



R-2 Multi-family lot in town \$99,975 Pecan St. Brenham, TX 77833

Beautiful 1.4285 acre lot in the center of Brenham, close to historic downtown. Conveniently located near schools, shopping and medical facilities. Ready to be developed! Consider attached prelim plat for proposed layout for a Townhome Complex! For more information call Roger Chambers at 979-830-7708.

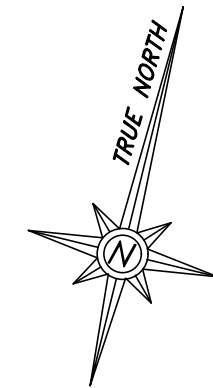
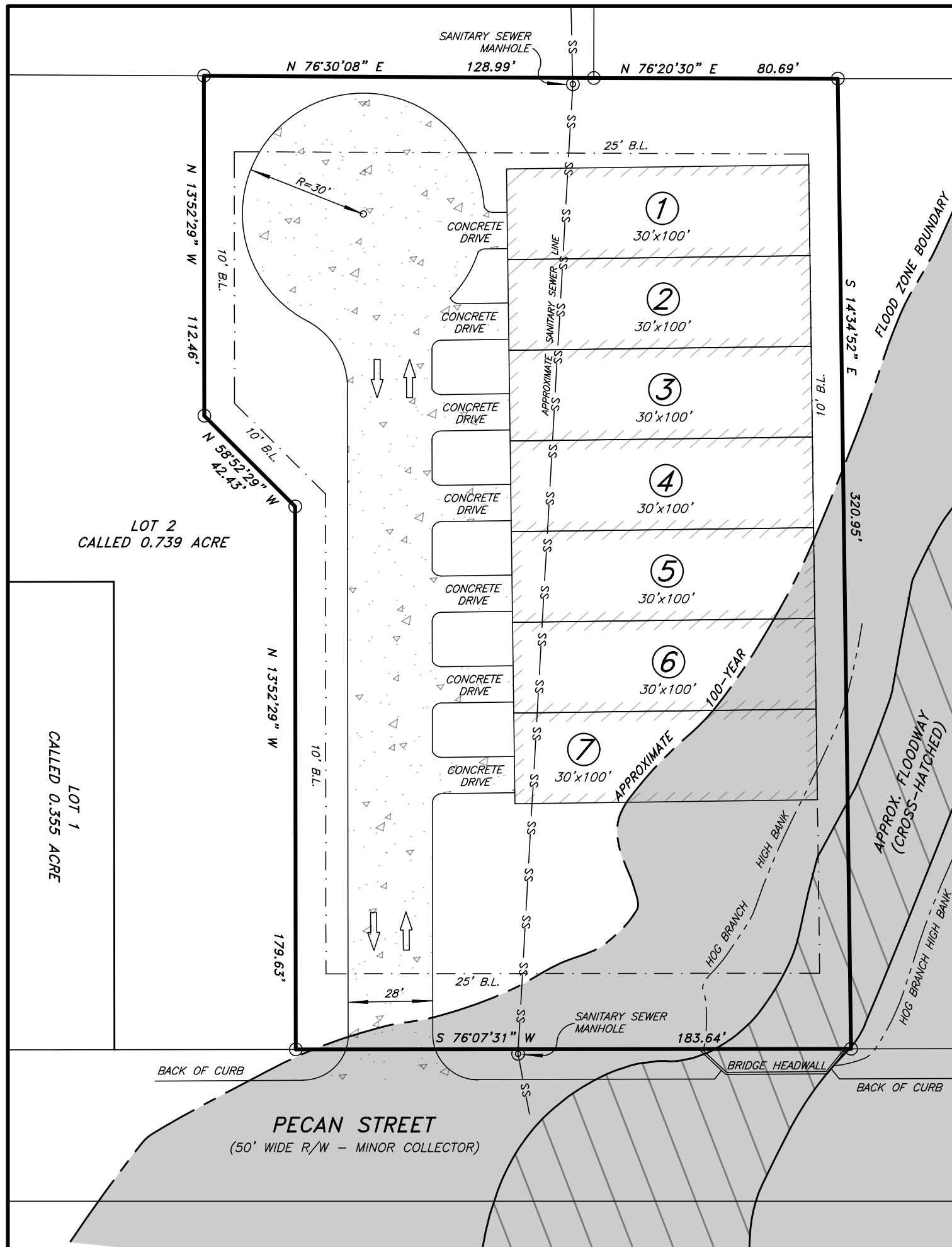
Brought to you by:

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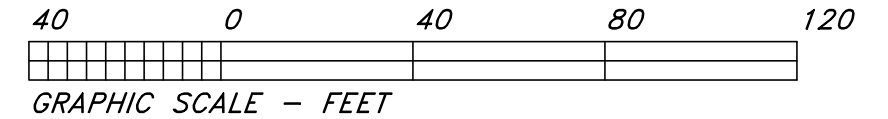


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613 E. Blue Bell Road - Brenham, TX
979-836-5681 - 979-836-5682
www.hoddesurveying.com



SCALE: 1" = 40'



NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°09'44.88" N - LONGITUDE: 96°23'32.15" W (WGS-84).
2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE 100-YEAR FLOOD ZONE BOUNDARY (SHADED) AND APPROXIMATE FLOODWAY (CROSS-HATCHED).
3. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS APPLICABLE TO THE CITY OF BRENHAM, TEXAS, PECAN STREET SUBDIVISION, OR AS STATED OR SHOWN HEREON, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
4. THE PLOT REPRESENTS A SITE LAYOUT AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY, AND SHALL NOT BE USED AS A DOCUMENT FOR CONSTRUCTION.
5. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
6. THE SUBJECT PROPERTY IS ZONED R-2 (MIXED RESIDENTIAL).
7. SUBJECT TO A SANITARY SEWER LINE EASEMENT FROM WILLIE KMIEC, ET UX TO THE CITY OF BRENHAM, TEXAS, AS RECORDED IN VOLUME 164, PAGE 545, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
8. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, AND DRAWINGS PROVIDED TO THE SURVEYOR BY THE CITY OF BRENHAM UTILITY DEPARTMENT. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
9. PARKING WILL BE UTILIZED BY A SUB-FLOOR PARKING AREA SITUATED BELOW THE RAISED STRUCTURE.
10. CONSTRUCTION SITUATED WITHIN THE 100-YEAR FLOODPLAIN WILL BE SUBJECT TO MINIMUM FINISHED FLOOR ELEVATION REQUIREMENTS PER CITY OF BRENHAM, TEXAS REGULATIONS.

CONCEPTUAL LAYOUT FOR A PROPOSED TOWNHOME COMPLEX ON LOT 3 OF PECAN STREET SUBDIVISION

(PRELIMINARY)

RICHARD W. HEIGES
RPLS NO. 6452 • PE NO. 123135
DATE: JANUARY 8, 2018

THE PURPOSE OF THIS DOCUMENT IS
FOR PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.

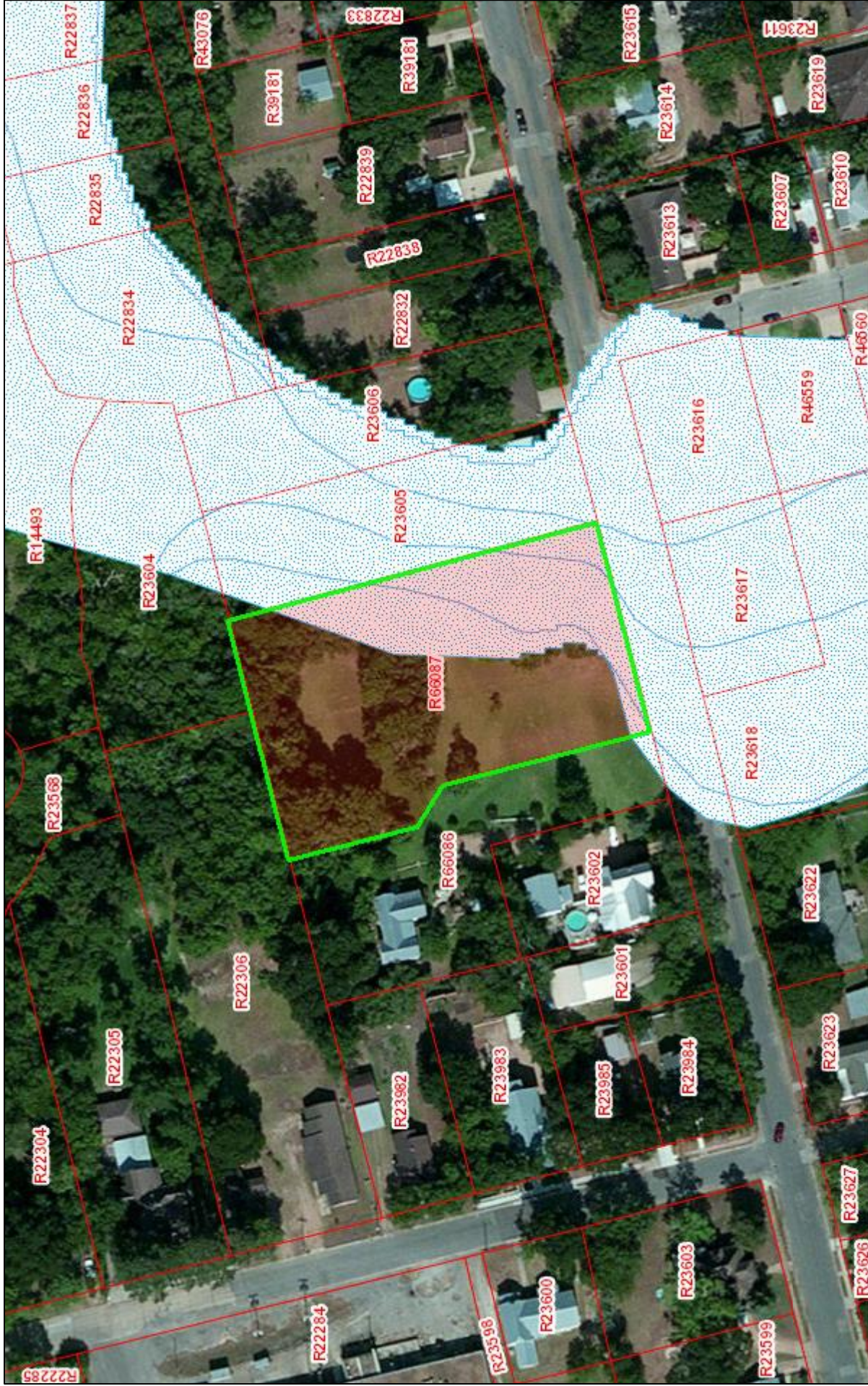
W. O. NO. 7317 (GIESE6978.DWG/MVIEW) REF: GIESE6978.SURVEY

Hodde & Hodde Land Surveying, Inc.

Professional Land Surveying
613 E. Blue Bell Road • Brenham, Texas 77833
979-836-5681 • 979-836-5683 (Fax)
www.hoddesurveying.com

TBPLS FIRM REGISTRATION NO. 10018800
TBPE FIRM REGISTRATION NO. F-18046

Pecan St SD Lot 3



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

June 1, 2016

Parcels

Flood Plain

1:1,629

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Washington County Appraisal District & BIS Consulting - www.bisconsultants.com
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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.

Market Realty Inc. 412379 appraisals@marketrealty.com 979-830-7708
 Licensed Broker/Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

Roger D. Chambers 355843 " "
 Designated Broker of Firm License No. Email Phone

 Licensed Supervisor of Sales Agent/
 Associate License No. Email Phone

 Sales Agent/Associate's Name License No. Email Phone

RG
 Buyer/Tenant/Seller/Landlord Initials

 Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0