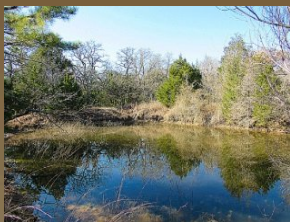




\$142,000

TBD Krenek Ln. Paige, TX 78659



Peaceful 12.8 ac on private road in Bastrop County just outside of Paige, TX. Excellent wildlife watching of deer, turkey and much more on this wooded tract with cedars, oaks, and pines. Plenty of trails for hiking to enjoy and even a pond in the back corner. Seller has selectively cleared for home site area and put in gravel drive. Seller's construction certificate with Bastrop County ready for new owners. Directions: From Paige head west on Hwy 290. Turn left on Pin Oak Rd. Turn right on Antioch Rd. Turn left on Krenek. Approx 0.60 mile down on right.




Susan S. Klel, Broker Associate
 Market Realty, Inc
 615 N Main St.
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 Cell: 979-251-4078
 Office: 979-289-2159
www.marketrealty.com
burton@marketrealty.com





If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Krenek Ln
Texas, 12.812 AC +/-

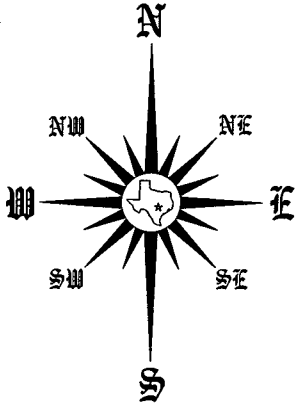


 Boundary

 100 Year Floodplain

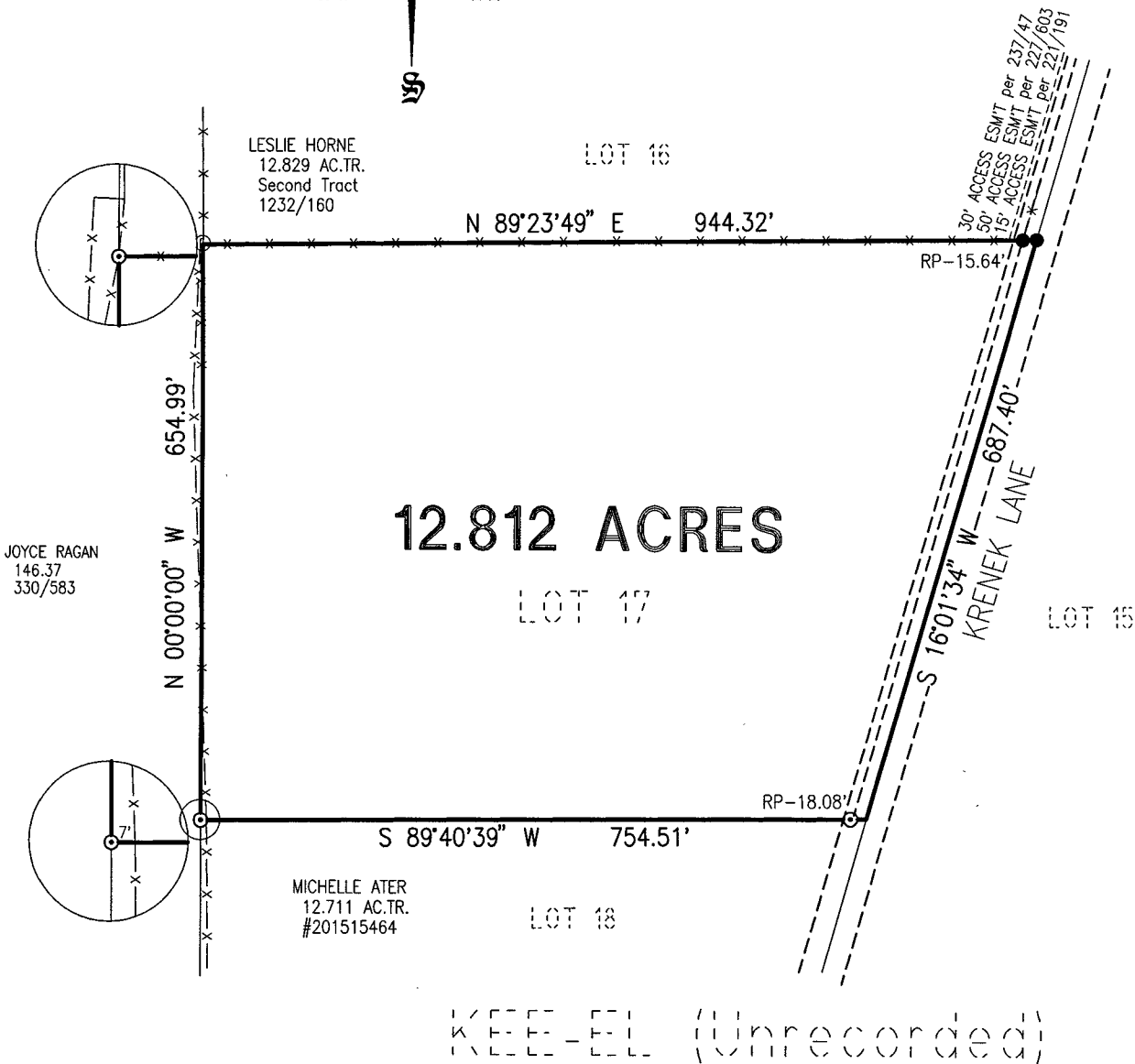
 500 Year Floodplain

JESSE HOLDERMAN
SURVEY, A-190



SCALE: 1" = 200'

- IRON ROD FOUND
- ⊙ 60d NAIL FOUND
- 5/8 IRON ROD SET
- ⊙ UTILITY POLE
- ⊙ WATER METER
- X- FENCE LINE
- E- ELECTRIC LINE



KEE-EL (Unrecorded)

FENCES MAY NOT REFLECT PROPERTY LINES

The undersigned does hereby certify to; the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

CERTIFIED COPY ONLY
IF YELLOW SEAL IS PRESENT

Dale L. Olson

DALE L. OLSON MICHAEL D. OLSON
REG. NO. 1753 REG. NO. 5386
DALE L. OLSON SURVEYING COMPANY
DATE: 04/19/16

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of a 12.812 ACRE TRACT in the
JESSE HOLDERMAN SURVEY, A-190,
BASTROP COUNTY, TEXAS.

CF# 31644 Trinity-Bastrop

SCALE:	1" = 200.00'	JUSTIN ALTHAUS		
DRAFTSMAN:	D. BROOKS			
DATE:	19 APR 16	DISK-FILE	365-38	ORDER # 16-365-38
				PLAT FILE # -0-

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 12.812 ACRE TRACT IN THE JESSE HOLDERMAN SURVEY IN BASTROP COUNTY, TEXAS.

BEING a 12.812 acre tract or parcel of land out of and being a part of the Jesse Holderman Survey, A-190, in Bastrop County, Texas, and being all of that certain tract said to contain 12.789 acres described in a deed from Miquel Barrientos to Rene Barrientos, recorded in Vol. 1750, Page 128, Bastrop County Official Records. Said tract being Lot No. 17 of Kee-El, an un-recorded subdivision in said county and survey. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

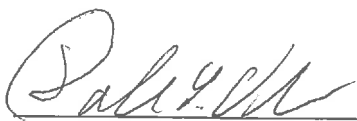
BEGINNING at a 1 inch iron pipe found at a fence corner, the southwest corner of that certain 12.829 acre tract described as Second Tract in a deed from Charles Ray Horne IV to Leslie Horne, recorded in Vol. 1232, Page 160, Bastrop County Official Records, for the northwest corner of this tract. Said point being in the east line of the Joyce Ragan 146.37 acre tract recorded in Vol. 330, Page 583, Bastrop County Official Records.

THENCE with the south line of the Horne 12.829 acre tract, N 89 deg. 23 min. 49 sec. E, 944.32 feet to the southeast corner of same, a $\frac{3}{4}$ inch iron rod found in the center of Krenek Lane, a 30 foot access easement for the northeast corner of this tract from which a $\frac{3}{4}$ inch iron rod found at a fence corner in the west line of said road bears S 89 deg. 23 min. 49 sec. W, 15.64 feet.

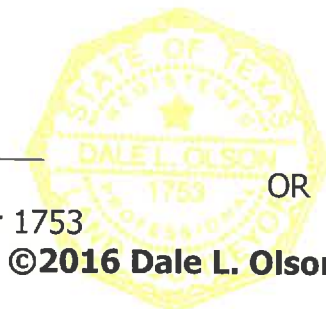
THENCE with the center of said road, S 16 deg. 01 min. 34 sec. W, 687.40 feet to a point for the northeast corner of that certain 12.711 acre tract described in a deed from the Estate of Laverne S. Erwin to Michelle Ater, et. vir., recorded in Doc. No. 201515464, Bastrop County Official Records, for the southeast corner of this tract from which a 1 inch iron pipe Found for Reference in the west line of said road bears S 89 deg. 40 min. 39 sec. W, 18.08 feet.

THENCE with the north line of the Ater 12.711 acre tract, S 89 deg. 40 min. 39 sec. W, 754.51 feet to the northwest corner of same, a 1 inch iron pipe found in the east line of the Ragan tract, for the southwest corner of this tract.

THENCE with the east line of the Ragan tract, N 00 deg. 00 min. 00 sec. W, 654.99 feet to the POINT OF BEGINNING, containing 12.812 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753



OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order# 16-365-38

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Date Created: 4-19-16



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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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

IABS 1-0 Date