

\$1,400,000 - 13604 Fm 969 Rd, Austin

MLS® #1165067

\$1,400,000

0 Bedroom, 0.0 Bathroom,
Land / Farm on 7 Acres

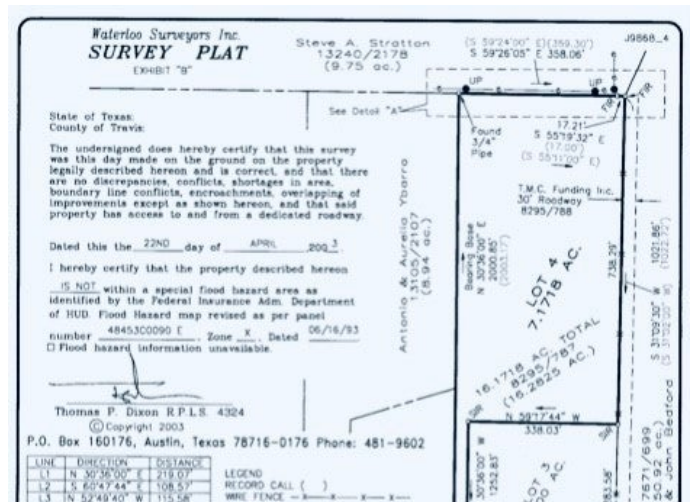
Duty J, Austin, TX

Looking for LAND in Austin? Look no further!
7.17 Acres of vacant land available for potential mixed use on the heavily travelled FM 969 Road! Looking for a place to develop or build? This is your location with countless possibilities! Conveniently located just a few short minutes from ABIA 7.17 acres of land perfect for project development and/or limitless possibilities in the ever growing and expanding City of Austin! Close proximity to 183 and the 130 toll road. Easy access to ABIA Airport. No Zoning. Close proximity to: TESLA, TESLA GIGA TEXAS, GOOGLE, AMAZON, SPACE X, APPLE, FACEBOOK and beyond! Due diligence is required by the Buyer's Agent and Buyer regarding water/sewage/electric/permits/zoning as per buyer's building needs via Travis County and the City of Austin.

Essential Information

MLS® #	1165067
Price	\$1,400,000
Bathrooms	0.0
Acres	7.17
Type	Land / Farm
Sub-Type	Multiple Parcels
Status	Active
Days on Market	546

Water Feature/View



Office: 512-481-9602
Fax: 512-330-1621

Waterloo Surveyors Inc.

Thomas P. Dixon
R.P.L.S. 4324
J9868.4

EXHIBIT "A"

April 22, 2003

FIELD NOTES

FIELD NOTES FOR 7.1718 ACRES OF LAND, MORE OR LESS, HEREIN REFERRED TO AS LOT 4, OUT OF THE JOSEPH DUTY SURVEY NO. 16 IN TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND PART OF THAT CERTAIN 16.2825 ACRES OF LAND CONVEYED TO EARACH BROWN RECORDED IN VOLUME 8285, PAGE 787, DEED RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING at an iron rod found on the north R.O.W. of F.M. 969 at the S.W. corner of said 16.2825 acre tract for the S.W. corner hereof;

THENCE N10°36'00"E along the west line of said 16.2825 acre tract for a distance of 2000.83 feet to a 30" pipe found at the N.W. corner of said 16.2825 acre tract same being on the north line of that certain 9.75 acre tract of land recorded in Volume 13240, Page 2178, Real Property Records, Travis County, Texas for the N.W. corner hereof;

THENCE the following two (2) courses and distances along the north line of said 16.2825 acre tract:

- S59°26'05"E for a distance of 358.06 feet to an iron rod found;
- S55°19'32"E for a distance of 17.21 feet to an iron rod found on the west line of a 30 feet wide road referenced in Volume 8285, Page 787, Deed Records, Travis County, Texas at the N.E. corner hereof;

THENCE S31°09'30"W along the east line of said 16.2825 acre tract and the west line of said 30 feet wide road for a distance of 738.29 feet to an iron rod set for a corner hereof, from which point a pipe found on the east line of said 16.2825 acre tract on the west line of said road bears S31°09'30"W at a distance of 283.58 feet;

THENCE N49°17'44"W crossing into said 16.2825 acre tract for a distance of 338.03 feet to an iron rod set for a corner hereof;

THENCE S30°36'00"W for a distance of 1252.83 feet to an iron rod set on the north R.O.W. of F.M. 969 for the most southerly, S.E. corner hereof;

THENCE N76°44'55"W along the north R.O.W. of F.M. 969 for a distance of 31.43 feet the POINT OF BEGINNING, containing 7.1718 acres of land.

I, the undersigned do hereby certify that the field notes herein were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160179

View	Rural,TreesWoods
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Community Information

Address	13604 Fm 969 Rd
Area	3E
Subdivision	Duty J
City	Austin
County	Travis
State	TX
Zip Code	78724

Amenities

Utilities	Electricity Available
Features	None

Exterior

Lot Description	Many Trees, Open Lot
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School Information

District	Del Valle ISD
Elementary	Gilbert
Middle	Dailey
High	Del Valle

Additional Information

Date Listed	April 15th, 2022
Zoning	NONE.

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