

# 1.56 Acres on Ram Rock Golf Course Quick Circle – Horseshoe Bay, TX



One of a kind opportunity to own an entire cul-de-sac, to develop a golfer's park-like compound overlooking the Ram Rock # 13 Green and # 14 Tee Box. Quick Circle's former 6 lots have been re-platted into two large lots.

Beautiful, mature trees adorn several building sites, with an unparalleled vista looking down the # 13 and # 14 fairways. Easy walking and golf cart access to Ram Rock Golf Course.

Neill McClung, Broker/Owner    (512) 785-6810    neill@neillmcclung.com

www.NeillMcClung.com

<http://www.quickcircleonramrockgolfcourse.com/>

An architect could optimize an inside/outside house weaving through heritage oaks with golf course and hill country views. A gated entry and separate exit would naturally wrap the property, leaving room for a pool, sport court and/or enclosed garden.

This property would also make a great investment.

Quick Circle is off Bay West Blvd., close to Caprock, Bay Market, Baylor, Scott & White Clinic, Horseshoe Bay Resort and Lake LBJ. Centrally located with convenient access to FM 2147 & Hwy 71.

Irreplaceable and priced at \$850,000. Not listed on MLS.



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View of property from the # 14 tee box



Dozens of mature trees beautify the land

# Quick Circle—Concept Plan



\* For illustration only, no permits or approvals have been applied for or obtained

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Lake LBJ

Ram Rock Holes # 13 and 14

Quick Circle

Bay West Blvd.





Lake LBJ

Apple Rock  
Golf Course



Caprock  
Clubhouse

Ram Rock  
Golf Course

Escondido  
Golf Course

Horseshoe Bay  
Resort



Slick Rock  
Golf Course

Quick Circle



Bay Market, Ace Hardware  
& Post Office

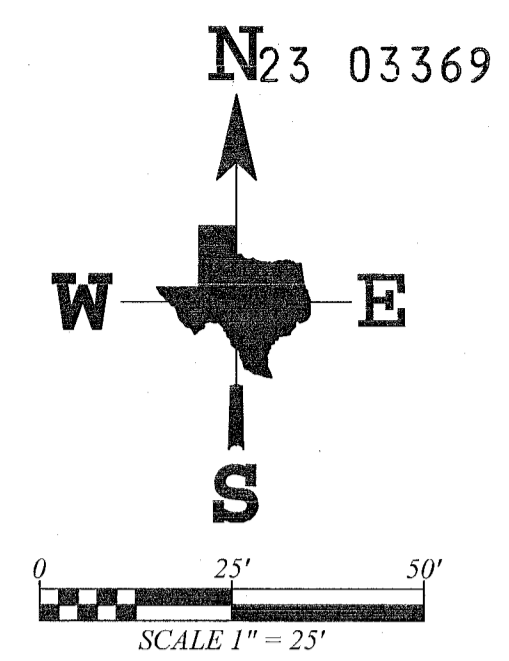
Summit Rock  
Golf Course

Google Earth

Image © 2024, Airbus



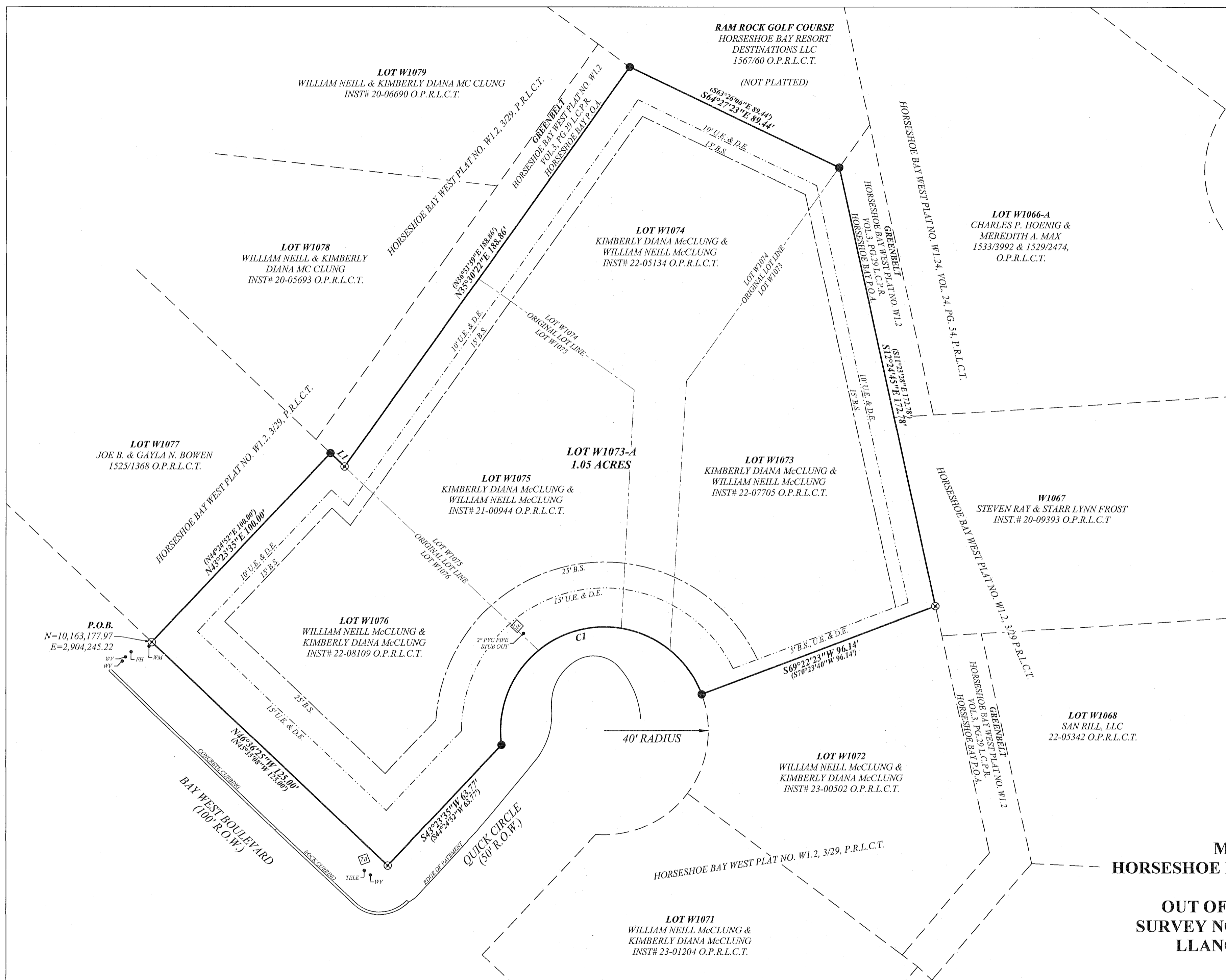
4000 ft



LEGEND/ABBREVIATIONS	
●	1/2" REBAR FOUND
⊗	1/2" REBAR FOUND WITH "2012" CAP
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
TELE	TELEPHONE BOX
TB	TRANSFORMER BOX
UP	UTILITY PAD
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	RECORD INFORMATION

**BASIS OF BEARING NOTE:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD83.

**MONUMENTS OF DIGNITY NOTE:**  
THE RECORDED PLAT OF HORSESHOE BAY WEST, PLAT NO. W1.2, DOES NOT NOTE THE SIZE OR TYPE OF MONUMENTS SET, HOWEVER THE FIELD CREW STAKING THIS SUBDIVISION WAS UNDER THE DIRECT SUPERVISION OF THIS SURVEYOR AND I DO HEREBY STATE THAT THE ORIGINAL MONUMENTS SET WERE 1/2" REBARS.



**MARCH 10, 2023**  
**HORSESHOE BAY WEST PLAT NO. W1.31**  
**1.05 ACRES**  
**OUT OF THE LEVI MERCER**  
**SURVEY NO. 2, ABSTRACT NO. 505**  
**LLANO COUNTY, TEXAS**

**BEING**

**A MINOR REPLAT OF**  
**LOTS W1073 THRU W1076**  
**HORSESHOE BAY WEST PLAT NO. W1.2**  
**VOLUME 3, PAGE 29**  
**LLANO COUNTY, TEXAS**

**WILLIS AND ASSOCIATES**  
**SURVEYORS AND PLANNERS**  
310 MAIN STREET  
MARBLE FALLS, TEXAS 78654  
(830) 693-3566  
FIRM NUMBER: 10194764

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	LENGTH
C1	116.79'	40.00'	S75°43'05"W	79.51'
RECORD CURVE TABLE				
(C1)	(116.79')	(40.00')	(S76°44'23"W)	(79.51')

LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°36'25"E	7.50'
RECORD LINE TABLE		
(L1)	(S45°35'08"E)	(7.50')

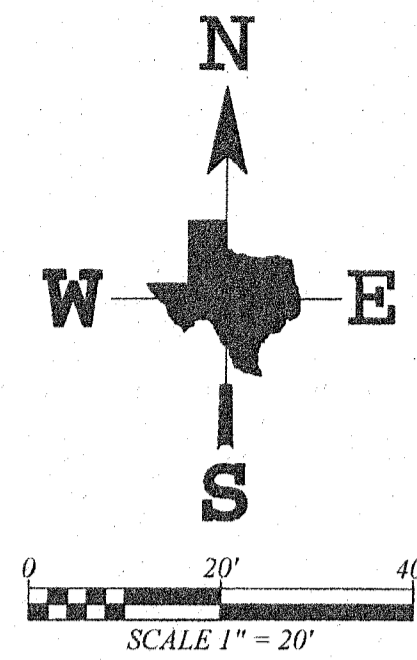
**ZONING DESIGNATION:**  
R-1 SINGLE FAMILY RESIDENTIAL

OFFICE: J.FRAILEY  
FIELD: T.MARTINKA  
JOB#: 16387  
**PAGE 2 OF 2**

P:\2023\JOB# 16387\16387.dwg; REPEAT LOTS W1073, W1074, W1075 & W1076; HSB WEST; Job: 20230531\_11.dwg



23 03367



**LEGEND/ABBREVIATIONS**

●	1/2" REBAR FOUND
⊗	1/2" REBAR FOUND WITH "2012" CAP
⊕	1/2" REBAR FOUND WITH "4452" CAP
△	RECORD POINT
UP	UTILITY PAD
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
( )	RECORD INFORMATION

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**BASIS OF BEARING NOTE:**  
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**LOT W1076**  
WILLIAM NEILL McCLUNG &  
KIMBERLY DIANA McCLUNG  
INST# 22-08109 O.P.R.L.C.T.

**LOT W1075**  
KIMBERLY DIANA McCLUNG &  
WILLIAM NEILL McCLUNG  
INST# 21-00944 O.P.R.L.C.T.

**LOT W1074**  
KIMBERLY DIANA McCLUNG &  
WILLIAM NEILL McCLUNG  
INST# 22-05134 O.P.R.L.C.T.

**LOT W1073**  
KIMBERLY DIANA McCLUNG &  
WILLIAM NEILL McCLUNG  
INST# 22-07705 O.P.R.L.C.T.

**W1067**  
STEVEN RAY & STARR LYNN FROST  
INST.# 20-09393 O.P.R.L.C.T.

**LOT W1068**  
SAN RILL, LLC  
22-05342 O.P.R.L.C.T.

**LOT W1072**  
WILLIAM NEILL McCLUNG &  
KIMBERLY DIANA McCLUNG  
INST# 23-00502 O.P.R.L.C.T.

**LOT W1071**  
WILLIAM NEILL McCLUNG &  
KIMBERLY DIANA McCLUNG  
INST# 23-01204 O.P.R.L.C.T.

**LOT W1071-A**  
0.51 ACRES

**LOT W1069-A**  
THOMAS S. & PLACIDA A. CROUSE  
1546/2756 & 1547/0706, O.P.R.L.C.T.  
HORSESHOE BAY WEST, PLAT NO. W1.21  
22/86, P.R.L.C.T.

QUICK CIRCLE  
(50' R.O.W.)

BAY WEST BOULEVARD  
(100' R.O.W.)

40' RADIUS

P.O.B.  
N=10,163,158.05  
E=2,904,456.91

(N70°23'40"E 96.14')  
(N69°22'23"E 96.14')  
5' B.S., U.E. & D.E.

(N44°24'51"E 63.77')  
(N43°22'39"W 63.77')

15' U.E. & D.E.  
25' B.S.

ORIGINAL LOT LINE  
LOT W1072  
LOT W1071

15' B.S.  
10' U.E. & D.E.  
(S40°25'59"W 51.80')  
(S41°27'16"W 51.80')

(S40°25'59"W 08.50')  
(S41°27'16"W 108.20')

RECORD POINT WITH A TIE TO A  
1/2" REBAR FOUND WITH "4452" CAP  
WHICH BEARS N00°53'38"W 0.39'

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	LENGTH
C1	80.53'	40.00'	N37°02'19"E	67.61'
C2	130.67'	2729.72'	N48°12'02"W	130.65'
RECORD CURVE TABLE				
(C1)	(80.53')	(40.00')	(N38°03'27"E)	(67.60')
(C2)	(130.67')	(2729.72')	(N47°10'45"W)	(130.65')

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°04'01"E	7.51'
RECORD LINE TABLE		
(L1)	(S52°02'44"E)	(7.51')

**WILLIS AND ASSOCIATES**  
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OFFICE: J.FRAILEY  
FIELD: T.MARTINKA  
JOB#: 16588  
PAGE 2 OF 2

MARCH 10, 2023  
HORSESHOE BAY WEST PLAT NO. W1.32  
0.51 ACRES  
OUT OF THE LEVI MERCER  
SURVEY NO. 2, ABSTRACT NO. 505  
LLANO COUNTY, TEXAS

BEING  
A MINOR REPLAT OF  
LOTS W1071 THRU W1072  
HORSESHOE BAY WEST PLAT NO. W1.2  
VOLUME 3, PAGE 29  
LLANO COUNTY, TEXAS

P:\2023 JOB# 16588\16588 REPLAT LOTS W1071 & W1072 HBW WEST\DWG\16588 REPLAT LOTS W1071 & W1072 HBW WEST.dwg 2023/03/11 11:08am dwg



# 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.*

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Neill McClung</b>	<b>316553</b>	<b>neill@neillmcclung.com</b>	<b>512-785-6810</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

