

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

LOCATION:

Tract is located south of FM 971 & with frontage on CR 157 & 158 between Georgetown & Granger.

LEGAL:

10.05 acres out of John Sharp Survey, Abstract No. 592. See attached survey & fieldnotes.

FRONTAGE:

The subject contains 420 feet of frontage on CR 157 and 1,062 feet of frontage on CR 158.

UTILITIES:

The subject property has a Jonah Special Utility District water meter subject to buyer transferring ownership. Sewer would require a septic system.

SCHOOL DISTRICT:

Granger ISD

TAXES:

2019 taxes – Approximately \$41 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:

Excellent tract of land with home building site providing picturesque views. Located in a quite & peaceful country setting. Tract could easily be converted to improved pasture for horses and/or cattle.

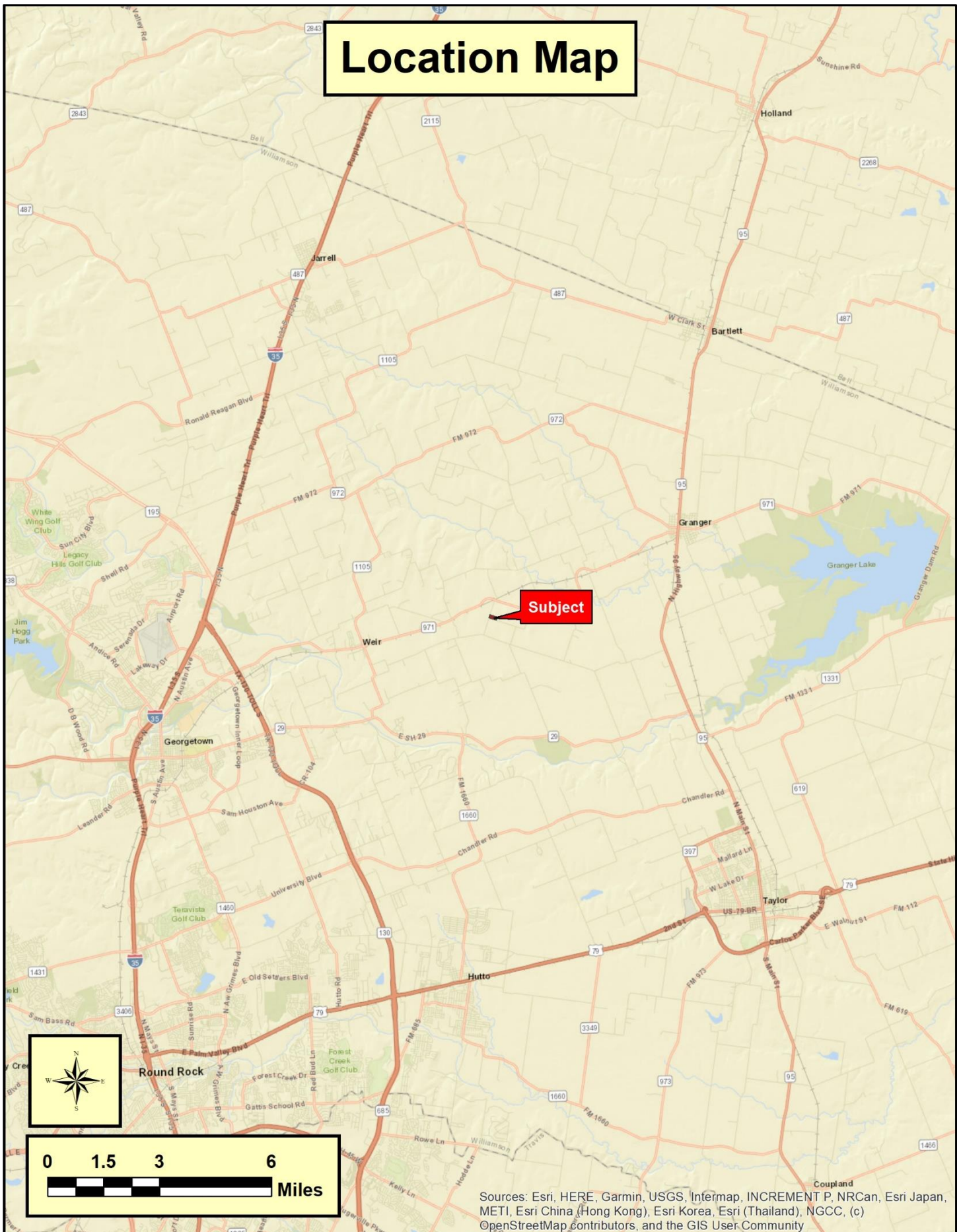
PRICE: \$130,148.00 or \$12,950 per surveyed acre.

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

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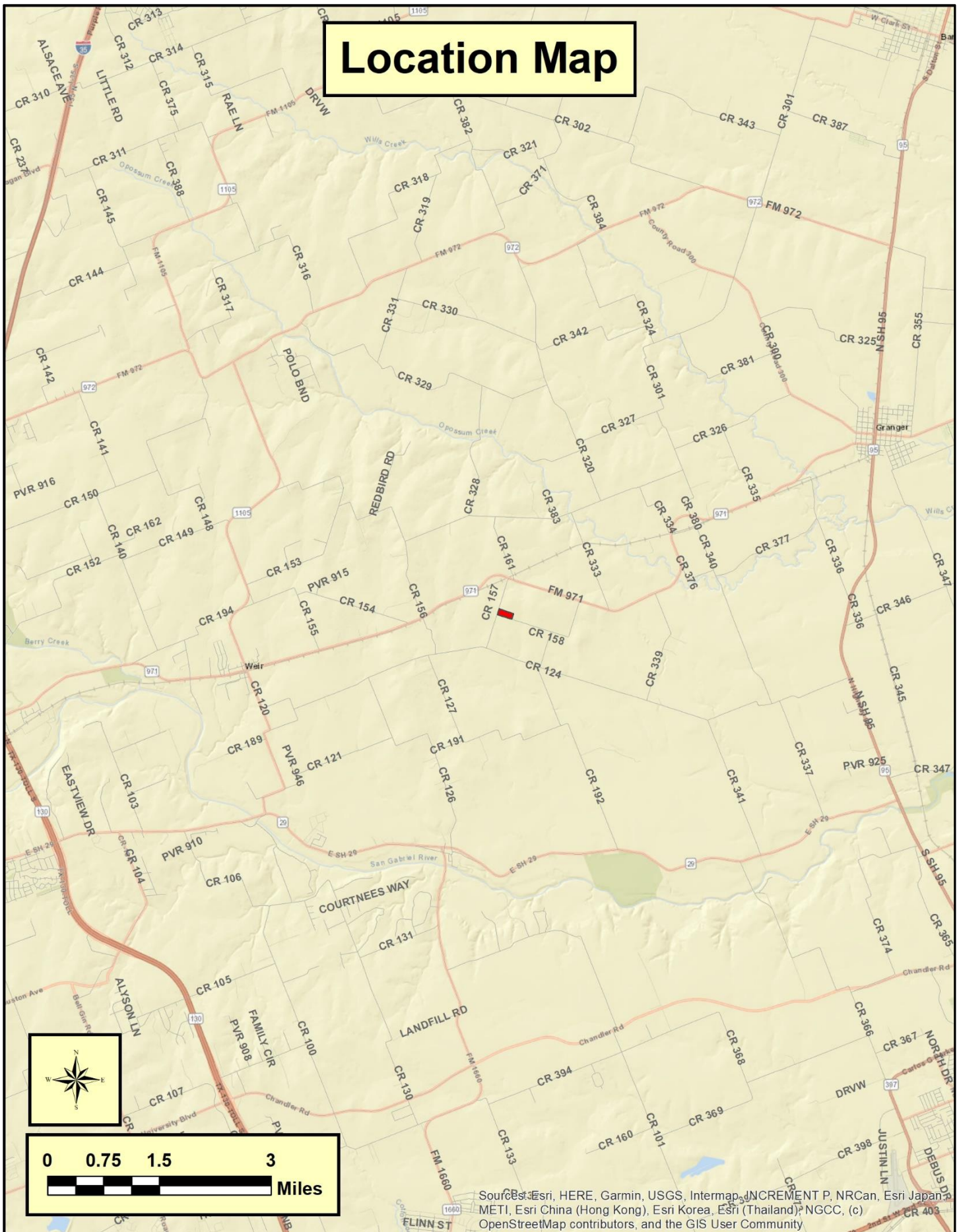
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Location Map



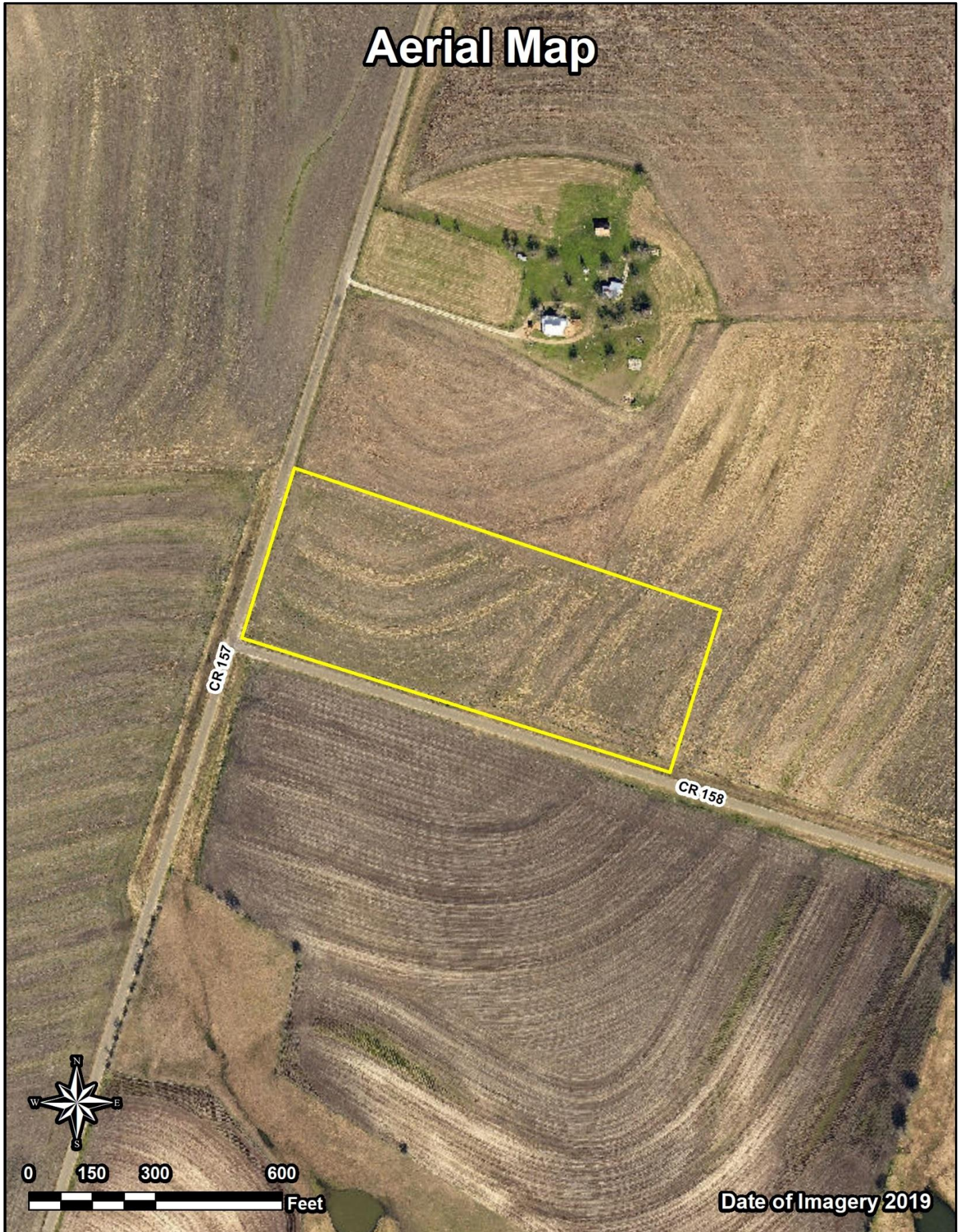
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map

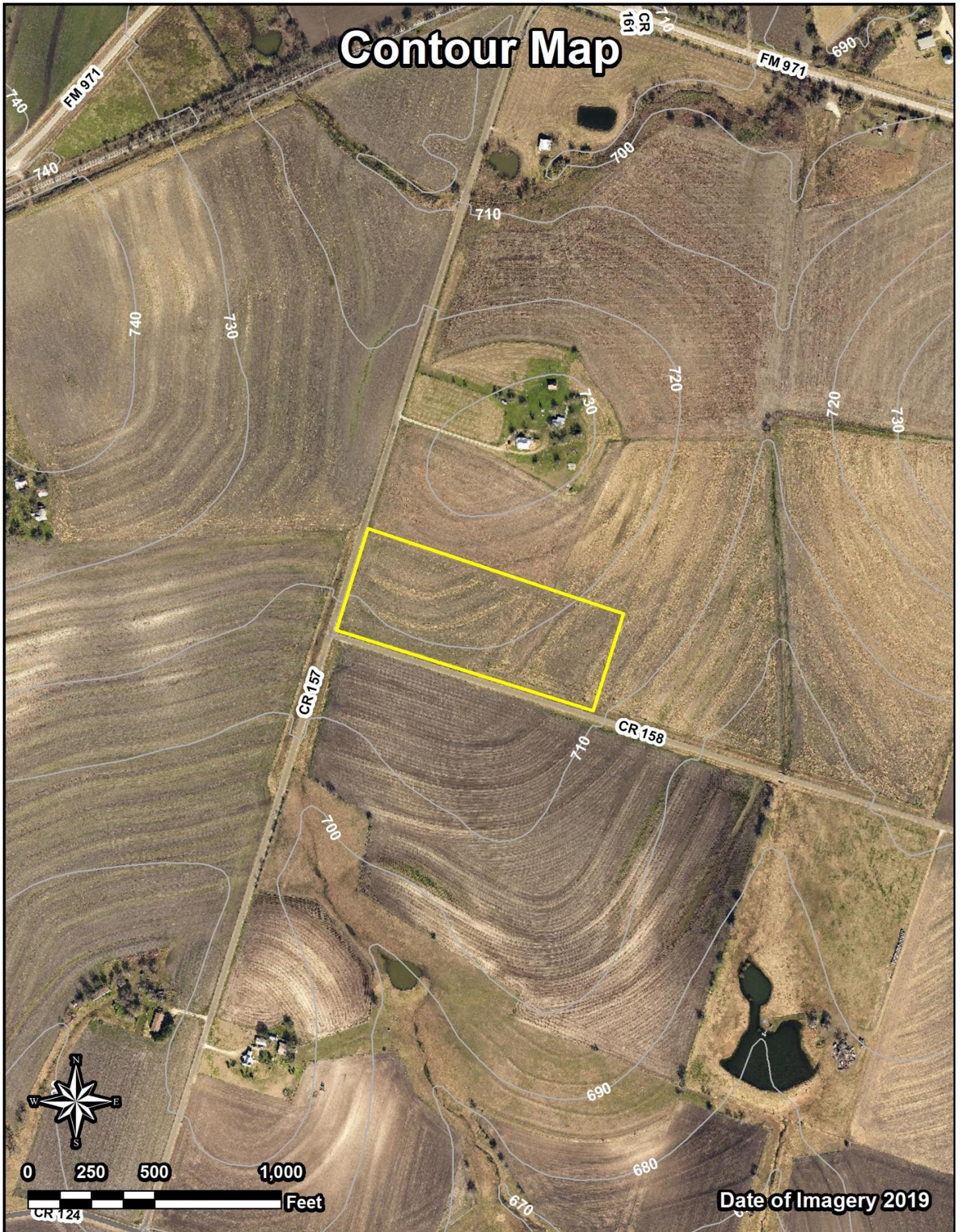


Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map



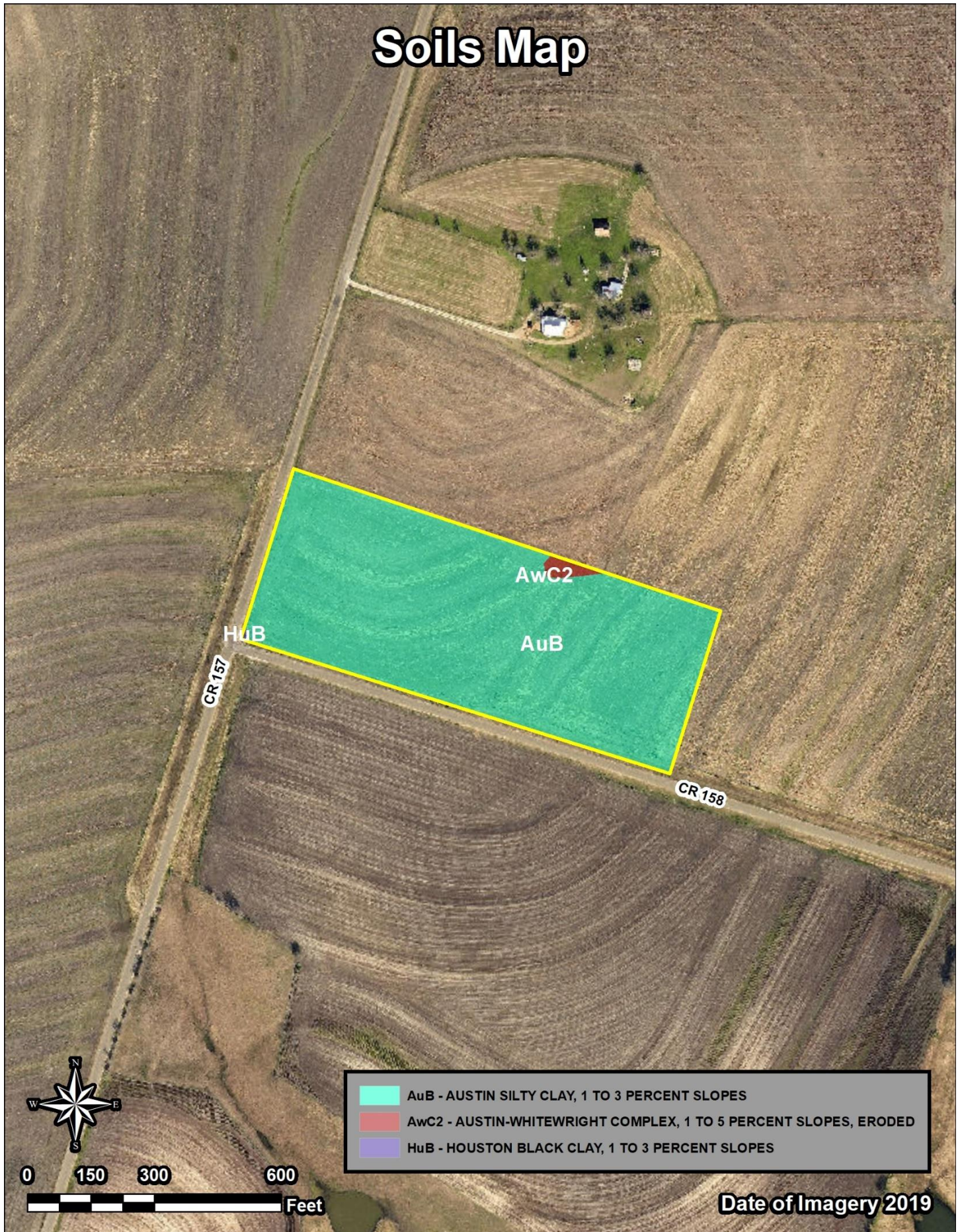
Contour Map



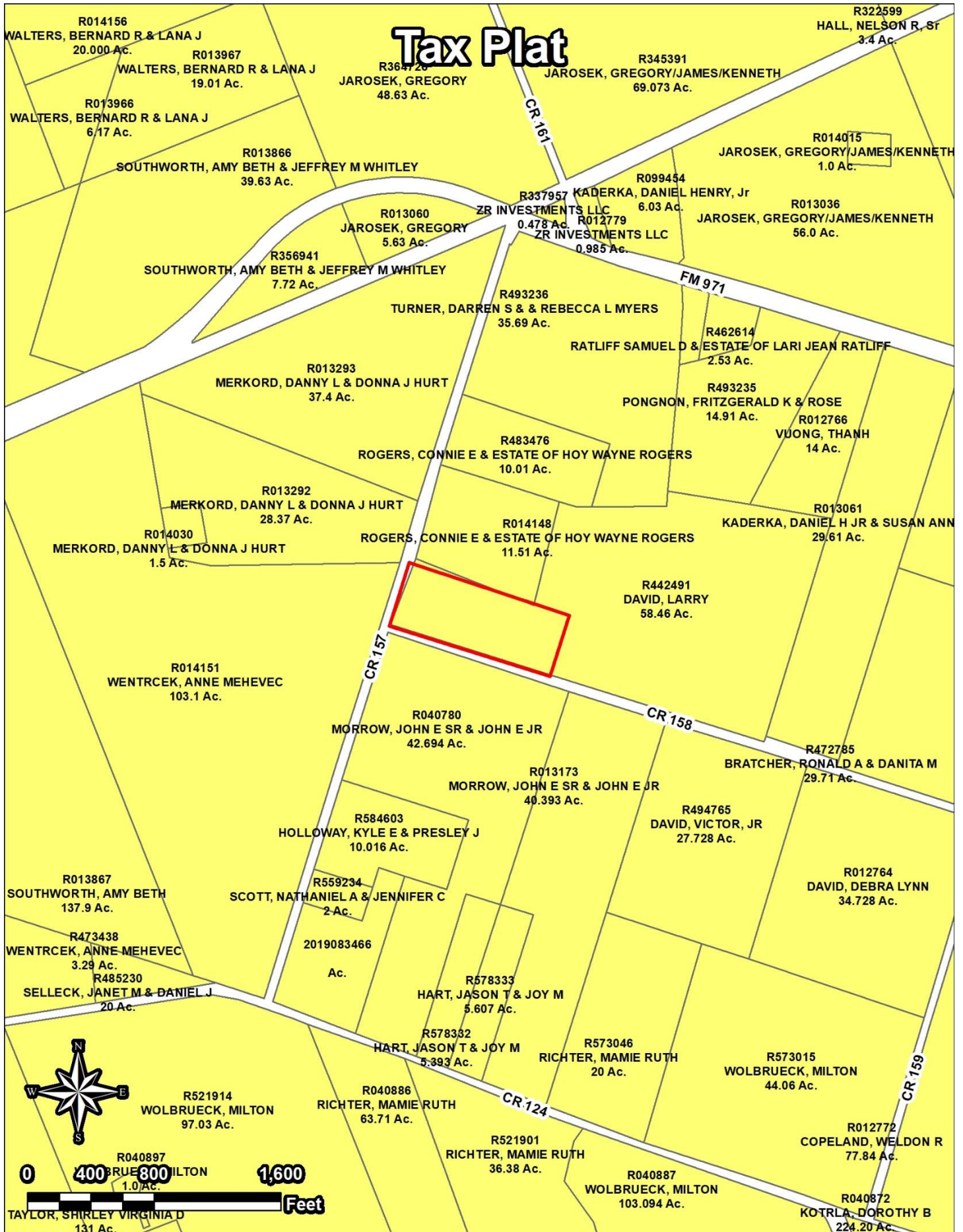
Flood Map



Soils Map



Tax Plat



PHOTOS



TRACT 1A: BEING 10.05 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN SHARP SURVEY, ABSTRACT NO. 592, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CALLED TRACT 1 AS CONVEYED TO LARRY DAVID, BY DEED RECORDED IN DOCUMENT NO. 2003079904, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 191156

DRAWN: JRB

F.C.: JG/CC

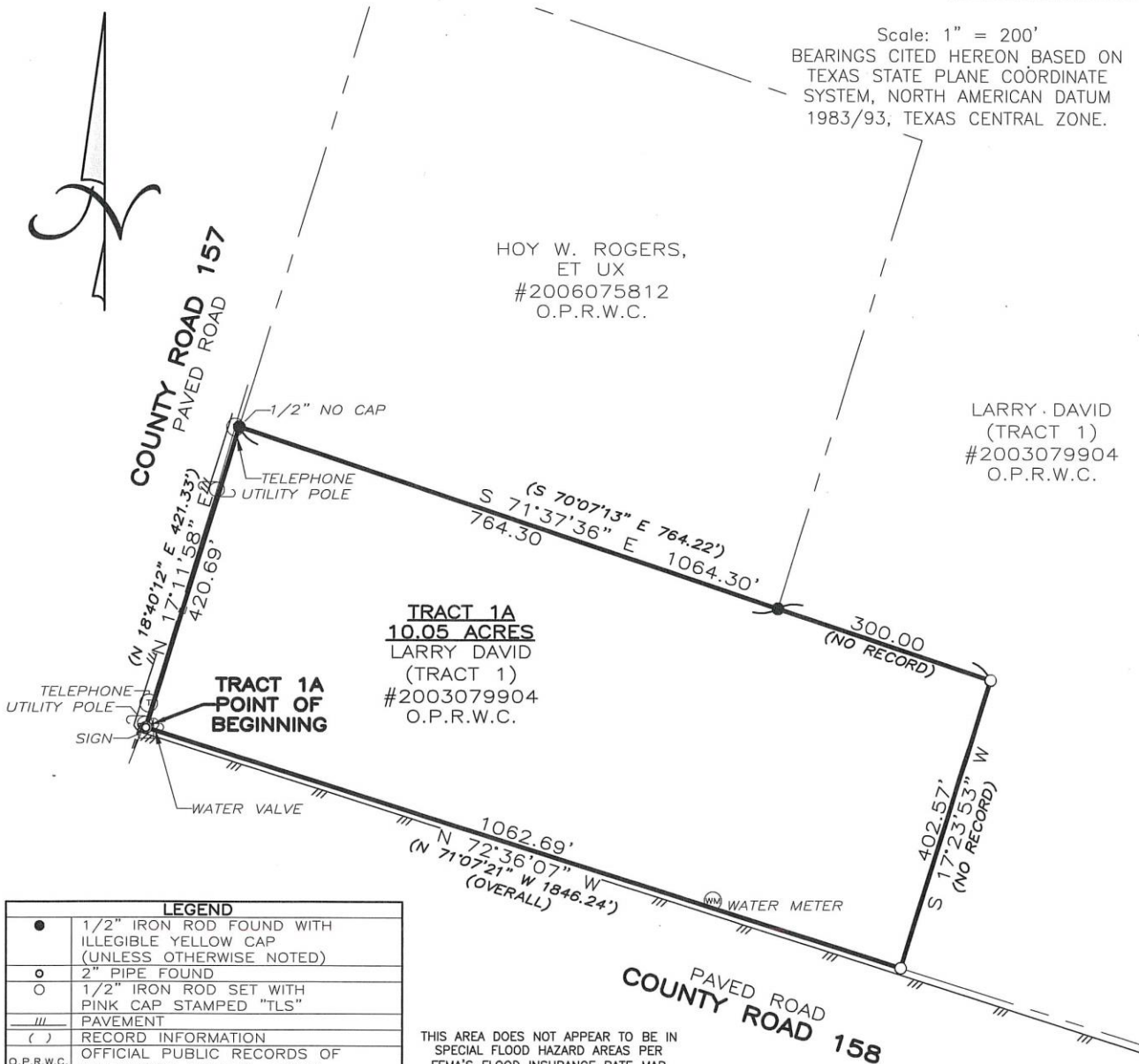
Scale: 1" = 200'
BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983/93, TEXAS CENTRAL ZONE.

HOY W. ROGERS,
ET UX
#2006075812
O.P.R.W.C.

LARRY DAVID
(TRACT 1)
#2003079904
O.P.R.W.C.

TRACT 1A
10.05 ACRES
LARRY DAVID
(TRACT 1)
#2003079904
O.P.R.W.C.

TRACT 1A
POINT OF
BEGINNING



LEGEND	
●	1/2" IRON ROD FOUND WITH ILLEGIBLE YELLOW CAP (UNLESS OTHERWISE NOTED)
○	2" PIPE FOUND
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
///	PAVEMENT
()	RECORD INFORMATION
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

THIS AREA DOES NOT APPEAR TO BE IN
SPECIAL FLOOD HAZARD AREAS PER
FEMA'S FLOOD INSURANCE RATE MAP
#48491C0325E, DATED SEPT. 26, 2008.
THIS STATEMENT IS NOT MADE IN LIEU
OF AN ELEVATION CERTIFICATE.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
§ KNOW ALL MEN BY THESE PRESENTS

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538



IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.
S:\2019 PROJECTS\191156 J SHARP SVY\TRACTS\ 191156 TRACT 1A.dwg Dec 20, 2019 - 8:28 am james

Witness my hand and seal this the
10th Day of October, 2019 A.D.

EXHIBIT "A"

FIELD NOTES

JOB NO. 191156

DATE: OCTOBER 30, 2019

PAGE 1 OF 8

Field notes to accompany exhibit.

10.05 ACRES – Tract 1A

Being 10.05 acres of land, more or less, out of the John Sharp Survey, Abstract No. 592, Williamson County, Texas, being a portion of that tract called Tract 1 as conveyed to Larry David, by deed recorded in Document No. 2003079904, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on October 10th, 2019, and further described by metes and bounds as follows:

BEGINNING at a 2 inch pipe found at the intersection of the north line of County Road 158 and the east line of County Road 157, for the southwest corner of said Tract 1 and this tract;

THENCE: **N 17°11'58" E, 420.69 feet** with the east line of said County Road 157 and the west line of said Tract 1 to a 1/2 inch iron rod found, marking the southwest corner of a tract conveyed to Hoy W. Rogers, et ux, by deed recorded in Document No. 2006075812, of said Official Public Records, also marking the most westerly northwest corner of said Tract 1, for the northwest corner of this tract;

THENCE: **S 71°37'36" E**, with the south line of said Rogers tract and the northwest line of said Tract 1 at 764.30 feet passing a 1/2 inch iron rod with illegible yellow cap found, marking the southeast corner of said Rogers tract, also marking an angle point of said Tract 1, continuing into and across said Tract 1 in all **1064.30 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the northeast corner of this tract;

THENCE: **S 17°23'53" W, 402.57 feet** into and across said Tract 1 to a 1/2 inch iron rod with pink cap stamped "TLS" set in the north line of said County Road 158, for the southeast corner of this tract;

THENCE: **N 72°36'07" W, 1062.69 feet** with the north line of said County Road 158 and the south line of said Tract 1 to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83/93

 10-30-19
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628


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(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200



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