

2451 Ranch Road 1869

LIBERTY HILL, TEXAS

± 7.76 Acres

CALL BROKER FOR PRICING



BALL COMMERCIAL

— REAL ESTATE —



Hunter M. Ball

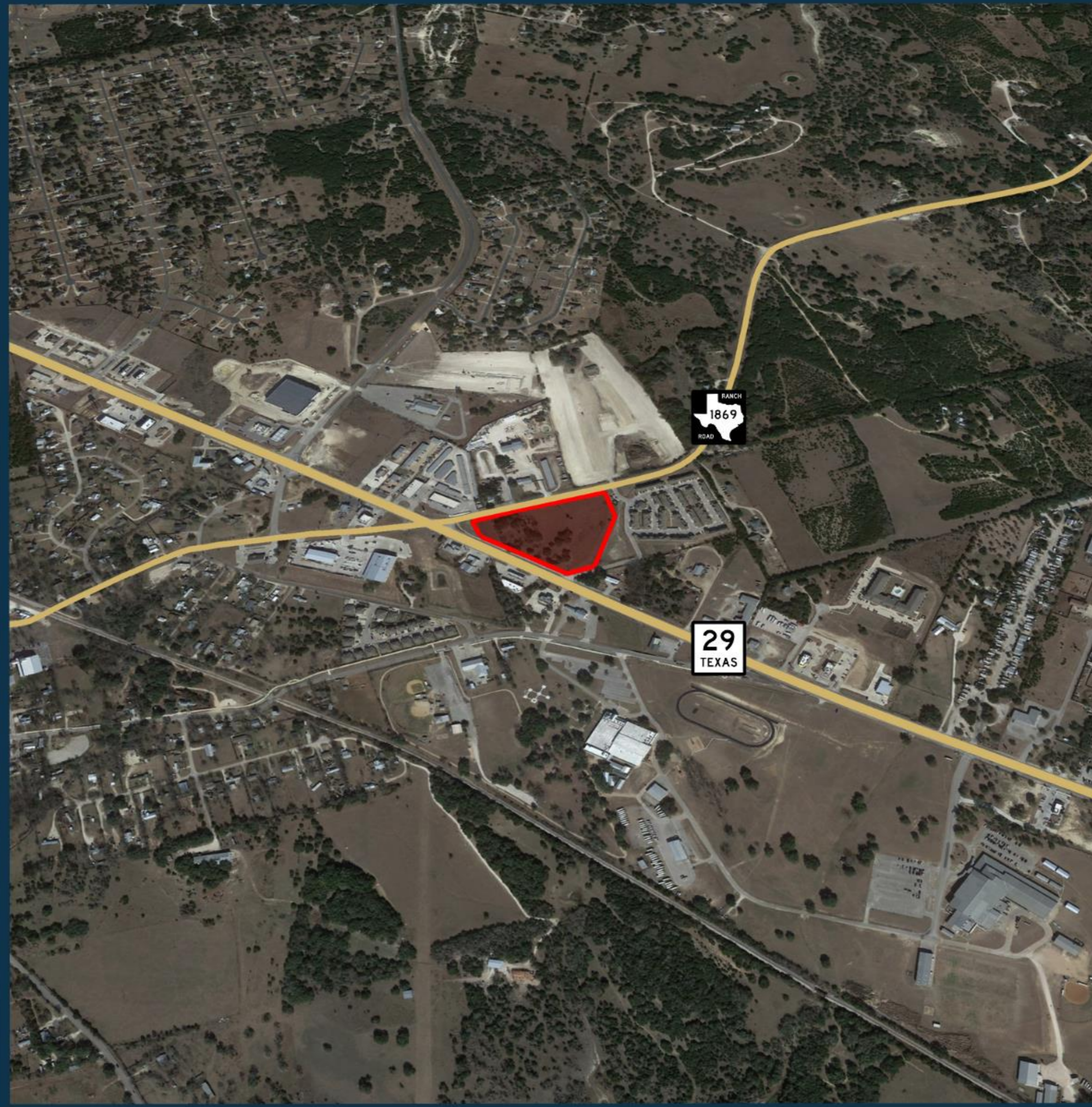
Founder & Principal ■ hunter@ballcre.com

(512) 557-0237

ballcre.com

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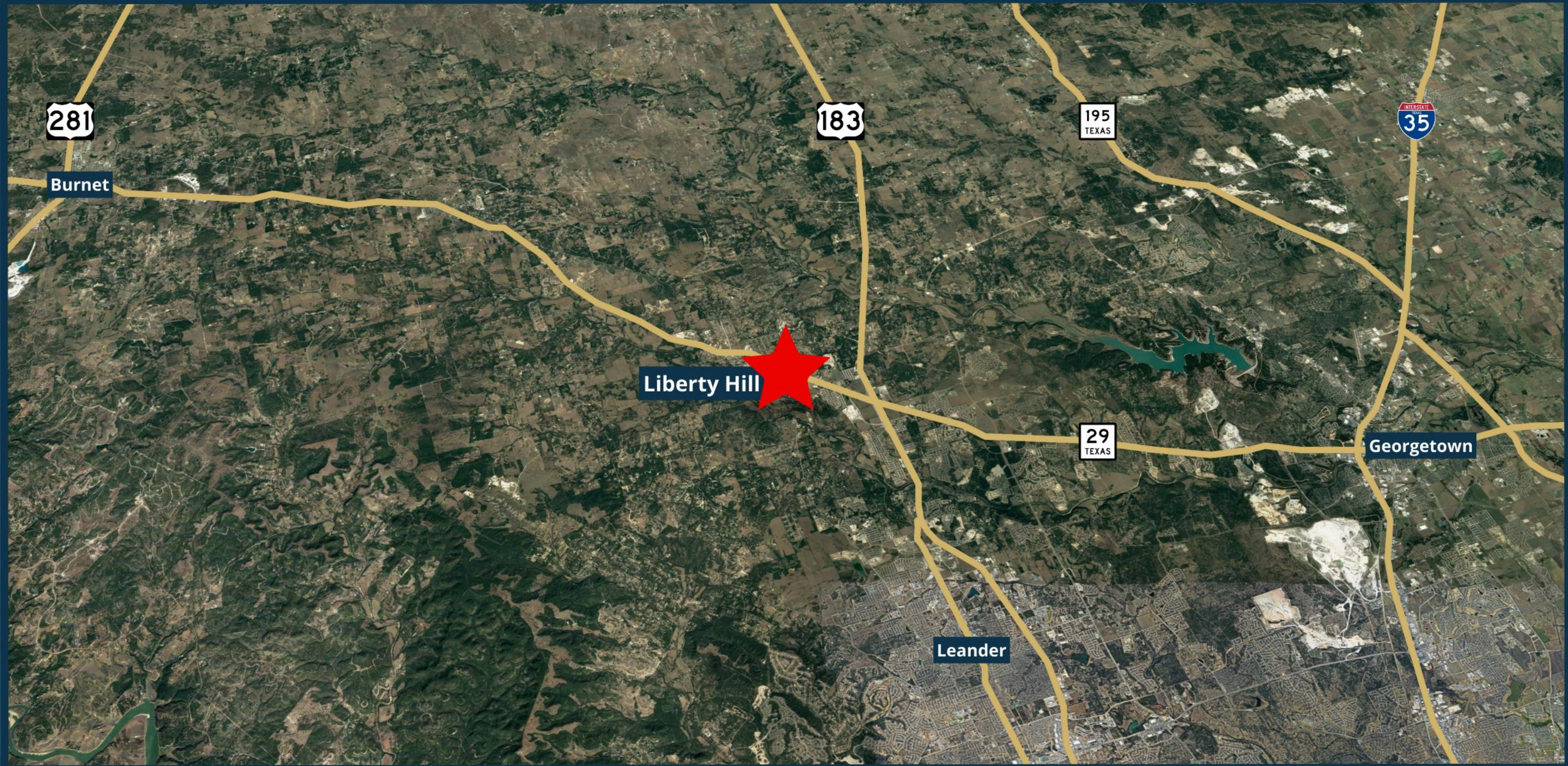
Acreage	± 7.76 Acres
Frontage	± 575 feet on Highway 29 ± 819 feet on Ranch Road 1869
Location	Hard corner at busy intersection In the growing Liberty Hill market ± 2.1 miles from Highway 183 & Highway 29 intersection
Zoning	C-3: General Commercial
Floodplain	Not in the 100-year or 500-year floodplain
Utilities	All utilities available
Best Use	Commercial or retail development

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**TREE & TOPO SURVEY FOR
Zoolfikar Momin, or Assignee
7.761 Acres**

**The Remainder of Two Tracts:
4.241 Acre tract
and**

14.055 Acre tract in

Document No. 2013026849

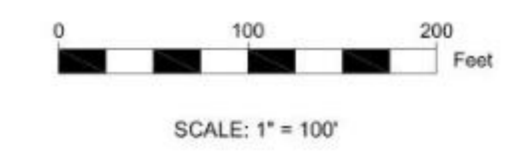
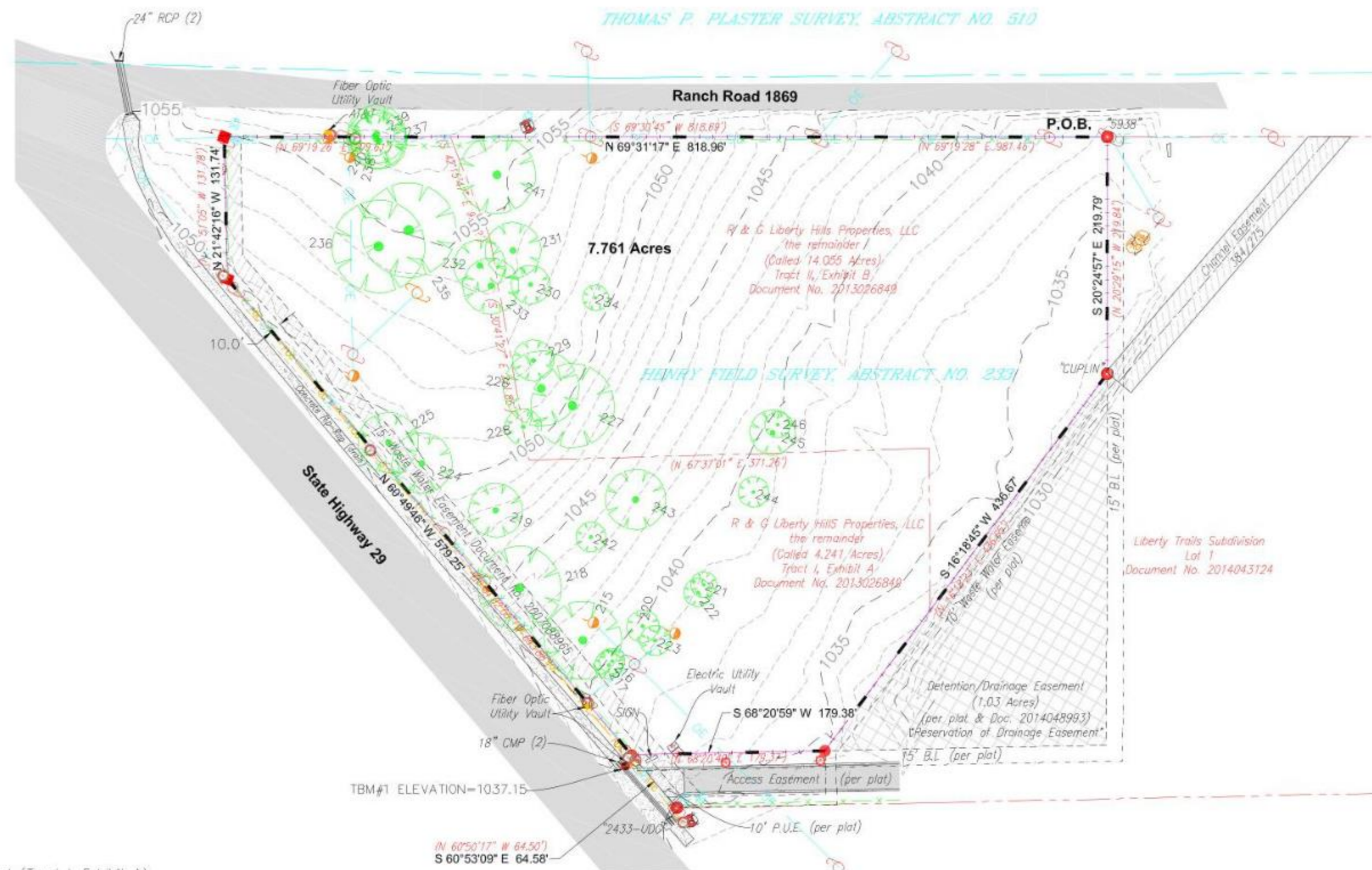
to R & G Liberty Hills Properties, LLC

Situated in the Henry Field Survey, Abstract No. 233

Williamson County, Texas

Address: 2451 RR 1869, Liberty Hill, Tx

TREE LIST					
TREE TAG	CALIPER	(MULTI TRUNK)	SPECIES	PROTECTED	CRZ
215	36"		LIVE OAK	Y-H	36'
216	12"		LIVE OAK	Y	12'
217	13"		LIVE OAK	Y	13'
218	39"		LIVE OAK	Y-H	39'
219	25"		LIVE OAK	Y	25'
220	15"		LIVE OAK	Y	15'
221	12"		LIVE OAK	Y	12'
222	13"		LIVE OAK	Y	13'
223	14"		LIVE OAK	Y	14'
224	28"		LIVE OAK	Y-H	28'
225	28"		LIVE OAK	Y-H	28'
226	35"		LIVE OAK	Y-H	35'
227	39"		LIVE OAK	Y-H	39'
228	17"		LIVE OAK	Y	17'
229	19"		LIVE OAK	Y	19'
230	18"		LIVE OAK	Y	18'
231	26"		LIVE OAK	Y-H	26'
232	24"		LIVE OAK	Y	24'
233	26"		LIVE OAK	Y-H	26'
234	12"		LIVE OAK	Y	12'
235	44"		LIVE OAK	Y-H	44'
236	43"		LIVE OAK	Y-H	43'
237	26"		LIVE OAK	Y-H	26'
238	27"		LIVE OAK	Y-H	27'
239	19"		LIVE OAK	Y	19'
240	27"		LIVE OAK	Y-H	27'
241	36"		LIVE OAK	Y-H	36'
242	14"		LIVE OAK	Y	14'
243	28" (15", 13", 11")		LIVE OAK	Y-H	28'
244	14"		LIVE OAK	Y	14'
245	21"		LIVE OAK	Y	21'
246	12"		LIVE OAK	Y	12'



Note:
The bearing basis for this survey is the
State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOID: 12A
DATUM: NAVD88
CONVERGENCE: 1"14'55.85"

LEGEND

- BENCHMARK-TBM#1: ELEV=1037.15
- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND
- TAXOT TYPE I CONCRETE MARKER
- ELECTRIC POWER POLE
- LIGHT STANDARD
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE MARKER
- FIBER OPTIC CABLE MARKER
- FIRE HYDRANT
- WATER VALVE
- ICE WATER VALVE
- WATER METER
- WATER WELL
- WASTEWATER CLEANOUT
- SIGN
- PROPANE TANK
- OVERHEAD ELECTRIC
- FIBER OPTIC CABLE
- EXISTING FENCE (approximate location)
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES

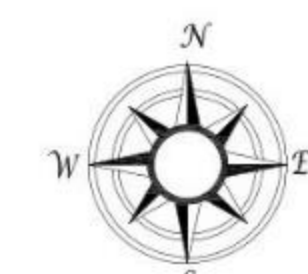
() Denotes Record Information
All document references are in Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
P.R.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas.

Commitment for: Zoolfikar Momin, or Assignee (Buyer) and R & G Liberty Hills Properties, LLC (Seller)
This Survey: 7.761 Acres, more or less, out of the remainder of a 4.241 acre tract (Tract I, Exhibit A) and the remainder of a 14.055 acre tract (Tract II, Exhibit B), of record to R & G Liberty Hills Properties, LLC, in Document No. 2013026849, (OPRWCT), situated in the Henry Field Survey, Abstract No. 233.
This survey has been completed without the benefit of an abstracted Record easements have been listed hereon as identified for this survey by Commitment GF 2103013-KFO, effective date, January 11, 2021, Independence Title Company and issued by Title Resources Guaranty Company, as follows (may apply if extending to site):

- A) Liens, leases, mineral rights and other matters that have not been requested have not been reviewed as a part of this survey
- B) Restrictive covenants etc. have not been researched
- 10g) Channel Easement dated October 28, 1952, in Volume 384, Page 275, to State of Texas. As shown on map.
- h) 15 foot wide, Water Line Easement dated October 22, 1986, to Liberty Hill Water Supply Corporation, in Volume 1511, Page 320, Blanket Easement.
- i) 15 foot wide, Water Line Easement dated October 22, 1986, to Liberty Hill Water Supply Corporation in Document 2004010508, Does not apply.
- j) 15 foot wide, Waste Water Line Easement dated August 3, 2007, to the City of Liberty Hill Texas in Document 2007088965. As shown on Map.
- k) Reservation of Drainage Easement as set forth in Document No. 2014048993. Being part of Liberty Trails Subdivision, as recorded in Document No. 2014043124. As shown on Map.

Surveyor's Note: TBM#1= Benchmark is a chisled "X" in square set in headwall near Southwest corner of 7.761 Acres, on the North side of a concrete driveway. Elevation= 1037.15

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.
Survey Date February 24, 2021
William F. Forest, Jr.
William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO. 10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

Revision	Drawing Date: June 1, 2021
	Field Book/Page: 151/55
	PP: P:\ R & G Liberty Hills Prop LLC Tree & Topo
	Dwg: R & G Liberty Hills Prop LLC Tree & Topo
	LO: R & G Liberty Hills Prop LLC Tree & Topo
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