

TEXAG Real Estate Services, Inc.
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BROKER:
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SALESMAN:
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PROPERTY FOR SALE: ± 244.66 ACRES
State Highway 29E
Georgetown, Texas

LOCATION:

Approximately 7.5 miles east of Toll 130 and 4.6± miles west of SH 95 on north side of SH 29.

LEGAL:

AW0499 – Palmer, S. Survey, 244.66 Acres, Williamson County, Texas.

UTILITIES:

Jonah SUD water line runs along Hwy 29 & electric meter on site.

IMPROVEMENTS: Two buildings

SCHOOL DISTRICT: Georgetown ISD

TAXES:

Agricultural Use Valuation. 2012 Taxes - \$3,029.00

RESTRICTION: No mobile or modular homes.

DESCRIPTION:

This tract offers ± 1,268 feet of frontage on SH 29. The tract is currently leased to an operator for farming purposes.

Note the attached “SH 29 Study Corridor Reasonable Alternatives” flyer (from TxDot) attached in the package plus a photo of how Alternative D might impact the property.

COMMENTS:

This property is being offered for sale in its **“AS IS, WHERE IS”** condition. An excellent tract located in one of the most productive farming regions of Williamson County. The tract offers frontage on SH 29, close to major roads (Chandler Road, SH 95 and Toll 130) and is close in proximity to Blackland Heritage County Park. The property offers a tremendous investment opportunity which can generate immediate income plus potential for future development.



PRICE: \$1,272,232.00 based on \$5,200.00 per surveyed acre

COMMISSION: 3% to Buyer's Broker

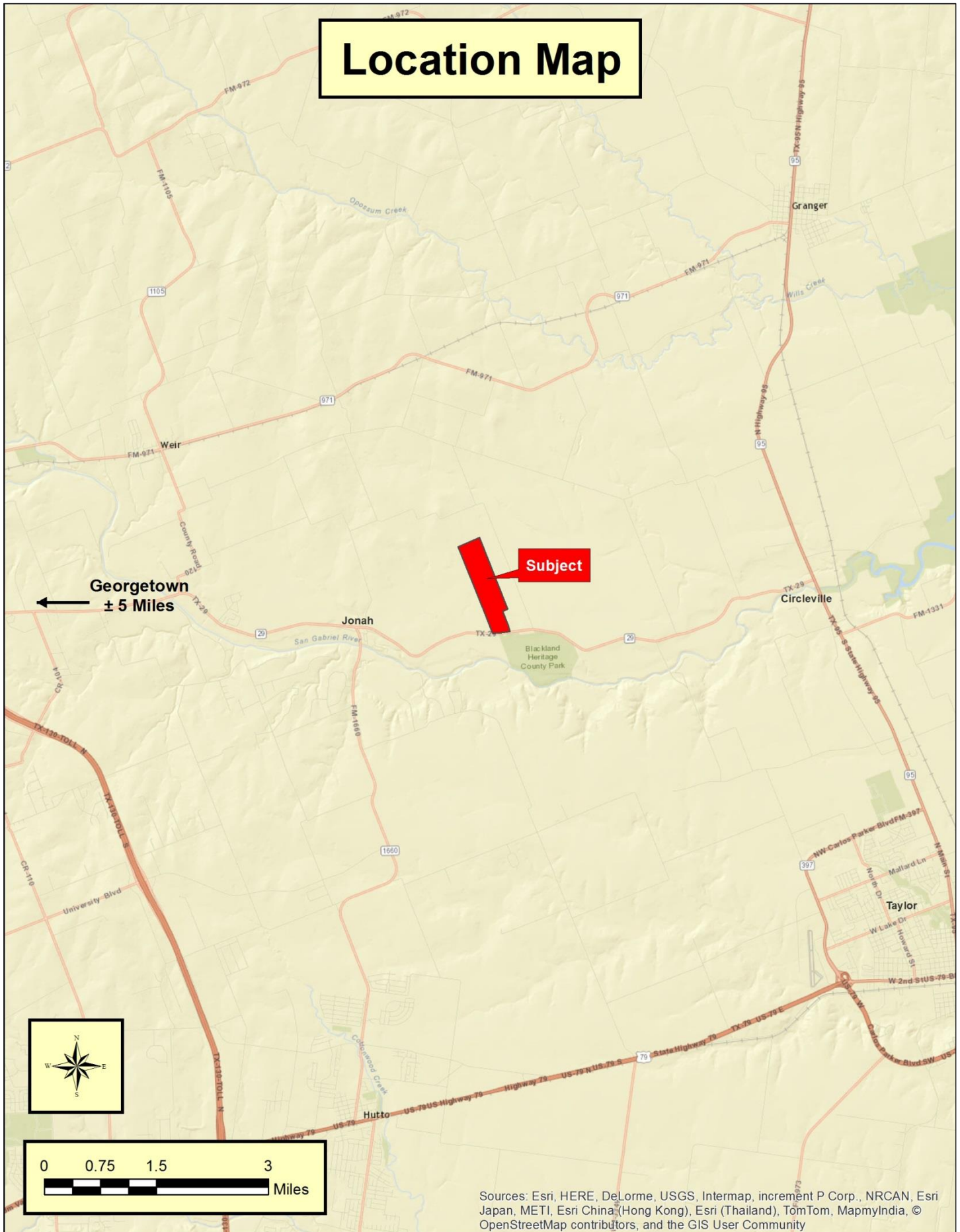
Contact: TEXAG Real Estate Services, Inc. www.texag.com **Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717**
Ron Leps Ph: 512-930-5258 Cell# 512-869-6766

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information “About Brokerage Services” form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

PHOTOS

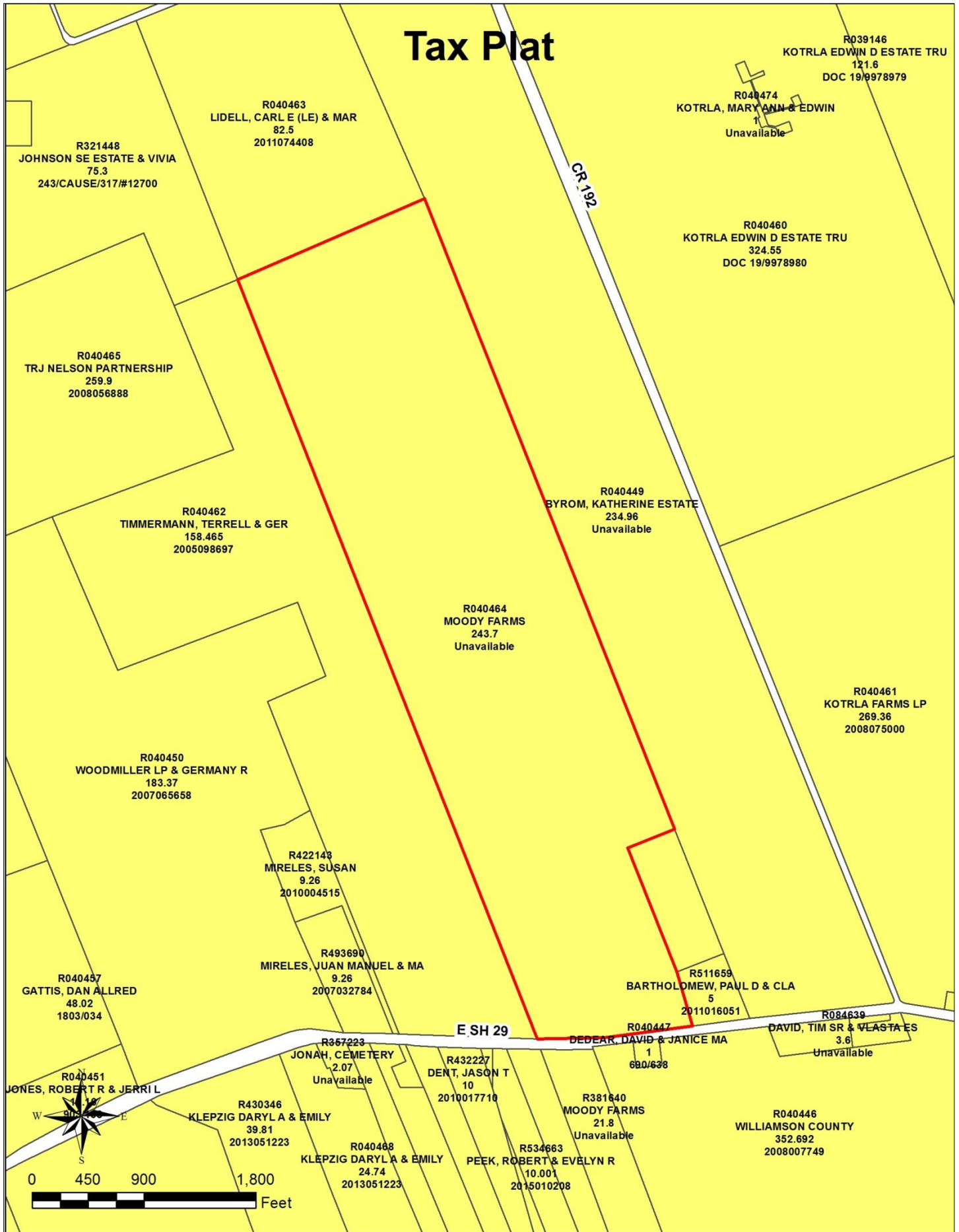


Location Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Tax Plat



Contour/Flood Map



Soils Map



Exhibit A

1,630.62 Feet

5,463.91 Feet

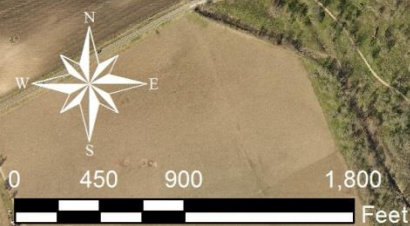
6,609.13 Feet

405.88 Feet

1,522.62 Feet

1,267.58 Feet

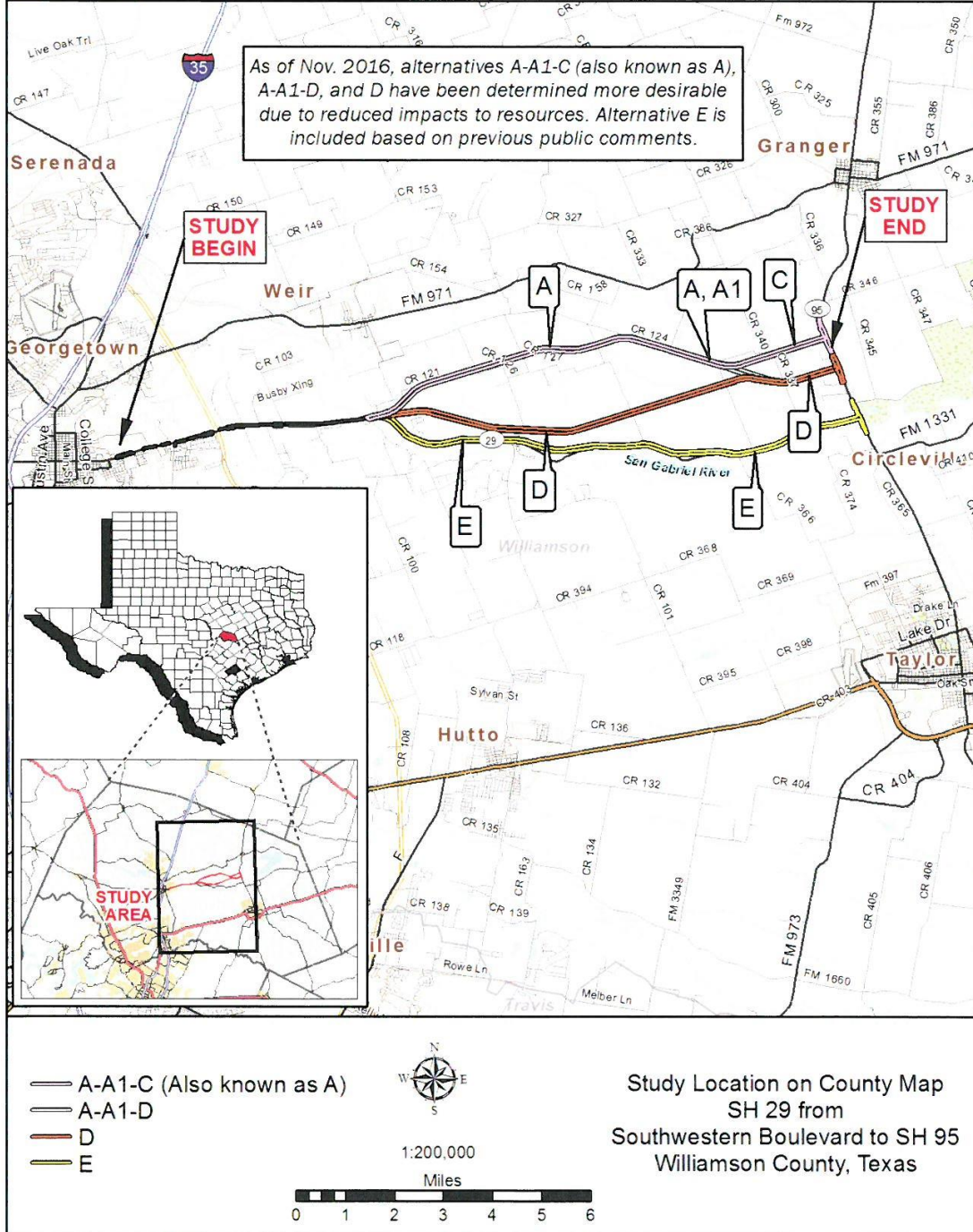
Deed - Vol. 815 Pg 850 - 259.66 Ac.
Save & Except
Deed - 2011016051 - 5 Ac.
Deed - 2015110572 - 10 Ac.
Total = 244.66 Ac.



Date Of Imagery 2015



SH 29 Study Corridor Reasonable Alternatives



The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.

POWER TRANSMISSION LINES

POWER TRANSMISSION LINES
192

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TOW

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29

L MARKER
ETERY



Clara Carlton,
et vir

WARRANTY DEED

Herbert F. Fuchs,
et ux

26-11

THE STATE OF TEXAS
COUNTY OF WILLIAMSONS
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S
KNOW ALL MEN BY THESE PRESENTS:

That I, Clara Carlton, joined herein by my husband, Earnest Carlton, of Jeff Davis County, Texas, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration to us cash in hand paid by Herbert F. Fuchs and wife, Catherine Fuchs, the receipt of which is hereby acknowledged and confessed, for which no lien, either express or implied, is retained;

Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Herbert F. Fuchs and Catherine Fuchs, of Williamson County, Texas, all of our undivided one-half (1/2) interest in and to the following described property, to-wit:

BEING 280.50 acres of land, situated in the Silas Palmer Survey, Abstract No. 499, in Williamson County, Texas, said land being all of those certain tracts of land, as conveyed to Herman W. Moody by deeds as recorded in Volume 357, Page 413, called 122 acres, Volume 333, Page 298, called 60 acres, and Volume 300, Page 231, First Tract, called 21 acres and Second Tract, called 79 acres, of the Deed Records of Williamson County, Texas, surveyed on the ground in the month of September, 1980 under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described in Two Tracts as follows:

TRACT ONE (259.66 acres)

BEGINNING at a 4" pipe found marking the N.W. corner of the above referenced 122-acre Moody Tract, for the N.W. corner hereof;
THENCE, S 19° 03' E, 3,217.75 feet to a 4" pipe found marking the S.E. corner of the said 122-acre Moody Tract and the N.W. corner of the above referenced 60-acre Moody Tract; S 19° 02' E, 1,586.99 feet to a 4" pipe found marking the S.E. corner of the said 60-acre Moody Tract and the N.W. corner of the above referenced 79-acre Moody Second Tract, and S 18° 57' E, 1,804.39 feet to a 4" pipe found on the North line of State Highway No. 29 marking the S.W. corner of the said 79-acre Moody Second Tract, for the S.W. corner hereof;
THENCE, along the said North line of State Highway No. 29, as follows:

S 85° 47' E, 218.94 feet to an iron pin set at the beginning of a curve to the left, (Long chord bears N 89° 43' E, 292.81 feet, Radius = 1,870.08 feet);
THENCE, along the said curve an arc distance of 293.11 feet to an iron pin set;
THENCE, N 85° 14' E, 1,220.48 feet to an iron pin set, for the S.E. corner of the said 79-acre Moody Second Tract, and the S.E. corner hereof;
THENCE, N 19° 17' W, 2,294.22 feet to a 1" pipe found, marking the N.E. corner of the said 79-acre Moody Second Tract and the S.E. corner of the said 60-acre Moody Tract; N 19° 14' W, 1,587.04 feet to a 4" pipe found marking the N.E. corner of the said 60-acre Moody Tract, and the S.E. corner of the said 122-acre Moody Tract, and N 19° 16' W, 3,221.83 feet to an iron

pin set at a post, marking the N.E. corner of the said 122-acre Moody tract, for the N.E. corner hereof;

THENCE, S 70° 31' W, 1,630.62 feet to the place of BEGINNING, and containing 259.66 acres of land.

TRACT TWO (20.84 acres)

BEGINNING at an iron pin set on the South line of State Highway No. 29, for the N.W. corner of the above referenced 21-acre Moody First Tract, and for the N.W. corner hereof;

THENCE, S 18° 57' E, at 1,573.66 feet pass an iron pin set, at 1,989.03 feet pass an iron pin set, for a total distance of 2,059.03 feet in all, to a point in the center of the San Gabriel River, for the S.W. corner hereof;

THENCE, along the center of the San Gabriel River with its meanders, S 54° 47' E, 690.20 feet to a point, for the S.E. corner hereof;

THENCE, N 19° 01' W, at 80.00 feet pass an iron pin set, for a total distance of 2,463.83 feet in all, to an iron pin set on the said South line of State Highway No. 29, for the N.E. corner hereof;

THENCE, along the said South line of State Highway No. 29, along a curve to the right (Long chord bears N 89° 13' W, 245.60 feet, Radius = 1,950.08 feet) an arc distance of 245.76 feet, to an iron pin set;

THENCE, N 85° 47' W, 184.68 feet to the place of BEGINNING, and containing 20.84 acres of land;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Herbert F. Fuchs and Catherine Fuchs, their heirs and assigns, forever;

And we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Herbert F. Fuchs and Catherine Fuchs, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject to all valid easements of record applicable to the property herein conveyed.

By this conveyance it is the intent of the Grantors to convey all of our undivided interest in the above described property so that the Grantee, Catherine Fuchs, who has heretofore owned an undivided one-half (1/2) interest, shall henceforth with her husband, Herbert F. Fuchs, own all of the interests in said property described above, in fee simple.

WITNESS OUR HANDS this, the 22nd day of September, 1980.

Clara Carlton
Clara Carlton

Earnest Carlton
Earnest Carlton

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THE STATE OF TEXAS
COUNTY OF JEFF DAVIS

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BEFORE ME, the undersigned authority, on this day personally appeared CLARA CARLTON, wife of Earnest Carlton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of September, 1980.

County Clerk Bertine Woolley
Notary Public in and for
Jeff Davis County, Texas

THE STATE OF TEXAS
COUNTY OF JEFF DAVIS

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BEFORE ME, the undersigned authority, on this day personally appeared EARNEST CARLTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of September, 1980.

County Clerk Bertine Woolley
Notary Public in and for
Jeff Davis County, Texas

THE STATE OF TEXAS
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby cer-

tify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 12 day of Nov. A.D. 1980, at 10:45 o'clock A. M., and duly recorded this

the 12 day of Nov. A.D. 1980, at 4:15 o'clock P. M., in the

Deed Records of said County, in Vol. 815 pp. 850

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Paula J. Boydston Deputy

JAMES N. BOYDSTON, CLERK,
County Court, Williamson County, Texas



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K