

# Property for Sale

## 5010 Doss Road Austin, Texas 78734

### LAND SIZE

± 2 Acres

### LEGAL

The 2 acre tract is currently subdivided with final approvals

### BUILDING SIZES

± 4,000 Sq. Ft. 2-Story Office Building

± 800 Sq. Ft. 1-Story Data Center

### ZONING

None

### UTILITIES

Electricity: City of Austin, 400 amp 3-phase for data center

Water: Water Control & Improvement District #17

Gas: Propane available

Sewer: 3-Stage On-site Septic System

### PROPERTY TAXES

### PARKING SPACES/DRIVEWAY

12 / gravel

### DIRECTIONS

If heading north on RR 620 N, turn left on Hudson Bend Road, travel approximately 1.6 miles to the second Doss Road and turn left. Property is on the right. If heading south on RR 620, turn right on Hudson Bend Road, travel approximately 1.6 miles to the second Doss Road and turn left. Property is on the right.

### OFFICE BUILDING CONSTRUCTION

Date of Construction: 1999

Frame: Metal

Siding: Metal with limestone façade on the front and partially on both sides of the building.

Roof: Metal

HVAC: One 4 ton Payne unit (2009)

One 4 ton Goodman unit (condenser replaced '06)

### OFFICE BUILDING DESCRIPTION

Two story metal (Mueller) office building, each floor approximately 2,000 sq. ft. First floor has 4 private offices, large open "bull pen" area, kitchen/breakroom, and 2 restrooms. The second floor has 4 private offices, a conference room, 2 restrooms and a separate shower. Flooring is carpet and hard tile, 2 walk-in closets. Ample attic storage.

### DISASTER-PROOF DATA CENTER CONSTRUCTION

Date of Construction: 2008

Walls: 18" Reinforced steel concrete

Roof: 4" Reinforced steel concrete

HVAC: Two - 3 ton Carrier units (2008)

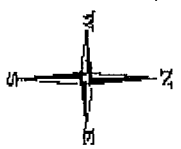
### ADDITIONAL PROPERTY INFORMATION

- Fluorescent lighting throughout
- 16,000 Gallon Water Recovery System
- Video Surveillance Security System (leased w/ADT)
- Setting is open, scenic land in natural state with live oaks, picnic table, horseshoe pit & BBQ smoker.

### TERMS

Cash

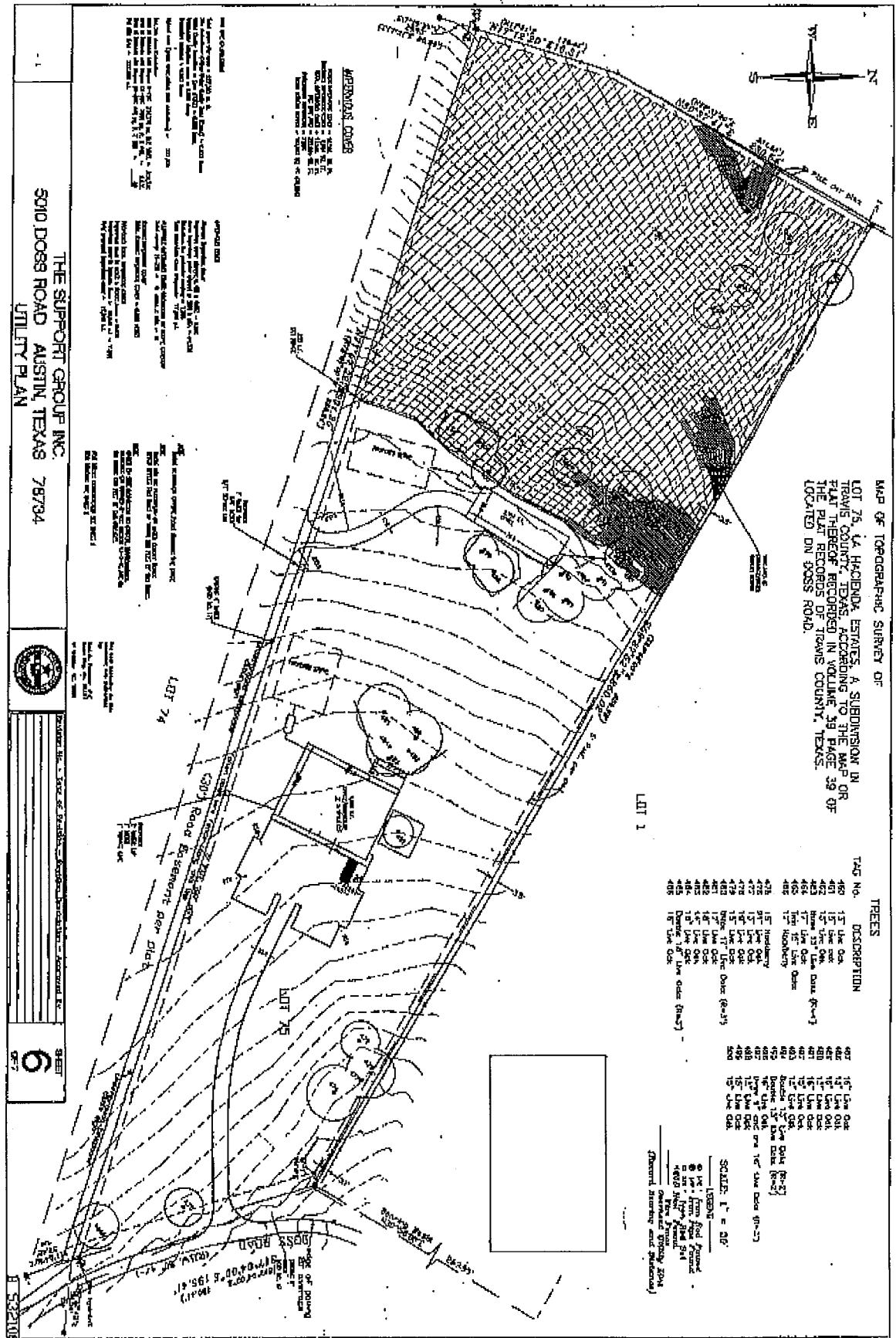
Seller prefers to lease back the data center for \$800/mo for 3 years with a 2 year option.



MAP OF TOPOGRAPHIC SURVEY OF  
 LOT 75, LA HACIENDA ESTATES, A SUBDIVISION IN  
 TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR  
 PLAN THEREOF RECORDED IN VOLUME 39 PAGE 39 OF  
 THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.  
 LOCATED ON DOSS ROAD.

TREES

TAG No.	DESCRIPTION
460	15' Lim Oak
461	15' Lim Oak
462	15' Lim Oak
463	15' Lim Oak
464	15' Lim Oak
465	15' Lim Oak
466	15' Lim Oak
467	15' Lim Oak
468	15' Lim Oak
469	15' Lim Oak
470	15' Lim Oak
471	15' Lim Oak
472	15' Lim Oak
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497	15' Lim Oak
498	15' Lim Oak
499	15' Lim Oak
500	15' Lim Oak



THE SUPPORT GROUP, INC.  
 5010 DOSS ROAD, AUSTIN, TEXAS 78794  
 UTILITY PLAN

6

5-22-10



CITY OF AUSTIN  
 ENVIRONMENTAL REVIEW AND INSPECTION DIVISION, WATERSHED PROTECTION DEPARTMENT  
FINAL INSPECTION RELEASE/CERTIFICATE OF COMPLIANCE

Project: The Support Group Expansion Site Plan No: SP-98-04130  
 Address/Location: 5010 Doss Rd, Austin, TX  
 Contractor: \_\_\_\_\_ Building Permit: N/A  
 Owner: Terry H. Floyd Engineer: Kurt Prossner  
 Environmental Inspector: Debbie Maguire Coordinator: Marisol Claudio-Ehalt

Type of Project:

- Building w/ Parking
- Utilities
- Streets and Drainage
- Drainage/Detention
- Boat Dock
- Other \_\_\_\_\_

Drainage Facilities:  Detention  Filtration  Not Required

Jurisdiction:  City Limits - Full Purpose - Limited Purpose  E.T.J.

- Engineer's concurrence letter received.
- Approval for City of Austin permanent/temporary utility connection(s) in the E.T.J. in accordance with LDC Section 25-1-133.
- One-year Certified Concurrence of Water Quality Controls (BSZ/BCW) received. Release fiscal deposit.  
 Account: \_\_\_\_\_ Amount: \$ \_\_\_\_\_
- Projects in E.T.J.: Completion of site development permit requirements in conformance with approved site plan issued by Development, Review, and Inspection Department.
- Completion of Phase \_\_\_\_\_ only. Do not release fiscal for ESC.
- Developer's Contract ~~Completed~~. Entered on 3/16/2000.
- Reduce fiscal: Existing: \$ \_\_\_\_\_ Reduction: \$ \_\_\_\_\_ Retain: \$ \_\_\_\_\_
- Revegetation certified complete in accordance with LDC section 25-1-181. Temporary ES controls removed. Release fiscal deposit for ESC.  
 Account: N/A Amount: \$ N/A

Inspected by: Debbie Maguire Date: 3/16/2000

- cc:  Fiscal Officer: Carol Kaml  
 DRID (Subdivision or "D" Site Plan)  
 Watershed Protection Department ERID: Marisol Claudio-Ehalt  
 ERID Inspector ("C" Site Plan): \_\_\_\_\_  
 Public Works Construction Inspection: \_\_\_\_\_  
 DRID File ("B" or "C" Site Plan)



# Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200

## ON-SITE SEWAGE FACILITY CONSTRUCTION PERMIT

For New or Modified Installations of Private Sewage Disposal Systems as  
Required by LCRA and the Texas Natural Resources  
Conservation Commission ( TNRCC)

Issued To: -----PERMIT NO: S-0016661

**TERRY H FLOYD**  
**P O BOX 277558**  
**AUSTIN, TX 78755-7558**

Legal Description: Subdivision: LA HACIENDA ESTATES      Section:      Block:      Lot: 75  
Issuance Date: 12/14/1999      Expiration Date: 12/14/2000

GENERAL		SEPTIC TANK		DRAIN FIELD(S)	
LAKE:	TRAV	CAPACITIES (gal)		TYPE OF SYSTEM:	AER
LCRA ZONE:	W	Tank #1:	500	MIN FIELD AREA	3750 sf
JURISDICTION:	?	Tank #2:	500	# FIELD AREAS	1
COUNTY	TRAV	Tank #3:		DRAINFIELD REDUCTION?	N
DWELLING UNITS:		Pump Tank:	750	# LOW-FLOW TOILETS	2
BEDROOMS:		# COMPARTMENTS:	1	# SHOWERHEADS	
BATHROOMS:				# FAUCET AERATORS	3
KITCHENS:		COMM'L/NON-RESID			
HEATED AREA:	4800 sf	MAXIMUM QUANTITY:	240		
		METER/TIMER? ?			

ALL ON-SITE SEWAGE FACILITIES MUST BE INSTALLED BY A TNRCC REGISTERED INSTALLER. AN OWNER INSTALLING HIS/HER OWN SYSTEM IS EXEMPT FROM THIS REQUIREMENT; HOWEVER, THE OWNER MUST OBTAIN APPLICABLE REQUIREMENTS FROM LCRA BEFORE BEGINNING CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY AN INSTALLER IS REGISTERED PRIOR TO ALLOWING SYSTEM INSTALLATION. LCRA CAN PROVIDE THE NAMES AND PHONE NUMBERS OF QUALIFIED INSTALLERS.

### SPECIAL PROVISIONS:

1. This permit is sized for a commercial office building without food service facilities. The system is sized to provide sanitary facilities for a maximum of 24 persons based on Chapter 29, Uniform Building Code, relating to "Offices or Public Buildings" and OSSF Code 285.91, Table III of the the State of Texas On-Site Wastewater Construction Standards. Anticipated enlargement of the building square footage resulting in increased work areas and an increase in personnel will require prior approval of the LCRA due to the sizing of the on-site wastewater disposal system.
2. A minimum distance of 10 feet from property lines is required with all components of the on-site sewerage facility. This set-back may only be reduced through a written waiver request submitted by a professional engineer or a registered sanitarian justifying the reduction. The waiver must be submitted prior to scheduling the first inspection and should be obtained prior to beginning construction.

Name: TERRY H FLOYD  
Date: 12/14/1999

Permit No: S-0016661  
Page: 1 of 2



# Lower Colorado River Authority

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## Conditions of Approval:

3. The installation of low-flow toilets and showerheads as well as faucet aerators on all faucets within the house is required. Low-flow toilets allowing a flush capacity of 1.6 gallons or less and showerheads which allow a flow of 3 gallons per minute or less are required to be installed.
4. No portion of the system may be installed within ten (10) feet of a potable water line nor sprinkler system supplied by potable water. If a water line is intersected by the inlet or outlet of the septic tank, the water line must lie above the septic system line and must be sleeved in the next higher size Schedule 40 PVC. The joints of the sleeve must maintain the required 10 foot setback from the intersection in both directions.
5. Temporary erosion and sedimentation (E/S) controls must be established prior to beginning development of the private sewerage facility and residence as required by the LCRA non-point source pollution control ordinance. A system backfill and revegetation inspection will be required in addition to the standard sewerage facility inspections. The E/S controls must remain in place and be properly maintained until LCRA inspects the revegetated area and approves removal of the controls. When the revegetation is complete, call the LCRA inspector listed below.
6. This system requires an on-going contract with a valid maintenance company certified by the Texas Natural Resource Conservation Commission for operation and maintenance of the system. The system is required to be inspected a minimum of 4 times annually. Documentation of the inspections are to be submitted to the LCRA after each visit.
7. System design plans by Don Wiginton, R.S. dated December 15, 1998 must be followed with the addition of the above provisions.

Approved By:

Suzanne Wilson Wukasch, R.S. 12/24/1999

Date



December 14, 1999

Terry H. Floyd  
P.O. Box 277558  
Austin, TX 78755-7558

RE: On-site Wastewater Septic System Permit #16661

Dear Mr. Floyd:

I have enclosed a copy of your permit for construction of the on-site sewage facilities on the property referenced above. **Please be aware that the permit may have some special provisions that are very important to note.** During the construction of the system, inspections will be performed and the LCRA inspectors will verify that construction is proceeding in accordance with the guidelines adopted by the Lower Colorado River Authority and any special provisions noted on the permit.

The LCRA's program is designed to protect the water quality of the Highland Lakes. Your commitment to meeting the requirements of the permit is appreciated by everyone who uses and enjoys the Highland Lakes and the Colorado River. Thank you for your assistance in keeping the water clean.

Should you have questions regarding operation and maintenance of the system, please call me at 1-800-776-5272, extension 7173. The application number printed on the permit will help us answer your questions expeditiously.

Thank you again for your concern about water quality. Remember that any time you see or suspect a problem about water quality, you may call 1-800-776-5272, extension 6843.

Sincerely,

Suzanne Wilson Wukasch, R.S.  
Environmental Coordinator  
Water Resource Protection

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City of Bastrop • Bandera Electric Cooperative, Inc. • Bluebonnet Electric Cooperative, Inc. • City of Burnet • City of Bellville • City of Boerne • City of Brenham • Central Texas Electric Cooperative, Inc. • City of Cuero • DeWitt Electric Cooperative, Inc. • Fayette Electric Cooperative, Inc. • City of Flatonia • City of Fredericksburg • City of Georgetown • City of Giddings • City of Goldthwaite • City of Gonzales • Guadalupe Valley Electric Cooperative, Inc. • City of Hallettsville • Hamilton County Electric Cooperative, Inc. • City of Hempstead • Kimble Electric Cooperative, Inc. • Kerrville Public Utility Board • City of La Grange • City of Lampasas • City of Lexington • City of Llano • City of Lockhart • City of Luling • City of Mason • McCulloch Electric Cooperative, Inc. • City of Moulton • New Braunfels Utilities • Pedernales Electric Cooperative • City of San Saba • San Bernard Electric Cooperative, Inc. • City of Schulenburg • City of Seguin • City of Sbiner • San Marcos Electric Utility • City of Smithville • City of Waelder • City of Weimar • City of Yoakum



# Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200

## LCRA ON-SITE SEWAGE FACILITIES LICENSE

Issued by the LCRA and Authorized Agent of the Texas Natural Resource Conservation Commission (TNRCC)

**Issued To:**  
TERRY H FLOYD  
P O BOX 277558  
AUSTIN, TX 78755-7558

**License No.:** S-0016661

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### APPLYING TO THE SYSTEM SERVING

Lake: TRAV  
County: TRAV  
LCRA Zone: W

#### Legal Description 5010 DOSS

Subdivision: LA HACIENDA ESTATES      Section:      Block:      Lot: 75

Or otherwise described in Licensee's Application No. S-0016661

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Final Inspection Date: 02/07/2000

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Acceptance of this License to Operate the System constitutes an agreement to abide by the terms and conditions specified in the most current version of the LCRA and TNRCC Regulations.

#### Special Provisions:

1. This OSSF is licensed to serve a commercial office building without food service facilities. The system is sized to provide sanitary facilities for a maximum of 24 persons based on Chapter 29, Uniform Building Code, relating to "Offices or Public Buildings" and OSSF Code 285.91, Table III of the State of Texas On-Site Wastewater Construction Standards. Should a structural alteration occur to add a potential bedroom or enlarge the heated square footage of the residence, a system modification may be required.
2. This OSSF is licensed to treat and dispose an average of 240 gallons per day. Should flow to the system exceed the average daily flow for one month, a system modification will be required.
3. LCRA rules require all residential and non-residential facilities served by an OSSF system installed after January 1, 1991, to have low-flow toilets, showerheads, and faucet aerators installed. This license will automatically terminate if the low-flows are replaced with non-low flow devices or should they fall into disrepair preventing them from operating properly.
4. No portion of the drainfield may be utilized for vehicular traffic or parking and no impervious cover may be placed over any portion of the drainfield.
5. This OSSF is required by LCRA to have an on-going operation and maintenance agreement, which provides for four-system inspection per year, by a valid maintenance company. Reports are required to



# Lower Colorado River Authority

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be submitted to LCRA on a quarterly basis. Failure to submit these reports may result in automatic termination of this license.

6. This license will expire on February 7, 2002, and will be required to be renewed on or before that date.
7. Irrigation from this system is permitted only at night, preferably between midnight and sunrise.

A construction permit must be obtained from the LCRA prior to any repair work or modification being performed on this on-site sewage system.

Approved and Issued by:

Date: 02/08/2000

*Juzanne Urkusch*

LCRA OSSF Staff

2.8.00

# SKETCH ADDENDUM

File No

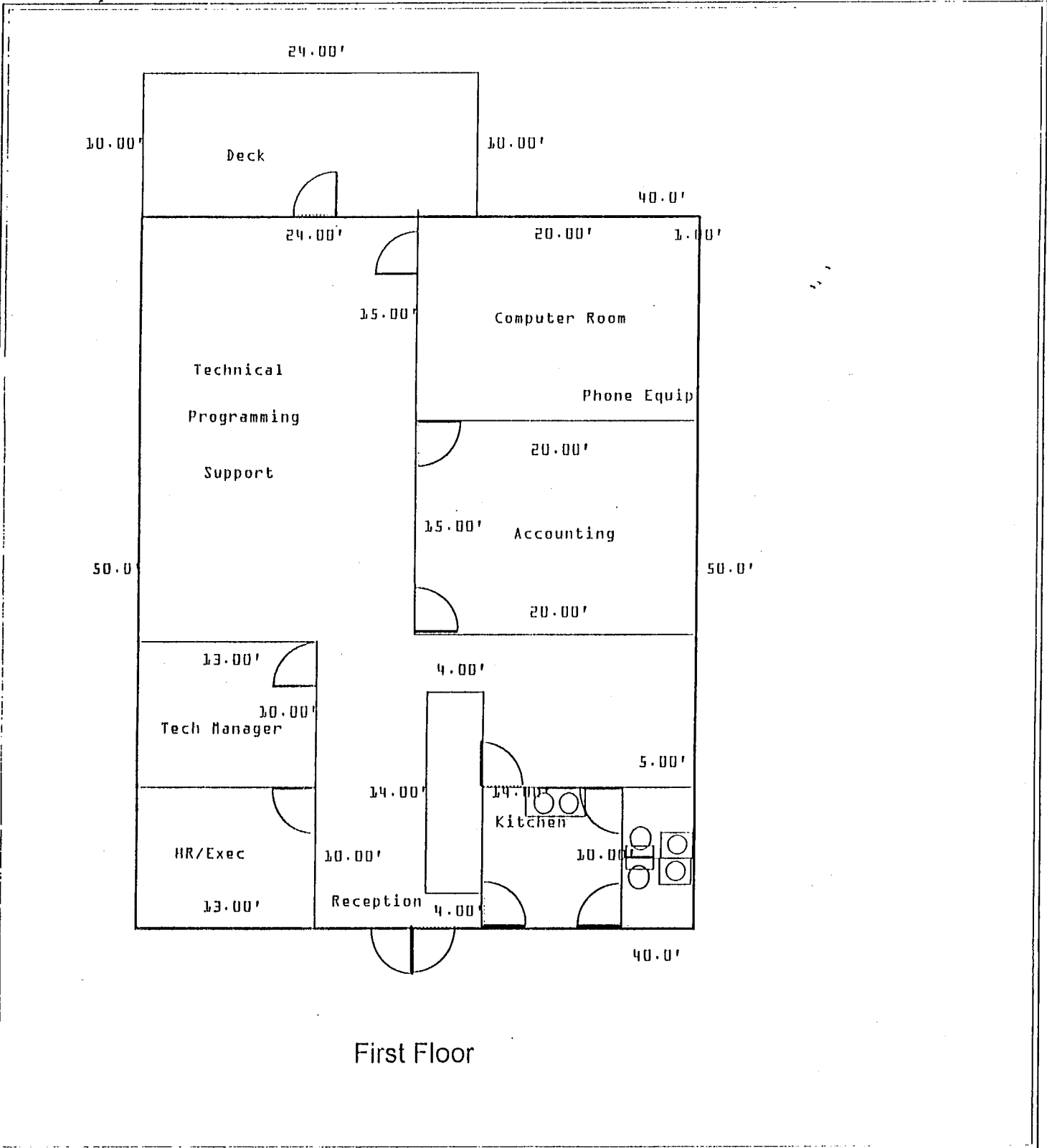
Borrower Terry H. Floyd

Property Address 5010 Doss Road

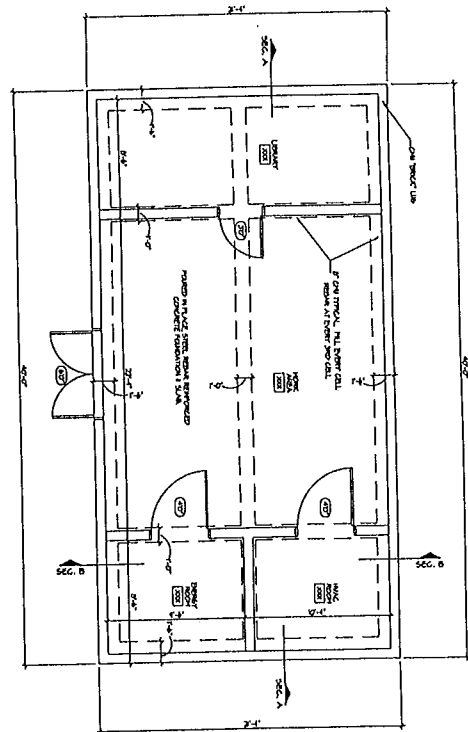
City Austin County Travis State Texas

Zip Code 78734

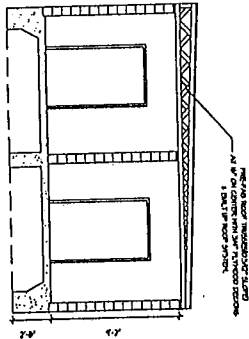
Lender/Client Cullen/Frost Bank / Darrell Sander Address Research Blvd at IH35, Austin, TX



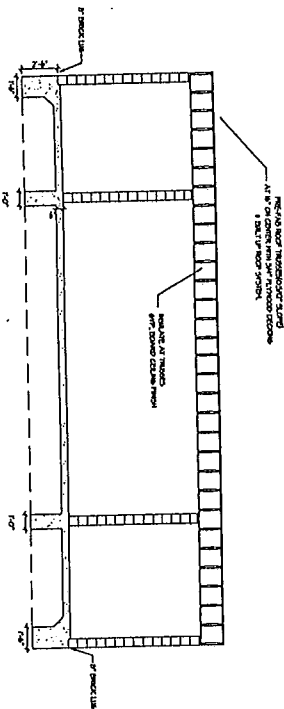
First Floor



**PLAN DIAGRAM**  
SCALE: 1/4" = 1'-0"



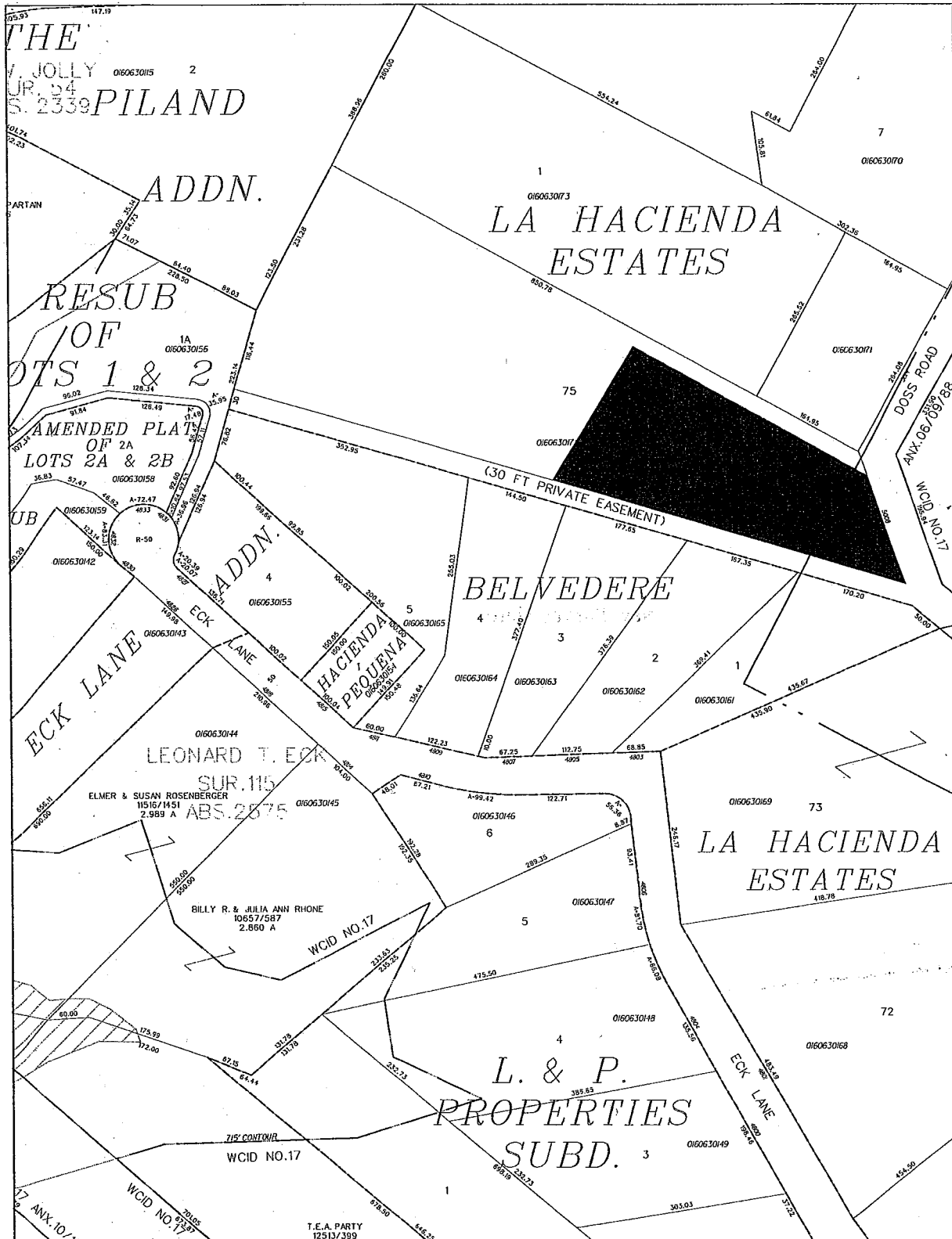
**SECTION B**  
SCALE: 1/4" = 1'-0"



**SECTION A**  
SCALE: 1/4" = 1'-0"

PROJECT NUMBER DATE DRAWN BY CHECKED BY	KAMPFPE/de Stijl, Inc. Architecture/Interiors 	<b>Preliminary Computer Bunker Plan</b> 5010 Doss Road Austin, Texas 78734	
		2008 East Cesar Chavez Austin, Texas 78702	512-457-1332 fax 477-6278
SCALE: 1/4" = 1'-0" DATE: JUNE 2008 DRAWN BY: JAMES L. KAMPFPE CHECKED BY: JAMES L. KAMPFPE	A1.1 05-KD-48		





REVISIONS  
12/05/2003 GMR

JURISDICTIONS  
LAKE TRAVIS ISD  
TCESD NO.6  
WCID NO.17  
TRAVIS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT  
P.O. Box 149012  
Austin, Tx 78714  
Internet Address [WWW.TRAVISCAD.ORG](http://WWW.TRAVISCAD.ORG)  
Main Telephone Number (512)834-9317 Appraisal Information (512)834-9138  
Fax Number (512)835-5371 TDD (512)835-3328

MAP NO

Map & Boundaries for Reference Purposes Only



Boundary Lines for Reference Purposes Only