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- *Historic Jefferson, TX*
- *City utilities*
- *Ready to build on*

Lot in Jefferson, Texas

0.17 acres in historic Jefferson, Texas, located on the northeast corner of Jackson and Camp streets. Property surrounded by trees and plenty of room to build. Lot dimensions are 50'x150', per survey. For more information call listing broker Susan Kiel at 979-251-4078.



309 S. Jackson St.

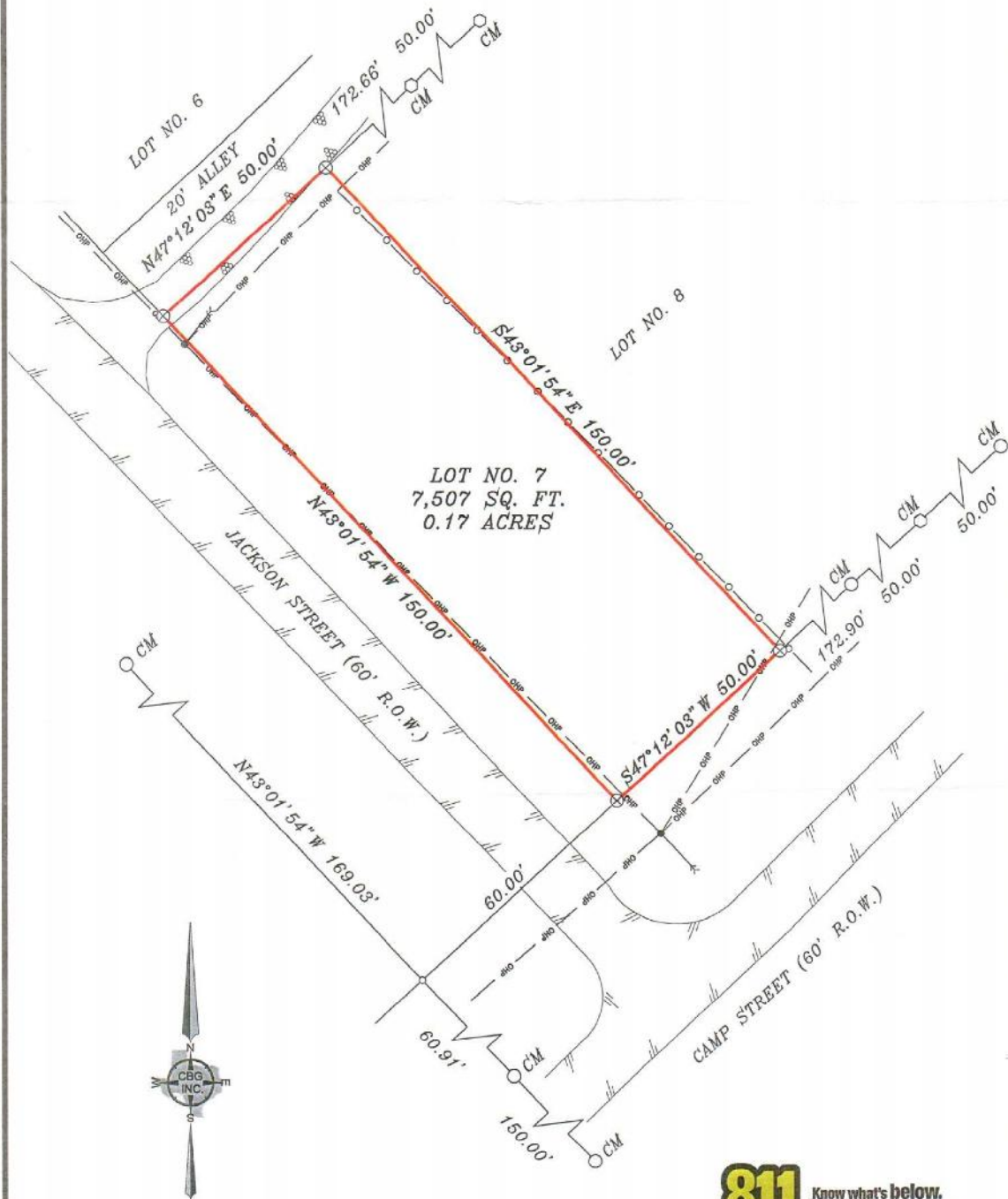
For Sale

\$10,000



The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ALLEN URQUHART SURVEY, ABSTRACT NO. 378, MARION COUNTY, TEXAS, AND BEING ALL OF LOT NO. 7, BLOCK NO. 74, URQUHART ADDITION, AN ADDITION TO THE CITY OF JEFFERSON, MARION COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID CITY PREPARED BY R.E.L. SNEAD, C.E. 1937



SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 AS OBSERVED BY GPS.
- 2) NO BASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
- 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Joseph McLaughlin, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



LOT NO. 7, BLOCK NO. 74

URQUHART ADDITION - A. URQUHART SUR. A-378

JEFFERSON, MARION COUNTY, TEXAS

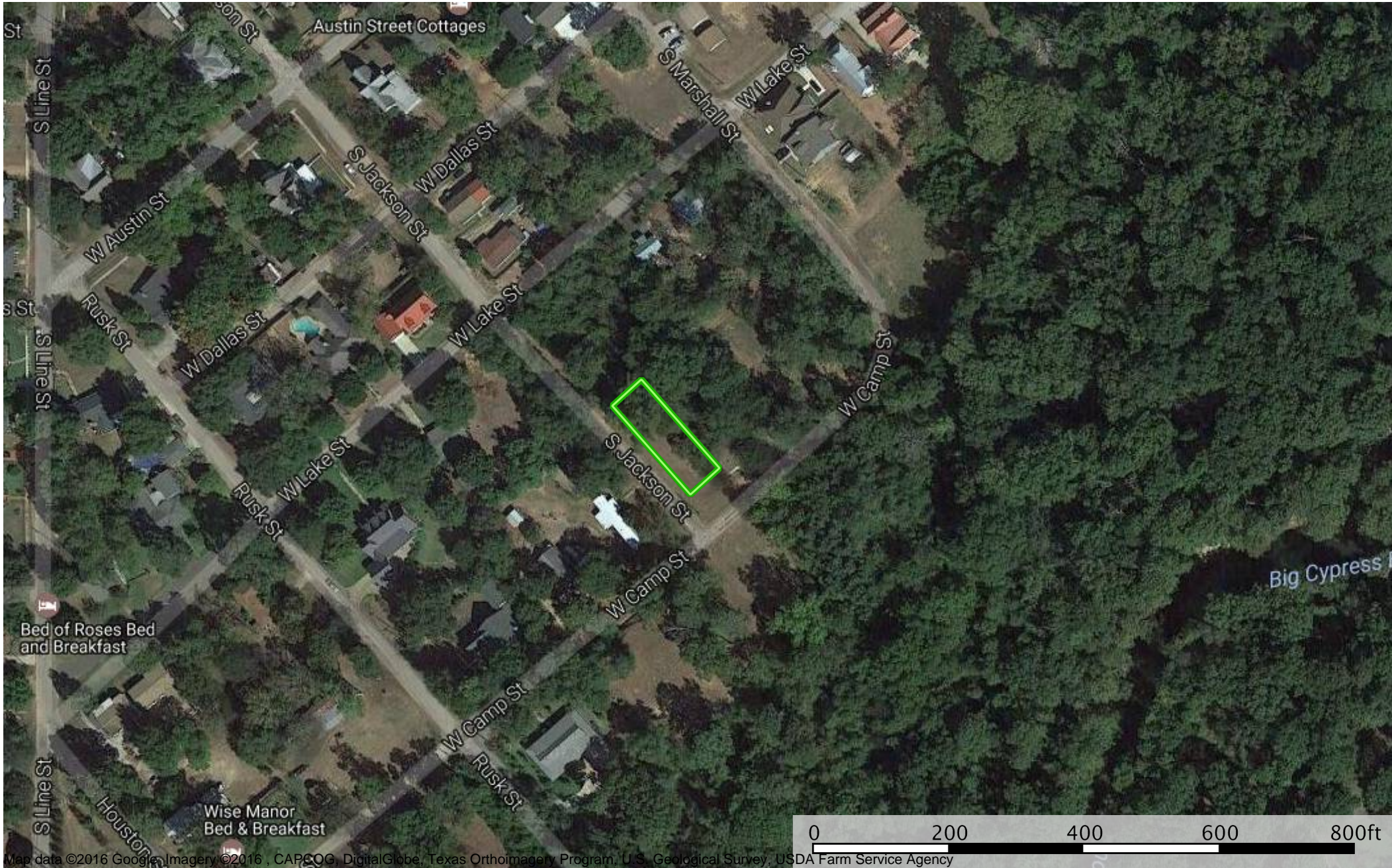
CAMP STREET - JACKSON STREET

| SCALE | DATE | JOB NO. | D.F. NO. | DRAWN | REV | BY | REV | BY |
|-------|----------|---------|----------|--------|-----|----|-----|----|
| 1:30 | 06/18/14 | 1408173 | N/A | J.B.L. | | | | |

| | |
|---|--|
| 1/2" IRON ROD FOUND | CONCRETE MONUMENT |
| 1/2" IRON ROD SET | CEMENT POST CORNER OR CONTROLLING MONUMENT |
| 1/4" IRON ROD (200 LBS) | ELECTRIC |
| "X" FOUND IN CONCRETE/IN AIR CONTAINING | SEPTIC TANK |
| UNDERGROUND ELECTRIC | CLEARCUT |
| OVERHEAD ELECTRIC | WATER METER |
| ASPHALT PAVING | WATER METER |
| GRAVEL ROAD | WATER METER |
| CONCRETE DRIVE | WATER METER |
| WOOD FENCE | WOOD FENCE |
| WOOD DECK OR PORCH | WOOD DECK OR PORCH |

CBG SURVEYING INC., FIRM CERTIFICATE #10158801
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1200
www.cbg-survey.com

JUSTIN KLEAM
RPLS NO. 5871
Professional Surveyor



Boundary



Information About Brokerage Services

11-2-2015

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.

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.

| | | | |
|---|------------------------------|---|--------------------------------|
| <u>Market Realty, Inc</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name | <u>462379</u> License No. | <u>agents@marketrealty.com</u> Email | <u>(979) 836-9600</u> Phone |
| <u>Roger D. Chambers</u> Designated Broker of Firm | <u>355843</u> License No. | <u>appraisals@marketrealty.com</u> Email | <u>(979) 830-7708</u> Phone |
| <u>Roger D. Chambers</u> Licensed Supervisor of Sales Agent/ Associate | <u>355843</u> License No. | <u>appraisals@marketrealty.com</u> Email | <u>(979) 830-7708</u> Phone |
| <u>Susan S. Kiel</u> Sales Agent/Associate's Name | <u>558624</u> License No. | <u>burton@marketrealty.com</u> Email | <u>(979) 251-4078</u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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