

**FOR SALE or LEASE - 2708 Meister Place**  
Round Rock, TX 78664



**10,000 SF Building on 1.26 acres**  
**4,000 SF Office & 6,000 SF of Warehouse**  
**5 grade level OH doors**  
**Sales Price: \$1,275,000**  
**Lease Rate: \$9,000 p/m NNN**

For information please contact:  
**MICHAEL WEISS or NICK PRATER**  
**210-342-4242**

[mike@4mrealty.com](mailto:mike@4mrealty.com) / [nick@4mrealty.com](mailto:nick@4mrealty.com)

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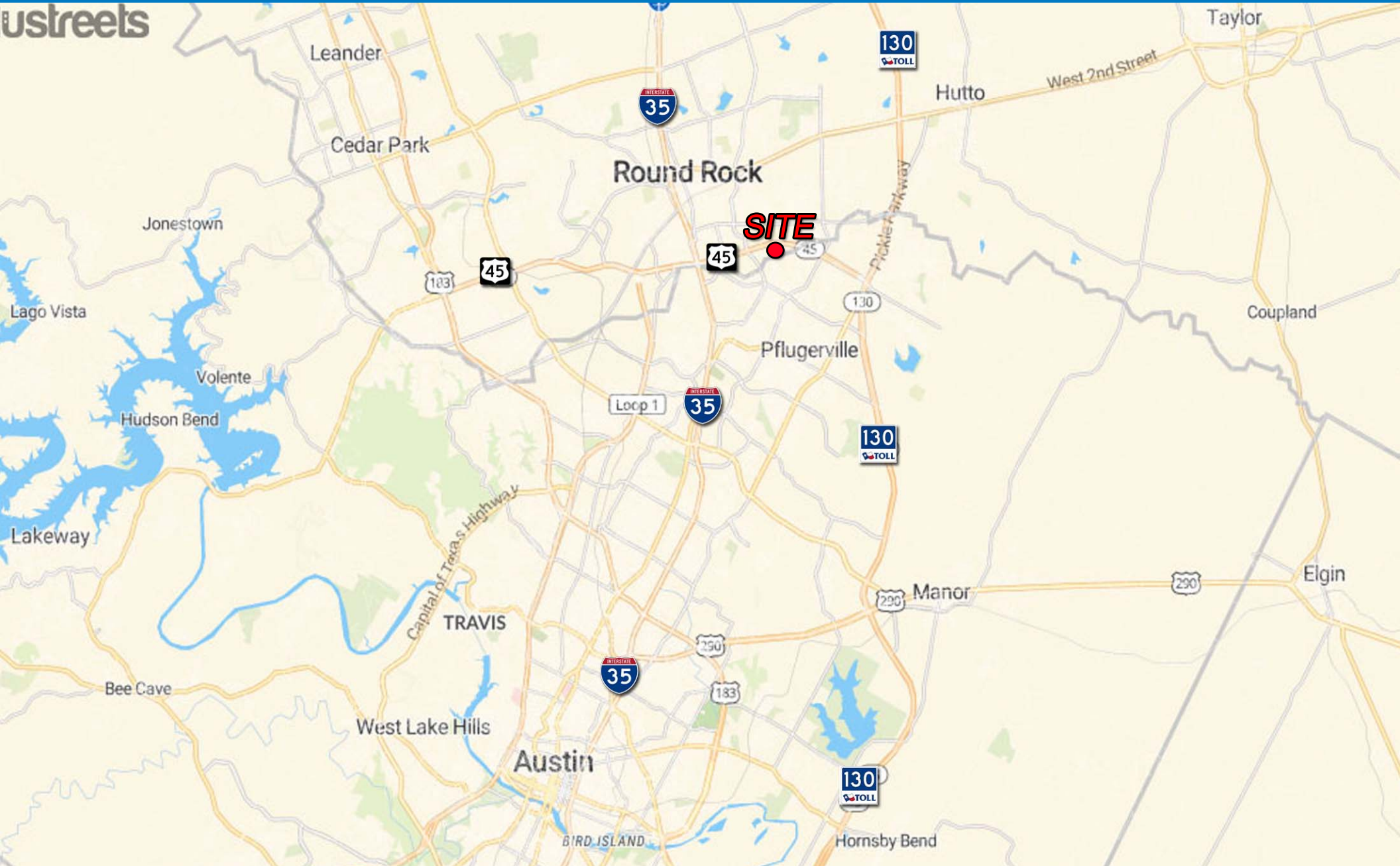
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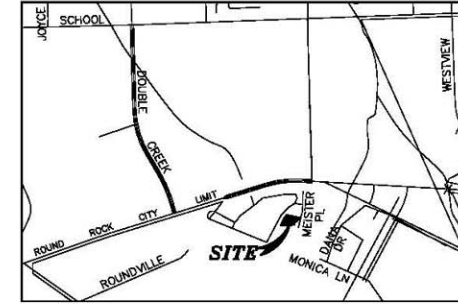
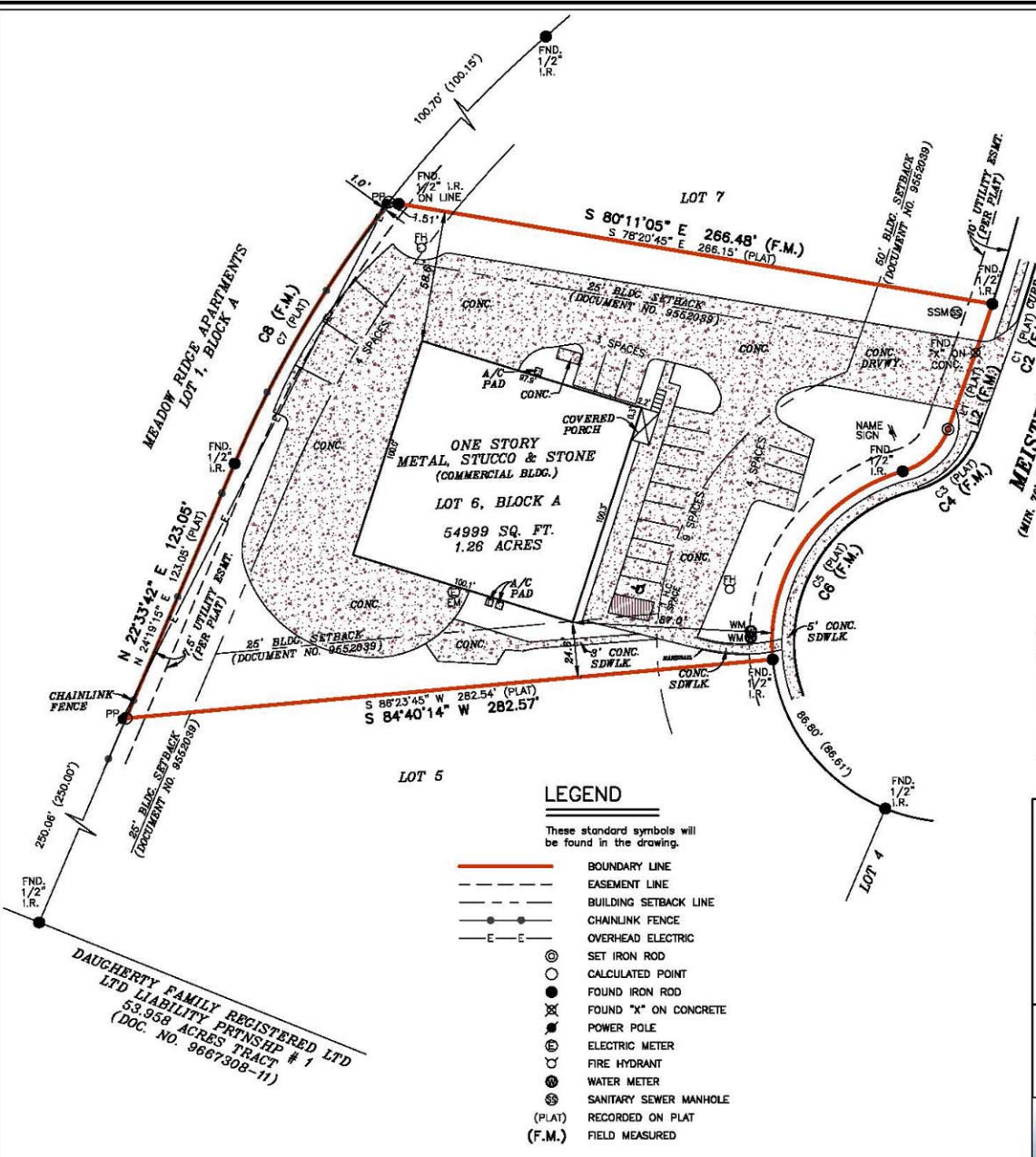
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	745.00'	22.92'	---	---	---
C2	745.00'	22.92'	22.92'	S 18°30'02" W	1°45'46"
C3	30.00'	28.16'	27.14'	S 48°08'37" W	53°46'45"
C4	30.00'	28.19'	27.16'	S 46°26'22" W	53°50'11"
C5	80.00'	109.75'	101.34'	S 35°42'00" W	78°36'15"
C6	80.00'	109.61'	101.23'	S 33°59'24" W	78°30'03"
C7	527.22'	135.66'	135.29'	N 31°41'32" E	14°44'34"
C8	527.22'	134.95'	134.58'	N 29°55'36" E	14°39'56"

LINE	BEARING	DISTANCE
L1	S 21°13'15" W	36.26'
L2	S 19°22'55" W	36.26'



**PARKING SPACE SUMMARY:**

TOTAL NUMBER OF HANDICAP SPACES:	1 SPACES
TOTAL NUMBER OF PARKING SPACES:	20 SPACES
TOTAL NUMBER OF SPACES:	21 SPACES

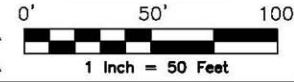
**SURVEYOR'S NOTE(S):**

BASIS OF BEARING, TEXAS CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated ZONE as verified by FEMA map Panel No: 48461C 0638 E effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

**GRAPHIC SCALE**



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - CHAINLINK FENCE
- - - OVERHEAD ELECTRIC
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ⊗ FOUND "X" ON CONCRETE
- ⊕ POWER POLE
- ⊖ ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊖ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **INSITE INVESTMENTS, LLC**

that the above map is true and correct according to an actual field survey, made by me on the ground under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 563.16).

Borrower/Owner: **INSITE INVESTMENTS, LLC**  
Address: **2708 MEISTER PLACE, ROUND ROCK, TX 78664** - GF No. **SAT-41-400411802050-JE**  
**Legal Description of the Land:**  
Lot 6, Block A of SPRING RIDGE SECTION TWO, a subdivision in Williamson County, Texas according to the plat recorded in Cabinet P, Slides 260-262 of the Plat Records of Williamson County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET P, SLIDE 260, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS DOC. NO. 9552039, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**FINAL "AS-BUILT" SURVEY**

JOB NO.:	1909065287	NO.	REVISION	DATE
DATE:	06/25/14	1	REUSE BOUNDARY PER GPS POINTS AND UPDATED IMPROVEMENT	09/24/19
DRAWN BY:	JD/IM			
APPROVED BY:	RJR			(REFER JOB NO. 1406021659)



ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520

**AMERISURVEYORS, L.L.C.**  
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213  
Phone: (210) 572-1995 Fax: (210) 572-1993

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