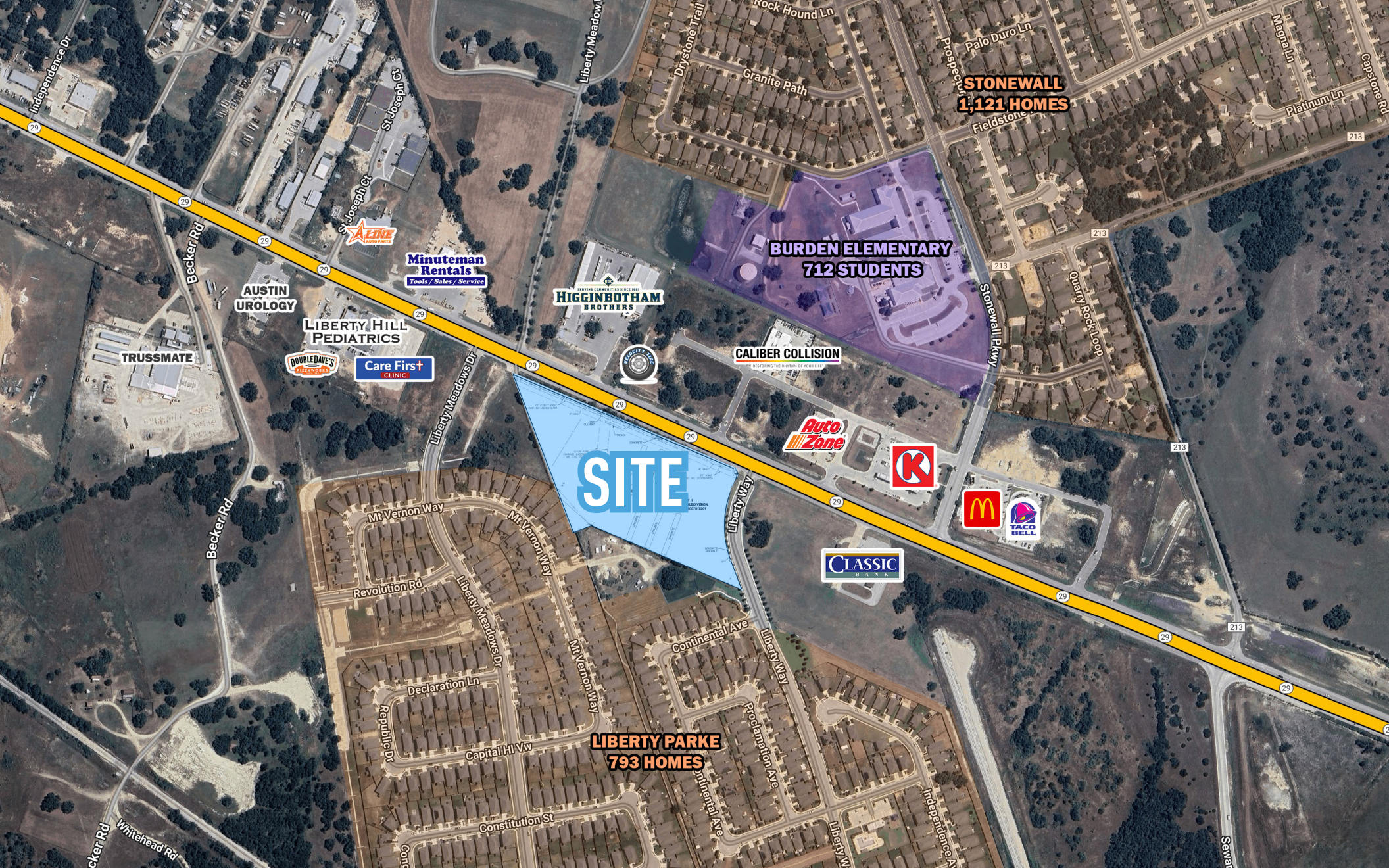




LIBERTY HILL

12331 HIGHWAY 29 | LIBERTY HILL, TX 78642



LIBERTY HILL

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JOSEPH KUPERMAN
JOSEPH@RETELLADVISORS.COM
713.202.0641

HIGHLIGHTS

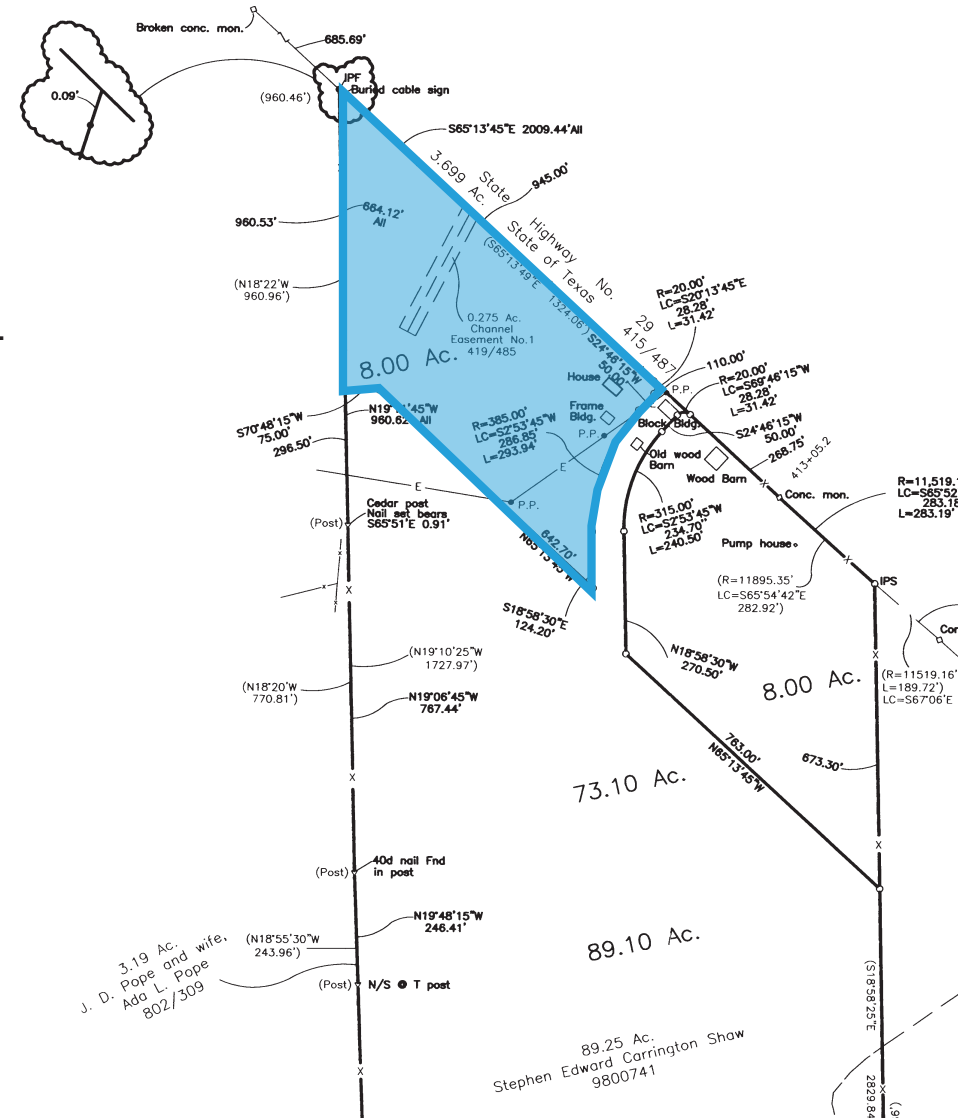
- 8 ACRES ALONG HIGHWAY 29 IN LIBERTY HILL
- LIBERTY PARKE (793 LOTS) DIRECTLY SOUTH
- LESS THAN ONE MILE EAST OF LIBERTY HILL MIDDLE SCHOOL
- IN CLOSE PROXIMITY TO SEVERAL NATIONAL RETAILERS IN LIBERTY HILL
- HIGHWAY 29 HAS 33,000 VPD
- TREMENDOUS HOME GROWTH IN LIBERTY HILL

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,946	42,819	82,560
TOTAL HOUSEHOLDS	5,460	15,065	29,615
AVERAGE HH INCOME	\$148,191	\$152,533	\$153,695
5 YEAR POP GROWTH	33.1%	35.6%	32.9%

TRAFFIC COUNTS

HIGHWAY 29	32,927 VPD (2022)
HIGHWAY 183	40,209 VPD (2022)



AS-BUILT SURVEY

LEGAL DESCRIPTION

LOT 1, BRANIGAN SUBDIVISION, A SUBDIVISION OF RECORD IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2007017201, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48491C0245F WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

LEGEND

- = FOUND 1/2-INCH IRON ROD
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = UTILITY POLE
- = GUY WIRE
- = WATER METER
- = VALVE BOX
- = STORM PIPE
- = FIRE HYDRANT/AUX. VALVE
- = IRRIGATION CONTROL VALVE
- = BOLLARD
- = TELEPHONE VAULT
- = TELEPHONE PEDESTAL
- = FIBER OPTIC MARKER POST
- = TELEVISION MARKER POST
- = FIBER OPTIC MANHOLE
- = SANITARY SEWER MARKER
- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- = OVERHEAD WIRES
- = WOOD FENCE
- = WIRE FENCE
- = GUARD RAIL
- = SANITARY LINE
- = WATER LINE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- THIS AS-BUILT SURVEY DOES NOT CONSTITUTE A TITLE SURVEY, AND SHOULD NOT BE USED TO CONVEY REAL PROPERTY.
- UNDERGROUND WATER AND WASTEWATER LINES ARE BASED ON CITY OF LIBERTY HILL GIS MAPS, AND THE LOCATIONS ARE APPROXIMATE.

SURVEY PREPARED FOR

LAXMI PROPERTIES, LLC

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	20.00'	89°13'51"	31.15'	S21°24'00"E	28.09'
C2	385.00'	43°44'38"	293.94'	S01°11'40"W	286.85'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°03'59"W	50.00'
L2	S20°41'42"E	124.19'
L3	S69°07'24"W	75.08'
L4	S66°59'27"E	69.97'
L5	N69°18'18"E	70.00'

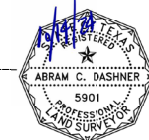


LOT 1, BRANIGAN SUBDIVISION
12331 W HWY 29, LIBERTY HILL, TX 78642
AS-BUILT SURVEY

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN SEPTEMBER, 2024 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

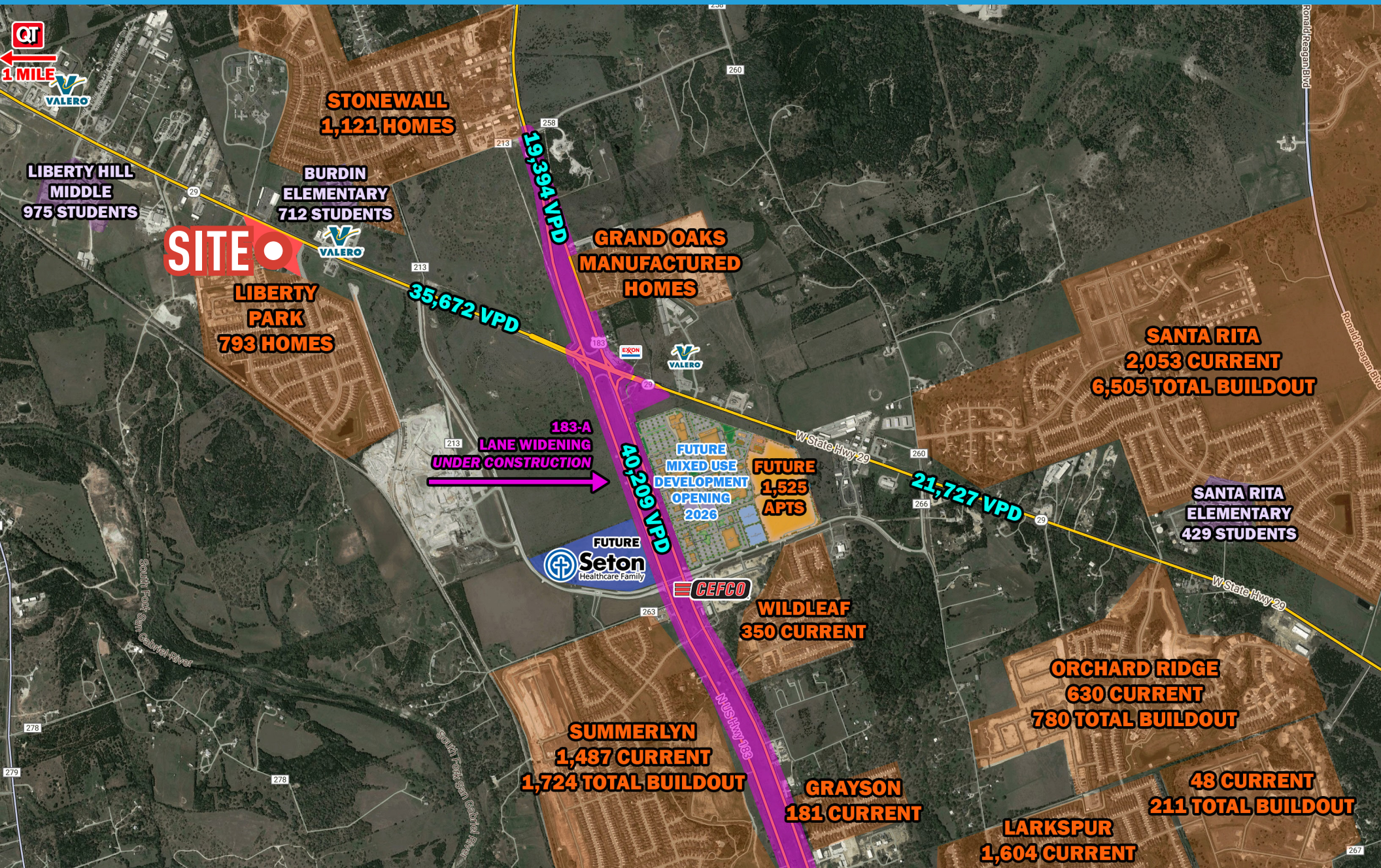
ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, STE. B-105
AUSTIN, TEXAS 78723



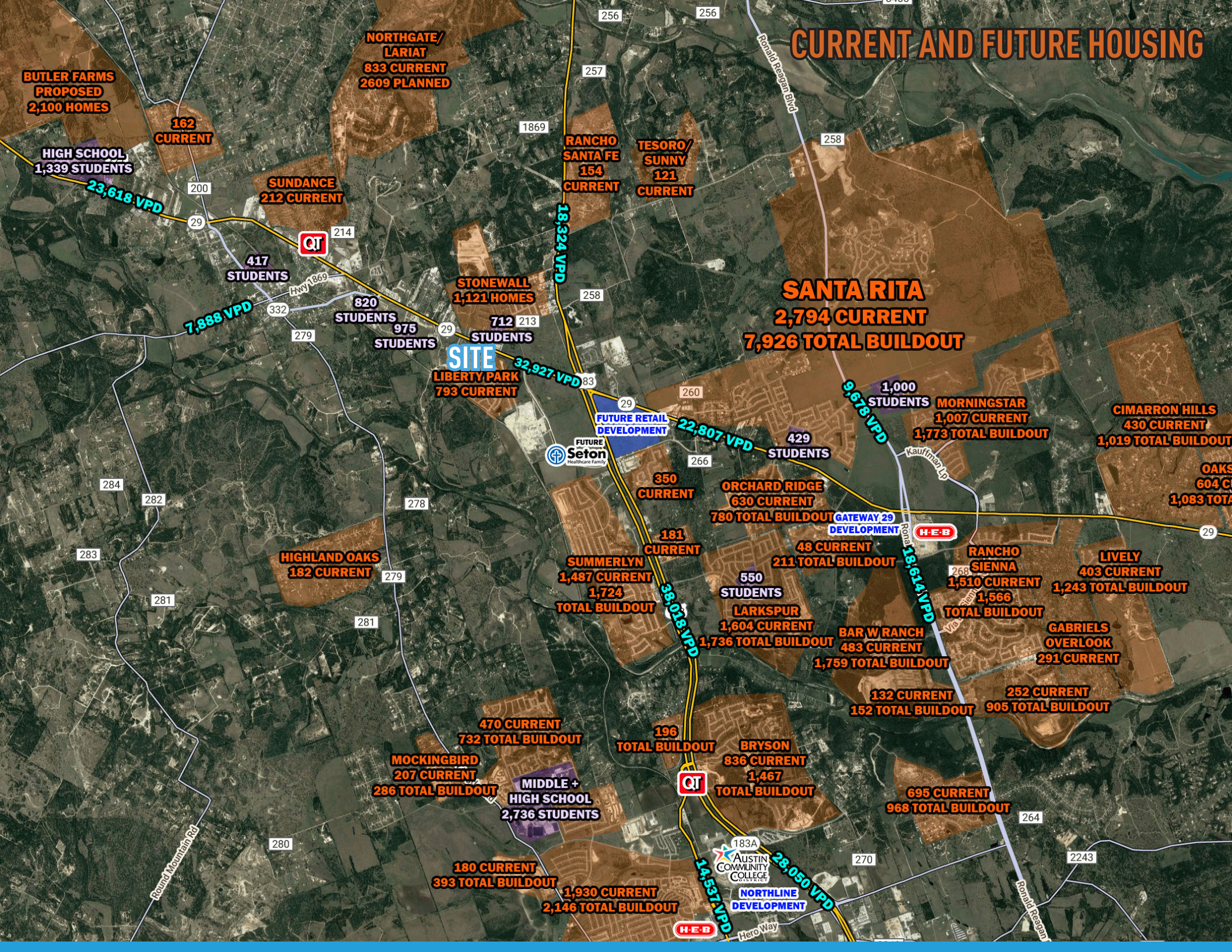
REVISED:	10/14/24
PROJ. NO.:	AD
DRAWN BY:	AL
SURVEY DATE:	09/20/24
ISSUE DATE:	09/26/24
SCALE:	1"=80'
SHEET	1 OF 1
617.223001	

LIBERTY HILL

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SANTA RITA
2,794 CURRENT
26 TOTAL BUILDOUT





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Retell Advisors, LLC	9007454	retelladvisors.com	5122281765
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dean Vandergriff	505423	dean@retelladvisors.com	5124155154
Designated Broker of Firm	License No.	Email	Phone
Dean Vandergriff	505423	dean@retelladvisors.com	5124155154
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Kuperman	718351	joseph@retelladvisors.com	7132020641
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date