

TEXAG Real Estate Services, Inc.  
404 W. 9<sup>th</sup> Street, Suite 201  
Georgetown, Texas 78626  
Phone: 512-930-5258  
Fax: 512-943-4539  
[www.texag.com](http://www.texag.com)



**BROKER:**

Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**SALESMAN:**

Ron Leps – Cell 512-869-6766  
[ron@texag.com](mailto:ron@texag.com)

**PROPERTY FOR SALE: 187.98 ACRES**  
**1375 CR 387 & Bowie St.**  
**Bartlett, TX**  
**Williamson County**

**LOCATION:**

Property is located at the intersection of Arnold Drive and Bowie Street and on the north side of CR 387, just south of Bartlett in Williamson County.

**LEGAL:**

187.98 acres described in Deed to Rudy J. Bohac and wife Ouida Bohac dated December 10, 1979 recorded in Volume 796, Page 110 (Exhibit A).

**FRONTAGE:**

The south side of the property has 970 feet of frontage along CR 387 and is located at intersection of Bowie Street and Arnold Drive on north side of 187.98 acres.

**UTILITIES:**

City of Bartlett Water and Wastewater Service Area borders the north side of this tract. Jarrell Schwertner WSC is on the south end of tract along County Road 387. Old Homesite is serviced by shallow well. (Buyer is responsible to determine availability of meters and service).

**SCHOOL DISTRICT:**

Bartlett ISD

**TAXES:**

2020 taxes – Approximately \$650.33 based on WCAD. The subject property is under Ag Valuation. Any future change in use resulting in Ag Use Roll-Back will be liability of Buyer per contract.

**MINERALS:**

Half of minerals previously reserved – Volume 796, Page 113. Transfer of remaining owned minerals is negotiable.

**LEASE:**

Property is under agriculture lease (row crop) on a crop year basis (crop share lease). Possession of land will be after crop harvest depending on time of closing.

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**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.

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**FLOOD PLAIN:**

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, approximately 72 acres or 38% of the property is located within the 100-year floodplain along Donahoe Creek. (Note attached map).

**SPECIAL PROVISIONS:**

House and buildings are presented as having minimum value. Condition of these buildings is unknown. Property is being offered for sale "As Is" with "As Is" clause to be included in contract.

Seller will provide Title Policy issued by Longhorn Title at 311 Talbot Street Taylor, Texas, Jamie Kaatz closing agent. Buyer is responsible for securing and paying for survey.

**COMMENTS:**

Land is south of Bartlett Texas in northeastern Williamson County. Tract is located at end of Arnold Drive at northwest boundary and along CR 387 on south property line. Property is conveniently located to Highway 95 and FM 487.

**PRICE: \$1,503,840.00 or \$8,000 per surveyed acre.**

**(LIST PRICE IS REPRESENTED AS BEING THE MINIMUM PRICE SELLERS WILL ACCEPT)**

**COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.  
Commission to be earned and paid with acceptable contract at closing and funding.**

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# Aerial Map

Old Farm  
House &  
Metal Building

ARNOLD DR

SALT LAKES

S COTRE

S BOWIE ST

S BOWIE ST

SALAMO ST

W BROOK ST

S LUCY

WELMAVE

SW FRONT ST

SEVIE ST

S DALTON  
CR 351

N SH 95

CR 387

Donahoe Crk



0 400 800 1,600 Feet

Date of Imagery 2021

# Contour/Flood Map

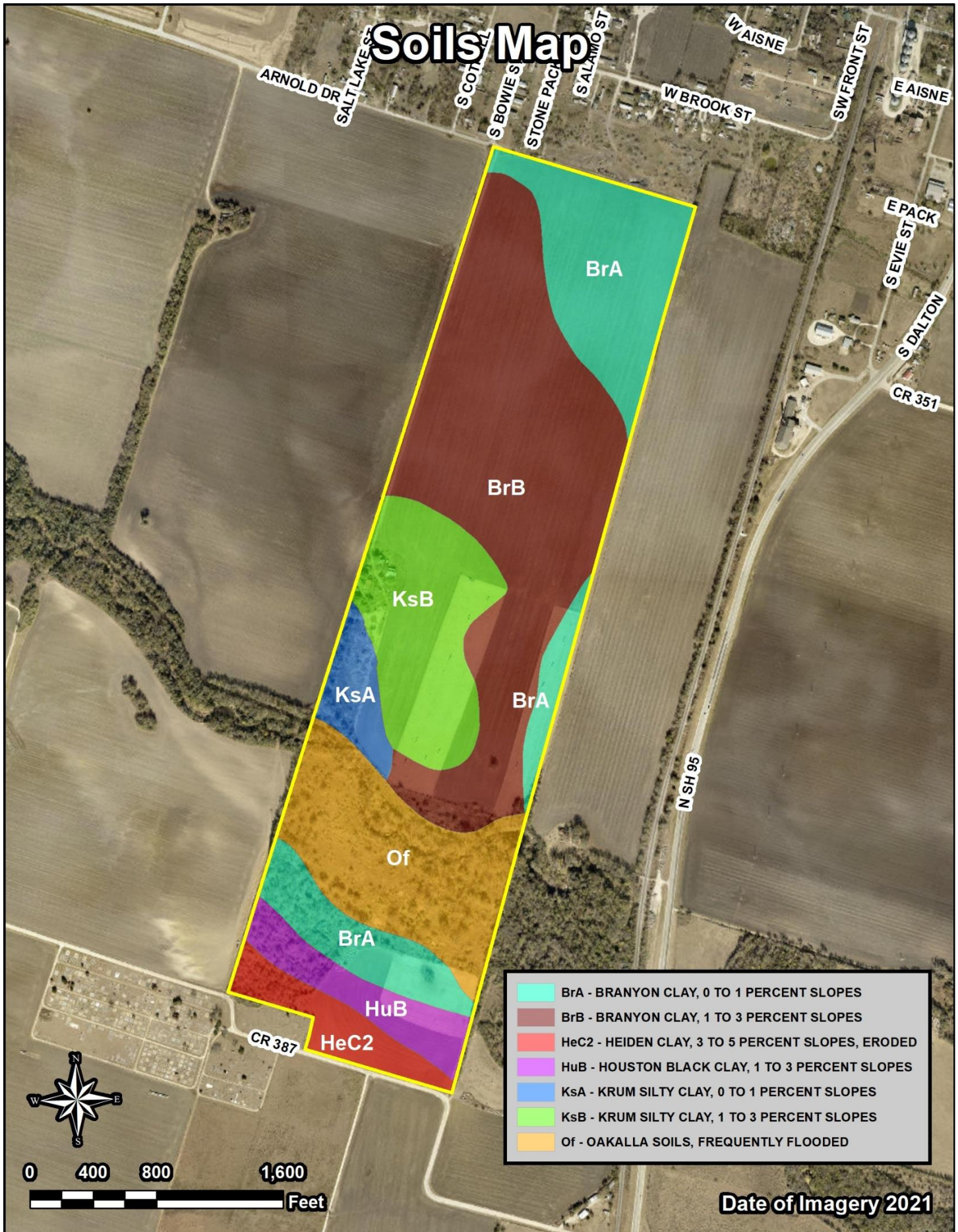


± 72 Ac. (38%)  
Floodplain

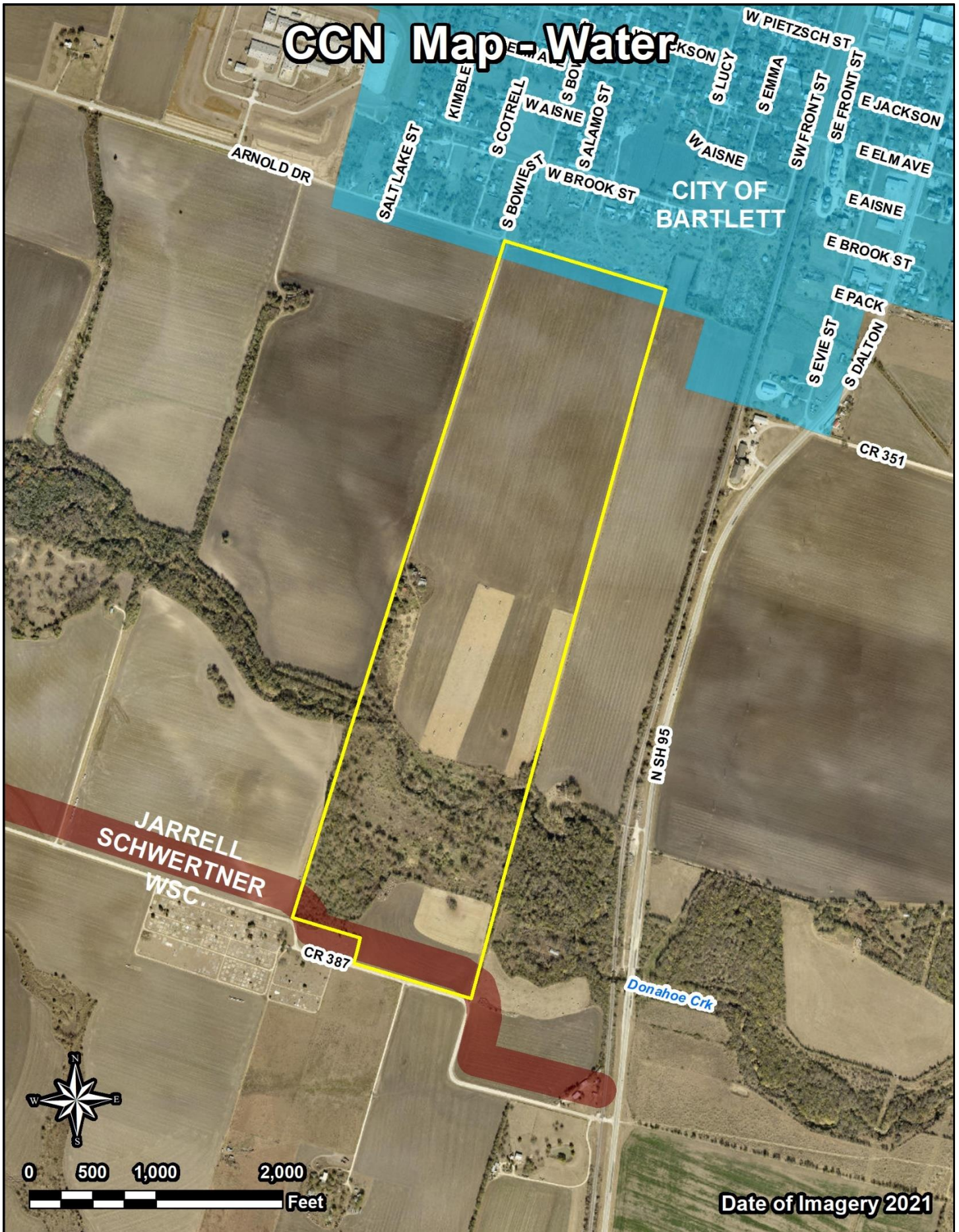
Based on digital geospatial data obtained from  
the FEMA National Flood Insurance Program for  
Williamson County dated December 20, 2019.

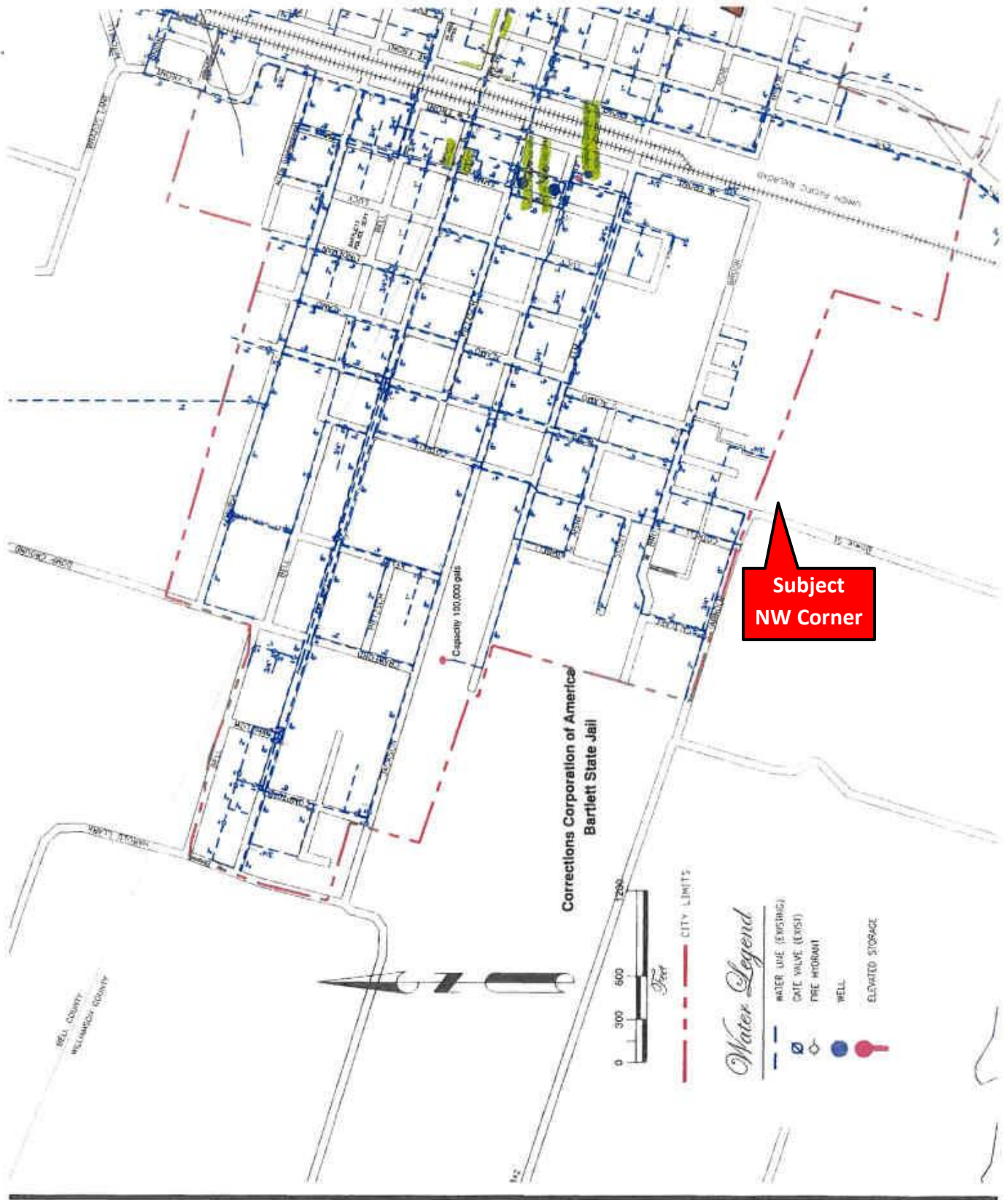
Date of Imagery 2021

# Soils Map

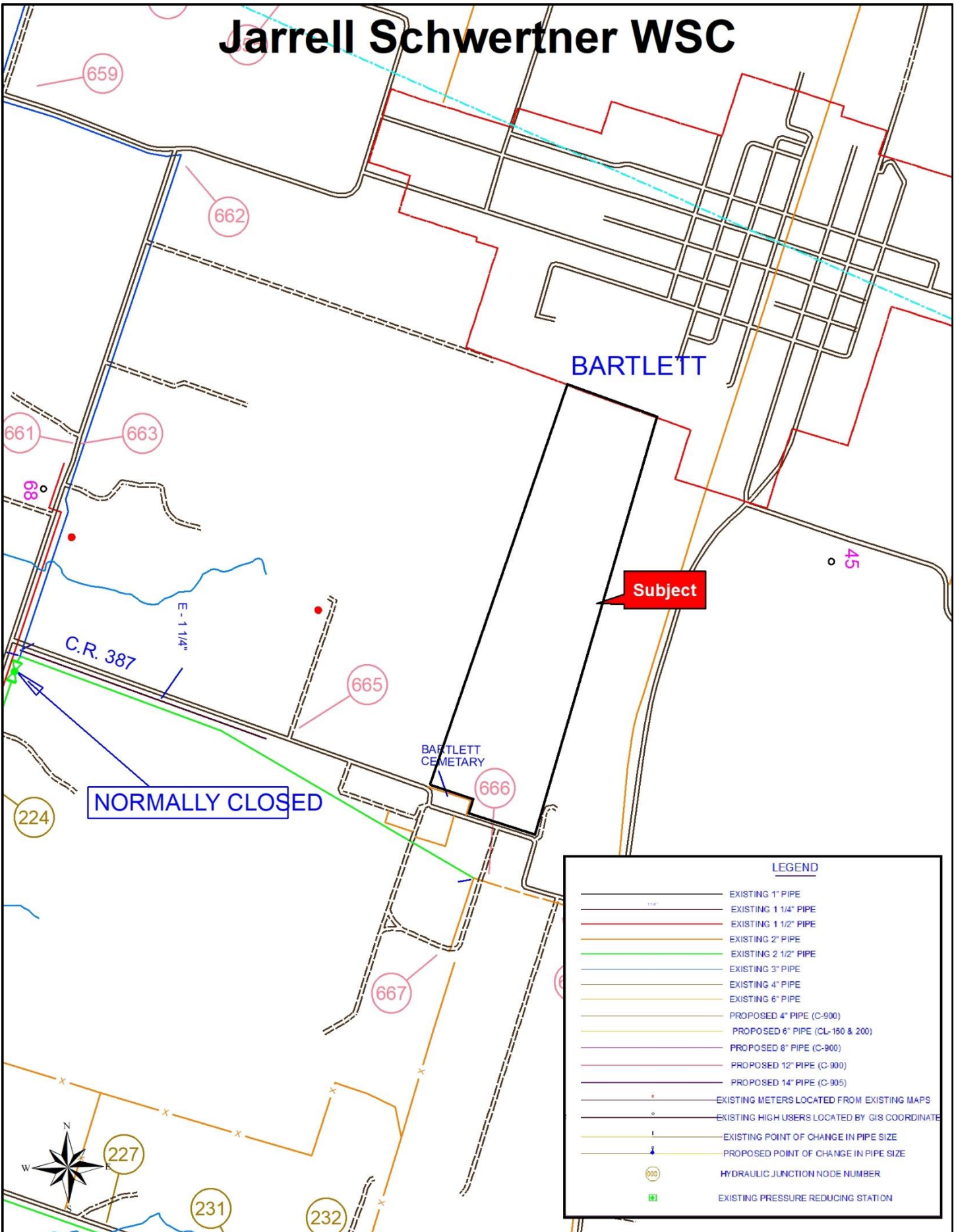


# CCN Map - Water

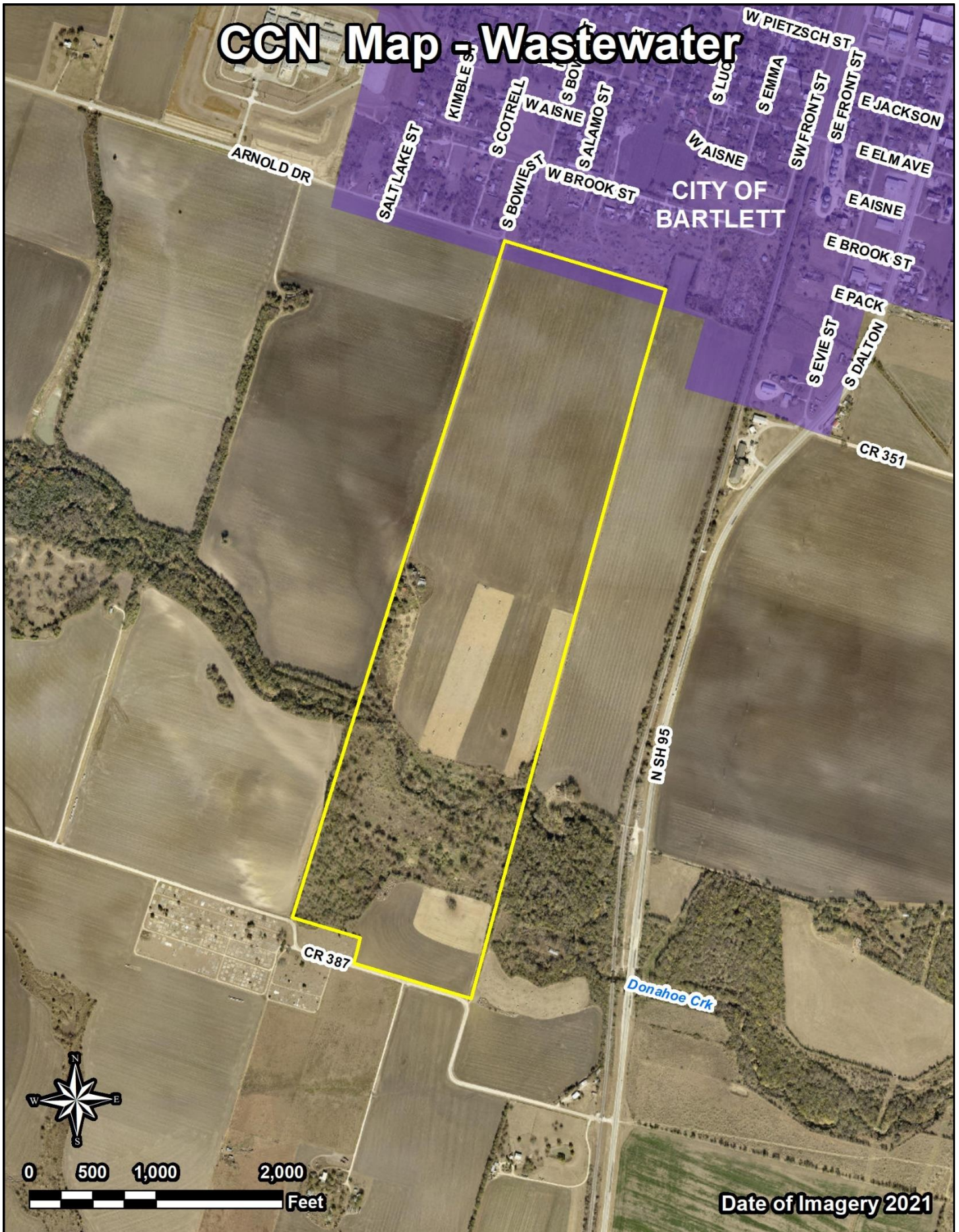




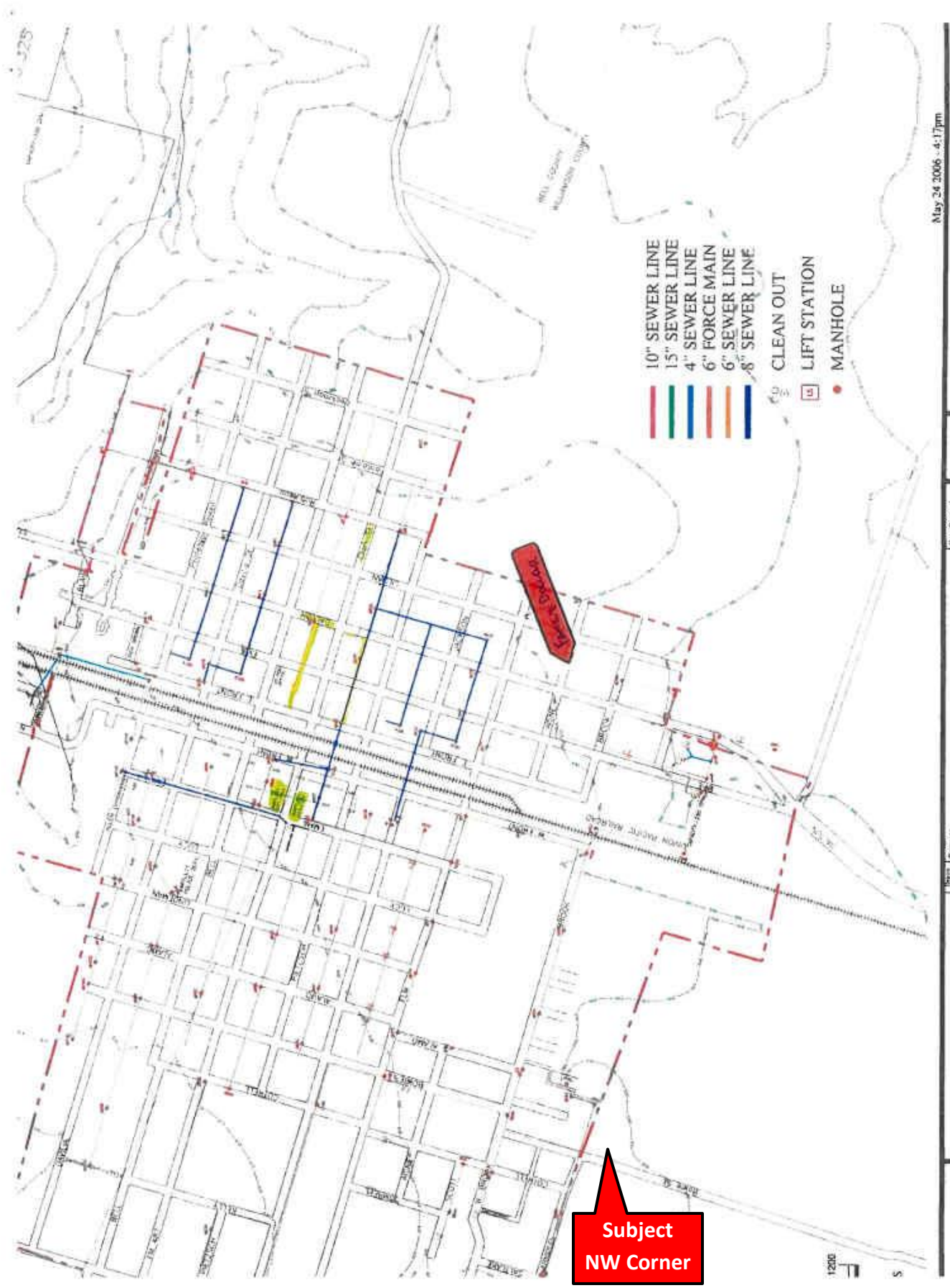
# Jarrell Schwertner WSC



# CCN Map - Wastewater



Date of Imagery 2021



- 10" SEWER LINE
- 15" SEWER LINE
- 4" SEWER LINE
- 6" FORCE MAIN
- 6" SEWER LINE
- 8" SEWER LINE
- CLEAN OUT
- LIFT STATION
- MANHOLE

Subject  
NW Corner

**City Limits/ETJ Map**

ARNOLD DR  
SALT LAKE ST  
KIMBLE ST  
S COTRELL ST  
S BOWIEST ST  
W BROOK ST  
S WAISSNE ST  
S SALAMO ST  
W PIETZSCH ST  
S LUCY ST  
S EMMA ST  
SW FRONT ST  
SE FRONT ST  
E JACKSON ST  
E ELM AVE  
E AISNE ST  
E BROOK ST  
E PACK ST  
S SEVIE ST  
S DALTON ST  
CR 351  
N SH 95  
Donahoe Crk  
CR 387

0 500 1,000 2,000 Feet

North Arrow

Legend:  
 Yellow: Bartlett City Limits  
 Red: Bartlett ETJ

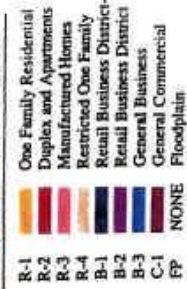
Date of Imagery 2021



A horizontal scale bar with a black and white checkerboard pattern. Above the bar, the numbers 0, 500, 1,000, and 2,000 are printed in a bold, black, sans-serif font. The word "Feet" is printed in a bold, black, sans-serif font at the right end of the bar.

**Bartlett City Limits**  
**Bartlett ETJ**

**Date of Imagery 2021**



2006  
CITY OF BARTLETT, TEXAS  
ZONING MAP

**Z**

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INVESTMENT BANKING

INC.

NEW

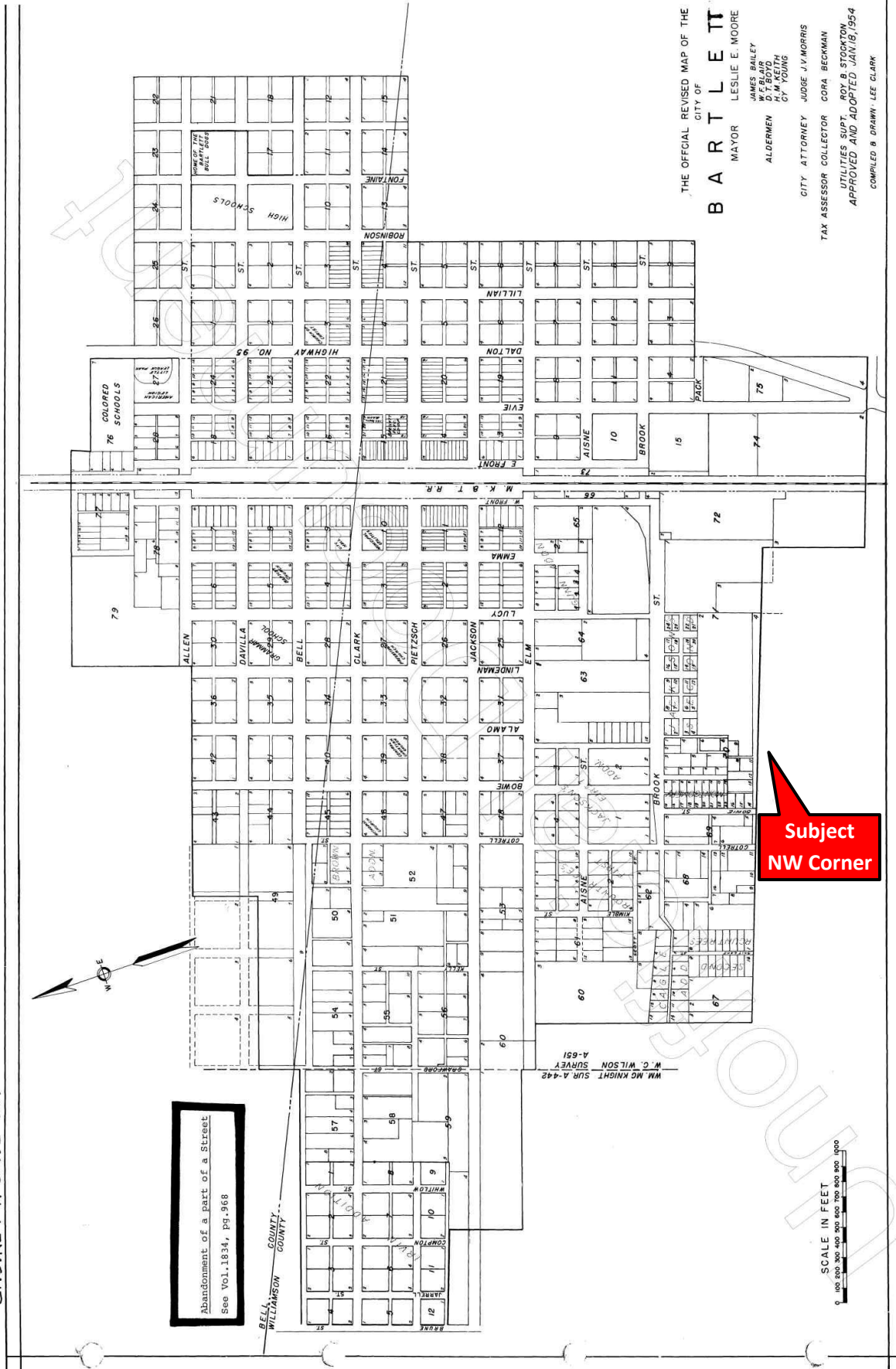
**INAC**

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CABINET A SLIDE 219



THE OFFICIAL REVISED MAP OF THE  
CITY OF  
**BARTLETT**  
MAYOR LESLIE E. MOORE  
ALDERMEN  
JAMES BAILEY  
W. BLAIR  
D. T. BOYD  
W. C. BROWN  
C. J. YOUNG  
CITY ATTORNEY JUDIE J. MORRIS  
TAX ASSESSOR COLLETTA BECKMAN  
UTILITIES SUPT. ROY B. STOCKTON  
APPROVED AND ADOPTED JAN. 18, 1954  
COMPILED BY GRAY LEE CLARK

Subject  
NW Corner

SCALE IN FEET  
0 100 200 300 400 500 600 700 800 900 1000

8520

RESOLUTION

BE IT RESOLVED by the City Council of the City of Bartlett, Texas that the foregoing revised map as compiled and drawn by Lee Clark of Georgetown, Texas, the 18th day of January 1954, of the City of Bartlett, Texas be adopted and approved, and to be known hereafter as The Official Revised Map of the City of Bartlett, Texas, and that said Official Revised Map be filed for record and recorded in the deed or plat records of Bell and Williamson Counties, Texas

The State of Texas }  
 City of Bartlett }  
 Counties of Bell & Williamson }

I, Cora Beckman, City Secretary of the City of Bartlett, Texas, do hereby certify

that the above and foregoing is a true and correct copy of a resolution passed by the City Council at its regular meeting on January 18th, 1954, and copied on the minutes of said City in book 7, page 132, of the minutes of said City and that the map attached hereto is a true and correct copy of the original map

WITNESS my official signature and the seal of the said City this the 27th day of January, 1954

(seal) /s/ CORA BECKMAN City Secretary

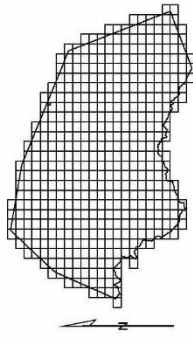
Filed for record February 11, 1954, at 8 00 o'clock A M  
 Recorded February 11, 1954, at 9 00 o'clock A M

DICK CERVENKA, Clerk, County Court,  
 Williamson County, Texas

By *Nathaniel J. Janssen* Deputy

0 - - - 0

# Williamson Central Appraisal District



## Legend

- ABSTRACT BOUNDARY
- CITY LIMIT
- COUNTY LINE
- DEFINED AREA BOUNDARY
- E.S.D. BOUNDARY
- I.S.D. BOUNDARY
- LIMITED DISTRICT BOUNDARY
- LOT LINE
- M.U.D. BOUNDARY
- PARCEL BOUNDARY
- P.D. BOUNDARY
- RAILROAD CENTER LINE
- ROAD DISTRICT BOUNDARY
- ROAD ROW
- SUBDIVISION BOUNDARY
- TIF BOUNDARY
- WATERSHED BOUNDARY
- WC & I.D. BOUNDARY
- WS I.D. BOUNDARY

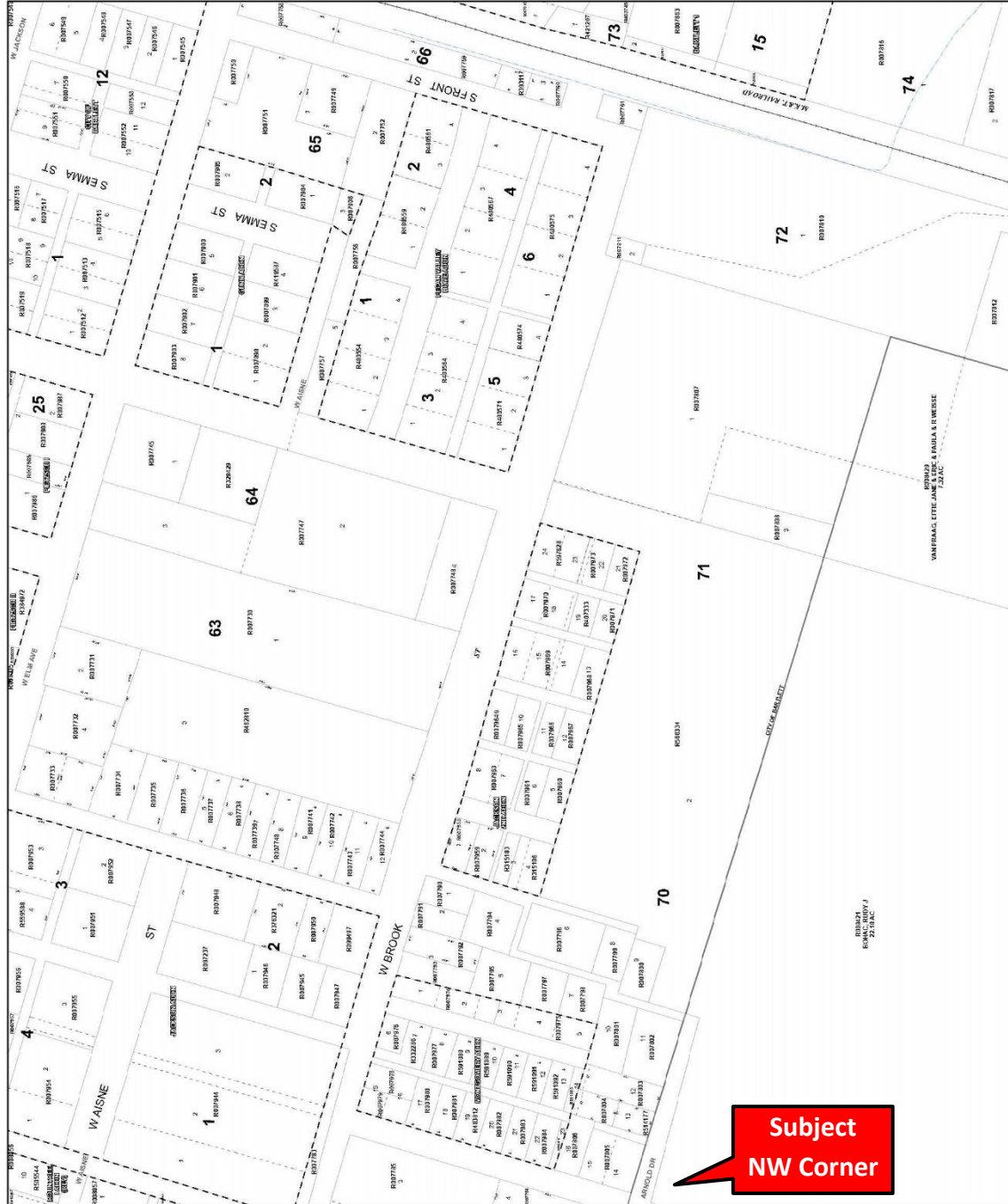
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BARTLETT I.S.D.



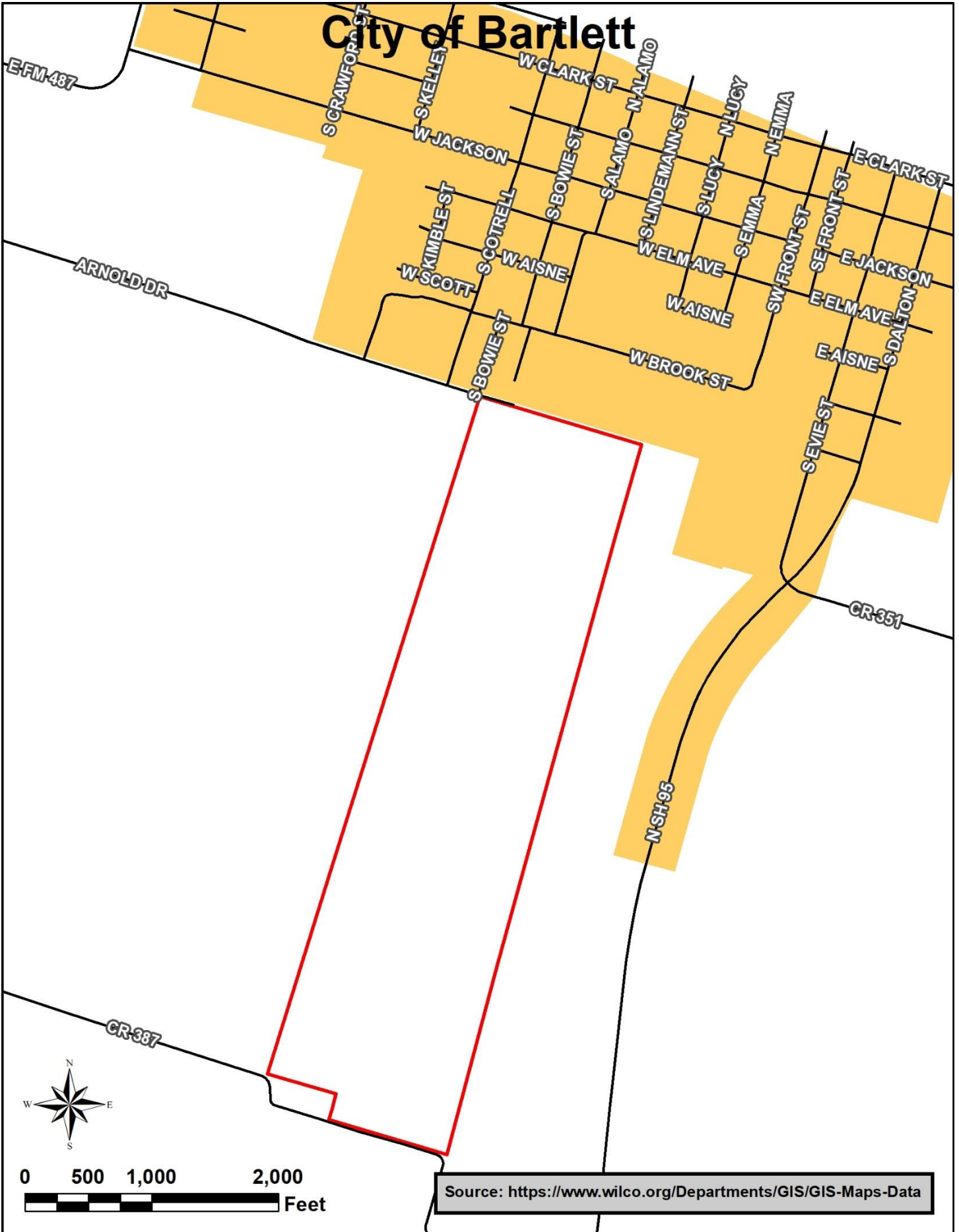
# 24779

This map was prepared by the Williamson Central Appraisal District for the purpose of providing a map of the subject property. It is not to be used for any other purpose.



**Subject  
NW Corner**

# City of Bartlett



**Tax Plat**

Map showing land parcels and owners in Bartlett, Missouri. The map includes a scale bar (0 to 2,000 feet) and a north arrow.

Key parcels and owners include:

- R008272: HIGHTOWER CONSOLIDATED FARMS LLC (49.0 Ac.)
- R008273: ROSENBALM, THOMAS J DR (1.00 Ac.)
- R008280: WILLOUGHBY, RAY W, III, et al (163 Ac.)
- R008123: BOHAC, RUDY J (165.8 Ac.)
- R008126: VAN PRAAG, EFFIE JANE & ERIC & PAULA & R WEISSE (1.0 Ac.)
- R008127: VAN PRAAG, EFFIE JANE & ERIC & PAULA & R WEISSE (70.782 Ac.)
- R008128: SIMS, JACK C & ELIZABETH WOOD & KAREN SIMS SESSUMS (8.87 Ac.)
- R008125: DECKER, KATHERINE (32.0 Ac.)
- R008129: RODRIGUEZ, SERGIO A & TERESA CASTANEDA (1.82 Ac.)
- R008268: SIMS, JACK C & ELIZABETH WOOD & KAREN SIMS SESSUMS (137.95 Ac.)
- R008224: VRABEL, TIMOTHY, SR (478.731 Ac.)
- R008202: MABRY, FRANK & DONNA (31.743 Ac.)
- R008185: SVEHLAK, AUGUST J III & TERRY G (45.42 Ac.)
- R008196: J A DAVIDSON HOLDINGS LP & PAMELA & DENNIS & JAMES (225.0 Ac.)

Other labeled parcels include R007577, R007604, R007747, R007761, R007782, R007783, R007785, R007786, R007787, R007788, R007789, R007790, R007791, R007792, R007793, R007794, R007795, R007796, R007797, R007798, R007799, R007800, R007801, R007802, R007803, R007804, R007805, R007806, R007807, R007808, R007809, R007810, R007811, R007812, R007813, R007814, R007815, R007816, R007817, R007818, R007819, R007820, R007821, R007822, R007823, R007824, R007825, R007826, R007827, R007828, R007829, R007830, R007831, R007832, R007833, R007834, R007835, R007836, R007837, R007838, R007839, R007840, R007841, R007842, R007843, R007844, R007845, R007846, R007847, R007848, R007849, R007850, R007851, R007852, R007853, R007854, R007855, R007856, R007857, R007858, R007859, R007860, R007861, R007862, R007863, R007864, R007865, R007866, R007867, R007868, R007869, R007870, R007871, R007872, R007873, R007874, R007875, R007876, R007877, R007878, R007879, R007880, R007881, R007882, R007883, R007884, R007885, R007886, R007887, R007888, R007889, R007890, R007891, R007892, R007893, R007894, R007895, R007896, R007897, R007898, R007899, R007900, R007901, R007902, R007903, R007904, R007905, R007906, R007907, R007908, R007909, R007910, R007911, R007912, R007913, R007914, R007915, R007916, R007917, R007918, R007919, R007920, R007921, R007922, R007923, R007924, R007925, R007926, R007927, R007928, R007929, R007930, R007931, R007932, R007933, R007934, R007935, R007936, R007937, R007938, R007939, R007940, R007941, R007942, R007943, R007944, R007945, R007946, R007947, R007948, R007949, R007950, R007951, R007952, R007953, R007954, R007955, R007956, R007957, R007958, R007959, R007960, R007961, R007962, R007963, R007964, R007965, R007966, R007967, R007968, R007969, R007970, R007971, R007972, R007973, R007974, R007975, R007976, R007977, R007978, R007979, R007980, R007981, R007982, R007983, R007984, R007985, R007986, R007987, R007988, R007989, R007990, R007991, R007992, R007993, R007994, R007995, R007996, R007997, R007998, R007999, R008000, R008001, R008002, R008003, R008004, R008005, R008006, R008007, R008008, R008009, R008010, R008011, R008012, R008013, R008014, R008015, R008016, R008017, R008018, R008019, R008020, R008021, R008022, R008023, R008024, R008025, R008026, R008027, R008028, R008029, R008030, R008031, R008032, R008033, R008034, R008035, R008036, R008037, R008038, R008039, R008040, R008041, R008042, R008043, R008044, R008045, R008046, R008047, R008048, R008049, R008050, R008051, R008052, R008053, R008054, R008055, R008056, R008057, R008058, R008059, R008060, R008061, R008062, R008063, R008064, R008065, R008066, R008067, R008068, R008069, R008070, R008071, R008072, R008073, R008074, R008075, R008076, R008077, R008078, R008079, R008080, R008081, R008082, R008083, R008084, R008085, R008086, R008087, R008088, R008089, R008090, R008091, R008092, R008093, R008094, R008095, R008096, R008097, R008098, R008099, R008100, R008101, R008102, R008103, R008104, R008105, R008106, R008107, R008108, R008109, R008110, R008111, R008112, R008113, R008114, R008115, R008116, R008117, R008118, R008119, R008120, R008121, R008122, R008123, R008124, R008125, R008126, R008127, R008128, R008129, R008130, R008131, R008132, R008133, R008134, R008135, R008136, R008137, R008138, R008139, R008140, R008141, R008142, R008143, R008144, R008145, R008146, R008147, R008148, R008149, R008150, R008151, R008152, R008153, R008154, R008155, R008156, R008157, R008158, R008159, R008160, R008161, R008162, R008163, R008164, R008165, R008166, R008167, R008168, R008169, R008170, R008171, R008172, R008173, R008174, R008175, R008176, R008177, R008178, R008179, R008180, R008181, R008182, R008183, R008184, R008185, R008186, R008187, R008188, R008189, R008190, R008191, R008192, R00

# EXHIBIT A

VOL 796 PAGE 110

JOHN GORDON BROWN,  
ET AL

RUDY J. BOHAC,  
ET UX

DEED WITH V/L

2585

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

\*  
\* KNOW ALL MEN BY THESE PRESENTS:  
\*

That we, JOHN GORDON BROWN and wife, DOROTHY BROWN, RUTH McCOY, a feme sole, JAMES W. COWAN, JR. and wife, RUBY COWAN, IRENE CUNNINGHAM joined herein by my husband, JIM CUNNINGHAM, JANE BARTINE joined herein by my husband, CARL BARTINE, HELEN BUCK joined herein by my husband, JACK BUCK, ELMER McCOY and wife, NANCY McCOY, H. H. COWAN and wife, INA COWAN, GENEVA BROOKE joined herein by my husband, MAXEY BROOKE, OLA LEE PEARSON joined herein by my husband, GEORGE PEARSON, A. W. McCOY and wife, ELIZABETH McCOY, J. W. McCOY and wife, DOROTHY McCOY, HARVEY McCOY and wife, ELAINE McCOY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to us in hand paid by RUDY J. BOHAC and wife, OUIDA BOHAC, the receipt of which is hereby acknowledged and confessed; and for which no lien either expressed, or implied, is retained;

And the further consideration of their execution and delivery to the Czech Catholic Union of Texas, The K.J.T. of their one certain promissory vendor's lien note, dated on even date herewith at <sup>Georgetown,</sup> Texas, in the principal amount of SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00) DOLLARS, bearing <sup>April 18, 1980,</sup> interest from / / until maturity at the rate of eight (8%) per cent per annum, and all past due principal and interest bearing interest from maturity until paid at the rate of ten (10) per cent per annum, both principal and interest of said note being payable to the order of said Czech Catholic Union of Texas, The K.J.T. at the Office of the Treasurer at La Grange, Fayette County, Texas. The principal of said note being due and payable

in ten (10) annual installments, the first nine (9) of such installments being in the principal amount of \$3,200.00 each, and the tenth (10th), or last, installment being in the principal amount of \$35,200.00, the first of said annual installments to become due and payable on or before the 1st day of May, 1981, and one each of the remaining installments to become due and payable on the 1st day of May of each succeeding year thereafter until the whole principal sum is paid in full, the interest on said note being payable annually as it accrues on the 1st day of May, along with and in addition to the aforesaid principal installments, said note containing the usual and customary accelerated maturity and attorney's fees clauses, and being secured, in addition to the vendor's lien herein reserved, by a Deed of Trust on the property herein conveyed this day executed by said RUDY J. BOHAC and wife, QUIDA BOHAC, to Ben G. Janda, Trustee for the benefit of the holder of said note. The above described note is payable and being delivered to said Czech Catholic Union of Texas, The K.J.T., incorporated, because said Corporation, at the special instance and request of the Grantees herein paid to us, the Grantors herein, the sum of SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00) DOLLARS of the consideration for this conveyance, which is hereby acknowledged and confessed, and we, the Grantors herein, in consideration of the premises and such payment having been made to us by said Corporation, hereby transfer, assign, and set-over to said Czech Catholic Union of Texas, The K.J.T., its successors and assigns, all of our right, title, and interest in said note, as well as all of our liens and vendor's superior title in the land herein conveyed securing the payment of said note, which we have or may be entitled to by virtue of being the vendors in this conveyance, and we hereby

authorize said Czech Catholic Union of Texas, The K.J.T., its successors and assigns, to release all of such liens on payment of said indebtedness. TO HAVE AND TO HOLD said note and said liens securing its payment to said Czech Catholic Union of Texas, The K.J.T., its successors and assigns forever.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents, do GRANT, SELL AND CONVEY unto the said RUDY J. BOHAC and wife, Ouida Bohac, of Travis County, Texas, subject to the hereinafter reservation, in the following described tract of land:

BEING a tract of land in Williamson County, Texas, out of and a part of the M. F. Alexander Survey, Abstract No. 35, and the W. C. Wilson Survey, Abstract No. , and the land herein described being those certain tracts described as First Tract (165 acres) and Second Tract (part of 68.1 acres) in a Deed from Elisha Mayo, et ux, to J. W. McCoy, said Deed being of record in Volume 82, Page 95, Deed Records of Williamson County, Texas;

BEGINNING at a point in the North margin of a County Road at the East line of the said First Tract, said point being an iron pipe in a fence corner for the Southeast corner of this;

THENCE with the East line of the said First Tract and Second Tract as follows: North 17 degrees 23' 08" East, 1555.80 feet, a fence post; North 17 degrees 45' 21" East, 3524.00 feet, an iron pipe; and North 18 degrees 29' 04" East, 726.30 feet to an iron pipe in the South margin of a Public Road in the Town of Bartlett, Texas, for the Northeast corner of this;

THENCE North 70 degrees 57' 37" West, 1330.48 feet with the South margin of the said Road to an iron pipe in the West line of the said Second Tract for the Northwest corner of this;

THENCE with the West line of the said Second Tract and First Tract as follows: South 19 degrees 53' 42" West, 3996.51 feet, a 6" Live Oak, and South 19 degrees 35' 33" West, 1602.89 feet to an iron pipe in a fence corner at the Northwest corner of a cemetery tract for the most Westerly Southwest corner of this;

THENCE South 71 degrees 08' 12" East, 561.20 feet with the North line of the said cemetery to an iron pipe at the Northeast corner thereof for an ell corner of this;

THENCE with the East line of the said cemetery as fenced South 15 degrees 54' 48" West, 118.29 feet, an iron pipe; and South 19 degrees 15' 56" West, 89.83 feet, an iron pipe in the North margin of the aforesaid County Road for the most Southerly Southwest corner of this;

THENCE South 70 degrees 59' 35" East, 970.07 feet to the PLACE OF BEGINNING, containing 187.98 acres of land as fenced and evidenced on the ground. Surveyed on the ground by Carrell Williams, Registered Public Surveyor on July 17, 1978.

TO HAVE AND TO HOLD the above described premises and all improvements thereon, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said RUDY J. BOHAC and wife, OUIDA BOHAC, their heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said RUDY J. BOHAC and wife, OUIDA BOHAC, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject to the hereinafter stated reservation.

But it is expressly agreed and stipulated that the vendor's lien, as well as the superior title in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described note and all interest thereon are fully paid according to the face and tenor, effect and reading thereof, when this Deed shall become absolute.

From the foregoing conveyance to Grantees there is hereby reserved unto Grantors, their heirs and assigns, an undivided 4/14 mineral interest in all oil, gas and other minerals on, in and under and that may be produced from the said 187.98 acre tract of land. Grantors in earlier conveyances reserved an undivided 3/14 mineral interest. It is the intent of the Grantors herein to convey to Grantees an undivided one-half interest in the minerals.

EXECUTED, this the 10th day of December, A. D. 1979.

John Gordon Brown  
JOHN GORDON BROWN

Dorothy Brown  
DOROTHY BROWN

James W. Cowan, Jr.  
JAMES W. COWAN, JR.

Ruby Cowan  
RUBY COWAN

Ruth McCoy  
RUTH MCCOY

Irene Cunningham  
IRENE CUNNINGHAM

Jim Cunningham  
JIM CUNNINGHAM

Jane Bartine  
JANE BARTINE

Carl Bartine  
CARL BARTINE

Helen Buck  
HELEN BUCK

Jack Buck  
JACK BUCK

Elmer McCoy  
ELMER MCCOY

Nancy McCoy  
NANCY MCCOY

H. H. Cowan  
H. H. COWAN

Ina Cowan  
INA COWAN

Geneva Brooke  
GENEVA BROOKE

Maxey Brooke  
MAXEY BROOKE

Ola Lee Pearson  
OLA LEE PEARSON

George Pearson  
GEORGE PEARSON

A. W. McCoy  
A. W. MCCOY

Elizabeth McCoy  
ELIZABETH MCCOY

J. W. McCoy  
J. W. MCCOY

Dorothy McCoy  
DOROTHY MCCOY

Harvey McCoy  
HARVEY MCCOY

Elaine McCoy  
ELAINE MCCOY

THE STATE OF TEXAS  
COUNTY OF NIJCES

BEFORE ME, the undersigned authority, on this day personally appeared JOHN GORDON BROWN and DOROTHY BROWN his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19<sup>th</sup> day of January, A.D. 1980.

Nellie C. Arnold  
Notary Public in and for  
Maricopa County Arizona  
Nellie C. Arnold 6-70

THE STATE OF Arizona  
COUNTY OF Yuma

BEFORE ME, the undersigned authority, on this day personally appeared RUTH MCCOY, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20<sup>th</sup> day of December, A.D. 1979.

Mrs. Ruth McCoy  
Notary Public in and for  
Yuma County Arizona

My Commission Expires Jan. 14, 1983

THE STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. COWAN, JR. and RUBY COWAN, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day ofJanuary, A.D. 1980.

Betty L. Williams  
Notary Public in and for  
Tarrant County, Texas

THE STATE OF TEXAS

COUNTY OF TAYLOR

BEFORE ME, the undersigned authority, on this day personally appeared JIM CUNNINGHAM and IRENE CUNNINGHAM his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27 day ofJanuary, A.D. 1980.

James L. Jones  
Notary Public in and for  
Baylor County, Texas

THE STATE OF TEXAS

COUNTY OF MATAGORDA

BEFORE ME, the undersigned authority, on this day personally appeared CARL BARTINE and JANE BARTINE his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day ofJanuary, A.D. 1980  
1979

Nell Middleton  
Notary Public in and for  
Matagorda County, Texas

Nell Middleton  
My Commission Expires 12-31-80

THE STATE OF TEXAS

COUNTY OF Muskege

BEFORE ME, the undersigned authority, on this day personally appeared JACK BUCK and HELEN BUCK his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of December, A.D. 1979.

Willie C. Randle  
Notary Public in and for  
Muskege County, Texas

Willie C. Randle  
Notary Public in and for  
Muskege County, Texas

THE STATE OF TEXAS

COUNTY OF KARNES

BEFORE ME, the undersigned authority, on this day personally appeared ELMER MCCOY and NANCY MCCOY his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of December, A.D. 1979.

Richard Williams  
Notary Public in and for  
Karnes County, Texas

THE STATE OF TEXAS

COUNTY OF Knox

BEFORE ME, the undersigned authority, on this day personally appeared H. B. COWAN and INA COWAN his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28 day of December, A.D. 1979.

Patricia King  
Notary Public in and for  
KNOX County, Texas

THE STATE OF TEXAS

COUNTY OF MATAGORDA

BEFORE ME, the undersigned authority, on this day personally appeared MANEY BROOKE and GENEVA BROOKE his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12<sup>th</sup> day ofJanuary, A.D. <sup>1980</sup>1979.

Dave Bartine  
Notary Public in and for  
Matagorda County, Texas

DAVE BARTINE, Notary Public  
Matagorda County, Texas  
My Commission Expires 2-9-80

THE STATE OF TEXAS

COUNTY OF Nueces

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE PEARSON and OLA LEE PEARSON his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18<sup>th</sup> day ofDecember, A.D. 1979.

Dellie E. Heath  
Notary Public in and for Nueces  
County, Texas

Dellie E. Heath

THE STATE OF TEXAS

COUNTY OF MATAGORDA

BEFORE ME, the undersigned authority, on this day personally appeared A. W. McCOY and ELIZABETH McCOY his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12<sup>th</sup> day ofJanuary, A.D. <sup>1980</sup>1979.

Dave Bartine  
Notary Public in and for  
Matagorda County, Texas

DAVE BARTINE, Notary Public  
Matagorda County, Texas  
My Commission Expires 2-9-80

THE STATE OF TEXAS

COUNTY OF DeWitt

BEFORE ME, the undersigned authority, on this day personally appeared J. W. McCOY and DOROTHY McCOY his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of November, A.D. 1979.

Ernest J. [Signature]  
Notary Public in and for  
DeWitt County, Texas

THE STATE OF TEXAS

COUNTY OF Nueces

BEFORE ME, the undersigned authority, on this day personally appeared HARVEY McCOY and ELAINE McCOY his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of December, A.D. 1979.

Ernest J. [Signature]  
Notary Public in and for  
Nueces County, Texas

THE STATE OF TEXAS  
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 15th day of May, A.D. 1980, at 2:15 o'clock P. M., and duly recorded this the 16th day of May, A.D. 1980, at 9:30 o'clock A. M., in the

Deed

Records of said County, in Vol. 796 pg. 110

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Allen Whiteaker Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas



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.

<b>TexAg Real Estate Services, Inc.</b>	<b>368153</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Larry Don Kokel</b>	<b>216754</b>		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>RON LEPS</b>	<b>483848</b>	<b>RON@TEXAG.COM</b>	<b>(512)869-6766</b>
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](http://www.trec.texas.gov)

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626  
Larry Kokel

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Phone: (512)930-5258

Fax: (512)930-5348

IABS 1-0 Date  
Untitled