

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:
10 ACRES
NORTH SIDE OF JOHNSON ROAD
TRAVIS COUNTY – JONESTOWN, TEXAS**

LOCATION:

Property is located along the north side of Johnson Road, just east of Hill Road, Travis County, Texas. From the intersection of RM 1431 at Trails End travel 1.5 miles to Johnson Road. Take right on Johnson Road for 0.7 mile. Property is on right 140 feet prior to Hill Drive.

LEGAL:

10 Acres out of the Samuel Hayford Survey No. 53, Travis County, Texas (TCAD PID 767297).

FRONTAGE:

335.05 feet along the north side of Johnson Road.
602.52 feet along Big Sandy Creek of Lake Travis.

UTILITIES:

Water: Jonestown WSC – CCN (Buyer to determine availability) – 512-267-7144 – 10700 Crestview Drive, Jonestown, TX
Water well likely required.
Wastewater: Septic system required.

SCHOOL DISTRICT:

Leander ISD

TAXES:

Proposed 2023 ad valorem taxes \$26,618.37.

Zoning:

Jonestown City Limits – R-1-Single-Family Residential District

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Travis County, Texas, the tract has ±3 acres of land area within the 100-year floodplain area (note attached map). Flowage easement of Lake Travis.

MINERALS:

Seller to convey all owned minerals. Prior undivided ½ interest reserved in November 8, 1960 deed recorded in Volume 2254, Page 155.

COMMENTS:

10 acres ready for estate homesite or division into several smaller tracts. Lake and Hill Country Views. Frontage of Sandy Creek Arm of Lake Travis.

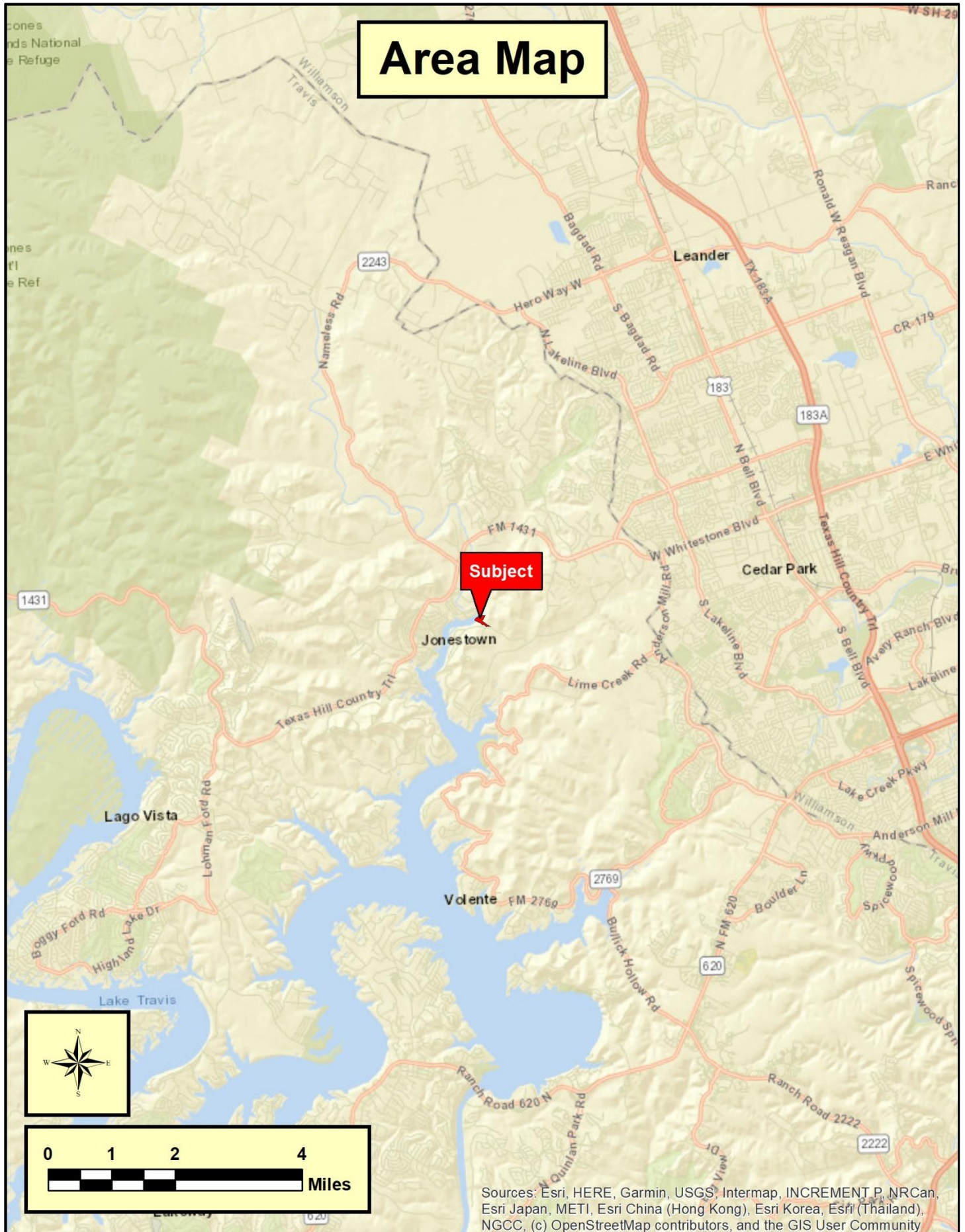
PRICE: \$1,100,000.00

COMMISSION: 3% to Buyer's Broker upon acceptable contract and payable at closing and funding.

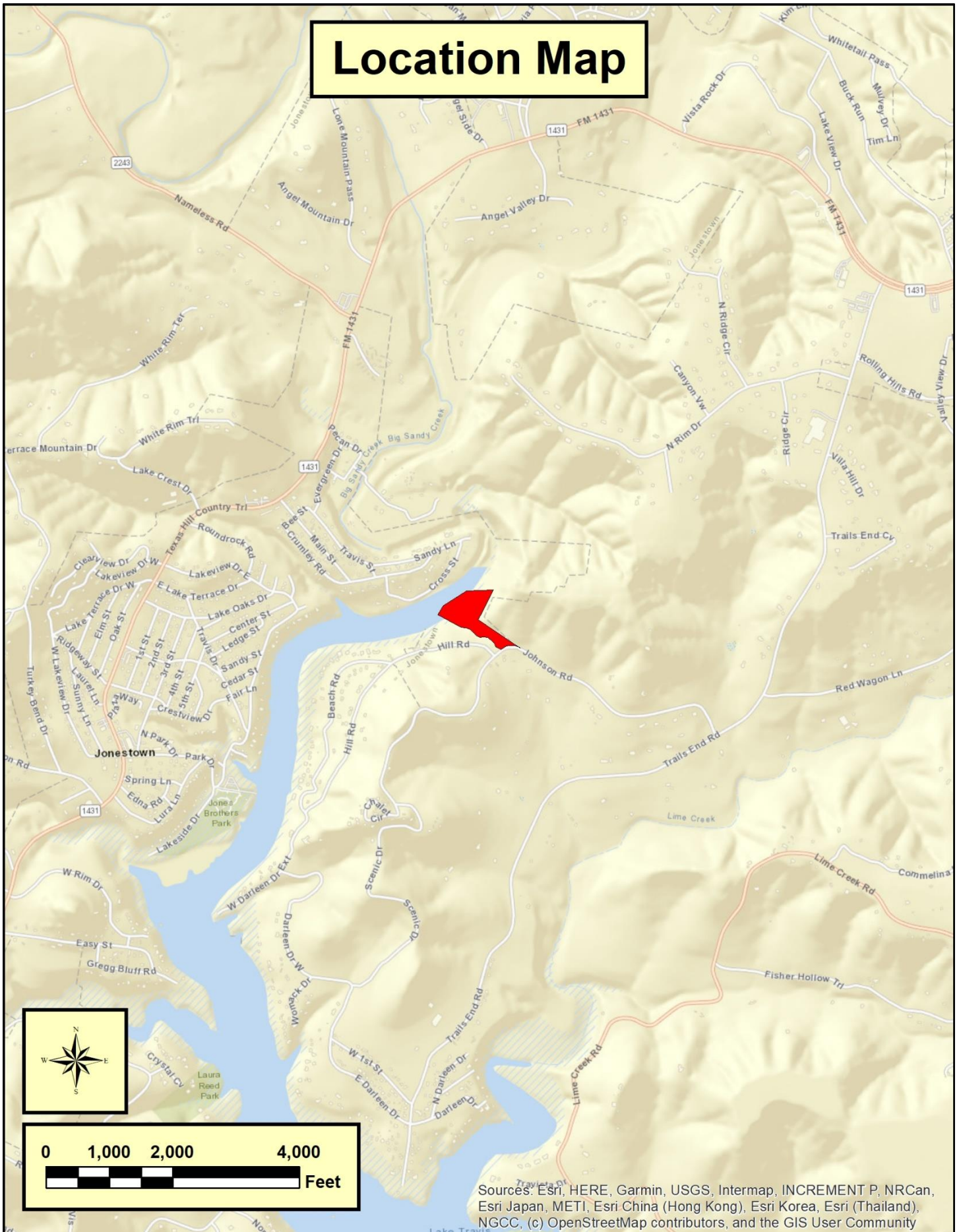
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

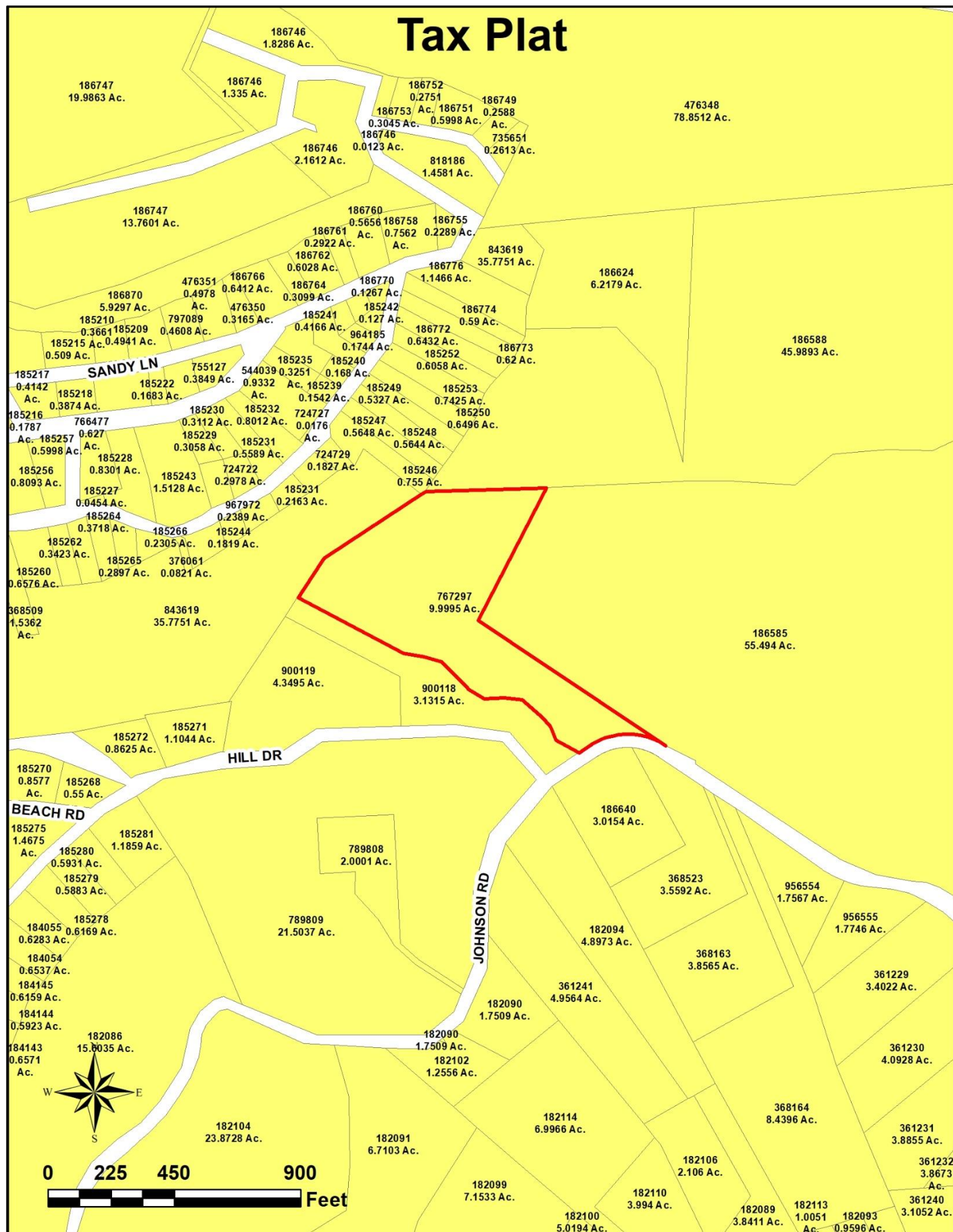
Area Map



Location Map



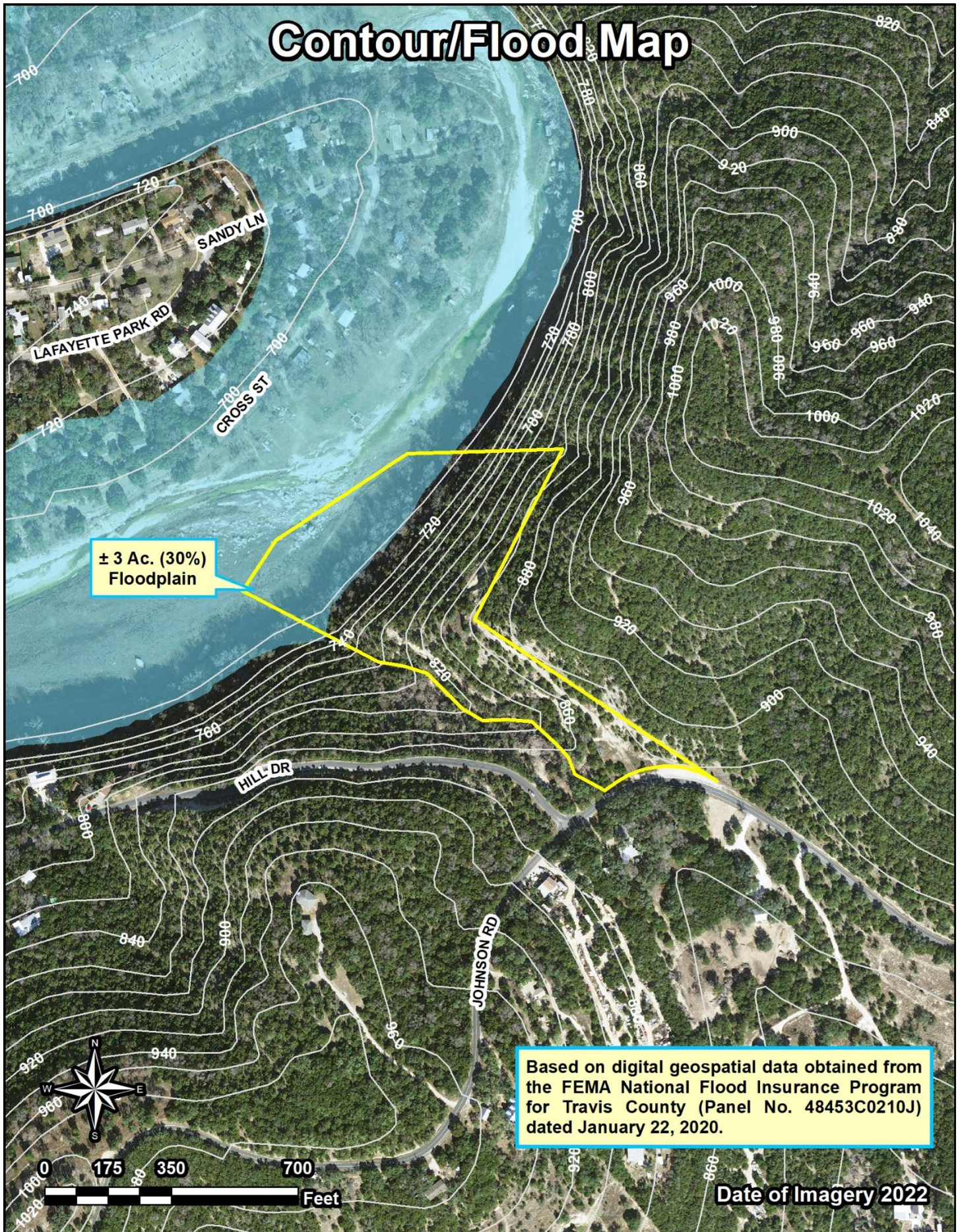
Tax Plat



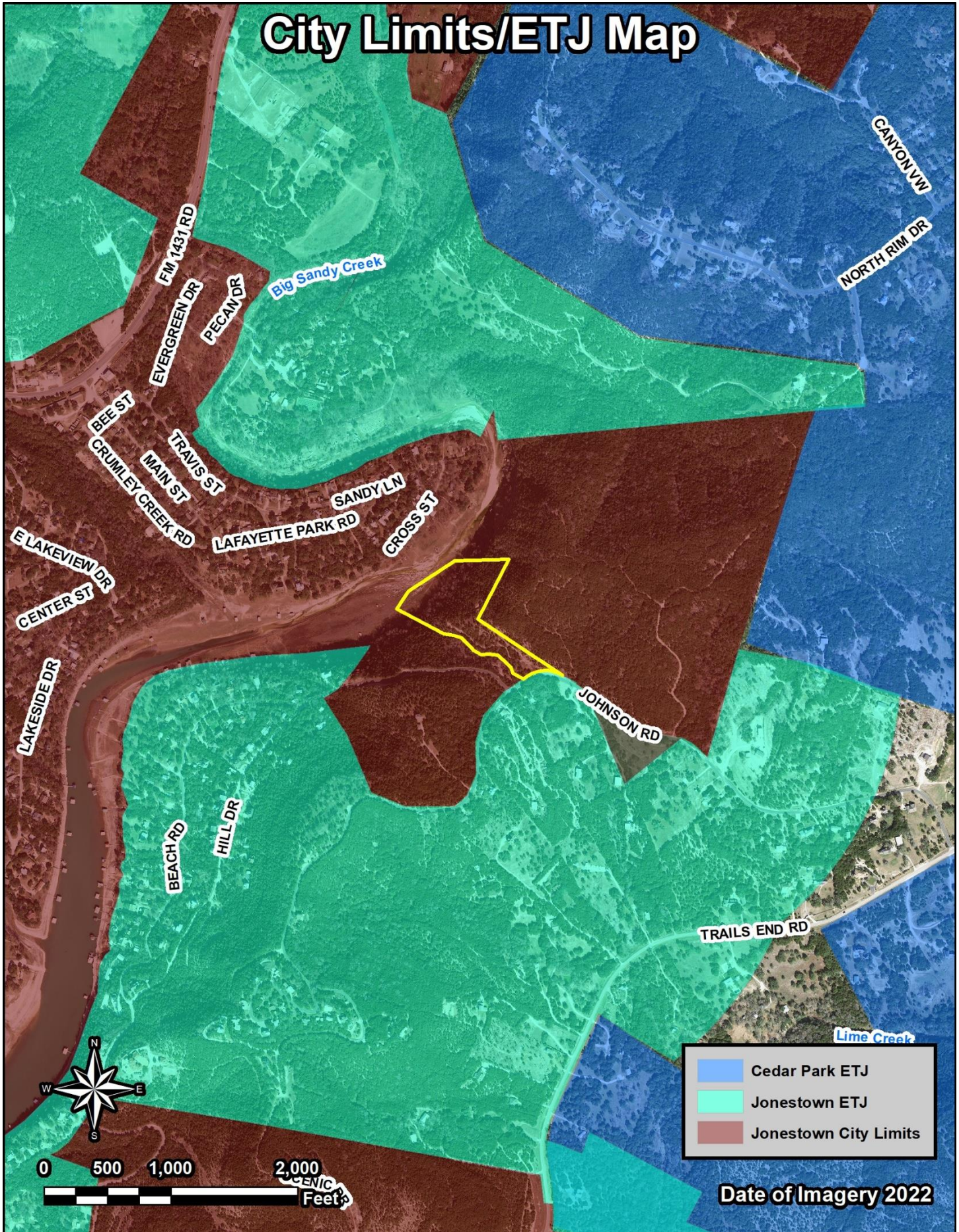
Aerial Map



Contour/Flood Map

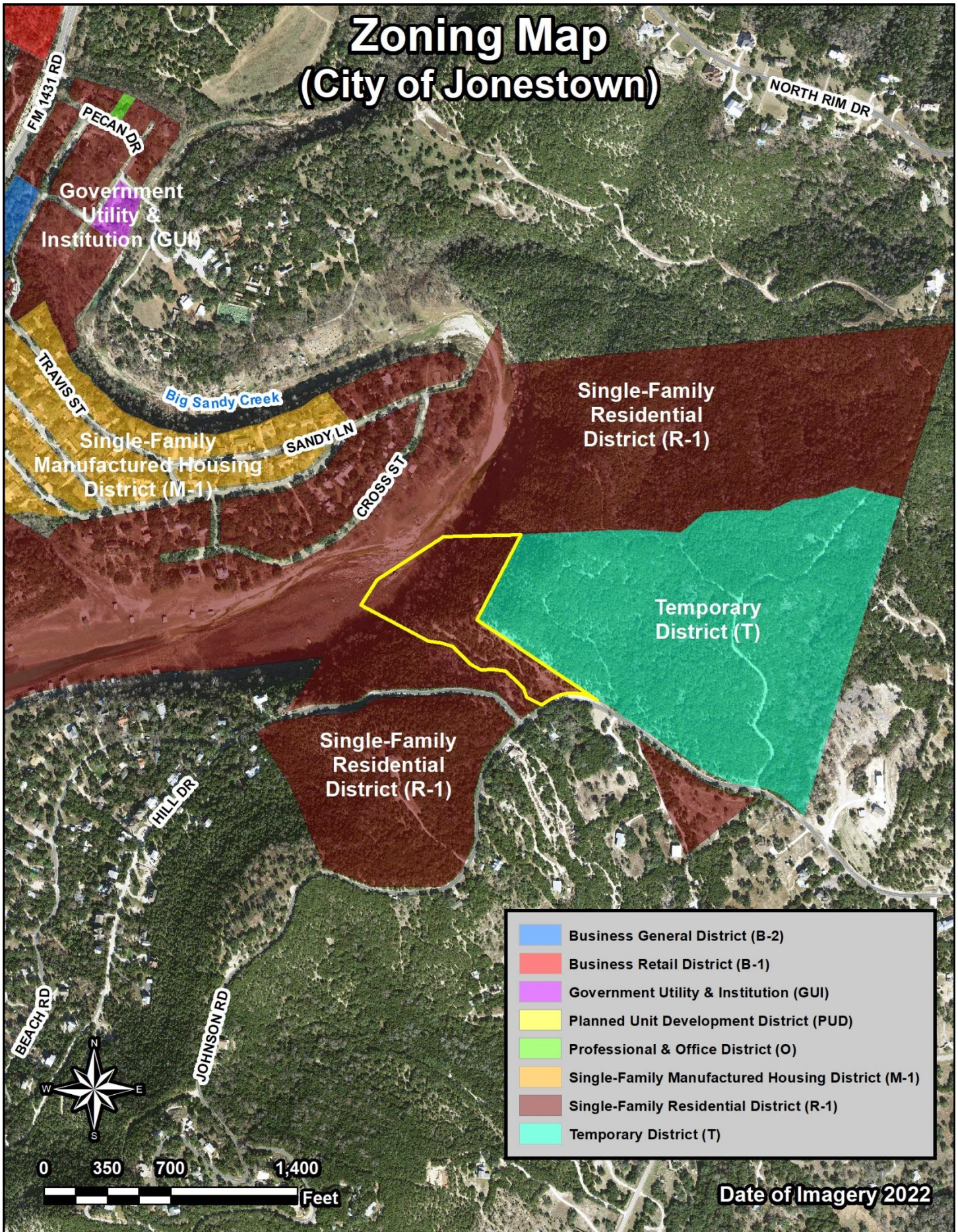


City Limits/ETJ Map

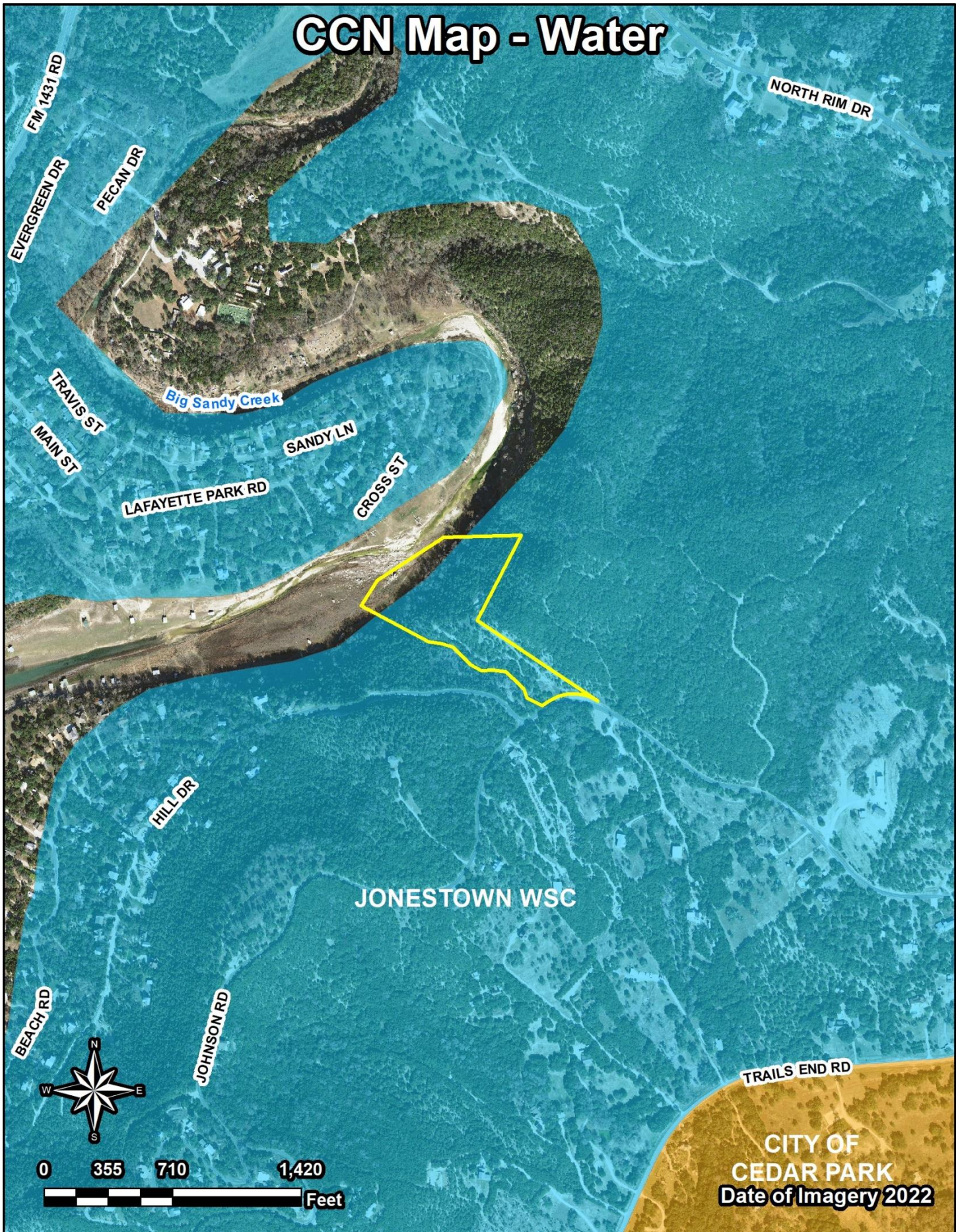


Date of Imagery 2022

Zoning Map (City of Jonestown)



CCN Map - Water



CCN Map - Wastewater



EXHIBIT 'A'

File No 1164486-AU63 (DP)
Property 10 Acres on O Johnson Road, Jonestown, TX 78641

BEING PART OF THE SAMUEL HAYFORD SURVEY NO 53 IN TRAVIS COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 17 50 ACRES CONVEYED TO INTEGRITY INVESTMENTS OF AUSTIN, INC., BY DEED RECORDED IN DOCUMENT NO 2006161631 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A REBAR FOUND ON THE NORTH LINE OF JOHNSON ROAD, AT THE MOST EASTERLY CORNER OF SAID 17 50 ACRES, ON THE SOUTH LINE OF THE MCCELVEY PROPERTY DESCRIBED IN VOLUME 7242, PAGE 446 OF THE TRAVIS COUNTY DEED RECORDS, FOR THE MOST EASTERLY CORNER AND PLACE OF BEGINNING HEREOF,

THENCE WITH THE NORTH LINE OF JOHNSON ROAD, ALSO THE SOUTHEASTERLY LINE OF SAID 17 50 ACRES, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 245 84 FEET AND A LENGTH OF 294 36 FEET WITH A CHORD BEARING OF S 89°42'20" W 277 09 FEET TO A REBAR FOUND,

THENCE CONTINUING WITH THE NORTHWESTERLY LINE OF JOHNSON ROAD, ALSO THE SOUTHEASTERLY LINE OF SAID 17 50 ACRES, S 55°23'21" W 40 69 FEET TO A REBAR SET, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH POINT A 60D NAIL FOUND AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF JOHNSON ROAD WITH THE NORTH LINE OF HILL DRIVE, AT THE SOUTHEAST CORNER OF SAID 17 50 ACRES, BEARS S 55°23'21" W 140 62 FEET,

THENCE CROSSING THROUGH SAID 17 50 ACRES, AND WITH THE MIDDLE OF THE CHANNEL OF AN EXISTING DRY CREEK, THE FOLLOWING TEN COURSES, WITH ALL ANGLE POINTS MARKED BY A 60D NAIL SET

- 1) N 62°06'44" W 94 21 FEET,
- 2) N 20°51'59" W 51.86 FEET,
- 3) N 42°40'01" W 44 05 FEET,
- 4) N 47°47'09" W 95 85 FEET,
- 5) N 84°9'15" W 66 18 FEET,
- 6) S 87°32'14" W 69 11 FEET,
- 7) N 59°43'02" W 63 84 FEET,
- 8) N 44°49'52" W 138 30 FEET,
- 9) N 72°54'23" W 65.02 FEET,
- 10) N 80°29'57" W 75 57 FEET,

THENCE, CROSSING THROUGH SAID 17 50 ACRES, N 62°17'06" W 423.13 FEET TO A POINT, INUNDATED BY THE WATERS OF LAKE TRAVIS (SANDY CREEK ARM), ON THE WEST LINE OF SAID 17 50 ACRES, ALSO THE EAST LINE OF THE GARY MOSLEY TRACT (DEED NOT OF RECORD WITH THE TRAVIS COUNTY APPRAISAL DISTRICT), ALSO THE WEST LINE OF THE SAMUEL HAYFORD SURVEY NO 53 AND THE EAST LINE OF THE R. W CRAVEN SURVEY NO 639, FOR THE SOUTHWEST CORNER HEREOF,

First American Title Insurance Company

File No 1164486-AU63 (DP)

Date March 26, 2008

THENCE WITH THE WEST LINE OF SAID 17 50 ACRES, ALSO AT THE EAST LINE OF SAID MOSLEY TRACT, ALSO THE COMMON LINE BETWEEN SAID HAYFORD AND GRAVEN SURVEYS, N 33°14'55" E 167.60 FEET TO A POINT, INUNDATED BY THE WATERS OF LAKE TRAVIS, AT AN ANGLE POINT ON THE WEST LINE OF SAID 17 50 ACRES, AND AN ANGLE POINT ON THE WEST LINE HEREOF,

THENCE CONTINUING WITH THE WEST LINE OF SAID 17 50 ACRES, ALSO MOSLEY'S EAST LINE AND PARTIALLY THE EAST LINE OF THE A L AND SARAH WOMBLE 0 246 ACRES DESCRIBED IN VOLUME 10941, PAGE 1016 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, AND DEPARTING FROM THE COMMON LINE BETWEEN SAID HAYFORD AND GRAVEN SURVEYS, SAID WEST LINE OF THE 17 50 ACRES CALLED TO BE THE "MEANDERS OF SANDY CREEK", N 56°39'16" E 434 92 FEET TO A POINT, INUNDATED BY THE WATERS OF LAKE TRAVIS, AT THE NORTHWEST CORNER OF SAID 17 50 ACRES, ALSO THE SOUTHWEST CORNER OF THE BARROW 5 00 ACRES DESCRIBED IN DOCUMENT NO 2000181741 OF THE TCOPR, AND THE SOUTHEAST CORNER OF SAID WOMBLE 0 246 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF,

THENCE WITH THE NORTH LINE OF SAID 17 50 ACRES, ALSO BARROW'S SOUTH LINE, N 88°25'14" E 430.20 FEET TO A REBAR FOUND IN CONCRETE, AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID 17 50 ACRES, ALSO THE NORTHEAST CORNER OF SAID MCCELVEY PROPERTY, FOR THE MOST NORTHERLY NORTHEAST CORNER, HEREOF;

THENCE WITH THE COMMON LINE BETWEEN MCCELVEY AND SAID 17 50 ACRES, S 27°22'16" W 530 00 FEET TO A REBAR FOUND AT AN ELL CORNER OF SAID 17 50 ACRES, ALSO MCCELVEY'S SOUTHWEST CORNER, FOR AN ELL CORNER HEREOF,

THENCE WITH THE COMMON LINE BETWEEN MCCELVEY AND SAID 17 50 ACRES, S 56°16'04" E 806 07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10 00 ACRES OF LAND, MORE OR LESS

A P N 01-9257-0307-0000



2019189550

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 03, 2019 11:14 AM

Fee \$42 00

CAMROSD

PHOTOS



1. Johnson Road Facing To Trails End Road (0.7 mile).



2. Johnson Road Facing Toward Hill Road Which Is 140 Feet From Southwest Corner Of 10 Acres.

PHOTOS



3. View From Johnson Road Facing Into 10 Acres.



4. View Of Interior Corner Facing East Toward Johnson Road.

PHOTOS



5. View From Elevated Terrain Of Interior Facing Northwest And Big Sandy Creek.



6. View From Elevated Terrain Of Interior Facing West Showing Boat Docks Along Big Sandy Creek.



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	216754	info@texag.com	(512)924-5717
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

TXR-2501

IABS 1-0 Date

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

Phone: (512)930-5258 Fax: (512)943-4539
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Trung K. Nguye