

TEXAG Real Estate Services, Inc.
P.O. Box 550
Walburg, Texas 78673-0550
Phone: 512-930-5258
www.texag.com



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

PROPERTY FOR SALE:
114.07 ACRES
900 FM 487 JARRELL, TX 76537
WILLIAMSON COUNTY, TEXAS

LOCATION/FRONTAGE:

The property is located at the northeast corner of FM 487 and C Bud Stockton Loop about 0.6 mile west of IH-35 on the west side of Jarrell, Williamson County, Texas. The property has 2,343.47 feet of frontage along the north side of the FM 487 and 3,115.91 feet of frontage along the east side of C Bud Stockton Loop.

LEGAL:

114.07 acres out of the J. Roebuck Survey, Abstract No. 527 in Williamson County, Texas. (See attached survey dated 9/18/2024)

UTILITIES:

City of Jarrell has a 12' water line located along the south side of FM 487. City of Jarrell has an 8-inch wastewater line along the property's FM 487 frontage. There is also a 12-inch wastewater line along a portion of the property's eastern boundary.

ZONING:

Jarrell ETJ

SCHOOL DISTRICT:

Jarrell ISD

TAXES:

Currently under Agriculture Use Valuation – Buyer responsible for any roll-back taxes upon change of use.
2025 Tax Accounts R011224 (1.56 acres) and R011223 (125.82 acres)

MINERALS (OIL & GAS):

Sellers thought to own all. Minerals shall convey with acceptable contract.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the property is not located within the 100 year floodplain. See Atlas 14 map.

EASEMENTS:

An easement to Jarrell-Schwertner Water Supply Corporation, a utility easement to City of Jarrell, and a wastewater utility easement to Jarrell I.S.D. Visible electric and easements of record.

IMPROVEMENTS:

The property contains a 1,713 SF house with a 540 SF attached garage. House constructed around 1979. Several corrugated sheet metal livestock/hay barns are located north of the house. Improvements sold "As-Is" and represented to have minimal overall value.

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.

TEXAG Real Estate Services, Inc.

P.O. Box 550

Walburg, Texas 78673-0550

Phone: 512-930-5258

www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717

info@texag.com

COMMENTS:

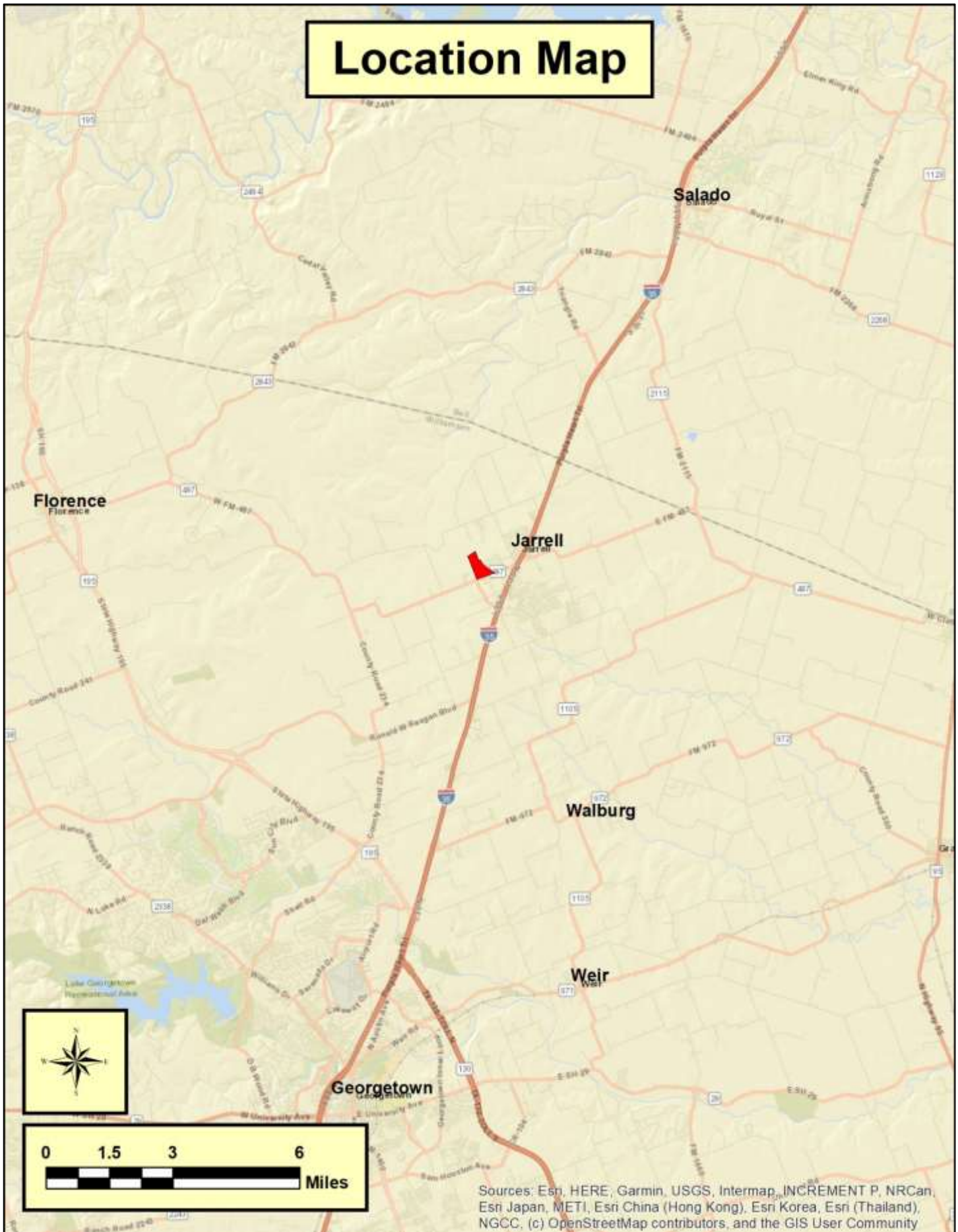
Land is within rapidly expanding urban growth trends adjacent to the City of Jarrell within Williamson County. Temple/Belton urban area north of subject. The property consists primarily of cropland with areas of moderate tree cover. There is one stock pond on the property which provides water for livestock. Topography and elevation are very conducive to many uses.

PRICE: \$10,500,000.00

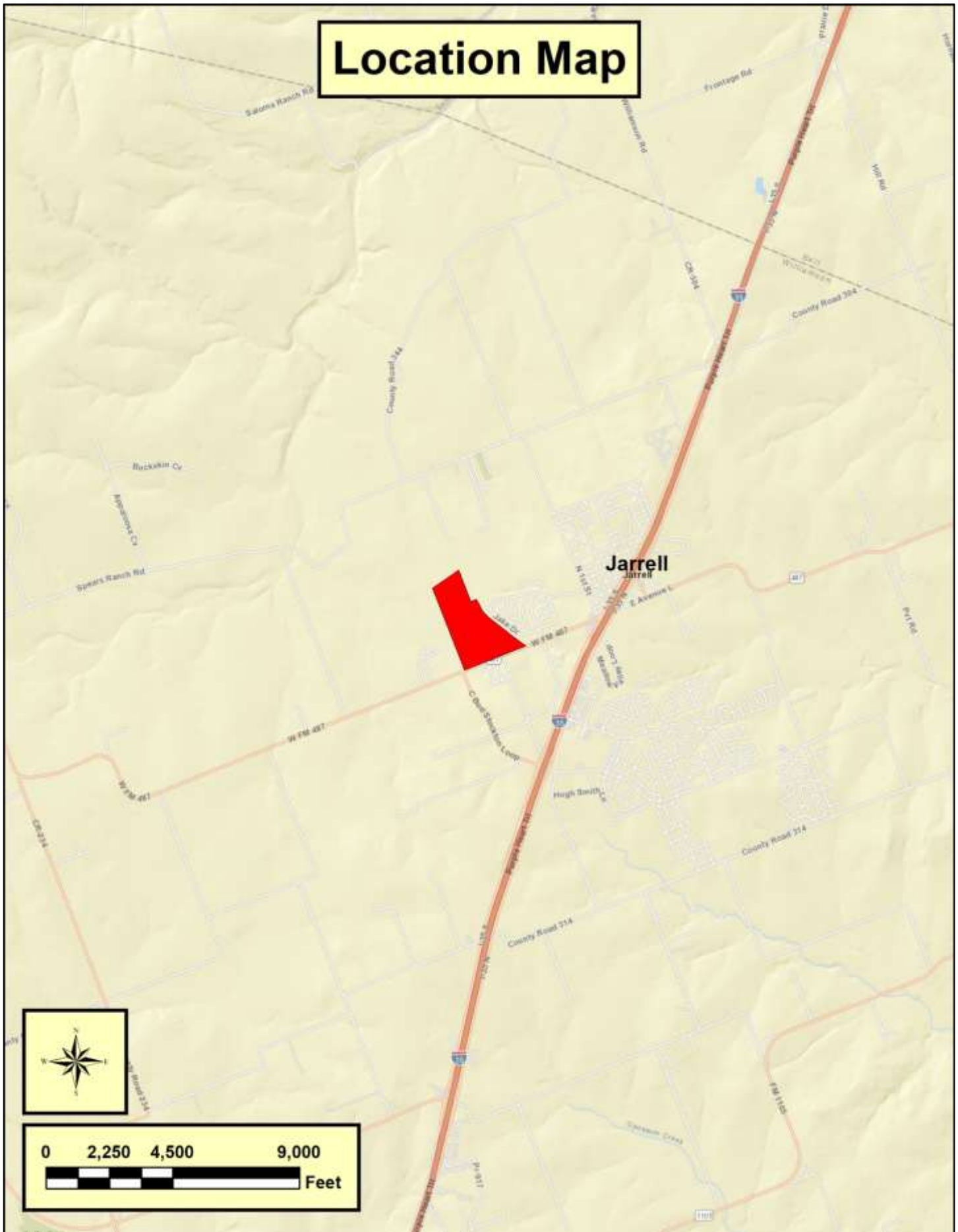
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

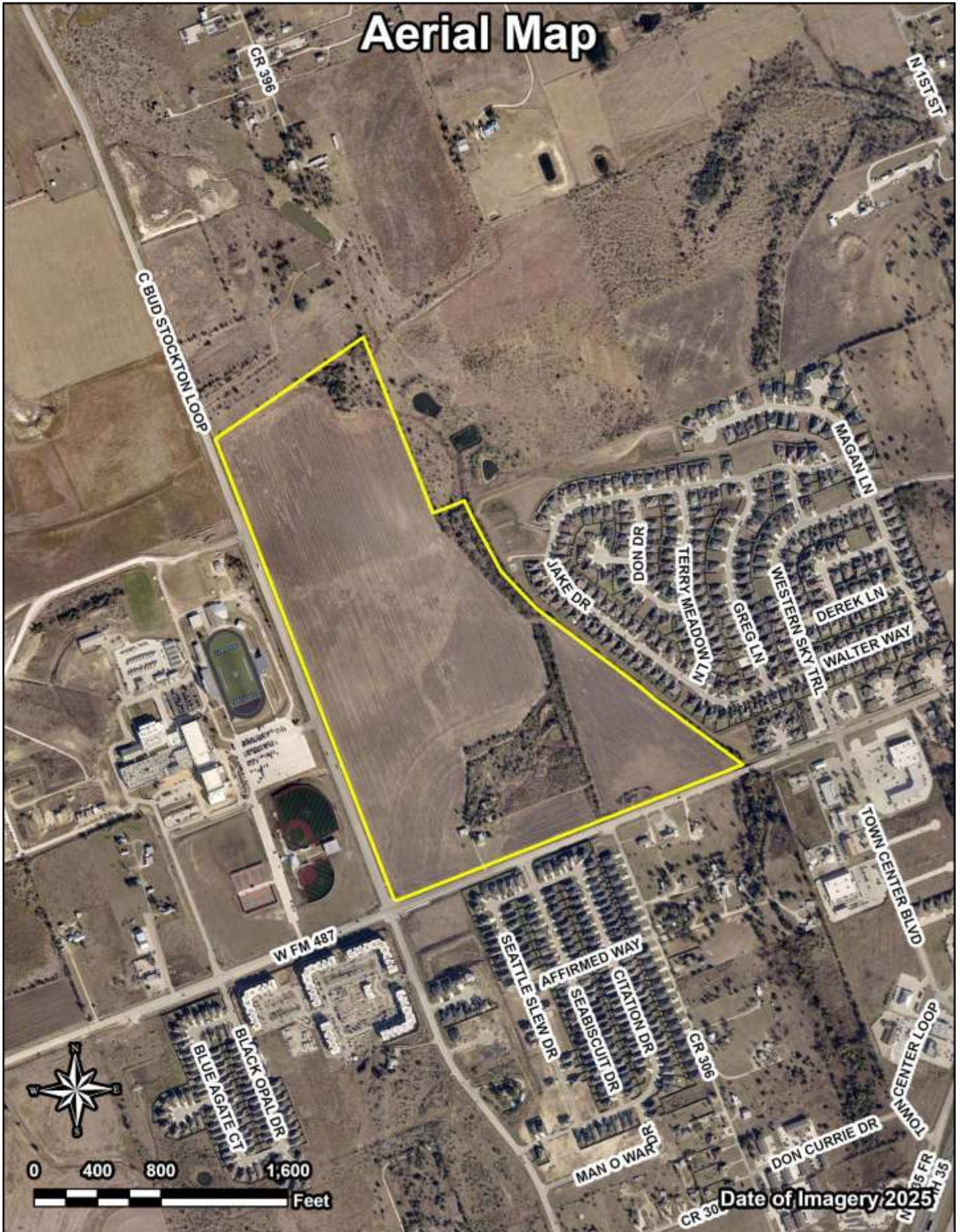
Location Map



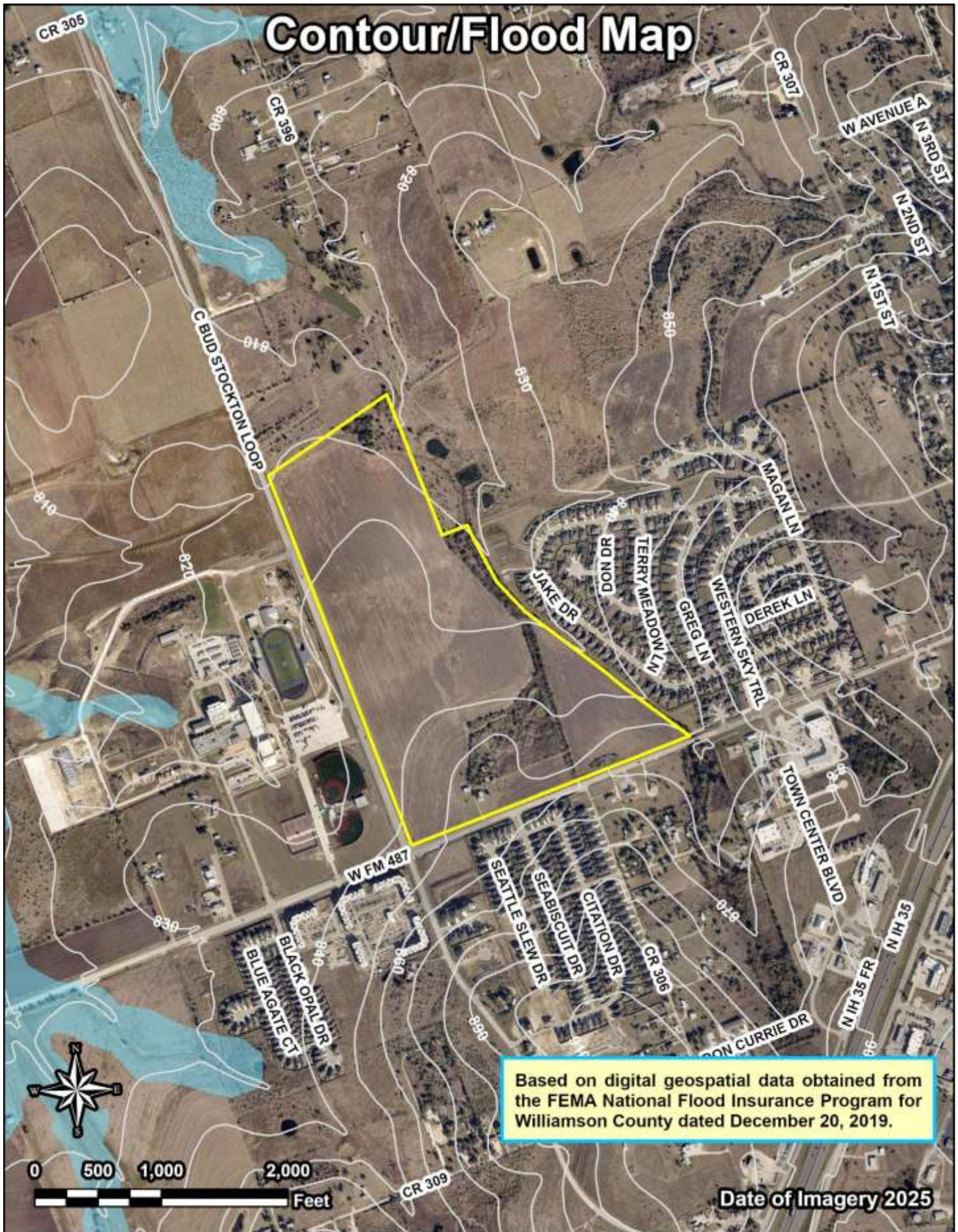
Location Map



Aerial Map



Contour/Flood Map



Contour/Flood Map - Atlas 14

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306

CR 309

BLUE AGATE CT

BLACK OPAL DR

0 500 1,000 2,000 Feet

CR 305

CR 396

CR 307

W AVENUE A

N 3RD ST

N 2ND ST

N 1ST ST

C BUD STOCKTON LOOP

JAKE DR

DON DR

TERRY MEADOW LN

GREG LN

WESTERN SKY TRL

DEREK LN

MAGAN LN

TOWN CENTER BLVD

W FM 487

SEATTLE SLEW DR

SEABISCUIT DR

CITATION DR

CR 306</

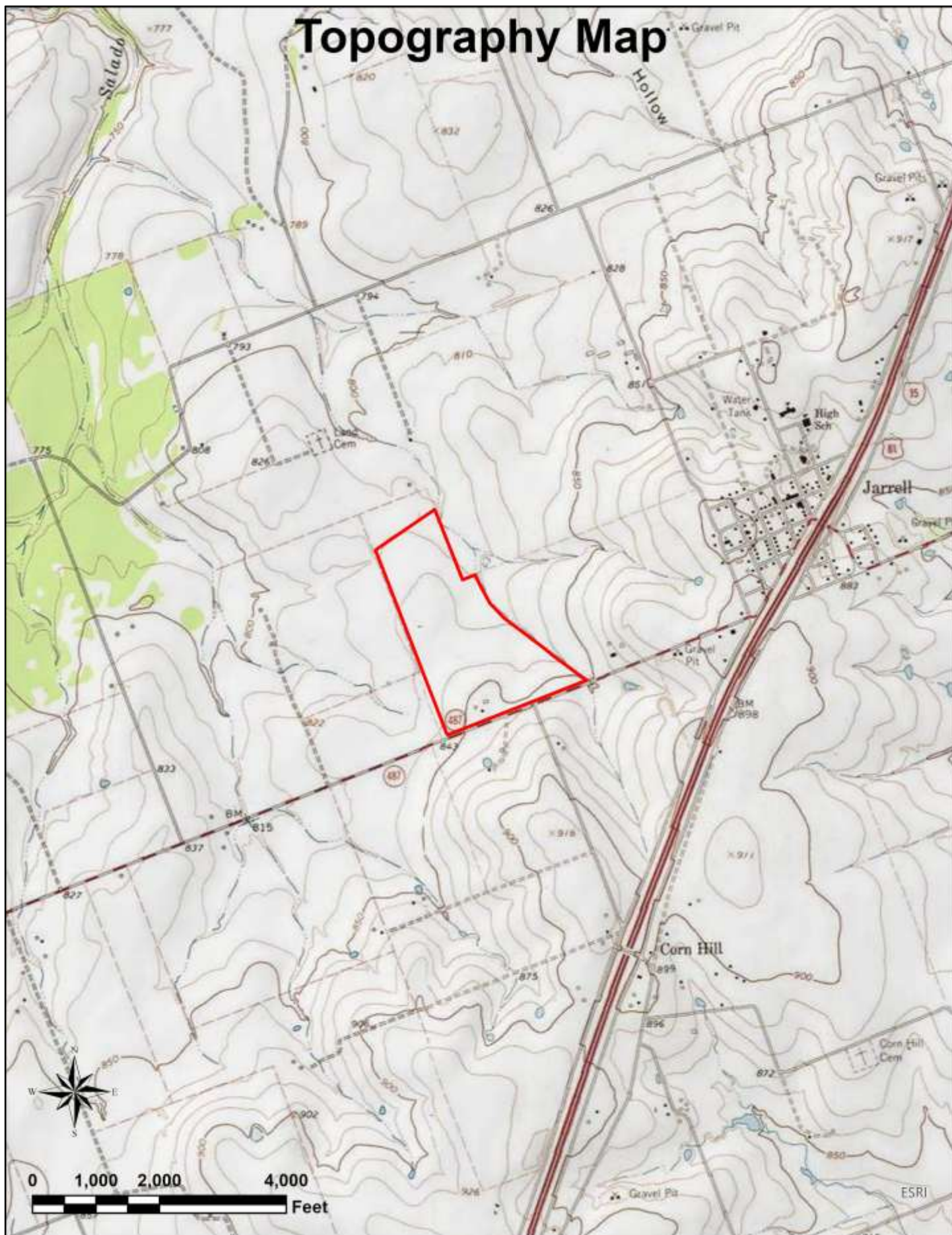
Altas 14 - 1.0% Annual Chance Flood Hazard (100 yr)

Atlas 14 - 0.2% Annual Chance Flood
Hazard (500 yr)

Source: <https://www.mapa.wisc.edu/earth-science/earth-topo-425-450-3-5-7-5-14-47-20087-4-403-3-4-2>

Date of Imagery 2025

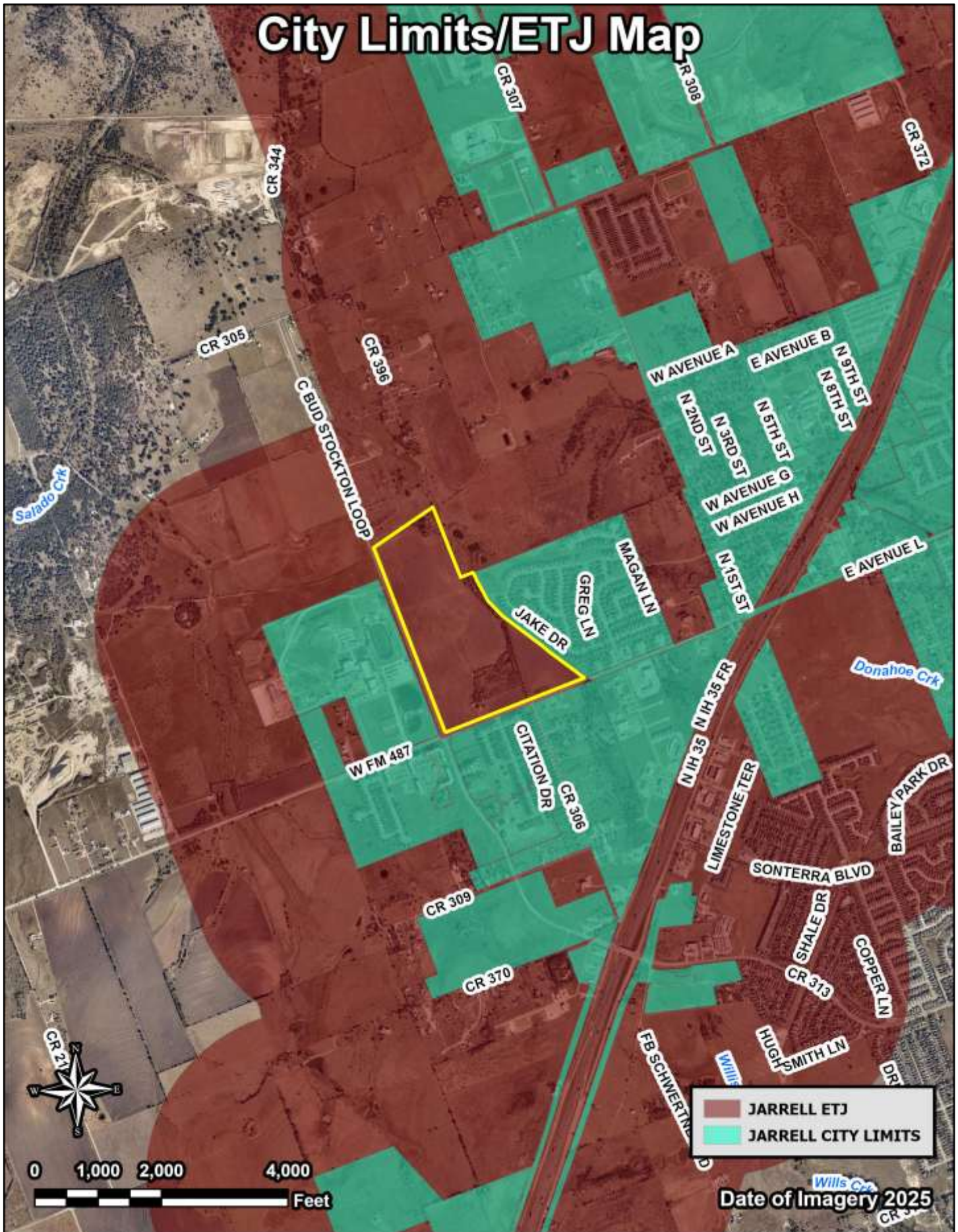
Topography Map



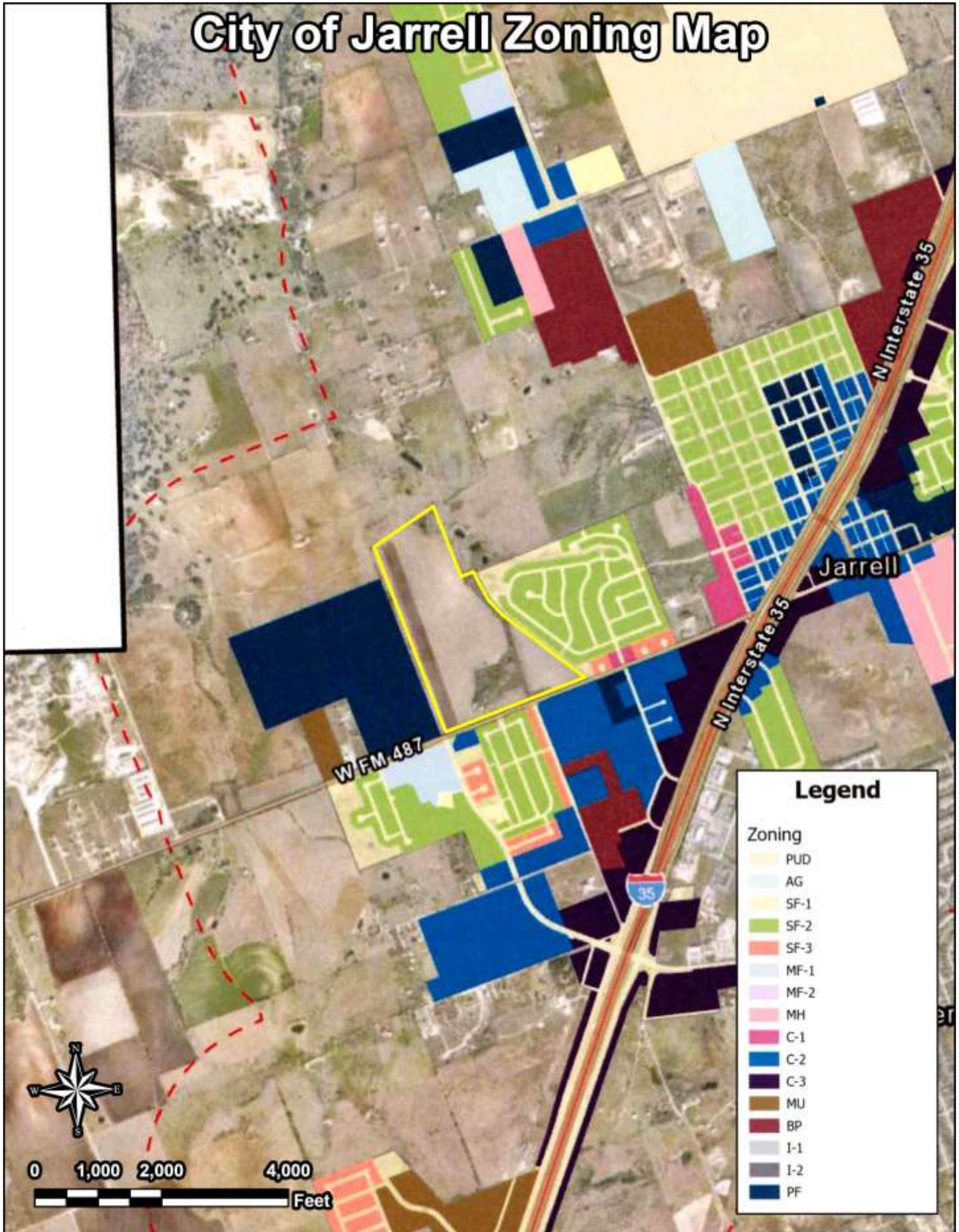
Soils Map



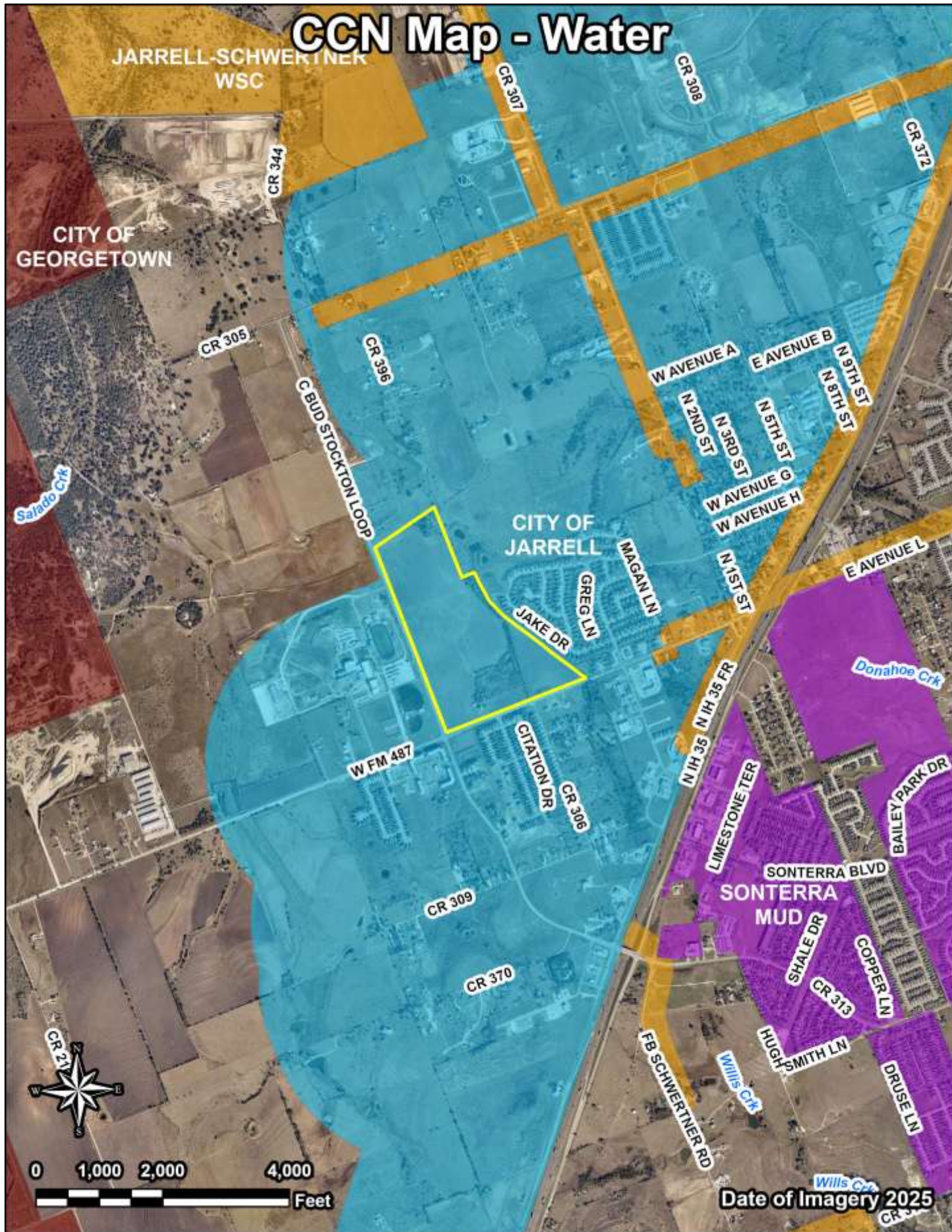
City Limits/ETJ Map



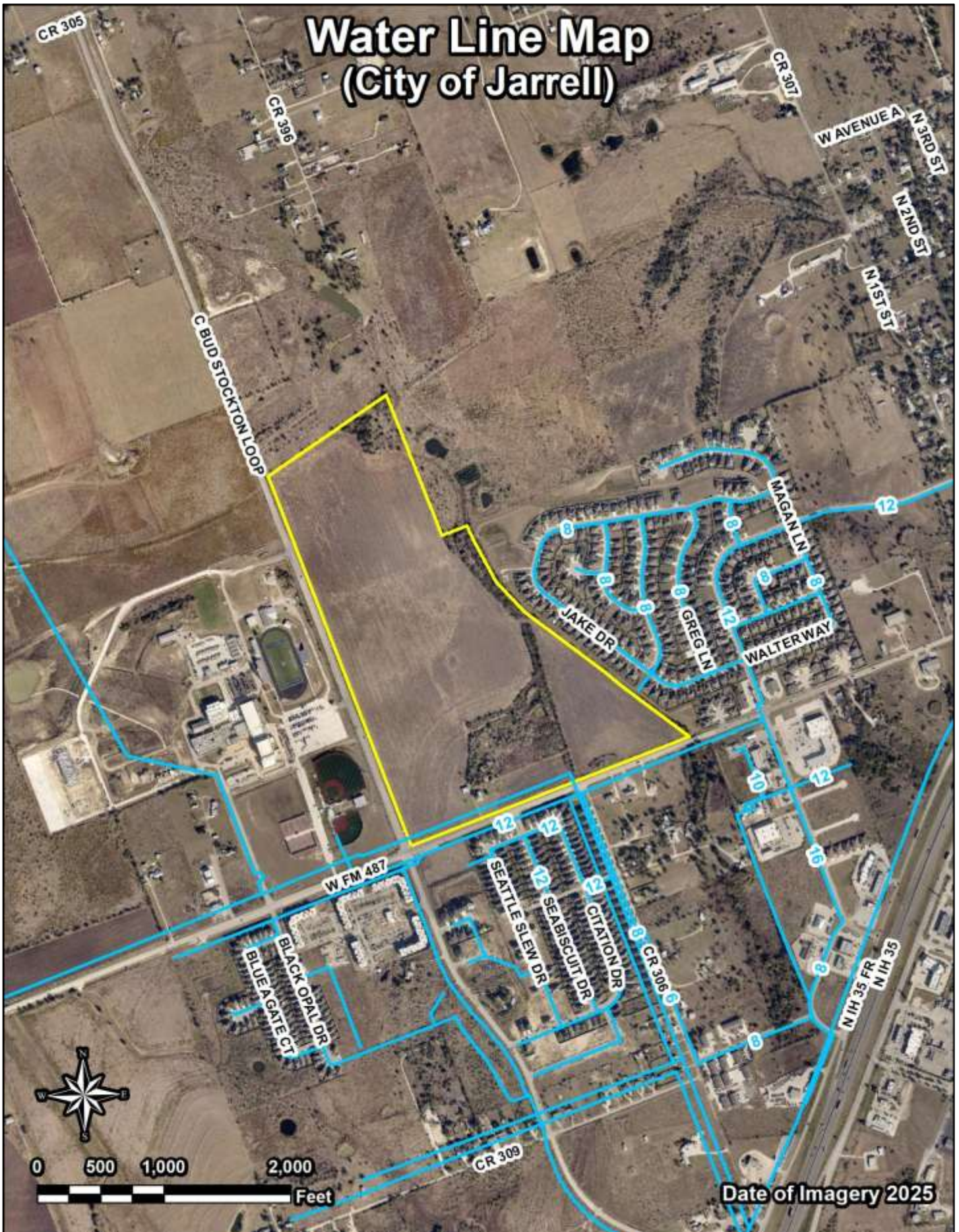
City of Jarrell Zoning Map



CCN Map - Water



Water Line Map (City of Jarrell)



CCN Map - Wastewater

CR 307 CR 308 CR 372 CR 344 CR 305 CR 396 C BUD STOCKTON LOOP W AVENUE A E AVENUE B N 9TH ST N 8TH ST N 5TH ST N 3RD ST N 2ND ST W AVENUE G W AVENUE H N 1ST ST E AVENUE L DONAHOE CRK BAILEY PARK DR COPPER LN DRUSE LN HUGH SMITH LN FB SCHWERTNER RD WILLS CRK SONTERRA BLVD SONTERRA MUD SHALE DR LIMESTONE TER N IH 35 N IH 35 FR CITATION DR JAKE DR GREG LN MAGAN LN W FM 487 CR 306 CR 309 CR 370

CITY OF JARRELL

SONTERRA MUD

Salado Ck Donahoe Ck Wills Ck

0 1,000 2,000 4,000 Feet

Date of Imagery 2025

CCN Map - Wastewater

CR 307 CR 308 CR 372 CR 344 CR 305 CR 396 C BUD STOCKTON LOOP W AVENUE A E AVENUE B N 9TH ST N 8TH ST N 5TH ST N 3RD ST N 2ND ST W AVENUE G W AVENUE H N 1ST ST E AVENUE L DONAHOE CRK BAILEY PARK DR COPPER LN DRUSE LN HUGH SMITH LN FB SCHWERTNER RD WILLS CRK SONTERRA BLVD SONTERRA MUD LIMESTONE TER N IH 35 N IH 35 FR CITATION DR JAKE DR GREG LN MAGAN LN W FM 487 CR 306 CR 309 CR 370

CITY OF JARRELL

SONTERRA MUD

Salado Ck Donahoe Ck Wills Ck

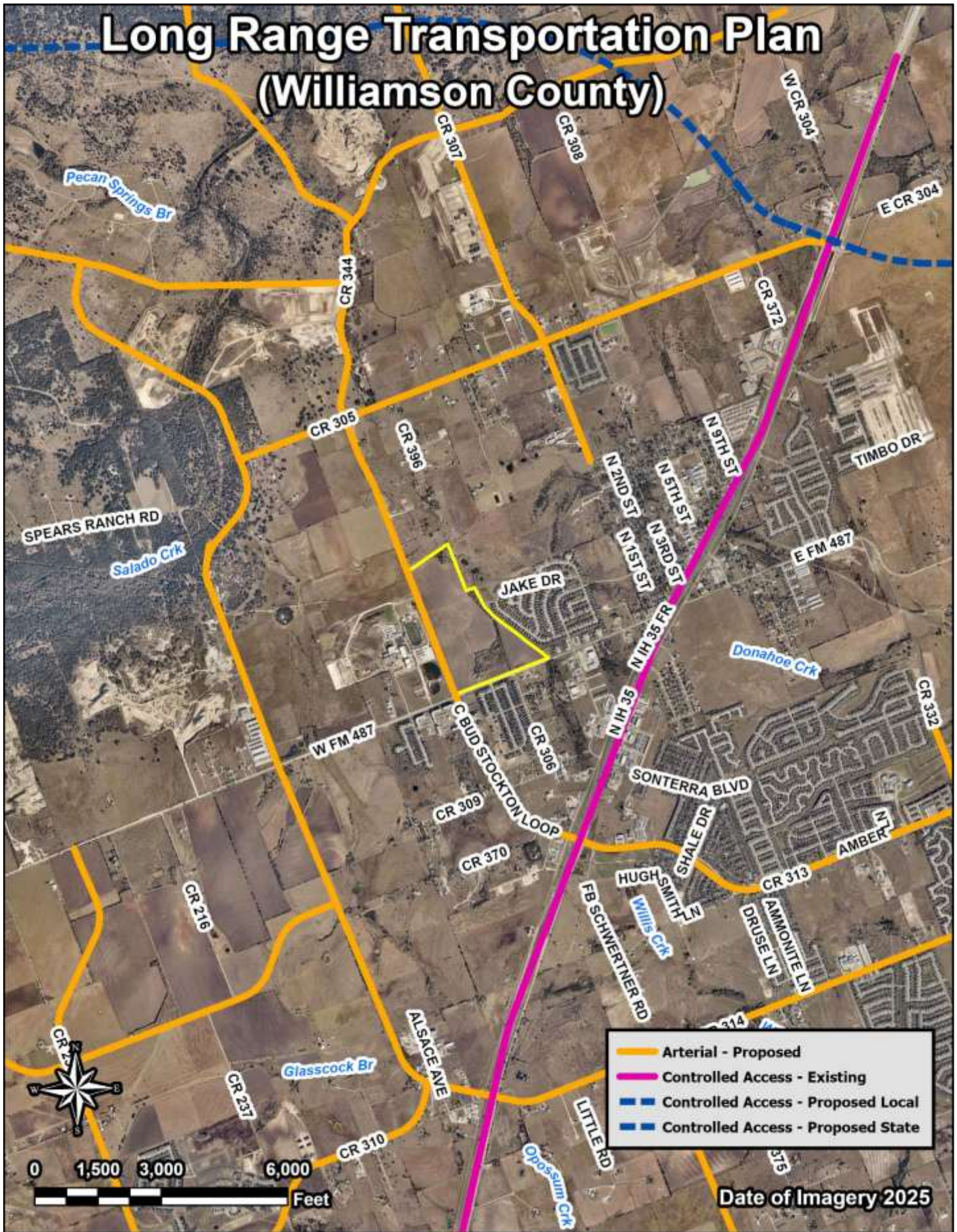
0 1,000 2,000 4,000 Feet

Date of Imagery 2025

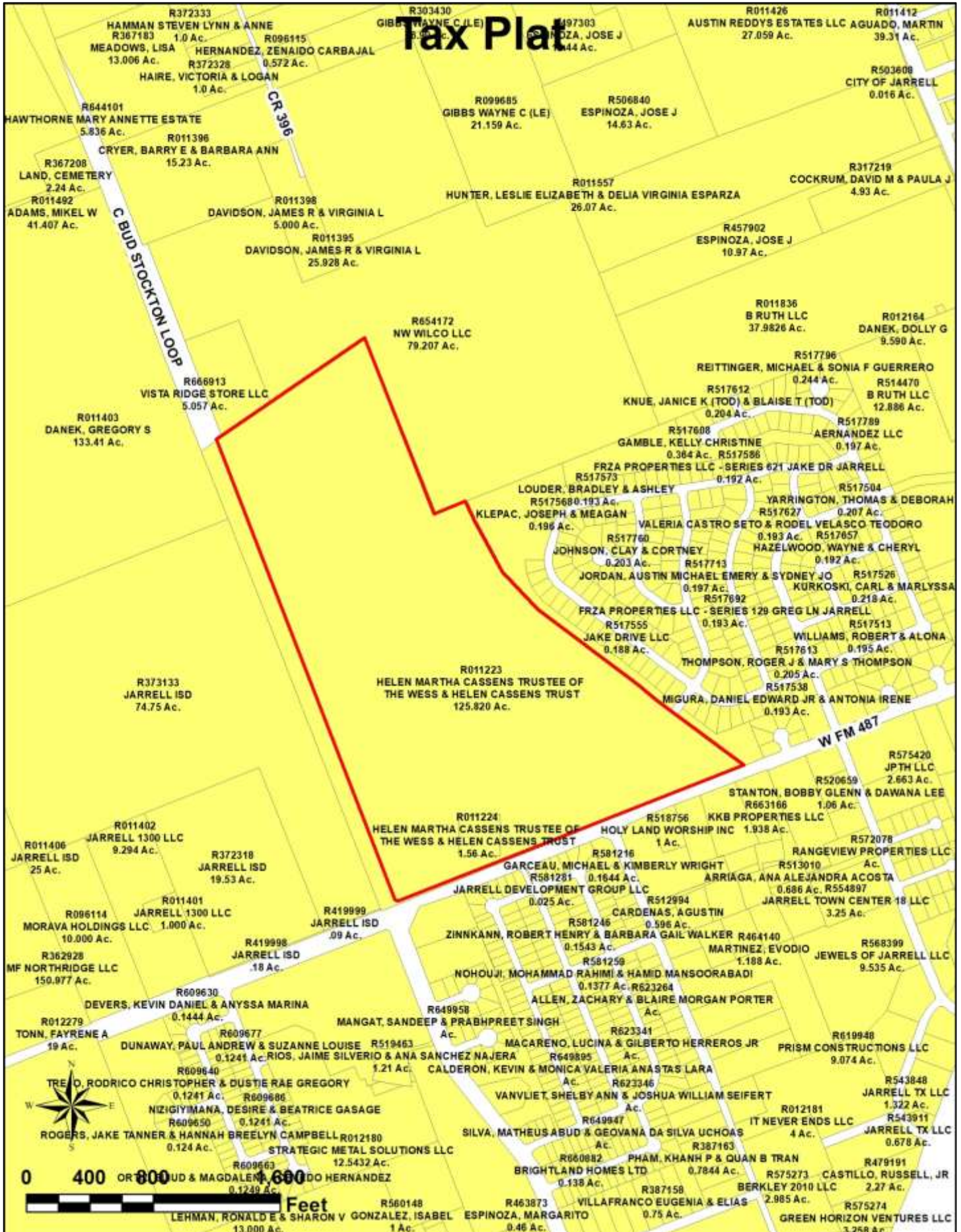
Wastewater Line Map (City of Jarrell)



Long Range Transportation Plan (Williamson County)



Tax Planning



LEGAL DESCRIPTION

BEING a 114.07-acre tract of land situated in the J. Roebuck Survey Abstract No. 527, Williamson County, Texas, being all of the remainder of the First Tract called to contain 31 acres, the Second Tract called to contain 91-3/4 acres and the Third Tract called to contain 2.87 acres as described in a Warranty Deed to Wess Arthur Cassens, Jr. and Helen Martha Cassens, as co-Trustees of the Wess & Helen Cassens Trust, U/A dated November 11, 2019 in Document No. 2020005553 of the Official Public Records of Williamson County, Texas; said First, Second and Third Tracts being the same tracts as described in a Deed to Wess Cassens, Jr. and wife Helen M. Cassens in Volume 504, Page 100 of the Deed Records of Williamson County, Texas, and the remainder of a called 1.56 acre tract of land as described in a Deed to W.A. Cassens, Jr. in Volume 527, Page 499 of the Deed Records of Williamson County, Texas, said 114.07-acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 1/2-inch iron rod with cap stamped "WILLIAMSON CO" found for the northwestern corner of the remainder of the said Third Tract called to contain 2.87 acres, a corner of C. Bud Stockton Loop Road (R.O.W. Varies) on the southern line of Parcel 2 called to contain 2.306 acres as described in a Donation Deed to Williamson County, Texas in Document No. 2022139579 of the Official Public Records of Williamson County, Texas, the same being the northeastern corner of Parcel 1, Part 2 called to contain 0.282 acres as described in a Possession and Use Agreement to Williamson County, Texas in Document No. 2022115940 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract, from which a 1/2-inch rod found for the northwestern corner of the said Third Tract – 2.87 acres, the northwestern corner of said Parcel 1 – Part 2 – 0.282 acres and the southwestern corner of the said Williamson County Parcel 2 – 2.306 acres, bears South 55°33'41" West a distance of 122.84 feet, from said 1/2-inch iron rod found for the northwestern corner of the said Third Tract, a 1/2-inch iron rod with cap stamped "WILLIAMSON CO" found for the southwestern corner of the said Third Tract – 2.87 acres, the northwestern corner of the said Second Tract – 91-3/4 acres, the southwestern corner of Parcel 1, Part 2 called to contain 0.282 acres and the northwestern corner of Parcel 1, Part 1 called to contain 8.144 acres in said Possession and Use Agreement in Document No. 2022115940, bears South 21°21'24" East a distance of 102.80 feet;

THENCE: North 55°34'49" East along the northwestern line of the remainder of the said Third Tract called to contain 2.87 acres, at 34.31 feet pass a 1/2-inch iron rod found for the southeastern corner of the said Williamson County Parcel 2 – 2.306 acres, the southwestern corner of that certain tract of land called to contain 89.264-acres as described in a Warranty Deed with Vendor's Lien to NW Wilco, LLC in Document No. 2023082145 of the Official Public Records of Williamson County, Texas, **a distance in all of 1132.52 feet** to a 1/2-inch iron rod found for an interior corner of the said 89.264-acres, the northeastern corner of the remainder of the said Third Tract – 2.87 acres, for the northeastern corner of this herein described tract;



THENCE: South $21^{\circ}36'12''$ East a distance of 1193.62 feet along a western line of the said 89.264-acre tract, an eastern line of the remainder of the said Third Tract – 2.87 acres, the eastern line of the remainder of the said Second Tract – $91\text{-}\frac{3}{4}$ acres to a 1/2-inch iron rod with cap stamped “Quiddity Eng” set for the southwestern corner of the said 89.264-acre tract, the northwestern corner of the remainder of the said 1.56-acre tract in Volume 527, Page 499, for a corner of this herein described tract, from which a 6.5-inch Fence Post found bears South $55^{\circ}18'37''$ West a distance of 1.41 feet;

THENCE: North $68^{\circ}16'21''$ East a distance of 211.29 feet along the southern line of the said 89.264-acre tract, the northern line of the remainder of the said 1.56-acre tract, the northern line of the remainder of the said First Tract – 31 acres to a 1/2-inch iron rod with cap stamped “Quiddity Eng” set for the northeastern corner of the remainder of the said First Tract – 31 acres, the northwestern corner of the Second Minor Amended Plat of the Home Place at Jarrell Subdivision as shown on a plat in Document No. 2015093017 of the Official Public Records of Williamson County, Texas, for the easternmost northeastern corner of this herein described tract, from which a 4-inch metal fence corner found on the northern line of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for the southeastern corner of the said 89.264-acre tract bears North $68^{\circ}16'21''$ East a distance of 1299.53 feet;

THENCE: Along the northeastern line of the remainder of the said First Tract – 31 acre, the southwestern lines of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision with the following courses and distances;

1. South $25^{\circ}21'46''$ East a distance of 142.16 feet to a 1/2-inch iron rod found for a corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for a corner of the remainder of the said First Tract – 31 acres;
2. South $28^{\circ}25'19''$ East a distance of 361.11 feet to a 1/2-inch iron rod found for a corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for a corner of the remainder of the said First Tract – 31 acres;
3. South $43^{\circ}33'11''$ East a distance of 322.65 feet a 1/2-inch iron rod found for a corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for a corner of the remainder of the said First Tract – 31 acres;
4. South $53^{\circ}02'25''$ East a distance of 794.51 feet a 1/2-inch iron rod found for a corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for a corner of the remainder of the said First Tract – 31 acres;
5. South $49^{\circ}52'40''$ East a distance of 156.78 feet to a 1/2-inch iron rod with cap stamped “Quiddity Eng” set a 1/2-inch iron rod for a corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for a corner of the remainder of the said First Tract – 31 acres;



6. South $53^{\circ}26'30''$ East a distance of 680.85 feet a 1/2-inch iron rod set on the northwestern line of Farm to Market Road 487 (R.O.W. Varies) for the southwestern corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision, for the southeastern corner of the remainder of the said First Tract – 31 acres from which a 1/2-inch iron rod found for the southeastern corner of the said Second Minor Amended Plat of the Home Place at Jarrell Subdivision bears North $68^{\circ}16'32''$ East a distance of 1500.15 feet;

THENCE: South $68^{\circ}31'26''$ West a distance of 2343.47 feet along the northwestern line of said Farm to Market Road 487, the southeastern line the remainder of the said First Tract – 31 acres, the southeastern line of the remainder of the said 1.56-acres in Volume 527, Page 499 and the southeastern line of the remainder of the said Second Tract - 91-3/4 acres to a 1/2-inch iron rod found for the southeastern corner of the said Parcel 1, Part 1 – 8.144 Acres, the southeastern corner of said C Bud Stockton Loop Road, for the southwestern corner of this herein described tract;

THENCE: North $65^{\circ}35'58''$ West a distance of 20.76 feet continuing along an eastern line of the said Parcel 1, Part 1 – 8.144 acres, an eastern line of the said C Bud Stockton Loop Road to a 1/2-inch iron rod with a 1.5-inch aluminum cap stamped "WILLIAMSON CO" found for a corner of said Parcel 1, Part 1, a corner of the said C Bud Stockton Loop Road, for a corner of this herein described tract;

THENCE: North $21^{\circ}12'17''$ West along the northeastern line of the said C Bud Stockton Road, at 3013.11 feet pass a 1/2-inch iron rod with 1.5-inch aluminum cap stamped "WILLIAMSON CO" found for the northeastern corner of said Parcel 1 – Part 1 – 8.144 acres, the southeastern corner of Parcel 1, Part 2 – 0.282 acres, **a distance in all of 3115.91 feet to the POINT OF BEGINNING and CONTAINING** an area of 114.07-acres of land.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.0001498509, Units: U.S. Survey Feet.

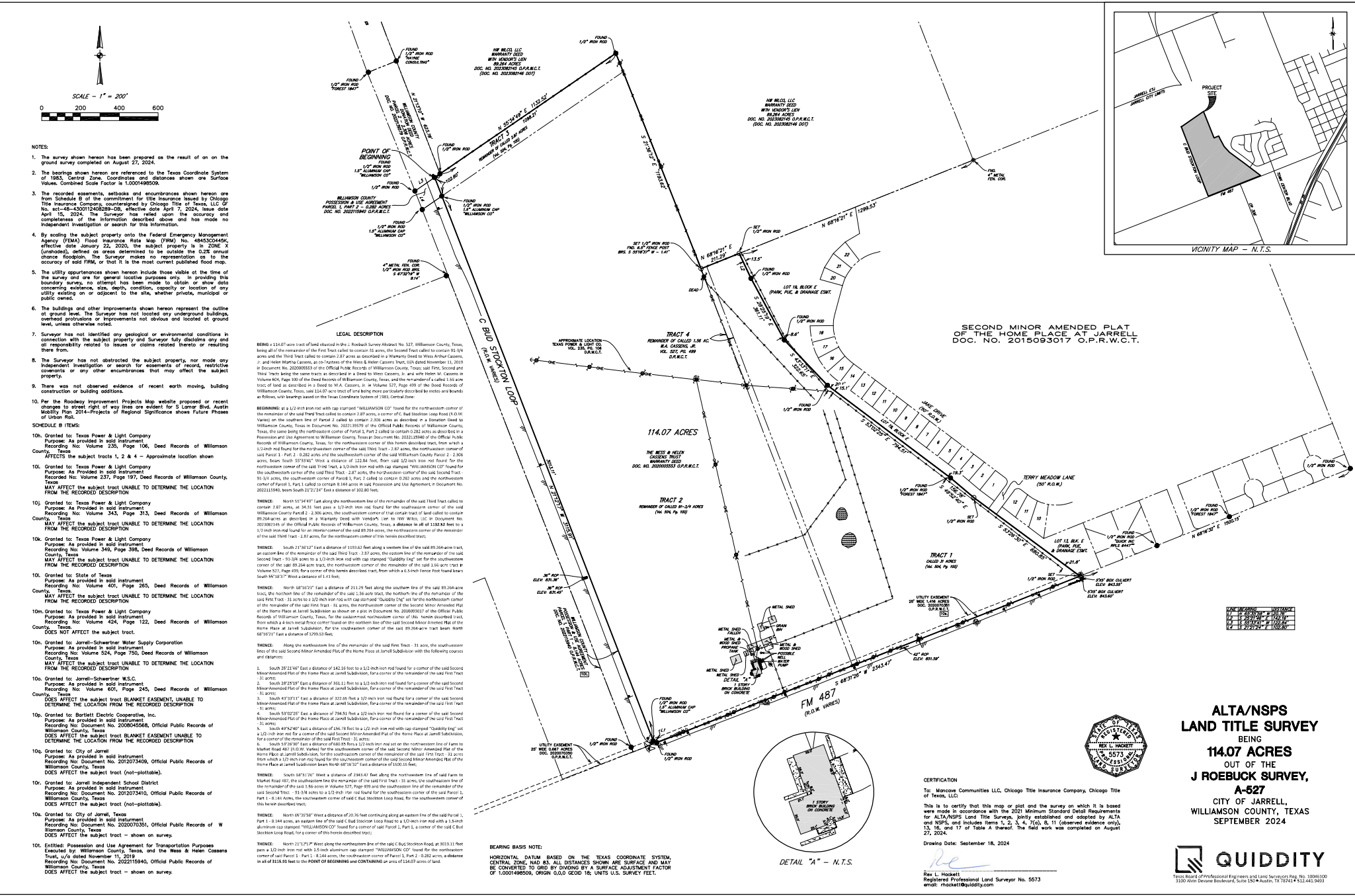
A handwritten signature in blue ink, appearing to read "Rex L. Hackett".

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

09/18/2024

Date





- NOTES:
- The survey shown hereon has been prepared as the result of an on the ground survey completed on August 27, 2024.
 - The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.000498509.
 - The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, counterparty by Chicago Title of Texas, LLC, SF No. set-48-1300124028-08, effective date April 7, 2024, issue date April 15, 2024. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
 - By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48452C044K, effective date January 25, 2020, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.
 - The utility opportunities shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
 - The buildings and other improvements shown hereon represent the outline of ground level. The Surveyor has not located any underground buildings, overhead structures or other improvements located at ground level, unless otherwise noted.
 - Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
 - The Surveyor has not abstracted the subject property, nor made any independent investigation or search for easements or record, restrictive covenants or any other encumbrances that may affect the subject property.
 - Surveyor has not observed evidence of recent earth moving, building construction or building additions.
 - Per the Roadway Improvement Project Map website proposed or recent changes to street right of way there are no changes to L Street Blvd. North Mobility from 2014-Project of Regional Significance shows Future Plans of Road.
- SCHEDULE B ITEMS:
- Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 235, Page 106, Deed Records of Williamson County, Texas.
DOES AFFECT the subject tracts 1, 2 & 4 - Approximate location shown FROM THE RECORDED DESCRIPTION.
 - Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 237, Page 197, Deed Records of Williamson County, Texas.
MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 343, Page 315, Deed Records of Williamson County, Texas.
DOES AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 346, Page 398, Deed Records of Williamson County, Texas.
MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: State of Texas
Purpose: As provided in said instrument.
Recording No. Volume 407, Page 265, Deed Records of Williamson County, Texas.
MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: Texas Power & Light Company
Purpose: As provided in said instrument.
Recording No. Volume 424, Page 122, Deed Records of Williamson County, Texas.
DOES NOT AFFECT the subject tract.
 - Granted to: Jarrell-Schwartzner Water Supply Corporation
Purpose: As provided in said instrument.
Recording No. Volume 524, Page 750, Deed Records of Williamson County, Texas.
MAY AFFECT the subject tract UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: Jarrell-Schwartzner W.S.C.
Purpose: As provided in said instrument.
Recording No. Volume 607, Page 245, Deed Records of Williamson County, Texas.
DOES AFFECT the subject tract BLANKET EASEMENT, UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: Bartlett Electric Cooperative, Inc.
Purpose: As provided in said instrument.
Recording No. Document No. 200604568, Official Public Records of Williamson County, Texas.
DOES AFFECT the subject tract BLANKET EASEMENT UNABLE TO DETERMINE THE LOCATION FROM THE RECORDED DESCRIPTION.
 - Granted to: City of Jarrell
Purpose: As provided in said instrument.
Recording No. Document No. 2012073409, Official Public Records of Williamson County, Texas.
DOES AFFECT the subject tract (not-plottable).
 - Granted to: Jarrell Independent School District
Purpose: As provided in said instrument.
Recording No. Document No. 2012073410, Official Public Records of Williamson County, Texas.
DOES AFFECT the subject tract (not-plottable).
 - Granted to: City of Jarrell, Texas
Purpose: As provided in said instrument.
Recording No. Document No. 2020070351, Official Public Records of Williamson County, Texas.
DOES AFFECT the subject tract - shown on survey.
 - Entitled: Possession and Use Agreement for Transportation Purposes Executed by Williamson County, Texas, and the Mess & Helen Cassens Trust, u/s/o dated November 11, 2019.
Recording No. Document No. 2022159405, Official Public Records of Williamson County, Texas.
DOES AFFECT the subject tract - shown on survey.

ALTA/NSPS
LAND TITLE SURVEY
BEING
114.07 ACRES
OUT OF THE
J ROEBUCK SURVEY,
A-527
CITY OF JARRELL,
WILLIAMSON COUNTY, TEXAS
SEPTEMBER 2024



CERTIFICATION
To: Mancave Communities LLC, Chicago Title Insurance Company, Chicago Title of Texas, LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11 (observed evidence only), 13, 16, and 17 of Table A thereof. The field work was completed on August 27, 2024.

Drawing Date: September 18, 2024

Rev. L. Hodgett
Registered Professional Land Surveyor No. 5573
email: rhodgett@quiddity.com

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000498509, ORIGIN 0.00, GRID 16; UNITS: U.S. SURVEY FEET.

DETAIL "A" - 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.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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

IABS 1-0 Date

Evelyn Wolf Esq