



Residential Lot



E. HILBURN ST.
Bellville, TX
Inside City Limits
.278 ac.



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Bill Johnson & Associates
Real Estate

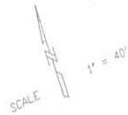
Since 1970



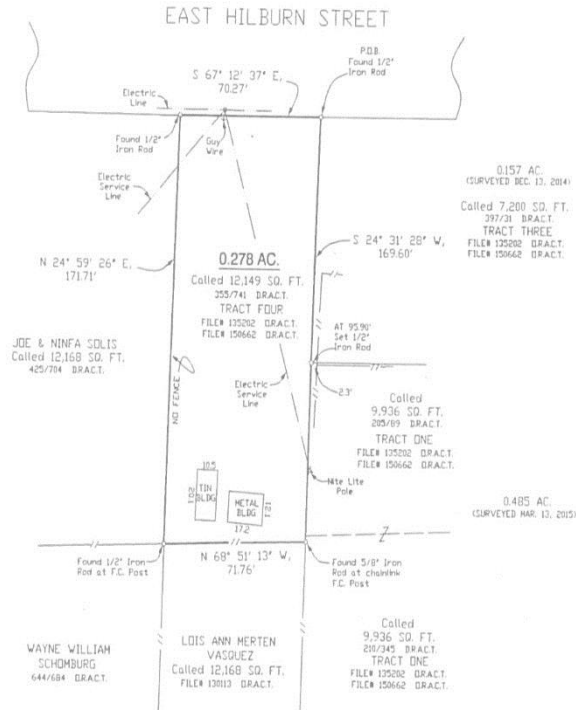
LOT ON E. HILBURN STREET-BELLVILLE

Location of Property:	Matthews St to Hilburn, turn right and property is 2 blocks on left	Listing #:	102990
Address of Property:	E. Hilburn St. Bellville TX 77418	Road Frontage:	Approx. 70 feet
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Lot Size or Dimensions:	0.278
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Acres: 0.2780		Improvements on Property:	
Price per Acre (or)		Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Total Listing Price: \$45,000.00		Buildings:	Two Storage Buildings
Terms of Sale:		Barns:	
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others:	
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:		% Wooded:	5%
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Type Trees:	Magnolia, Live Oak
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Fencing:	Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Years:			Condition:
			Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
			Condition:
Property Taxes: Year: 2018		Ponds:	Number of Ponds: None
School:	\$268.19	Sizes:	
County:	\$85.05	Creek(s):	Name(s): None
FM/Brg:	\$31.56		
Hospital:	\$11.67	River(s):	Name(s): None
City:	\$61.51		
TOTAL:	\$457.98	Water Well(s): How Many?	None
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Year Drilled:	Depth:
School District:	Bellville	City Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Minerals and Royalty:		Provider:	Through City of Bellville
Seller believes	All	Electric Service Provider (Name):	
to own:	All	City Utilities are available- City of Bellville	
Seller will	All	Gas Service Provider	
Convey:	All	Available through City of Bellville	
		Septic System(s): How Many:	None
Leases Affecting Property:		Year Installed:	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Soil Type:	Clay and Sandy Loam
Lessee's Name:		Grass Type(s)	St. Augustine
Lease Expiration Date:		Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
		Nearest Town to Property:	in city limits of Bellville
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Distance:	
Lessee's Name:		Driving time from Houston	1 hour
Lease Expiration Date:		Items specifically excluded from the sale:	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	All sellers personal property located on said .278 Acres	
Easements Affecting Property: Name(s):		Additional Information:	
Pipeline:			
Roadway:			
Electric:			
Telephone:			
Water:			
Other:			

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



JOHN NICHOLS LEAGUE
A-73
"CITY OF BELLVILLE"
AUSTIN COUNTY, TEXAS



- NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 40015C 0105E, Map Revised September 3, 2010.
- 2.) Bearings shown hereon are based on the bearings of the 0.163 Acre tract, recorded in File# 133202 GRAC.T.

- 3.) Reference is hereby made to metes and bounds description, of the subject tract, prepared this day.
- 4.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

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420 E Main
Bellville, Tx. 77418
979-865-5969



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Bill Johnson & Associates
Real Estate
Since 1970

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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 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.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 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

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Kimberly Zapalac

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