



## **Liberty Hill Land Opportunity: CR 207**

**LOCATION:** Liberty Hill, Texas, address; Located at the Northwest corner of CR 207 and CR 212; basically HWY 183

**SIZE:** 5.847 Acres

**WATER:** Georgetown Water; CR 207 frontage and CR 212

**ELECTRICITY:** PEC lines adjacent to Property

**WASTEWATER:** No public utilities available; Onsite Septic will be required at this time

**ZONING:** None; Property is located within Williamson County

**STORM WATER DETENTION:** Required

**WATER QUALITY TREATMENT:** Not Required

**GOVERNING AUTHORITY:** Williamson County

**EXEMPTIONS:** No Exemptions

**DEED RESTRICTIONS:** Light – See Attached

**ACCESS:** Multiple points of access are available along both Roads

**PRICE:** \$1,910,000.00

**Contact: Blake Contine**

(512) 507-3866 • [Blake@PioneerDevelopment.net](mailto:Blake@PioneerDevelopment.net)

# AERIAL MAP



Blake Contine • (512) 507-3866 • [Blake@PioneerDevelopment.net](mailto:Blake@PioneerDevelopment.net)

# SURVEY

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION  
 FOR A 7.287 ACRE TRACT OF LAND, SITUATION IN THE W.O. STUBBLEFIELD SURVEY, ABSTRACT NO. 842  
 AND THE WAYMAN F. WELLS SURVEY, ABSTRACT NO. 648 IN WILLIAMSON COUNTY, TEXAS, BEING A  
 REMNANT PORTION OF THE CALLED 44.294 ACRE TRACT OF LAND, CONVEYED TO TRINE CR 207, L.L.C.,  
 RECORDED IN DOCUMENT NO. 2020137507, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

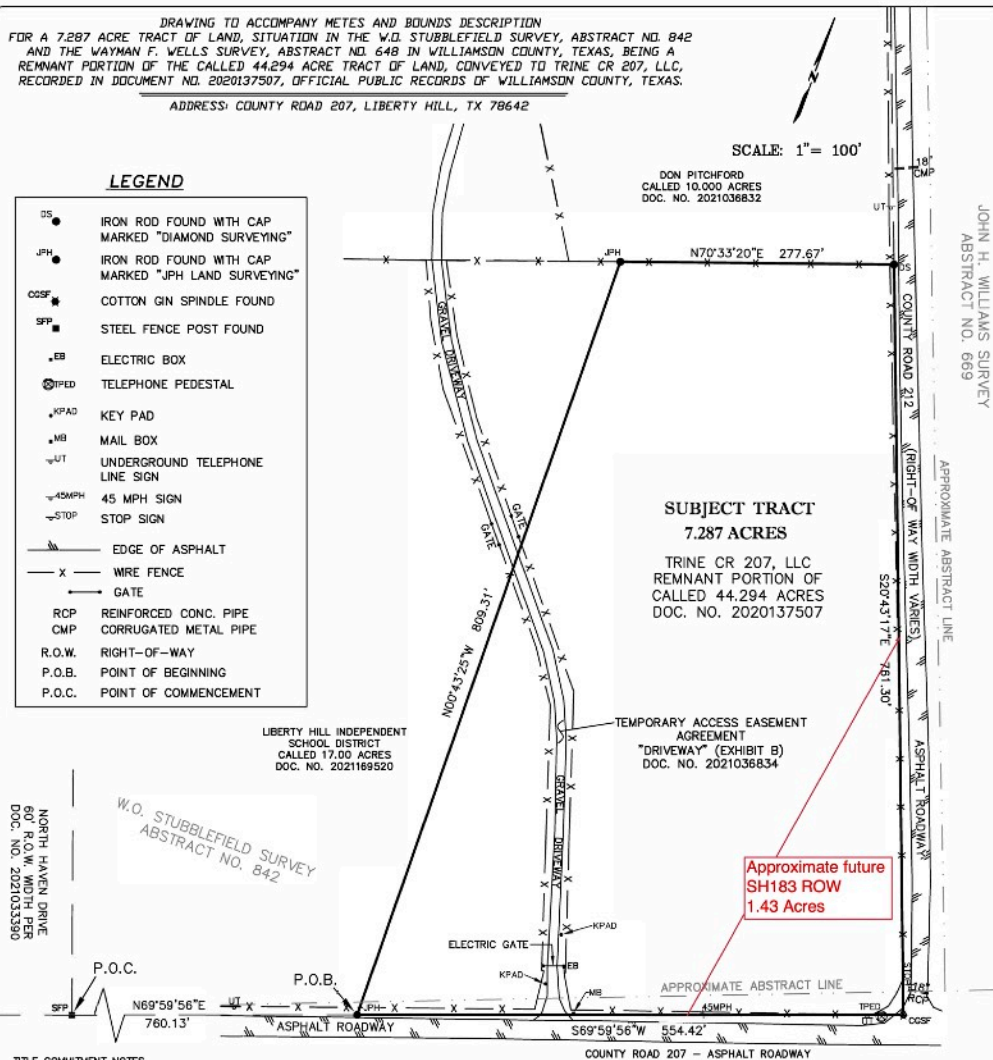
ADDRESS: COUNTY ROAD 207, LIBERTY HILL, TX 78642

SCALE: 1" = 100'

DON PITCHFORD  
 CALLED 10.000 ACRES  
 DOC. NO. 2021036832

### LEGEND

DS ●	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
JPH ●	IRON ROD FOUND WITH CAP MARKED "JPH LAND SURVEYING"
CSF ★	COTTON GIN SPINDLE FOUND
SFP ■	STEEL FENCE POST FOUND
EB	ELECTRIC BOX
TPED	TELEPHONE PEDESTAL
KPAD	KEY PAD
MB	MAIL BOX
UT	UNDERGROUND TELEPHONE LINE SIGN
45MPH	45 MPH SIGN
STOP	STOP SIGN
—	EDGE OF ASPHALT
X	WIRE FENCE
—	GATE
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



**SUBJECT TRACT**  
 7.287 ACRES  
 TRINE CR 207, LLC  
 REMNANT PORTION OF  
 CALLED 44.294 ACRES  
 DOC. NO. 2020137507

Approximate future  
 SH183 ROW  
 1.43 Acres

#### TITLE COMMITMENT NOTES

THE SURVEYOR HAS REVIEWED COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2201892-BAL, ISSUED DATE JANUARY 24, 2022, WITH REGARD TO ANY RECORD EASEMENTS, RIGHT-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DIAMOND SURVEYING, INC.

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORDED:

DOCUMENT NO. 9623649, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SUBJECT TRACT IS A PORTION OF THE CALLED 39.5808 ACRE TRACT OF LAND DESCRIBED IN SAID DOCUMENT.

DOCUMENT NO. 9623652, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. IS NOT A PORTION OF THE SUBJECT TRACT.

10.a) WATERLINE EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT, RECORDED IN DOCUMENT NO. 9903602, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. IS A PORTION OF THE SUBJECT TRACT HOWEVER, CANNOT BE PLOTTED BY ITS DESCRIPTION. PER SAID DOCUMENT "THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED."

10.b) TERMS, CONDITIONS, AND STIPULATIONS IN THE TEMPORARY EASEMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2021036834, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SUBJECT TRACT IS A PORTION OF THE "GRANTOR TRACT" DESCRIBED IN SAID DOCUMENT. THE NON-EXCLUSIVE ACCESS EASEMENT, THE "DRIVEWAY", AS DEPICTED IN EXHIBIT "B" OF SAID DOCUMENT, IS A PORTION OF THE SUBJECT TRACT AND IS SHOWN HEREON.

**NOTES:**

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0235F, FOR WILLIAMSON COUNTY, TEXAS, REVISED DATE: DECEMBER 20, 2019.

To: Terry Oliver or Assigns, Title Resources Guaranty Company, and Independence Title, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on February 02, 2022. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION IV LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 1 OF 1

*Shane Shafer*  
 SHANE SHAFER, R.P.L.S. NO. 5281  
 February 07, 2022  
 DATE

**DIAMOND SURVEYING, INC.**  
 T.B.P.L.S. FIRM NO. 1006600  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 512-931-3100

# RESTRICTIONS

1. One story dwellings to be constructed on the property must contain a minimum of 1,100 square feet of ground slab foundation (cooled and heated space). Two story homes shall contain a minimum of 1,500 square feet of living area (cooled and heated space). Both calculations are exclusive of garages, carports, and porches.
2. No structure of a temporary character; trailer; manufactured mobile home, tent, shack, garage, or other outbuilding shall be located on any Tract at any time, temporarily or permanently.
3. Owner shall install a septic system which will be in accordance with minimum recommendations by the Division of Sanitary Engineering, Texas State Department of Health, and shall be inspected by a duly authorized agent of Williamson County Health Department, if required by local ordinance.
4. No outside toilets shall be permitted on any Lot, with the exception of portable toilets during construction.
5. Separate garage buildings, barns and other outbuildings shall be of harmonious construction, design and color with adjacent single family residence. All outbuildings must be placed behind the residence on the lot with the exception of feed or watering trough and loafing sheds.
6. All constructions shall be in compliance with Uniform Building Code Guidelines and applicable Williamson County, state and federal governments.
7. Only those Tracts containing 10 or more acres may be resubdivided, and each tract resubdivided must contain at least 5 acres.
8. No noxious or offensive activity shall be carried on upon any Tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
9. NUISANCE. The owner of any Lot shall not use or allow the use of such Lot or any building or structure thereon for any purpose which will be noxious, offensive or detrimental to the use of the other Lot or which will create or emit any objectionable, offensive or noxious odors, dust, gases, fumes or other such materials or which will render such Lot or any portions thereof unsanitary, offensive, or other regulations or laws of Williamson County, the State of Texas, or the United States of America.
10. TRASH. All trash, garbage, and rubbish shall be held in sanitary containers kept in a clean and sanitary condition. No dumping or storing of rubbish, trash, junk, non-operating automobiles or automobile parts, metals, bulk materials, medical waste, or toxic waste shall be allowed on the property.
11. FIREARMS, AND FIRES. No firearms may be discharged on any Tract. No open fires shall be lighted or permitted on the property except (a) in a contained unit while constantly attended and (b) within a safe and well designated fireplace, or (c) in a constructed barbecue pit.
12. No swine shall be kept on the property. The total number of animals kept (including pets but excluding fowl) shall not exceed one per acre on any Tract or Resubdivided Tract.
13. No junk motor vehicles or parts thereof, vehicles not in running condition, heavy machinery such as bulldozers, maintainers, or dump trucks, junk, debris, old lumber or other building material shall be stored on any of the property.





Blake Contine

(512) 507-3866

[Blake@PioneerDevelopment.net](mailto:Blake@PioneerDevelopment.net)

Josh Cook • Broker | Owner

(512) 656-2964

[www.CCRETX.com](http://www.CCRETX.com)

1464 E. Whitestone Blvd., Suite 1204

Cedar Park, TX 78613