

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-943-4539
www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
info@texag.com

PROPERTY FOR SALE:
± 93.0 ACRES WILLIAMSON COUNTY, TEXAS
FM 487
BARTLETT, TEXAS

LOCATION:

Tract is located 4 miles east of Jarrell south side of FM 487, across from intersection of FM 2115 leading to IH 35 south of Salado, Texas.

LEGAL:

93.0 acres out of the Edward Breeding Survey, Abstract No. 92, in Williamson County, Texas, and Abstract No. 1369, in Bell County, Texas. (See attached Deed dated 11-16-2012 and 0.087 acre save & accept)

FRONTAGE:

± 3,914 feet along FM 487 in Bartlett, Texas.

IMPROVEMENTS:

Vacant land with perimeter fencing.

UTILITIES:

Water: Jarrell Schwertner WSC- services neighborhood with 12" water lines along FM 487. Buyer is responsible for securing water meter(s). City of Jarrell wastewater treatment plant located southwest to property.

SCHOOL DISTRICT:

Bartlett ISD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R008144: 84.533 Acres in Williamson County and, 111879: 12.02 Acres in Bell County).

Ag Assessed Value \$13,540

Annual Taxes ± \$77.57 year

Market Value 2021 \$558,461

Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2022 is estimated at ± \$52,207 (subject to Buyer verification with taxing entities).

MINERALS:

Current owners believed to have all minerals. Land sold with Seller retaining all oil and gas with waiver of right of ingress and egress and use of surface. Buyer reserving water well site and reserves use of commercial water rights, under 93 acres.

LEASE:

Livestock operated by owners.

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

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, the tract contains ± 14 acres or ± 15% with FEMA 100 year floodplain.

COMMENTS:

The tract offers ± 3,914 feet along FM 487. About 15.0 miles north east of Georgetown, Tx., 4 miles north of Jarrell and about 7 miles south of Salado. The property has potential for residential development with access to 12" Jarrell Schwertner water and close proximity to City of Jarrell Wastewater Treatment Plant. **Property restrictions imposed by Seller are negotiable.**

PRICE: \$2,790,000 (\$30,000/Acre)

**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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Location Map

± 5.4 miles to IH 35

± 4.0 miles to IH 35

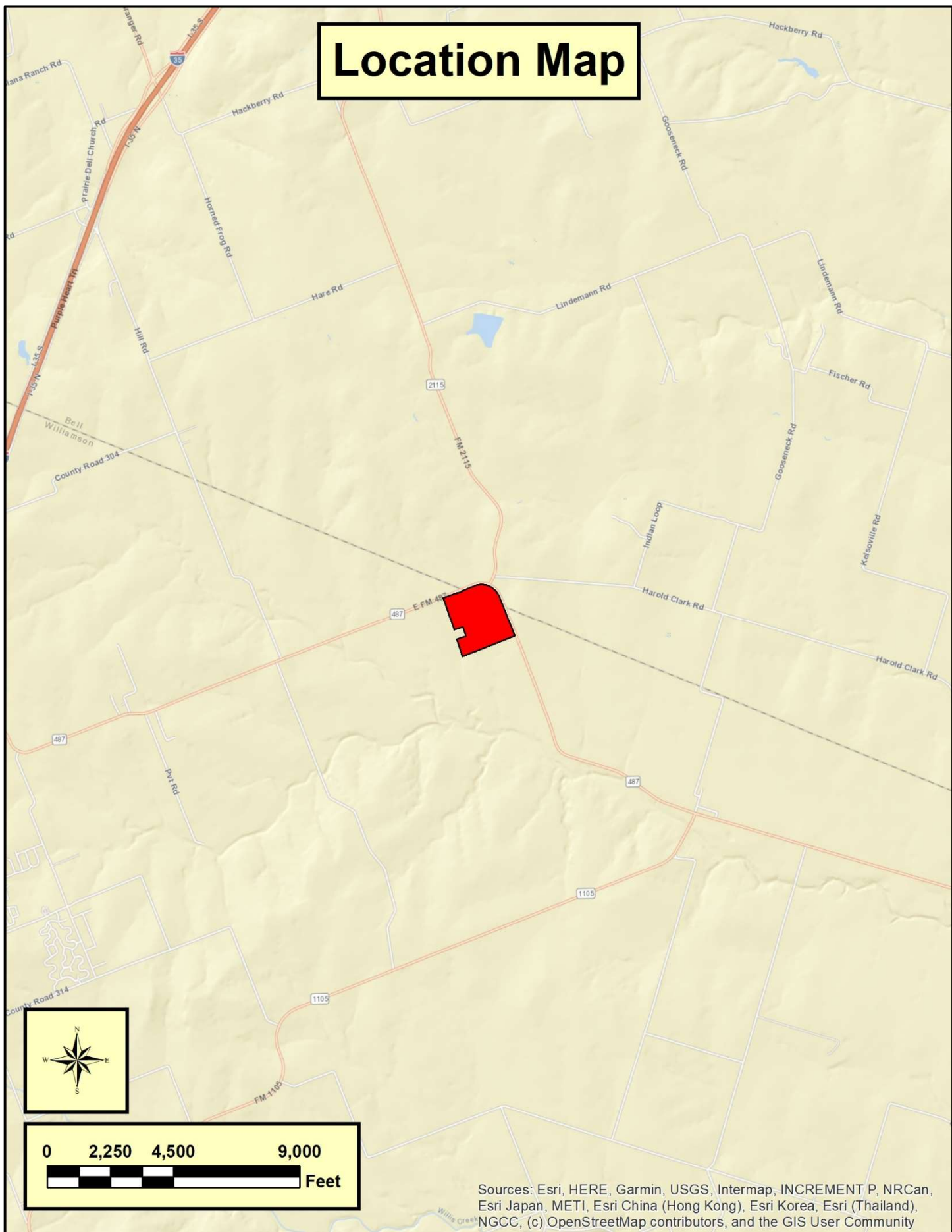
± 7.0 miles to N HWY 95

0 1 2 4 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

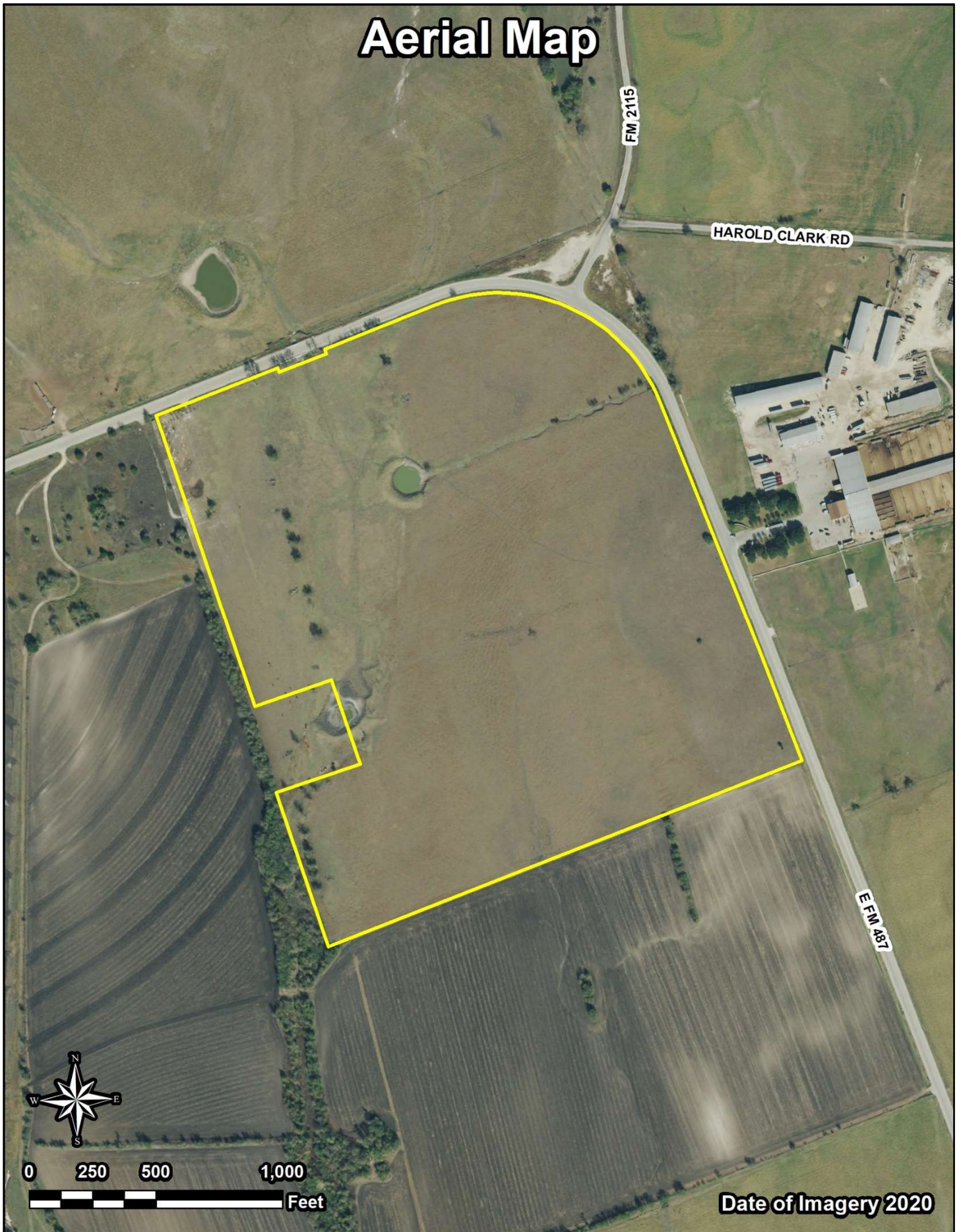
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map



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

Aerial Map



Contour/Flood Map

± 12 Ac. (13%)
Floodplain

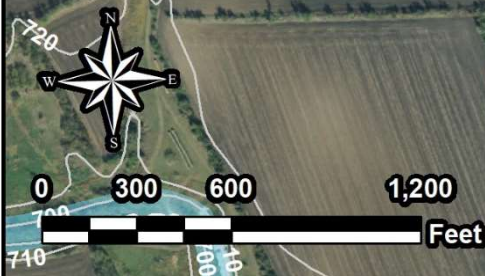
HAROLD CLARK RD

FM 2115

FM 487

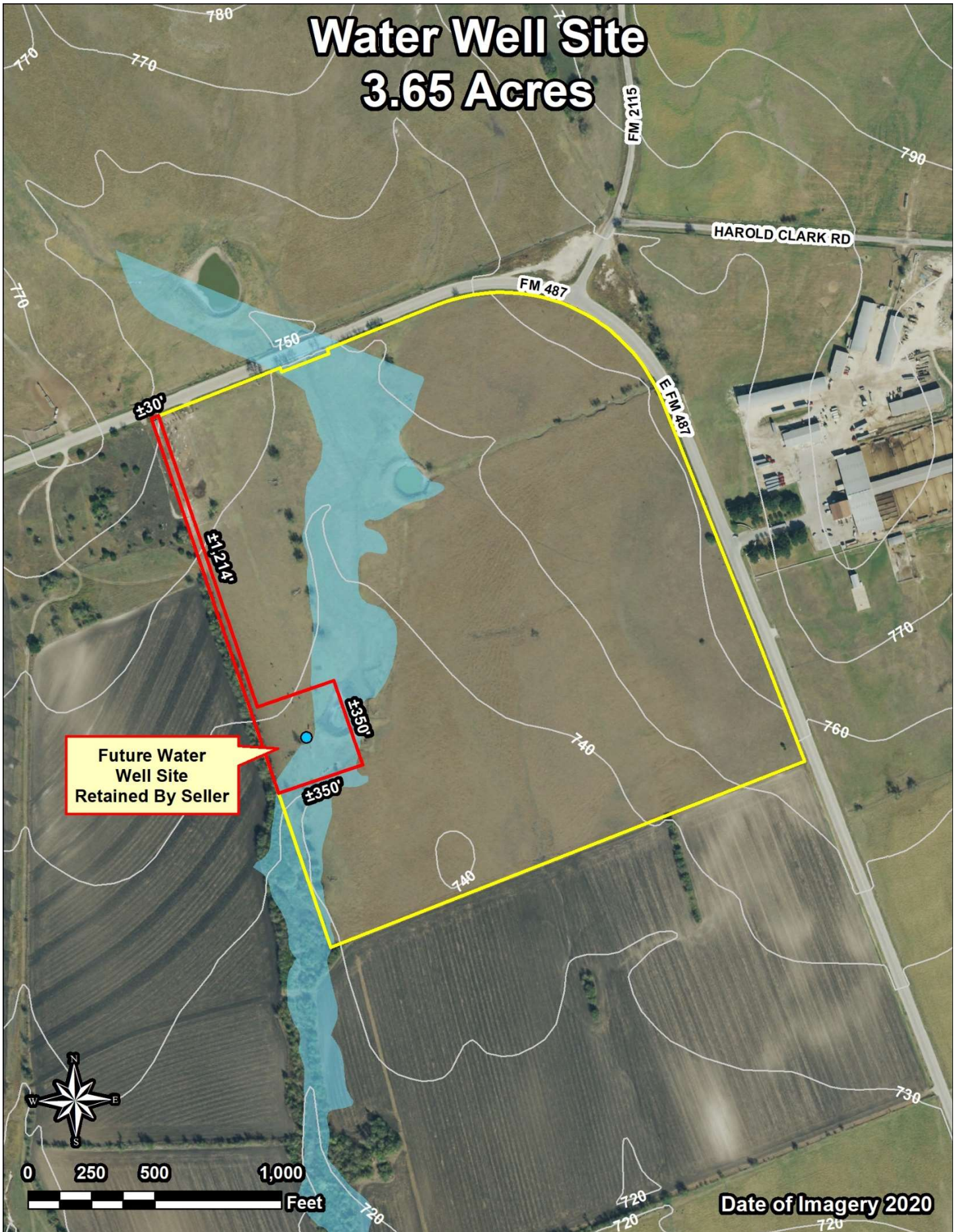
Based on digital geospatial data obtained from
the FEMA National Flood Insurance Program for
Williamson County (Panel No. 48491C0150F)
with an effective date of December 20, 2019.

Date of Imagery 2020

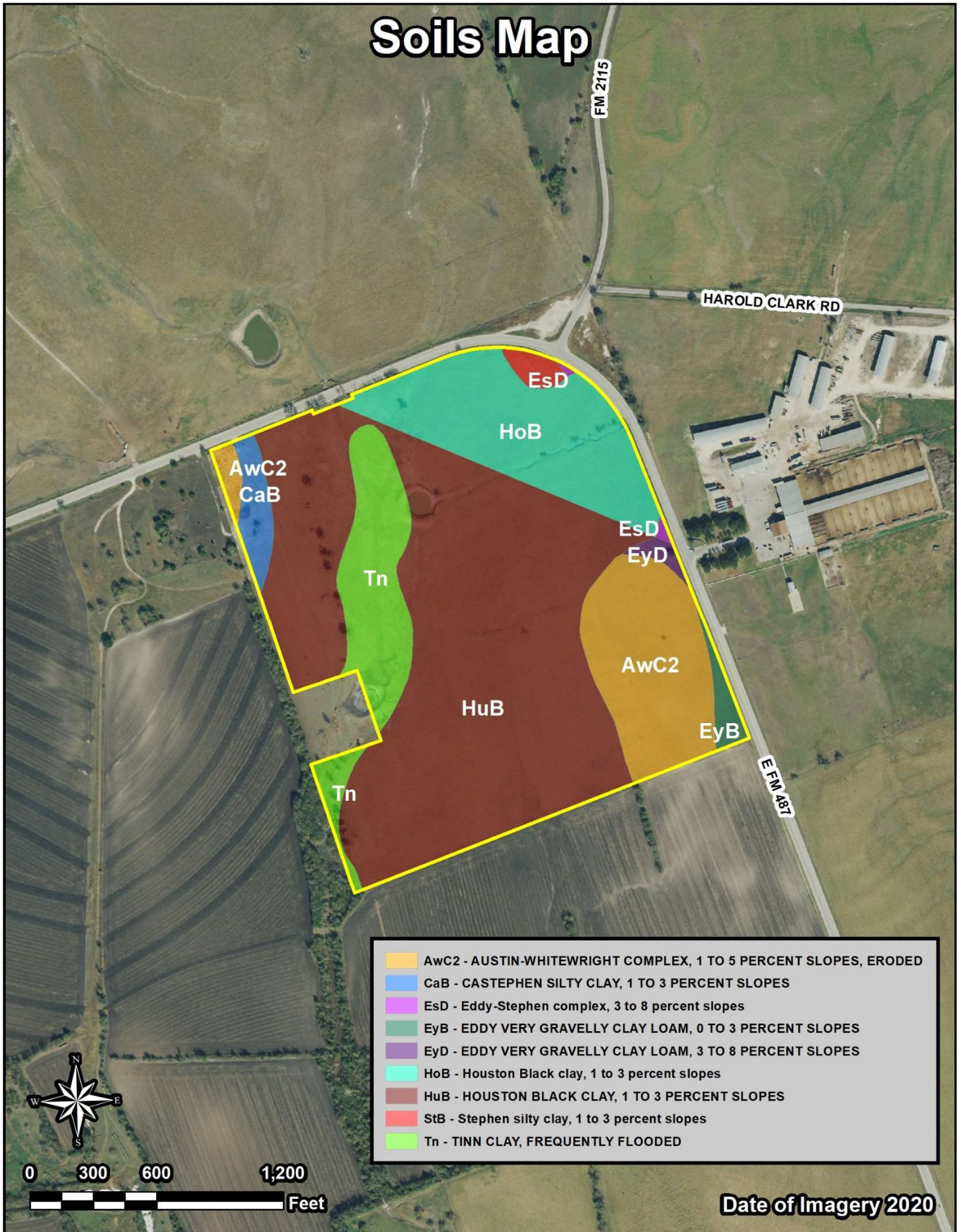


Water Well Site

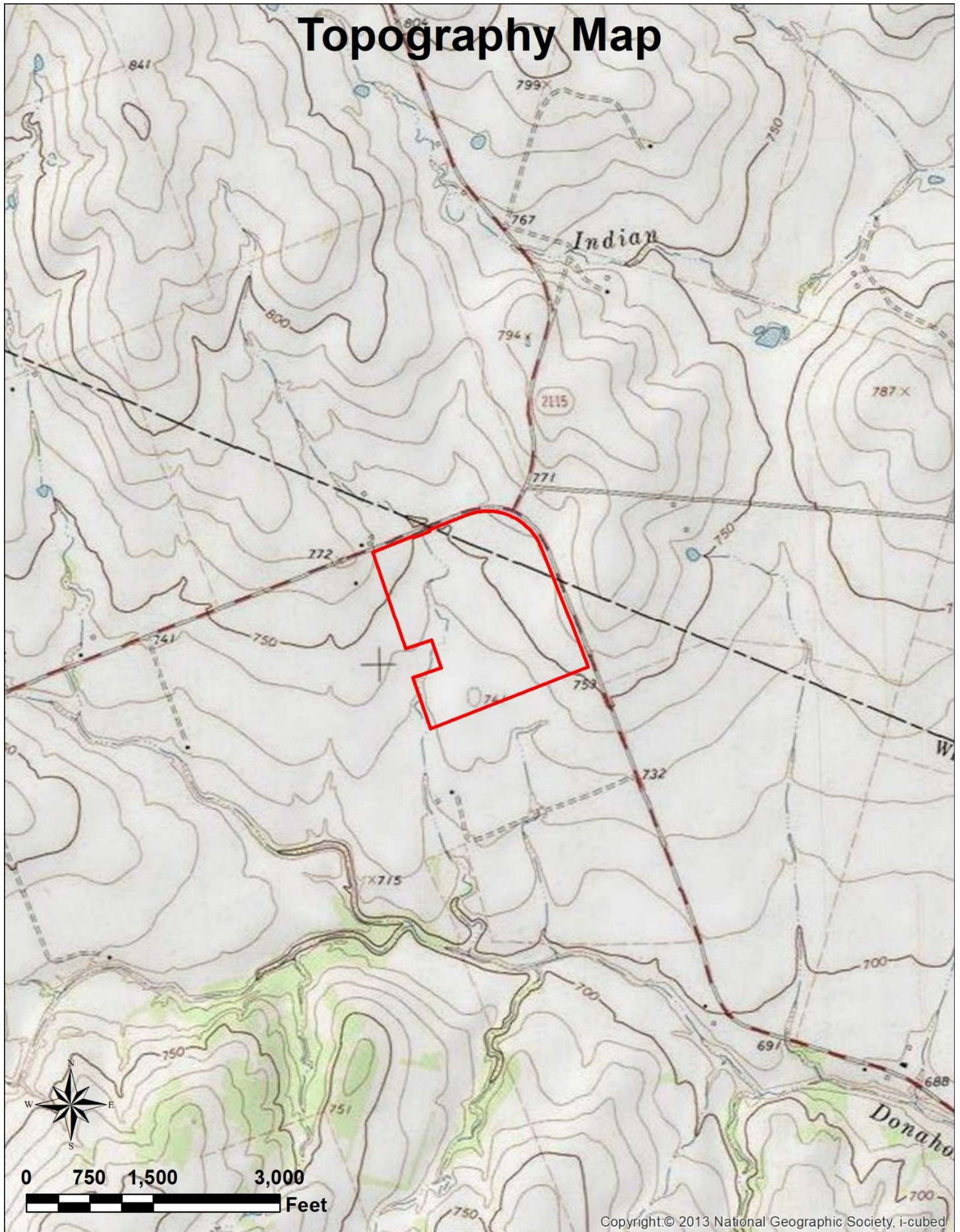
3.65 Acres



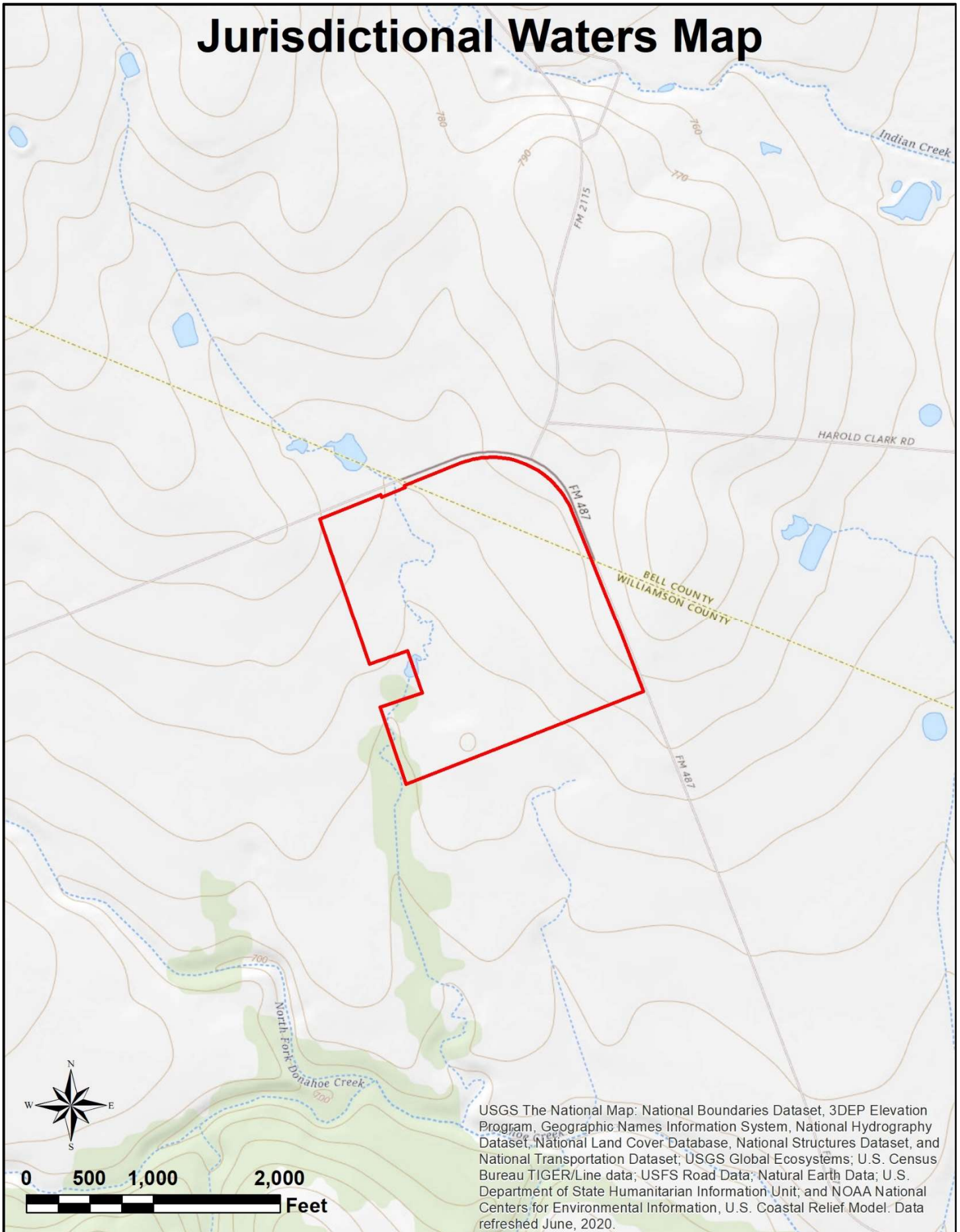
Soils Map



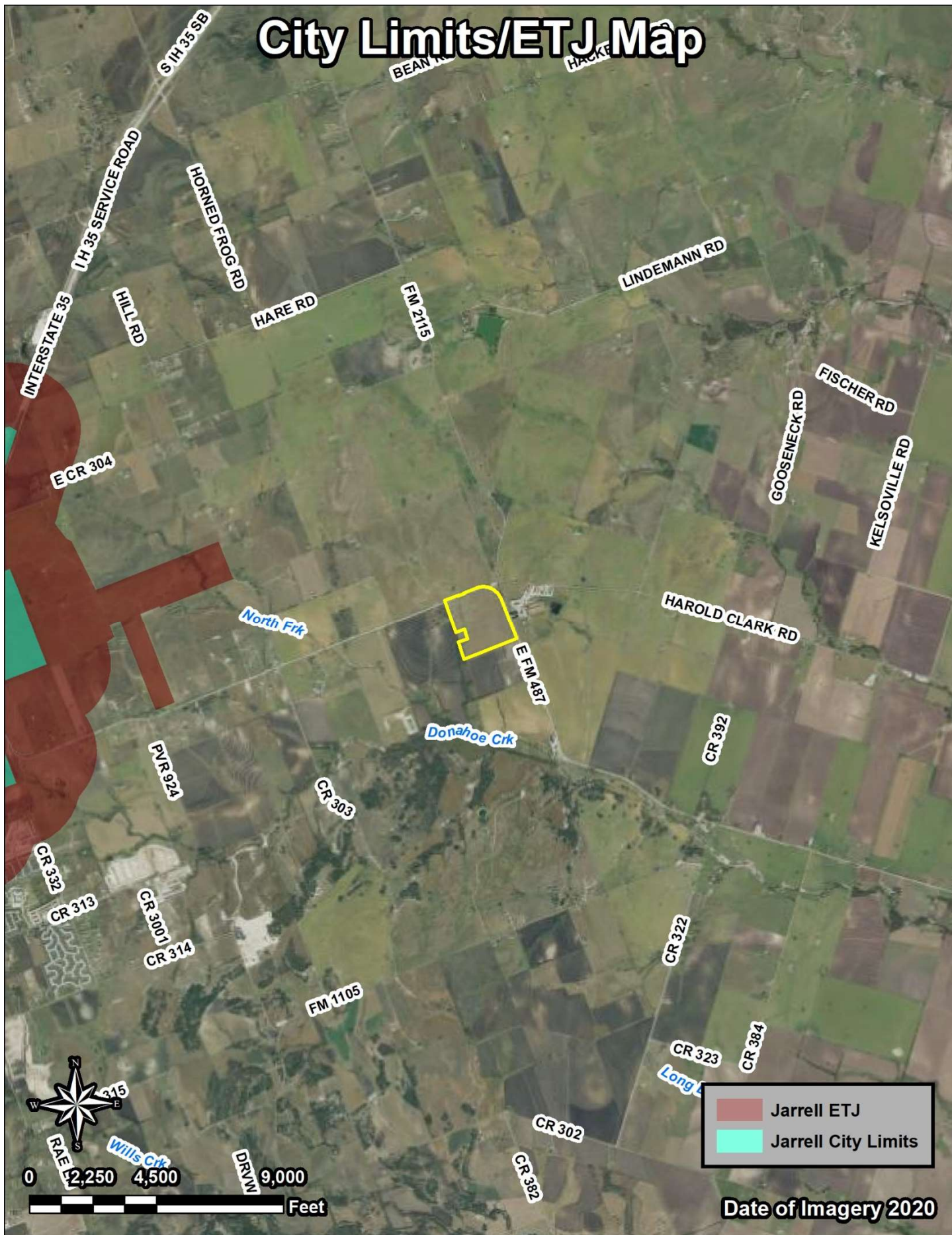
Topography Map



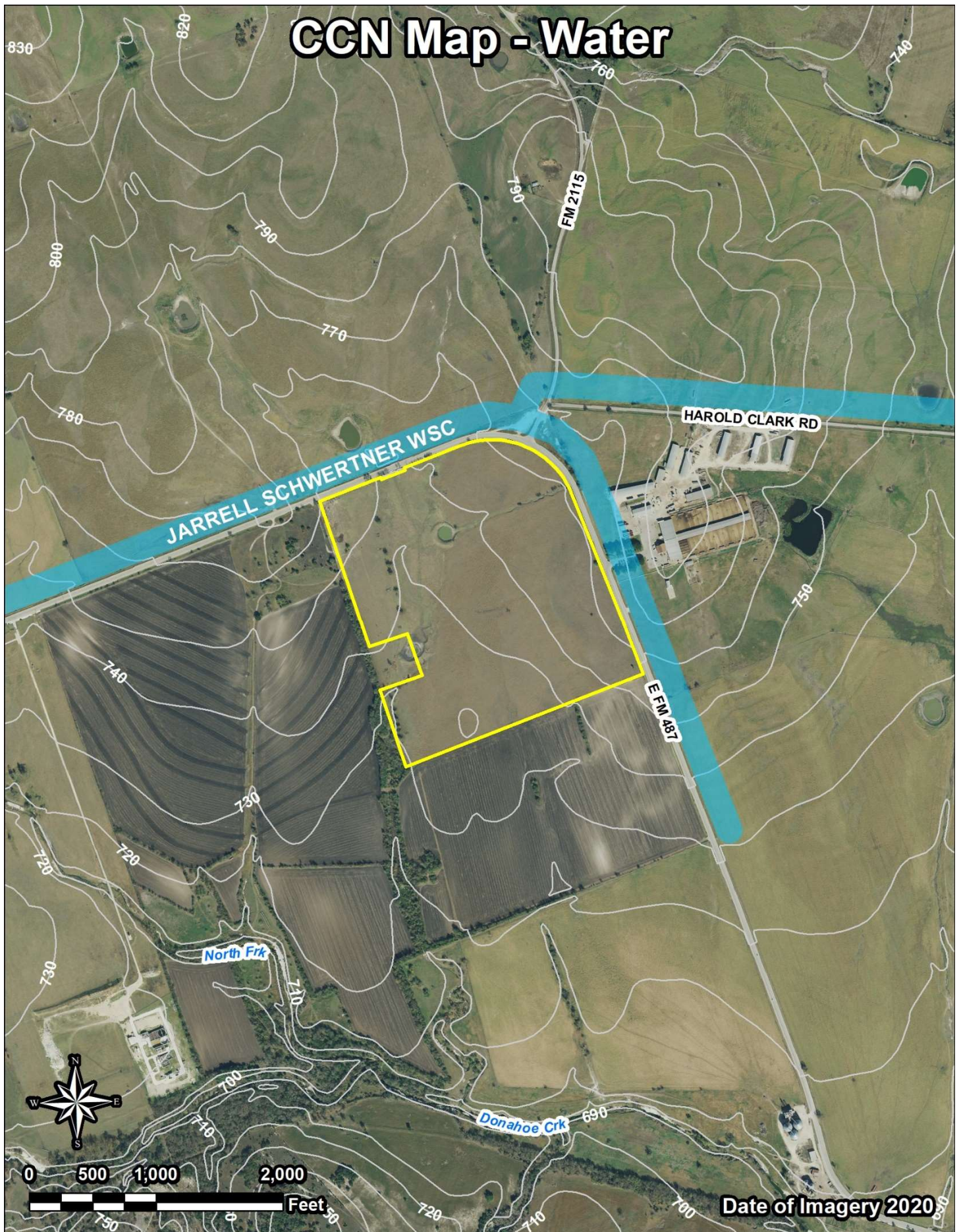
Jurisdictional Waters Map



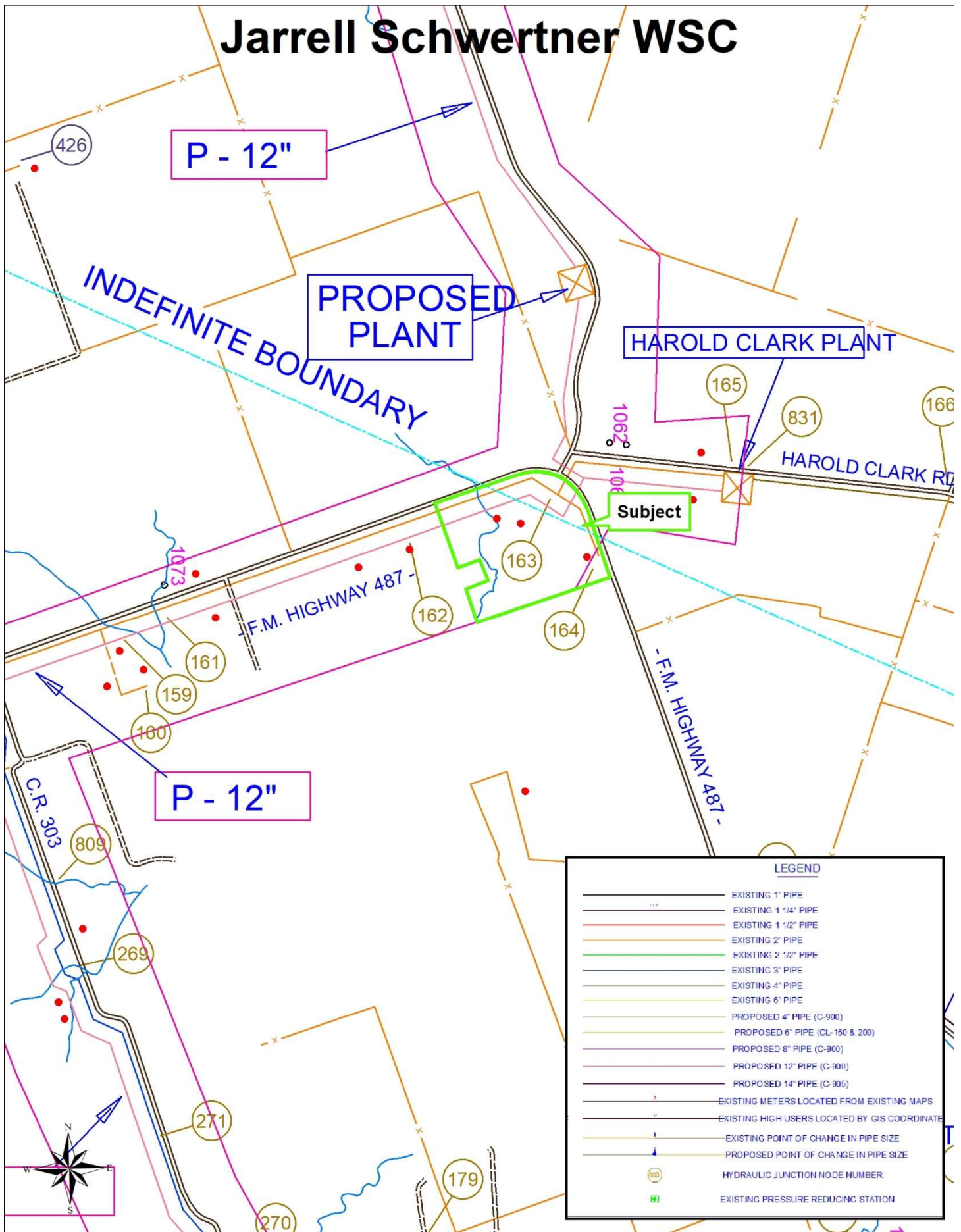
City Limits/ETJ Map



CCN Map - Water



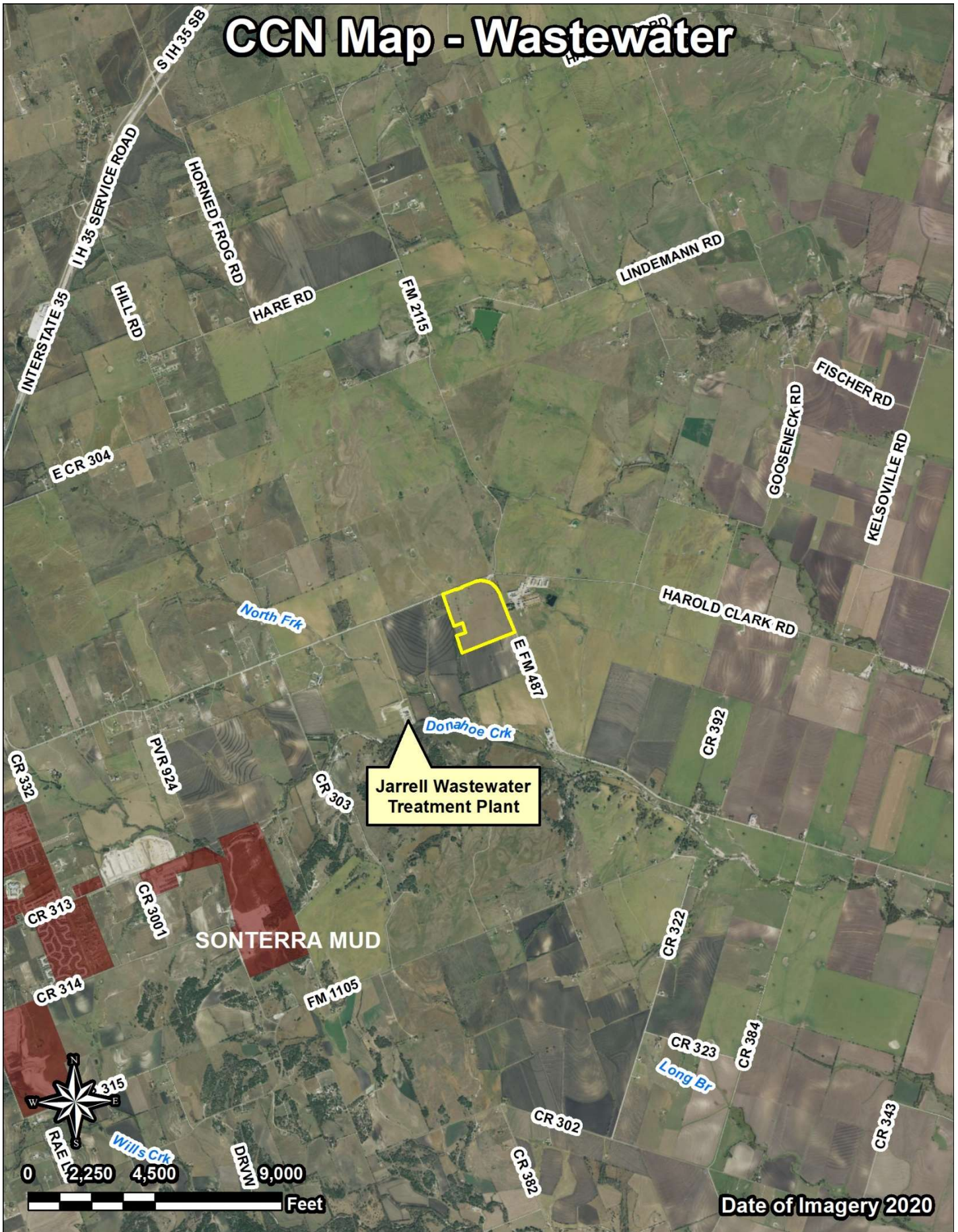
Jarrell Schwertner WSC



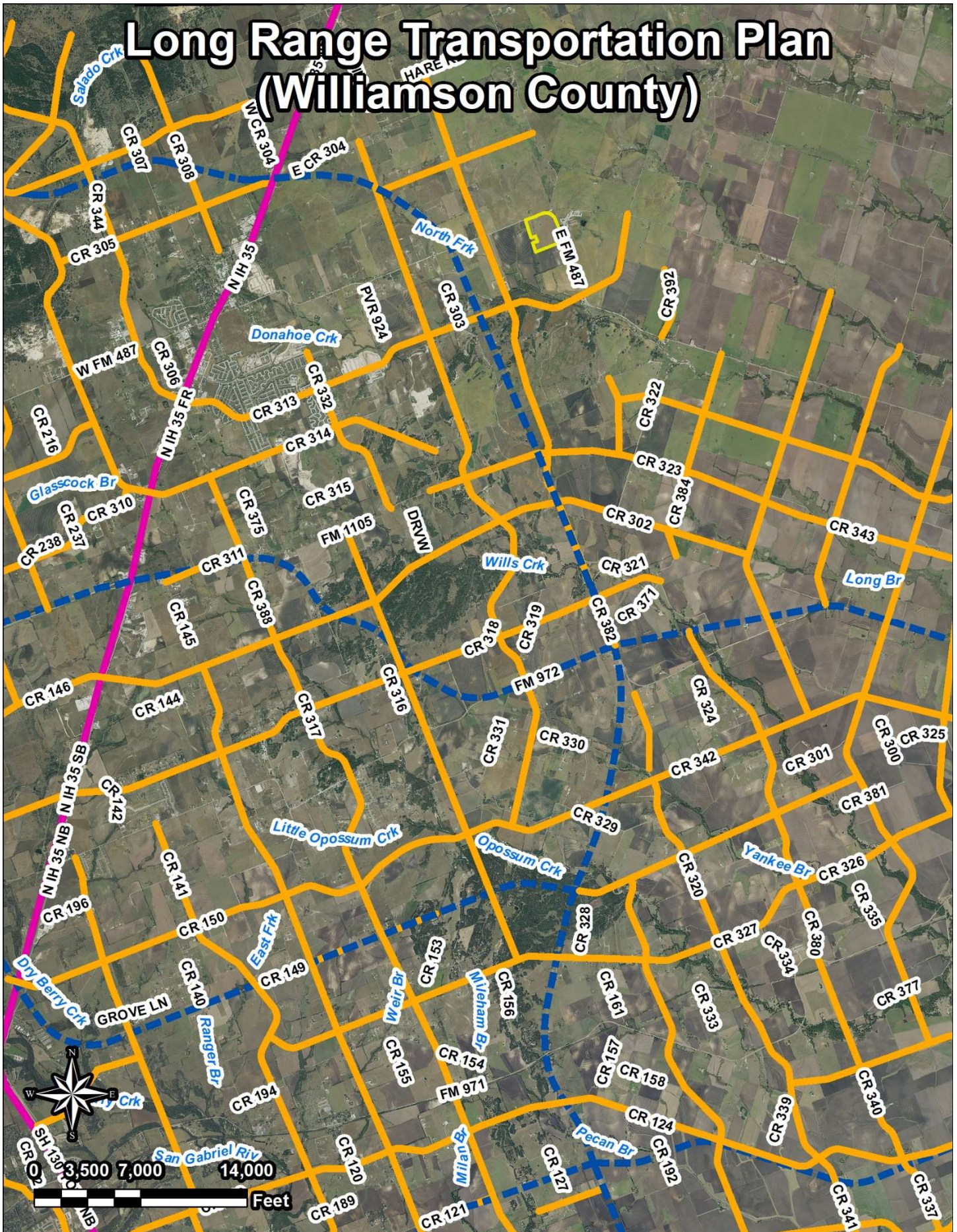
LEGEND

- EXISTING 1" PIPE
- EXISTING 1 1/4" PIPE
- EXISTING 1 1/2" PIPE
- EXISTING 2" PIPE
- EXISTING 2 1/2" PIPE
- EXISTING 3" PIPE
- EXISTING 4" PIPE
- EXISTING 6" PIPE
- PROPOSED 4" PIPE (C-900)
- PROPOSED 6" PIPE (CL-180 & 200)
- PROPOSED 6" PIPE (C-900)
- PROPOSED 12" PIPE (C-900)
- PROPOSED 14" PIPE (C-905)
- EXISTING METERS LOCATED FROM EXISTING MAPS
- EXISTING HIGH USERS LOCATED BY GIS COORDINATE
- EXISTING POINT OF CHANGE IN PIPE SIZE
- PROPOSED POINT OF CHANGE IN PIPE SIZE
- HYDRAULIC JUNCTION NODE NUMBER
- EXISTING PRESSURE REDUCING STATION

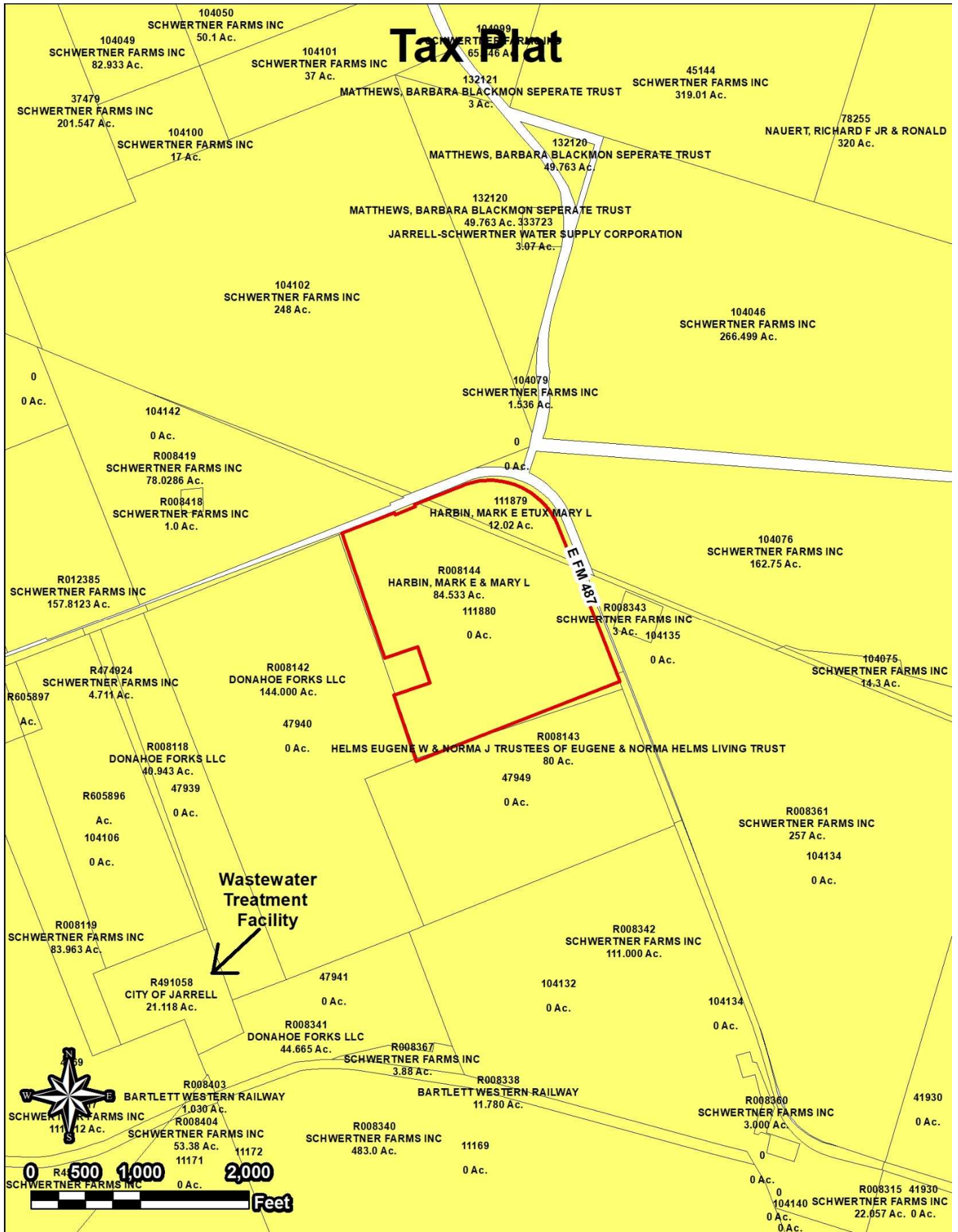
CCN Map - Wastewater



Long Range Transportation Plan (Williamson County)



Tax Plat





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 confidential 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 Primary Assumed Business Name	License No.	Email	Phone
LARRY D. KOKEL	0216754	info@texag.com	(512)930-5258
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

WCAD

Property	Owner	Property Address	Tax Year	2021 Market Value
R008144	HARBIN, MARK E & MARY L	FM 487, BARTLETT, TX 76511	2021	CERTIFIED \$503,563

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	AW0092 AW0092 - Breeding, E. Sur., ACRES 84.533, (REF/R518993)
Neighborhood	J450LLLI - Bartlett ISD Abstracts (Vacant Land)
Account	R-06-5020-9203-00
Related Properties	R518993
Map Number	2-5656

2021 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$503,563
Total Land Market Value	\$503,563

2021 OWNER INFORMATION

Owner Name	HARBIN, MARK E & MARY L
Owner ID	O0468595
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	3955 CR 314 JARRELL, TX 76537
Agent	-

Total Market Value	\$503,563
Agricultural Use	\$12,257
Timber Use	\$0
Total Appraised Value	\$0
Homestead Cap Loss	-\$0
Total Assessed Value	\$12,257

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$12,257	0	0
F02- Wmsn ESD #5		\$0	\$12,257	0.1	0
GWI- Williamson CO		\$0	\$12,257	0.418719	0
RFM- Wmsn CO FM/RD		\$0	\$12,257	0.04	0
SBA- Bartlett ISD		\$0	\$12,257	1.0944	0
W01- Donahoe Cr WS		\$0	\$12,257	0.02	0
TOTALS				1.673119	

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Improved Pasture I	D1 - Qualified AG Use	No	\$503,563	\$12,257	\$0	84.533000 acres
TOTALS						3,682,257 Sq. ft / 84.533000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$399,482	\$9,975	\$9,975	\$0	\$9,975
2019	\$0	\$0	\$0	\$363,978	\$9,806	\$9,806	\$0	\$9,806

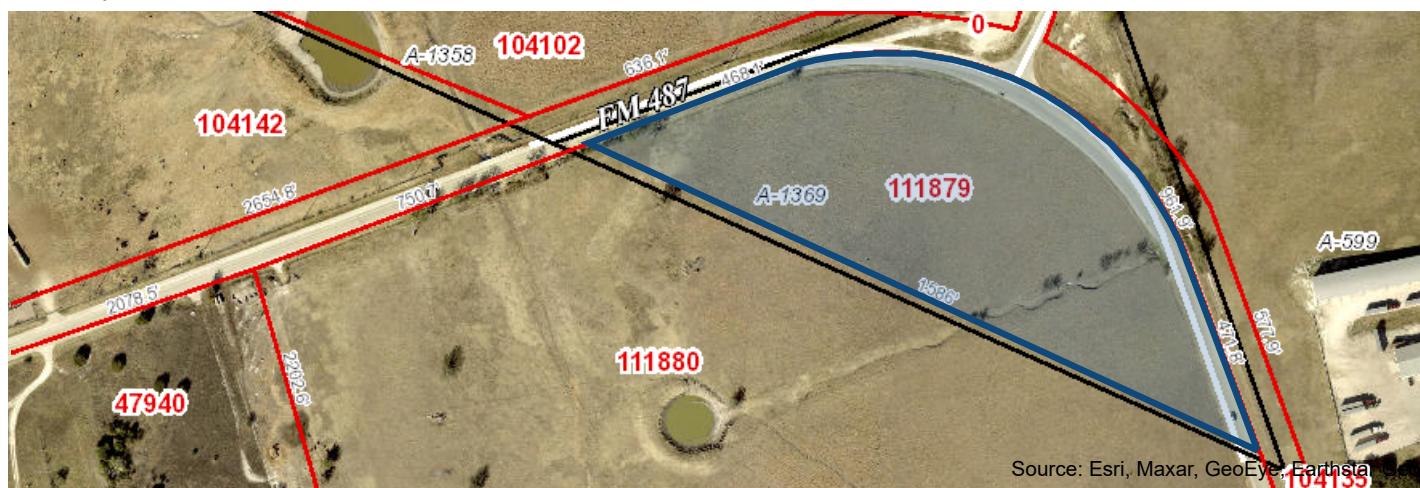
2018	\$0	\$0	\$0	\$351,742	\$9,383	\$9,383	\$0	\$9,383
2017	\$0	\$0	\$0	\$308,186	\$9,383	\$9,383	\$0	\$9,383
2016	\$0	\$0	\$0	\$263,426	\$8,960	\$8,960	\$0	\$8,960

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/16/2012	STEWART, JUDITH	HARBIN, MARK E & MARY L	2012096357	
9/17/1987	SCHWERTNER, THELMA	STEWART, JUDITH	-	1594/817

Bell CAD Property Search

Property ID: 111879 For Year 2021

 Map

 Property Details

Account	
Property ID:	111879
Legal Description:	A1369BC EDWARD BREEDING, 1, ACRES 12.02
Geographic ID:	0647750000
Agent:	
Type:	Real
Location	
Address:	FM 487 BELL COUNTY RURAL, TX
Map ID:	80C06 A00
Neighborhood CD:	LBARBARURL
Owner	
Owner ID:	758241
Name:	HARBIN, MARK E ETUX MARY L
Mailing Address:	3955 COUNTY ROAD 314 JARRELL, TX 76537-1625
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$54,898
Market Value:	\$54,898
Ag Use Value:	\$1,286
Appraised Value:	\$1,286
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$1,286

VALUES DISPLAYED ARE 2021 CERTIFIED VALUES.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	0.000000	\$54,898	\$1,286	\$0.00	
CB	BELL COUNTY	0.396800	\$54,898	\$1,286	\$5.10	
ESD1	BELL COUNTY ESD #1	0.000000	\$54,898	\$1,286	\$0.00	
RRD	BELL COUNTY ROAD	0.028500	\$54,898	\$1,286	\$0.37	
SBAR	BARTLETT ISD	1.094400	\$54,898	\$1,286	\$14.07	
WCLW	CLEARWATER U.W.C.D.	0.003272	\$54,898	\$1,286	\$0.04	
WXC	DONAHOE WATER SHED	0.020000	\$54,898	\$1,286	\$0.26	

Total Tax Rate: 1.542972 **Estimated Taxes With Exemptions:** \$19.84 **Estimated Taxes Without Exemptions:** \$847.06

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DLCP	DRY LAND CROPLAND	12.02	523,591.20	0.00	0.00	\$54,898	\$1,286

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$54,898	\$1,286	\$1,286	\$0	\$1,286
2020	\$0	\$54,898	\$2,176	\$2,176	\$0	\$2,176
2019	\$0	\$54,898	\$3,354	\$3,354	\$0	\$3,354
2018	\$0	\$36,060	\$5,109	\$5,109	\$0	\$5,109
2017	\$0	\$36,060	\$5,217	\$5,217	\$0	\$5,217
2016	\$0	\$22,121	\$5,169	\$5,169	\$0	\$5,169
2015	\$0	\$22,121	\$3,173	\$3,173	\$0	\$3,173
2014	\$0	\$22,121	\$3,053	\$3,053	\$0	\$3,053
2013	\$0	\$22,121	\$2,620	\$2,620	\$0	\$2,620
2012	\$0	\$22,121	\$2,404	\$2,404	\$0	\$2,404
2011	\$0	\$21,959	\$2,392	\$2,392	\$0	\$2,392

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2012	1	WARRANTY DEED	STEWART, JUDITH	HARBIN, MARK E ETUX MARY L			201200048395
10/28/1987	16	WARRANTY DEED			02352	00333	



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

WARRANTY DEED
(Williamson and Bell Counties, Texas)

Date: NOVEMBER 16, 2012

Grantor: JUDITH STEWART and husband, STEVEN STEWART

Grantee: MARK E. HARBIN and spouse, MARY L. HARBIN

Address: 3955 CR 314
Jarrell, Texas 76537

Consideration: TEN DOLLARS and other good and valuable consideration in hand paid to Grantor, the sufficiency of which is acknowledged, and

the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith in the principal sum of TWO HUNDRED EIGHTY TWO THOUSAND, TWO HUNDRED AND NO/100 DOLLARS (\$282,200.00) payable to CAPITAL FARM CREDIT, FLCA ("Lender"), payable and bearing interest as therein provided, and containing the usual clauses for acceleration of maturity and attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to BEN R. NOVOSAD, Trustee.

Property (including any improvements):

96.68 acres of land, more or less, out of the EDWARD BREEDING SURVEY, Abstract No. 92, in Williamson County, Texas, and Abstract No. 1369, in Bell County, Texas, and being more fully described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

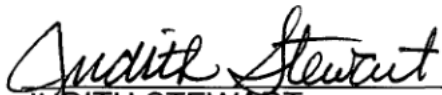
This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, all restrictions, covenants, any outstanding royalty and mineral reservations, conditions and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

It is expressly agreed 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, tenor, effect and reading thereof, when this Deed shall become absolute.

Lender, at the instance and request of the Grantee herein, has paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the above described note to Lender, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of Lender, and the same are hereby TRANSFERRED AND ASSIGNED to Lender without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.


JUDITH STEWART


STEVEN STEWART

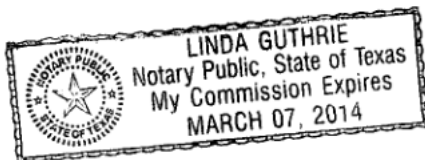
STATE OF TEXAS

*

COUNTY OF WILLIAMSON

*

This instrument was acknowledged before me on NOVEMBER 16, 2012 by JUDITH STEWART and husband, STEVEN STEWART.



ITC\GT7490.wd

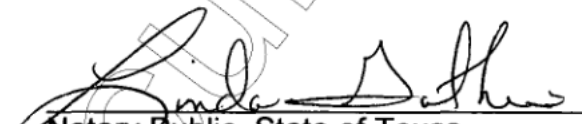

Notary Public, State of Texas

EXHIBIT "A"

FIELD NOTES

JOB NO. 12285-00

DATE: NOVEMBER 12, 2012

PAGE 1 OF 2

96.68 ACRES

Being 96.68 acres of land out of the Edward Breeding Survey, Abstract No. 92, in Williamson County and Abstract No. 1369 in Bell County, Texas and being that tract of land described in a Deed of Gift to Judith Stewart dated October 19, 1987 and recorded in Volume 1594, Page 817 of the Official Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1 inch iron pipe found in the south line of Farm to Market Road 487 for the northeast corner of that tract described in a Deed to Dorothy Helms dated April 17, 1937 and recorded as Volume 285, Page 451, of the Deed Records of Williamson County, Texas, for the northwest corner of said Stewart tract and this tract;

THENCE: N 68°22'58" E with the south line of said farm to market road and the north line of said Stewart tract at 765.76 feet passing a concrete monument found on the Williamson - Bell County line in all 1218.75 feet to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set at the beginning of a curve to the right;

THENCE: with the south line of said farm to market road along the said curve to the right (delta=89°51'38", r=681.00', LC=S66°43'49"E 961.91') to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set in the west line of said farm to market road and the east line of said Stewart tract;

THENCE: S 21°48'49" E 1039.14 feet with the west line of said farm to market road and the east line of said Stewart tract to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set;

THENCE: S 21°07'49" E 490.21 feet with the west line of said farm to market road and the east line of said Stewart tract to a 1 inch iron pipe found for the northeast corner of that tract described in a Warranty Deed to Eugene W. Helms or Nora Jean Helms, Trustees dated December 22, 1993 and recorded in Volume 2585, Page 077 of the said official public records for the southeast corner of said Stewart tract and this tract;

THENCE: S 68°37'10" W 2008.61 feet with the north line of the second said Helms tract and the south line of said Stewart tract to a 1/2 inch iron pin with yellow plastic cap inscribed "CS LTD" set in the north line of the second said Helms tract for the southeast corner of the first said Helms tract and the southwest corner of said Stewart tract and this tract;

THENCE: N 18°46'57" W 2202.55 feet with the east line of the first said Helms tract and the west line of said Stewart tract to the Point of Beginning.

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


Kenneth Louis Crider 5624
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

KLC/jrb



120067439W

⑧



DEED

2013110691

7 PGS

Georgetown Title Company, Inc.

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.



Form ROW-N-14
(Rev. 06/12)
Page 1 of 3

DEED**TxDOT ROW CSJ:** 1201-02-020**TxDOT Parcel No.:** 18**Grantor(s), whether one or more:**

Mark E. Harbin and wife, Mary L. Harbin

Grantor's Mailing Address (including county):3955 CR 314
Jarrell, Williamson County, Texas 76537**Grantee:**

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):Texas Department of Transportation
125 E. 11th St.
Austin, Travis County, Texas 78701

Consideration:

The sum of Three Thousand Eight Hundred Twenty and No/100 Dollars (\$3,820.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied. The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal ED proceedings and the added expenses of litigation.

Property:

All of that certain tract or parcel of land in Williamson County, Texas, being more particularly described in the attached Exhibit A (the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("Retained Improvements") located on the Property, to wit: N/A.

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

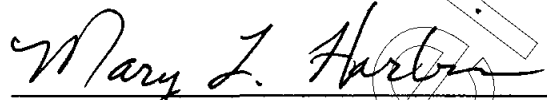
GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors

and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.


MARK E. HARBIN

GRANTOR:


MARY L. HARBIN

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 9/9, 2013, by Mark E. Harbin and wife, Mary L. Harbin.

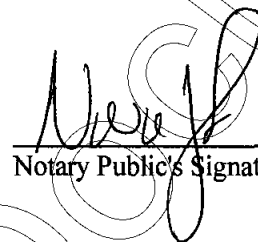

Notary Public's Signature



EXHIBIT A

County: Williamson
Parcel No.: 18
Highway: FM 487
Limits: From IH 35 to Bell County Line
RCSJ: 1201-02-018
CCSJ: 1201-02-020

PROPERTY DESCRIPTION FOR PARCEL 18

Being 0.0870 of one acre (3,790 square feet) parcel of land situated in the Edward Breeding Survey, Abstract No. 92, Williamson County, Texas, being out of a certain tract described by deed dated in September 17, 1987, conveyed from Thelma Schwertner to Judith Stewart as recorded in Volume 1594, Page 817 of the Williamson County Deed Records (W.C.D.R.); said 0.0870 of one acre parcel is being further described by metes and bounds as follows:

COMMENCING at a point (from which a found 1-inch iron pipe bears North 68° 38' 09" East, 1.26 feet) for the southeast corner of said Judith Stewart tract;

THENCE South 68° 38' 09" West, along the south line of said Judith Stewart tract, a distance of 2,008.61 feet to the southwest corner of said Judith Stewart tract;

THENCE North 18° 45' 51" West, along the west line of said Judith Stewart tract, a distance of 2,200.60 feet to the northwest corner of said Judith Stewart tract (from which a found 3-inch fence post bears North 15° 30' 54" West, 1.59 feet);

THENCE North 68° 20' 52" East, along the existing south right-of-way line of FM 487 (80.00 feet wide per Volume 387, Page 459 and Volume 387, Page 198 W.C.D.R.) and the north line of said Judith Stewart tract, a distance of 544.38 feet to a set 1/2-inch iron rod with aluminum cap to be replaced with a TxDOT Type II concrete monument at time of acquisition for the **POINT OF BEGINNING** and the northwest corner of the herein described parcel; said point being 41.06 feet right from the proposed FM 487 baseline station 228+00.00, having coordinates of N= 10,281,038.69, E= 3,173,463.12;

1. **THENCE** North 68° 20' 52" East, continuing along the existing south right-of-way line of FM 487 and the north line of said Judith Stewart tract, a distance of 200.00 feet to a set 1/2-inch iron rod with aluminum cap to be replaced with a TxDOT Type II concrete monument at time of acquisition for the northeast corner of the herein described parcel, said point being 41.04 feet right from the proposed FM 487 baseline station 230+00.00;
2. **THENCE** South 21° 38' 49" East, a distance of 18.96 feet to a set 1/2-inch iron rod with aluminum cap to be replaced with a TxDOT Type II concrete monument at time of acquisition for the southeast corner of the herein described parcel, said point being 60.00 feet right from the proposed FM 487 baseline station 230+00.00;
3. **THENCE** South 68° 21' 11" West, along the proposed south right-of-way line of FM 487, a distance of 200.00 feet to a set 1/2-inch iron rod with aluminum cap to be replaced with a TxDOT Type II concrete monument at time of acquisition for the southwest corner of the herein described parcel; said point being 60.00 feet right from the proposed FM 487 baseline station 228+00.00;
4. **THENCE** North 21° 38' 49" West, a distance of 18.94 feet to the **POINT OF BEGINNING** and containing 0.0870 of one acre (3,790 square feet) of land more or less.

Notes:

1. All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD 83). All distances and coordinates shown are surface values and may be converted to grid by dividing by a combined surface adjustment factor of 1.00016.
2. A parcel plat of even date was prepared in conjunction with this property description.

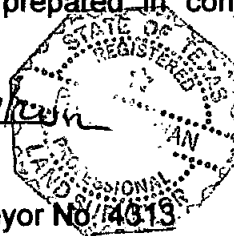
Paul P. Kwan

Texas Registered Professional Land Surveyor No. 14513

Landtech Consultants, Inc.

2525 North Loop West, Suite 300

Houston, TX 77008 Tel: 713-861-7068

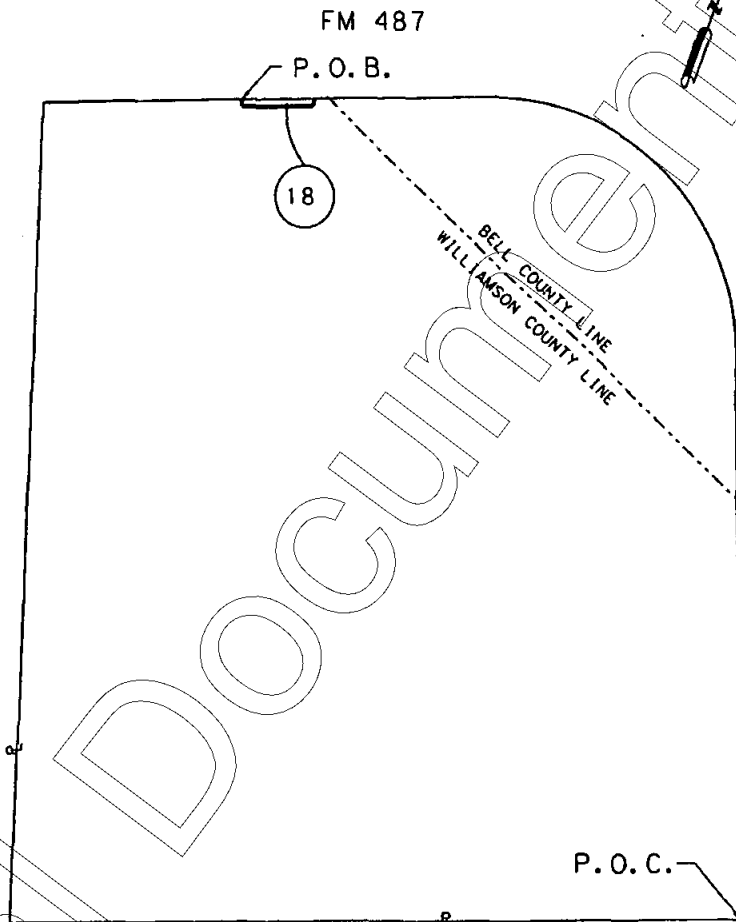


LEGEND

EXHIBIT "A"

PAGE 3 OF 4
04/10/12

- (N) PARCEL NUMBER
 ——— DISTANCE NOT TO SCALE
 ——— COMMON OWNERSHIP
 -x-x- FENCE LINE
 - - - SURVEY LINE
 ——— EXISTING R.O.W. LINE
 ——— PROPERTY LINE
 ——— PROPOSED R.O.W. LINE
 [] TX.D.O.T. TYPE I MONUMENT FOUND
 [] TX.D.O.T. TYPE II MONUMENT FOUND
 [] 1/2" IRON ROD SET WITH TX.D.O.T.
 [] ALUMINUM CAP TO BE REPLACED BY
 [] TX.D.O.T. TYPE II MONUMENT AFTER
 ACQUISITION
 [] 1/2" IRON ROD FOUND (UNLESS NOTED)
 [] 3/8" IRON ROD SET WITH "LANDTECH"
 CAP (UNLESS NOTED)
 [] 1/2" IRON ROD SET WITH TX.D.O.T.
 ALUMINUM CAP
 O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY
 O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON
 COUNTY
 W.C.D.R. WILLIAMSON COUNTY DEED RECORDS
 W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
 R.O.W. RIGHT-OF-WAY
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 N.T.S. NOT TO SCALE
 POT POINT ON TANGENT
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY



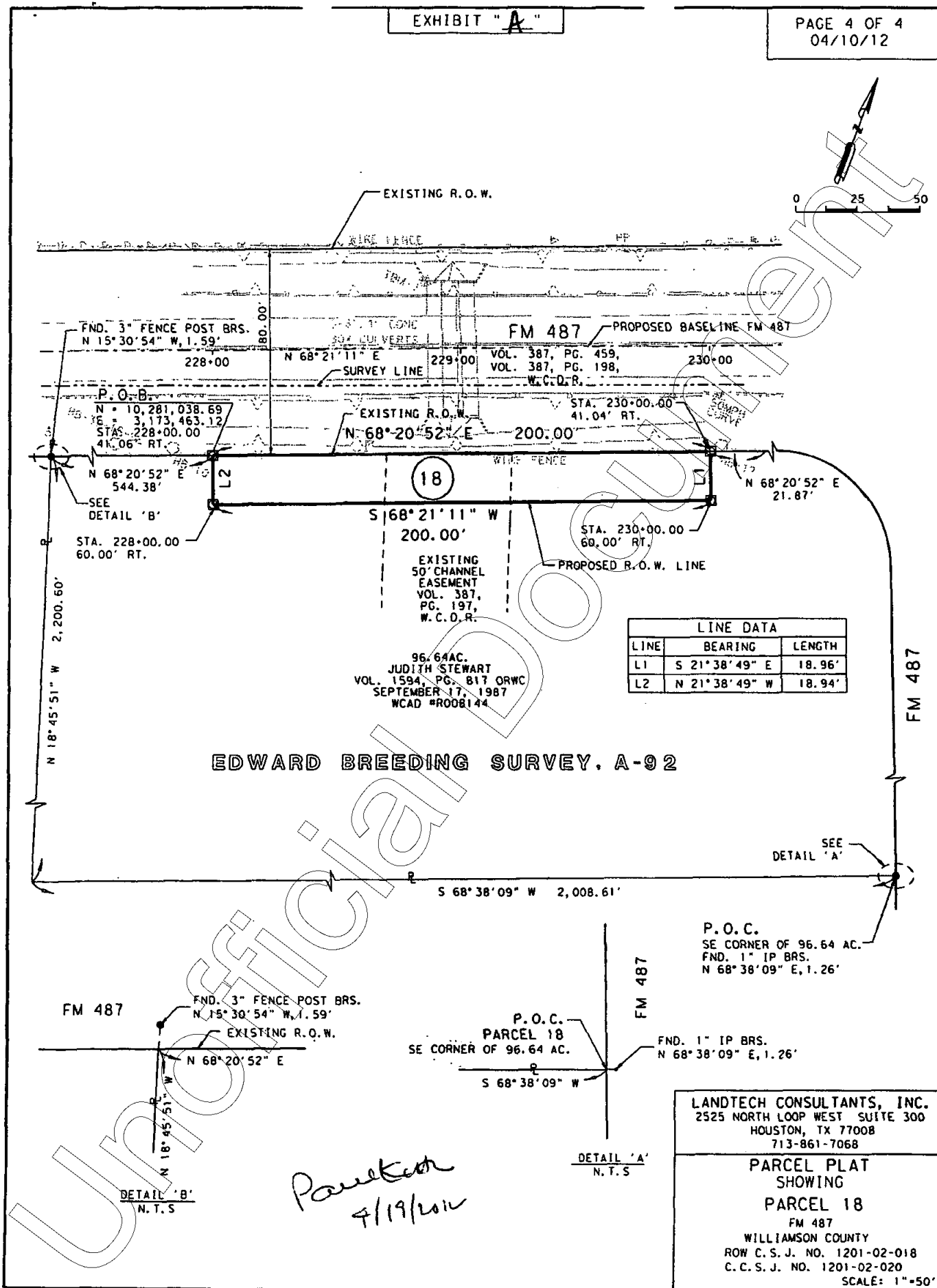
FM 487

NOTES:

1. ABSTRACT DATE: NOVEMBER 2011.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00016.
3. ALL CONTROL MONUMENTS WERE PREPARED BY JNLAND GEODETICS AND PROVIDED BY TXDOT RCSJ 1201-02-018 AND CSJ 1201-03-021, UNLESS OTHERWISE NOTED.
4. ALL SURVEY ABSTRACT LINES, CITY LIMIT LINES, AND COUNTY LINES ARE APPROXIMATED ONLY AND CAN NOT BE CONSTRUED AS ACTUAL BOUNDARY LINES.

Parcel 18
4/19/2012

AREA TABLE (ACRES)			
EXISTING	TAKING AC./S.F.	REMAINDER	
		LEFT	RIGHT
96.64	0.0870 3,790		96.55
LANDTECH CONSULTANTS, INC. 2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068			
PARCEL PLAT SHOWING PARCEL 18			
FM 487 WILLIAMSON COUNTY ROW C.S.J. NO. 1201-02-018 C.C.S.J. NO. 1201-02-020 SCALE: N.T.S.			





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 confidential 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.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

LARRY D. KOKEL

Designated Broker of Firm

368153

License No.

info@texag.com

Email

(512)930-5258

Phone

0216754

License No.

info@texag.com

Email

(512)930-5258

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

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