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BROKER:

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info@texag.com

SALESMAN:

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

**PROPERTY FOR SALE: ± 14 ACRES
750 CR 355
Williamson County - Granger, Texas**

LOCATION:

Tract is located east of Hwy 95 and north of FM 971, northeast side of Granger, on the east side of County Road 355.

LEGAL:

AW0072 Botello, C. Sur., Acres 1.5; ±12.5 Acres out of AW0072 Botello, C. Sur., Acres 152.01.

FRONTAGE: The subject contains approximately ± 590 feet of road frontage along the east side of County Road 355.

UTILITIES:

The tract is served by the City of Granger CCN Water Service Area but has a Bell-Milam-Falls WSC water meter. Sewer is septic tank and needs to be inspected.

Note Attached: License to Operate a Private Sewage Facility & Fieldnotes.

SCHOOL DISTRICT:

Granger ISD

TAXES:

2016 taxes – According to WCAD are approximately \$861 (with ±12.5 acres under Agriculture Use Exemption).

MINERALS:

Owner appears to control all minerals subject to title review.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Program Digital Flood Insurance Rate maps for Williamson County, the tract contains land area within the 100-year flood plain area. (Note attached map)

RESTRICTIONS:

None noted.



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.

COMMENTS:

The tract provides for a lovely rural residence complete with a stock tank that normally holds water year-round. Tract is located \pm 2 miles from school, 3-4 miles from Highway 95 and the City of Granger. Quiet and pristine area with mature trees and tremendous views.

The two-car garage with side room (storage and/or work shop) was built in 1920 and is 576 SF. The home was torn down but there remains an excellent pad site with existing septic system, electricity and water. The property is being sold "As-Is/Where-Is."

The tract offers \pm 590 feet of frontage on CR 355. This is an ideal setting, "Small enough to be home, but large enough to be country."

PRICE: \$231,000.00

(Based on \$16,500.00 per surveyed acre @ 14 acres)

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

PHOTOS



PHOTOS



PHOTOS



Aerial Map

CR 355

± 590 Feet

± 14 Ac.

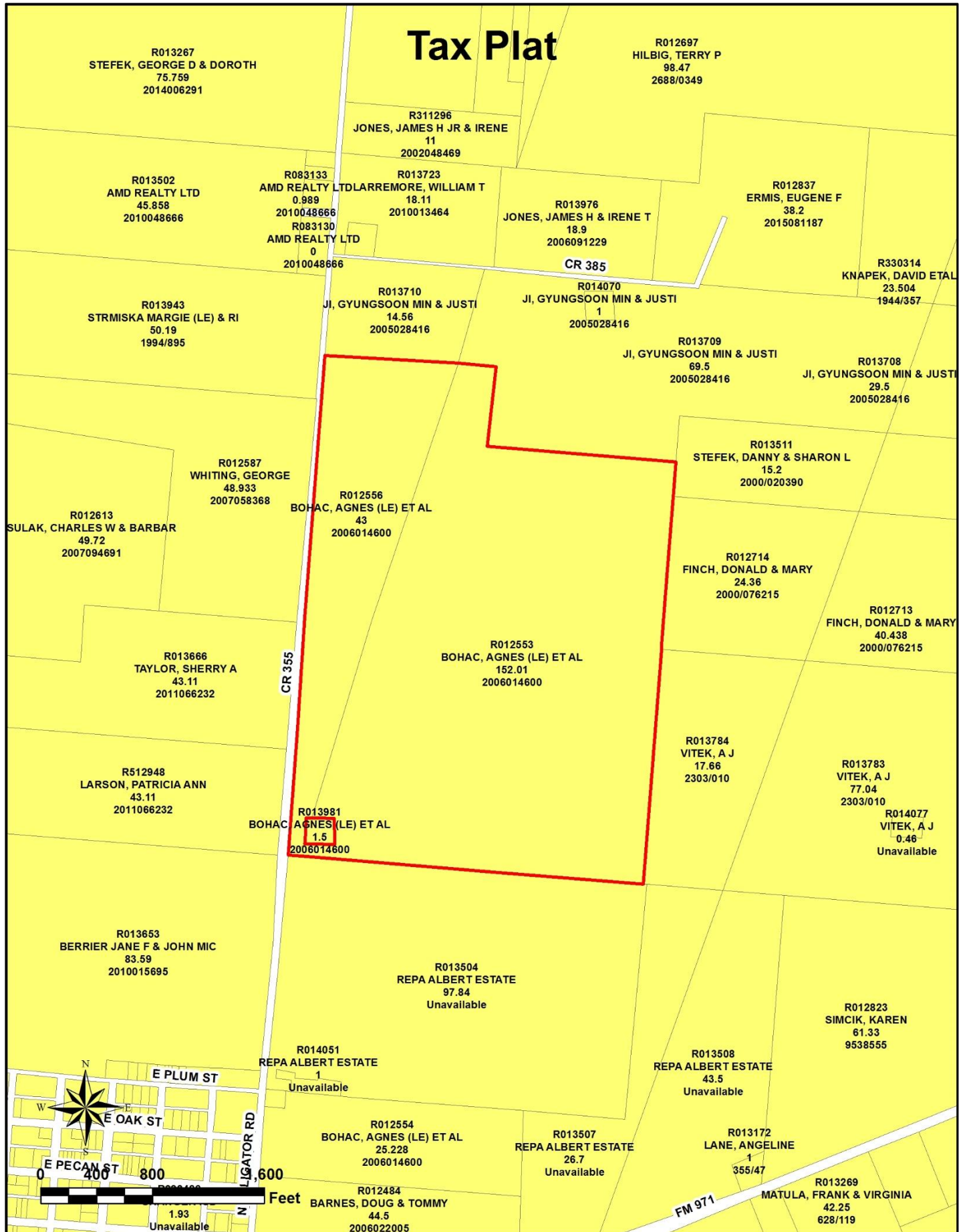


0 125 250 500 Feet

**Acreage is measured based on ArcView software, not surveyed.

Date of Imagery 2019

Tax Plat



BELL MILAM
FALLS WSC

CCN Map - Water

± 14 Ac.

CITY OF
GRANGER

CR 355



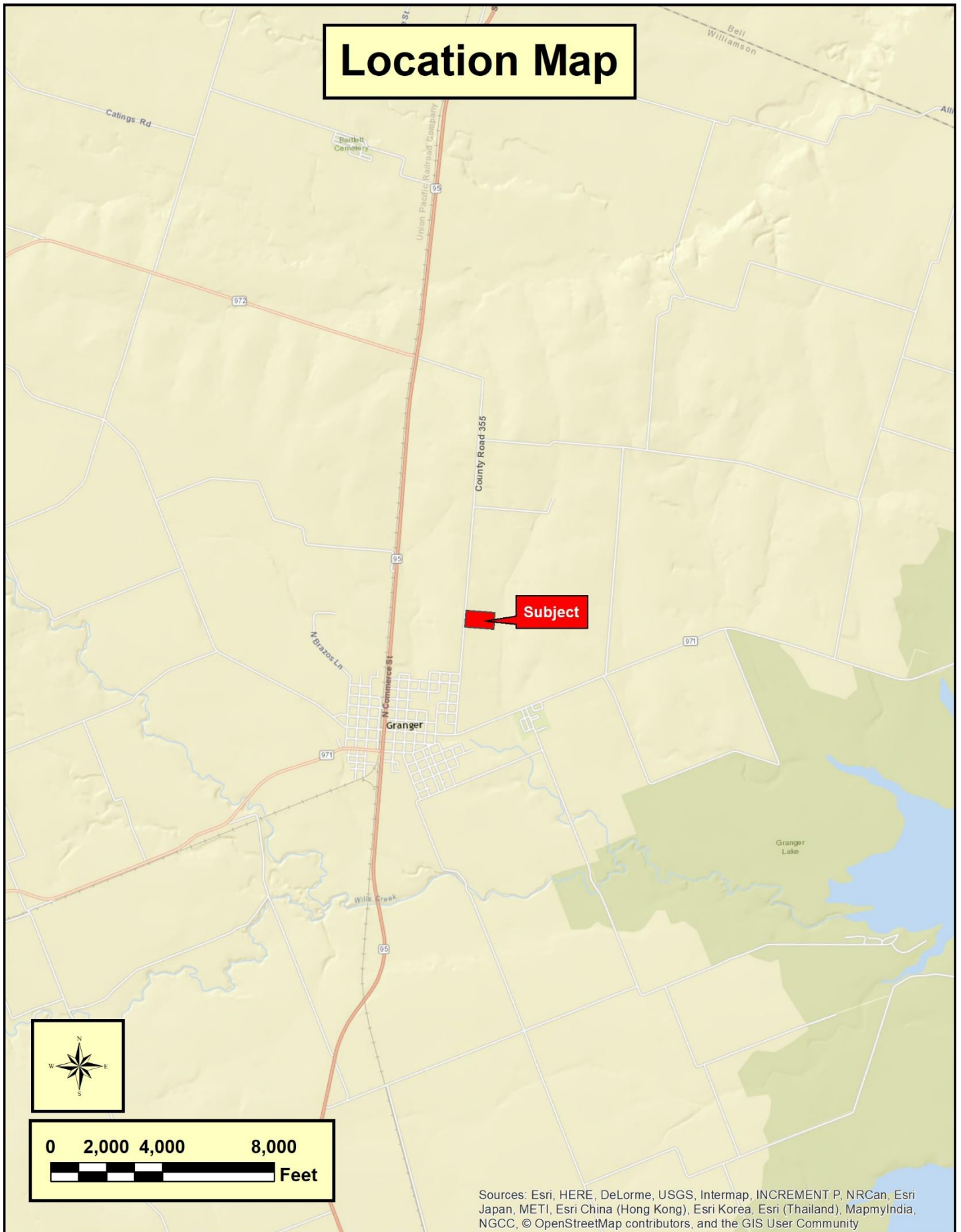
0 200 400 800 Feet

**Acreage is measured based on
ArcView software, not surveyed.

Date of Imagery 2019

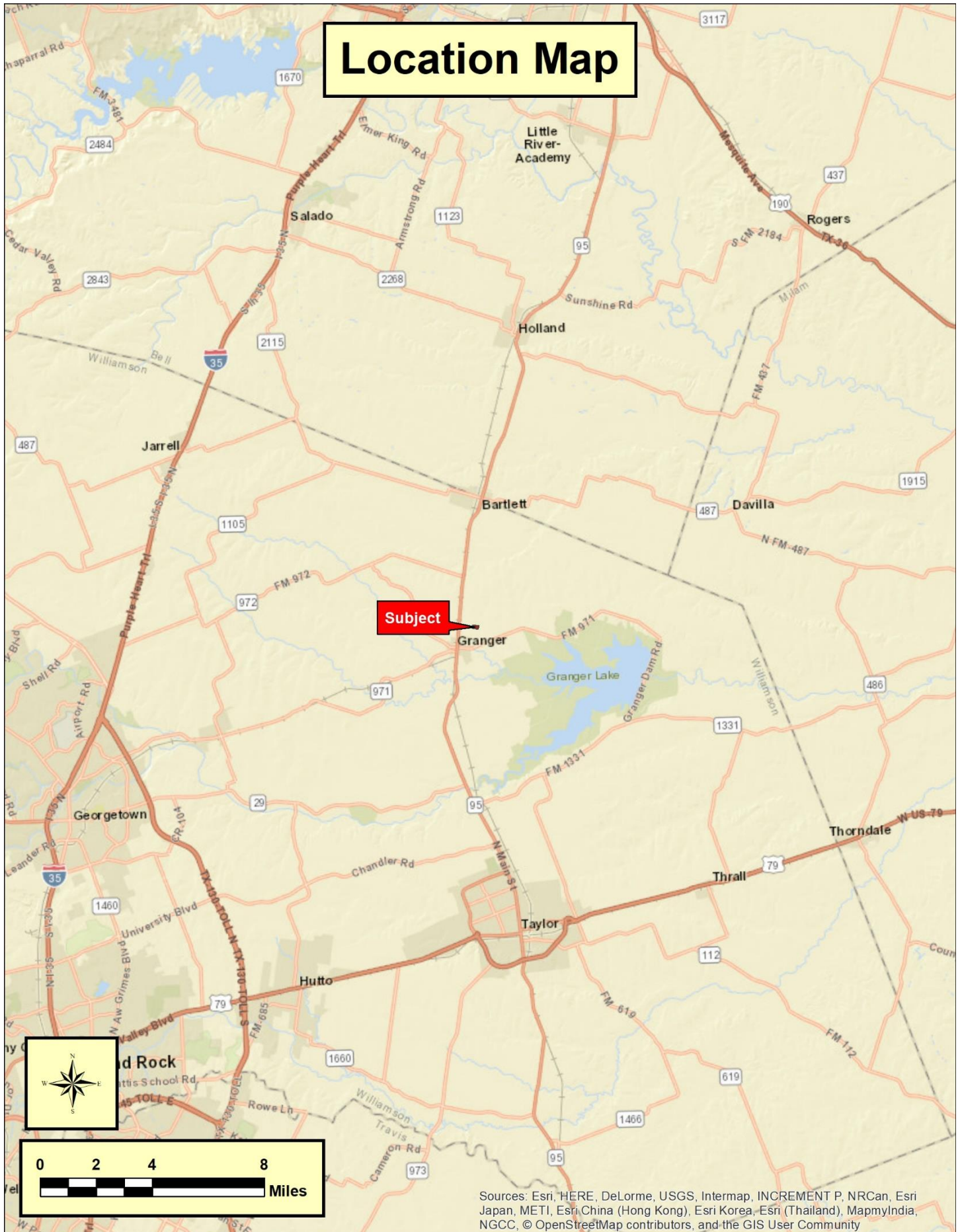
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Location Map



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

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

Soils Map

CR 355



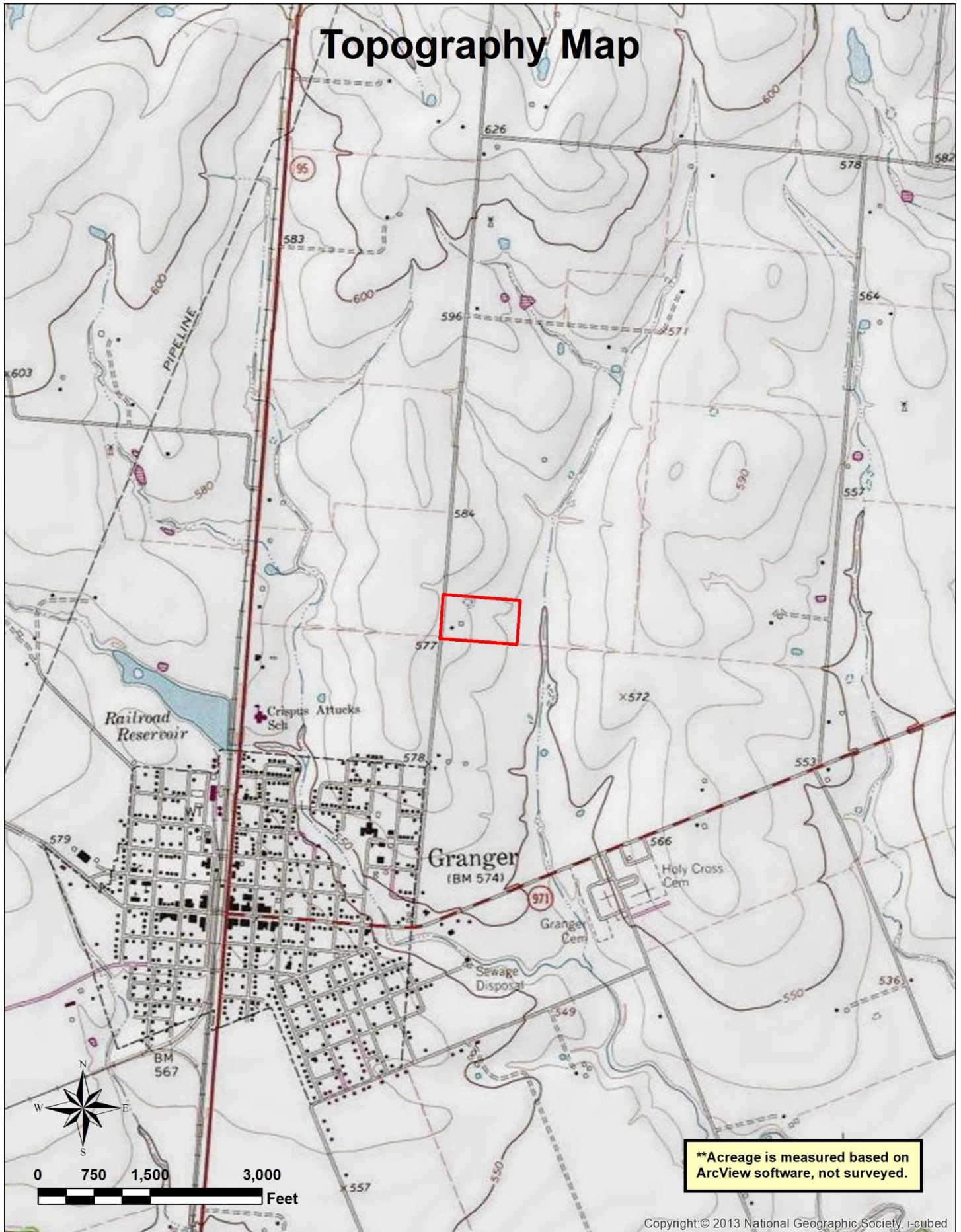
0 125 250 500 Feet

BrB- Branyon Clay, 1-3% Slopes
HuB- Houston Black Clay, 1-3% Slopes
HuC2- Houston Black Clay, 3-5% Slopes, Moderately Eroded

**Acreage is measured based on
ArcView software, not surveyed.

Date of Imagery 2019

Topography Map



Flood Map

CR 355

± 14 Ac.



0 200 400 800 Feet
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**Acreage is measured based on
ArcView software, not surveyed.

Date of Imagery 2019

**WILLIAMSON COUNTY HEALTH DEPARTMENT
LICENSE TO OPERATE A PRIVATE SEWAGE FACILITY**

THIS IS TO CERTIFY that the private sewage facility located at:

GRAD 21
No 8907

Co Rd #355 on east side
1/2 mile north of HWY 971

meets or exceeds the basic requirements established by this department.

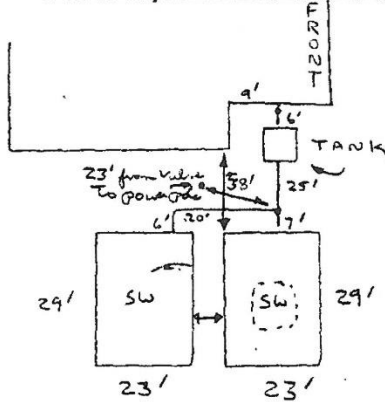
LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

KEEP THIS LICENSE with other house papers. You may need it when selling your house or if a malfunction occurs.

THIS LICENSE REMAINS in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Williamson County.

DRAWING OF SYSTEM (not to scale):

Type of Tank: Concrete
Gallon Capacity: 1000 Valve: globe
Ft. of Distribution Pipe: 160
Drainfield Size: 1334 #
Maximum Wastewater Load 150
Installed By: Anderson



DATE OF FINAL INSPECTION: 2/22/89

Issued this date 3-1-89

Paulo P. [Signature]
INSPECTOR

[Signature]
CHIEF, ENVIRONMENTAL SERVICES

Mailed 3-2-89 pm

2-22-89

License 00

Permit # LIC. # 8907-T
CC # 5110
GRID #21

WILLIAMSON COUNTY HEALTH DEPARTMENT
SEPTIC SYSTEM INSPECTION — FIELD NOTES

Location: CO. RD. #355 - N/E OF GRANGER No. of Bedrooms 2
Owner ALBIN N. BOHAC Builder: _____ Installer Ordin

I. TANK TYPE:

1. Fiberglass ☐ Shape: A. Cylinder ☐ B. Dome ☐ C. Low Profile ☐
D. Others: _____
2. Concrete ☒ Type: A. Vertical Cylinder _____ B. Box ✓
C. Poured in Place _____
D. Gallon Capacity 1000 (24)

II. SOIL DISPOSAL FIELDS:

1. Type: A. Trenches _____ B. Beds _____ C. Evapotranspiration ✓
2. Setbacks: A. Tank to well _____
B. Absorption Field to well _____
C. Field to property line sewer
3. Dimensions of Fields: A. Field #1 29' x 23' = 667 SQ. FT.
B. Field #2 29' x 23' = 667 SQ. FT.
C. Depth of Fields 19-24 1234
4. Gravel: A. Crushed _____ B. Washed Aggregate ✓
C. Amount 36 Yards, estimated. 12
5. Sand on Site: Amount 72 Yards, estimated. 72
6. Pipe: A. Number of Feet 160 B. Type _____
C. Type of Valve: gandy
7. Backfill: A. Sand _____ B. Sandy Loam _____

III. GENERAL CONDITIONS AND WORKMANSHIP OPEN PIT:

Date: <u>3/21/89</u>	Inspector: <u>GGH</u>	Yes	No
1. All material in sound condition.		<u>✓</u>	
2. Solid lines from house glued in place.		<u>✓</u>	
3. Fiberglass tanks bedded in sand.		<u>✓</u>	
4. Holes around inlet and outlet grouted.		<u>✓</u>	
5. Tank is watertight.		<u>✓</u>	
6. T'S installed in tank.		<u>✓</u>	
7. Grade of bed bottom 12" lower than tank flow line.		<u>✓</u>	
8. Bed or trench bottom essentially level.		<u>✓</u>	
9. Evidence of seeps or shallow groundwater.			<u>✓</u>

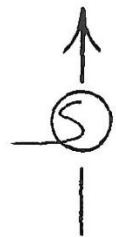
FINAL INSPECTION: DATE: 3/22/89

INSPECTOR: GGH

10. Gravel 12" Deep Throughout Field. ✓
11. Perforated pipe generally level. ✓
12. Pipe in field covered with gravel. ✓
13. Backfill material on site. ✓
14. Void for sand wicks in place. ✓
15. Soil conditions dry during installation. ✓

IV. REMARKS:

Sketch of system on back

$$\begin{array}{r} 2 \\ 29 \\ 23 \\ \hline 87 \\ 58 \\ 667 \end{array}$$


ITEM IV. CONTINUED: REMARKS -

DATE: 1-30-89

No. LIC. # 8907-T
CC # 5110
GRID # 21
 Installer

PERMIT TO CONSTRUCT

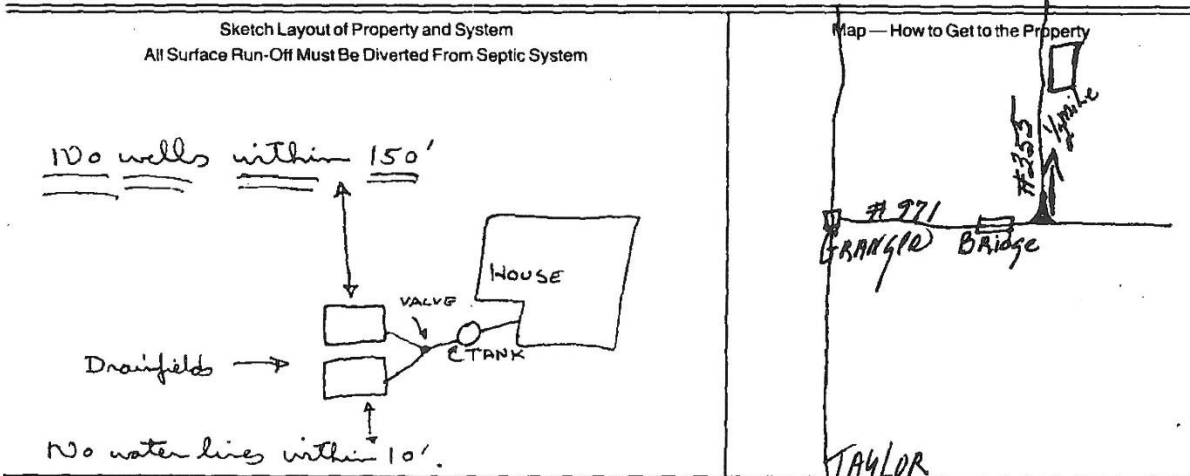
Residential X 2 BR Commercial _____ Employees _____ Water Source GRANGER - CITY WATER
 Location CO. RD. #355 - AT THE BLINKING LIGHT IN GRANGER - Block No. _____ Lot No. _____
TAKE A RT. TURN ON FM. MKT. #971 - GO EAST - AFTER CROSSING BRIDGE ON 971
 Legal Description TAKE A LEFT TURN ON CO. RD. #355 - GO NORTH 1/2 MILE - ON RT. SIDE OF R
 Owner ALBIN N. BOHAC Phone 859-2624
 Address RT. 1 BOX 263 GRANGER, TEXAS 76530
 Application Fee: \$ 110.00 Received By: J. RANDIG Date 1/27/89

Describe property & soil Bracyon - dark gray clay
 Percolation test #1 (1/2) inches in 30 min., test #2 (1/2) inches in 30 min., Rock Criteria: (Yes) (No) (No)
 Size of septic tank required 250 Gallons Capacity - Single Comp. () Double Comp. (✓) Pump Comp. ()
 Type of drain field: ✓ Absorption beds (650) + (650) alternating: (1300) Total sq. ft.
 or ✓ Lateral line trenches (250) x 2' wide + (250) x 2' wide alternating (1000) Total sq. ft.
 or _____ Evapotranspiration beds () + () alternating () Total sq. ft.
 Minimum setback distance: Tank — 5 ft. from house, 10 ft. from property line, 50 ft. to water well.
Field — 15 ft. from house, 10 ft. from property line, 150 ft. to water well, 10 ft. to water line.
 Drain Fields: Minimum distance from stream, 75 ft. to break in grade. Sand Wicks Required (Yes) (No) (Yes) Valve required? (Yes) (No) (Yes)
 Material minimum: Gravel 36 yds./Sand 12 yds./Pipe 160 ft. Sandy Loam or Sand Backfill
W/WICK WICK
 Other: _____

ALL VARIANCES MUST BE SUBMITTED AND APPROVED PRIOR TO INSPECTIONS.

OPEN PIT INSPECTION: Fields excavated, level, 12" lower than tank flow line. Tank fittings in place, Tank connected to house and valve, Tank full of clean water to flowline. Schedule 40 equivalent, 1/4" per foot house to tank, schedule 40 equivalent 1" per 100' tank to valve. Fields 18"-36" deep.
FINAL INSPECTION: Tank still full, gravel and pipe in place, backfill on site. The distribution pipes should be level with 6 inches of gravel below pipes.
 Total gravel required is 12 inches, then butcher paper or hay, then sand, then 6-12 inches sandy loam for topsoil. Trenches: 12-24 inches wide and at least 5 feet apart, maximum depth: 36 inches. ALL TRENCHES MUST BE CLOSED LOOP.
 Finished Drainfields must be mounded a minimum of 4 inches above normal ground elevation, with vegetation planted as soon as possible.

Maximum wastewater load 150 g.p.d. Engineer design required ()



Water saving commode fixtures can substantially reduce square footage requirements. Details available on request. This is only a list of Minimum requirements. Final design of system is the responsibility of the owner and builder.

white copy to wchd — yellow copy to owner



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about
brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

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