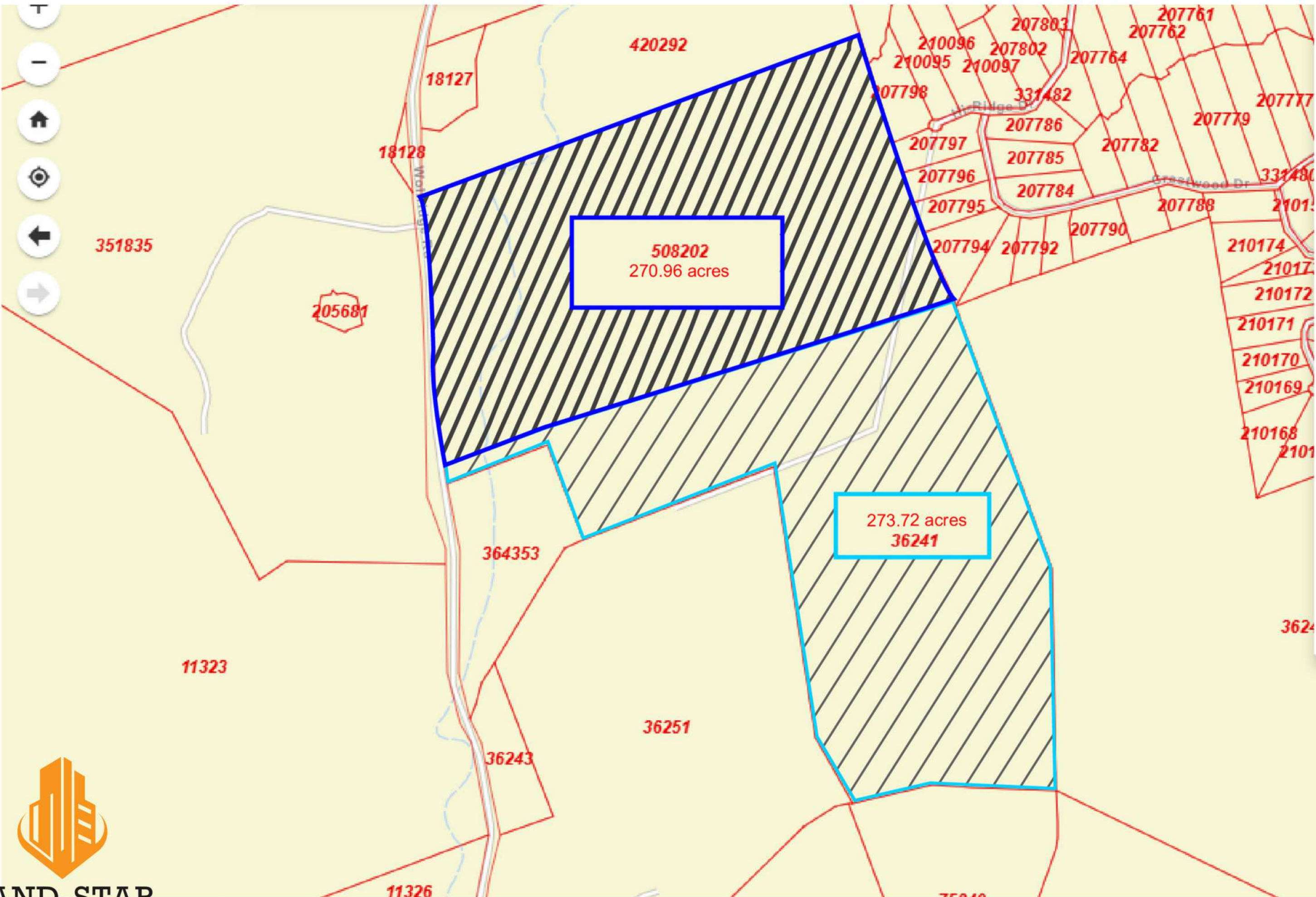


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Click in the box to activate layer

- Parcels
- Abstracts
- City Limits
- Subdivisions
- School Districts
- Lot Lines
- Land Hook
- Military Boundary
- Road Centerlines
- Bell County Boundary
- Texas County Boundary



MAJOR ANNOUNCEMENTS



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CEO of Tesla Elon Musk said he has moved to Austin, taking aim at Silicon Valley and becoming one of the highest-profile executives yet to leave California during the coronavirus pandemic. He said relocating made sense with Tesla's new factory being built in Austin.



The report states Samsung is considering building a \$10 billion chip-making plant in Austin, which would have the capability to produce chips as advanced as three nanometers.



Apple has broken ground on its new \$1 billion, 3-million-square-foot campus. The campus will initially house 5,000 employees, with the capacity to grow to 15,000, and is expected to open in 2022.



Google just signed a lease to occupy a 35-story office building located in the downtown Austin area which will be starting construction very soon. Currently, Google has about 800 employees in the Austin Texas area. ... The building is scheduled for completion sometime in 2022.



Business software and services company Oracle is changing its corporate headquarters from the Silicon Valley area to Austin, Texas, to provide its workers "with more flexibility about where and how they work," the company said 12/11/2020.



Dell is an American multinational computer technology company based in Round Rock, Austin, Texas, United States, that develops, and sells, repairs, and supports computers and related products and services. Dell Technologies has about 13,000 employees in Central Texas.



Microsoft Corp has its first permanent office facility in Austin, Texas. The office will provide customer service support to local customers of Microsoft as well as facilities for product demonstrations and training.



UTILITY MAP

LAND-STAR

19131 Wolfridge Rd, Killeen, TX, 76...

Find CCN number, county, or district

WATER UTILITY PROVIDER: CITY OF GEORGETOWN

Certificated Service Area (Water)	
CCN NO.	12369
UTILITY	CITY OF GEORGETOWN
CCN TYPE	Bounded Service Area
STATUS	Commission Approved

Legend

- Water CCN Facility Lines
- Water CCN Service Areas
- Sewer CCN Facility Lines
- Sewer CCN Service Areas

source: puc.texas.gov



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GALLERY



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The Land is approximately within 20 Miles (20 Minutes) of the following coming-up residential communities in Georgetown, TX.



PARMER RANCH
GEORGETOWN-Texas





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THE LAND IS WITHIN 15 MILES (15 MINUTES) OF THE FOLLOWING COMING-UP RESIDENTIAL COMMUNITIES IN KILLEEN, TX



**SETTLERS PASS: KILLEEN (KISD)
805 HICKOK DR, KILLEEN, TX 76542**



**PRESA VISTA: SALADO (SISD)
420 PRESA DR, SALADO, TX 76571**



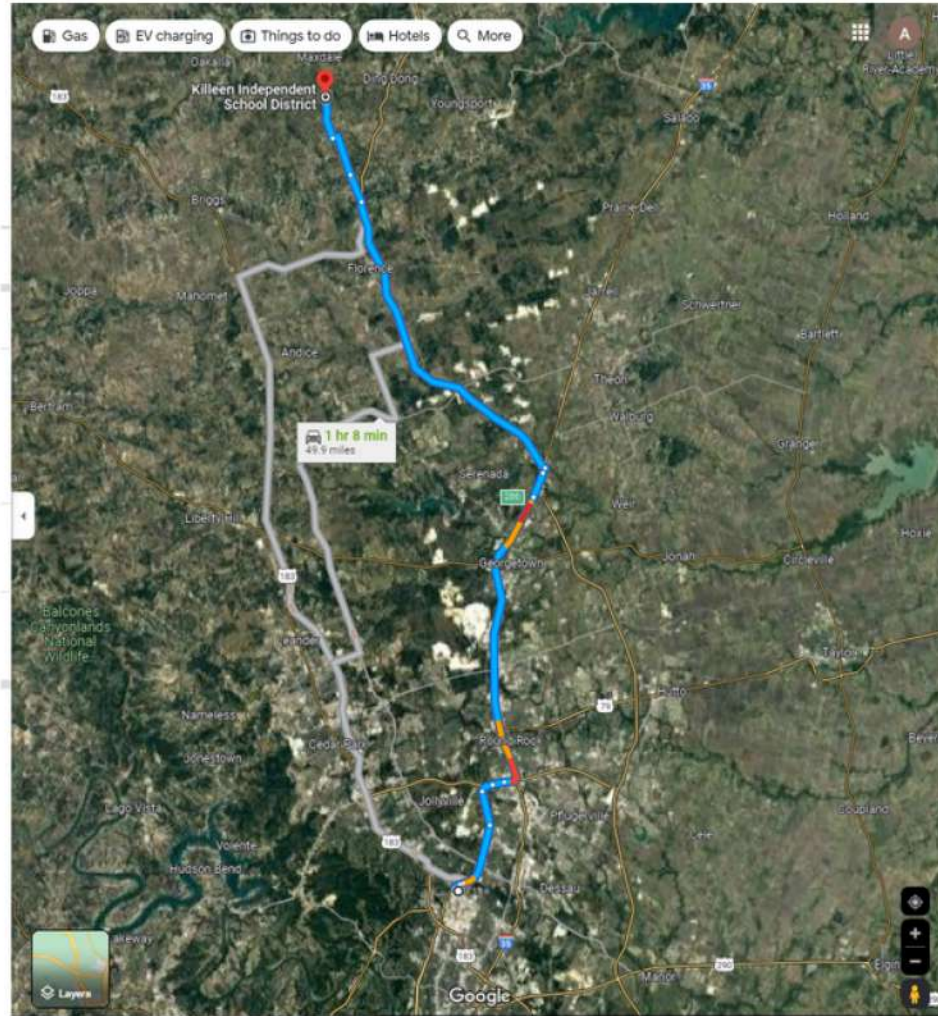
**ESTANCIA WEST: KILLEEN (KISD)
6306 GRAND TERRACE DR
KILLEEN TX 76549**



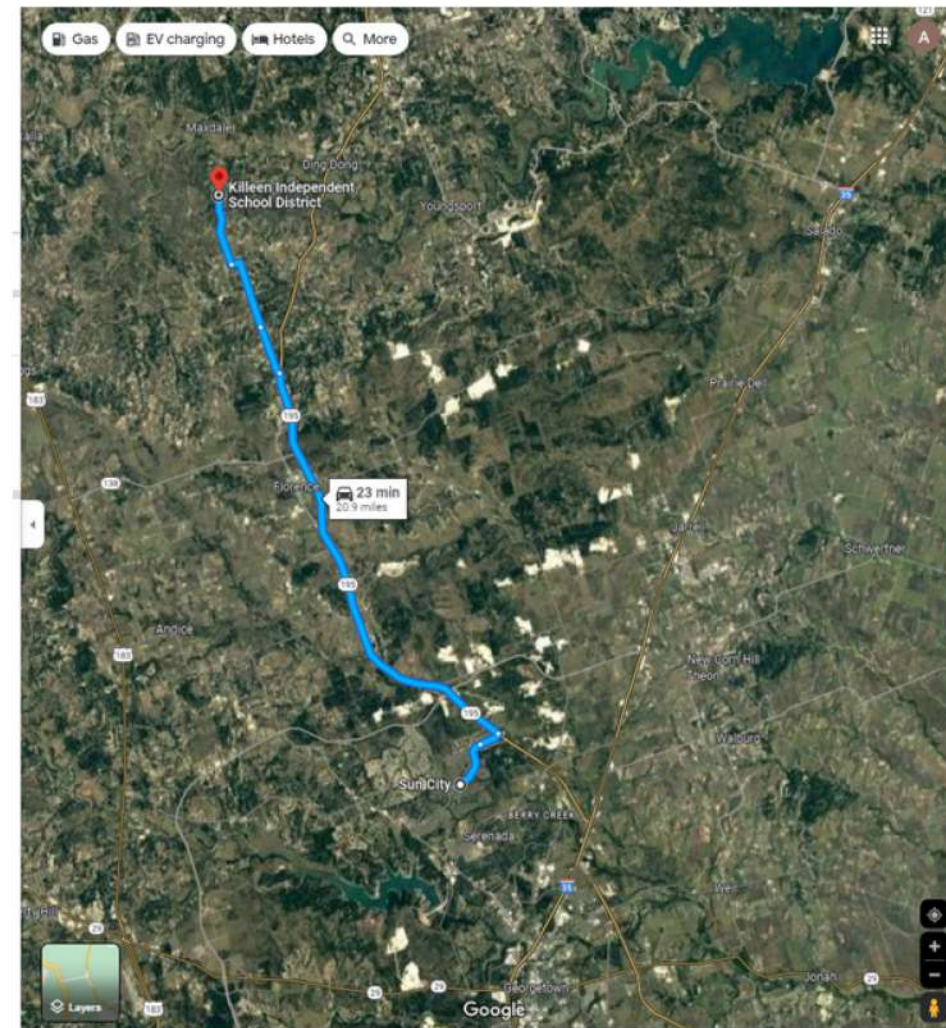
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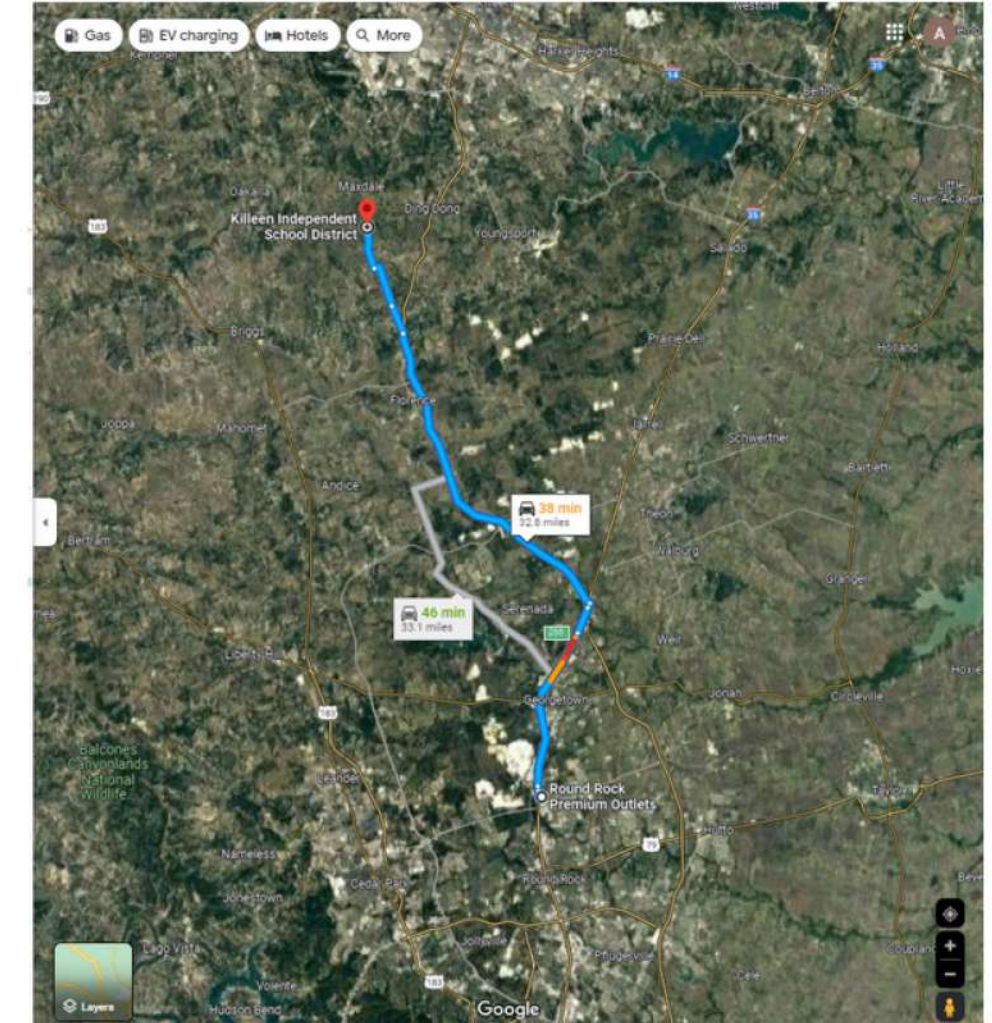
DRIVE TIME



APPLE DOMAIN North Side
46 MINS | 46.2 MILES



SUN CITY, GEORGETOWN
23 MINS | 21.1 MILES



Round Rock Premium Outlets
34 MINS | 33.7 MILES

CONTACT US:



LAND-STAR

VENKAT(VICTOR) GOTTIPATI

214 455 7623

VICTOR@LAND-STAR.US



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - 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.

RE/STAR LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005447 License No.	venkat@re-star.us Email	214-455-7623 Phone
Rodney Henson Designated Broker of Firm	457024 License No.	rodney@rodneyhenson.com Email	512-200-5853 Phone
Venkat (Victor)Gottipati Sales Agent/Associate's Name	0541319 License No.	victor@re-star.us Email	214-455-7623 Phone

Buyer/Tenant/Seller/Landlord Initials

Date