TEXAG Real Estate Services, Inc.
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Phone: 512-930-5258
www.texag.com

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

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".

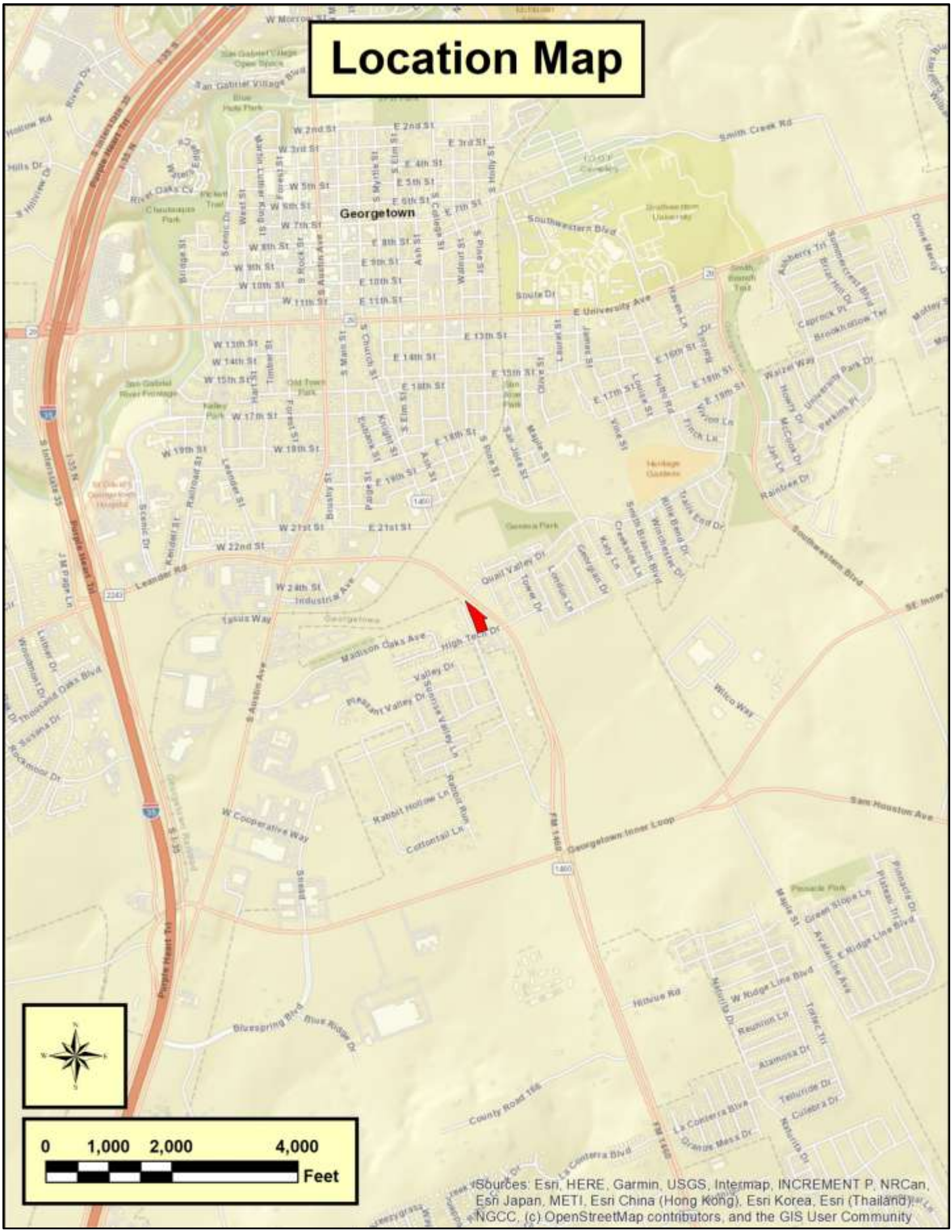
PRICE: $826,500
($11.00/SF)

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

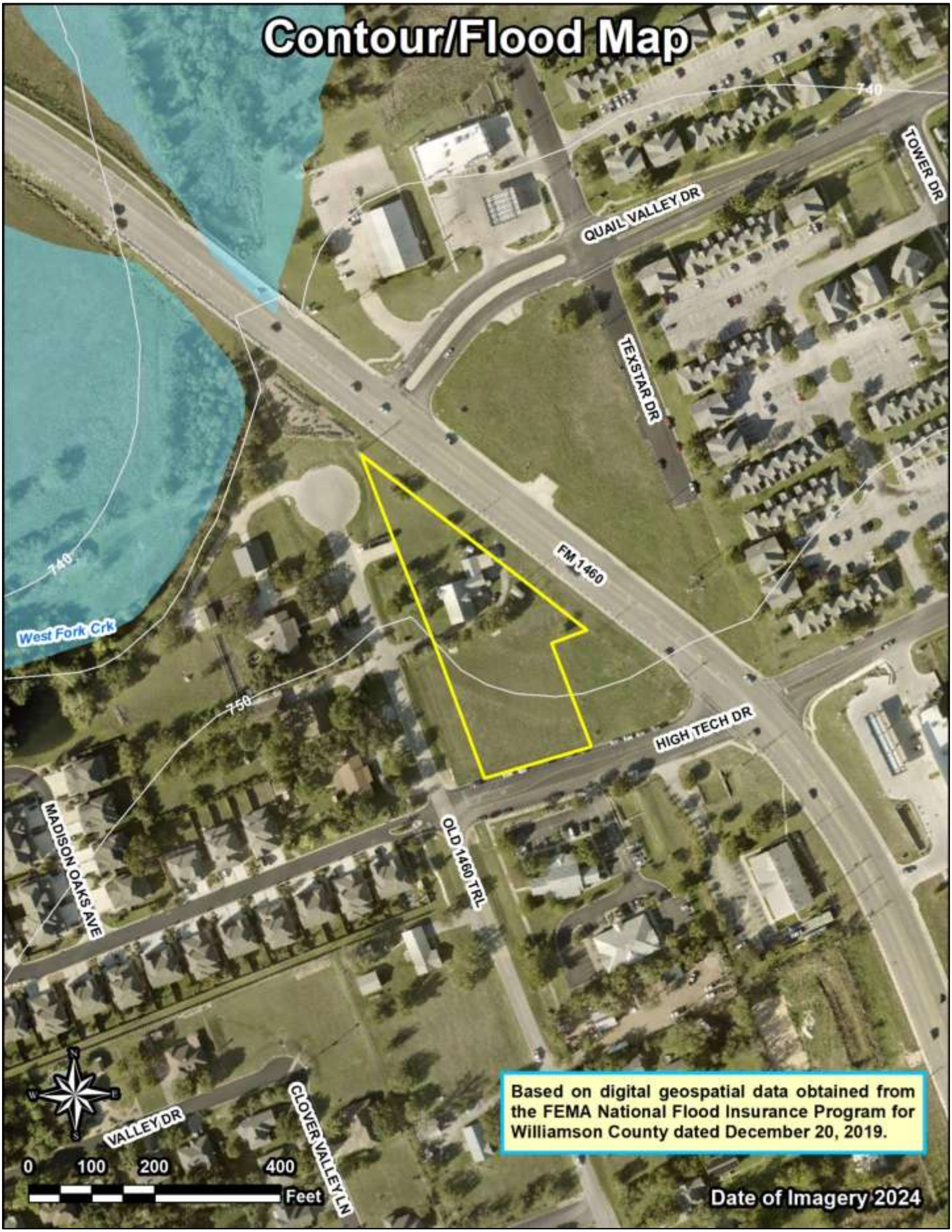
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

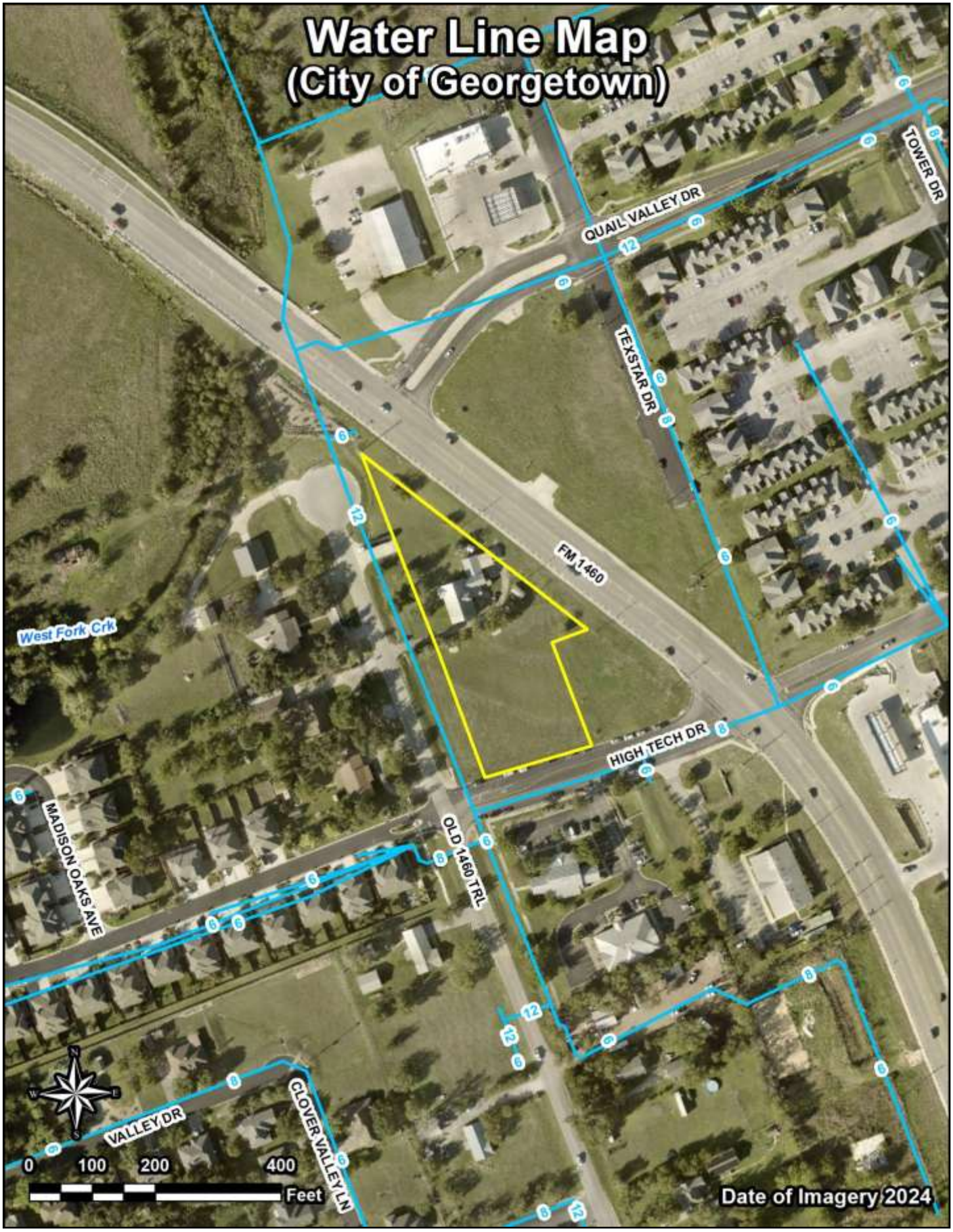
Location Map

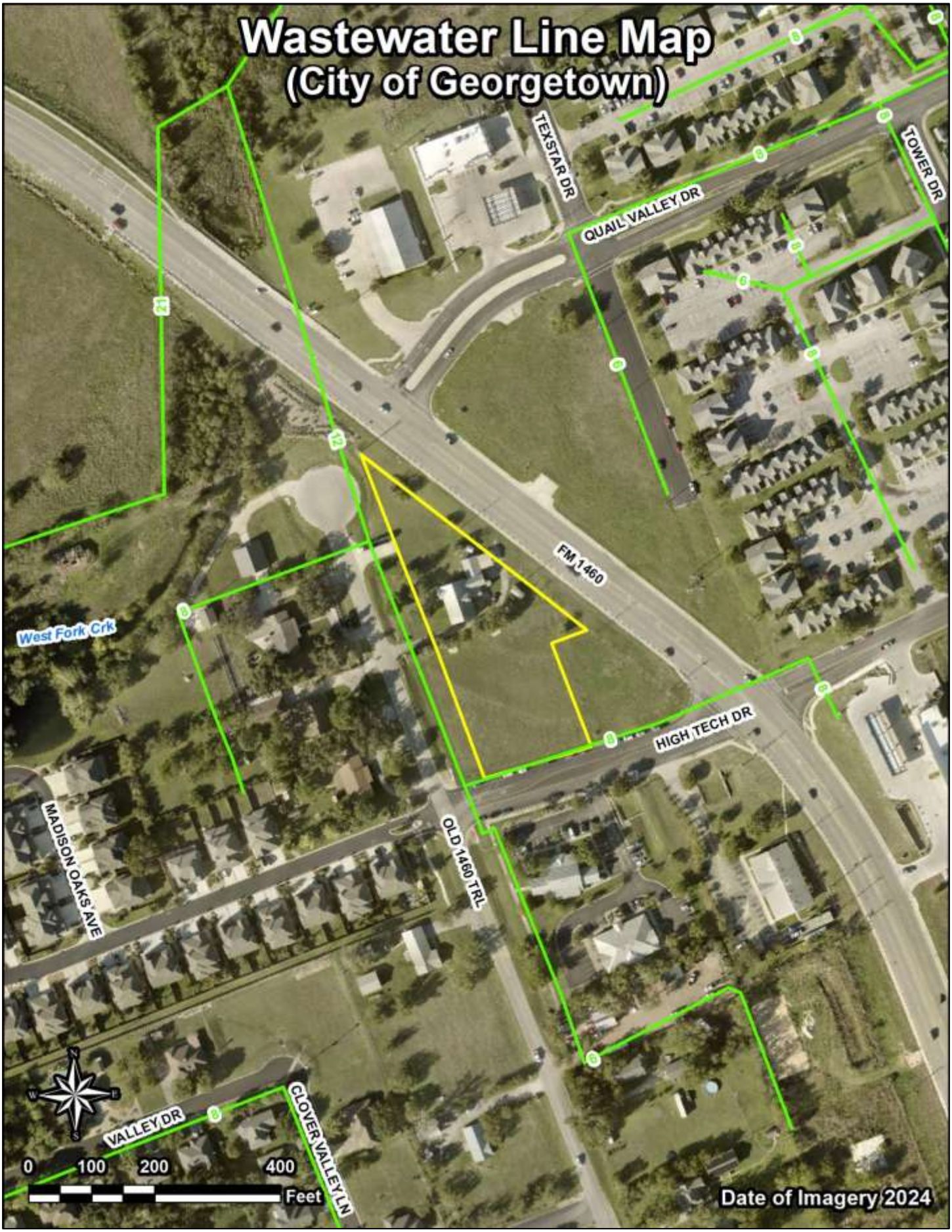


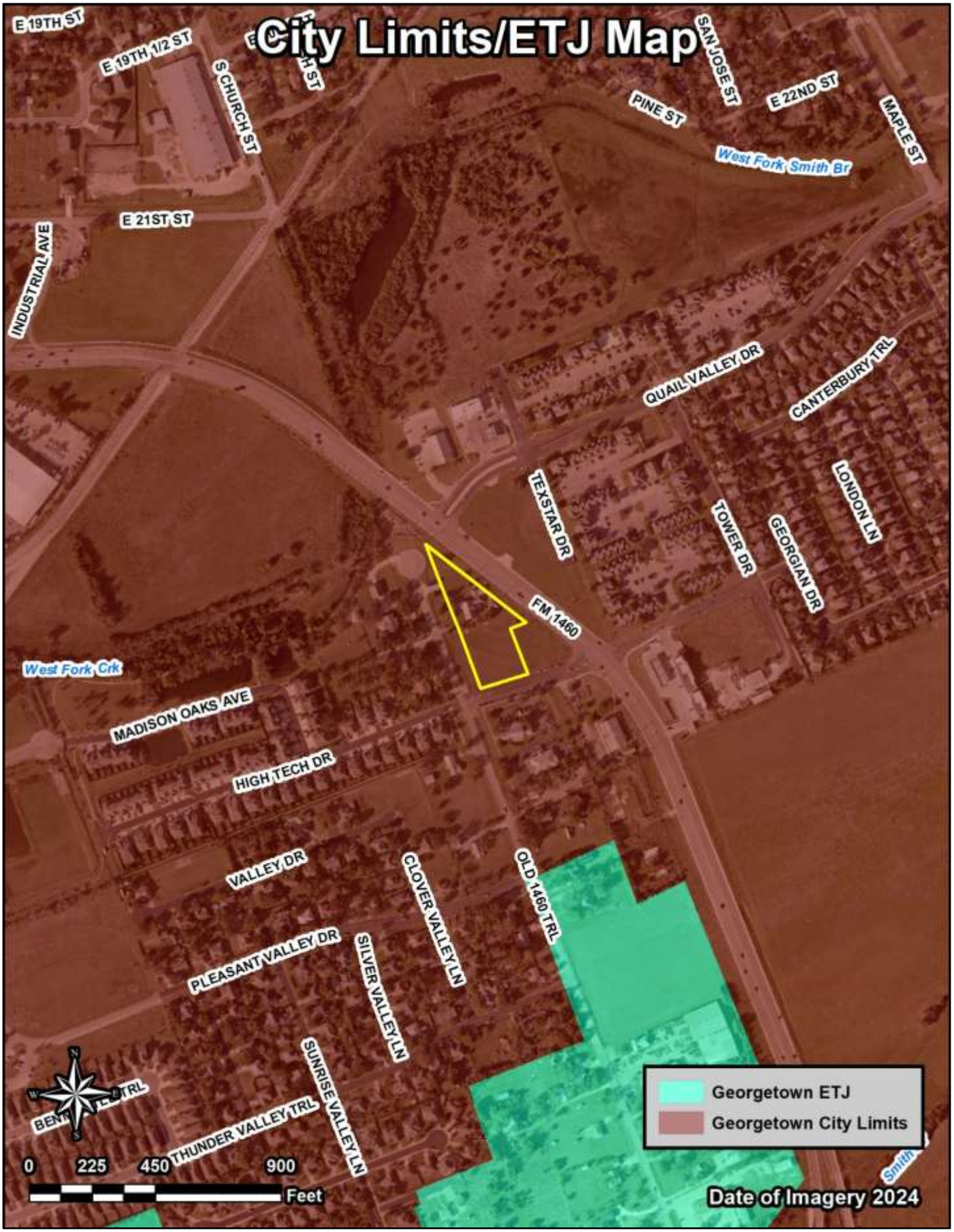
Aerial Map
West Fork Crk
QUAIL VALLEY DR
TEXSTAR DR
FM 1460
OLD 1460 TRL
HIGH TECH DR
0
62.5
125
250
Feet
Date of Imagery 2024


Contour/Flood Map
740
TOWER DR
QUAIL VALLEY DR
TEXSTAR DR
FM 1460
740
West Fork Crk
750
HIGH TECH DR
MADISON OAKS AVE
OLD 1460 TRL
VALLEY DR
CLOVER VALLEY LN
0 100 200 400
Feet
Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Williamson County dated December 20, 2019.
Date of Imagery 2024

CCN Map - Water

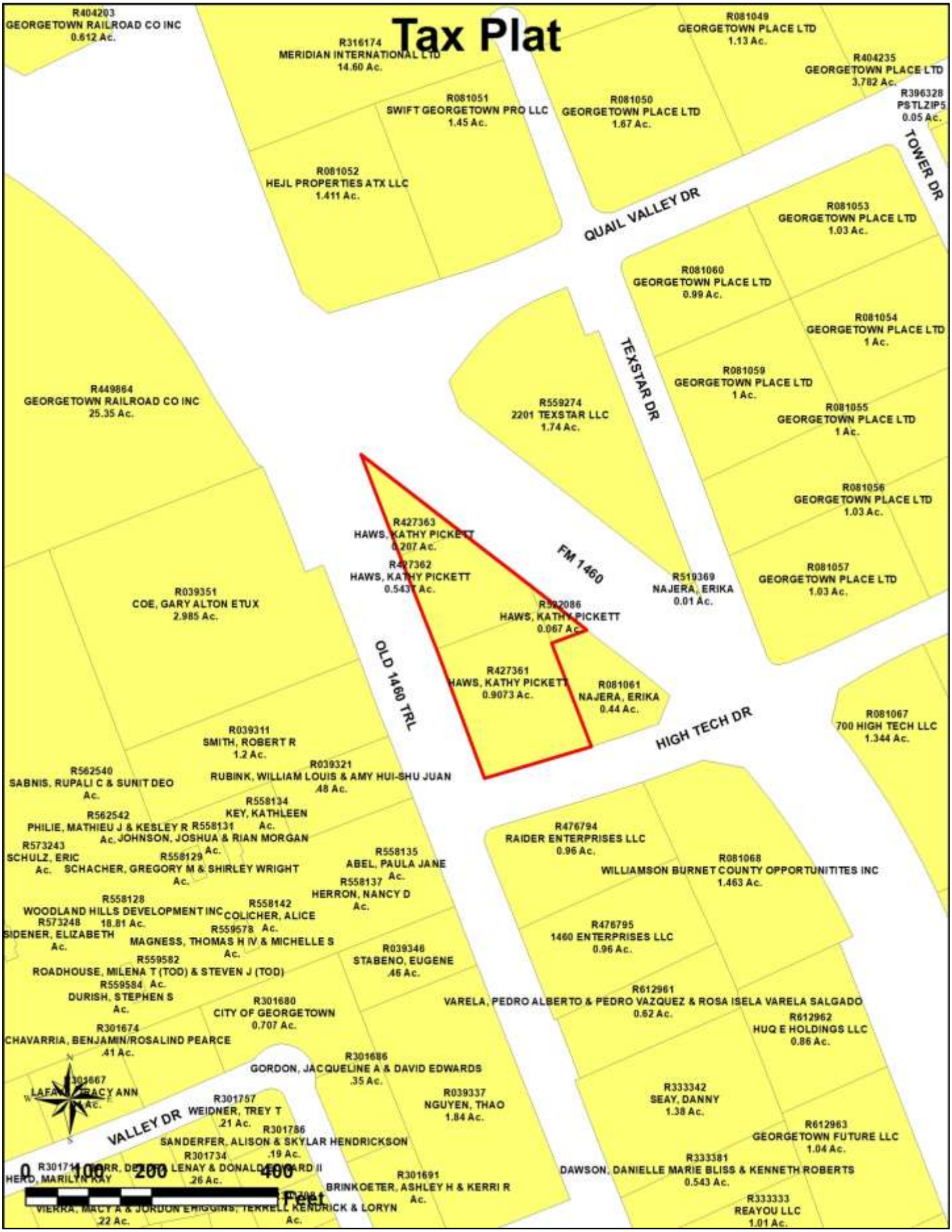

Water Line Map
(City of Georgetown)
QUAIL VALLEY DR
TOWER DR
TEXSTAR DR
FM 1460
West Fork Crk
HIGH TECH DR
MADISON OAKS AVE
OLD 1460 TRL
VALLEY DR
CLOVER VALLEY LN
0 100 200 400
Feet
Date of Imagery 2024


Wastewater Line Map
(City of Georgetown)
TEXSTAR DR
QUAIL VALLEY DR
TOWER DR
FM 1460
West Fork Crk
HIGH TECH DR
MADISON OAKS AVE
OLD 1460 TRL
VALLEY DR
GLOVER VALLEY LN
0 100 200 400
Feet
Date of Imagery 2024


City Limits/ETJ Map
E 19TH ST
E 19TH 1/2 ST
S CHURCH ST
SAN JOSE ST
PINE ST
E 22ND ST
MAPLE ST
West Fork Smith Br
E 21ST ST
INDUSTRIAL AVE
QUAIL VALLEY DR
CANTERBURY TRL
TEXSTAR DR
TOWER DR
GEORGIAN DR
LONDON LN
FM 1460
West Fork Crk
MADISON OAKS AVE
HIGH TECH DR
VALLEY DR
CLOVER VALLEY LN
OLD 1460 TRL
PLEASANT VALLEY DR
SILVER VALLEY LN
SUNRISE VALLEY LN
THUNDER VALLEY TRL
Smith
Georgetown ETJ
Georgetown City Limits
0 225 450 900
Feet
Date of Imagery 2024

Zoning Map
IN
IN
MF-2
RS
GEORGIAN DR
C-1
QUAIL VALLEY DR
RS
TOWER DR
TEXSTAR DR
C-3
MF-2
IN
IN
FM 1460
IN
C-3
West Fork Crk
AG
C-3
HIGH TECH DR
IN
C-3
MADISON
OAKS AVE
C-3
IN
MF-1
OLD 1460 TRL
AG
RS
AG
VALLEY DR
CLOVER VALLEY LN
RS
RS
PLEASANT VALLEY DR
AG
RS
RS
RS
0
125
250
500
Feet
AG - Agriculture
C-1 - Local Commercial
C-3 - General Commercial
IN - Industrial
MF-1 - Low-Density Multifamily
MF-2 - High-Density Multifamily
RS - Residential Single-Family
Date of Imagery 2024

Future Land Use Map
ALLEY
S CHURCH ST
PAIGE ST
E 19TH ST
E 19TH 1/2 ST
E 20TH ST
ASH ST
PINE ST
SAN JOSE ST
E 22ND ST
MAPLE ST
West Fork Smith Br
E 21ST ST
Community Center
INDUSTRIAL AVE
Open Space
QUAIL VALLEY DR
CANTERBURY TRL
LEEDS CASTLE WALK
TEXSTAR DR
LONDON LN
TOWER DR
GEORGIAN DR
FM 1460
West Fork Crk
MADISON OAKS AVE
Institutional
HIGH TECH DR
Employment Center
Mixed Density Neighborhood
VALLEY DR
CLOVER VALLEY LN
OLD 1460 TRL
PLEASANT VALLEY DR
SUNRISE VALLEY LN
MYRTLE TRL
THUNDER VALLEY TRL
OAKS LOOP
Smith Br
0 250 500 1,000
Feet
Date of Imagery 2024
Center


Tax Plat
R404203
GEORGETOWN RAILROAD CO INC
0.612 Ac.
R316174
MERIDIAN INTERNATIONAL LTD
14.60 Ac.
R081049
GEORGETOWN PLACE LTD
1.13 Ac.
R404235
GEORGETOWN PLACE LTD
3.782 Ac.
R396328
PSTLZIP5
0.05 Ac.
R081051
SWIFT GEORGETOWN PRO LLC
1.45 Ac.
R081050
GEORGETOWN PLACE LTD
1.67 Ac.
TOWER DR
R081052
HEJL PROPERTIES ATX LLC
1.411 Ac.
QUAIL VALLEY DR
R081053
GEORGETOWN PLACE LTD
1.03 Ac.
R081060
GEORGETOWN PLACE LTD
0.99 Ac.
R081054
GEORGETOWN PLACE LTD
1 Ac.
TEXSTAR DR
R081059
GEORGETOWN PLACE LTD
1 Ac.
R449864
GEORGETOWN RAILROAD CO INC
25.35 Ac.
R559274
2201 TEXSTAR LLC
1.74 Ac.
R081055
GEORGETOWN PLACE LTD
1 Ac.
R081056
GEORGETOWN PLACE LTD
1.03 Ac.
R427363
HAWS, KATHY PICKETT
0.207 Ac.
FM 1460
R427362
HAWS, KATHY PICKETT
0.5437 Ac.
R519369
NAJERA, ERIKA
0.01 Ac.
R081057
GEORGETOWN PLACE LTD
1.03 Ac.
R039351
COE, GARY ALTON ETUX
2.985 Ac.
R392086
HAWS, KATHY PICKETT
0.067 Ac.
OLD 1460 TRL
R427361
HAWS, KATHY PICKETT
0.9073 Ac.
R081061
NAJERA, ERIKA
0.44 Ac.
HIGH TECH DR
R081067
700 HIGH TECH LLC
1.344 Ac.
R039311
SMITH, ROBERT R
1.2 Ac.
R039321
RUBINK, WILLIAM LOUIS & AMY HUI-SHU JUAN
.48 Ac.
R562540
SABNIS, RUPALI C & SUNIT DEO
Ac.
R558134
KEY, KATHLEEN
Ac.
R562542
PHILIE, MATHIEU J & KESLEY R
Ac.
R558131
JOHNSON, JOSHUA & RIAN MORGAN
Ac.
R573243
SCHULZ, ERIC
Ac.
R558129
SCHACHER, GREGORY M & SHIRLEY WRIGHT
Ac.
R558135
ABEL, PAULA JANE
Ac.
R476794
RAIDER ENTERPRISES LLC
0.96 Ac.
R081068
WILLIAMSON BURNET COUNTY OPPORTUNITITES INC
1.463 Ac.
R558137
HERRON, NANCY D
Ac.
R558128
WOODLAND HILLS DEVELOPMENT INC
18.81 Ac.
R558142
COLICHER, ALICE
Ac.
R573248
SIDENER, ELIZABETH
Ac.
R559578
MAGNESS, THOMAS H IV & MICHELLE S
Ac.
R476795
1460 ENTERPRISES LLC
0.96 Ac.
R559582
ROADHOUSE, MILENA T (TOD) & STEVEN J (TOD)
R039348
STABENO, EUGENE
.46 Ac.
R559584
DURISH, STEPHEN S
Ac.
R612961
VARELA, PEDRO ALBERTO & PEDRO VAZQUEZ & ROSA ISELA VARELA SALGADO
0.62 Ac.
R301680
CITY OF GEORGETOWN
0.707 Ac.
R612962
HUQ E HOLDINGS LLC
0.86 Ac.
R301674
CHAVARRIA, BENJAMIN/ROSALIND PEARCE
.41 Ac.
R301686
GORDON, JACQUELINE A & DAVID EDWARDS
.35 Ac.
R039337
NGUYEN, THAO
1.84 Ac.
R333342
SEAY, DANNY
1.38 Ac.
VALLEY DR
R301757
WEIDNER, TREY T
.21 Ac.
R301786
SANDERFER, ALISON & SKYLAR HENDRICKSON
.19 Ac.
R612963
GEORGETOWN FUTURE LLC
1.04 Ac.
R301734
.26 Ac.
R333381
DAWSON, DANIELLE MARIE BLISS & KENNETH ROBERTS
0.543 Ac.
R301691
BRINKOETER, ASHLEY H & KERRI R
Ac.
R333333
REAYOU LLC
1.01 Ac.
0 100 200 400
Feet

Property	Owner	Property Address	Tax Year	2026 Market Value
R522086	HAWS, KATHY PICKETT	909 OLD 1460 TRL, GEORGETOWN, TX 78626	2026	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, ½, ¾)	-	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, ½, ¾)	-	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, ½, ¾)	-	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, ½, ¾)	-	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, ½, ¾)	-	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, ½, ¾)	-	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**

ASSESSED VALUE

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**

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

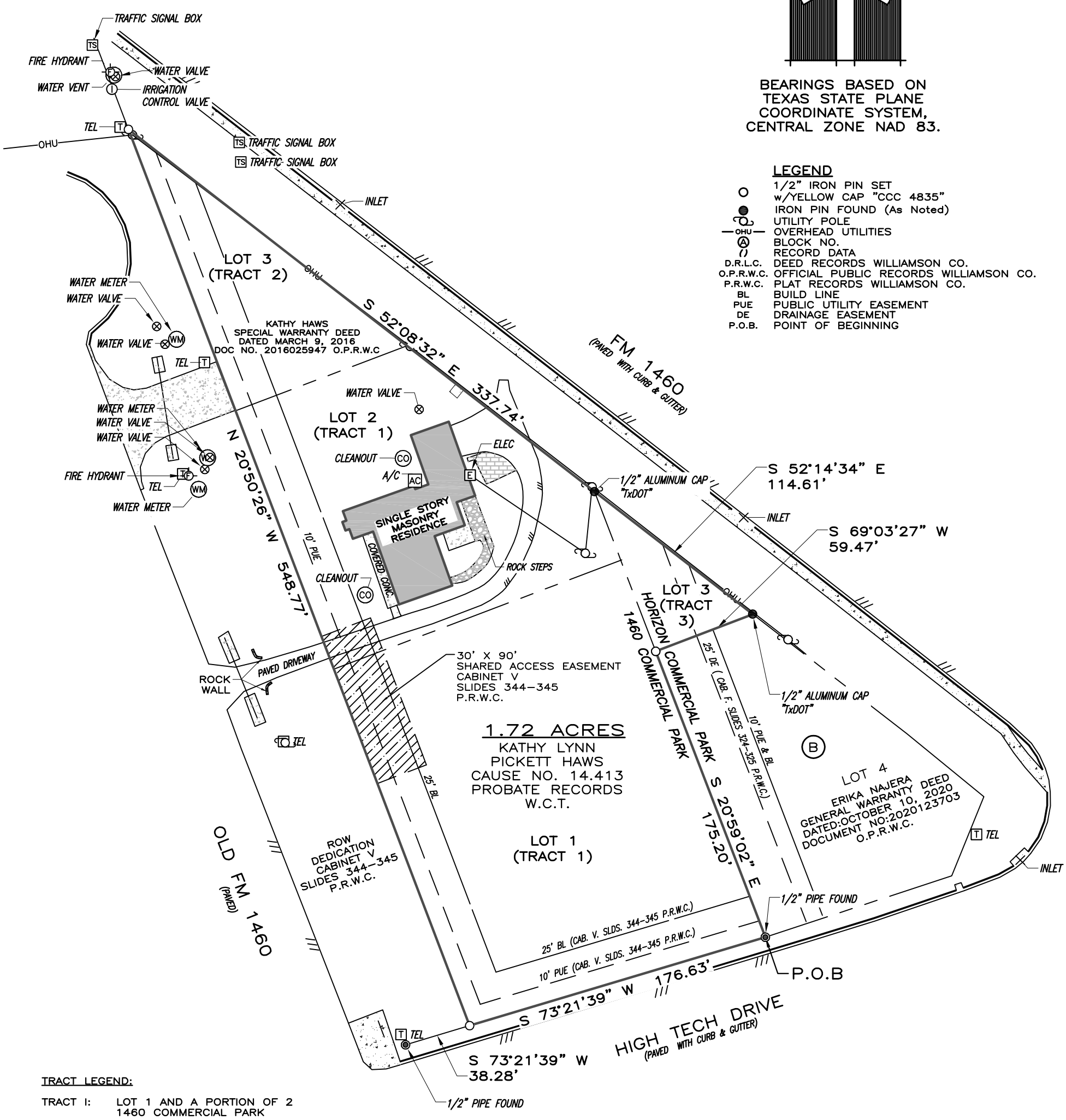
SALES HISTORY

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
—OHU—	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

60 0 60 120

Scale: 1" = 60'

CERTIFY: GEORGETOWN PEST CONTROI, 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 §
§KNOW ALL MEN BY THESE PRESENTS:
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

STATE OF TEXAS REGISTERED CLYDE C. CASTLEBERRY JR. 4835 PROFESSIONAL LAND SURVEYOR

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

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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;

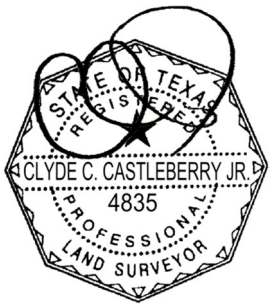
THENCE: S 52°08'32" E with the west margin of FM 1460 a distance of 337.74 feet to a 1/2 inch iron pin with aluminum cap inscribed “TxDOT” found in the west line of remainder of Lot 3, Horizon Commercial Park and the east line of the remainder of Lot 2, 1460 Commercial Park, both as described in a General 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 Parka 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.

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.triplecsurveying.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 Primary Assumed Business Name	License No.	Email	Phone
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

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