



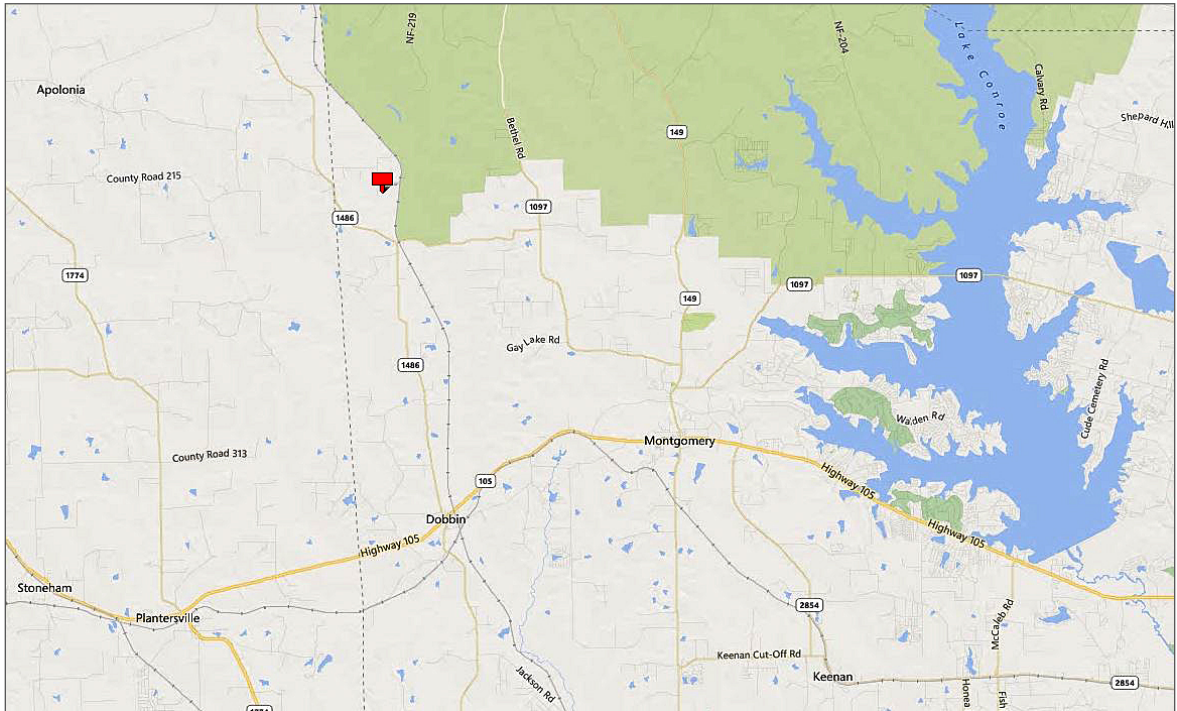
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Wood Creek Lot 91
5.01 ACRES
MONTGOMERY COUNTY, TX
\$90,000



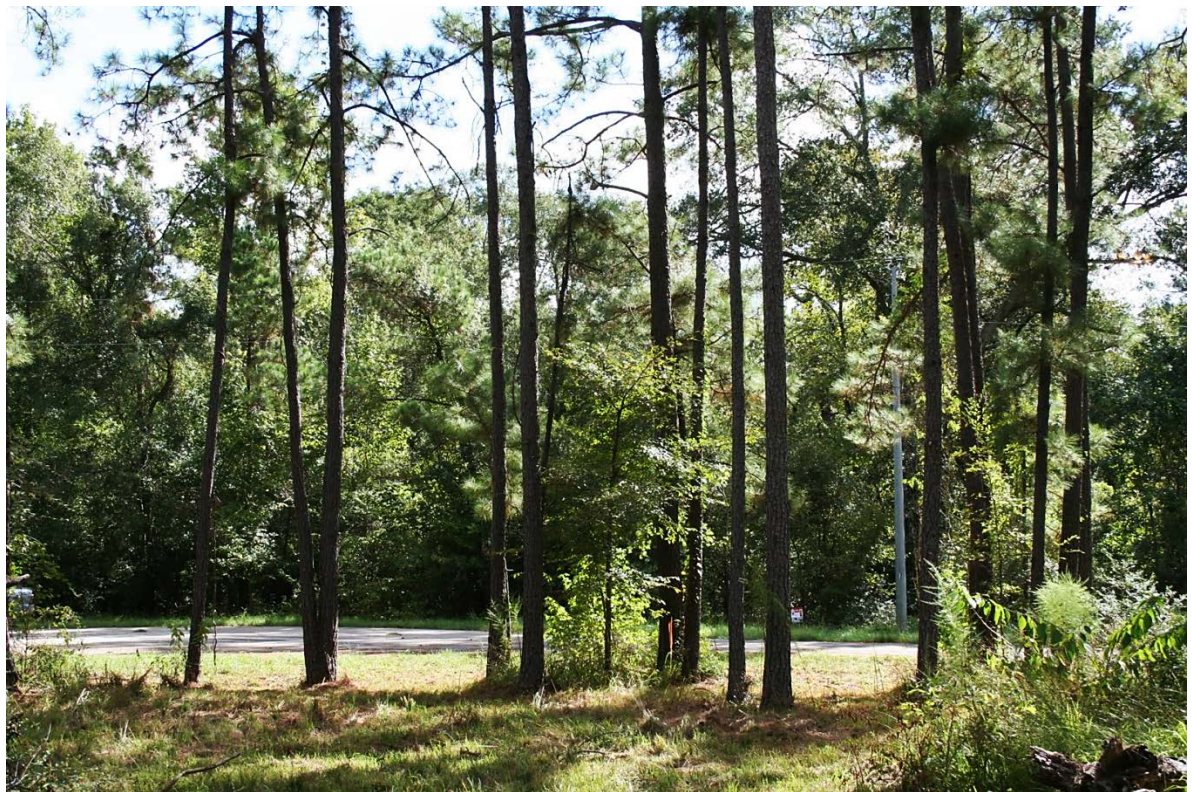
Wood Creek Lot 91 — 5 wooded acres in Montgomery ISD.
Corner lot with 218 ft of frontage on Gingham and 627 feet on Gingham North. Lot has been underbrushed and feels like a park. Sensible subdivision restrictions: 1800 sf minimum, no mobiles, horses allowed. Quiet, no flood plain; great place to raise your family.



Directions:

- HWY 105 to flashing traffic signal at Dobbin, turn north on FM1486. Go about 7 miles entrance to Wood Creek on the right. Follow Deer Run to end, turn right on Pine Tree, then left on Gingham, lot on left. See sign.





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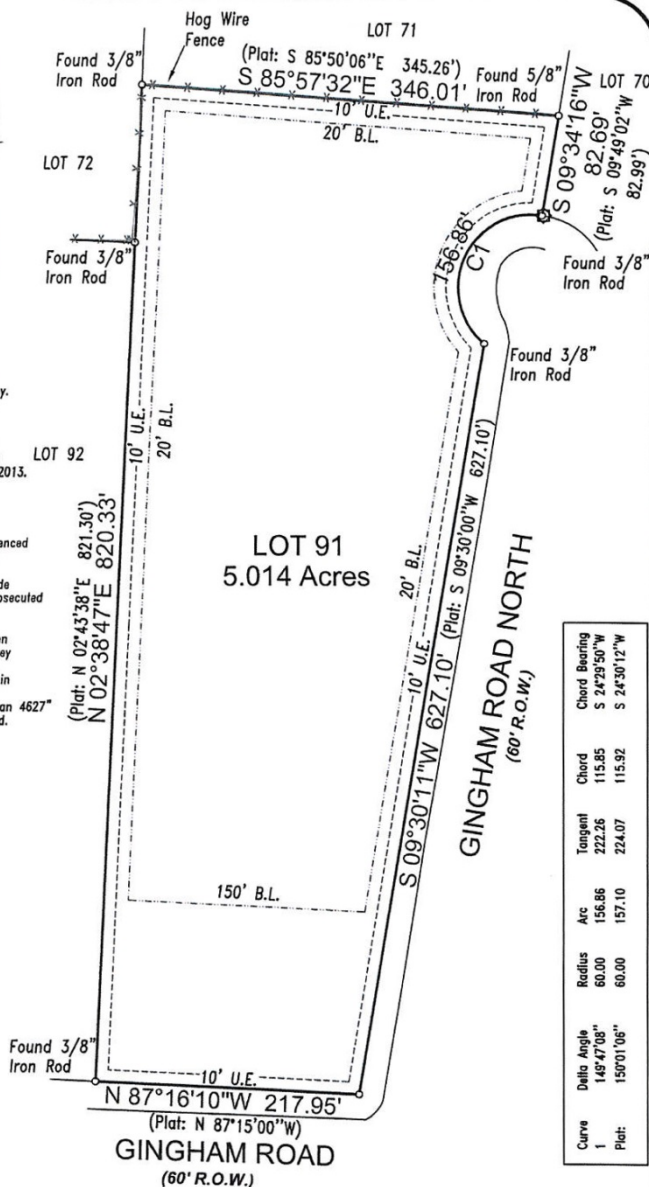


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- LEGEND**
- Concrete Monument
 - Electrical Transformer
 - Gas Meter
 - Fire Hydrant
 - Monument
 - Property Corner
 - Light Pole
 - Manhole
 - Power Pole
 - Cable Box
 - Storm Inlet
 - Telephone Pedestal
 - Traverse Point
 - Tree
 - Valve Box
 - Water Meter
 - L.S.E. Landscape Easement
 - B.L. Building Line
 - U.E. Utility Easement

NOTES:

1. Plat Scale: 1" = 100'
2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
3. Roads dedicated by recorded plat (record deed) unless otherwise noted.
4. This plat of survey has been performed with reliance upon title examination and abstracting performed by Old Republic Title Company under GF No.1302303 effective date of September 5, 2013. This surveyor has not abstracted the subject property.
5. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named below and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
6. 5/8" Iron Rods with survey cap marked "Glazman 4627" set at all property corners unless otherwise noted.



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	149°47'08"	60.00	156.86	222.26	115.85	S 24°29'50"W
Plat:	150°01'06"	60.00	157.10	224.07	115.92	S 24°30'12"W

Lot 91, of WOOD CREEK, SECTION 1, a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet C, Sheet 34A of the Map Records of Montgomery County, Texas.

If this plat and accompanying description are not sealed with the raised embossed seal of RPLS, whose signature appears on the raised seal and in red ink, it is considered a copy, and not a legal original. See Note 5 above.

Purchaser: John W. Soose and Betty M. Soose
Address: Gingham Road North
Montgomery, Texas

Date: 10/03/2013
Job No.: 2013-225

RPLS #4627



To: Capital Farm Credit, FLCA and Old Republic Title

We, Glazman Surveying, Inc., acting by and through Michael Glazman, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional services substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about
brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

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>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Fax:

Larry Jacobs

Blank Contract

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