

FOR SALE

5.12 ACRES IN PERFECTION RANCH

Montgomery County, TX

\$142,500

ML# 57944491

Jacobs Properties



- 5.12 Wooded Acres
- Premier Equestrian Estate Community
- Potential Homesite Cleared
- Subdivision offers Show Barn, 14 Acre Lake, Picnic Pavilion with Tennis Court and Bridle Trails
- Montgomery ISD

936.597.3301
txland.com

Perfection Ranch Lot 52

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice or prior sale. It is that a purchaser retain an Environmental Consultant for advice regarding environmental issues which may or may not affect the subject property for which the agent makes no representation or warranty, implied or otherwise.

Perfection Ranch Lot 52

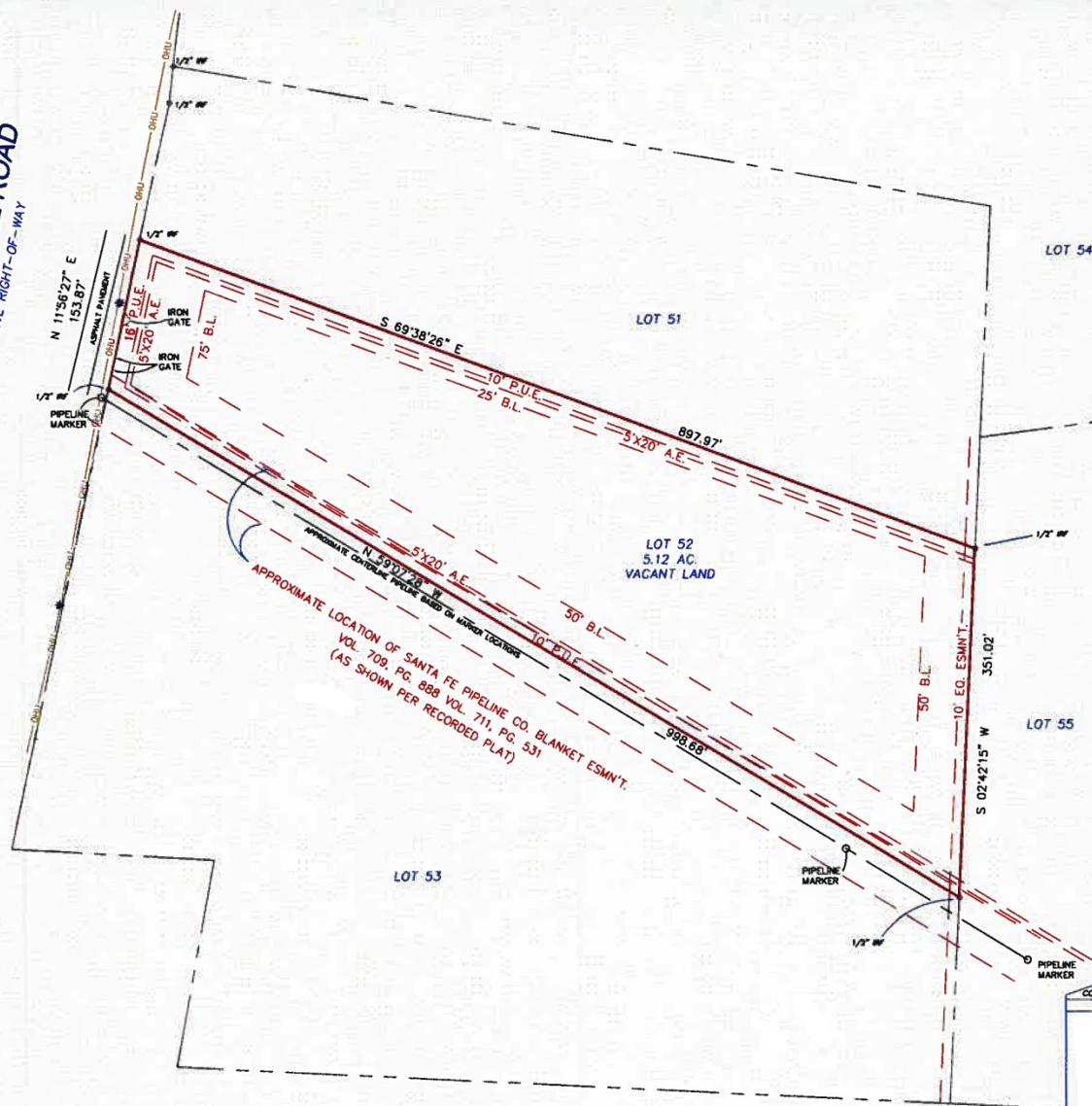




Perfection Ranch Amenities



ST. BEULAH-CHAPEL ROAD
PRESCRIPTIVE RIGHT-OF-WAY



THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

- 75' B.L.
- 50' B.L.
- 25' B.L.
- STORY A.E. (ACRUAL EASEMENT)
- 10' CO. ESM'T. (EQUESTRIAN ESM'T.)
- AN APPROXIMATE PORTION OF SANTA FE PIPELINE CO. BLANKET ESM'T. AS SHOWN ON PLAT.
- 10' P.U.E. ALONG INTERIOR LOT LINES PER PLAT NOTES.
- ELEC. LINE ESM'T. & RIGHT OF WAY BLANKET ESM'T.
- C.C.'S FILE NO. 2001-110308, D.P.A.M.C.T.

ANY CONDITIONS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN CABINET P, SHEET 43 AND CABINET 2, SHEET 35 OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS, AND THOSE RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NOS. 2001-000225, 2003-104321, 2005-130297, 2009-114350, 20100813 AND 2011073778 O.P.A.M.C.T.

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.



ALL SET IRON RODS WITH A YELLOW PLASTIC CAP MARKED
"18129" AND "33" OR "34"
RF = IRON ROD FOUND
RS = IRON ROD SET

APPROXIMATE LOCATION OF SANTA FE PIPELINE CO. BLANKET ESM'T.
VOL. 708, PG. 888 VOL. 711, PG. 531
(AS SHOWN PER RECORDED PLAT)

ADDRESS LOT 52 ST. BEULAH-CHAPEL ROAD MONTGOMERY, TEXAS 77316		
LEGAL DESCRIPTION (AS FURNISHED) LOT 52, PORTION RANCH BEGINNING A REPLAT OF TEXAS PORTION RANCH SUBDIVISION, A BUSINESS IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP ON PLAT NUMBER, RECORDED IN SHEET 35 OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.		
BASED ON BEARINGS, RECORDED PLAT, ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED. CONTROLLING MONUMENTS: A 1/2" IRF FOR THE NW CORNER OF LOT 51 AND A 1/2" IRF FOR THE SW CORNER OF LOT 52.		
LIST OF POSSIBLE ENCROACHMENTS, AS SHOWN ABOVE.		
BOUNDARY MARKING LEGEND THE SURVEYOR CERTAINS RECORDING LINES SHOWN ON THE SURVEY PLAT THE ACCURACY AND CORRECTNESS OF THE SURVEY CERTIFIED TO ALL PURPOSES. FIRST ADDRESS: 18129.33 SECOND ADDRESS: 18129.33 THIRD ADDRESS: 18129.33 FOURTH ADDRESS: 18129.33 FIFTH ADDRESS: 18129.33 SIXTH ADDRESS: 18129.33 SEVENTH ADDRESS: 18129.33 EIGHTH ADDRESS: 18129.33 NINTH ADDRESS: 18129.33 TENTH ADDRESS: 18129.33 ELEVENTH ADDRESS: 18129.33 TWELFTH ADDRESS: 18129.33 THIRTEENTH ADDRESS: 18129.33 FOURTEENTH ADDRESS: 18129.33 FIFTEENTH ADDRESS: 18129.33 SIXTEENTH ADDRESS: 18129.33 SEVENTEENTH ADDRESS: 18129.33 EIGHTEENTH ADDRESS: 18129.33 NINETEENTH ADDRESS: 18129.33 TWENTIETH ADDRESS: 18129.33 TWENTY-FIRST ADDRESS: 18129.33 TWENTY-SECOND ADDRESS: 18129.33 TWENTY-THIRD ADDRESS: 18129.33 TWENTY-FOURTH ADDRESS: 18129.33 TWENTY-FIFTH ADDRESS: 18129.33 TWENTY-SIXTH ADDRESS: 18129.33 TWENTY-SEVENTH ADDRESS: 18129.33 TWENTY-EIGHTH ADDRESS: 18129.33 TWENTY-NINTH ADDRESS: 18129.33 THIRTIETH ADDRESS: 18129.33 THIRTY-FIRST ADDRESS: 18129.33 THIRTY-SECOND ADDRESS: 18129.33 THIRTY-THIRD ADDRESS: 18129.33 THIRTY-FOURTH ADDRESS: 18129.33 THIRTY-FIFTH ADDRESS: 18129.33 THIRTY-SIXTH ADDRESS: 18129.33 THIRTY-SEVENTH ADDRESS: 18129.33 THIRTY-EIGHTH ADDRESS: 18129.33 THIRTY-NINTH ADDRESS: 18129.33 FORTIETH ADDRESS: 18129.33 FORTY-FIRST ADDRESS: 18129.33 FORTY-SECOND ADDRESS: 18129.33 FORTY-THIRD ADDRESS: 18129.33 FORTY-FOURTH ADDRESS: 18129.33 FORTY-FIFTH ADDRESS: 18129.33 FORTY-SIXTH ADDRESS: 18129.33 FORTY-SEVENTH ADDRESS: 18129.33 FORTY-EIGHTH ADDRESS: 18129.33 FORTY-NINTH ADDRESS: 18129.33 FIFTIETH ADDRESS: 18129.33 FIFTY-FIRST ADDRESS: 18129.33 FIFTY-SECOND ADDRESS: 18129.33 FIFTY-THIRD ADDRESS: 18129.33 FIFTY-FOURTH ADDRESS: 18129.33 FIFTY-FIFTH ADDRESS: 18129.33 FIFTY-SIXTH ADDRESS: 18129.33 FIFTY-SEVENTH ADDRESS: 18129.33 FIFTY-EIGHTH ADDRESS: 18129.33 FIFTY-NINTH ADDRESS: 18129.33 SIXTIETH ADDRESS: 18129.33 SIXTY-FIRST ADDRESS: 18129.33 SIXTY-SECOND ADDRESS: 18129.33 SIXTY-THIRD ADDRESS: 18129.33 SIXTY-FOURTH ADDRESS: 18129.33 SIXTY-FIFTH ADDRESS: 18129.33 SIXTY-SIXTH ADDRESS: 18129.33 SIXTY-SEVENTH ADDRESS: 18129.33 SIXTY-EIGHTH ADDRESS: 18129.33 SIXTY-NINTH ADDRESS: 18129.33 SEVENTIETH ADDRESS: 18129.33 SEVENTY-FIRST ADDRESS: 18129.33 SEVENTY-SECOND ADDRESS: 18129.33 SEVENTY-THIRD ADDRESS: 18129.33 SEVENTY-FOURTH ADDRESS: 18129.33 SEVENTY-FIFTH ADDRESS: 18129.33 SEVENTY-SIXTH ADDRESS: 18129.33 SEVENTY-SEVENTH ADDRESS: 18129.33 SEVENTY-EIGHTH ADDRESS: 18129.33 SEVENTY-NINTH ADDRESS: 18129.33 EIGHTIETH ADDRESS: 18129.33 EIGHTY-FIRST ADDRESS: 18129.33 EIGHTY-SECOND ADDRESS: 18129.33 EIGHTY-THIRD ADDRESS: 18129.33 EIGHTY-FOURTH ADDRESS: 18129.33 EIGHTY-FIFTH ADDRESS: 18129.33 EIGHTY-SIXTH ADDRESS: 18129.33 EIGHTY-SEVENTH ADDRESS: 18129.33 EIGHTY-EIGHTH ADDRESS: 18129.33 EIGHTY-NINTH ADDRESS: 18129.33 NINETYETH ADDRESS: 18129.33 NINETY-FIRST ADDRESS: 18129.33 NINETY-SECOND ADDRESS: 18129.33 NINETY-THIRD ADDRESS: 18129.33 NINETY-FOURTH ADDRESS: 18129.33 NINETY-FIFTH ADDRESS: 18129.33 NINETY-SIXTH ADDRESS: 18129.33 NINETY-SEVENTH ADDRESS: 18129.33 NINETY-EIGHTH ADDRESS: 18129.33 NINETY-NINTH ADDRESS: 18129.33 HUNDRETH ADDRESS: 18129.33	LEGEND LP = LIGHT POLE UP = UTILITY POLE CM = GAS METER OV = GAS VALVE WV = WATER VALVE NM = WATER METER PM = FIRE HYDRANT EM = ELECTRIC METER FM = FRICTION VALVE AM = ANCHOR	BOUNDARY UTILITY IRON FENCE CHAIN LINK FENCE WOOD FENCE WIRE FENCE BUILDING LINE EASEMENT LINE ADJACENT PROPERTY LINE CONCRETE
SURVEYOR'S CERTIFICATE I, JOSEPH L. BROWN, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.		
DATE: _____ REVIEWER: _____ DATE: _____ REVIEWER: _____		
Reviewed & Accepted by: _____ Date: _____		

Please review, sign and return at your earliest convenience

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.

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 or 512-465-3960.



(TAR-2501) 1/1/96

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Ann Baer

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