MASON RANCH

8256 US HWY 183 Briggs, TX 78608

$1,750,000 Burnet County 69.97+/-Acres



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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MASON RANCH

Mason Ranch

Escape to the tranquility of Mason Ranch, a breathtaking 69.97-acre property perfectly positioned just 20 minutes from Lampasas and within easy reach of Cedar Park, Leander, and northwest Austin. This exceptional ranch offers the perfect blend of luxury living and outdoor adventure, all in the heart of Texas Hill Country.

The centerpiece of Mason Ranch is a stunning 3,007 sq. ft. custom stone home built in 2005. The residence features stained concrete floors, granite countertops, and a gourmet kitchen equipped with a double oven and Jenn Air cooktop. With 4 spacious bedrooms and 3 well-appointed bathrooms, the home offers ample comfort and style. Cozy up by the fireplace on cool evenings, step outside to your private oasis, featuring a swimming pool with a slide and panoramic hilltop views.

Mason Ranch boasts approximately 1,500 feet of frontage on Campbells Branch Creek, adding natural beauty and endless recreational possibilities. With 100 feet of elevation change, the landscape provides varied terrain that is ideal for hiking, hunting, and exploring. The property is a hunter's paradise, teeming with deer, turkey, dove, hogs, and other wildlife.

Whether you're looking for a serene retreat, a hunting haven, or an outdoor playground, The Mason Ranch delivers it all in an unbeatable location. Don't miss your opportunity to own this slice of Texas Hill Country paradise.

No restrictions.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

MASON RANCH

Contact for more information:

Texas Ranch Brokers, LLC
313 S. Main Street Burnet, TX 78611
Drew Colvin 512-755-2078 drew@txranchbrokers.com
Mike Bacon 512-940-8800 mike@txranchbrokers.com

Broker & Commission Disclosure: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Texas Ranch Brokers, LLC.



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MASON RANCH



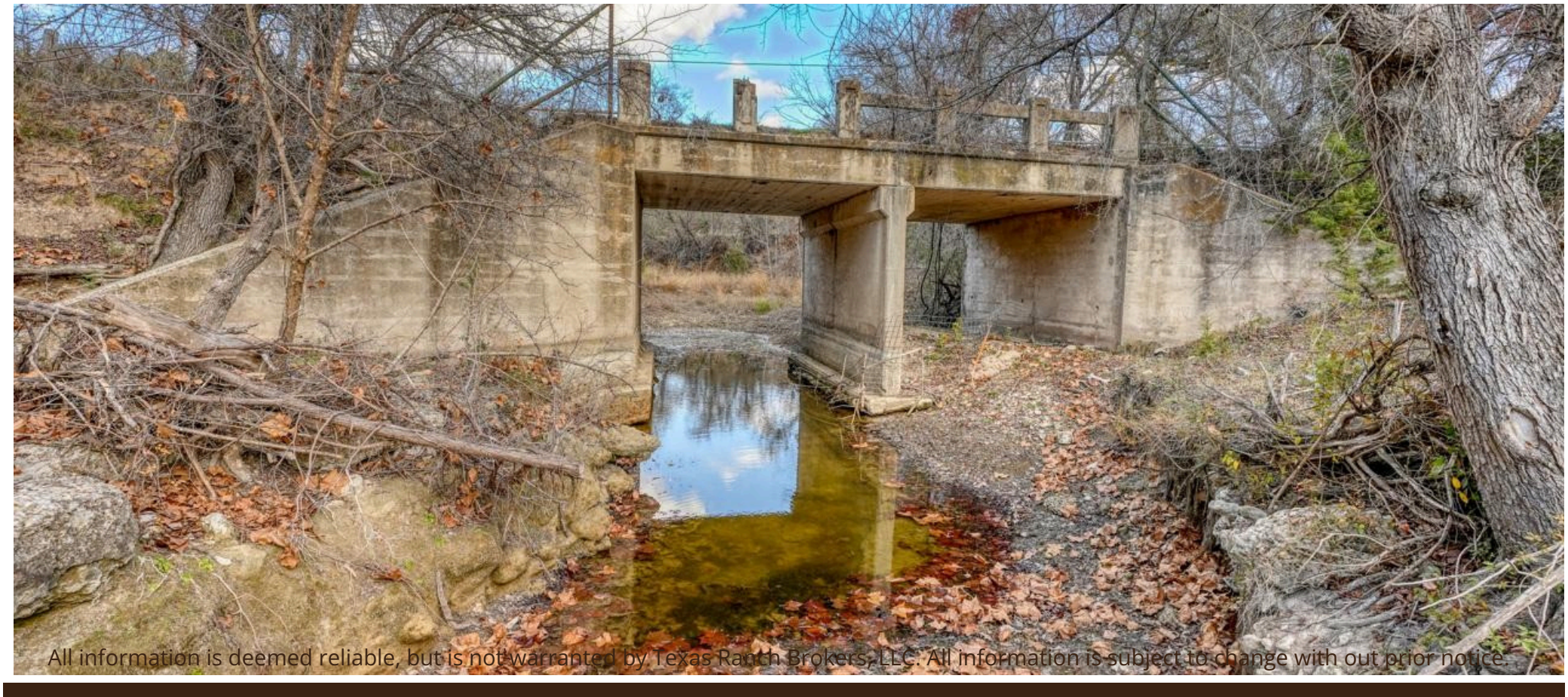




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MASON RANCH



Surveyor:
Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550
Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500

Jackson Berry Survey
A - 52

Craig M. Smith, et ux
(652.17 acres)
Doc. No. 201704338

(N68°27'24"E 739.47')
N65°27'07"E 739.47'

(N74°51'57"E 802.65')
N71°48'21"E 802.90'

N22°18'26"W 494.15'
(N19°11'43"W 653.71')

N21°28'51"W 483.76'
(N18°31'46"W 646.17')

N20°49'52"W 485.55'
(N17°27'12"W 1016.23')

N20°11'05"W 530.83'

N19°59'12"W 236.68'
(N16°50'13"W 237.02')

set in base of a 10" Liveoak

set in base of a 36" Liveoak

S69°10'14"W 714.74'
(S72°07'03"W 917.82')

W.R. Lewis Survey
A - 571

69.97 Acres

Donald D. Mason, et ux
(143.676 acres)
Vol. 698 Page 743

Donald D. Mason, et ux
(143.676 acres)
Vol. 698 Page 743

GC & SF RR Co. Survey No. 37
A - 1236

Craig M. Smith, et ux
(652.17 acres)
Doc. No. 201704338

Judy Juby Smith
(Tract 1 - 297.3 acres)
Vol. 1014 Page 854

John C. Rutledge Survey No. 1190
A - 1097

Campbell Branch
approx. centerline of

approx. centerline of
a branch

County Road 209C
(S64°01'37"E 414.40')

S11°40'16"W 724.52'

SEE INSET

0 150' 300'

N

Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- Cotton Spindle Set
- Calculated Point
- 1/2" Iron Pin Found
- Concrete Monument Found
- 3" Pipe Post
- 2.5" Pipe Post
- Patent Survey Lines
- Wire Fence
- Overhead Electric
- Power Pole
- A/C Unit
- Underground Propane Tank
- Water Well
- ( ) Record Calls

RECORD CURVE TABLE

CURVE	RADIUS	BEARING	HORIZ DIST
C1	859.00'	S33°28'56"E	139.13'

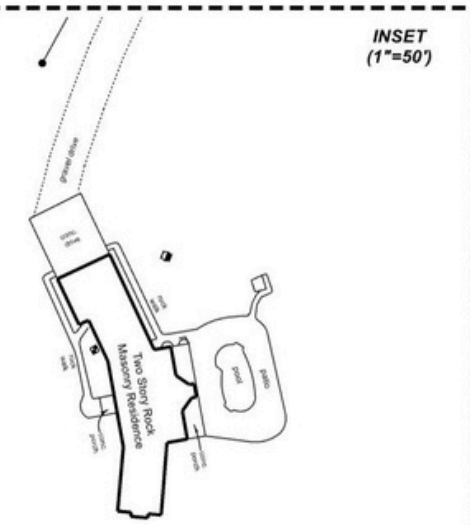
RECORD LINE TABLE

LINE	BEARING	HORIZ DIST
L1	N20°35'41"W	107.06'

LINE	BEARING	DISTANCE
L1	N23°20'27"W	107.10'
L2	N21°43'33"W	163.04'
L3	N21°53'12"W	159.23'
L4	S41°08'25"E	144.41'
L5	S60°27'31"W	58.59'
L6	S24°42'02"W	95.77'
L7	S8°45'05"W	62.36'
L8	S8°02'24"W	40.88'
L9	S33°09'22"E	69.84'
L10	S2°43'13"E	75.78'
L11	S11°00'13"W	107.15'
L12	S26°14'29"W	38.54'
L13	S10°24'08"E	102.48'
L14	S29°32'17"E	62.68'
L15	S47°11'13"E	94.72'
L16	S71°41'03"E	75.84'
L17	S50°49'52"E	146.12'
L18	S46°04'27"E	173.08'
L19	S17°47'53"W	53.49'
L20	S86°02'46"W	18.17'
L21	N74°25'42"W	54.88'
L22	S64°11'02"W	29.25'
L23	S18°02'17"W	31.69'
L24	S13°06'12"W	106.71'
L25	S18°44'10"E	109.10'
L26	S7°48'36"W	64.14'
L27	S59°33'17"W	131.41'
L28	S30°55'08"W	74.29'
L29	S18°56'07"W	55.08'
L30	S59°13'45"W	109.29'
L31	S1°13'15"W	38.63'
L32	S32°48'13"E	46.07'
L33	S55°15'12"E	46.68'
L34	S83°32'39"E	90.74'
L35	N87°37'47"E	93.65'
L36	S82°47'13"E	104.70'
L37	S87°58'39"E	87.84'
L38	S24°16'24"E	36.01'
L39	S10°44'32"E	66.67'
L40	S72°23'57"W	55.65'
L41	S68°39'21"W	203.35'

CURVE	ARC LENGTH	RADIUS	BEARING	DISTANCE
C1	139.28'	859.00'	S36°29'48"E	139.13'

INSET
(1"=50')



LAND TITLE SURVEY

Being 69.97 acres comprised of parts of the W.R. Lewis Survey No. 950, Abst. No. 571, and the Jackson Berry Survey, Abst. No. 52 in Burnet County, Texas, and being part of a 143.676 acre tract of land described in a deed from James Larry Smith to Donald D. Mason, et ux, dated May 17, 1996, as recorded in Vol. 698, Page 743 of the Official Public Records of Burnet County, Texas.

Legal descriptions of even survey date herewith of the tracts shown hereon accompany this plat.

Surveyed on the ground on October 27, 2025.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition IV Survey.

Paul W. Maples, RPLS
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Job No. 251012-211102

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

Maples & Associates, Inc.

www.maplesinc.com ! P.O. Box 893 ! Lampasas, Texas 76550 ! (512) 556-2078 ! (512) 556-0500 fax ! Firm No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN BURNET COUNTY, TEXAS.
Being 69.97 acres comprised of parts of the W.R. Lewis Survey No. 950, Abst. No. 571, and the Jackson Berry Survey, Abst. No. 52 in Burnet County, Texas, and being part of a 143.676 acre tract of land described in a deed from James Larry Smith to Donald D. Mason, et ux, dated May 17, 1996, as recorded in Vol. 698, Page 743 of the Official Public Records of Burnet County, Texas; said 69.97 acres being more particularly described as follows;
BEGINNING at a 1/2 inch iron pin found at a fence corner for the northwest corner of said 143.676 acre tract and the occupied northwest corner of said Lewis Survey, and being an inner ell corner of a 652.17 acre tract of land described in a deed to Craig M. Smith, et ux, recorded as Doc. No. 201704338 of said official public records;
THENCE with the north line of said 143.676 acre tract, with the south line of said 652.17 acre tract, and along the general course of a fence as follows;

North 65° 27' 07" East, 739.47 feet to a 1/2 inch iron pin found at a fence corner;
North 71° 48' 21" East, 802.90 feet to a 1/2 inch iron pin found at a fence corner on the southwest line of County Road 209C for the northeast corner of said 143.676 acre tract and the northernmost southeast corner of said 652.17 acre tract:

THENCE with the southwest line of said County Road 209C and the east line of said 143.676 acre tract as follows;

139.28 feet counterclockwise along the arc of a circular curve with a radius of 859.00 feet (long chord=South 36° 29' 48" East, 139.13 feet) to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;
South 41° 08' 25" East, 144.41 feet to a calculated point in the approximate centerline of Campbell Branch;

THENCE up the approximate centerline of said Campbell Branch with its meanders as f ollows;

South 60° 27' 31" West, 58.59 feet;
South 24° 42' 02" West, 95.77 feet;
South 08° 45' 05" West, 62.36 feet;
South 08° 02' 24" West, 40.88 feet;



South 33° 09' 22" East, 69.84 feet;
South 02° 43' 13" East, 75.78 feet;
South 11° 40' 16" West, 724.52 feet;
South 11° 00' 13" West, 107.15 feet;
South 26° 14' 29" West, 38.54 feet;
South 10° 24' 08" East, 102.48 feet;
South 29° 32' 17" East, 62.68 feet;
South 47° 11' 13" East, 94.72 feet;
South 71° 41' 03" East, 75.84 feet;
South 50° 49' 52" East, 146.12 feet;
South 46° 04' 27" East, 173.08 feet to the mouth of a tributary branch of said Campbell Branch;

THENCE up the approximate centerline of said tributary branch with its meanders as f ollows;

South 17° 47' 53" West, 53.49 feet;
South 86° 02' 46" West, 18.17 feet;
North 74° 25' 42" West, 54.88 feet;
South 64° 11' 02" West, 29.25 feet;
South 18° 02' 17" West, 31.69 feet;
South 13° 06' 12" West, 106.71 feet;
South 18° 44' 10" East, 109.10 feet;
South 07° 48' 36" West, 64.14 feet;
South 59° 33' 17" West, 131.41 feet;
South 30° 55' 08" West, 74.29 feet;
South 18° 56' 07" West, 55.08 feet;
South 59° 13' 45" West, 109.29 feet;
South 1° 13' 15" West, 38.63 feet;
South 32° 48' 13" East, 46.07 feet;
South 55° 15' 12" East, 46.68 feet;
South 83° 32' 39" East, 90.74 feet;
North 87° 37' 47" East, 93.65 feet;
South 82° 47' 13" East, 104.70 feet;
South 87° 58' 39" East, 87.84 feet;
South 24° 16' 24" East, 36.01 feet;
South 10° 44' 32" East, 66.67 feet to a calculated point on the south line of said 143.676 acre tract and the north line of a 297.3 acre tract of land described in a deed to Judy Juby Smith, as recorded in Vol. 1014, Page 854 of said official public records;

THENCE with the south line of said 143.676 acre tract, with the north line of said 297.3 acre tract, and along the general course of a fence as follows;

South 72° 23' 57" West, 55.65 feet to a 2.5 inch pipe post;



South 68° 39' 21" West, 203.35 feet to a 1/2 inch iron pin found at a fence corner for the northwest corner of said 297.3 acre tract and the southernmost northeast corner of said 652.17 acre tract;

THENCE South 69° 10' 14" West, with the south line of said 143.676 acre tract, with a north line of said 652.17 acre tract, and along the general course of a fence 714.74 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set at a fence corner for the southwest corner of said 143.676 acre tract and an inner ell corner of said 652.17 acre tract;
THENCE with the west line of said 143.676 acre tract, with the east line of said 297.3 acre tract, and along the general course of a fence as follows;

North 23° 20' 27" West, 107.10 feet to a cotton spindle set in the base of a 36 inch Liveoak;
North 19° 59' 12" West, 236.68 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;
North 20° 11' 05" West, 530.83 feet to a 2.5 inch pipe post;
North 20° 49' 52" West, 485.55 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;
North 21° 28' 51" West, 483.76 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;
North 21° 43' 33" West, 163.04 feet to a cotton spindle set in the base of a 10 inch Liveoak;
North 21° 53' 12" West, 159.23 feet to a 1/2 inch iron pin with cap marked “MAPLES RPLS 5043" set;
North 22° 18' 26" West, 494.15 feet to the PLACE OF BEGINNING, as surveyed

on the ground on October 27, 2025, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

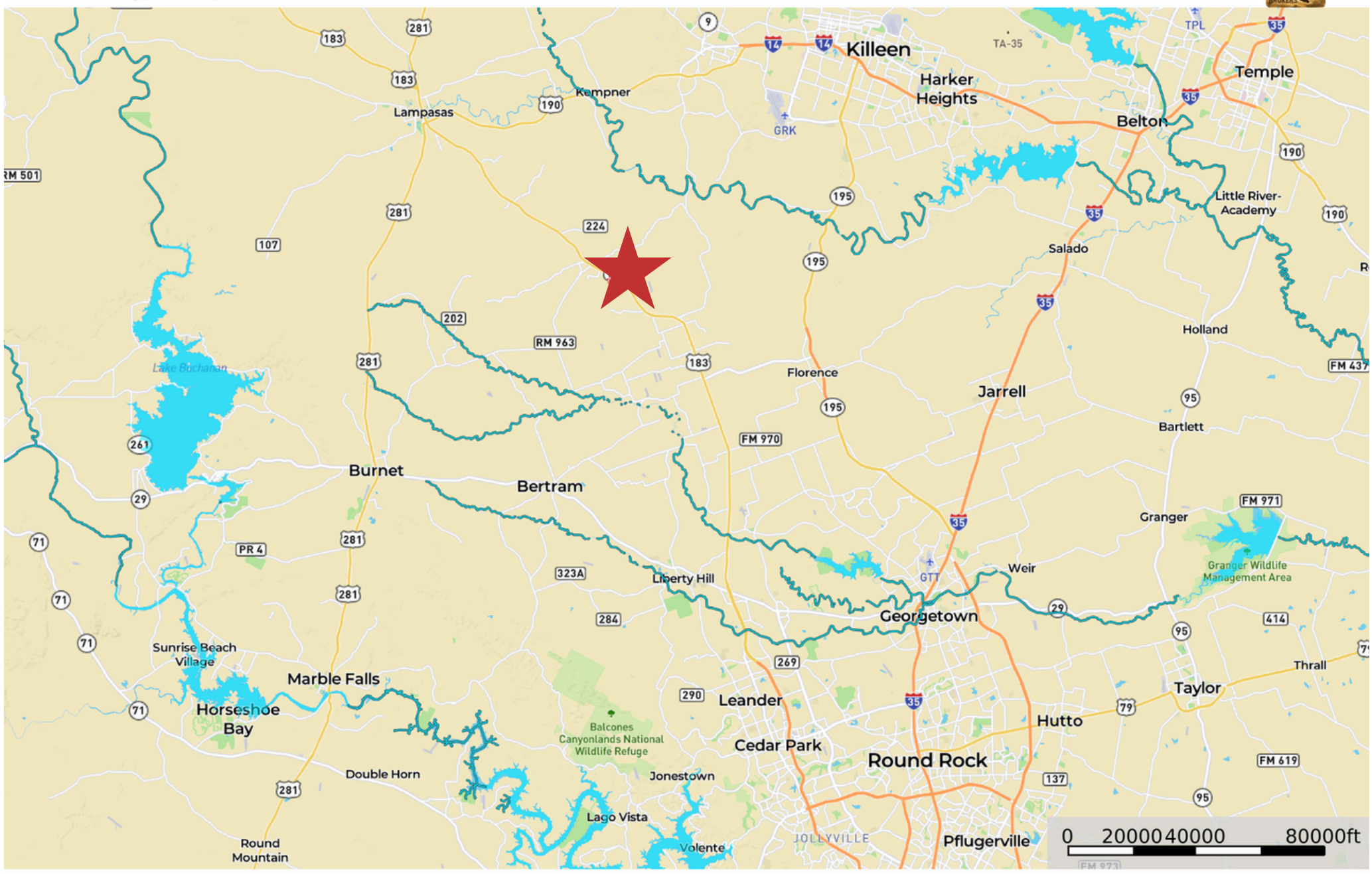
Paul W. Maples, RPLS
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MASON RANCH

AREA MAP

Mason
Burnet County, Texas, AC +/-



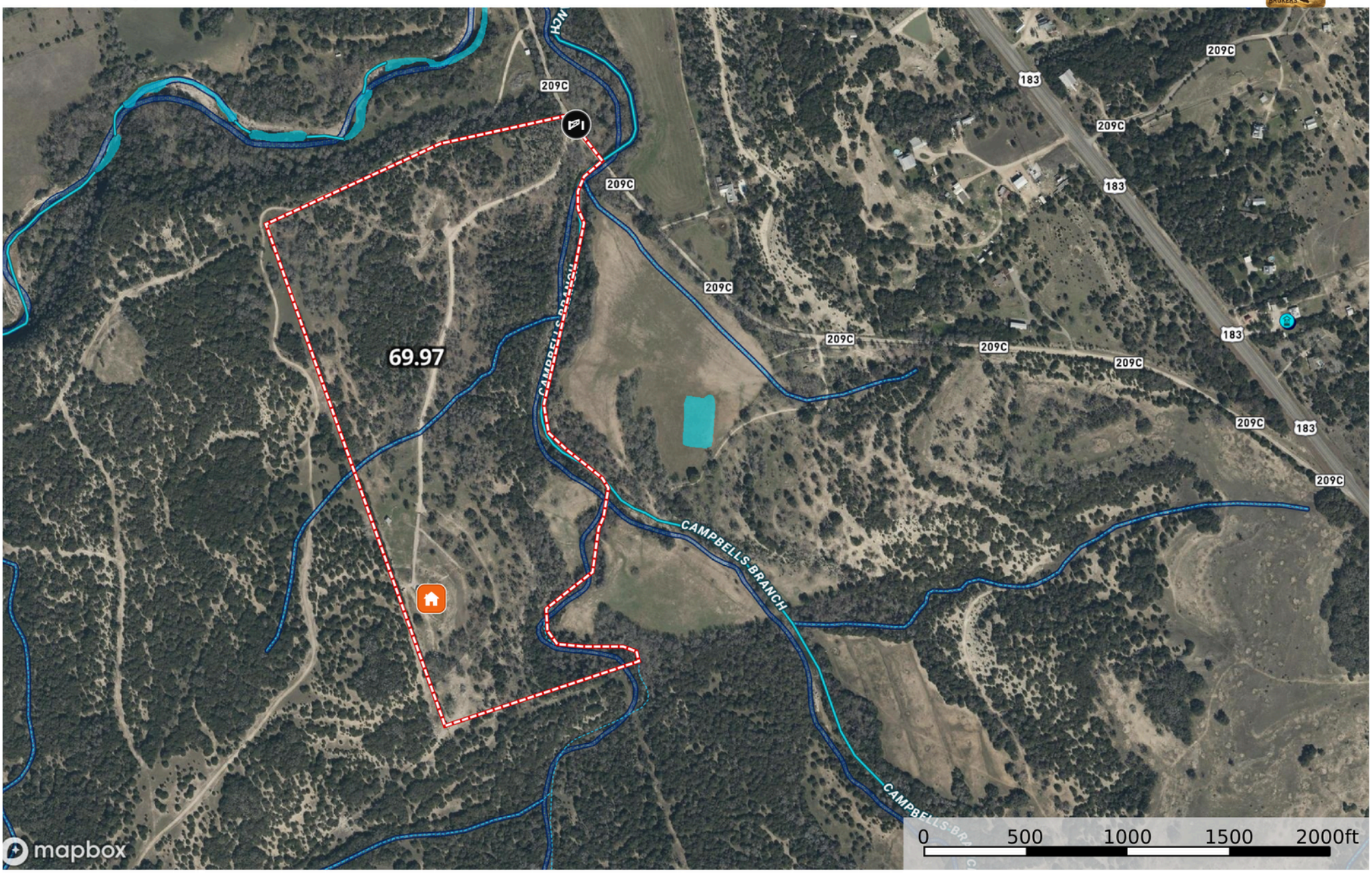
Mike Bacon
P: 512-940-8800 mike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

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MASON RANCH
SATELLITE MAP

MASON RANCH 69.97+/- Acres
Burnet County, Texas, 71 AC +/-



Gate · House · Boundary · Wetlands · Riparian · Stream, Intermittent · River/Creek · Water Body · Water Wells

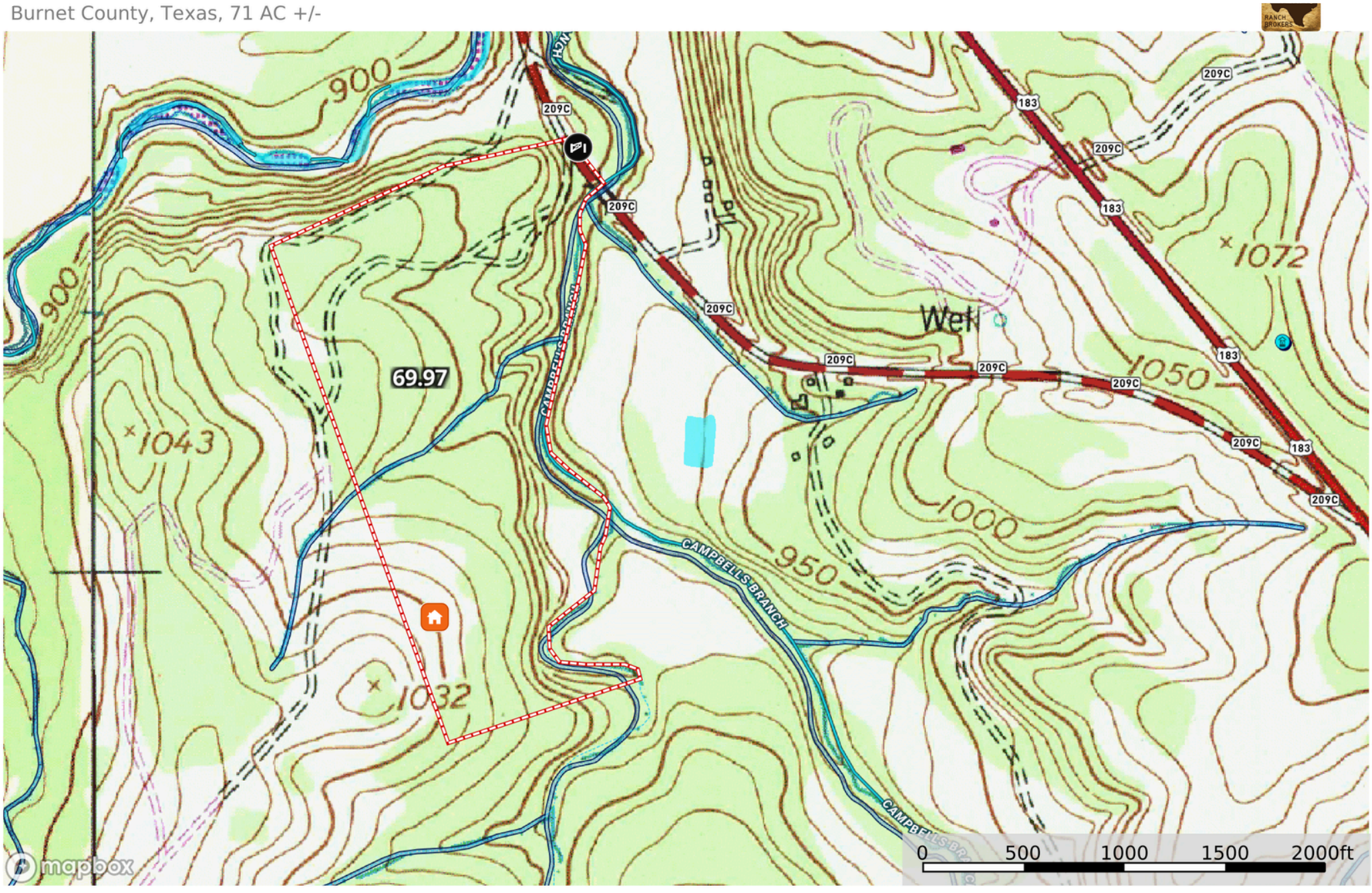
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MASON RANCH
TOPO MAP

Burnet County, Texas, 71 AC +/-



Mike Bacon

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MASON RANCH

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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.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
Informtheclientofanymaterialinformationabouttheproperty ortransactionreceivedbythebroker;
Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient;and
Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosedtotheagentbythebuyerorbuyer'sagent.Anowner'sagentfeesarenotsetbylawandarefullynegotiable.

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 underlinedprint,setforththebroker'sobligationsasanintermediary.Abrokerwhoactsasanintermediary:

Musttreatallpartiestothetransactionimpartiallyandfairly;
May,withtheparties'writtenconsent,appointadifferentlicenseholderassociatedwiththebrokertoeachparty(ownerand buyer)tocommunicatewith,provideopinionsandadviceto,andcarryouttheinstructionsofeachpartytothetransaction.
Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:

- thattheownerwillacceptapricelessthanthewrittenaskingprice;
- thatthebuyer/tenantwillpayapricegreaterthanthepricesubmittedinawrittenoffer;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:

Thebrokerhasnotagreedwiththebuyer/tenant,eitherorallyorinwriting,torepresentthebuyer/tenant;
Thebrokerisnototherwiseactingasthebuyer/tenant'sagentatthetimeofshowingtheproperty;
Thebrokerdoesnotprovidethebuyer/tenantopinionsoradviceregardingthepropertyorrealestatetransactionsgenerally; and
Thebrokerdoesnotperformanyotheractofrealestatebrokerageforthebuyer/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 youtousethebroker'sservices.Pleaseacknowledgereceiptofthisnoticebelowandretainacopyforyourrecords.

Texas Ranch Brokers, LLC	**9003375**	**info@txranchbrokers.com**	**(512)756-7718**
NameofSponsoringBroker(Licensed IndividualorBusinessEntity)	LicenseNo.	Email	Phone
Michael (Mike) Bacon	**0273134**	**mike@txranchbrokers.com**	**(512)940-8800**
NameofDesignatedBrokerofLicensed Business Entity, if applicable	LicenseNo.	Email	Phone
NameofLicensedSupervisorofSales Agent/Associate, if applicable	LicenseNo.	Email	Phone
Mike Bacon	**0273134**	**mike@txranchbrokers.com**	**(512)940-8800**
NameofSalesAgent/Associate	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date



Drew Colvin: 512-755-2078



Mike Bacon : 512-940-8800

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