



**Jacobs Properties**

## **CHAPPEL WAY**

- Beautiful Custom Home on 13.7 Acres •  
Montgomery, Montgomery County, Texas

AMERICAN  
**AFR**  
FARM + RANCH

Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)



**Jacobs Properties**

## CHAPPEL WAY

Come to the country and see this beautiful custom home built on 13.7 acres in northwest Montgomery County. This three-bedroom, 2.5-bath home with a two-car garage boasts vaulted ceilings and timber trusses in an expansive living area with a custom fireplace. The property is fenced crossed fenced with a pond and plenty of room for the horses. Property has round pen, roping arena loafing sheds and much more. This is a great place to raise a family. Enjoy the solitude that this secluded setting will provide. Outdoor spa is included.

**Offered for \$599,000**

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*Directions from property:* From Montgomery, travel north on FM 149, right on Bay Chappel Road, right on Hoke Road and right on Chappel Way. Property is on the left. Watch for Jacobs Properties signs.





# CHAPPEL WAY



Jacobs Properties





# CHAPPEL WAY



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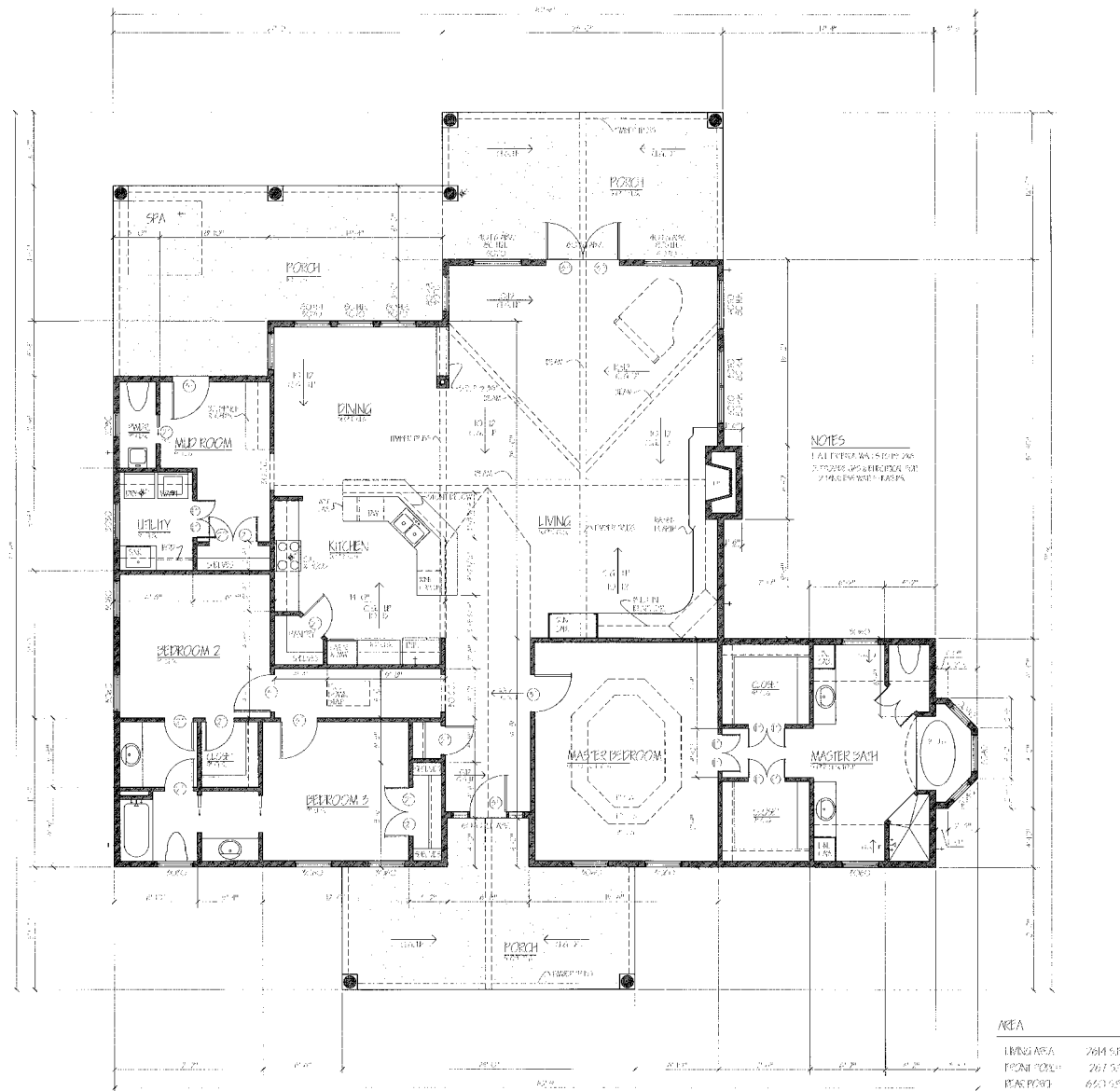


# CHAPPEL WAY AERIAL MAP





# CHAPPEL WAY FLOOR PLAN



FLOOR PLAN

SCALE: 1/4" = 1'-0"

WADE RESIDENCE



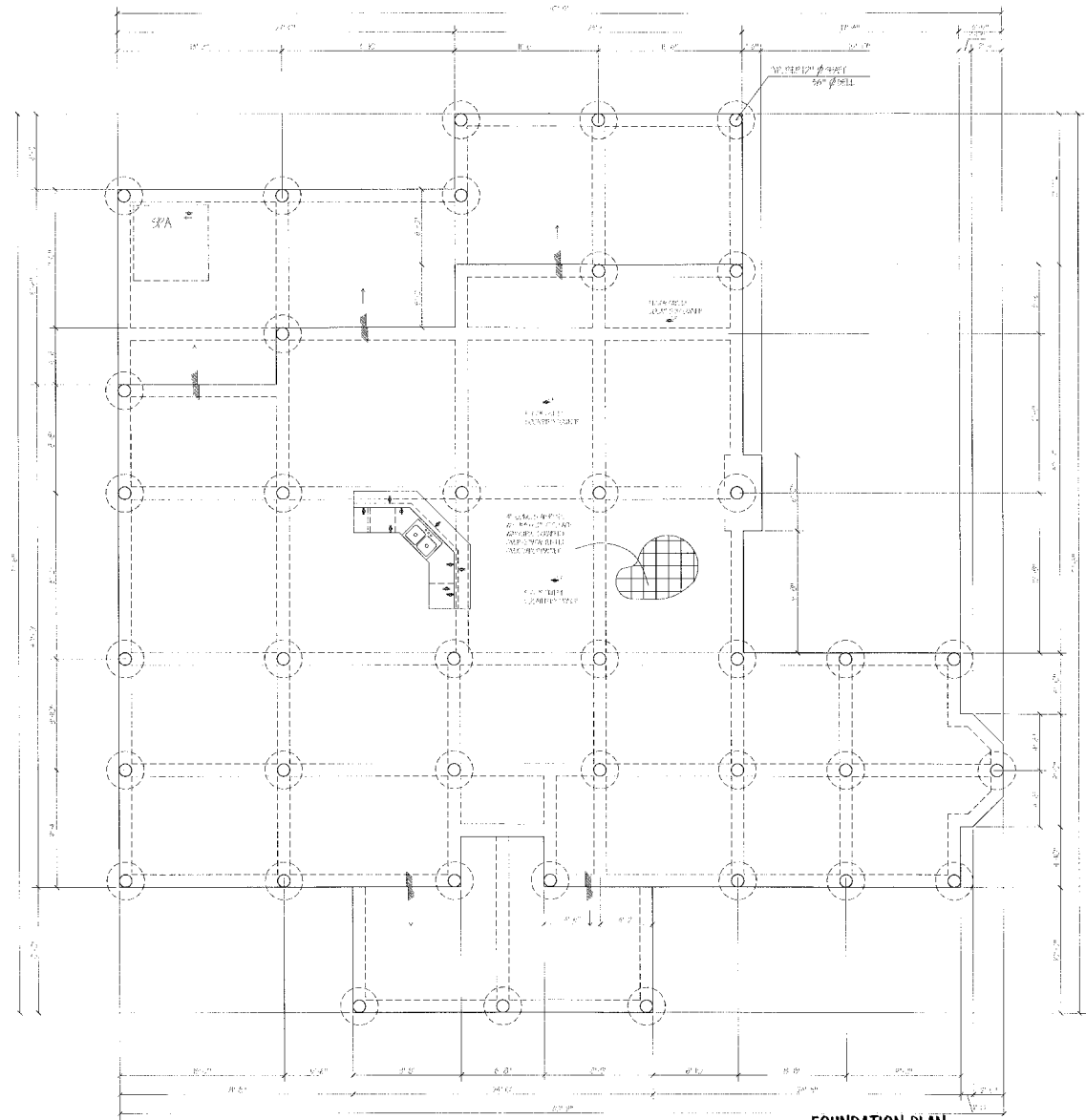
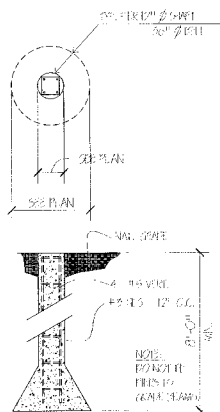
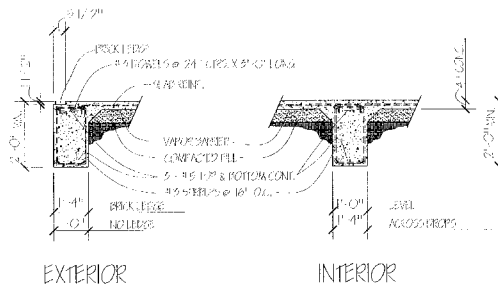
SHEET A-1



# CHAPPEL WAY FOUNDATION

## FOUNDATION NOTES

1. CONCRETE SHALL BE 4000 PSI, 28 DAYS COMPRESSIVE STRENGTH.
2. FINE SANDS SHALL BE USED FOR ALL FILL.
3. FILL SHALL BE COMPACTED WITHIN 5' OF THE 2" FILLING, CONT.
4. CLEARANCE FOR THE 5' OF THE 2" FILLING, CONT.
5. 4" DIA. PIPES SHALL BE USED FOR ALL PIPES.
6. 4" DIA. PIPES SHALL BE USED FOR ALL PIPES.



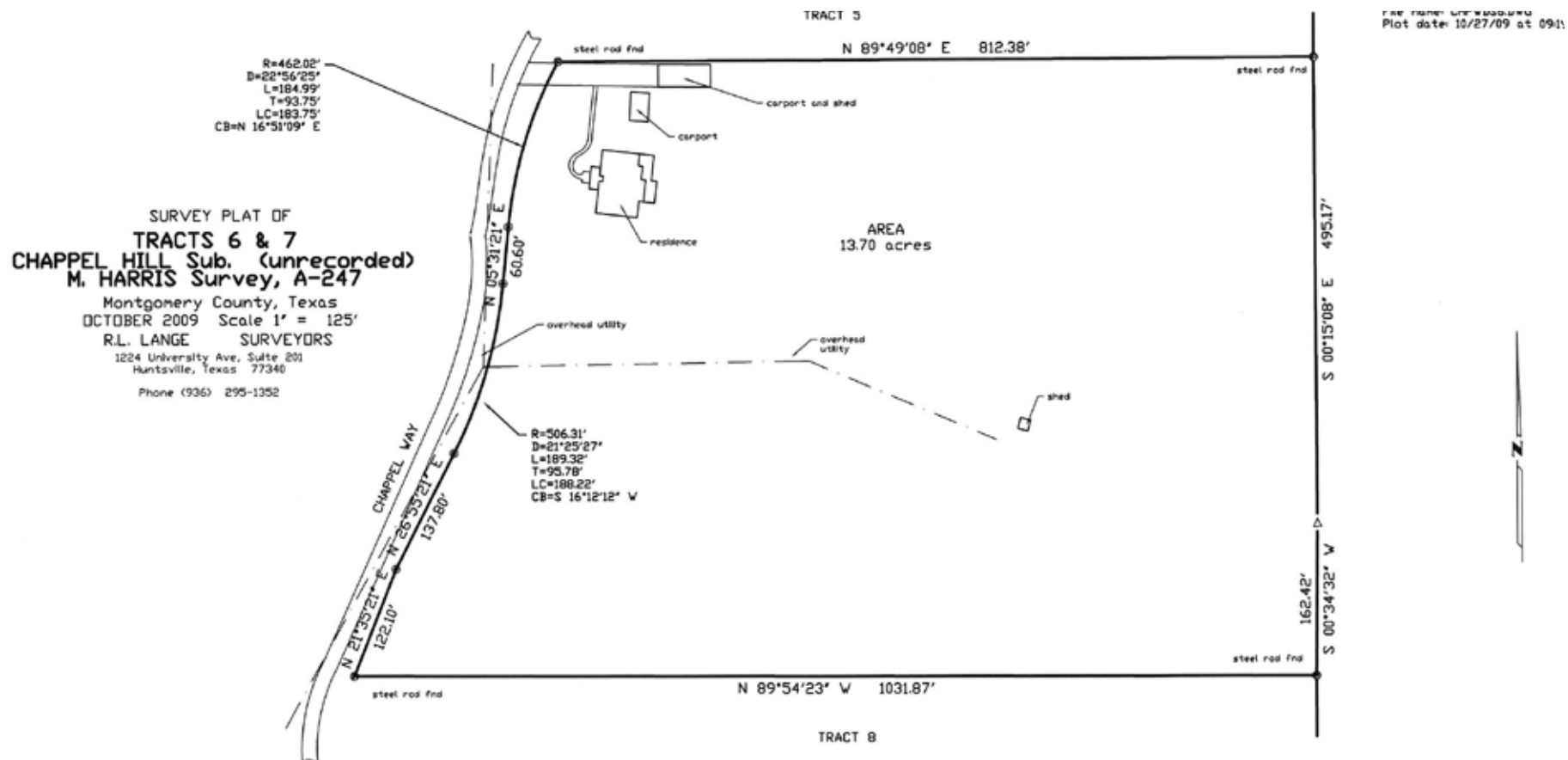
FOUNDATION PLAN

SCALE: 1/4\"=1'-0"

DATE	10/1/2010
BY	WADE RESIDENCE
CHECKED BY	
DESIGNED BY	
PROJECT NO.	
SHEET NO.	A-5



# CHAPPEL WAY SURVEY



NOTES: 1) RECORD TITLE: Thomas T. Wade, Jr. and wife, Donice Wade  
2) BUYER:  
3) STREET ADDRESS: 21956 Chappel Way  
4) RECORDED: Clerk's File No. 2009-034100 OR  
5)

This survey was prepared for the exclusive use for the transaction covered under GF NO. 2909862 dated September 21, 2009, of Walker County Title Company of Huntsville, Texas. Use or the reproduction of this survey is strictly prohibited without the written authorization of Ronald L. Lange, Registered Professional Surveyor. COPYRIGHT R.L. LANGE SURVEYORS 2009.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

DATED 28 October 2009

SIGNED

Ronald L. Lange  
Registered Professional Surveyor  
State of Texas No. 3958

EMBOSSSED SEAL  
SIGNED IN BLUE INK





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**LAND • LIFESTYLE • LEGACY**



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**AFR**  
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# 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.

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
<b>Larry Jacobs</b> Sales Agent/Associate's Name	License No.	<b><a href="mailto:larry@txland.com">larry@txland.com</a></b> Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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**Regulated by the Texas Real Estate Commission**

TAR 2501

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Larry Jacobs

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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

IABS 1-0

Blank T&R List

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**