

# Rubin Lee Road

## Cat Spring, TX



## Double Oak Ranch

Tract #6 - Rubin Lee Road

## Cat Spring, Texas



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**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*





## ***Double Oak Ranch – Cat Spring***

Located in far Austin County, in the Deed Restricted Ranches of Cat Spring this 51.295 acres is special.

Upon entering the gated property you find a lovely 2-acre lake, mature magnificent trees including Oaks, Pecan and Yaupon, a mile of trails throughout, a second smaller pond and open areas for grazing.

The fine tract of land is fenced and cross-fenced.



*The Ranches of Cat Spring is a 435 acre development covered with live oaks and bordered by the San Bernard River and Yellow Creek. Tracts range in size from 17 acres to 51 acres.*



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979-865-5969 office  
979-865-5500 fax  
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### **LOT OR ACREAGE LISTING**

Location of Property: off Frantz Rd. on Rubin Lee Road, Cat Spring, Tx. 78933 TXLS Listing #133413  
Address of Property: Rubin Lee Road, Cat Spring, TX 78933 Road Frontage: approx. 200'  
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: Ranches of Cat Spring, Lot #6 Lot Size or Dimensions: 51.295 ac  
Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☒ YES ☐ NO

**Number of Acres:** 51.295 acres Lot #6

**Price per Acre (or)** \$25,000.00

**Total Listing Price:** \$1,282,375.00

**Terms of Sale:**

Cash: ☒ YES ☐ NO  
Seller-Finance: ☐ YES ☒ NO  
Sell.-Fin. Terms:  
Down Payment:  
Note Period:  
Interest Rate:  
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.  
Balloon Note: ☐ YES ☐ NO  
Number of Years:

**Property Taxes:** R#69105 Year: 2021

School:	\$29.31
County:	\$10.24
Hospital:	\$0.00
FM Road:	\$0.00
Rd/Brg:	\$3.46
<b>TOTAL:</b>	<b>\$43.01</b>

Agricultural Exemption: ☒ Yes ☐ No

**School District:** Sealy ISD

**Minerals and Royalty:**

Seller believes	Unknown	*Minerals
to own:	Unknown	*Royalty
Seller will	Negotiable	Minerals
Convey:	Negotiable	Royalty

**Leases Affecting Property:**

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name:

Lease Expiration Date: Verbal Pasture Lease

**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s):

Pipeline:

Roadway:

Electric: SBEC

Telephone: SW Bell

Water:

Other:

**Improvements on Property:**

Home: ☐ YES ☒ NO

Buildings:

Barns:

Others:

% Wooded:

Type Trees: Live Oak - Yaupon - Pecan

**Fencing:**

Perimeter: ☐ YES ☒ NO  
Condition: Unfenced on West Side  
Cross-Fencing: ☒ YES ☐ NO  
Condition: Good

**Ponds:**

Number of Ponds: 2

Sizes: 2 ac, 1/2 ac

**Creek(s):**

Name(s):

**River(s):**

Name(s): San Bernard River

**Water Well(s): How Many?**

Year Drilled: Depth:

**Community Water Available:**

☐ YES ☒ NO

Provider:

**Electric Service Provider (Name):**

SBEC

**Gas Service Provider**

private

**Septic System(s): How Many?**

Year Installed:

**Soil Type:** sandy

**Grass Type(s):** coastal, native, St. Augustine

**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey (portion in flood plain along river)

**Nearest Town to Property:** Cat Spring 4 miles

Distance: Sealy 17 miles; Bellville 24 miles

Driving time from Houston

1 hour

**Additional Information:**

Seller owns adjacent Tract #7 and home on West Side.

The interior fence line is unfenced and owner will fence

the West fence line of 51 ac. within 90 days after closing.

**HAR MLS # 88857029; Lands of Texas ID#12522852;**

**View [www.TXLS.com](http://www.TXLS.com) ID#133413**

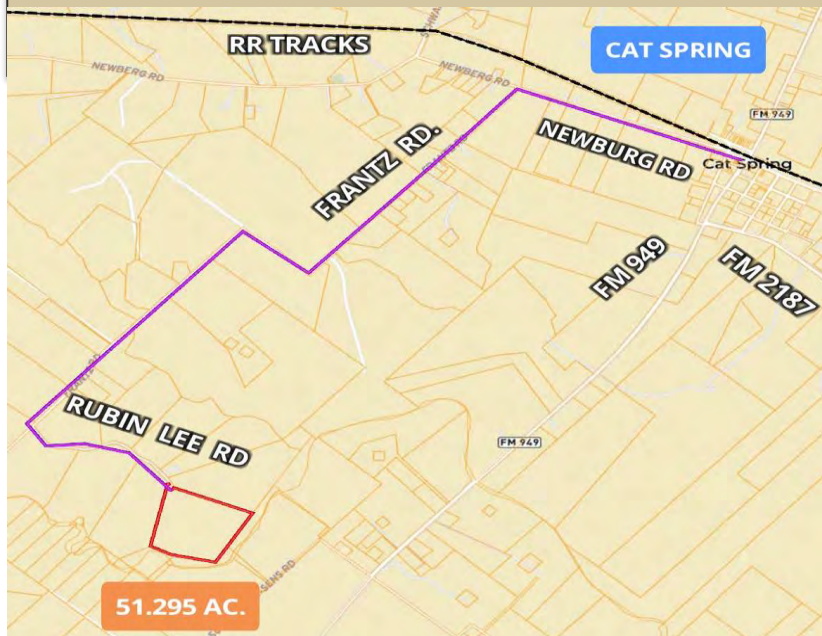
**For More Pictures and Video of Property**

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**





From Cat Spring: Newburg Rd to Frantz Rd. Turn left on Frantz and go 3 mi to Ranches of Cat Spring. Left onto Rubin Lee Rd. At end of road and Tract #6 is last tract on the right at rock entrance- Double Oak Ranch



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420 East Main Street  
Bellville, Texas 77418-0294  
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New Ulm, Texas 78950  
(979) 992-2636

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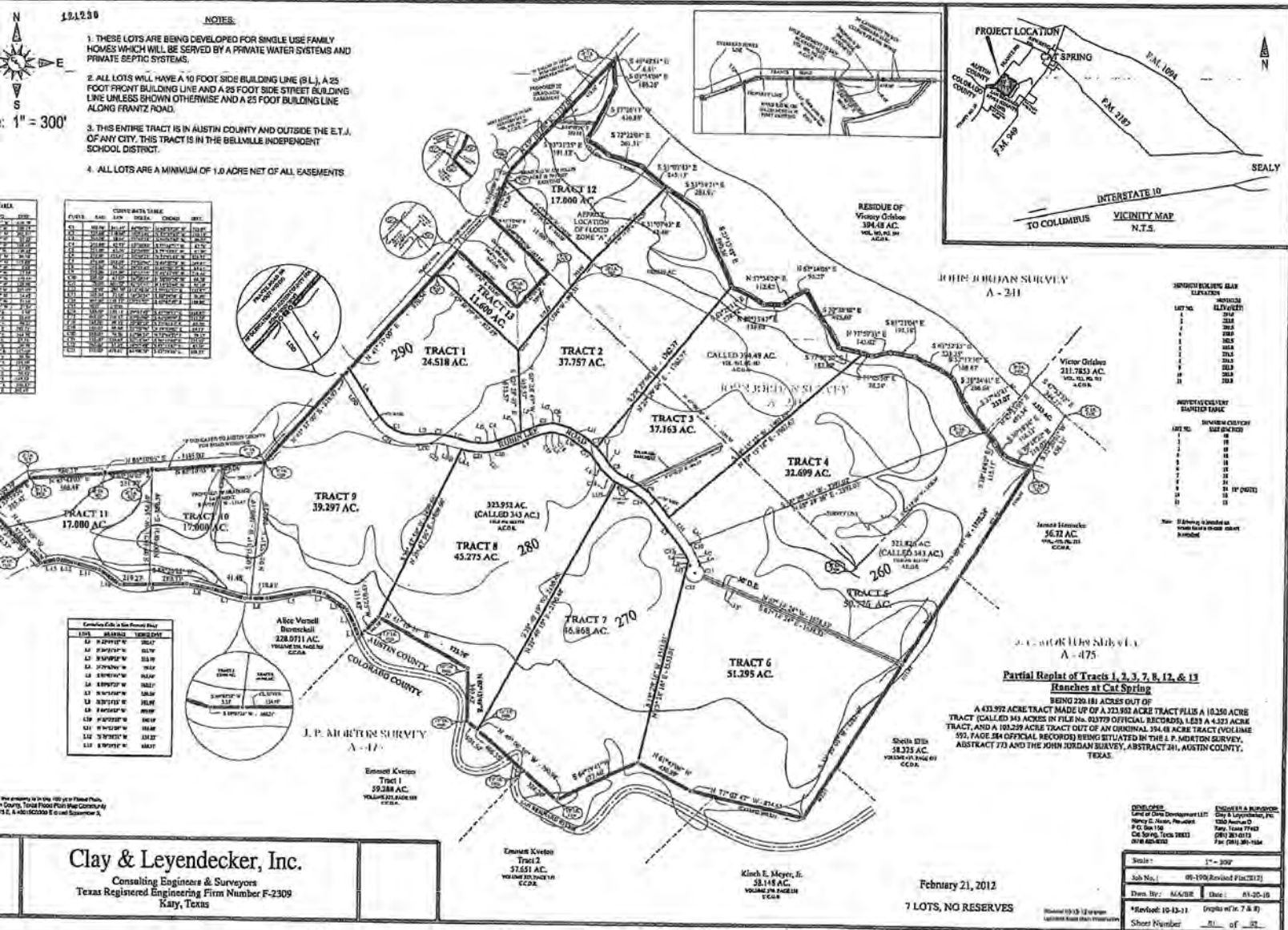


NOTES:

1. THESE LOTS ARE BEING DEVELOPED FOR SINGLE USE FAMILY HOMES WHICH WILL BE SERVED BY A PRIVATE WATER SYSTEMS AND PRIVATE SEPTIC SYSTEMS.
2. ALL LOTS WILL HAVE A 10 FOOT SIDE BUILDING LINE (S.B.L.), A 25 FOOT FRONT BUILDING LINE AND A 25 FOOT SIDE STREET BUILDING LINE UNLESS SHOWN OTHERWISE AND A 25 FOOT BUILDING LINE ALONG FRANTZ ROAD.
3. THIS ENTIRE TRACT IS IN AUSTIN COUNTY AND OUTSIDE THE E.T.J. OF ANY CITY. THIS TRACT IS IN THE BELLMEIL INDEPENDENT SCHOOL DISTRICT.
4. ALL LOTS ARE A MINIMUM OF 1.0 ACRE NET OF ALL EASEMENTS

CURVE DATA TABLE					
CURVE	KAY	NEW	TRK	CHORD	REV.
C1	00000	00000	00000	000000000	00000
C2	00000	00000	00000	000000000	00000
C3	00000	00000	00000	000000000	00000
C4	00000	00000	00000	000000000	00000
C5	00000	00000	00000	000000000	00000
C6	00000	00000	00000	000000000	00000
C7	00000	00000	00000	000000000	00000
C8	00000	00000	00000	000000000	00000
C9	00000	00000	00000	000000000	00000
C10	00000	00000	00000	000000000	00000
C11	00000	00000	00000	000000000	00000
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C99	00000	00000	00000	000000000	00000
C100	00000	00000	00000	000000000	00000

Study	MS-1982	YAMAGUCHI
A1	0.429972**	0.6247
A2	0.371379**	0.1779
A3	0.504926**	0.1419
A4	0.279489**	0.1618
A5	0.307162**	0.1618
A6	0.399972**	0.0217
A7	0.367658**	0.1618
A8	0.371715**	0.1618
A9	0.465552**	0.0919
C19	0.372227**	0.0618
C21	0.367329**	0.1618
C22	0.373017**	0.1412
C23	0.370797**	0.0317



**Clay & Leyendecker, Inc.**  
Consulting Engineers & Surveyors  
Texas Registered Engineering Firm Number F-2309  
Katy, Texas

February 21, 2012

7 LOTS, NO RESERVES

Received 1995-12-05

<b>ENGINEER</b> Lead of Data Development L&T Nancy G. Nason, President P.O. Box 150 Cid Spring, Texas 78833	<b>ENGINEER &amp; SURVEYOR</b> Clay & Lynch, Inc. 1350 Avenue D Taty, Texas 77623 (936) 283-0173
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Scale: 1" = 300'

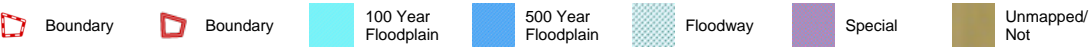
Job No.: 05-100(Revised Plan 112)

Drawn By: M/G/B/R Date: 03-20-10

\*Revised: 10-13-11 (replaces 7 & 8)

Sheet Number 81 of 82







260

~~TRACT 5~~  
~~50.776 AC.~~

**TRACT 6**  
**51.295 AC.**

Sheila Ellis  
58.325 AC  
VOLUME 427, PAGE  
C.C.O.R.

7 270  
AC.

7.46'

(CALLED: 690.529)



## 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.

<b>BJRE Holdings L. L. C.</b>	<b>9004851</b>	<b>kzapalac@bjre.com</b>	<b>(979)885-8468</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kimberly Kidwell Zapalac</b>	<b>621522</b>	<b>kzapalac@bjre.com</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Kimberly Kidwell Zapalac</b>	<b>621522</b>	<b>kzapalac@bjre.com</b>	<b>(979)865-5969</b>
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

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Bill Johnson, P.O. Box 165 Bellville TX 77418  
Ernest Mahon

Phone: 9798858577

Fax: .

IABS 1-0 Date  
Wycoff 51.295 ac.

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