

1045 Bowers St, Dime Box TX \$75,000

Cute little bungalow in the town of Dime Box, Texas on 1.76 ac. 2bd/1ba home with wood siding, metal roof, fenced back yard and loads of potential. Property has been in this family for multiple generations and now they are ready to pass along to another to enjoy. Home has ship lap ceiling in living room, separate dining room, and great storage in the kitchen. Appliances and furnishings to convey with sale. Both bedrooms are nice sized with large closets. Utility room with washer and dryer, new electric water heater and door out to back yard. Property has nice crepe myrtles, several huge oak trees, antique barn and two 40' storage containers fashioned into barn with metal roof.



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The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.

cm = control monument
 pp = power (utility) pole
 OHE = overhead electric line
 p = porch
 pt = propane tank
 g = guy wire anchor
 wm = water meter

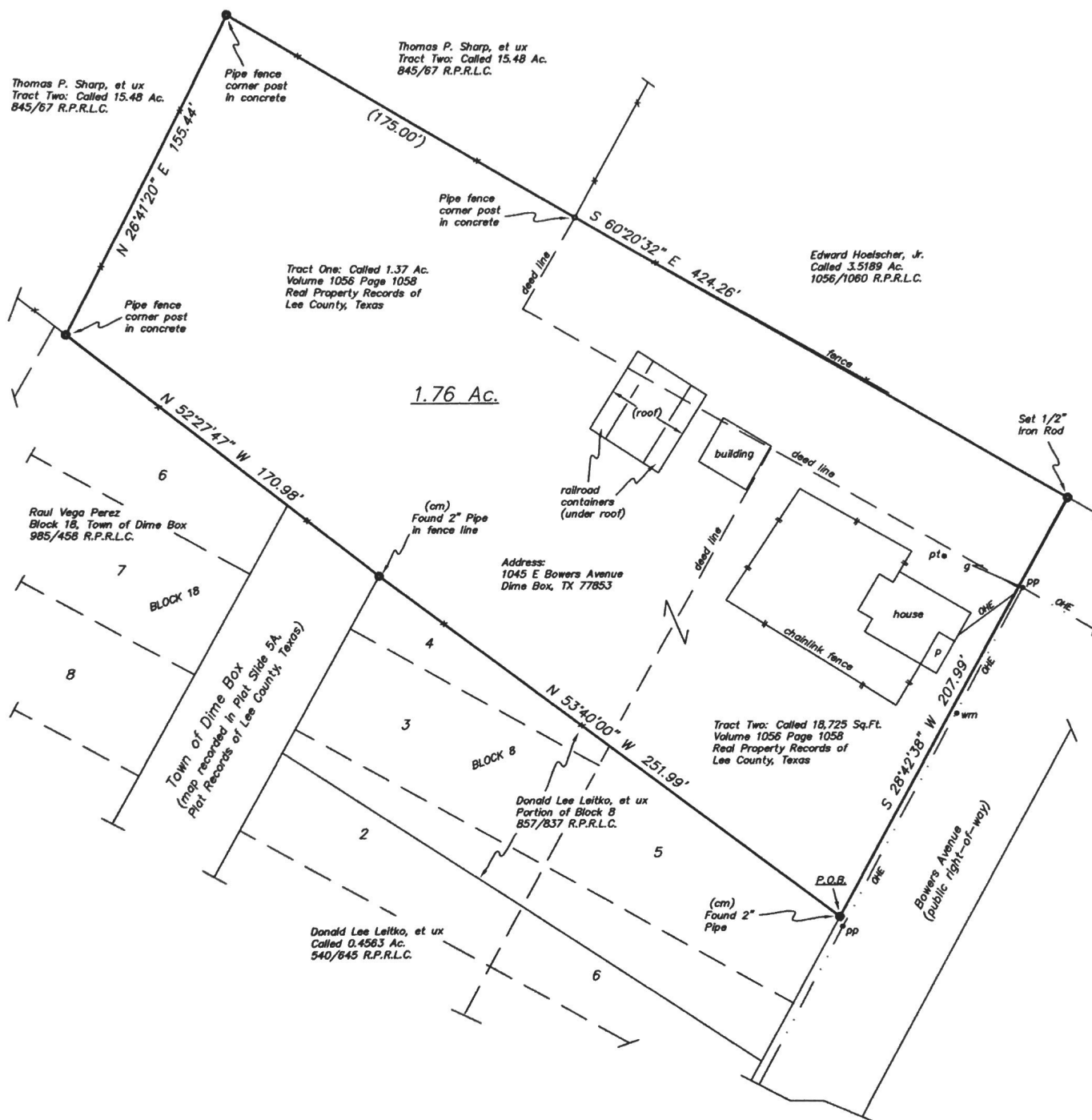
The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Lee County, Texas, Map Number 48287C0300C, effective date April 18, 2014.

Bearings shown hereon are based on the record bearing for the Southwest line of the original called 18,725 Sq.Ft. tract (Tract Two), recorded in 1056/1058 R.P.R.L.C.

This plat accompanied by metes and bounds description.

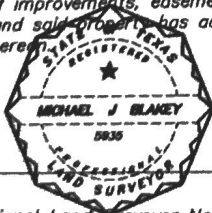
Stephen F. Austin Survey Abstract No. 1 Lee County, Texas

Scale 1" = 50'



To: Dawn Carol Freeman and James Freeman, Estate of Rose Marie Balcar Brinkman, Shanna Logan, and Botts Title Company, GF No. LE-18-144.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on May 30, 2018, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2018-2721

Dawn Carol Freeman and James Freeman
 Estate of Rose Marie Balcar Brinkman

Blakey Land Surveying

RPLS 4052 RPLS 6935

4650 Wilhelm Lane
 Burton, Texas 77835

(979) 289-3900

Blakey Land Surveying

4650 Wilhelm Lane
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DAWN CAROL FREEMAN AND JAMES FREEMAN
ESTATE OF ROSE MARIE BALCAR BRINKMAN
1.76 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 1.76 acres, situated in Lee County, Texas, being out of the Stephen F. Austin Survey, Abstract No. 1, in the Town of Dime Box, being all or a portion of a called 1.37 acre tract (designated Tract One), and being all or a portion of a called 18,725 Sq.Ft. tract (designated Tract Two), said tracts described in that deed dated March 17, 2010, from Stonewall E. Brinkman to Dawn Carol Freeman and James Freeman, recorded in Volume 1056, Page 1058 of the Real Property Records of Lee County, Texas, said 1.76 acre tract being more particularly described as follows:

BEGINNING at a found 2 inch pipe, lying in the Northwest margin of Bowers Avenue (public right-of-way), marking the East corner of the Donald Lee Leitko, et ux tract (Portion of Block 8, Town of Dime Box, Volume 857, Page 837, Real Property Records of Lee County, Texas), the apparent South corner of the original called 18,725 Sq.Ft. tract, and the South corner of the herein described tract;


THENCE departing said street margin, along the Northeast line of said Leitko tract, and along the Northeast line of the Raul Vega Perez tract (Block 18, Town of Dime Box, Volume 985, Page 458, Real Property Records of Lee County, Texas), with the Southwest line of the herein described tract, N 53deg 40min 00sec W, 251.99 ft., to a found 2 inch pipe in fence line, marking the apparent North corner of the Leitko tract; and, N 52deg 27min 47sec W, 170.98 ft., to a pipe fence corner post in concrete, marking an occupied South corner of the Thomas P. Sharp, et ux called 15.48 acre tract (Tract Two, Volume 845, Page 67, Real Property Records of Lee County, Texas), the occupied West corner of the original called 1.37 acre tract, and the West corner of the herein described tract;

THENCE along an occupied Southeast line of said Sharp tract, with the Northwest line of the herein described tract, N 26deg 41min 20sec E, 155.44 ft., to a pipe fence corner post in concrete, marking an occupied re-entrant corner of said Sharp tract, the occupied North corner of the original called 1.37 acre tract, and the North corner of the herein described tract;

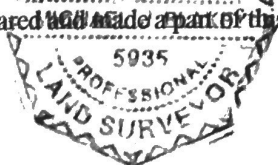
THENCE along an occupied Southwest line of said Sharp tract, with the Northeast line of the herein described tract, S 60deg 20min 32sec E, at 175.00 ft. passing a pipe fence corner post in concrete, and CONTINUING for a TOTAL DISTANCE of 424.26 ft., to a ½ inch iron rod, set for corner, lying in the Northwest margin of said Bowers Avenue, and marking the East corner of the herein described tract;

THENCE along said street margin, with the Southeast line of the herein described tract, S 28deg 42min 38sec W, 207.99 ft., to the **PLACE OF BEGINNING** and containing 1.76 acres of land.

W.O.#2018-2721
May 30, 2018


Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.





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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date