



Josh Cook, Broker|Owner
(512) 656-2964 • www.CCRETX.com

LIBERTY HILL LOTS FOR SALE

205 Fallwell, 209 Fallwell, and 502/504 Barton, Liberty Hill, TX 78642

Total Parcel Size – 2.83 Acres

Individual Lot Sizes – 205 Fallwell 1.051 Acres, 209 Fallwell 1.245 Acres, and 502/504 Barton .534 Acres

City – Liberty Hill

Zoning – SF3 – High Density Residential

Utilities – Water, Wastewater, and Electric to Site

Area – Liberty Hill, TX. Excellent proximity to Downtown Liberty Hill/Main Street, Highway 29, 1869, and 279.

Offering Price – \$1,150,000

(512) 656-2964 • www.CCRETX.com

1205 BMC Drive, Suite 311

Cedar Park, TX 78613



SURVEY OF 1.239 ACRES, MORE OR LESS, OUT OF THE HENRY FIELD SURVEY, ABSTRACT NO. 233, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 0.93 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED, AND RECORDED IN DOCUMENT NO. 2022103381, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

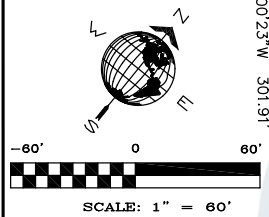
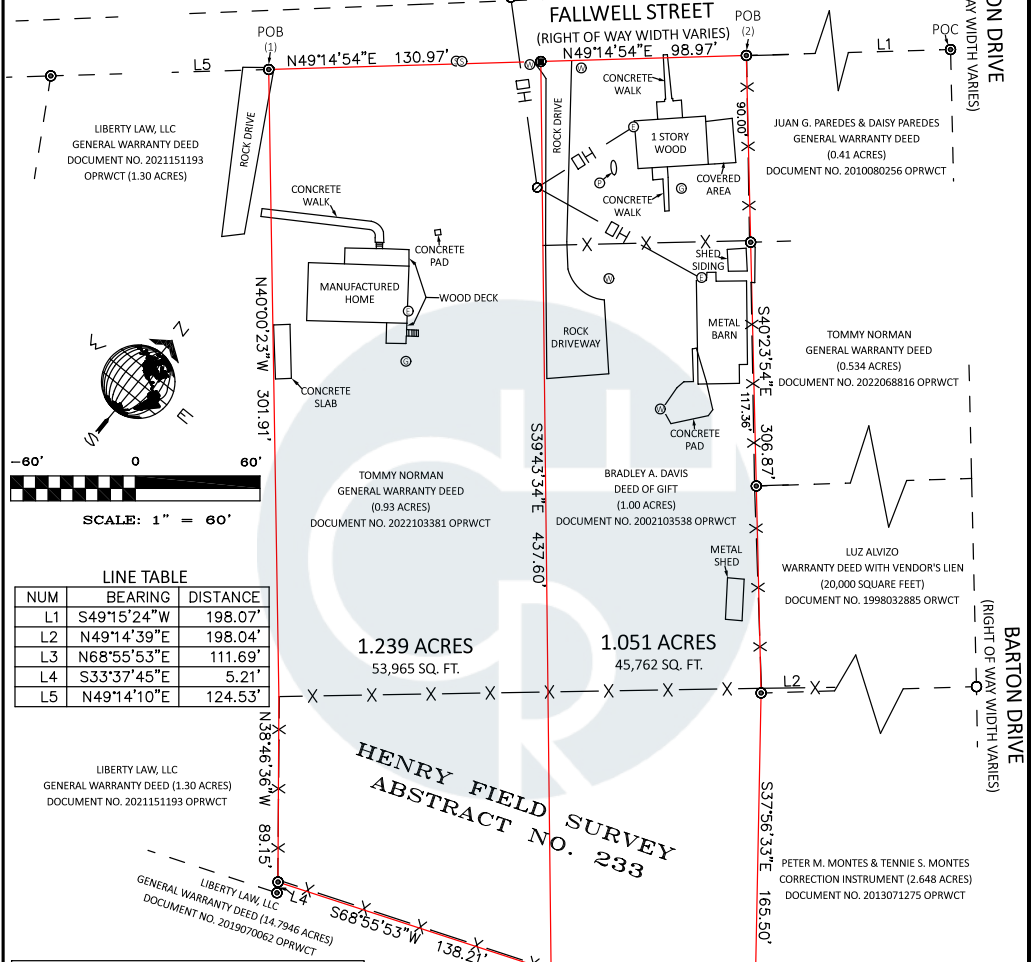
SURVEY OF 1.051 ACRES, MORE OR LESS, OUT OF THE HENRY FIELD SURVEY, ABSTRACT NO. 233, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.00 ACRE TRACT CONVEYED BY DEED OF GIFT, AND RECORDED IN DOCUMENT NO. 2002103538, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

NOTES:

- NO PORTION OF THIS PROPERTY SHOWN HEREON IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100 YEAR (1% CHANCE) FLOOD, AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0245F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND NO RESEARCH WAS PERFORMED FOR ANY EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORD WHICH MAY EXIST AND AFFECT THE TRACT SHOWN HEREON.
- BEARING BASIS IS GRID NORTH, UNITED STATES PLANE COORDINATE SYSTEM, TEXAS, CENTRAL ZONE 4203, NAD83, DISTANCES SHOWN HEREON ARE GRID.
- POINT OF BEGINNING (1) HAVING GRID COORDINATES OF N(Y)10212354.290, E(X) 3054558.690, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83; 5. POINT OF BEGINNING (2) HAVING GRID COORDINATES OF N(Y)10212504.390, E(X) 3054552.880, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83;

EXHIBIT "B"

ADDRESS: 205 & 209 FALLWELL STREET
LIBERTY HILL, TX 78642



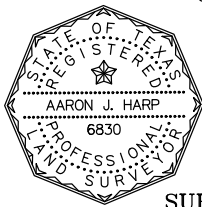
LINE TABLE

NUM	BEARING	DISTANCE
L1	S49°15'24"W	198.07'
L2	N49°14'39"E	198.04'
L3	N68°55'53"E	111.69'
L4	S33°37'45"E	5.21'
L5	N49°14'10"E	124.53'

LIBERTY LAW, LLC
GENERAL WARRANTY DEED (1.30 ACRES)
DOCUMENT NO. 2021151193 OPRWCT

LIBERTY LAW, LLC
GENERAL WARRANTY DEED (14.7946 ACRES)
DOCUMENT NO. 2019070062 OPRWCT

- Legend**
- ⊙ Iron Rod Found
 - ⊙ Iron Rod Found with Orange Plastic Cap
 - ⊙ Iron Rod Set RPLS # 6830
 - ⊙ Sewage Grinder
 - ⊙ Propane Tank
 - ⊙ Sewer Valve
 - ⊙ Water Meter/Valve
 - ⊙ Electric Meter/Vault
 - ⊙ Utility Service Pole
 - x- Fence
 - OH- Overhead Electric
 - POC Point of Commencement
 - POB (1) Point of Beginning (1.245 acre tract)
 - POB (2) Point of Beginning (1.051 acre tract)
 - () Record Information
 - OPRWCT Official Public Records, Williamson County, Texas
 - PRWCT Plat Records, Williamson County, Texas
 - DRWCT Deed Records, Williamson County, Texas
 - ORRWCT Official Records, Williamson County, Texas



SURVEYORS CERTIFICATION:

I DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, AND TO THE BEST OF MY KNOWLEDGE, REFLECTS THE CONDITIONS AS LOCATED ON THE GROUND JANUARY 11, 2023.

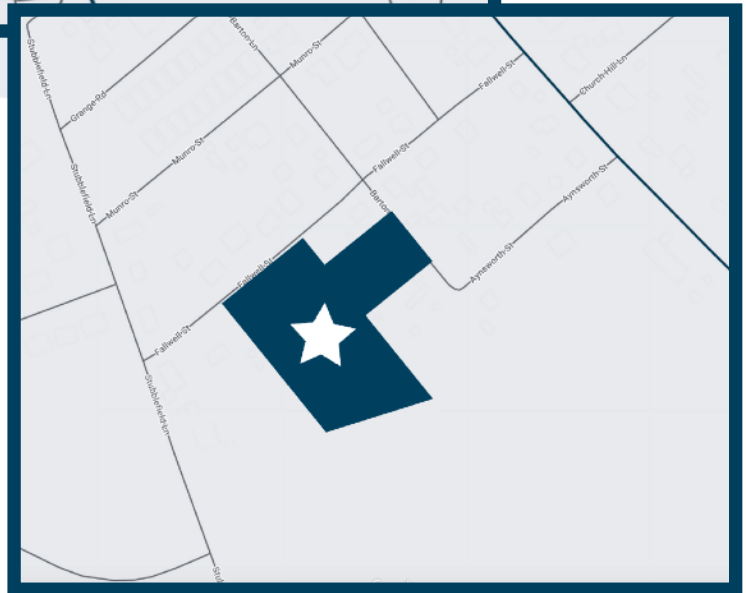
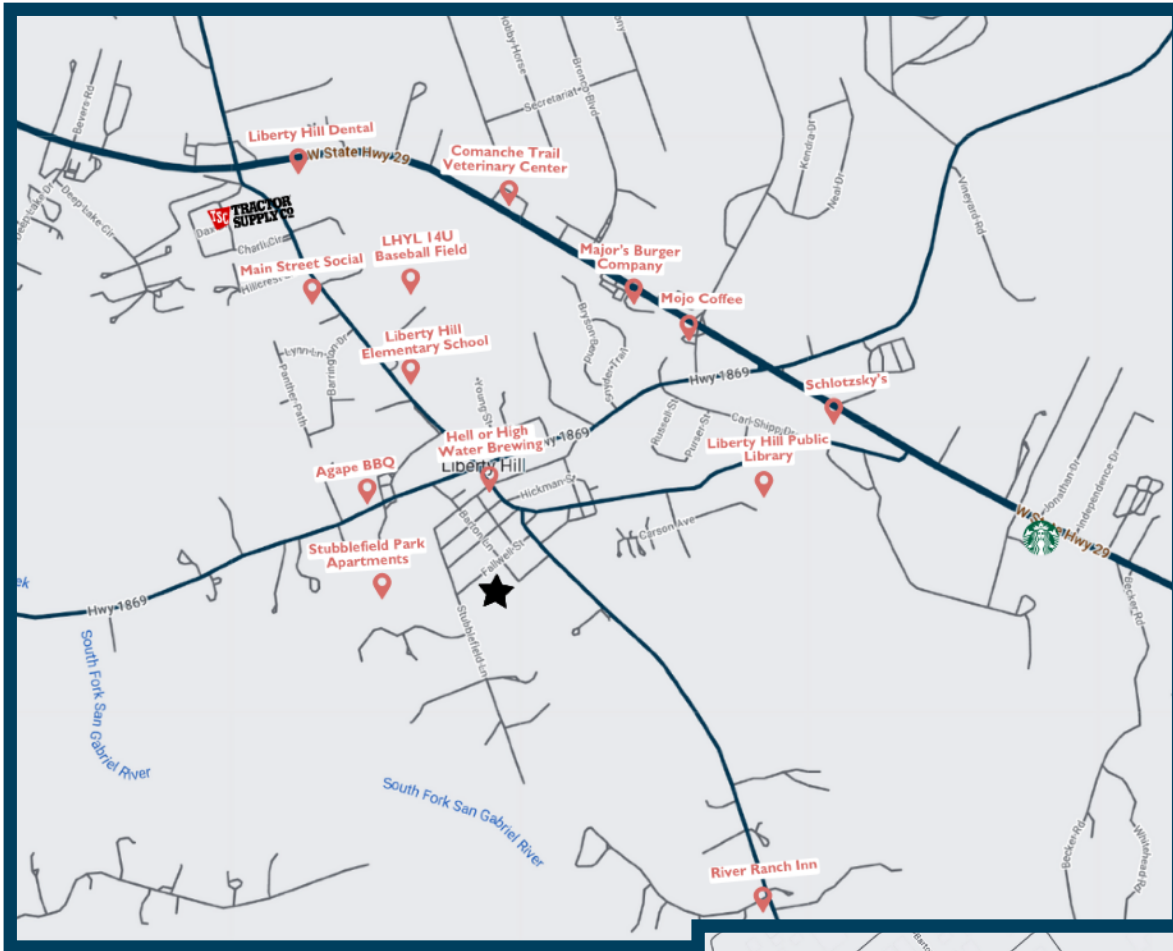
HARP LAND SURVEYING LLC
P.O. BOX 404
CEDAR PARK, TX 78630
harpurveying@gmail.com
PHN NO. 10194690

Aaron J. Harp
AARON J. HARP
REGISTERED PROFESSIONAL LAND SURVEYOR #6830

DATE 1-22-2023

SURVEY:

MAPS



(512) 656-2964 • Josh@CCRETX.com • www.CCRETX.com



Information About Brokerage Services

11-2-2015

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

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.

<u>Cook Commercial Real Estate</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512) 656-2964</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Josh Cook</u>	<u>0421924</u>	<u>josh@ccretx.com</u>	<u>(512) 656-2964</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**
 TAR 2501 IABS 1-0
 Cook Real Estate, 12820 W. Parmer Lane # 8102 Cedar Park, TX 78613 Phone: 512-656-2964 Fax: 512-394-3215 University Village 1.2
 Josh Cook Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Josh Cook • Broker | Owner

(512) 656-2964

www.CCRETX.com

1205 BMC Drive, Suite 311

Cedar Park, TX 78613