

TEXAG Real Estate Services, Inc.
P.O. Box 550
Walburg, Texas 78673-0550
Phone: 512-930-5258
www.texag.com



BROKER:
Larry D. Kokel – Cell 512-924-5717
info@texag.com

CONTRACT PENDING

PROPERTY FOR SALE: 1.725 ACRES

FM 1460

Georgetown, Texas

LOCATION:

FM 1460, High Tech Drive & Old 1460 Trial.

ZONING:

C-3 – City of Georgetown, Texas

LEGAL:

Lot 1 1460 Commercial Park
Lot 2 (PT) 1460 Commercial Park
Lot 3 (PT) 1460 Commercial Park
Lot 3 BLK B Horizon Commercial Park
Total: 1.725 Acres
±75,141 SF



IMPROVEMENTS:

Existing single family residence containing 3,520 SF per Williamson County Appraisal District with improvements showing age 1972. Owner states house was extensively renovated and reconstructed in ±1963. Property is offered as “Land Value” with no contribution for existing improvements which have been lease to same tenant for extended period of time. Improvements and land sold “As-Is”.

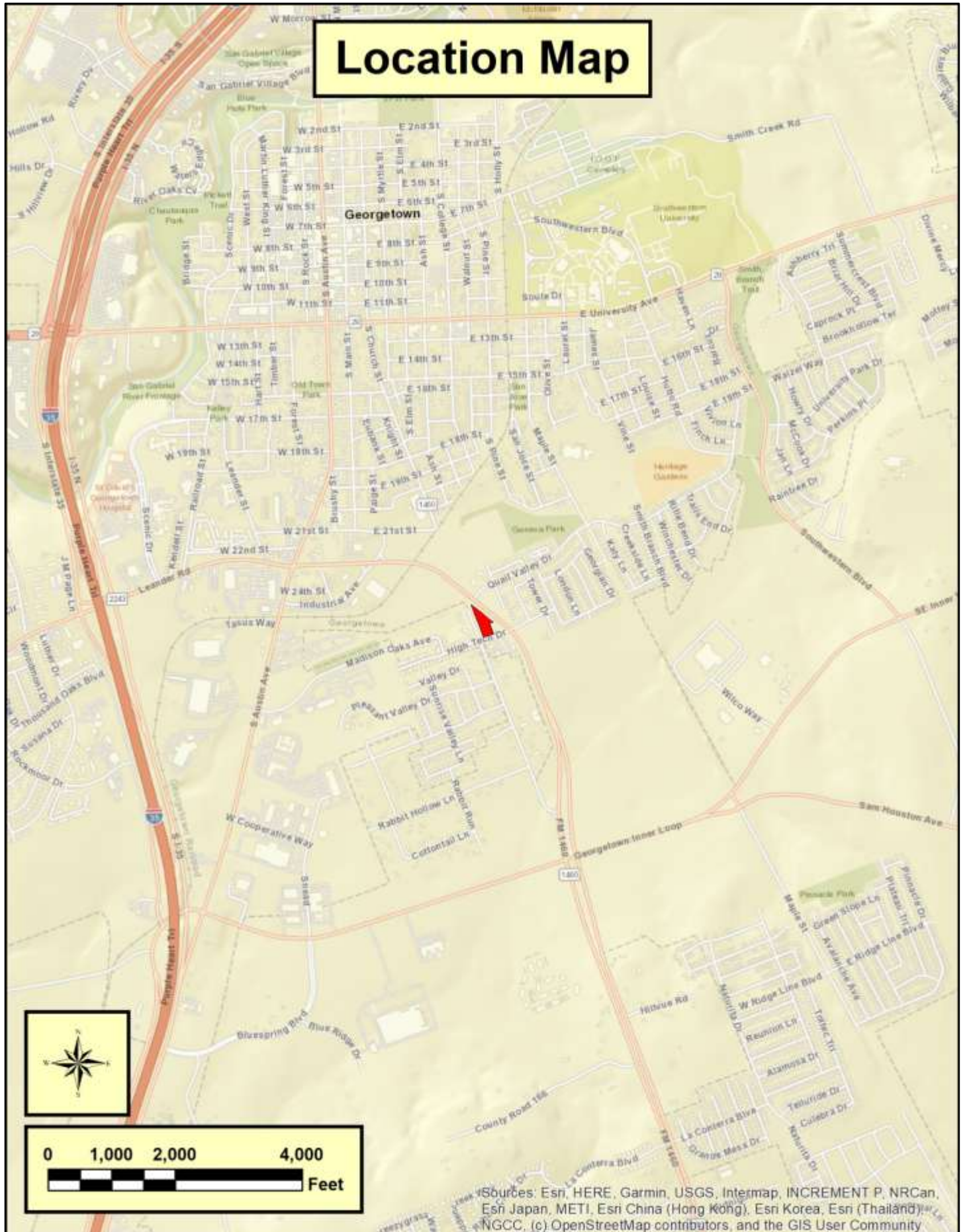
PRICE: \$826,500
(\$11.00/SF)

COMMISSION: 3% to Buyer’s Broker provided Broker is identified by prospective Buyer at first showing.

Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information “About Brokerage Services” form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map



Date of Imagery 2024

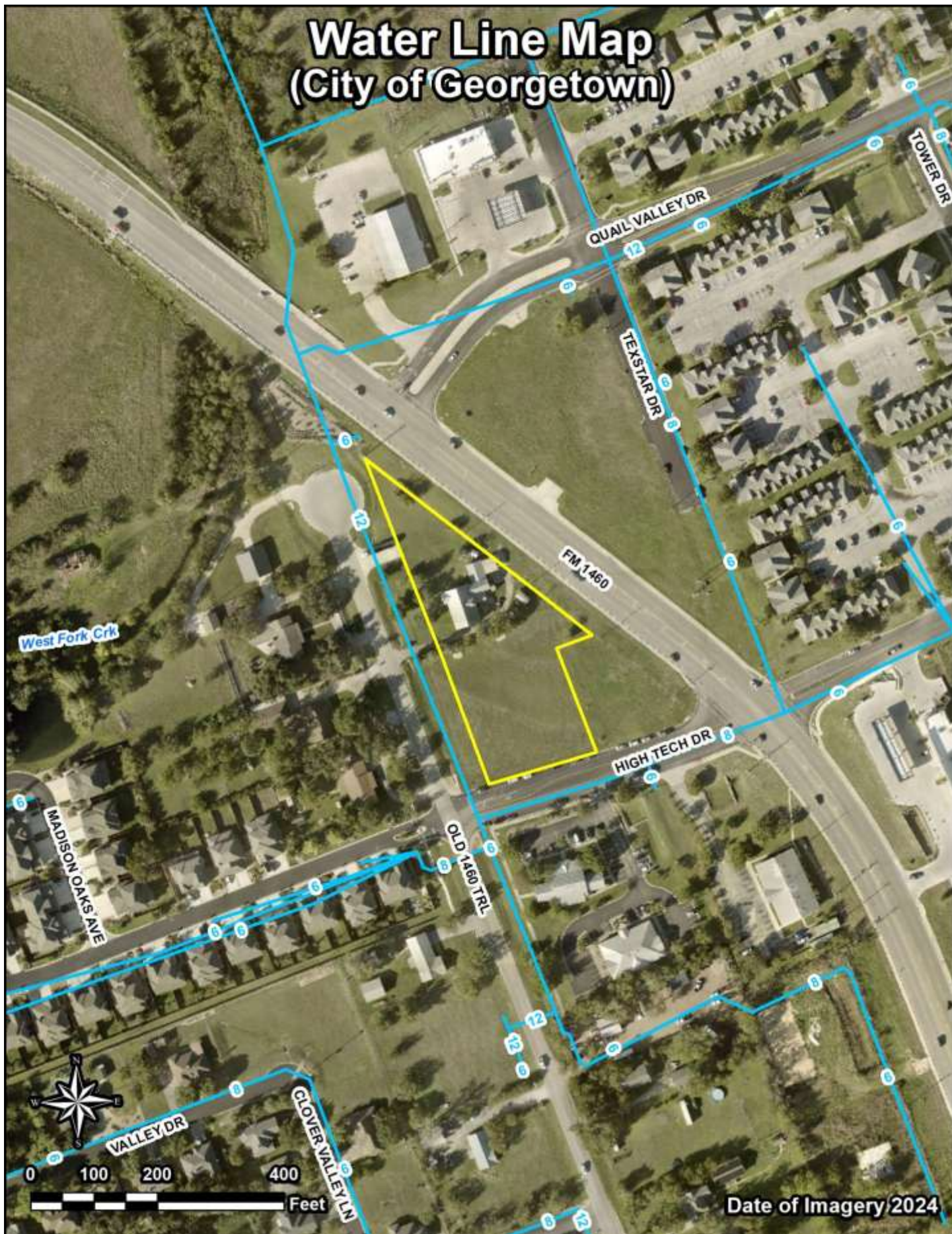
Contour/Flood Map



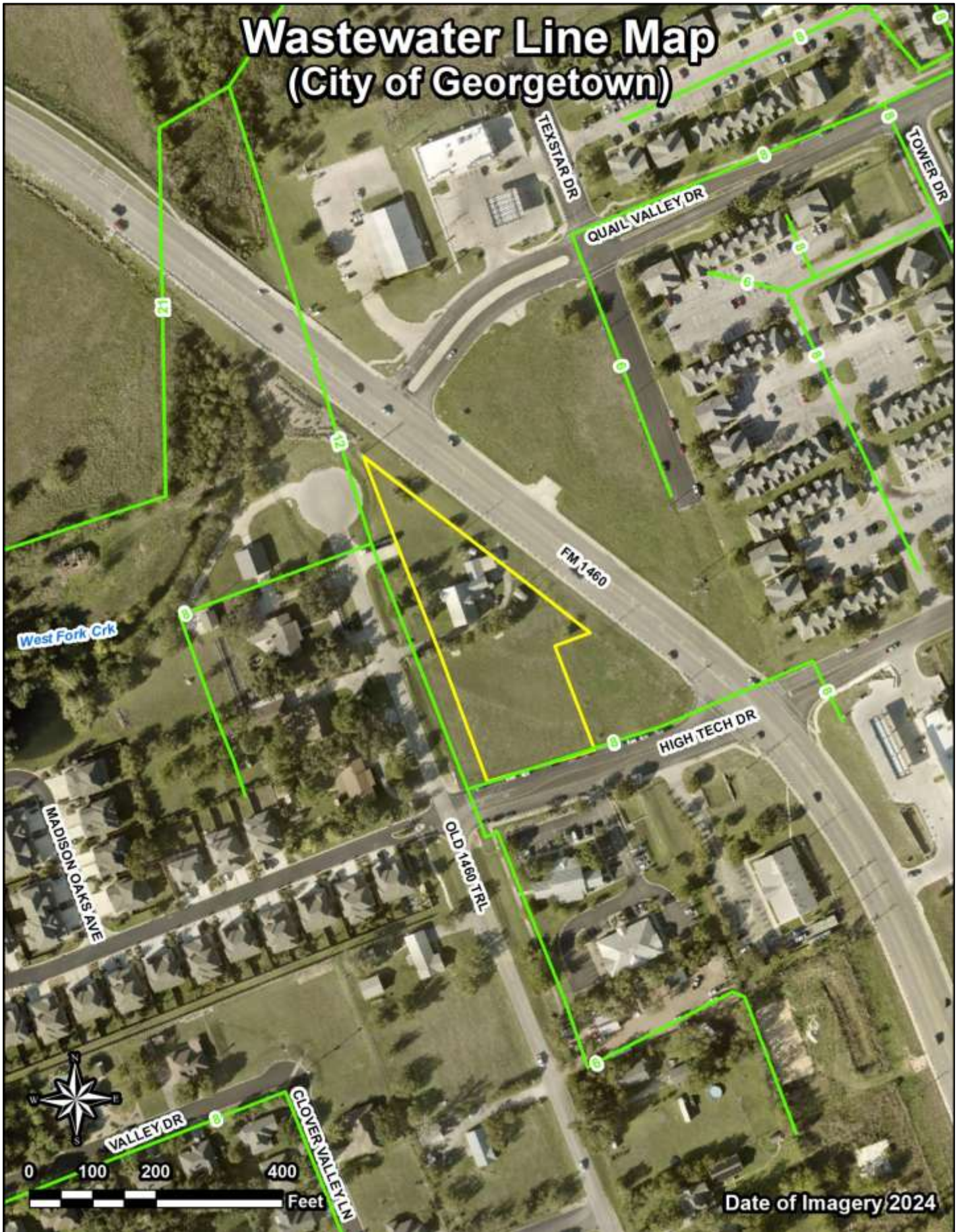
CCN Map - Water



Water Line Map (City of Georgetown)



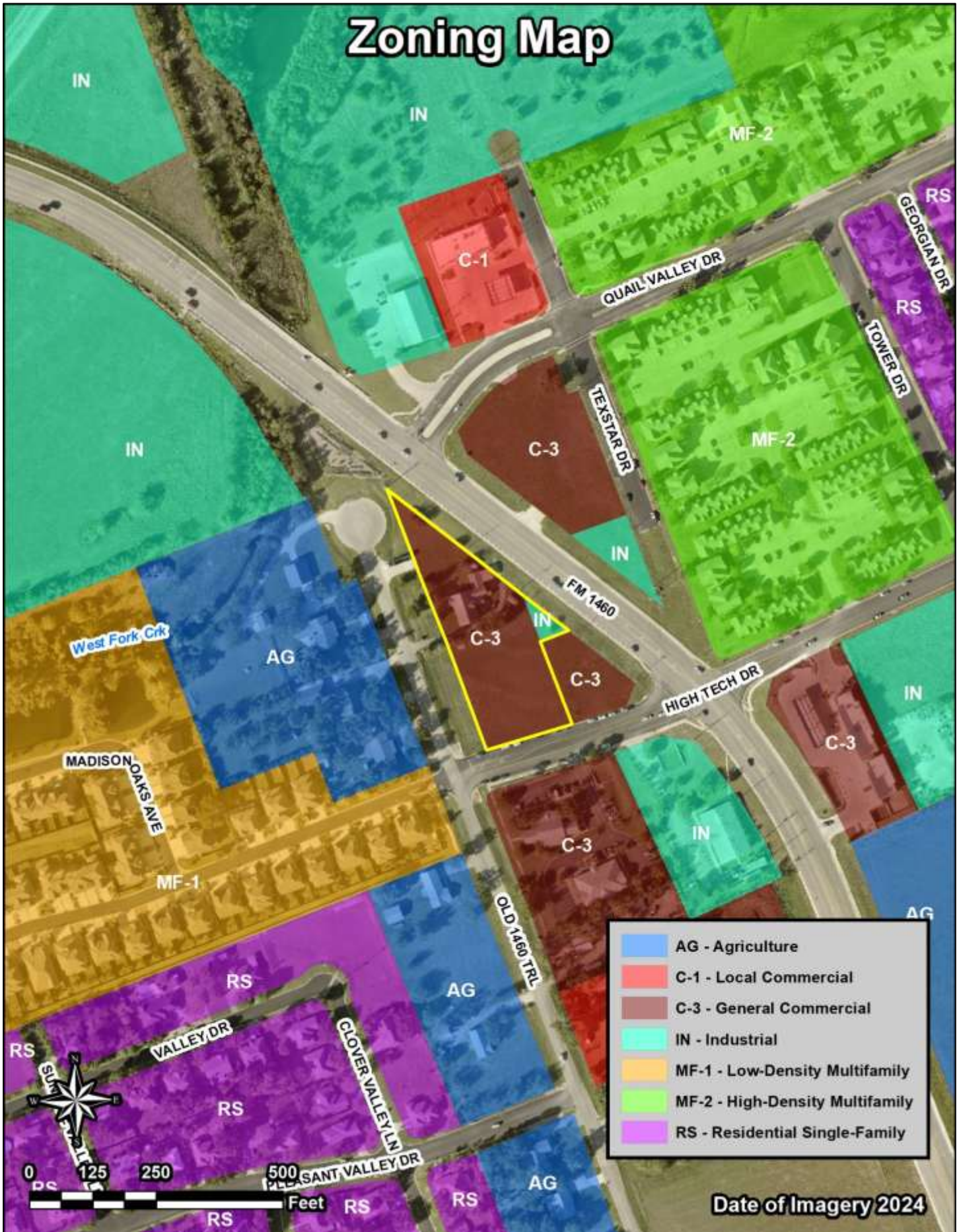
Wastewater Line Map (City of Georgetown)



City Limits/ETJ Map



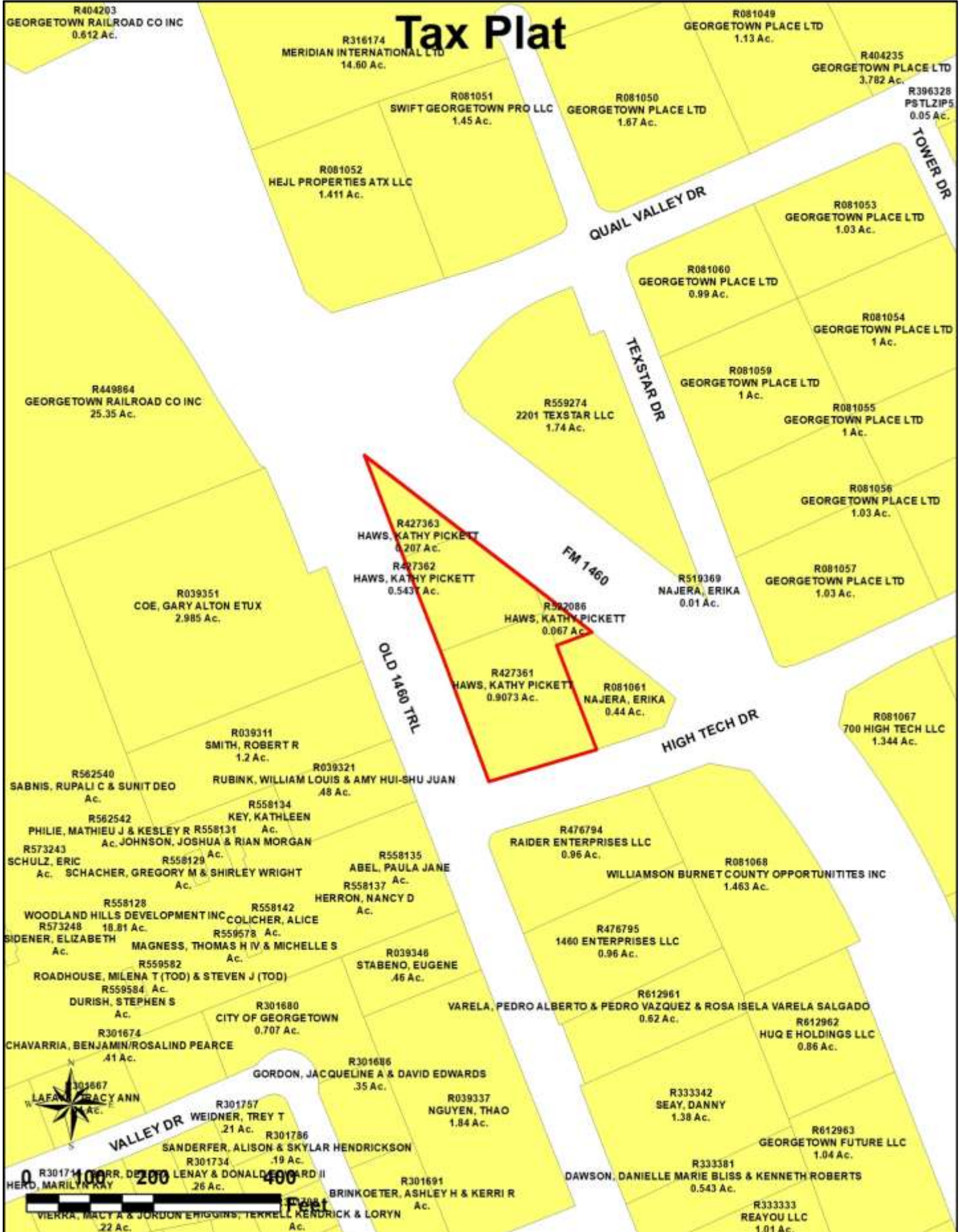
Zoning Map



Future Land Use Map



Tax Plat



Property

R522086

Owner

HAWS, KATHY PICKETT

Property Address

909 OLD 1460 TRL
GEORGETOWN, TX
78626

Tax Year

2026 ▾

2026 Market Value

CERTIFIED

\$11,474

- Details
- Map
- Photos

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S3807 - Horizon Commercial Park, BLOCK B, Lot 3 PT, ACRES 0.067
Neighborhood	G90 - EAST GEORGETOWN VACANT
Account	R-20-5750-0000-0008-B
Map Number	3-1927
Effective Acres	1.725000

2026 OWNER INFORMATION

Owner Name	HAWS, KATHY PICKETT
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 828 SALADO, TX 76571-0828
Agent	TEXAS PROTAX LLC (A0694184)

2026 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$11,474
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
Total Land Market Value	\$11,474
Total Market Value	\$11,474

VALUE METHOD	
Value Method	Cost

ASSESSED VALUE	
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$11,474
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$11,474
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$11,474

2026 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$11,474	0
CGT- City of Georgetown		-	\$11,474	0.353
GWI- Williamson CO		-	\$11,474	0.369447
RFM- Wmsn CO FM/RD		-	\$11,474	0.044329
SGT- Georgetown ISD		-	\$11,474	1.0506
TOTALS				1.817376

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$11,474	\$0	\$0	2,919 Sq. ft
TOTALS						2,919 Sq. ft / 0.067000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	\$0	\$16,052	\$16,052	\$0	\$0	\$0	\$0	\$16,052	\$0	\$0	\$16,052
2024	\$0	\$19,700	\$19,700	\$0	\$0	\$0	\$0	\$19,700	\$0	\$0	\$19,700
2023	\$0	\$19,700	\$19,700	\$0	\$0	\$0	\$0	\$19,700	\$0	\$0	\$19,700
2022	\$0	\$14,009	\$14,009	\$0	\$0	\$0	\$0	\$14,009	\$0	\$0	\$14,009
2021	\$0	\$11,674	\$11,674	\$0	\$0	\$0	\$0	\$11,674	\$0	\$0	\$11,674

Property

Owner

Property Address

Tax Year

2026 Market Value

R427361

HAWS, KATHY PICKETT

909 OLD 1460 TRL,
GEORGETOWN,
TX 78626

2026 ▾

CERTIFIED

\$217,371

Details

Map

Photos

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S7997 - 1460 Commercial Park, Lot 1, ACRES 0.9073
Neighborhood	G90 - EAST GEORGETOWN VACANT
Account	R-20-1003-0000-0001
Related Properties	R427362
Map Number	3-1927,(3-1820)
Effective Acres	1.725000

2026 OWNER INFORMATION

Owner Name	HAWS, KATHY PICKETT
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 828 SALADO, TX 76571-0828
Agent	TEXAS PROTAX LLC (A0694184)

2026 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$217,371
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
Total Land Market Value	\$217,371
Total Market Value	\$217,371
VALUE METHOD	
Value Method	Cost
ASSESSED VALUE	
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$217,371
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$217,371
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$217,371

2026 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$217,371	0
CGT- City of Georgetown		-	\$217,371	0.353
GWI- Williamson CO		-	\$217,371	0.369447
RFM- Wmsn CO FM/RD		-	\$217,371	0.044329
SGT- Georgetown ISD		-	\$217,371	1.0506
TOTALS				1.817376

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$217,371	\$0	\$0	39,522 Sq. ft
TOTALS						39,522 Sq. ft / 0.907300 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	\$0	\$217,371	\$217,371	\$0	\$0	\$0	\$0	\$217,371	\$0	\$0	\$217,371
2024	\$0	\$327,242	\$327,242	\$0	\$0	\$0	\$0	\$327,242	\$0	\$0	\$327,242
2023	\$0	\$327,242	\$327,242	\$0	\$0	\$0	\$0	\$327,242	\$0	\$0	\$327,242
2022	\$0	\$218,161	\$218,161	\$0	\$0	\$0	\$0	\$218,161	\$0	\$0	\$218,161
2021	\$0	\$181,801	\$181,801	\$0	\$0	\$0	\$0	\$181,801	\$0	\$0	\$181,801

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/16/1994	HAWS, KATHY PICKETT	HAWS, KATHY PICKETT	-	

Property

Owner

Property Address

Tax Year

2026 Market Value

R427362

HAWS, KATHY
PICKETT

905 OLD 1460
TRL,
GEORGETOWN,
TX 78626

2026 ▾

CERTIFIED

\$287,617

Details

Map

Photos

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Residential
Legal Description	S7997 - 1460 Commercial Park, Lot 2, ACRES 0.5437
Neighborhood	G305M50H - E Gtown ISD Abstracts
Account	R-20-1003-0000-0002
Related Properties	R427361
Map Number	3-1927,(3-1820)
Effective Acres	1.725000

2026 OWNER INFORMATION

Owner Name	HAWS, KATHY PICKETT
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 828 SALADO, TX 76571-0828
Agent	TEXAS PROTAX LLC (A0694184)

2026 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	\$218,646
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Land Timber Market Value	N/A
Total Land Market Value	\$68,971
Total Market Value	\$287,617

VALUE METHOD	
Value Method	Override
ASSESSED VALUE	
Total Improvement Market Value	\$218,646
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$287,617
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$287,617

N/A values are not applicable toward total value.

2026 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$287,617	0
CGT- City of Georgetown		-	\$287,617	0.353
GWI- Williamson CO		-	\$287,617	0.369447
RFM- Wmsn CO FM/RD		-	\$287,617	0.044329
SGT- Georgetown ISD		-	\$287,617	1.0506
TOTALS				1.817376

2026 IMPROVEMENTS

[Expand/Collapse All Improvements](#)

Improvement #1	State Code		Homesite	Total Main Area (Exterior Measured)		Market Value
-	A1 - Residential Single Family		Yes	3,520 Sq. Ft		N/A
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO	
1	Main Area	1972	2,740	N/A	Collapse Details	
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	1972	Baths (Full, 1/2, 3/4)	-	Foundation	PB (Pier/beam)
	Adjustment %	64%	Heat and AC	CHCA	Int. Finish	-
	Roof Style	GBL	Fireplaces	-	Ext. Finish	STN
			% Complete	-		
2	Second Floor	1972	780	N/A	Collapse Details	
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	1972	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	64%	Heat and AC	CHCA	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
3	Garage	-	483	N/A	Collapse Details	
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	64%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
4	Open Porch	-	264	N/A	Collapse Details	
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	64%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		
5	Enclosed Porch	-	300	N/A	Collapse Details	
	Class	R2 (R2 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, 1/2, 3/4)	-	Foundation	-
	Adjustment %	64%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
			% Complete	-		

6	Out Bldg	1992	-	N/A	Collapse Details
Class	-	Bedrooms	-	Flooring	-
Eff. Year Built	1992	Baths (Full, 1/2, 3/4)	-	Foundation	-
Adjustment %	100%	Heat and AC	-	Int. Finish	-
Roof Style	-	Fireplaces	-	Ext. Finish	-
		% Complete	-		

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	\$0	\$0	23,684 Sq. ft
TOTALS						23,684 Sq. ft / 0.543700 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	\$188,741	\$130,260	\$319,001	\$0	\$0	\$0	\$0	\$319,001	\$0	\$0	\$319,001
2024	\$138,062	\$196,100	\$334,162	\$0	\$0	\$0	\$0	\$334,162	\$0	\$0	\$334,162
2023	\$131,696	\$196,100	\$327,796	\$0	\$0	\$0	\$0	\$327,796	\$0	\$0	\$327,796
2022	\$95,162	\$130,733	\$225,895	\$0	\$0	\$0	\$0	\$225,895	\$0	\$0	\$225,895
2021	\$81,641	\$108,944	\$190,585	\$0	\$0	\$0	\$0	\$190,585	\$0	\$0	\$190,585

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/16/1994	HAWS, KATHY PICKETT	HAWS, KATHY PICKETT	-	

Property

Owner

Property Address

Tax Year

2026 Market Value

R427363

HAWS, KATHY PICKETT

909 OLD 1460 TRL,
GEORGETOWN, TX 78626

2026 ▾

CERTIFIED

\$26,259

Details

Map

Photos

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S7997 - 1460 Commercial Park, Lot 3/pt, ACRES 0.207
Neighborhood	G90 - EAST GEORGETOWN VACANT
Account	R-20-1003-0000-0003
Map Number	3-1927,(3-1820)
Effective Acres	1.725000

2026 OWNER INFORMATION

Owner Name	HAWS, KATHY PICKETT
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 828 SALADO, TX 76571-0828
Agent	TEXAS PROTAX LLC (A0694184)

2026 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$26,259
Land Agricultural Market Value	\$0
Land Timber Market Value	\$0
Total Land Market Value	\$26,259
Total Market Value	\$26,259

VALUE METHOD

Value Method	Cost
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$26,259
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$26,259
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$26,259

ASSESSED VALUE

2026 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$26,259	0
CGT- City of Georgetown		-	\$26,259	0.353
GWI- Williamson CO		-	\$26,259	0.369447
RFM- Wmsn CO FM/RD		-	\$26,259	0.044329
SGT- Georgetown ISD		-	\$26,259	1.0506
TOTALS				1.817376

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$26,259	\$0	\$0	9,017 Sq. ft
TOTALS						9,017 Sq. ft / 0.207000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	\$0	\$49,593	\$49,593	\$0	\$0	\$0	\$0	\$49,593	\$0	\$0	\$49,593
2024	\$0	\$74,660	\$74,660	\$0	\$0	\$0	\$0	\$74,660	\$0	\$0	\$74,660
2023	\$0	\$74,660	\$74,660	\$0	\$0	\$0	\$0	\$74,660	\$0	\$0	\$74,660
2022	\$0	\$49,773	\$49,773	\$0	\$0	\$0	\$0	\$49,773	\$0	\$0	\$49,773
2021	\$0	\$39,404	\$39,404	\$0	\$0	\$0	\$0	\$39,404	\$0	\$0	\$39,404

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/9/2016	C L THOMAS HOLDINGS LLC	HAWS, KATHY PICKETT	2016025947	
8/15/2014	THOMAS PETROLEUM LLC	C L THOMAS HOLDINGS LLC	2014080638	
6/28/2007	THOMAS PETROLEUM LTD	THOMAS PETROLEUM LLC	-	
11/17/2006	M&M EQUITIES I INC	THOMAS PETROLEUM LTD	2006101979	
2/27/2002	HAWS, KATHY PICKETT	M&M EQUITIES I INC	2002028938	
4/16/1994	VETERANS LAND BOARD OF TEXAS	HAWS, KATHY PICKETT	-	

1.72 ACRES OUT OF THE L.J. DYCHES SURVEY, ABSTRACT NO.180, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1 AND PORTION OF LOTS 2 AND LOT 3, 1460 COMMERCIAL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET V, SLIDES 344-345, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. AND PORTION OF LOT 3, BLOCK B, HORIZON COMMERCIAL PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SLIDES 324-325, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

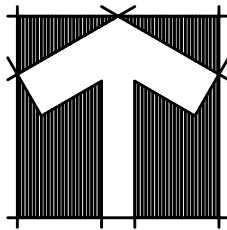
JOB No.: 250925

DRAWN: CH/PK

F.C.: PK

PAGE 1 OF 4

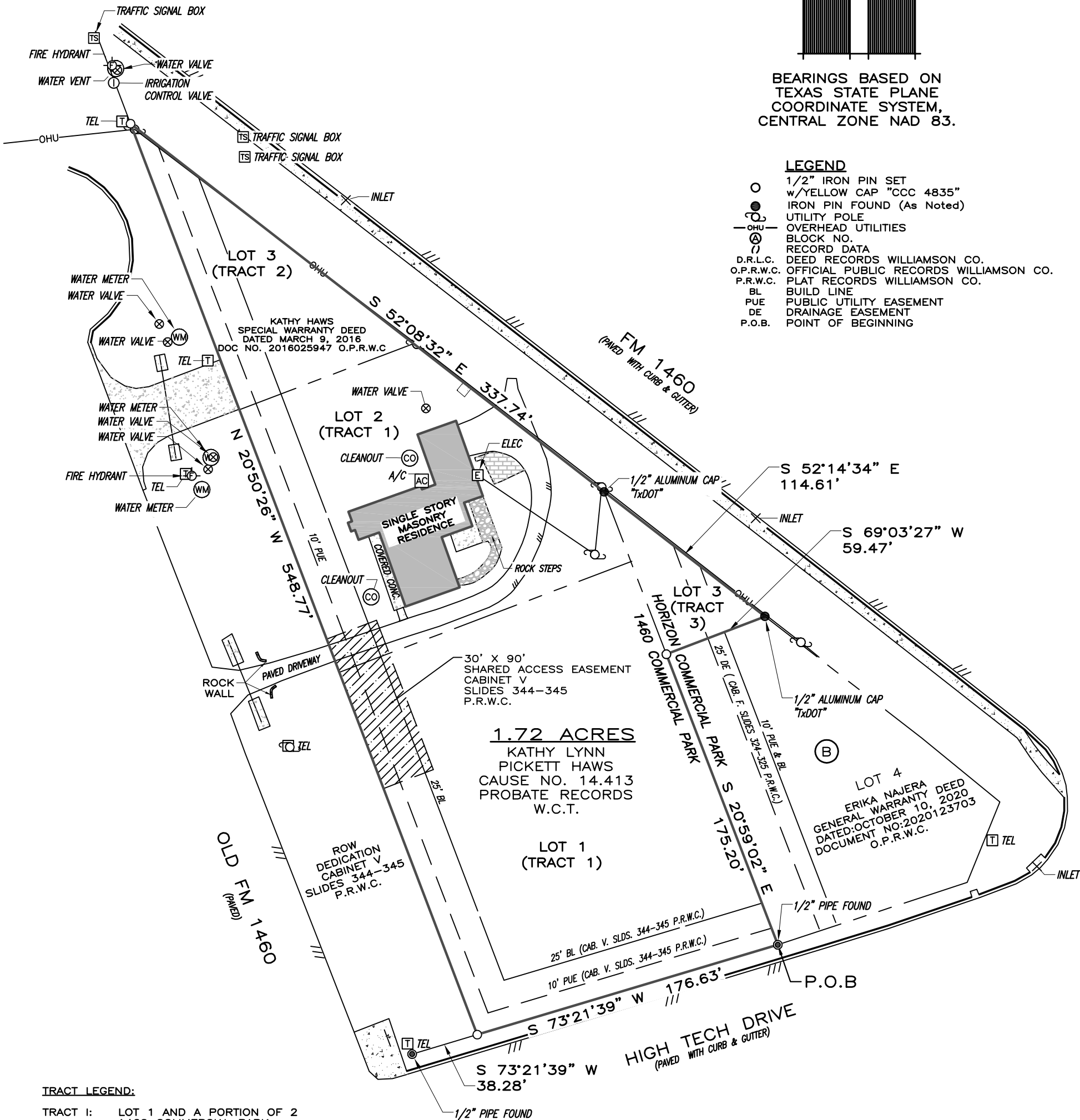
(FIELD NOTES ATTACHED)



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (As Noted)
- UTILITY POLE
- OVERHEAD UTILITIES
- BLOCK NO.
- RECORD DATA
- D.R.L.C. DEED RECORDS WILLIAMSON CO.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
- P.R.W.C. PLAT RECORDS WILLIAMSON CO.
- BL BUILD LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING



TRACT LEGEND:

- TRACT 1: LOT 1 AND A PORTION OF 2 1460 COMMERCIAL PARK
- TRACT 2: PORTION OF LOT 3 1460 COMMERCIAL PARK
- TRACT 3: PORTION OF LOT 3 HORIZON COMMERCIAL PARK

CERTIFY: GEORGETOWN PEST CONTROL, LLC/GF No. GT-2600420-BH

THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #48491C 0485 F DATED DECEMBER 20, 2019; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS §
COUNTY OF LAMPASAS §
I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. dba KONTUR TECHNICAL HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



**KONTUR
TECHNICAL**

P.O. BOX 17
MCNEIL, TEXAS 78651
TEL: (512) 360-0012
Email: info@kon-tech.com
www.kon-tech.com
Firm No. 10193916



Witness my hand and seal this
the 10th day of October, 2025

BEING 1.72 acres of land out of L.J. Dyches Survey, Abstract No. 180, in Williamson County, Texas and being a part of that land described in Cause 14.413 Probate Records of Williamson County, Executor Kathy Lynn Pickett Haws and that tract described in a Special Warranty Deed to Kathy Haws dated March 9, 2016 and recorded as Document No. 2016025947 of the Official Public Records of Williamson County and being all of Lot 1 and part of Lots 2 and Lot 3 of 1460 Commercial Park, a subdivision recorded in Cabinet V, Slides 344-345 of the Plat records of Williamson County, Texas, and part of Lot 3, Block B, Horizon Commercial Park, a subdivision recorded in Cabinet F, Slides 324-325 of the Plat records of Williamson County, Texas, further described by metes and bounds as follows:

BEGINNING at 1/2 inch iron pipe found in the north line of High Tech Drive for the southwest corner of the remainder of Lot 4, Horizon Commercial Park as described in a General Warranty Deed to Erika Najera dated October 10, 2020, and recorded in Document No. 2020123703 of said official public records and being the southeast corner of Lot 1, 1460 Commercial Park and being the most southerly southeast corner of this tract;

THENCE: S 73°21'39" W with the north line of High Tech Drive a distance of 176.63 feet to a 1/2 inch iron pin with yellow cap inscribed "CCC 4835" for the southeast corner of a right of way dedication as described in said 1460 Commercial Park plat document and being the southwest corner of Lot 1, 1460 Commercial Park, same point being the southwest corner of this tract, from which iron pipe found for southwest corner of said 1460 Commercial Park Subdivision and said right of way dedication bears S 73°21'39" W a distance of 38.28 feet;

THENCE: N 20°50'26" W with the east margin of Old FM 1460 a distance of 548.77 feet to a 1/2 inch iron pin with yellow cap inscribed "CCC 4835" set in the west margin of Farm to Market Road 1460 (FM 1460) for the north corner of the remainder of Lot 3, 1460 Commercial Park as described in a Special Warranty Deed to Kathy Haws dated March 9, 2016 and recorded in Document No. 2016025947 of said official public records and being the north corner of this tract;

THENCE: S 52°08'32" E with the west margin of FM 1460 a distance of 337.74 feet to a 1/2 inch iron pin with aluminum cap inscribed "TxDOT" found in the west line of remainder of Lot 3, Horizon Commercial Park and the east line of the remainder of Lot 2, 1460 Commercial Park, both as described in a General Warranty Deed to the City of Georgetown dated May 9, 2013 and recorded in Document No. 2013042631 of said official public records.

THENCE: S 52°14'34" E with the west margin of FM 1460 a distance of 114.61 feet to a 1/2 inch iron pin with aluminum cap inscribed "TxDOT" found for in the south line of the of said remainder of Lot 3, Horizon Commercial Park and the north line of said remainder of Lot 4, Horizon Commercial Park and being the most easterly southeast corner of this tract;

THENCE: S 69°03'27" W with the common line of the remainder of Lots 3 and 4, Horizon Commercial Park a distance of 59.47 feet to a 1/2 inch iron pin with yellow cap inscribed "CCC 4835" set in the east line of Lot 1, 1460 Commercial Park for the northwest corner of the remainder of Lot 4, Horizon Commercial Park and the southwest corner of the remainder of Lot 3, Horizon Commercial Park and being an interior corner of this tract;

THENCE: S 20°59'02" E with the common line of Lot 1, 1460 Commercial Park and the remainder of Lot 4, Horizon Commercial Park a distance of 175.20 feet to the Point of Beginning.

FIELD NOTES
JOB NO. 250925

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Exhibit Attached

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



October 10th, 2025

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
dba Kontur Technical
PO Box 17
McNeil, Texas 78651
www.triplesurveying.com
Firm No. 10193916



Information About Brokerage Services

Texas law requires all real estate licensees 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.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Larry D. Kokel	216754	info@texag.com	(512)924-5717
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

IABS 1-0 Date

TexAg Real Estate Services, Inc. P. O. Box 550 Wallburg, TX 75673
Larry Kokel

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: (512)930-5258

Fax:

Evelyn Wolf Esq