

TEXAG Real Estate Services, Inc.
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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: 568± ACRES
Highway 95
Bastrop & Travis Counties - Elgin, Texas

LOCATION:

Property is located on the west side of Hwy 95, north of Elgin. Tract offers frontage on both County Line & Lund Roads.

LEGAL:

Tracts 1-5 (save & except Tract 6 & 7) as described in Document No. 200701379, Bastrop County Deed Records.

FRONTAGE:

Approximate Frontage:

Hwy 95: ±2,336'

Lund Road: ±3,730'

County Line Road: ±4,765'

UTILITIES:

Water: Aqua Water Supply Corporation

Wastewater: City of Elgin with extension and development agreement.

SCHOOL DISTRICT:

Elgin ISD

TAXES: 2019 total ad valorem under Ag use ±\$5,476

IMPROVEMENTS:

5,000 SF Metal Building, 800 SF Pole Barn, 4,740 SF Pole Barn, 8,400 SF Pole Barn, 2,800 SF Pole Barn, 9,800 SF Pole Barn

MINERALS (Oil & Gas):

Seller is believed to own all minerals. Seller intends to reserve minerals subject to contract negotiation.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Bastrop & Travis County, Texas, the tract does contain land area within the 100-year floodplain area (note attached map).

RESTRICTIONS:

Seller to restrict land against mobile or modular homes to be placed on property.

COMMENTS:

The 568± acre tract is located north of Elgin Texas on the west side of SH 95, south side of Lund Road and east side of County Line Road. Elgin High School is located ±1.4 miles south of the property. The property is within the City of Elgin ETJ with very active development occurring immediately south of the property. The size of the subject would encourage mix use development and possible creation of municipal utility district (MUD).

A purchase with continued use of existing agriculture operation would provide long term investment potential.

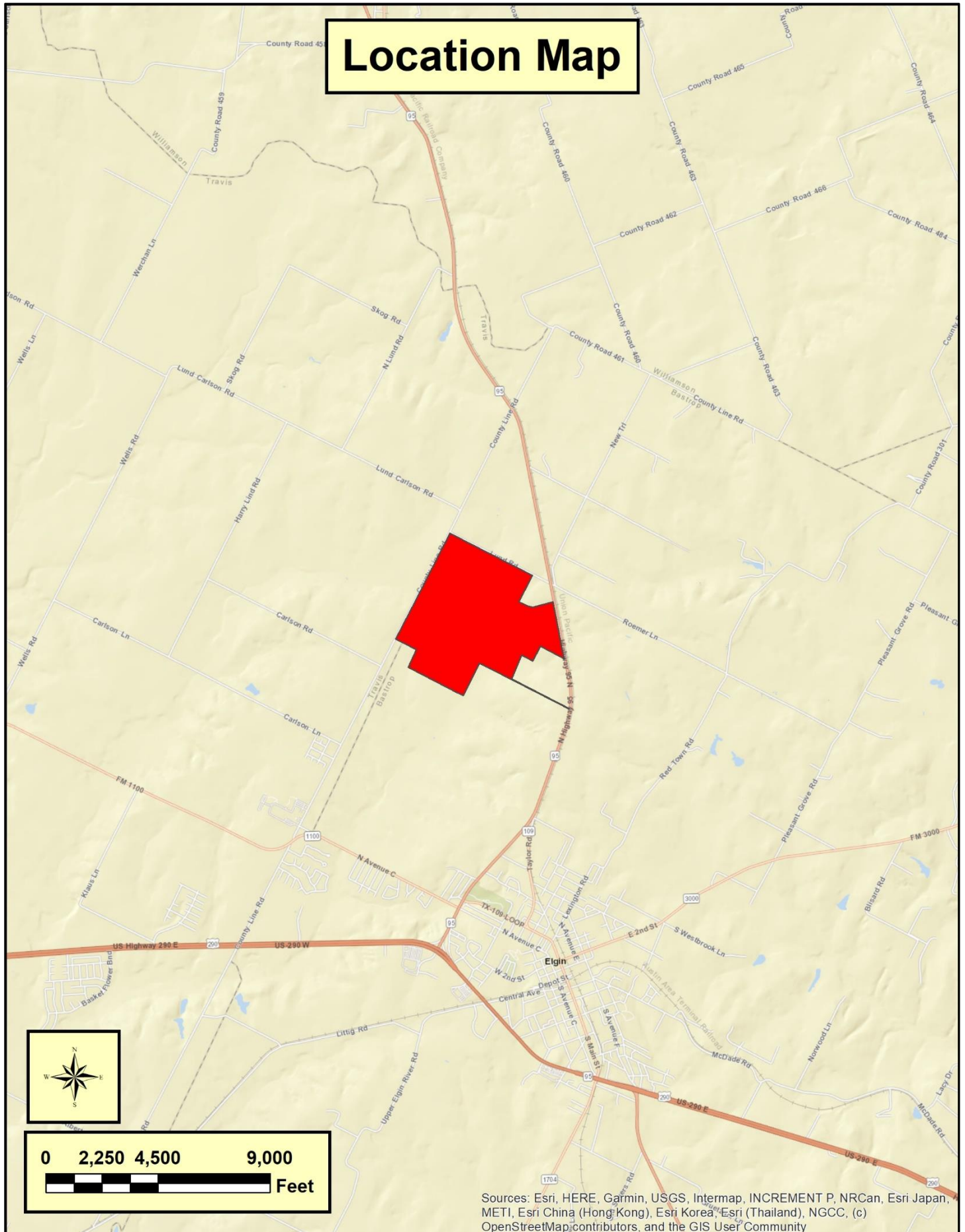
PRICE: \$6,248,000.00 or \$11,000.00 per surveyed acre.

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

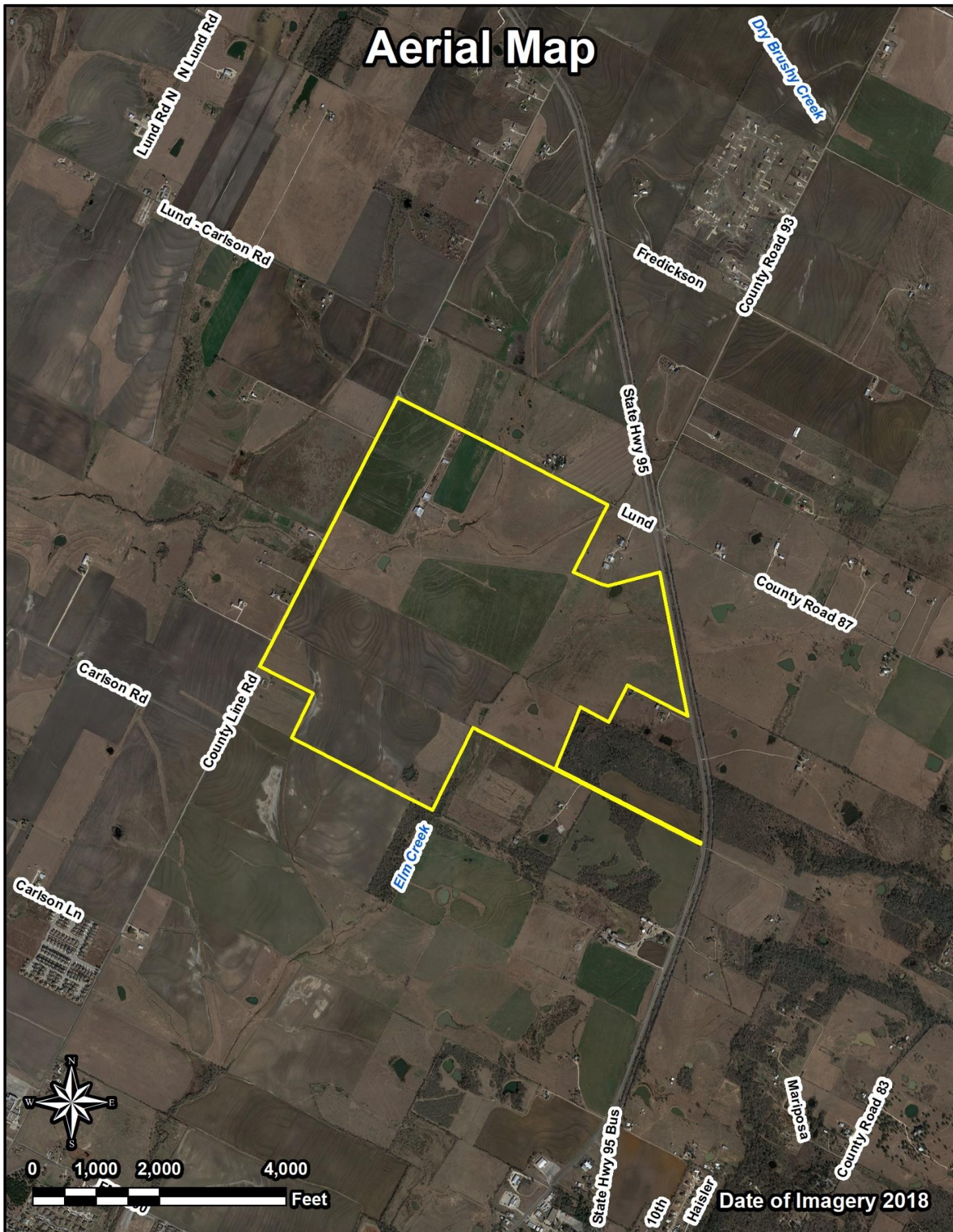
Contact: TEXAG Real Estate Services, Inc. www.texag.com **Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717**
Ron Leps Ph: 512-930-5258 Cell# 512-869-6766

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.

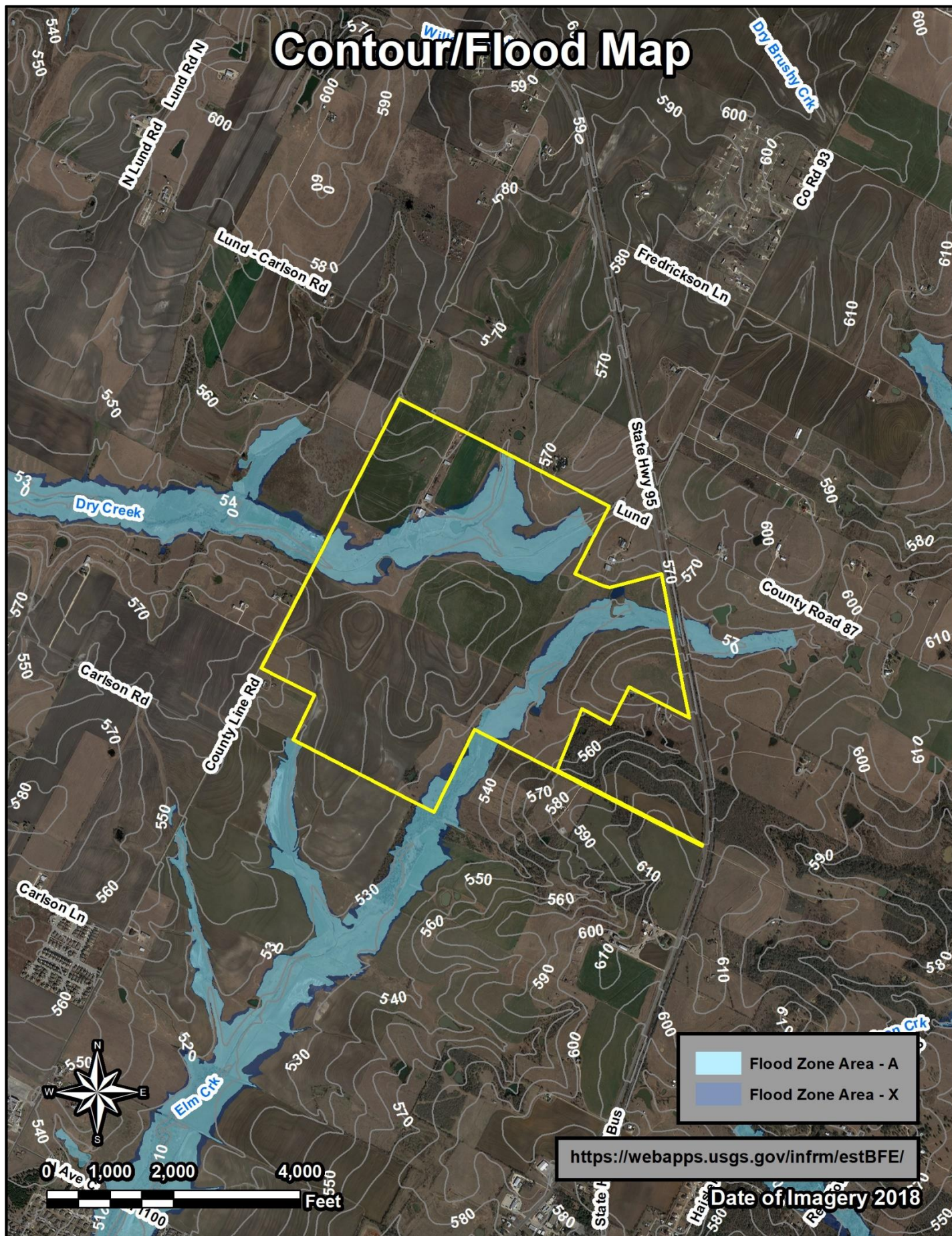
Location Map



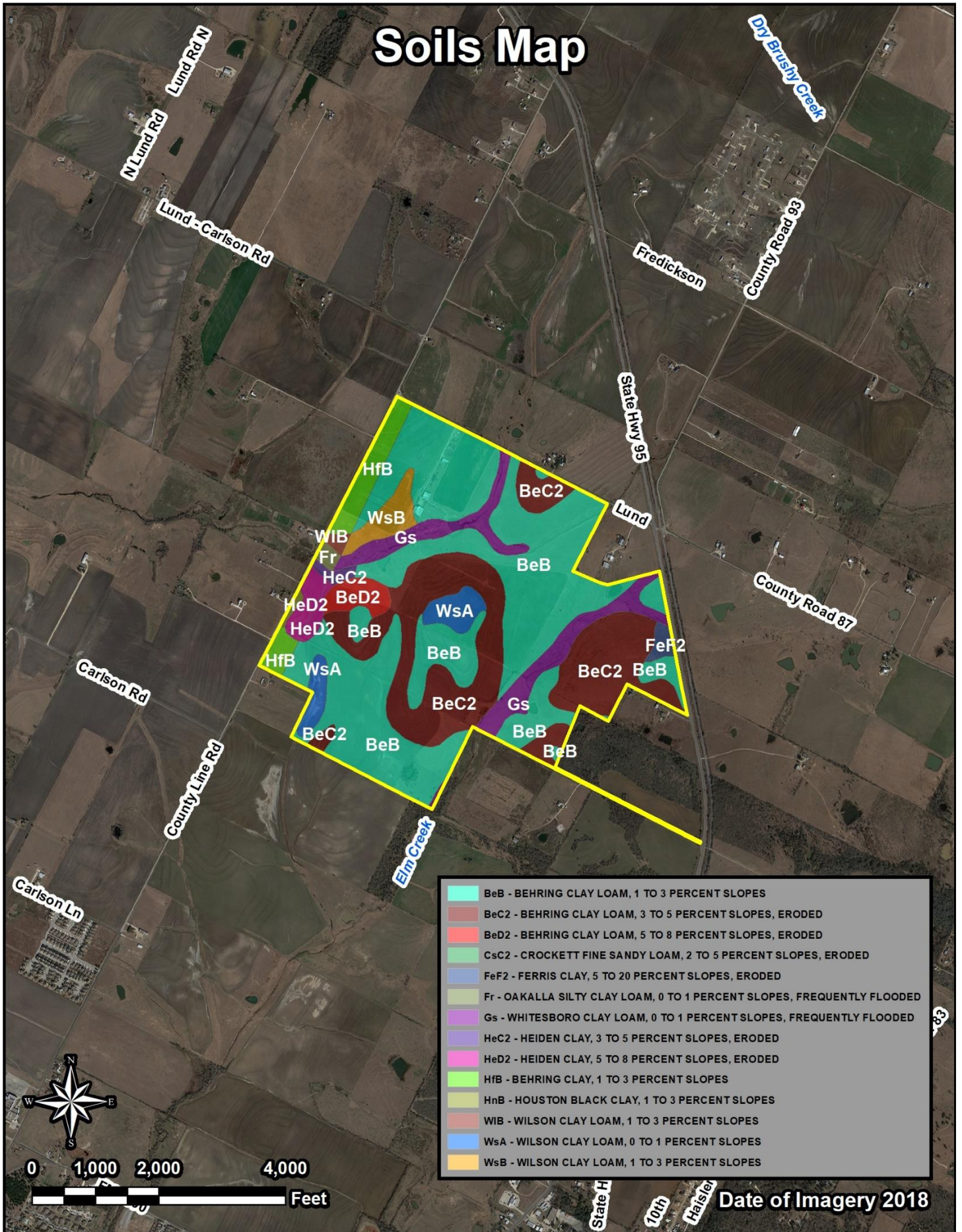
Aerial Map



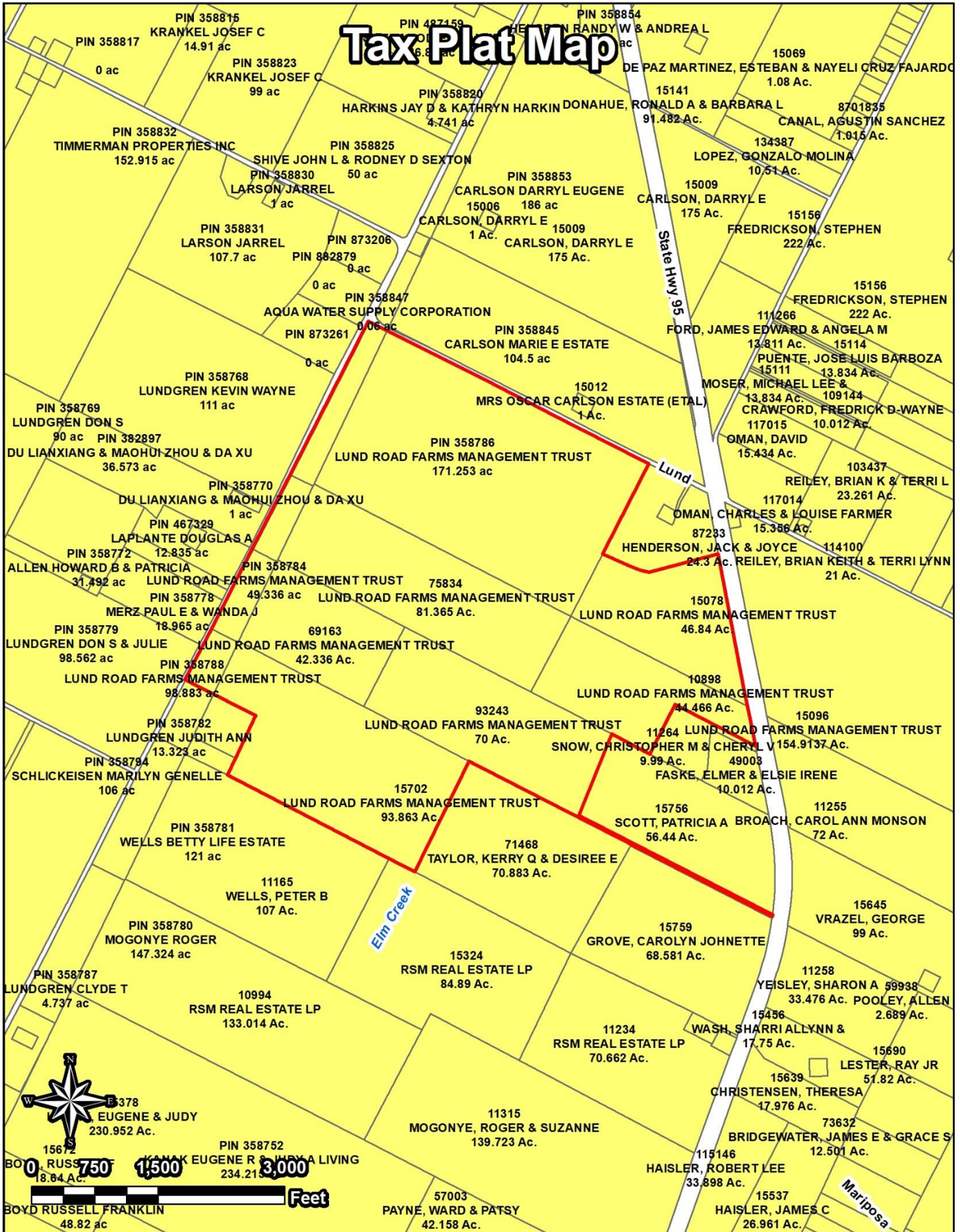
Contour/Flood Map



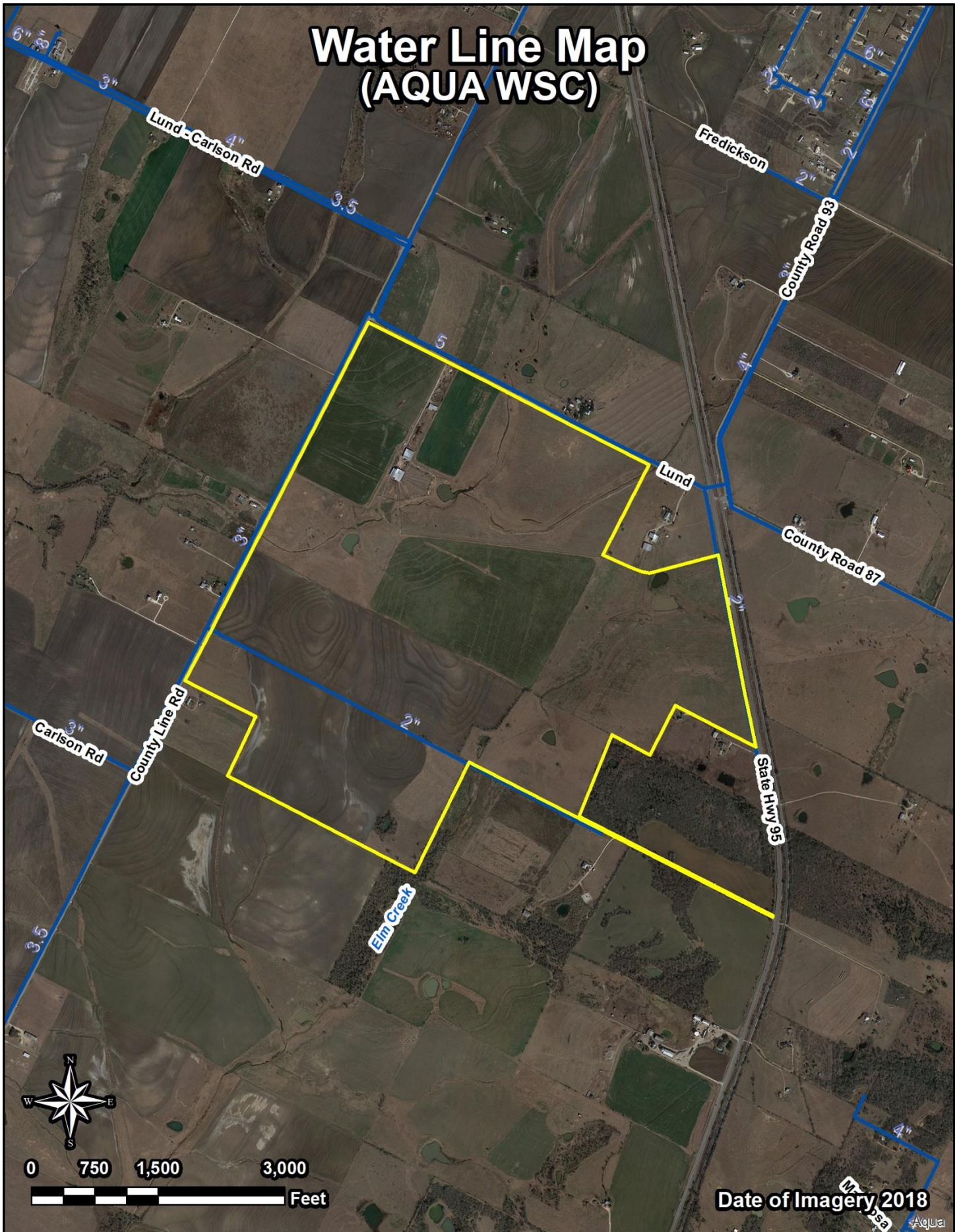
Soils Map



Tax Plat Map



Water Line Map (AQUA WSC)



CCN Map - Water

MANVILLE WSC

AQUA WSC

AQUA WSC

CITY OF ELGIN

CITY OF ELGIN

ELGIN CITY OF ELGIN



0 1,500 3,000 4,500 6,000 Feet

Date of Imagery 2018

Skog Rd

S Hwy 95

Lund Rd N
N Lund Rd

Lund - Carlson Rd

Harry Lind Rd

Carlson Rd

Carlson Ln

County Line Rd

Fredickson

Dry Brushy Creek

County Road 93

County Line

County Road 87

Red Town

County Road 83

Burlison Creek

FM 3000

County Road 86

State Hwy 95

State Hwy 95 Bus

Mogonye

Robin

Avenue

Lexington

Avenue F

Maple

Ch

2nd

Taylor

Ellis

Stabeno

5th

1st

Mariposa

Haisler

9th

8th

Larson

Louise

Ilia

McClendon

Hook

11th

20th

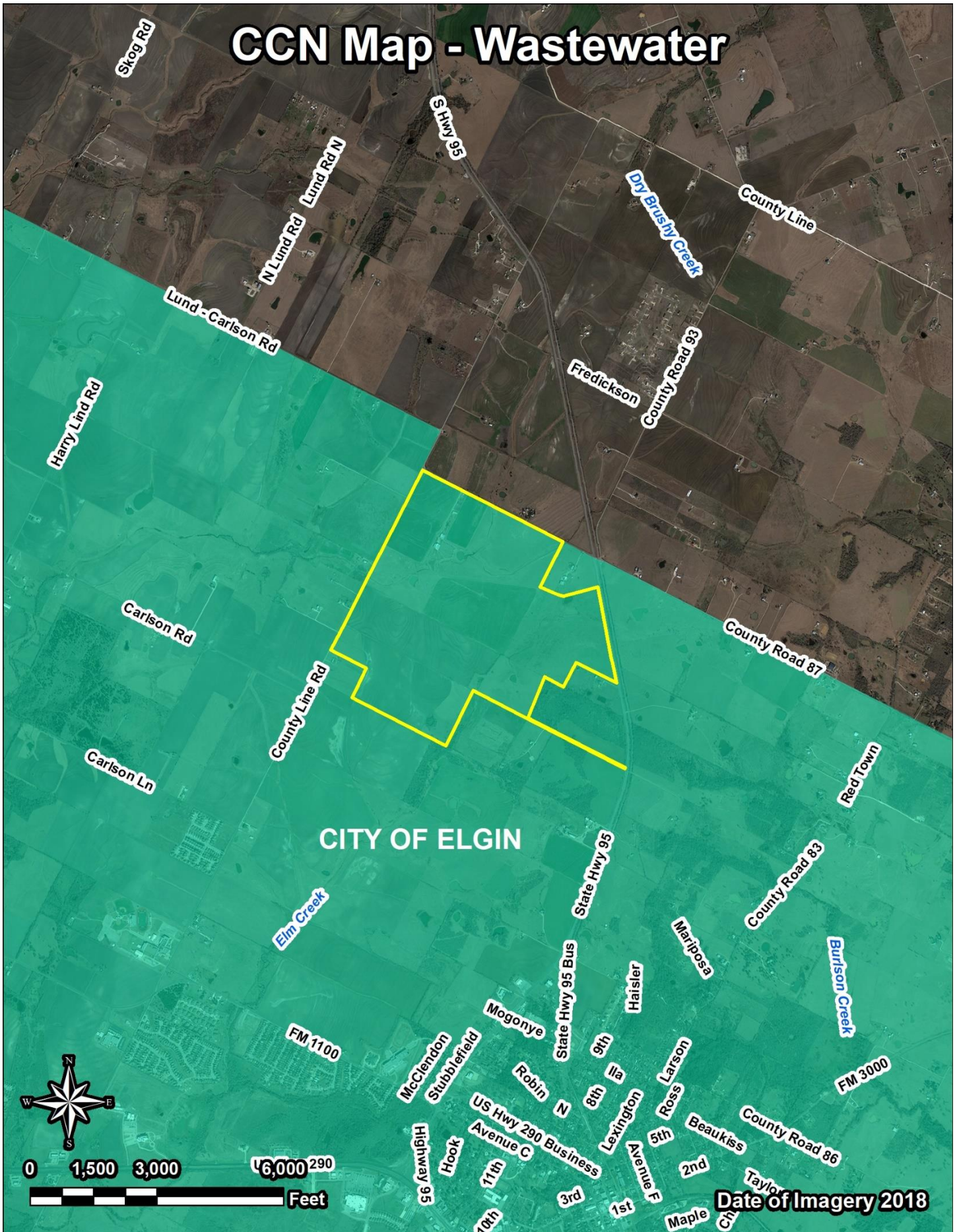
US Hwy 290 Business

Highway 95

FM 1100

Elm Creek

CCN Map - Wastewater



ZONING MAP ELGIN, TEXAS

APPROXIMATE LAND AREA:

TRAVIS COUNTY
CITY LIMITS: 1,084.92 AC
ETJ: 8,472.07 AC

BASTROP COUNTY
CITY LIMITS: 3,136.65 AC
ETJ: 13,407.10 AC

LEGEND

PARCEL

CITY LIMITS

EXTRATERRITORIAL JURISDICTION (ETJ)

ZONING

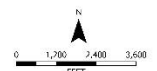
- R-1 SINGLE FAMILY
- R-2 SINGLE FAMILY DUPLEX
- R-3 SINGLE FAMILY, DUPLEX, & MOBILE HOME/INDUSTRIALIZED
- R-3 SINGLE FAMILY ONLY
- PDD PLANNED DEVELOPMENT DISTRICT
- A MULTIPLE FAMILY
- C-1 NEIGHBORHOOD SHOPPING DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- C-3 HIGHWAY COMMERCIAL DISTRICT
- I GENERAL INDUSTRIAL DISTRICT
- S-P SPECIAL PERMIT

DOWNTOWN ZONING OVERLAY

- ZONE 1: ALLOW 50% COMMERCIAL IN FRONT
& 50% RESIDENTIAL IN REAR
- ZONE 2: ALLOWS MORE THAN 50% RESIDENTIAL

DOWNTOWN ZONING DISTRICT

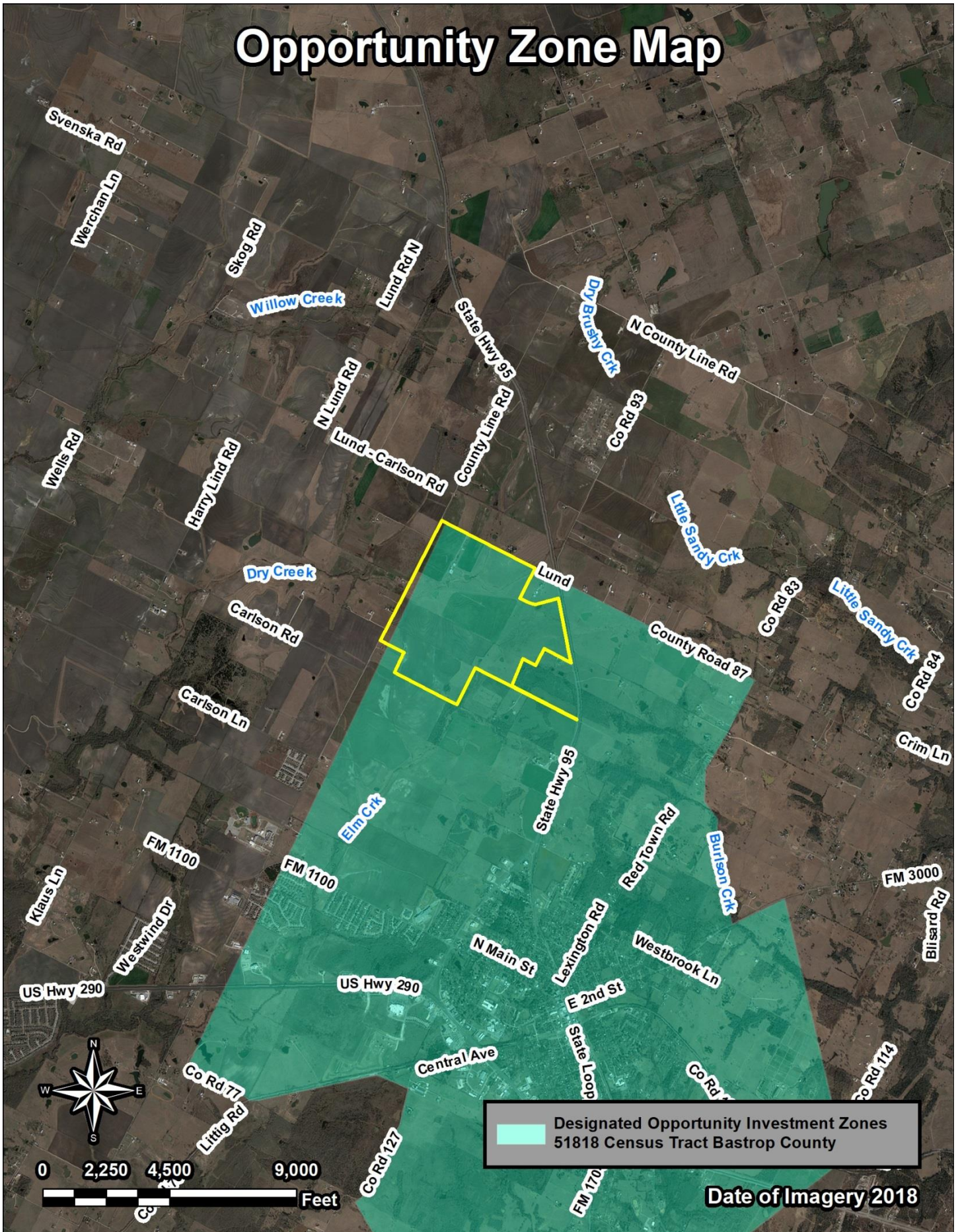
ORIGINAL DOCUMENT SIZE: 36" x 48" (914mm x 1219mm)
SCALE: 1" = 1,000' (1:1000)
COORDINATE SYSTEM: NAD83 UTM 16N 18Q 480000E
PROJECTION: UTM 16N 18Q 480000E
DATUM: NAD83
EPOCH: 2011.01.01
UNIT: METERS
VERTICAL DATUM: NAVD83
VERTICAL UNIT: METERS
VERTICAL EPOCH: 2011.01.01



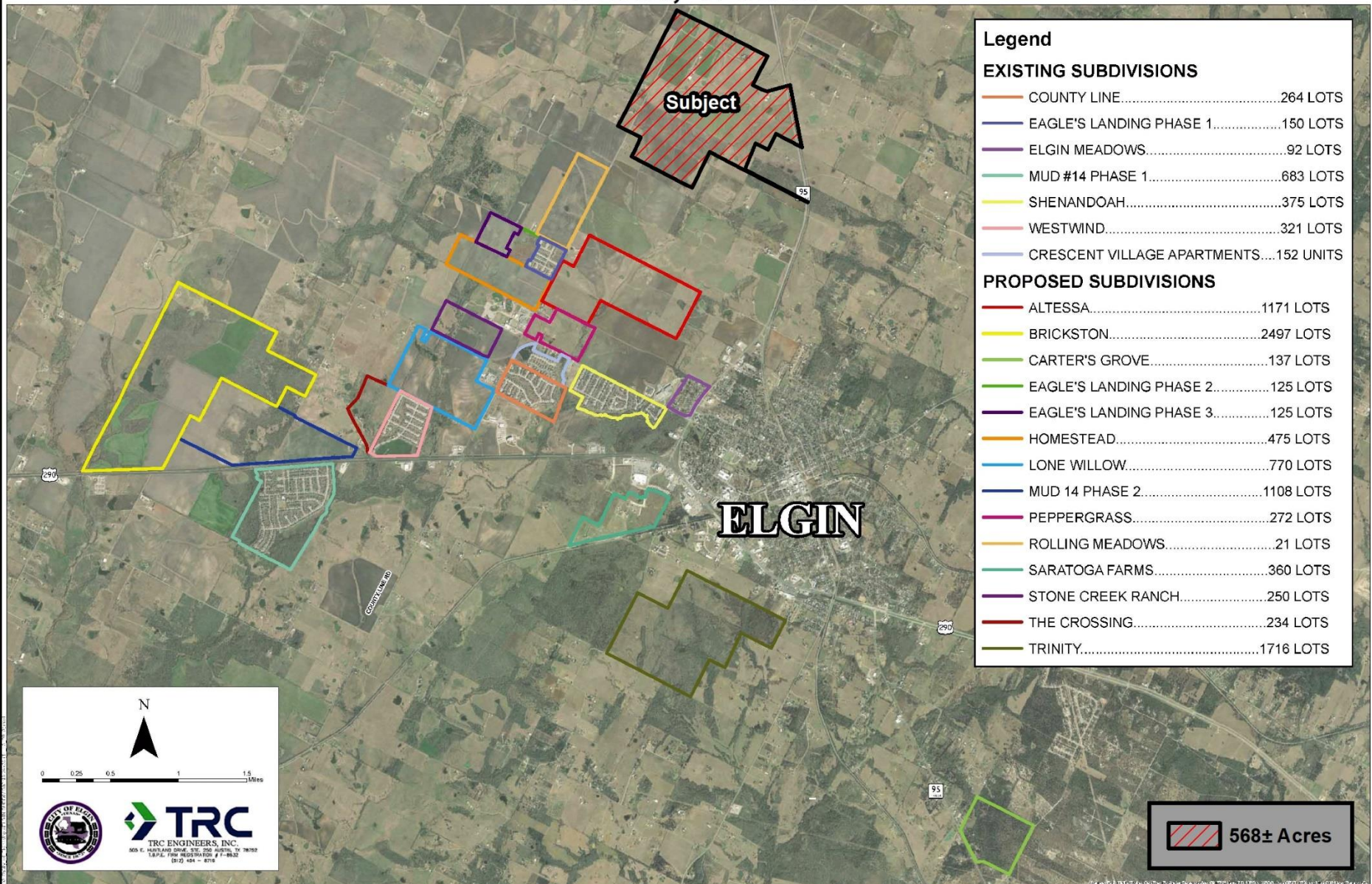
1 INCH = 1,200 FEET
April 2, 2018



Opportunity Zone Map



RESIDENTIAL DEVELOPMENT PLANS ELGIN, TEXAS





DEED
200701379
12 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF BASTROP

§
§

KNOW ALL MEN BY THESE PRESENTS:

That we, GARY WARNER and TERRY WARNER (collectively referred to as "Grantor"), of the County of BASTROP and State of Texas, for and in consideration of the sum of Ten (10) and no/100 DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY TO Gary Warner, Trustee of the Lund Road Farms Management Trust, General Partner of LUND ROAD FARMS, LTD. whose address is PO Box 746, Elgin, Texas 78621 all of Grantor's interest in the real property in BASTROP, Texas as described on *Exhibit A* attached hereto and made a part of for all purposes (herein the "property"):

This conveyance is subject to the following:

- (1) All instruments of record effecting the Property other than liens or conveyances of the surface estate;
- (2) Any obligations or restrictions imposed on the Property by any governmental authority;
- (3) Any unpaid taxes for the year this deed is signed, and any assessments for the year this deed is signed or any prior year imposed after the date of this conveyance.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, grantee's heirs and assigns forever; and we do hereby bind ourselves and our heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said grantee, grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor but not otherwise.

RECORDER'S MEMORANDUM
All or part of the text in this
document was not clearly legible
for satisfactory reproduction.

Dated:

12/14/07

Terry Warner
TERRY WARNER

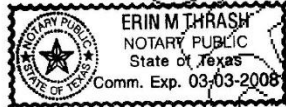
Gary Warner
GARY WARNER

Grantee's address: PO Box PO Box 629, Elgin, Texas 78621

STATE OF TEXAS
COUNTY OF

Bastrop

This instrument was acknowledged before me on the 14 day of December,
2007 by TERRY WARNER and GARY WARNER, Grantors.
(Seal)



Erin M. Thrash
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
Erin M. Thrash P.C.
Thrash Law Firm
1213 RR 620 S., Suite 104
Austin, Texas 78734
(512) 263-5400
(512) 263-5402 (fax)

PREPARED IN LAW OFFICE OF:
Erin M. Thrash P.C.
Thrash Law Firm
1213 RR 620 S., Suite 104
Austin, Texas 78734
(512) 263-5400
(512) 263-5402 (fax)

Exhibit A

TRACT 1:

Approximately 92.306 acres being the balance of a 117.606 acre tract described in a deed from Glen Newstrom a/k/a/ Glenn Newstrom, to Gary D. Warner and wife, Terry Warner, as recorded in Volume 641, Page 831, of the official Records of Bastrop County, Texas.
 Save And Except 25.30 acres, more or less, of the Isaac Casner League, Abst. No. 19
 Said 25.30 acres more fully described as follows:

~~BEGINNING~~ at a $\frac{1}{2}$ inch iron pin, set, at the Northeast corner of said 117.606 Acre tract, on the South line of County Road No. 87, and the West line of State Highway No. 95;
 THENCE, S $9^{\circ} 25' 19''$ E, with the East line of said 117.606 Acre tract, 719.67 Feet, to a $\frac{1}{2}$ inch iron pin, set, at the Southeast corner hereof, from whence a $\frac{1}{2}$ inch iron pin, found, at the Southeast corner of said 117.606 Acre tract, Abs. S $9^{\circ} 25' 19''$ E, 2224.01 Feet;
 THENCE, S $75^{\circ} 46' 56''$ W, (no fence), 848.09 Feet, to an Iron Pipe fence post;
 THENCE, with a metal panel fence, as follows; N $71^{\circ} 59' 46''$ W, 98.29 Feet, to an Iron Pipe fence post; and N $64^{\circ} 04' 48''$ W, 20.45 Feet, to an Iron Pipe fence post; and N $68^{\circ} 40' 05''$ W, 209.86 Feet, to an Iron Pipe fence post; and N $65^{\circ} 00' 16''$ W, 368.07 Feet, to an Iron Pipe fence post, in the West line of said 117.606 Acre tract, being the East line of a 171.253 Acre tract described in a deed from Alvine V. Sasaman, et al, to Gary Dale Warner and wife, Terry Jo Warner, as recorded in Volume 711, Page 189, of the Official records of Bastrop County, Texas, from whence a $\frac{1}{2}$ inch iron pin, set, at fence corner post, Abs. S $28^{\circ} 50' 48''$ W, 833.47 Feet;
 THENCE, N $28^{\circ} 50' 48''$ E, with the West line of said 117.606 Acre tract, being the East line of said 171.253 Acre tract, at 1059.01 Feet, pass an Iron Pipe fence post, on line, in all 1199.38 Feet, to the Northwest corner of said 117.606 Acre tract, being the Northeast corner of said 171.253 Acre tract, on the South line of said County Road No. 87;
 THENCE, S $61^{\circ} 24' 16''$ E, with the South line of said County Road No. 87, being the North line of said 117.606 Acre tract, at 142.46 Feet, pass an Iron Pipe fence post, on line, in all 767.00 Feet, to the PLACE OF BEGINNING.

TRACT 2:

One hundred sixty-eight and 79/100 acres of land, more or less, a part of the Isaac Casner League Survey, in Bastrop County, Texas, described by metes and bounds as follows: Beginning at the Southwest corner of the said Casner League the same being the Northwest corner of the Thomas Christian League, in said Bastrop County, stake for corner; Thence North 30 degrees East with W.B. line of said Casner League 716 varas, stake for corner in the center of the public road; Thence South 60 degrees East 1342 varas, stake for corner on the side of the public road; Thence South 30 degrees West 716 varas to the North boundary-line of the said Christian League, stake for corner on said line; Thence North 60 degrees West with said League 1342 varas to the place of beginning, containing 168.79 acres of land, more or less, together with all improvements thereon situated, and being the same premises described in that certain deed of conveyance dated April 29, 1937, executed by Arthur Seaholm, to Carl Seaholm, recorded in book 98, Pages 390-392, of the Deed Records of Bastrop County, Texas

TRACT 3:

Being 87.865 acres of land and being all of a called 88.5 acre tract which was conveyed to Fred Lundgren by Deed recorded in Volume 129, Page 606, Bastrop County Deed Records, Bastrop County, Texas

Unofficial Document

TRACT 4:

Being 98.883 acre of land and being a portion of a called 115.7 acre tract of land conveyed to Fred Lundgren, Jr. by Deed recorded in Volume 183, Page 345 of the Bastrop County Deed Records, Bastrop County, Texas

Unofficial Document

TRACT 5:

LEGAL DESCRIPTION: BEING 119.336 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20, IN BASTROP COUNTY, TEXAS AND THE THOMAS CHRISTIAN SURVEY, ABSTRACT 26, IN TRAVIS COUNTY, TEXAS AND BEING ALL OF TRACTS 1 - 6 CONVEYED TO PAUL DOUGLAS MOGONYE AND AMY LEE MOGONYE IN VOLUME N, PAGE 301 OF THE PROPRATE RECORDS OF BASTROP COUNTY, TEXAS; SAID 119.336 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JUNE, 2001:

BEGINNING at an iron rod found in the curving westerly r-o-w line of State Highway 95 for the south corner of that certain 56.556 acre tract conveyed as First Tract to Alvina Mogonye Zoltz by deed recorded in Volume 976, Page 774 of the Official Records of Bastrop County, Texas and an ell corner hereof;

THENCE along said curve to the right a length of 21.28 feet, having a radius of 3648.60 feet and a chord bearing South $12^{\circ}18'44''$ West a distance of 21.28 feet, to an iron rod found for the east corner of that certain 68.465 acre tract conveyed as Second Tract to Alvina Mogonye Zoltz by said deed recorded in Volume 976, Page 774 of said official records and the southeast corner hereof;

THENCE North $60^{\circ}56'33''$ West a distance of 4038.99 feet along the northeast line of said 68.465 acre tract and that certain 70.883 acre tract conveyed as Tract 1 to Kerry and Desiree Taylor by deed recorded in Volume 637, Page 701 of said official records to an iron rod found for the east corner of that certain 98.883 acre tract conveyed as Tract 1 to Gary D. Warner by deed recorded in Volume 744, Page 561 of said official records, the north corner of said 70.883 acre tract and an angle point hereof;

THENCE North $60^{\circ}29'27''$ West a distance of 3439.59 feet along the northeast line of said 98.883 acre tract to an iron rod set in the southeast line of County Line Road for the north corner of said 98.883 acre tract and the west corner hereof;

THENCE along said county road North $28^{\circ}54'51''$ East a distance of 348.43 feet to an iron rod set for an angle point and North $29^{\circ}01'26''$ East a distance of 703.26 feet to an iron set for the west corner of that certain 87.865 acre tract conveyed as Tract 2 to Gary D. Warner by said deed

recorded in Volume 744, Page 561 of said official records and the north corner hereof;

THENCE South $60^{\circ}43'27''$ East a distance of 3717.84 feet along the southwest line of said 87.865 acre tract to an iron pipe found for the south corner of said 87.865 acre tract, the west corner of that certain 117.606 acre tract conveyed to Gary D. Warner and Terry Warner by deed recorded in Volume 641, Page 831 of said official records and an angle point hereof;

TRACT 5 continued

THENCE South $60^{\circ}44'56''$ East a distance of 1085.76 feet along the southwest line of said 117.606 acre tract to an iron rod found for the north corner of said 56.556 acre tract and an ell corner hereof;

THENCE South $24^{\circ}04'15''$ West a distance of 1040.43 feet along the northwest line of said 56.556 acre tract to an iron rod found for the west corner of said 56.556 acre tract and an interior corner hereof;

THENCE South $60^{\circ}51'05''$ East a distance of 2579.61 feet along the southwest line of said 56.556 acre tract to the **POINT OF BEGINNING** and containing 119.336 acres of land, more or less, and as shown on map of survey prepared herewith.

#

TRACT 6: OF A 54.162 ACRE TRACT OF LAND SITUATED IN THE ISAAC CASNER SURVEY, ABSTRACT NO. 19, BASTROP COUNTY, TEXAS, BEING ALL OF THE CALLED "TRACT 1" CONVEYED TO MATTHEW SCHROEDER AND JEFFREY SCHROEDER BY INSTRUMENT RECORDED IN VOLUME 1550, PAGE 791, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS. SAID 54.162 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Unofficial Document

TRACT 6 continued

BEGINNING at a 5/8" iron rebar found for the southwest corner of a called 95.382-acre tract of land conveyed to Capital Acreage Limited, by instrument recorded in Volume 1562, Page 110, Official Records, Bastrop County, Texas, being in the east right-of-way line of County Road No. 93, also known as "New Trails Road" (said road has no recordation with the Bastrop County Clerk's Office), and being the northwest corner of the herein described tract, from which point a 5/8" iron rebar with plastic cap stamped "PROPERTY CORNER" found on the east right-of-way line of County Road No. 93 and marking the northeast corner of said 95.382-acre Capital Acreage tract bears N 26°01'05" E a distance of 1266.10 feet;

THENCE leaving said east right-of-way line of County Road No. 93, with the south line of said 95.382-acre Capital Acreage tract and the north line hereof, S 63°22'17" E for a distance of 2137.93 feet to a 3/8" iron rebar with plastic cap stamped "RPLS 3819" found (iron rebar found) for northwest corner of a called 43.156-acre "Tract 2" conveyed to Mitchell Schroeder by instrument recorded in Volume 1550, Page 797, Official Records of Bastrop County, Texas, and being the northeast corner of the herein described tract, from which point a 5/8" iron rebar with plastic cap stamped "PROPERTY CORNER" found marking the southeast corner of said 95.382-acre Capital Acreage tract bears S 63°22'17" E a distance of 1206.03 feet;

THENCE leaving the south line of said 95.382-acre Capital Acreage tract, with the west line of said 43.156-acre Tract 2 and the east line hereof, S 27°01'04" W at a distance of 657.20 pass a 3/8" iron rebar found for the southwest corner of said 43.156-acre Schroeder Tract 2 and the northwest corner of a called 10,000-acre Tract 1 conveyed to Mitchell Schroeder and Gina Newman, and recorded in a Transfer of Lien to Wells Fargo Bank, N.A., in Volume 1621, Page 625, Official Records of Bastrop County, Texas, and continuing for an overall distance of 1202.84 feet to a 3/8" iron rebar found in the north right-of-way line of County Road No. 87, also known as "Roemer Road" (said road has no recordation with the Bastrop County Clerk's Office), and being the southwest corner of said 10,000-acre Schroeder/Newman Tract and the southeast corner of the herein described tract;

THENCE with north right-of-way line of County Road No. 87 and the south line hereof, N 62°58'56" W for a distance of 659.62 feet to a 3/8" iron rebar found marking the occupied southeast corner of a called 1.0-acre conveyed to the Lake View Missionary Baptist Church (Lake View Church tract) by instrument recorded Volume 125, Page 502, Deed Records, Bastrop County, Texas, said point being an ell corner in the south line of the herein described tract;

THENCE leaving with the north right-of-way line of County Road No. 87, with the occupied boundary as found on-the-ground for said 1.0-acre Lake View Church tract for the following three (3) calls numbered 1 through 3:

1. N 24°07'30" E for a distance of 214.77 feet to a 3/8" iron rebar found near the base of a cedar fence corner post marking the northeast corner of said 1.0-acre Lake View Church tract and being an ell corner in the south line of the herein described tract;
2. N 62°39'54" W for a distance of 211.46 feet to a 3/8" iron rebar found near the base of a cedar fence corner post marking the northwest corner of said 1.0-acre Lake View Church tract and being an ell corner in the south line of the herein described tract;
3. S 24°27'41" W for a distance of 216.43 feet to a 3/8" iron rebar found in the north right-of-way line of said County Road No. 87, marking the southwest corner of said 1.0-acre Lake View Church tract and being an ell corner in the south line of the herein described tract;

TRACT 6 continued

THENCE with the north right-of-way line of said County Road No. 87 and the south line hereof, N 82°58'56" W for a distance of 786.18 feet to a 3/8" iron rebar found at the edge of asphalt pavement and marking the northeast intersection of the north right-of-way line of County Road No. 87 and the east right-of-way line of County Road No. 93 as occupied, said point being the southwest corner of the herein described tract;

THENCE with the east right-of-way line of County Road No. 93, 40 feet distant from and parallel to the east right-of-way line of the Missouri, Kansas and Texas Railroad right-of-way, and with the west line hereof, N 10°57'42" W for a distance of 670.49 feet to a 3/8" iron rebar found for a point of curvature in the east right-of-way of County Road No. 93 and the west line of the herein described tract;

THENCE continuing with the east right-of-way line of County Road No. 93 and the west line hereof with a curve to the right a distance of 177.49 feet, through a central angle of 36°58'47", having a chord that bears N 07°31'42" E for a distance of 174.42 feet to a 3/8" iron rebar found for a point of tangency in the east right-of-way line of County Road No. 93 and the west line of the herein described tract;

THENCE continuing with the east right-of-way line of County Road No. 93 and the west line here, N 26°01'08" E for a distance of 495.46 feet to the POINT OF BEGINNING of the herein described tract and containing 54.162 ACRES OF LAND, more or less.

TRACT 7:

ALL that certain tract or parcel of land in Bastrop County, out of the Isaac Casner Survey A-19, being part of a 371 acre tract described in Deed from J. W. Daniel to E. Roemer dated August 18, 1910, recorded in Volume 47, Page 350 of the Deed Records of Bastrop County, Texas, said tract or parcel being more fully described by metes and bounds as follows:

COMMENCING for a point of reference at a 3/4" galvanized iron pipe on the south right-of-way line of a County Public Road being the northwest corner of said E. Roemer 371 acres;

THENCE south 60° 33' 39" east with the south right-of-way line of said Road 1093.17 feet to a 5/8" iron rod set for the northwest corner and Place of Beginning of the hereindescribed tract, being the northeast corner of a 64.9147 acre tract surveyed by John T. Burleson and designated First Tract of 2 tracts of the Division of the Emil Roemer 129.8294 acres;

THENCE continuing with the south right-of-way line of said Road;

South 60° 33' 39" East 432.90 ft.;

South 65° 21' 46" East 289.58 ft.;

South 69° 49' 27" East 670.70 ft. to a 3/4" iron pipe found for the

northeast corner of said Emil Roemer 129.8294 acres and northeast corner of a 94-acre tract now or formerly owned by E. H. Heartsfield;

THENCE with a fence and west line of said 94-acre south 30° 02' 13" west 2053.56 ft. to its southwest corner where a 3/4" iron pipe is found for the southeast corner of the hereindescribed tract on the south line of the Isaac Casner Survey and north line of the Thomas Christian Survey A-20 in a fence;

THENCE north 50° 38' 51" west with said fence and south line of said Isaac Casner Survey 1265.60 ft. to a 5/8" iron rod for the southwest corner of this tract being the southeast corner of aforesaid 64.9147 acres First Tract;

THENCE north 29° 17' 47" east with the dividing line between said First and Second Tracts 2039.99 ft. to the Place of Beginning, containing 64.9147 acres of land, being the easterly 64.9147 acres of land of the Emil Roemer 129.8294 acres, said 29.3294 acres being the residue of that certain 371 acres described in Deed from J. W. Daniel to E. Roemer dated August 18, 1910, recorded in Volume 47, Page 350, Deed Records of Bastrop County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Rose Pietsch

January 31, 2007 08:58:51 AM

MARVC FEE: \$60.00 BOOK: 171 PAGE: 562-573

ROSE PIETSCH, County Clerk

Bastrop, Texas

DEED

200701379



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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