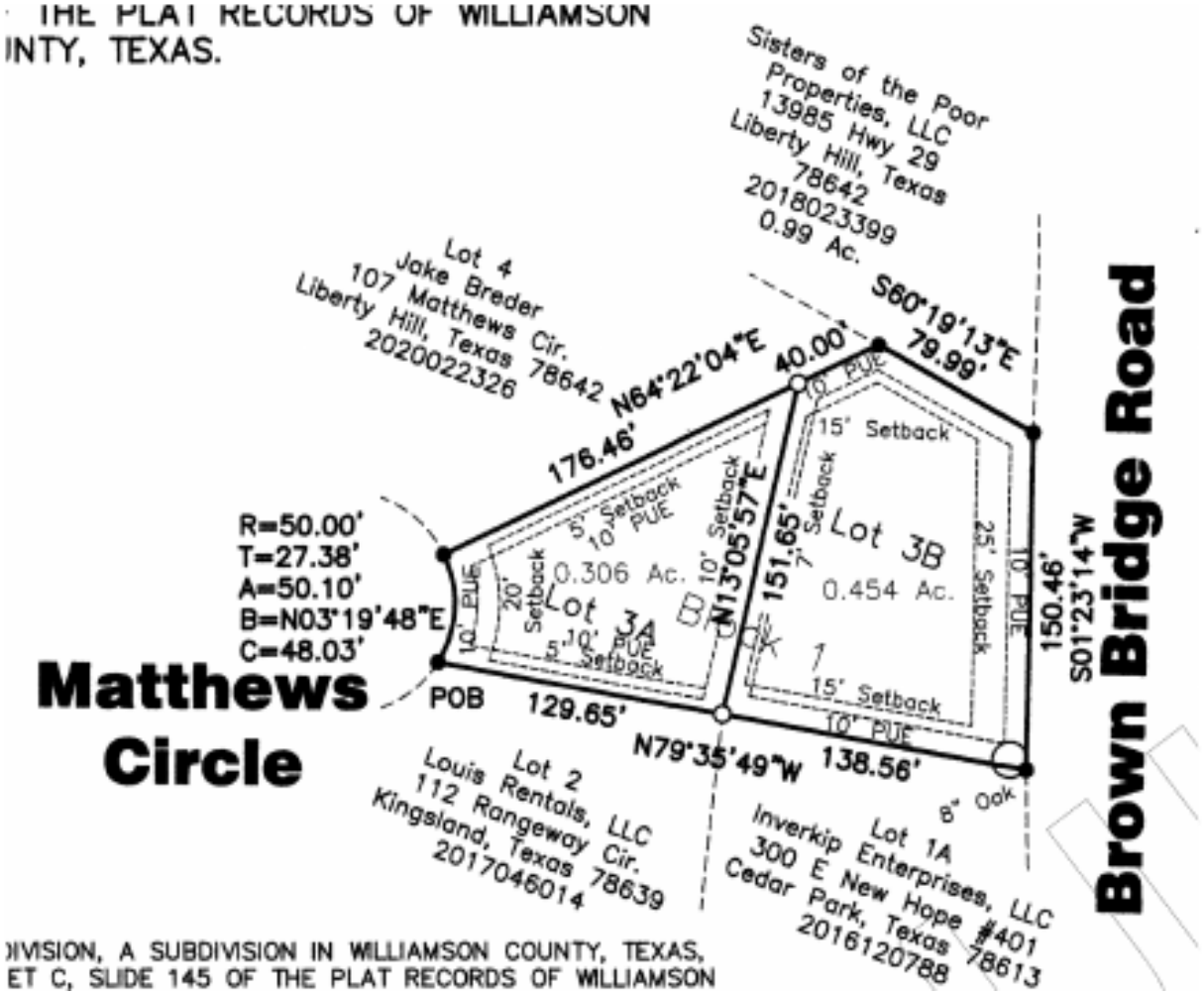
± 0.306 ACRES - LIBERTY HILL

105 MATTHEWS CIRCLE, LIBERTY HILL, TX 78642

SUBJECT PROPERTY: LOT 3A



ASKING PRICE: $155,000 | VACANT RESIDENTIAL LOT | ± 13,329 SF

CALL FOR INFORMATION:
(512) 335-5577

POHL JENSEN
REAL ESTATE | DEVELOPMENT | INVESTMENT

The information contained herein was obtained from sources deemed reliable; however, Pohl Jensen, LLC makes no guarantees, warranties or representations as to completeness or accuracy. Subject to errors, omissions, change of price, prior sale or withdrawal without notice.

± 0.306 ACRES - LIBERTY HILL

105 MATTHEWS CIRCLE, LIBERTY HILL, TX 78642
SUBJECT PROPERTY: LOT 3A

LOCATION / AERIAL



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± 0.306 ACRES - LIBERTY HILL

105 MATTHEWS CIRCLE, LIBERTY HILL, TX 78642
SUBJECT PROPERTY: LOT 3A

PROPERTY OVERVIEW

- Asking Price: $155,000
- Lot Size: ± 0.306 acres (approximately 13,329 SF)
- Use / Zoning: Residential / Single Family
- APN: R647034
- Legal Reference: Lot 3A; current subject parcel

THE OPPORTUNITY

- Vacant residential land in an established Liberty Hill location with convenient access to Downtown Liberty Hill, Highway 29 and Ranch Road 1869. The ±0.306-acre parcel offers a manageable homesite footprint for buyers seeking residential land or a longer-term land holding, subject to buyer due diligence.

PROPERTY INFORMATION & TOURS

Mira Boyda

512-636-8891 | mira@pohlpartners.com

Texas Real Estate License #730094

Alyssa Pruitt

512-966-8003 | alyssa@pohljensen.com

Texas Real Estate License #763021

Pohl Jensen LLC

Office: 512-335-5577

Texas Brokerage License #9011091

BUYER DUE DILIGENCE

Buyer should independently verify survey, legal description, zoning, building requirements, utility availability, access, taxes, restrictions and all other matters material to buyer's intended use.

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2023039670 PLAT Total Pages: 2

PLAT MAP RECORDING SHEET

DEDICATOR(s):

TSW RANCH HOLDINGS, LLC
TIMOTHY WELLINGS

SUBDIVISION NAME: REPLAT OF LOT 3, BLOCK 1, JENKS BRANCH SUBDIVISION

PROPERTY IS DESCRIBED AS: 0.7603 ACRES, T.P. PLASTER SURVEY, ABSTRACT 510

SUBMITTED BY: CITY OF LIBERTY HILL

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023039670

PLAT Fee: $96.00
05/17/2023 08:37 AM DLAM

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

Doc # 2023039670

REPLAT

OF

LOT 3, BLOCK 1, JENKS BRANCH SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN CABINET C, SLIDE 145 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

THE COUNTY OF WILLIAMSON
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TSW Ranch Holdings, LLC, BEING THE SOLE OWNER OF LOT 3, BLOCK 1, JENKS BRANCH SUBDIVISION, AS CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO 2022121332 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "REPLAT OF LOT 3, BLOCK 1, JENKS BRANCH SUBDIVISION", AND DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE 14 DAY OF April, 20 23 A.D.

BY: _____
TSW RANCH HOLDINGS, LLC
Timothy Wellings, managing Partner
THE COUNTY OF Travis
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Timothy Wellings KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 14 DAY OF April, 20 23 A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Krystel Liman Jaimes MY COMMISSION EXPIRES ON 05/20/2026
PRINTED NAME OF NOTARY

KRYSTEL EDITH LIMON JAIMES
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 13377214-9

STATE OF TEXAS |
COUNTY OF WILLIAMSON |
That I STEVEN W. WOMACK, do hereby certify that I prepared this plat from an actual and accurate on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 5, Subdivisions, Public Improvements, City of Liberty Hill Unified Development Code.

_____ 14 April 23
STEVEN W. WOMACK, RPLS DATE

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

I, Jerry L. Millard, Jr., City designee of the city of Liberty Hill, Texas, under the authority granted me in section 2.03.02.a of the unified development code, in accordance with The Texas local government code §212.0065, do hereby certify this plat as approved for filing of record with the County Clerk Of Williamson County, Texas.

_____ 4-26-23
Jerry L. Millard, Jr., Director of Planning Date





LEGEND
- ● IRON ROD FOUND
- ○ IRON ROD SET
- ⊙ IRON PIPE FOUND
- ✱ 60d NAIL FOUND
- ( ) RECORD BEARING, DISTANCE

TOPO/BEARING/COORDINATE BASIS
ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD83 NAVD88
GEOID MODEL: GEOID 12B
GRID COORDINATES ILLUSTRATED
SURFACE FACTOR = 1.00012

Owner: TSW Ranch Holdings, LLC
Acreage: 0.7603
Patent Survey: T.P. Plaster Survey, Abst. 510
Surveyor: Steven W. Womack, RPLS
~~Engineer:~~ VA
Number of Blocks: 1
Number of Lots: 2
Submittal Date: 2/17/23 SW
Benchmark Description: TBM Iron Rod at the northeast corner of site. Elevation 1064.00 MSL

METES AND BOUNDS DESCRIPTION

BEING LOT 3, BLOCK 1, JENKS BRANCH SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN CABINET C, SLIDE 145 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY OF MATTHEWS CIRCLE ON THE CURVING CUL-DE-SAC AT THE NORTHMOST CORNER OF LOT 2, FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CURVING RIGHT-OF-WAY TO THE LEFT WHOSE RADIUS = 50.00 FEET, TANGENTS = 27.38 FEET, ARC = 50.10 FEET AND WHOSE CHORD BEARS N 03 DEG 19 MIN 48 SEC E 48.03 FEET TO AN IRON ROD FOUND AT THE SOUTHMOST CORNER OF LOT 4, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 84 DEG 22 MIN 04 SEC E 216.46 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE NORTHMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 60 DEG 19 MIN 13 SEC E 78.99 FEET TO AN IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY OF BROWN BRIDGE ROAD AT THE SOUTHEAST CORNER OF A 0.99 ACRE TRACT RECORDED IN DOCUMENT NO. 2018023389, FOR THE NORTHEAST CORNER OF THE SAID TRACT;

THENCE S 01 DEG 23 MIN 14 SEC W 150.46 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1A, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 79 DEG 35 MIN 49 SEC W 268.21 FEET TO THE POINT OF BEGINNING CONTAINING 0.7603 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LIBERTY HILL, TEXAS.

2. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF LIBERTY HILL, TEXAS.

3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.

4. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.

5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, FENCES OR STORAGE, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON.

6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

7. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF LIBERTY HILL. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF LIBERTY HILL PRIOR TO ANY CONSTRUCTION.

10. ALL SUBDIVISION CONSTRUCTION, INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC., SHALL CONFORM TO CITY OF LIBERTY HILL ORDINANCES AND CONSTRUCTION STANDARDS.

11. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 4, ZONING AND LOT DESIGN STANDARDS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

12. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISION & PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

13. A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF May 20 23 A.D., AT 8:25 O'CLOCK A M., AND WAS DULY RECORDED ON THIS THE 16th DAY OF May 20 23 A.D., AT 8:37 O'CLOCK A M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET ~~N~~ SLIDES 145 INSTRUMENT NO. 2023039670

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: Diana Law - Deputy
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Steven Warner Womack, RPLS, PLS, NCEES
Texas Licensed Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-3043
E-Mail: stevenlsw@gmail.com Phone/Text: (512) 638-0220

REPLAT
OF
LOT 3, BLOCK 1, JENKS BRANCH SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO PLAT AS RECORDED IN CABINET C, SLIDE 145 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Scale: 1"= 100' Date: 11/30/22
Field Book: 86 Disk:
Drawn by: Staff
File Name: 22-072 Replat.dwg
Approved by: S.W.
Project No.: 22-072

SHEET 1 OF 1

Unofficial Document

11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Pohl Jensen	9011091	jjensen@pohljensen.com	512-335-5577
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jennifer Jensen	302245	jjensen@pohljensen.com	512-335-5577
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date