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

Lots in Jefferson, Texas

3 lots in historic Jefferson, Texas, located at the southwest corner of Camp and Jackson Streets. Property has lots of great trees and potential home sites. Property dimensions, per survey, are 150' x 150'. For more information call listing broker Susan Kiel at 979-251-4078.



Corner of Camp & Jackson Streets

For Sale

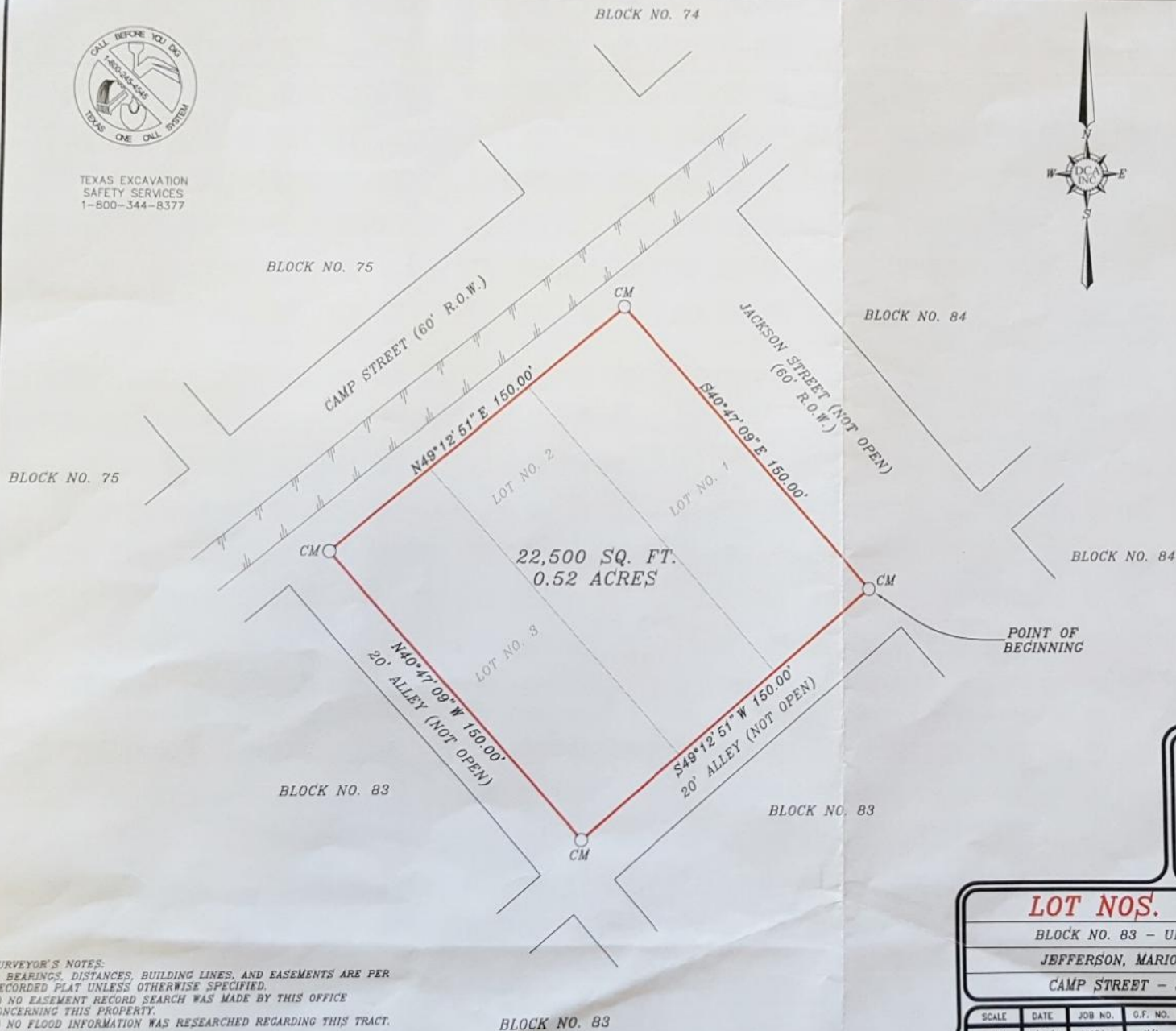
\$40,000



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



TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377



LEGAL DESCRIPTION

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 Nos. 1, 2, & 3, Block No. 83, Urquhart Addition, an addition to the City of Jefferson, Marion County, Texas, as recorded in Volume 001, Page 193, Deed Records, Marion County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow plastic cap stamped (INGRAM) at the intersection of the Southwest line of Jackson Street, (60' R.O.W.), (not open), with the Northwest line of a 20 foot wide alley, (not open);

THENCE, South 49 Degrees 12 Minutes 51 Seconds West, with the Northwest line of said alley, a distance of 150.00 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (INGRAM) at the intersection of the Northwest line of said alley with the Northeast line of another 20 foot wide alley, (not open);

THENCE, North 40 Degrees 47 Minutes 09 Seconds West, with the Northwest line of said alley, a distance of 150.00 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (INGRAM) at the intersection of the Northeast line of said alley with the Southeast line of Camp Street, (60' R.O.W.);

THENCE, North 49 Degrees 12 Minutes 51 Seconds East, with the Southwest line of said Camp Street, a distance of 150.00 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (INGRAM) at the intersection of the Southeast line of said Camp Street with the Southwest line of said Jackson Street;

THENCE, South 40 Degrees 47 Minutes 09 Seconds East, with the Southwest line of said Jackson Street, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 22,500 square feet or 0.52 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Jefferson Realty, as client: That the Plat of Survey shown herein is a correct and accurate representation of the property lines and dimensions as are 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.

CM CONTROLLING MONUMENT

- 1/2" IRON ROD FOUND
- WITH A YELLOW PLASTIC CAP STAMPED (INGRAM)
- FENCE POST CORNER
- ⊗ "X" FOUND IN CONCRETE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- /// ASPHALT PAVING
- /// GRAVEL/ROCK ROAD OR DRIVE

- POWER POLE
- ⊗ A/C AIR CONDITIONING
- ⊗ WATER METER
- ⊗ GAS METER
- ⊗ WATER VALVE
- ⊗ CONCRETE MONUMENT FOUND
- ⊗ 600 NAIL FOUND

LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- ⊗ BARBED WIRE
- ⊗ IRON FENCE
- ⊗ PIPE FENCE
- ⊗ SEPTIC TANK
- ⊗ SINKHOLE, SEWER
- ⊗ GUY WIRE
- ⊗ TELEPHONE PEDestal
- ⊗ ELECTRIC PEDestal
- ⊗ OVERHEAD ELECTRIC SERVICE
- ⊗ OVERHEAD POWER LINE
- ⊗ COVERED PORCH, DECK OR CARPORT
- ⊗ CONCRETE PAVING
- ⊗ WOOD DECK OR PORCH

LOT NOS. 1, 2, & 3

BLOCK NO. 83 - URQUHART ADDITION

JEFFERSON, MARION COUNTY, TEXAS

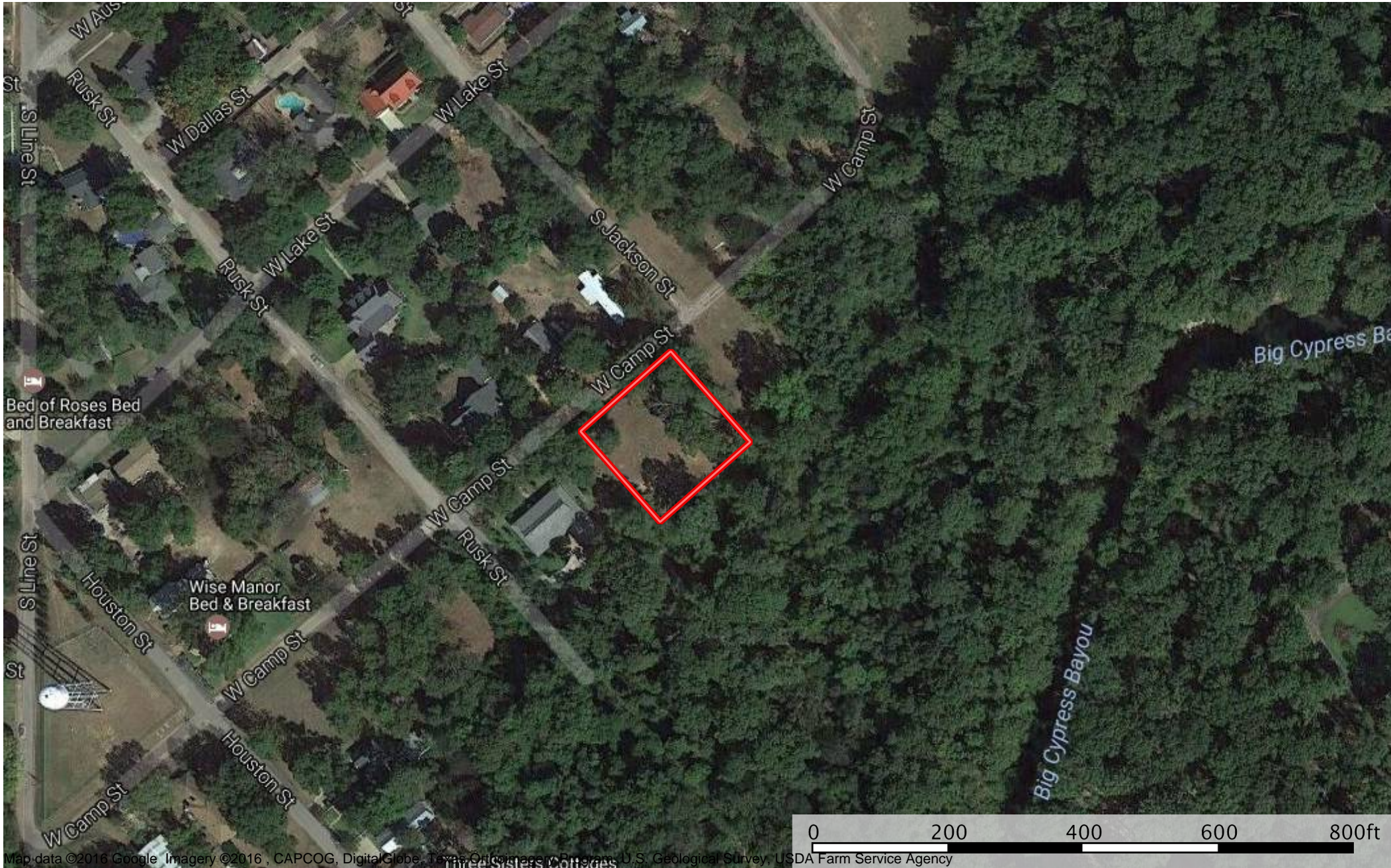
CAMP STREET - JACKSON STREET

SCALE	DATE	JOB NO.	C.F. NO.	DRAWN	REV	BY	REV	BY
1:40	07/07/09	09234-1	N/A	J.B.K.				

DOUG CONNALLY & ASSOC., INC.
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266
www.dougsurveying.com



SURVEYOR'S NOTES:
1) BEARINGS, DISTANCES, BUILDING LINES, AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SPECIFIED.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.



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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IABS Susan

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