

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: 58.46 ACRES
County Road 157 & 158
Williamson County - Georgetown, Texas

LOCATION:

Tract is located south of FM 971 on County Roads 157 & 158 between Georgetown and Granger.

LEGAL:

58.46 acres out of John Sharp Survey, Abstract No. 592. See deed and fieldnotes in property package.

FRONTAGE:

The subject contains approximately 420 feet of frontage along the east side of CR 157 and 2,470 feet of frontage along the north side of CR 158.

UTILITIES:

The subject property is served by Jonah Water Special Utility District and has 2 water meters subject to transfer at time of sale. Sewer would require a septic system.

SCHOOL DISTRICT:

Granger ISD

TAXES:

2018 taxes – Approximately \$250 based on WCAD. The subject property is under Ag Valuation.

MINERALS:

Owner appears to control all minerals, subject to title review.

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.



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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:

The 27.58 acres on County Road 158 is part of this tract – note attached survey. The owner is offering the tract as a whole or part. The tract has awesome road frontage with a combined 2,890 feet on both County Roads 157 & 158. The tract is located in a very quiet area with quality surroundings and convenient to Highway 95, Highway 29, and FM 971. With the elevation change from front to back, the tract offers some really nice views and picturesque building sights.

PRICE: \$467,672.00 or \$7,999 per surveyed acre.

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

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Location Map

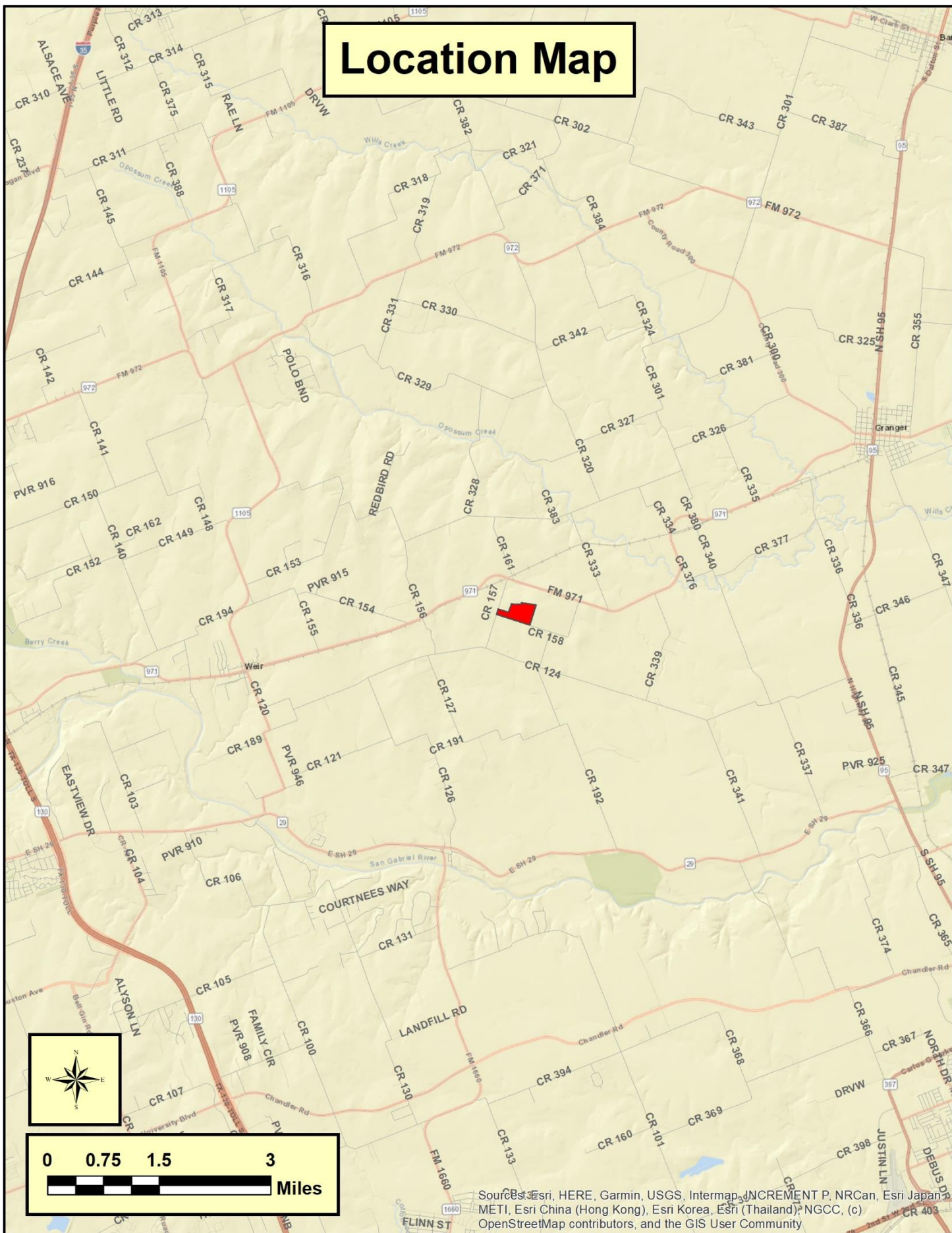
Subject



0 1.5 3 6
Miles

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

Location Map



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map

FM 971

CR 157

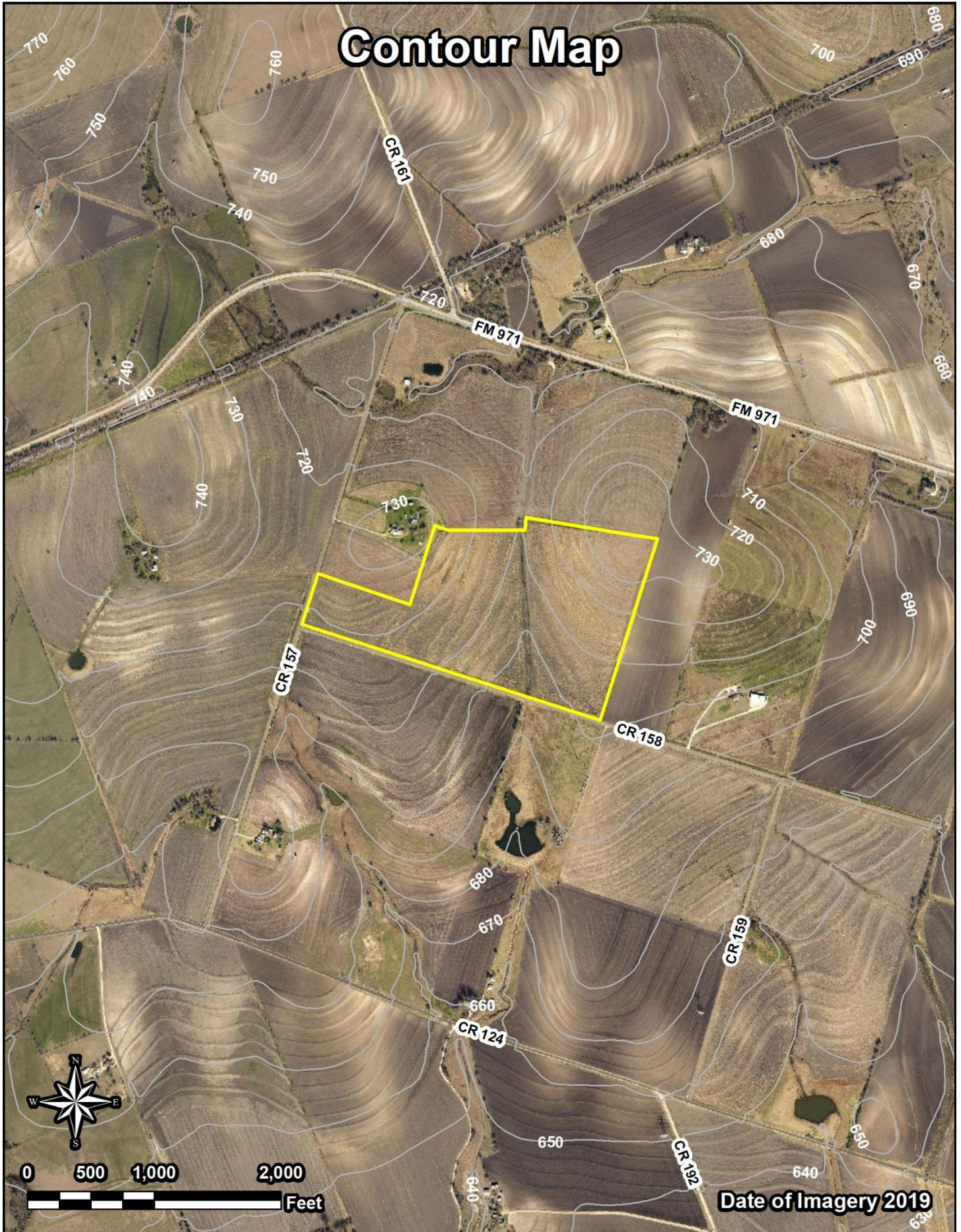
CR 158



0 250 500 1,000 Feet

Date of Imagery 2019

Contour Map



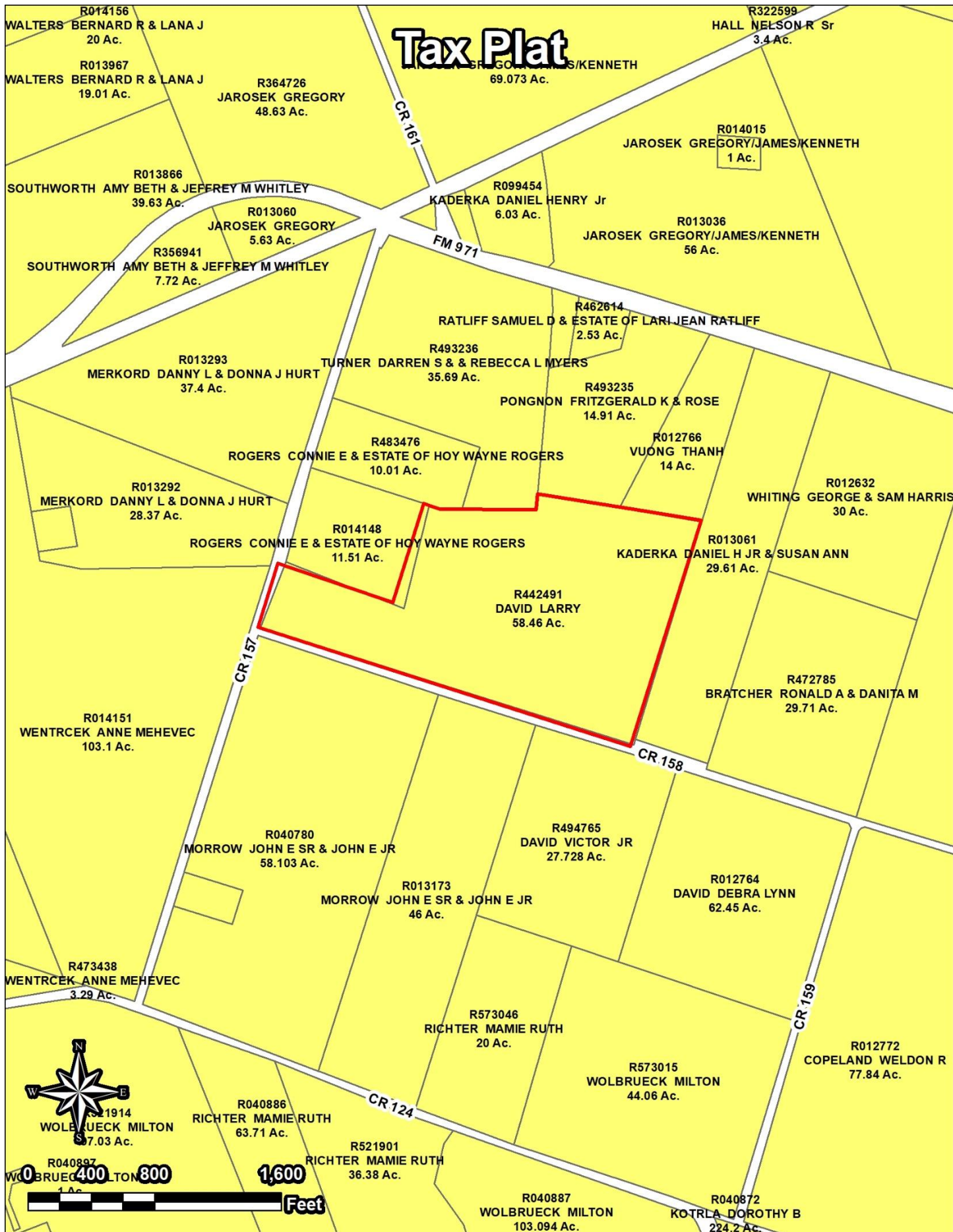
Flood Map



Soils Map



Tax Plat



PHOTOS



PAVED ROAD

ITALIC
47.21 ACRES

LEGEND

●	1/2" IRON PIN FOUND (NO CAP)
○	1/2" IRON PIN SET

SURVEY PERFORMED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON MAY APPLY.

SCALE: 1" = 200'



DANIEL KADERKA, JR.
DOC. #9812650

DOROTHY A. DAVID,
a Widow

TO

LARRY DAVID

**WARRANTY
DEED OF GIFT**

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

§
§
§

DOROTHY A. DAVID, a Widow, of Williamson County, Texas, herein called Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), the receipt of which is hereby acknowledged and confessed, for which no lien, either expressed or implied is retained, and for and in consideration of the love and affection which I have and bear toward my son, LARRY DAVID;

Has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto LARRY DAVID, as his sole and separate property, of 440 Starview in Georgetown, Williamson County, Texas 78627, herein called Grantee, the following described property, to-wit:

FIRST TRACT: All that certain tract or parcel of land, being 27.58 acres, situated in Williamson County, Texas, out of the John Sharp Survey, Abstract No. 592, and being a part of that tract described as the Second Tract in a Deed to Edward David, et ux dated November 15, 1965, and recorded in Volume 482, Page 613, of the Williamson County Deed Records, and a part of that tract described in a Contract of Sale and Purchase to Edward David dated November 19, 1965, and recorded in Volume 482, Page 620, of the Williamson County Deed Records, and being described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

AND

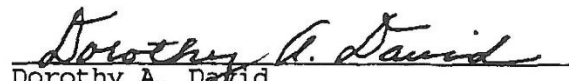
SECOND TRACT: All that certain tract or parcel of land,

being 30.88 acres, situated in Williamson County, Texas, out of the John Sharp Survey, Abstract No. 592, and being a part of that tract described as the First Tract and Second Tract in a Deed to Edward David, et ux dated November 15, 1965, and recorded in Volume 482, Page 613, of the Williamson County Deed Records, and a part of that tract described in a Contract of Sale and Purchase to Edward David dated November 19, 1965, and recorded in Volume 482, Page 620, of the Williamson County Deed Records, and being described by metes and bounds in Exhibit "B" attached hereto and incorporated by reference herein for all purposes.

FIRST TRACT AND SECOND TRACT described herein being hereinafter referred to as "Property" or "Premises".

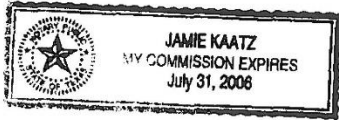
TO HAVE AND TO HOLD the above described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, and any of my right, title and interest in and to adjacent streets, alleys, and rights-of-way, unto Grantee, his heirs, executors, administrators, successors, or assigns forever, and I do hereby bind myself, my heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, his heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject, however, to all restrictions, reservations, easements, conditions, or covenants in effect on the Property and filed of record or existing on the ground as of the date hereon.

DATED this the 7th day of August, 2003.


Dorothy A. David

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on this the 7th
day of August, 2003, by Dorothy A. David.



Jamie Kaatz
Notary Public in and for
The State of Texas

clients/davidd/deed.Larry/ntwrog

Field Notes

David / July 21, 2003 / Job No. 3-0442

TRACT 5

EXHIBIT "A"

All that certain tract or parcel of land situated in Williamson County, Texas, out of the John Sharp Survey, Abstract No. 592 and being a part of that land described as the Second Tract in a deed to Edward David, et ux dated November 15, 1965 and recorded in Volume 482, Page 613 of the Williamson County Deed Records and a part of that tract described in a Contract of Sale and Purchase to Edward David dated November 19, 1965 and recorded in Volume 482, Page 620 of said deed records and described by metes and bounds as follows:

BEGINNING at an iron rod found in the north margin of County Road 158 for southwest corner of that tract described in a Warranty Deed to Daniel H. Kaderka and Susan Ann Kaderka dated March 13, 1998 and recorded as Doc# 9812650 of the Official Records of Williamson County for the southeast corner of said Second Tract and this tract;

THENCE: N 71° 07' 21" W 623.62 feet with the north margin of County Road 158 and the south line of said Second Tract to a 1/2" iron pin set with a yellow plastic cap inscribed "CCC 4835" for the southwest corner of this tract;

THENCE: across said Second Tract and into said David tract (482/620),

- 1) N 1° 06' 26" E 1306.82 feet to a fence corner post,
- 2) N 6° 05' 59" E 99.52 feet to a 1/4" iron pin set with a yellow plastic cap inscribed "CCC 4835" for the northwest corner of this tract;

THENCE: with the north line of this tract,

- 1) S 79° 45' 33" E 710.50 feet to a fence corner post,
- 2) S 79° 37' 03" E 338.20 feet to a 1/4" iron pin set with a yellow plastic cap inscribed "CCC 4835" in the west line of said Kaderka tract for the northeast corner of this tract;

THENCE: S 18° 35' 20" W 1498.20 feet with the west line of said Kaderka tract and the east line of said Second Tract to the place of Beginning and containing 27.58 acres of land.

BEARINGS ARE BASED ON THE MONUMENTED SOUTH LINE OF F.M. 971 AS SHOWN ON THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP DISTRICT 14, WILLIAMSON COUNTY F.M. HIGHWAY NO. 971, APPROVED APRIL 26, 1968

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

CCC/ccc

Castleberry Surveying, Ltd.
203 S. IH-35 Ste 101C
Georgetown, TX 78628



Field Notes

David / July 21, 2003 / Job No. 3-0442

EXHIBIT "B"

TRACT 6

All that certain tract or parcel of land situated in Williamson County, Texas, out of the John Sharp Survey, Abstract No. 592 and being a part of that land described as the First Tract and Second Tract in a deed to Edward David, et ux dated November 15, 1965 and recorded in Volume 482, Page 613 of the Williamson County Deed Records and a part of that tract described in a Contract of Sale and Purchase to Edward David dated November 19, 1965 and recorded in Volume 482, Page 620 of said deed records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found at the intersection of the east margin of County Road 157 and the north margin of County Road 158 for the southwest corner of said First Tract and this tract;

THENCE: N 18° 40' 12" E 421.33 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CCC 4835" set in the east margin of County Road 157 and the West line of said First Tract for the most westerly northwest corner of this tract;

THENCE: into said First tract,

- 1) S 70° 07' 13" E 764.22 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CCC 4835",
- 2) N 18° 40' 12" E 654.54 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CCC 4835" for the most northerly northwest corner of this tract;
- 3) N 70° 27' 54" W 108.59 feet to a fence corner post being the northwest corner of this tract;

THENCE: S 88° 41' 37" E 606.92 feet to a fence corner post found in said David tract (482/620) for the northeast corner of this tract;

THENCE: S 1° 06' 26" W 1306.82 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CCC 4835" in the north margin of County Road 158 and the south line of said Second Tract being the southeast corner of this tract;

THENCE: N 71° 07' 21" W 1846.24 feet to the place of Beginning and containing 30.88 acres of land.

BEARINGS ARE BASED ON THE MONUMENTED SOUTH LINE OF F.M. 971 AS SHOWN ON THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP DISTRICT 14, WILLIAMSON COUNTY F.M. HIGHWAY NO. 971, APPROVED APRIL 26, 1968



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4826

CCC/ccs

Castleberry Surveying, Ltd.
203 S. IH-35 Ste 101C
Georgetown, TX 78628

③ Return to:
Ted W. Hejl
P. O. Box 192
Taylor, Texas 76574

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

08-18-2003 02:19 PM 2003079904
CARRILLO \$19.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document



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

Phone: (512)930-5258 Fax: (512)930-5348

IABS 1-0 Date
Untitled