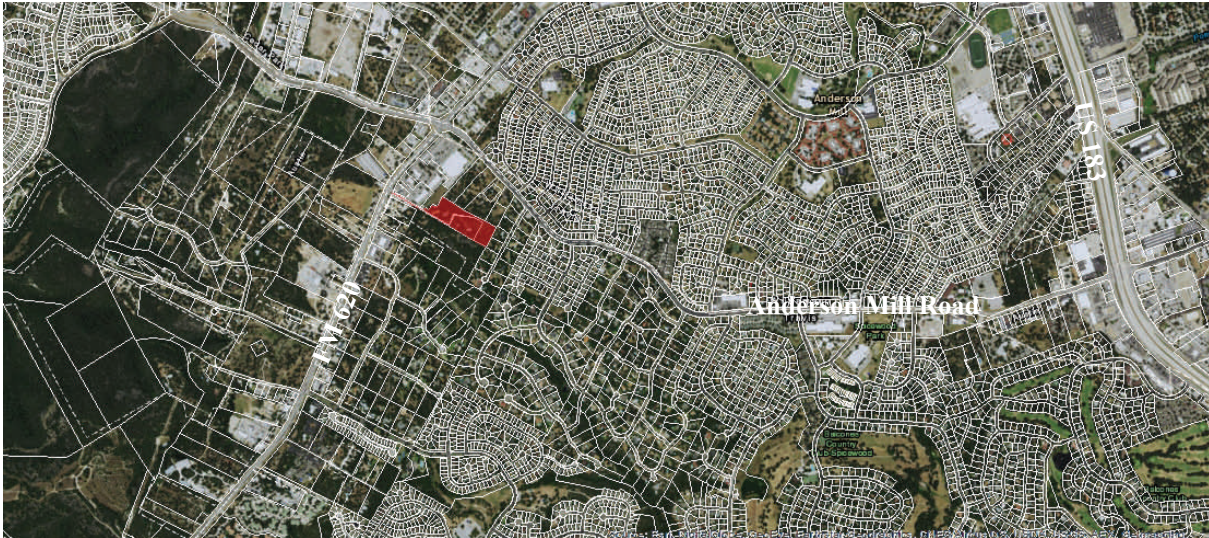


9.392 Acres RR 620 & Anderson Mill Road

11409 Ranch Road 620 N Austin, Texas 78726



9.392 acre site located approximately .25 miles southeast of the intersection of Anderson Mill Road and F.M. 620 and abutting the HEB Plaza Volente shopping center. The site has lighted access to FM 620 and additional adjacent sites are available.

ROAD FRONTAGE: FM HWY 620	UTILITIES: City of Austin water, Pedernales Electric and Texas Gas
SIZE: 9.392 Acres	FLOOD PLAIN: None. Bull Creek watershed.
ZONING: DR	IMPROVEMENTS: Currently 2 single family structures.
SCHOOLS: Round Rock ISD	PRICE: \$8.80 psf

CONTACT

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Knight Real Estate Corporation
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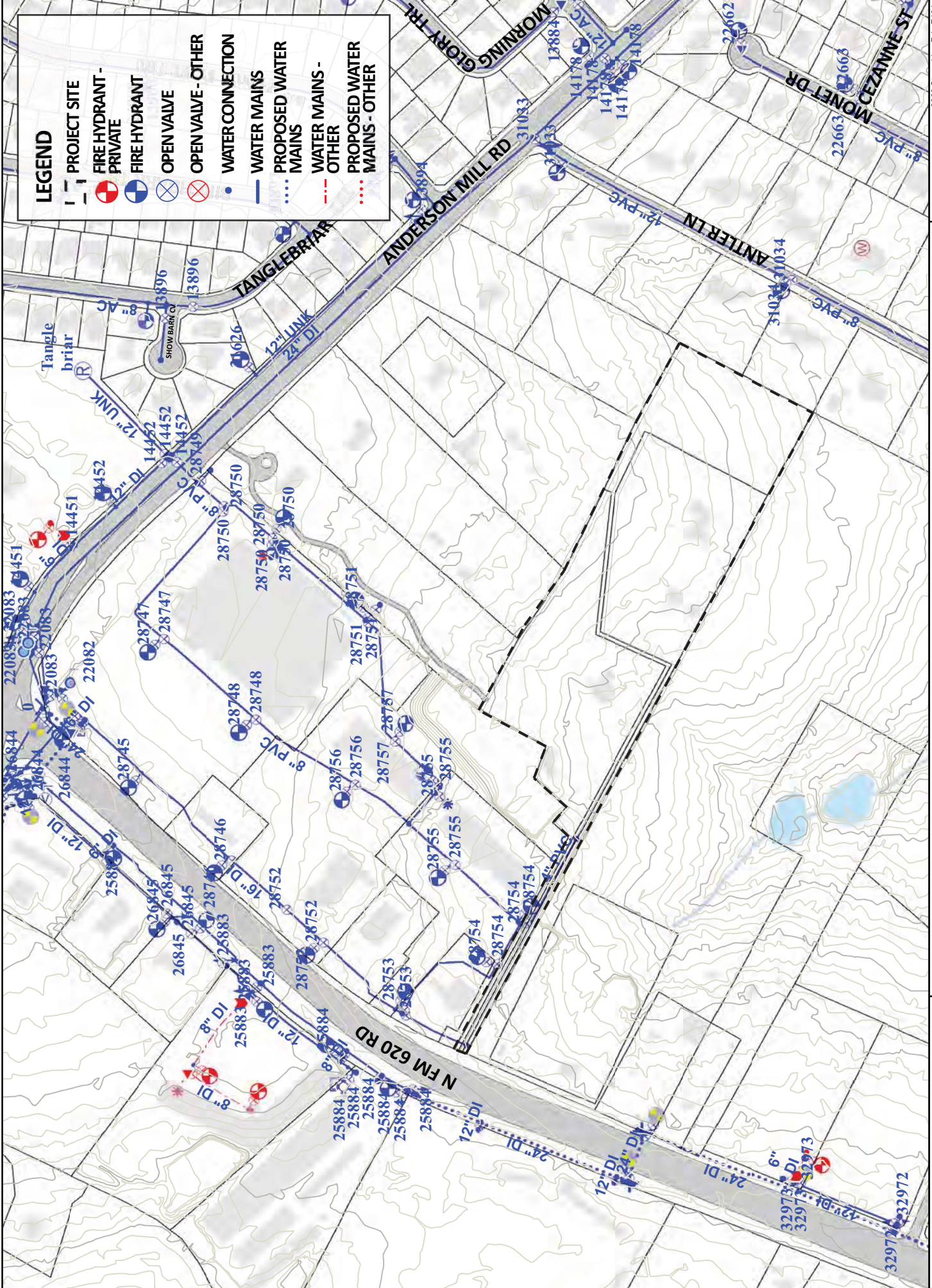
Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, ISF, swisstopo, and the GIS User Community; Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



0 250 500 1,000 Feet

All information (information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable; however, neither Knight Real Estate nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, Knight Real Estate and Related Parties) have made an independent investigation of the information or the information sources, and no warranty or representation is made by Knight Real Estate and Related Parties as to the accuracy of such information. The information is submitted subject to possible errors or omissions, and no person or organization should rely on the information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.





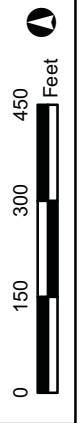
LEGEND

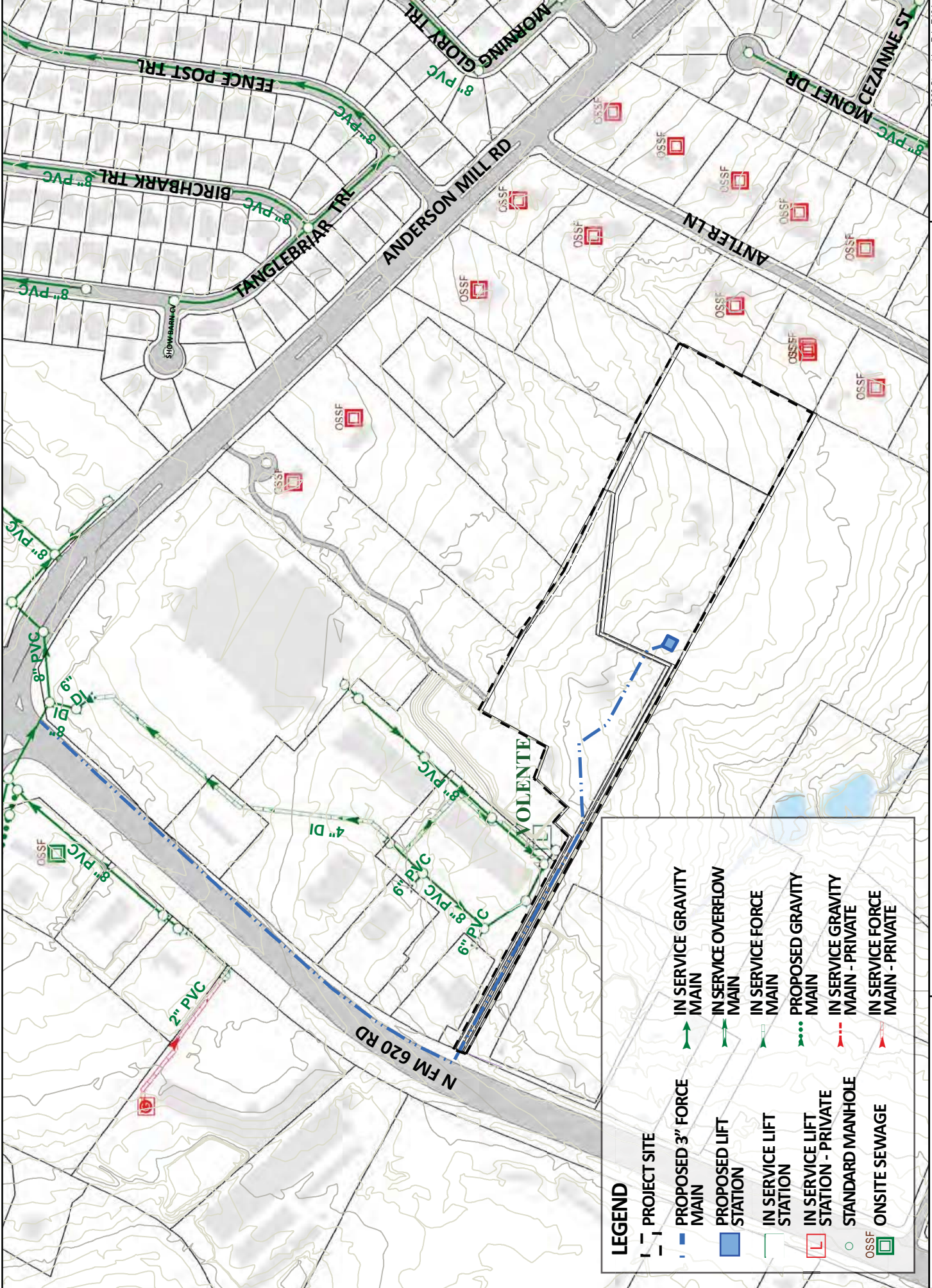
- PROJECT SITE
- FIRE HYDRANT - PRIVATE
- FIRE HYDRANT
- OPEN VALVE
- OPEN VALVE - OTHER
- WATER CONNECTION
- WATER MAINS
- PROPOSED WATER MAINS
- WATER MAINS - OTHER
- PROPOSED WATER MAINS - OTHER

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 512.347.0040
 general@udg.com
 www.udg.com

UDG
 Urban Design Group

EXHIBIT 9 - COA WATER DISTRIBUTION MAP





LEGEND

	PROJECT SITE		IN SERVICE GRAVITY MAIN
	PROPOSED 3" FORCE MAIN		IN SERVICE OVERFLOW MAIN
	PROPOSED LIFT STATION		IN SERVICE FORCE MAIN
	IN SERVICE LIFT STATION		PROPOSED GRAVITY MAIN
	IN SERVICE LIFT STATION - PRIVATE		IN SERVICE GRAVITY MAIN - PRIVATE
	STANDARD MANHOLE		IN SERVICE FORCE MAIN - PRIVATE
	ONSITE SEWAGE		



E384

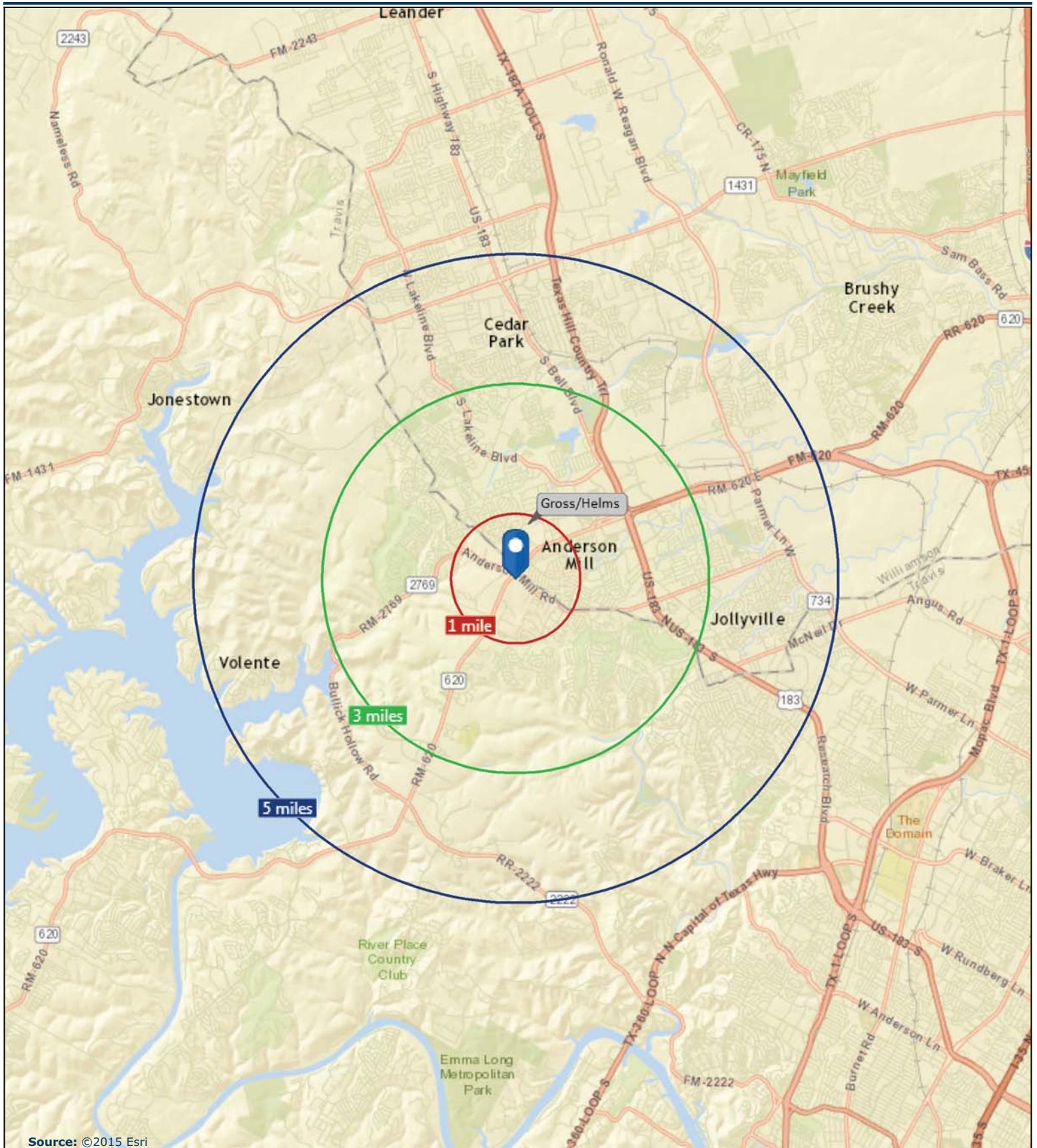


1" = 100'

- Transmission Main
- Other
- PVC
- PE
- Bare Steel
- Cast Iron
- Wrought Iron
- Copper
- Wrapped Steel
- Extruded Tubing
- Unknown Material
- Town Border Station
- Abandoned Gas Pipe
- Current or Planned Job Area
- Service Regulator
- Service Point
- District Regulator Station
- Master Regulator
- Emergency Valve
- Ball
- Gate
- Plug
- Stopper
- No blow fitting
- Unknown
- 3-Way Tee
- Short Stop
- Coupling
- Elbow
- End Cap
- Expansion Joint
- Flange
- Leak Repair
- Reducer
- Sleeve
- tee
- Transition
- Unknown Fitting
- Mapscro Grid



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Executive Summary

Gross/Helms
11516 N FM 620, Austin, Texas, 78726
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.45394
Longitude: -97.82591

	1 mile	3 miles	5 miles
Population			
2000 Population	7,814	46,925	98,966
2010 Population	8,153	66,879	141,921
2015 Population	8,585	73,716	157,424
2020 Population	9,117	82,172	175,713
2000-2010 Annual Rate	0.43%	3.61%	3.67%
2010-2015 Annual Rate	0.99%	1.87%	1.99%
2015-2020 Annual Rate	1.21%	2.20%	2.22%
2015 Male Population	48.9%	49.4%	49.3%
2015 Female Population	51.1%	50.6%	50.7%
2015 Median Age	39.9	36.2	35.7

In the identified area, the current year population is 157,424. In 2010, the Census count in the area was 141,921. The rate of change since 2010 was 1.99% annually. The five-year projection for the population in the area is 175,713 representing a change of 2.22% annually from 2015 to 2020. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	79.3%	77.1%	75.7%
2015 Black Alone	3.8%	4.2%	4.4%
2015 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2015 Asian Alone	10.3%	10.6%	11.6%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	3.0%	3.7%	4.0%
2015 Two or More Races	3.1%	3.7%	3.7%
2015 Hispanic Origin (Any Race)	14.7%	15.7%	16.2%

Persons of Hispanic origin represent 16.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,672	16,868	36,937
2010 Households	3,108	25,973	56,887
2015 Total Households	3,296	28,951	63,700
2020 Total Households	3,524	32,547	71,684
2000-2010 Annual Rate	1.52%	4.41%	4.41%
2010-2015 Annual Rate	1.12%	2.09%	2.18%
2015-2020 Annual Rate	1.35%	2.37%	2.39%
2015 Average Household Size	2.60	2.54	2.47

The household count in this area has changed from 56,887 in 2010 to 63,700 in the current year, a change of 2.18% annually. The five-year projection of households is 71,684, a change of 2.39% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2010. The number of families in the current year is 40,823 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Gross/Helms
 11516 N FM 620, Austin, Texas, 78726
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.45394
 Longitude: -97.82591

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$89,907	\$84,130	\$83,877
2020 Median Household Income	\$100,410	\$94,826	\$93,914
2015-2020 Annual Rate	2.23%	2.42%	2.29%
Average Household Income			
2015 Average Household Income	\$106,209	\$105,107	\$104,363
2020 Average Household Income	\$119,265	\$117,910	\$116,628
2015-2020 Annual Rate	2.35%	2.33%	2.25%
Per Capita Income			
2015 Per Capita Income	\$40,075	\$41,854	\$42,105
2020 Per Capita Income	\$45,218	\$47,353	\$47,420
2015-2020 Annual Rate	2.44%	2.50%	2.41%

Current median household income is \$83,877 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$93,914 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$104,363 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$116,628 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$42,105 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$47,420 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,722	17,585	38,370
2000 Owner Occupied Housing Units	2,224	12,094	25,471
2000 Renter Occupied Housing Units	448	4,774	11,465
2000 Vacant Housing Units	50	717	1,434
2010 Total Housing Units	3,235	27,484	60,388
2010 Owner Occupied Housing Units	2,560	15,694	33,576
2010 Renter Occupied Housing Units	548	10,279	23,311
2010 Vacant Housing Units	127	1,511	3,501
2015 Total Housing Units	3,446	30,051	66,668
2015 Owner Occupied Housing Units	2,632	16,448	35,765
2015 Renter Occupied Housing Units	665	12,503	27,934
2015 Vacant Housing Units	150	1,100	2,968
2020 Total Housing Units	3,677	33,703	74,826
2020 Owner Occupied Housing Units	2,783	18,034	39,442
2020 Renter Occupied Housing Units	742	14,513	32,242
2020 Vacant Housing Units	153	1,156	3,142

Currently, 53.6% of the 66,668 housing units in the area are owner occupied; 41.9%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 60,388 housing units in the area - 55.6% owner occupied, 38.6% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 4.50%. Median home value in the area is \$298,773, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.07% annually to \$315,150.

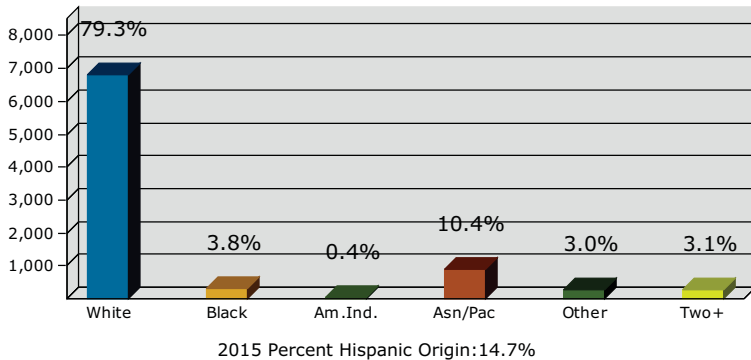
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

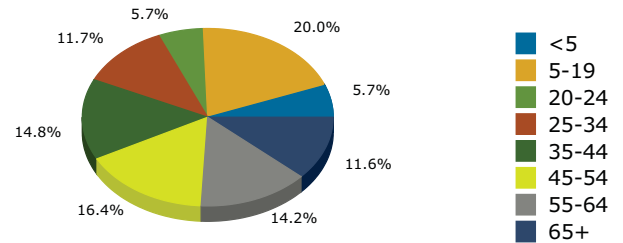
Gross/Helms
 11516 N FM 620, Austin, Texas, 78726
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.45394
 Longitude: -97.82591

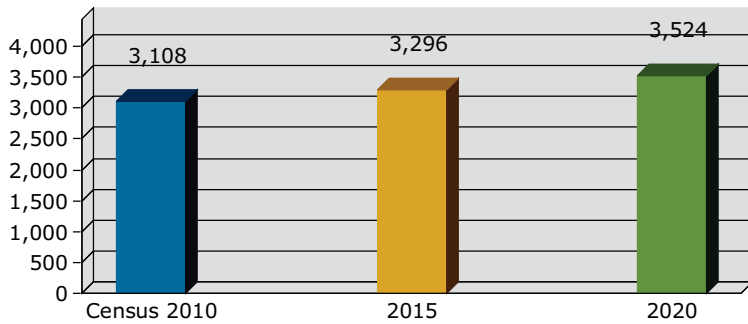
2015 Population by Race



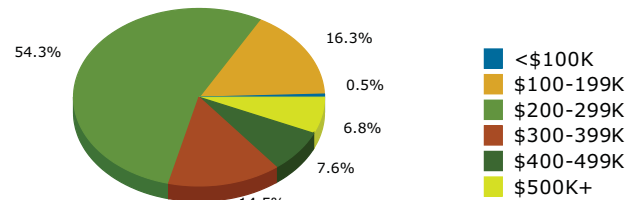
2015 Population by Age



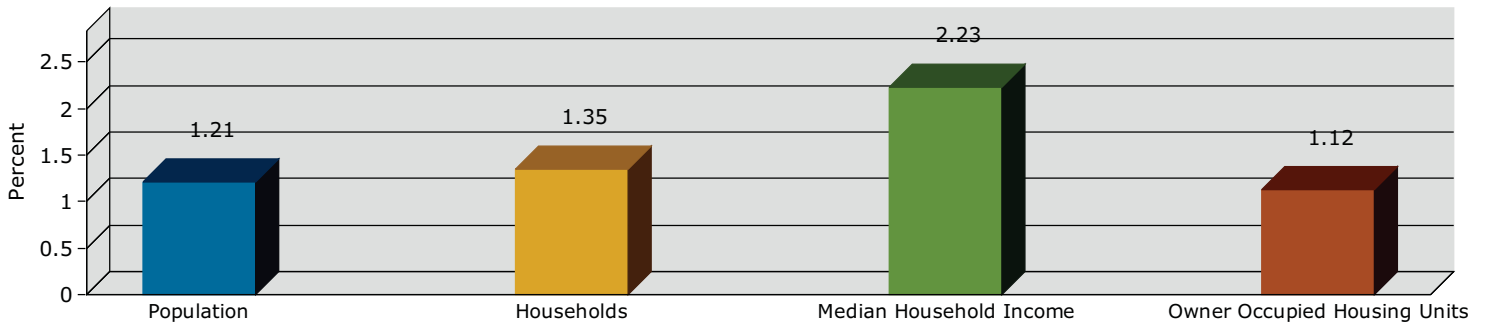
Households



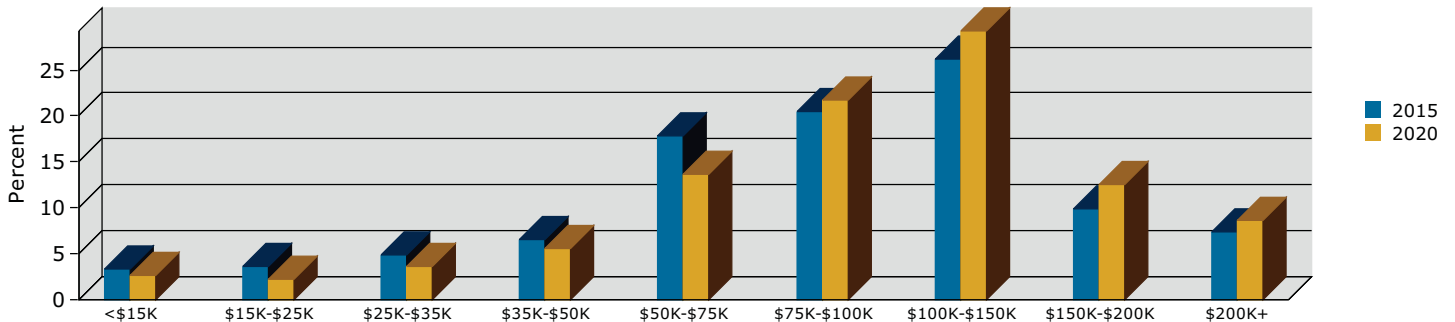
2015 Home Value



2015-2020 Annual Growth Rate

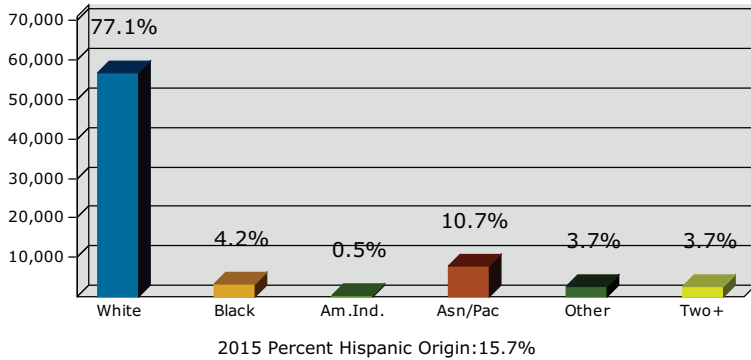


Household Income

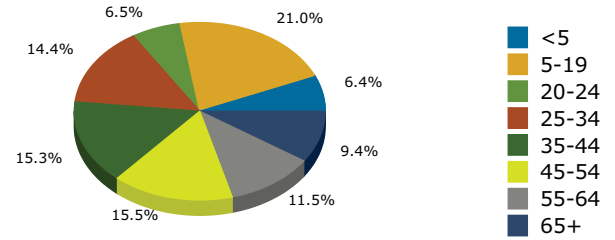


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

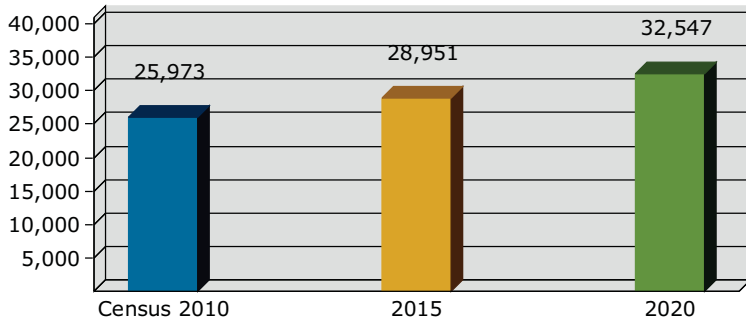
2015 Population by Race



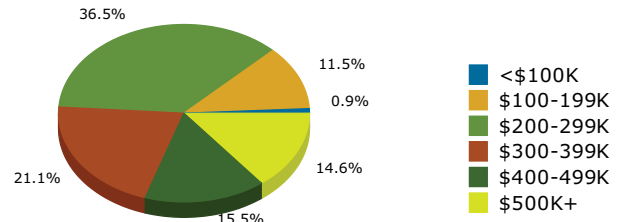
2015 Population by Age



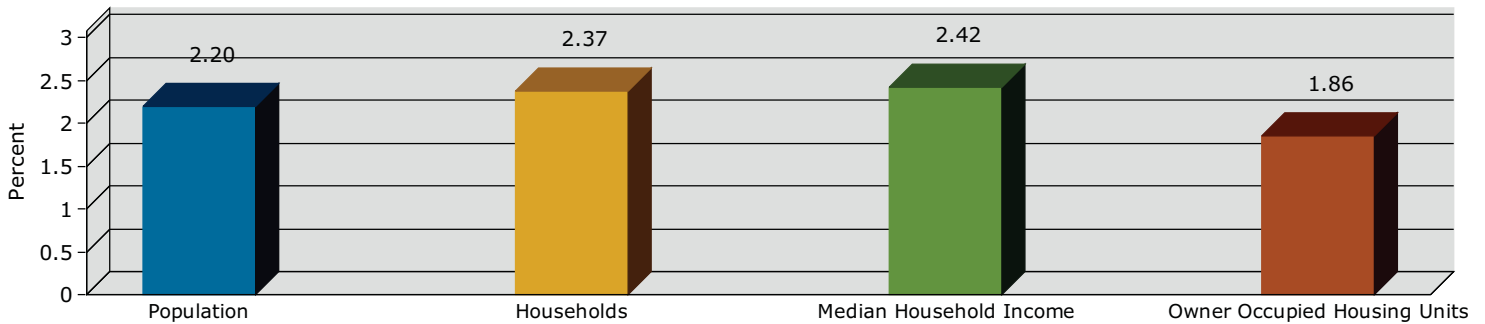
Households



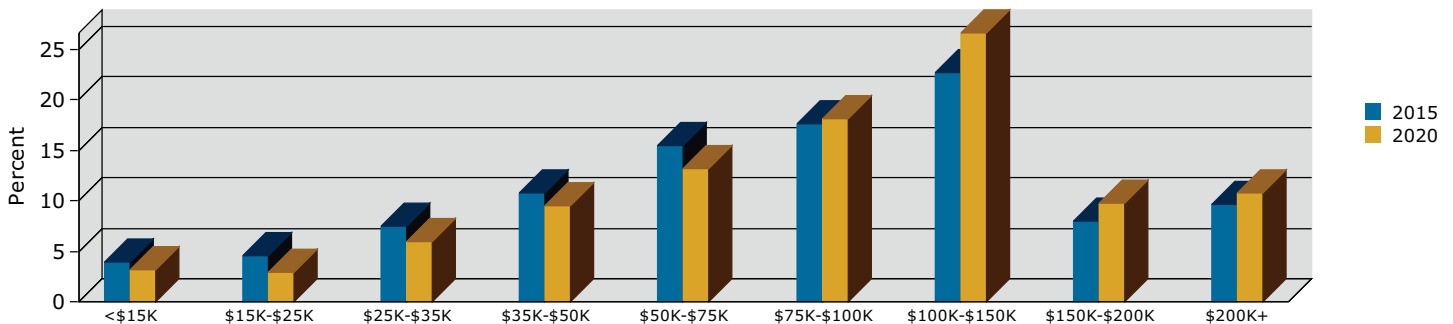
2015 Home Value



2015-2020 Annual Growth Rate



Household Income

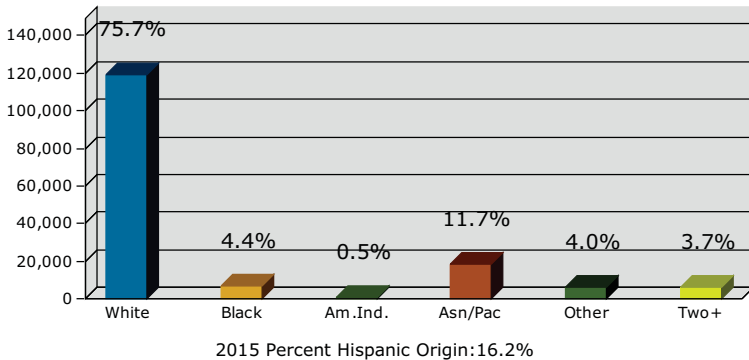


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

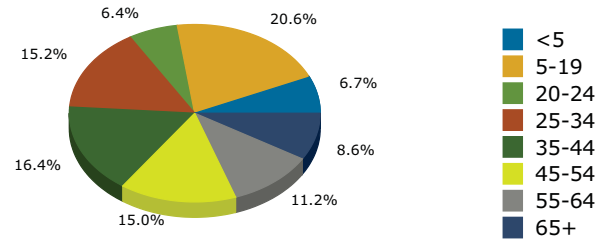
Gross/Helms
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 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.45394
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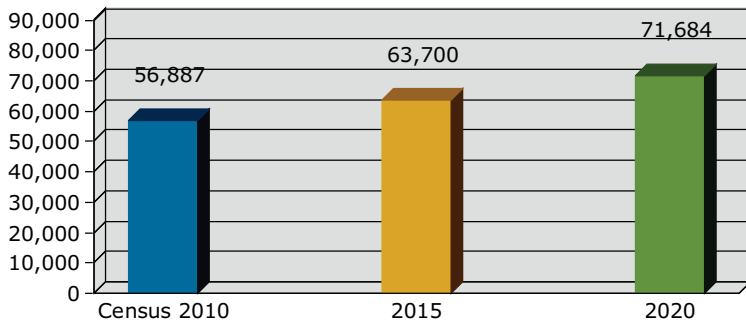
2015 Population by Race



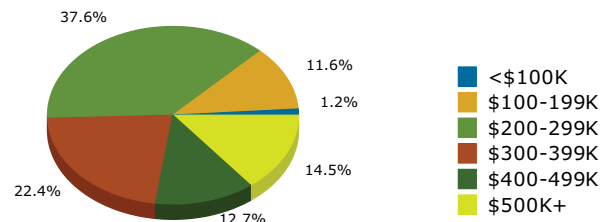
2015 Population by Age



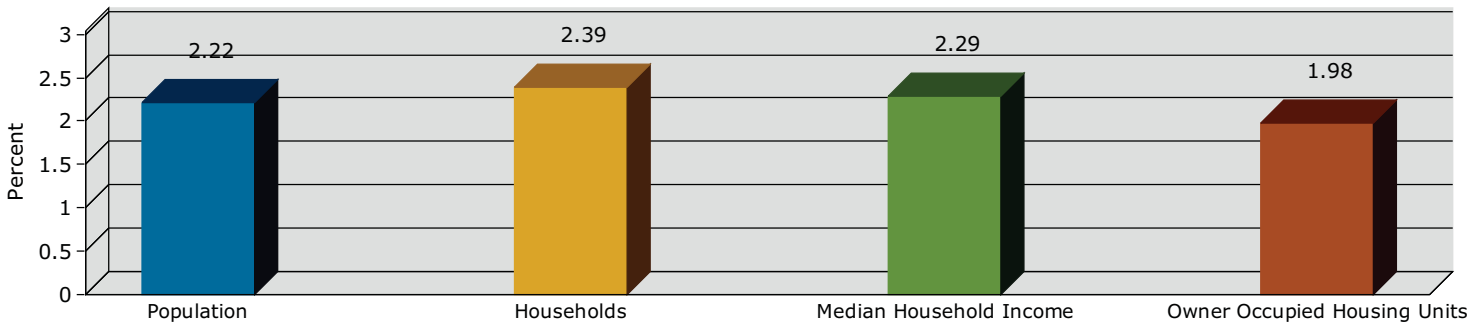
Households



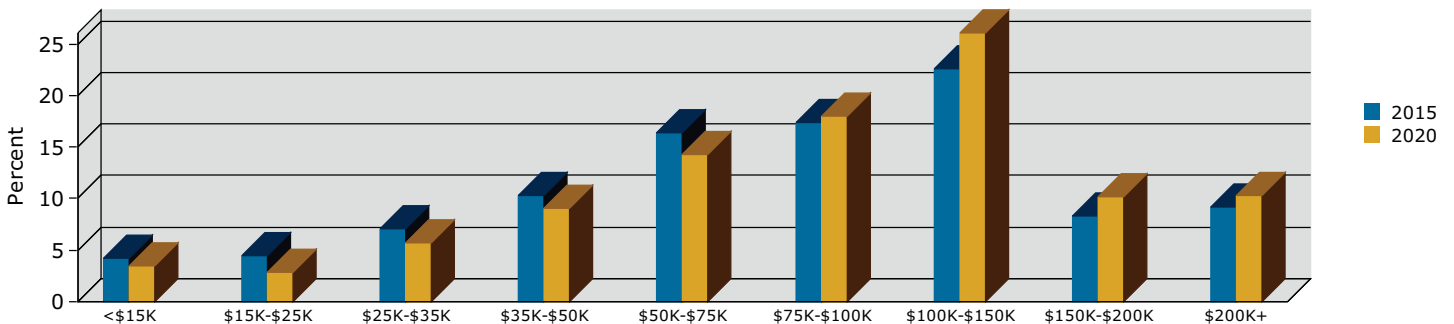
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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1/1/96

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