



**Deanna Blalock, Customer Service Representative**

512-454-4500

deanna.blalock@independencetitle.com

**Date Prepared:** Mon Oct 07 2024

**Subject Address:** 1959 COUNTY ROAD 200, LIBERTY HILL, TX 78642

**Subject Property ID:** R331397

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
- Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive. For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.
- HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions.
- Private deed restrictions, restrictive covenants and CCR's are governed and enforced pursuant to civil law and not by local governments.
- CoreLogic, Inc. and/or its subsidiaries retain all ownership rights in the data, which End User agrees proprietary to CoreLogic. All Rights Reserved. The data is provided AS IS; End User assumes all risk use or reliance on the data.

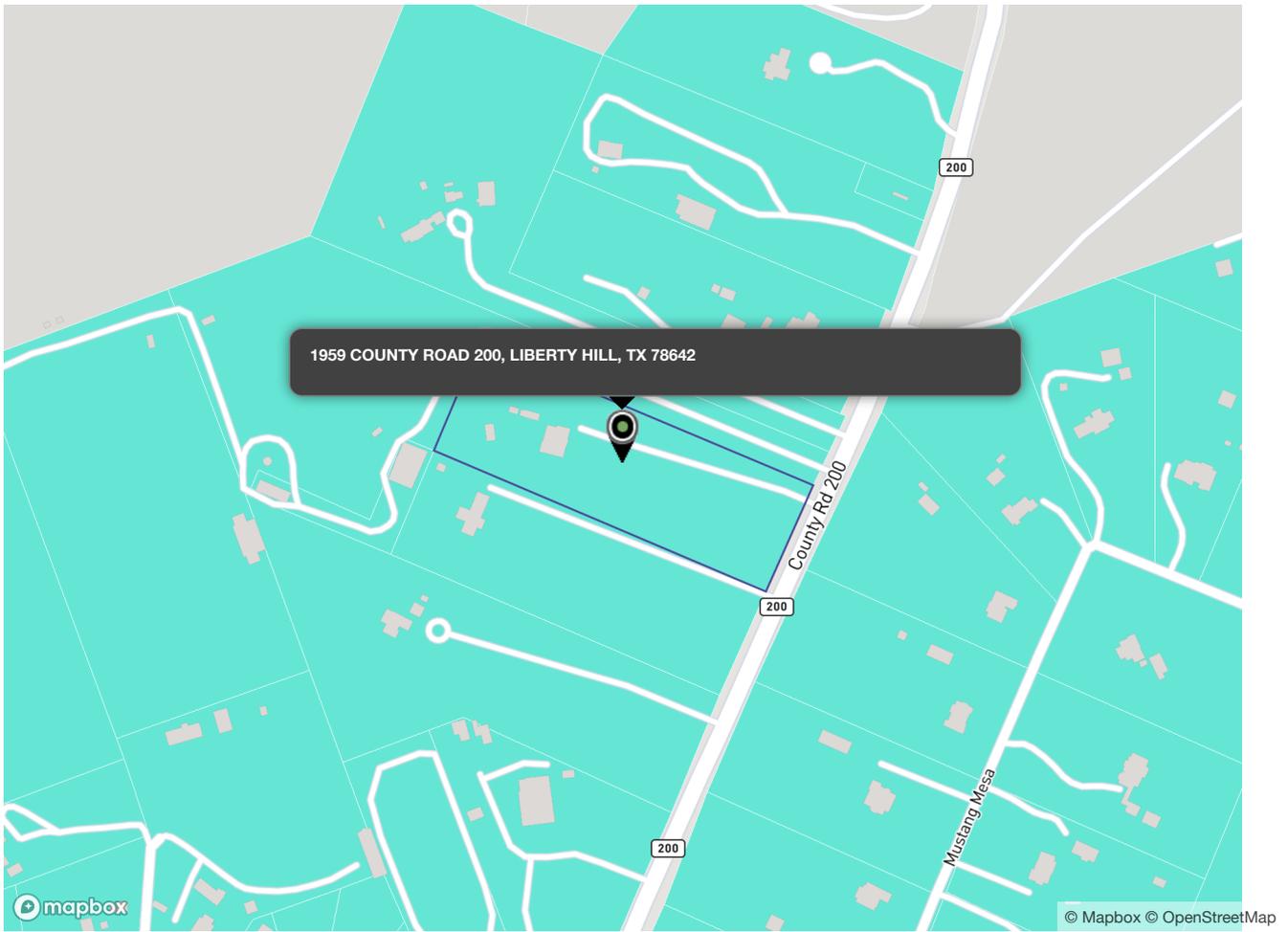
Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.



#### **Disclaimer**

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.**



**Legend**

- Agricultural
- Government
- Planned Special
- City Limits
- Subject
- Commercial
- Mixed
- Residential
- Potential City Expansion (ETJ)
- Industrial
- Multifamily
- No Zonability Coverage
- Potential Zoning (ex. ETJ)

**Basics** ⓘ

| Property                           |  |                           |  |
|------------------------------------|--|---------------------------|--|
| <b>Assessor Address</b>            | 1959 COUNTY ROAD 200, LIBERTY HILL, TX 78642 | <b>Mailing Address</b>    | 918 PALOS VERDES, LEANDER, TX 78641-8872 |
| <b>Owner(s) of Record</b>          | TINA MOORE                                   |                           |  |
| <b>County Property ID</b>          | R331397                                      | <b>Ownership in Years</b> | 30 years                                 |
| <b>Additional ID</b>               | not available                                | <b>Appraised Value</b>    | not available                            |
| <b>Year Built</b>                  | 1994   | <b>County</b>             | Williamson, TX                           |
| <b>Lot Size</b>                    | 261,360 SF                                   | <b>Legal Description</b>  | CARRIAGE OAKS EST PH 1, LOT 5, ACRES 6.0 |
| <b>Building Size Estimate</b>      | 2,306 SF                                     |                           |  |
| <b>Existing Use (per assessor)</b> | SFR  |                           |  |

# More

| Planning Related ⓘ   |   |
|--|---|
| <b>Residential</b>  | <b>Description</b><br>NOTE: The City of Liberty Hill is currently updating its comprehensive plan. Please go to LHTX2040.com for more information. The following describes "Residential" as found in the existing plan: Single-family residential is proposed in nearly all parts of the city, to ensure a multitude of choices for single-family housing. The density of this housing will vary depending on the availability of utilities, the housing market, and the specific direction the City provides when it adopts a zoning ordinance. One way to promote interesting neighborhoods is to encourage density variation by mixing different lot widths within the same block, or phases or sections of an overall development plan. Spatial and aesthetic variety can also be achieved by design, such as discouraging cookie-cutter housing developments with off-the-shelf plans. Other uses which may be compatible with single-family use are: parks, limited public/civic uses, agricultural, and local/neighborhood commercial uses. Note: The areas shown as single-family residential throughout the ETJ will naturally be filled in with compatible and supporting uses as the City expands out from the center. |
| <b>Potential zoning for City of Liberty Hill, TX</b>   | <b>Description</b><br>On October 11, 2023, the City Council of the City of Liberty Hill adopted the LHTX 2040 Comprehensive Plan, which outlines the City's future approach to development regarding resource allocation, growth management, and developmental nuances. The City's Comprehensive Plan is a guiding policy document that outlines where and how the City wants to grow, in addition to future characteristics and policy requirements that the City wishes to see within future developments and areas. Please use this link to learn more: <a href="https://www.libertyhilltx.gov/625/LHTX-2040-Comprehensive-Plan">https://www.libertyhilltx.gov/625/LHTX-2040-Comprehensive-Plan</a>  |

### About This Report

**Data Limitations**

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.

**ⓘ Disclaimer**

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.**