

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
info@texag.com

SALESMAN:

Ron Leps – Cell 512-869-6766
ron@texag.com

PROPERTY FOR SALE: 77.84 ACRES
4301 County Road 124
Williamson County - Georgetown, Texas

LOCATION:

Tract is located south of FM 971 and north of Highway 29 on the north side of CR 124, with CR 159 along the west side and CR 158 along the north side.

LEGAL:

AW 0592 Sharp, J. Sur., Acres 77.84

FRONTAGE: The subject contains approximately $\pm 1,300$ feet of frontage on CR 124, $\pm 2,570$ feet of frontage on CR 159 and $\pm 1,260$ feet of frontage on CR 158.

UTILITIES:

The subject property has a Jonah water line available at CR 157 and CR 158. Sewer would be a septic system.

SCHOOL DISTRICT:

Granger ISD

TAXES:

2017 taxes – Approximately \$433 based on WCAD. The subject property is under Ag Valuation.

MINERALS:

Owner appears to control all minerals subject to title review.

LEASE: The subject property is under agriculture lease through harvest of the crop in 2018.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract does not contain land area within the 100-year floodplain area (Note attached map).

RESTRICTIONS:

No mobile homes or modular homes will be placed in the property deed at closing.



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

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COMMENTS:

Excellent tract of land for rural residence(s) that is located in a pristine area of Williamson County. The tract offers quality paved county road frontage (\pm 5,130 feet total) on three sides. The tract is primarily cultivated land with some grass (coastal used for hay production) and a pond.

PRICE: \$583,800.00 or \$7,500 per surveyed acre.

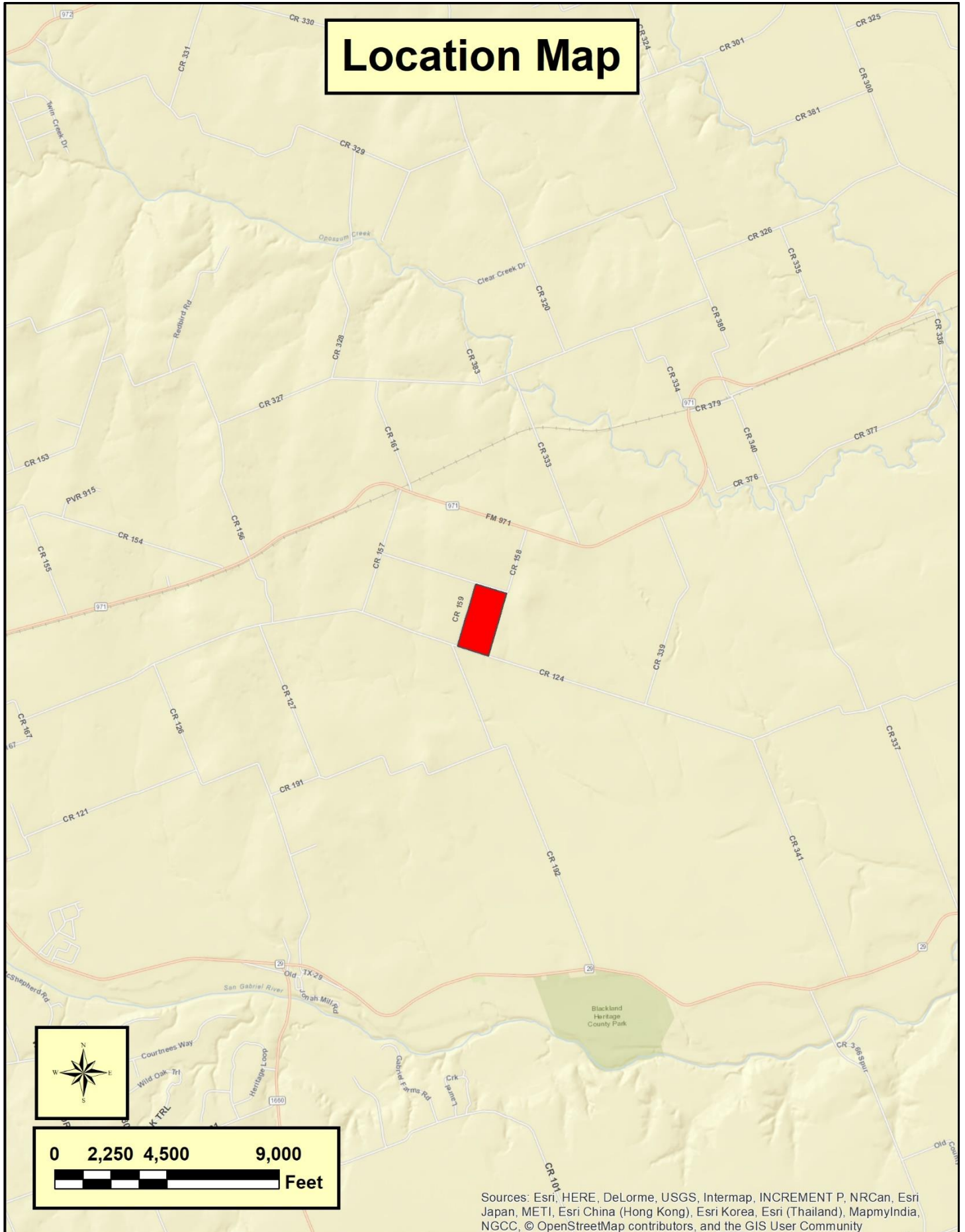
COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.

CLOSED APRIL 2018

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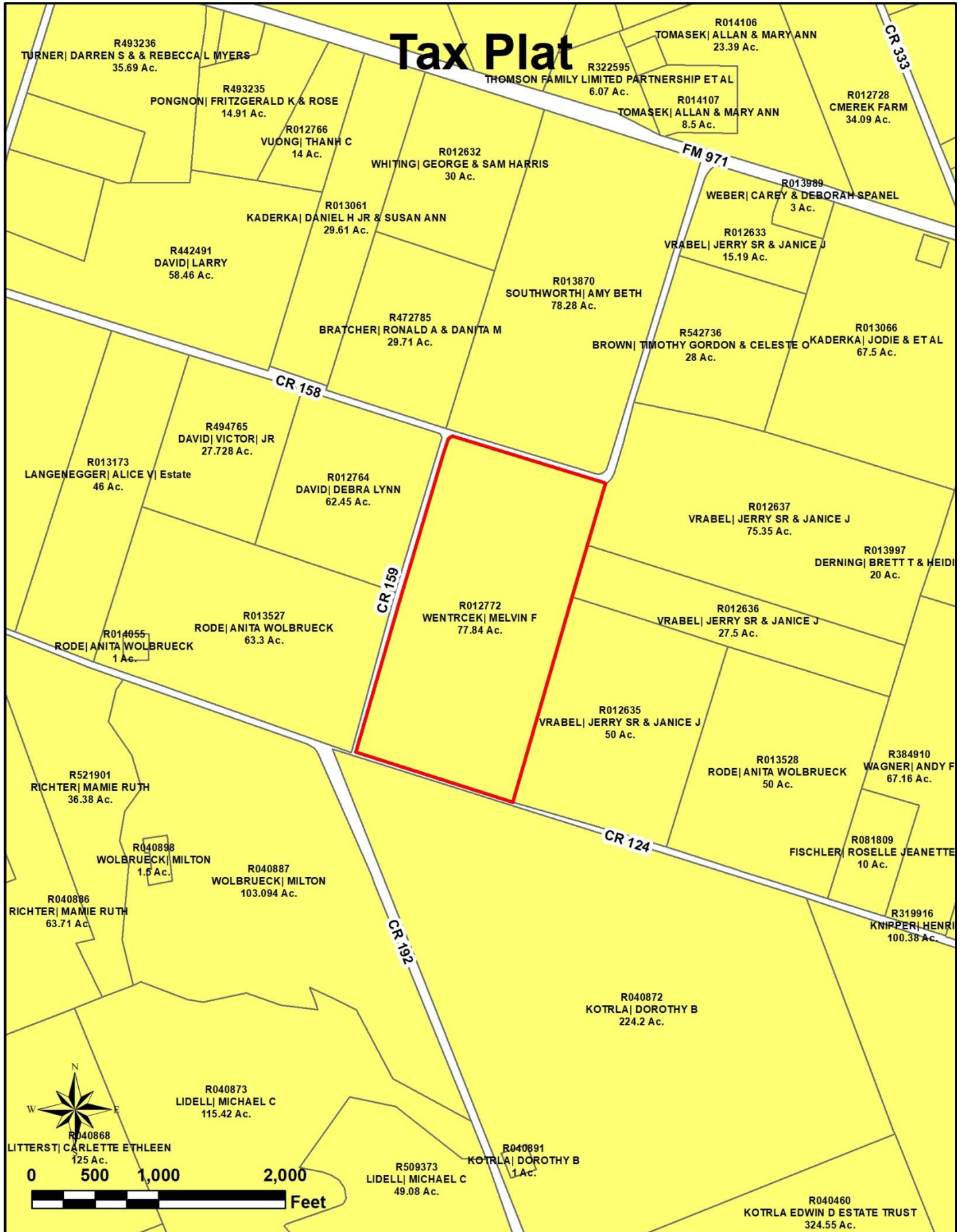
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Location Map

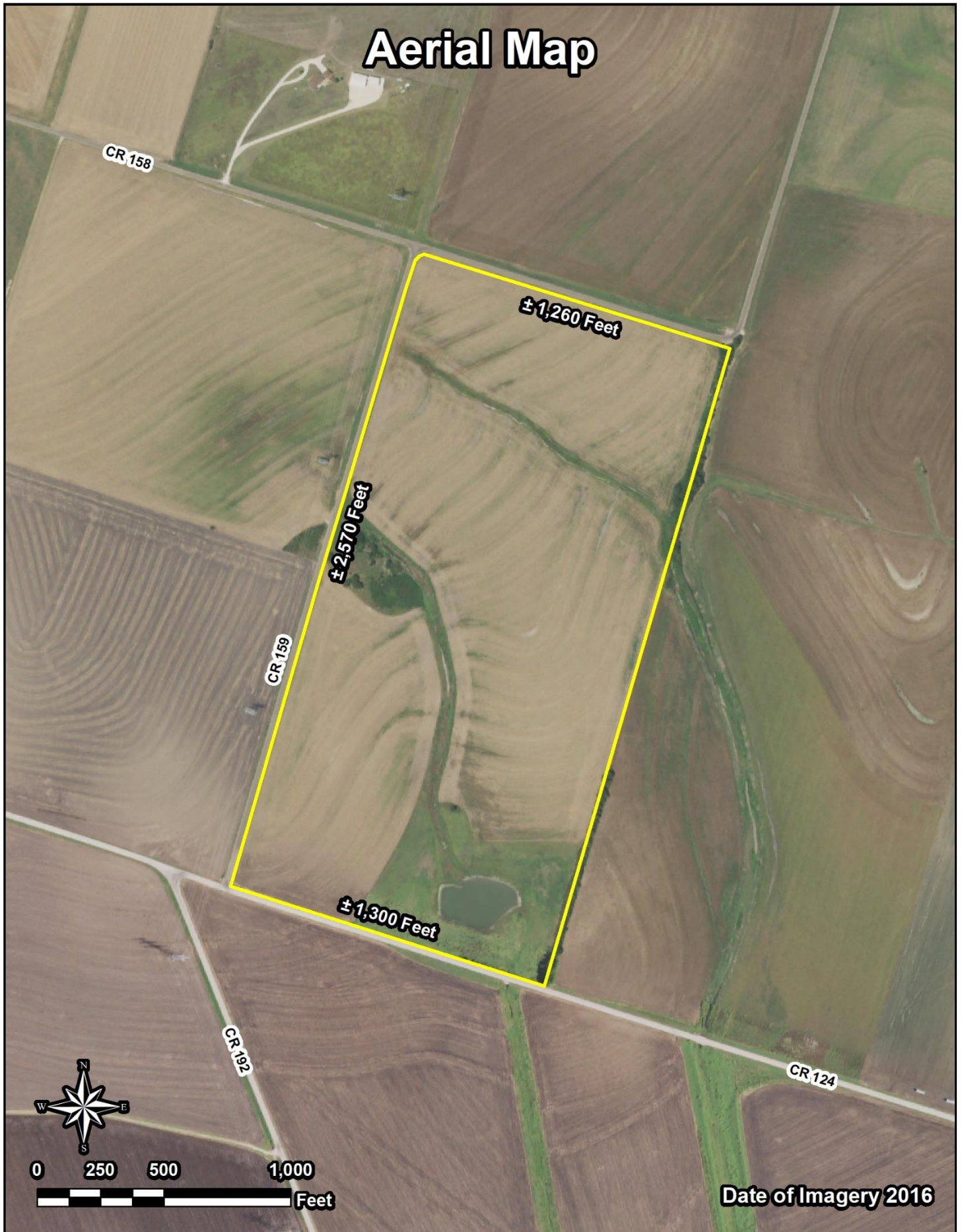


Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

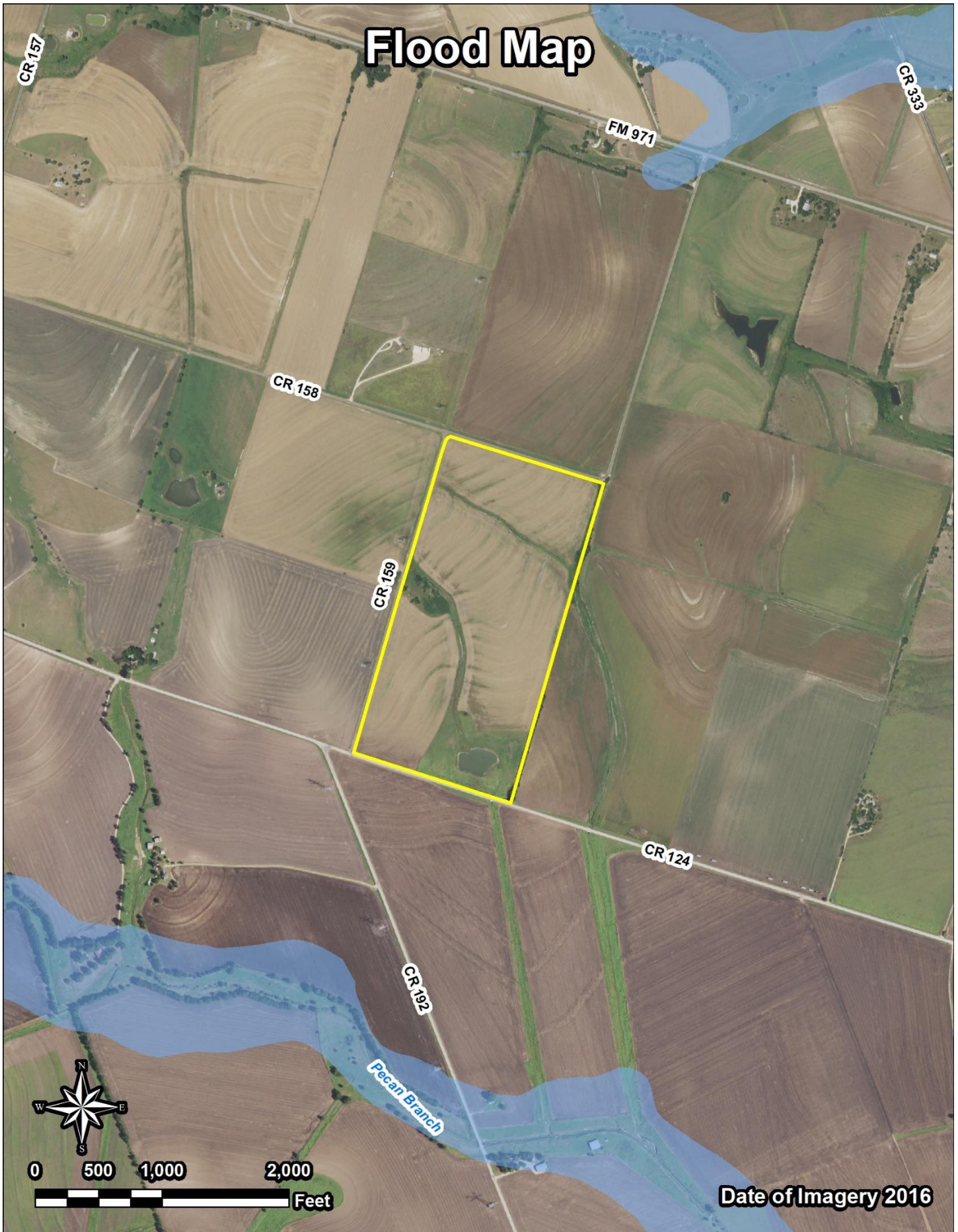
Tax Plat



Aerial Map



Flood Map

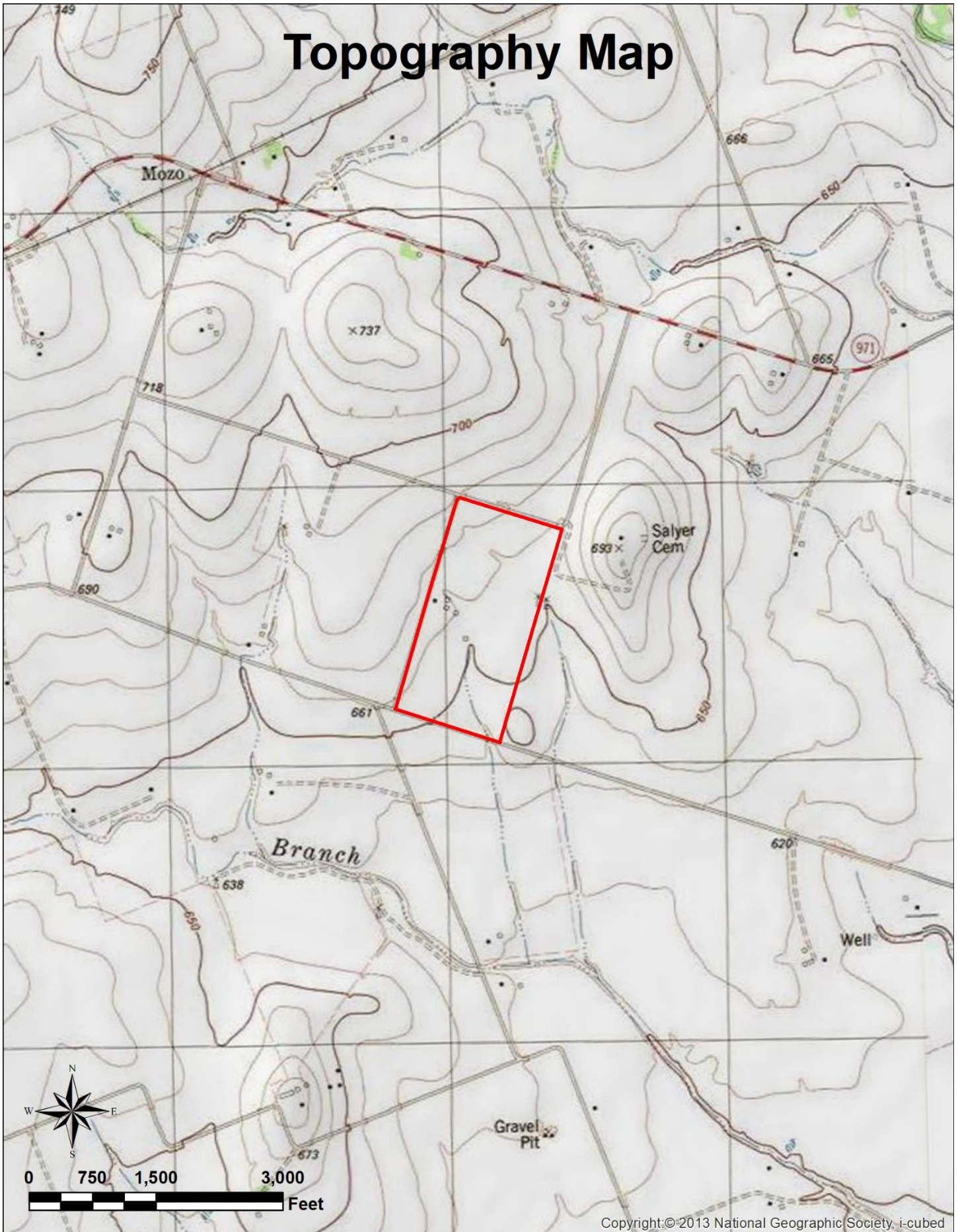


Date of Imagery 2016

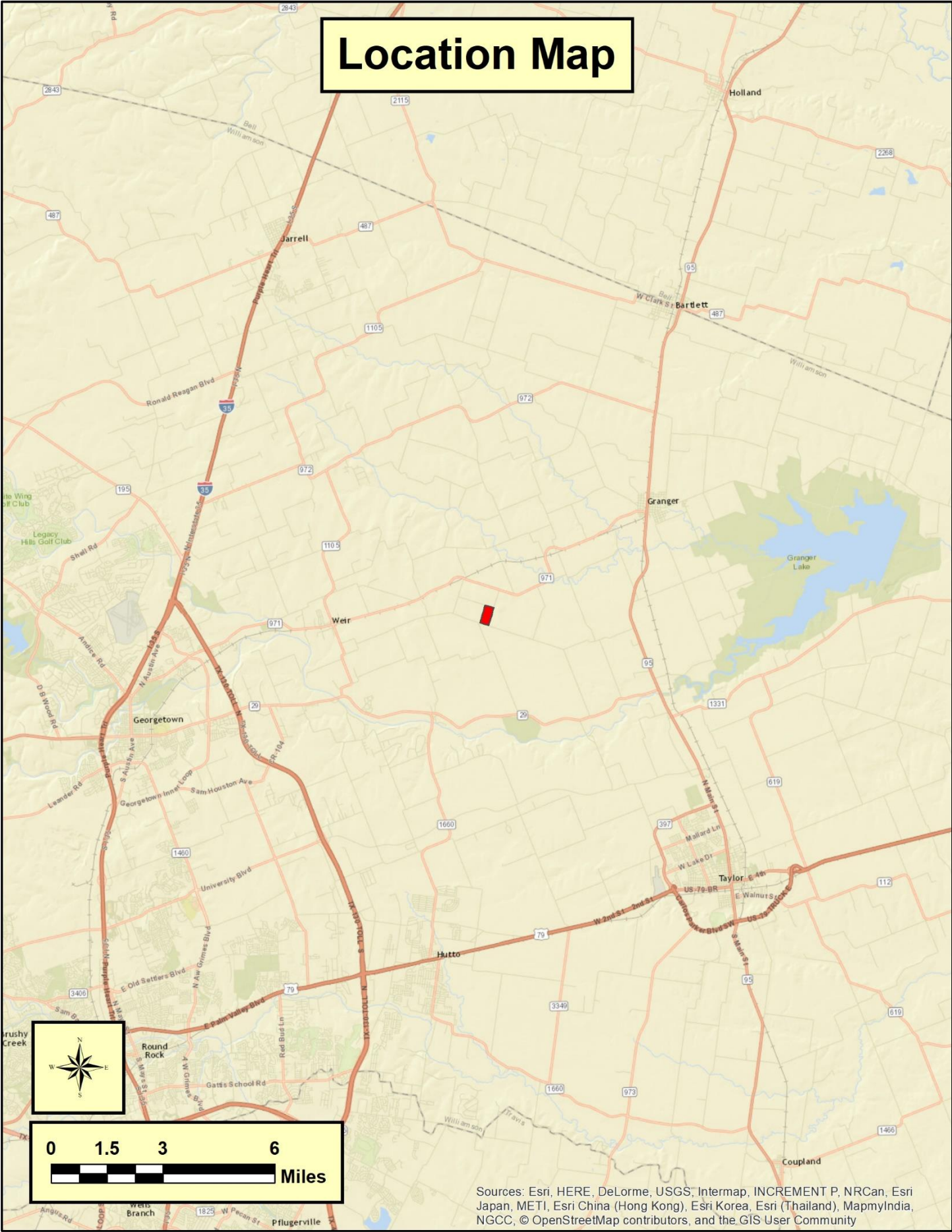
Soils Map



Topography Map



Location Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

PHOTOS



PHOTOS



PHOTOS



IN WILLIAMSON COUNTY, TEXAS

SCALE:
1"=200'

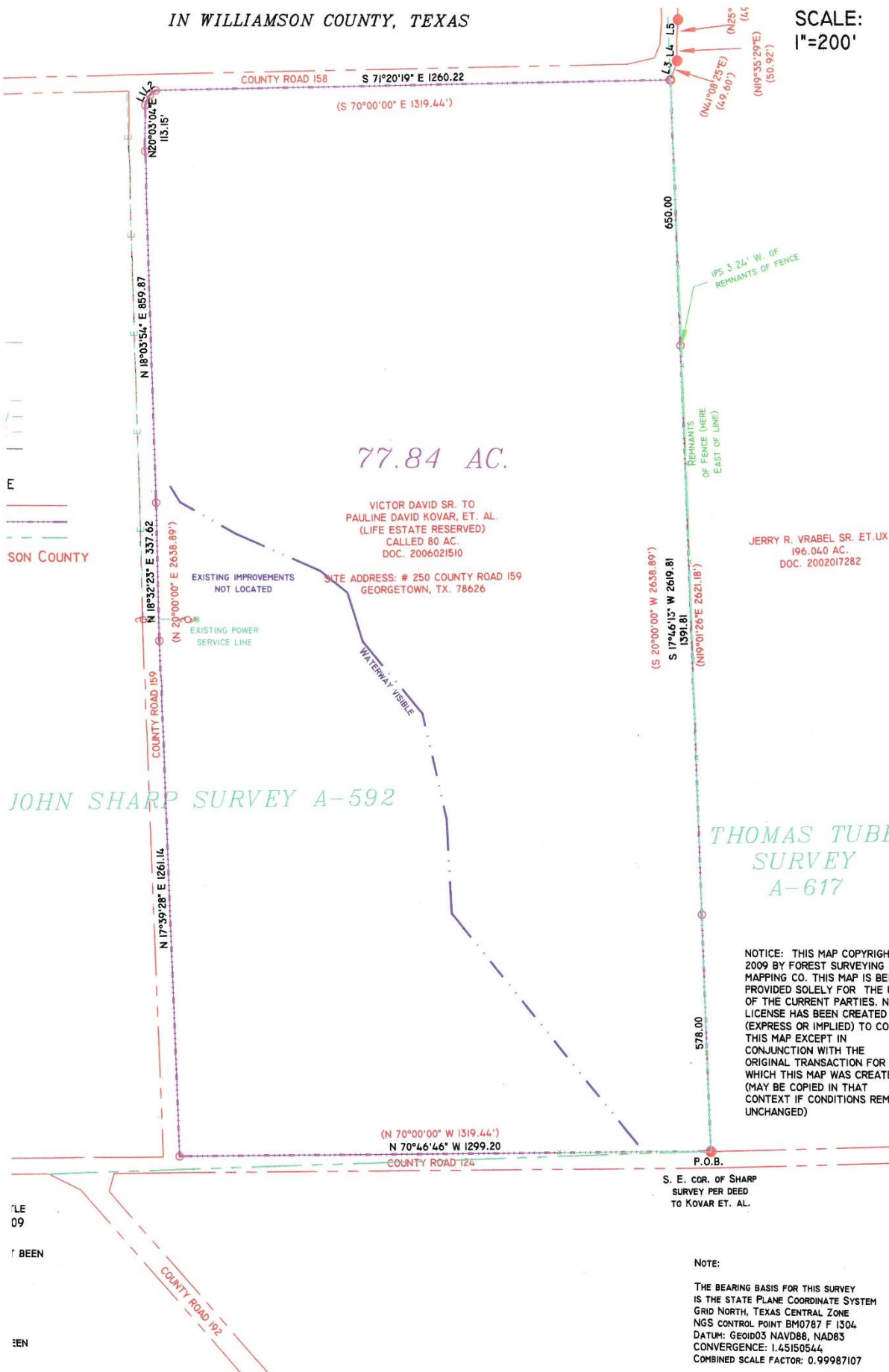


EXHIBIT A

BEING 77.84 acres of the John Sharp Survey, Abstract No. 592, Cert. # 509, Patent # 283; situated in Williamson County, Texas. This parcel is the same property which was called 80 ac. as described in a deed to Pauline David Kovar, et. al., of record in Doc. 2006021510, of the Official Records of Williamson County, Texas (less areas that lie within adjacent County Roads), and is subject to the Life Estate of Victor David Sr. This tract was surveyed on the ground in June of 2009, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone. Line codes herein are in agreement with the survey drawing as prepared this date.

BEGINNING at an iron pin which was found at the Southeast fence corner of the said 80 acre tract, in the North line of County Road 124, and at the Southwest corner of the tract which was called 196.040 acres as described in a deed to Jerry R. Vrabel, Sr., et.ux., of record in Doc. 2002017282 (ORWCT).

THENCE with the North line of County Road 124, N 70°46'46"W 1299.20 feet to a ½ inch capped iron pin which was set in the East line of County Road 159.

THENCE with the East line of County Road 159 (here 40 feet wide as maintained), setting ½ inch capped iron pins, as follows; N 17°39'28"E 1261.14 feet (20 feet from the center of the pavement); N 18°32'23"E 337.62 feet; N 18°03'54"E 859.87 feet; and N 20°03'04"E 113.15 feet.

THENCE continuing with the East boundary of County Road 159, setting ½ inch capped iron pins as follows; (L1) N 45°32'18"E 27.69 feet; and (L2) N 72°47'30"E 18.10 feet.

THENCE with the South line of County Road 158, S 71°20'19"E 1260.22 feet to a ½ inch capped iron pin set in place of an iron pin found disturbed at a fence corner in the West line of the said property which was conveyed to Jerry R. Vrabel Sr. et. ux. (Doc. 2002017282). An iron pin found stands (L3) N 39°55'59"E 49.60 feet.

THENCE with the West boundary of the said 196.040 acre parcel as described in the said Vrabel deed, along remnants of an old fence, but departing from the remnants of the fence, S 17°46'13"W at 650.00 feet pass an iron pin set which exists 3.24 feet Westerly from the remnants of an old wire fence, at 2041.81 feet pass an iron pin set where there are no remnants of the old fence, and continuing in all 2619.81 feet to the POINT OF BEGINNING.

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company


SCHEDULE B

File No.: 09044709

Policy No.: 2078659

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of leases and easements, if any, shown in Schedule A, and the following matters:

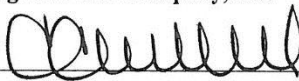
1. ~~The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):~~

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year **2009**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.
6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception.):
 - a. Easement dated July 13, 1936, executed by Katerina David, a widow to Texas Power & Light Company, recorded in Volume 281, Page 254, Deed Records, Williamson County, Texas.
 - b. Easement dated December 20, 1945, executed by Victor David and Viola David to Texas Power & Light Company, recorded in Volume 333, Page 431, Deed Record, Williamson County, Texas.
 - c. All visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
 - d. Rights of Parties in possession.
 - e. Power Line in place as shown on survey plat made by William F. Forest, dated June 29, 2009, together with all associated rights of Power Company, including but not limited to the rights of ingress and egress over the

Continuation of Schedule B

Policy No. 2078659

property description herein.

Countersigned
Longhorn Title Company, Inc.

By 



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Larry Don Kokel	216754		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
RON LEPS	483848	RON@TEXAG.COM	(512)869-6766
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry Kokel

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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IABS 1-0 Date
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