

TEXAG Real Estate Services, Inc.
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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:
116.2 ACRES
FM 1105 GEORGETOWN, TX 78626
WILLIAMSON COUNTY, TEXAS

LOCATION/FRONTAGE:

The property is located along the east side of FM 1105 about 1 mile south of FM 972, south of Walburg, Williamson County, Texas. The property has 1,920.97 feet of frontage along the east side of the FM 1105.

LEGAL:

116.2 acres out of the A. Ewell Survey, Abstract No. 218 in Williamson County, Texas.

UTILITIES:

Jonah Water Special Utility District has a 1.5-inch water line located along FM 1105. There is no public wastewater in proximity to the subject.

SCHOOL DISTRICT:

Georgetown ISD

TAXES:

Currently under Agriculture Use Valuation – Buyer responsible for any roll-back taxes upon change of use.
2025 Tax Accounts R473936 (115.46 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:

Jonah water easement along FM 1105. Visible electric and easements of record.

IMPROVEMENTS:

None.

COMMENTS:

The property consists primarily of open pasture with scattered tree cover used for grazing of livestock. There is one stock pond on the property which provides water for livestock. Little Opossum Creek meanders along the property's northern boundary. Topography and elevation are very conducive to many uses.

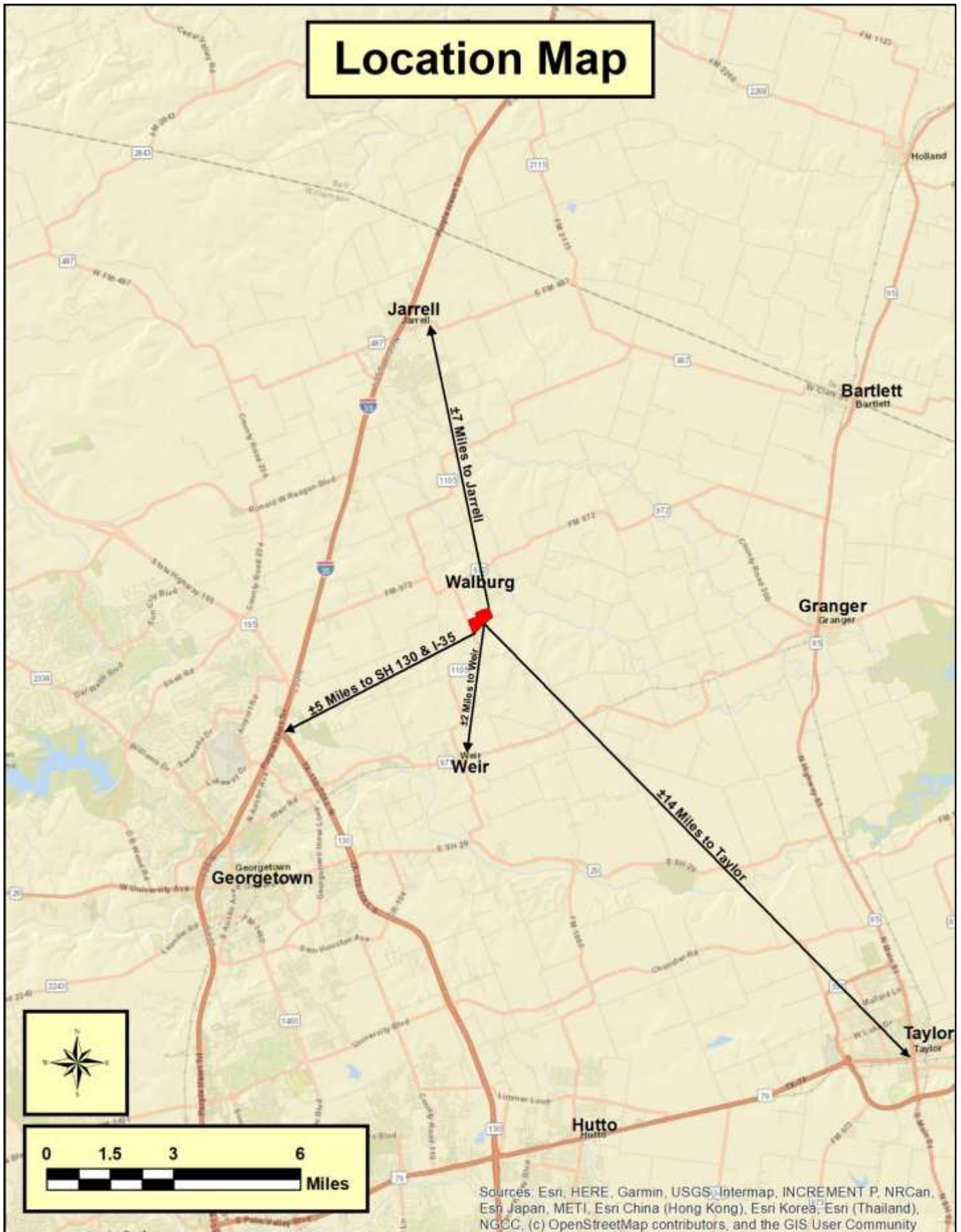
PRICE: \$5,810,000.00
(\$50,000/Acre)

COMMISSION: 2% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing with Broker having written Buyer representation.

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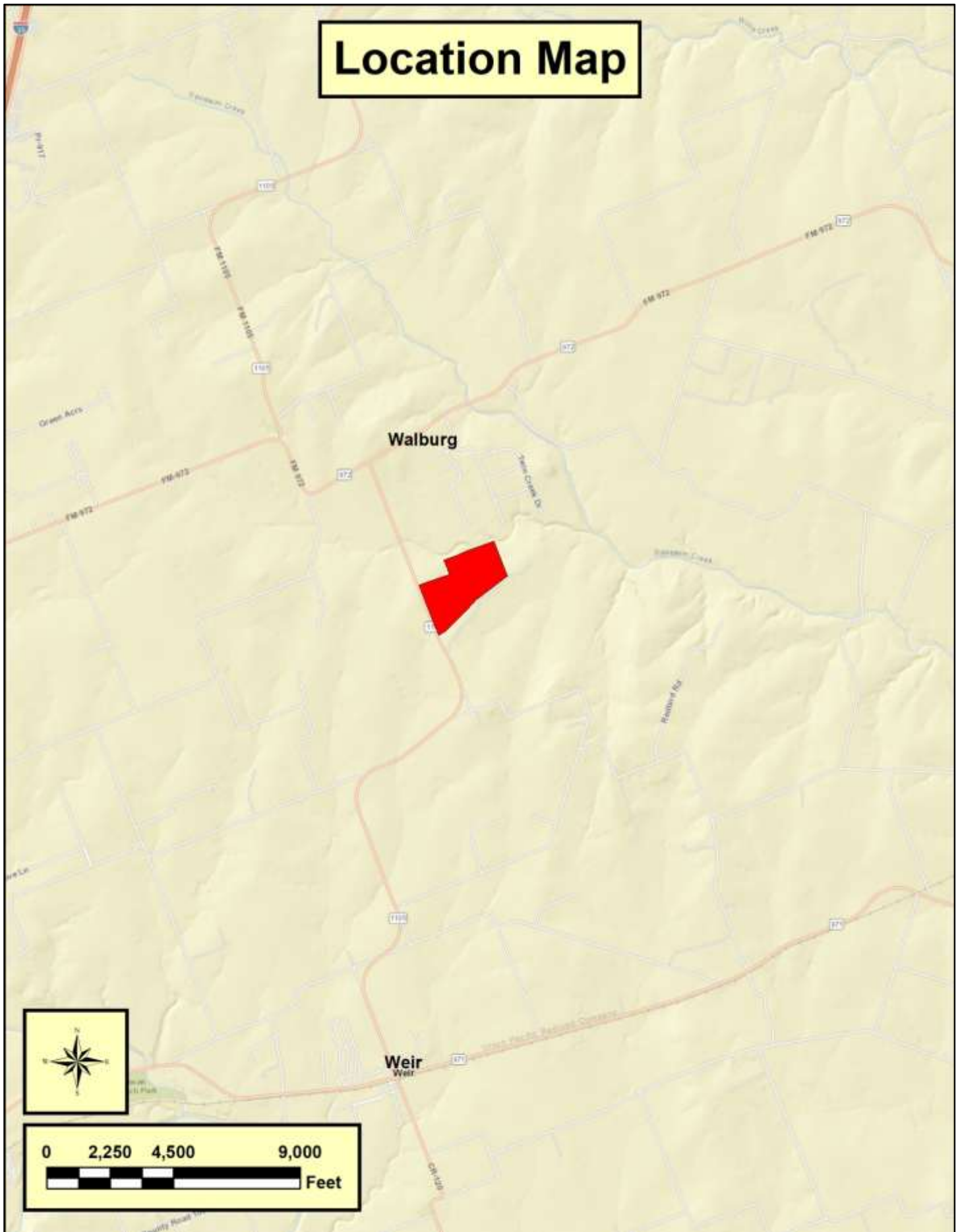
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Location Map



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

Location Map



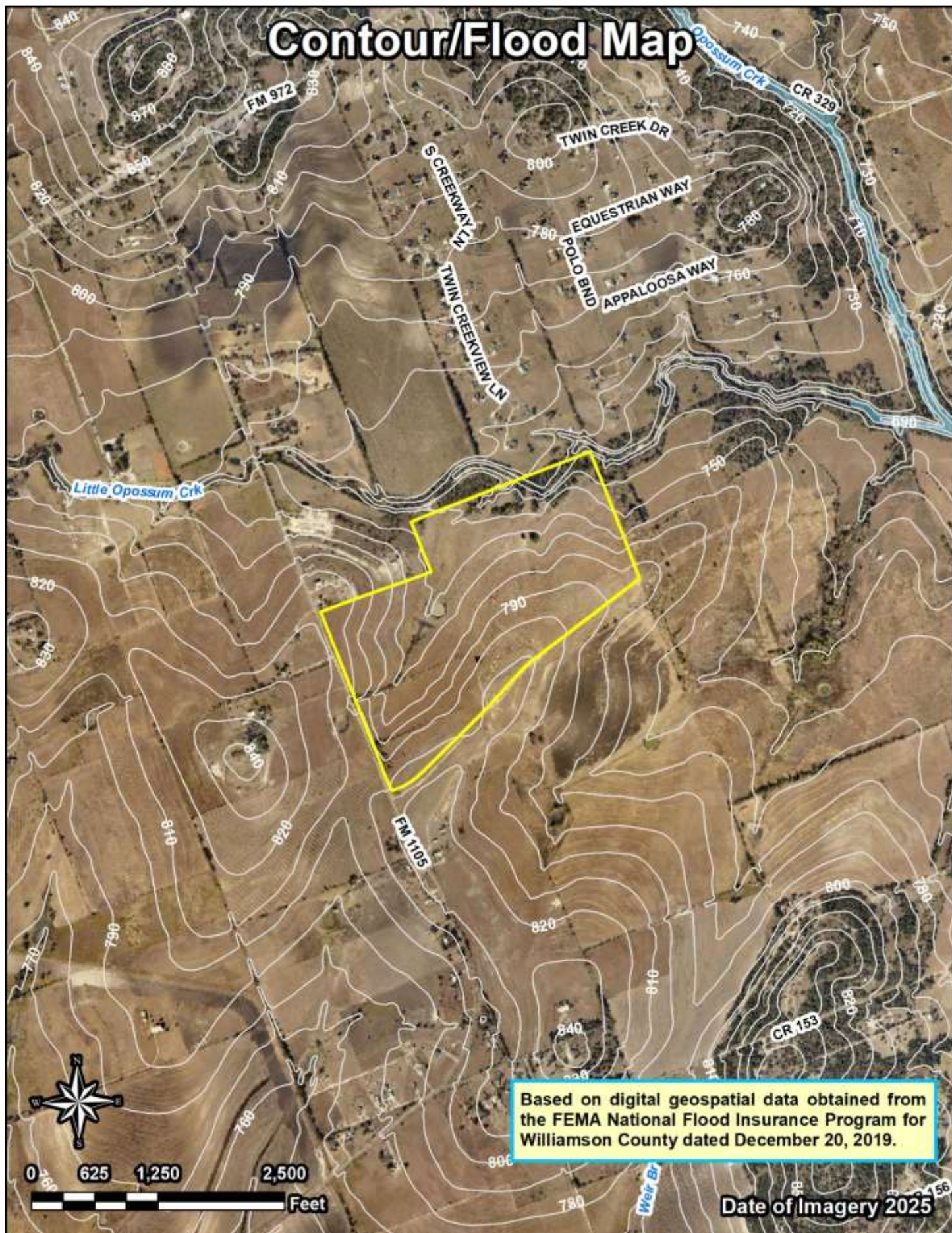
Aerial Map



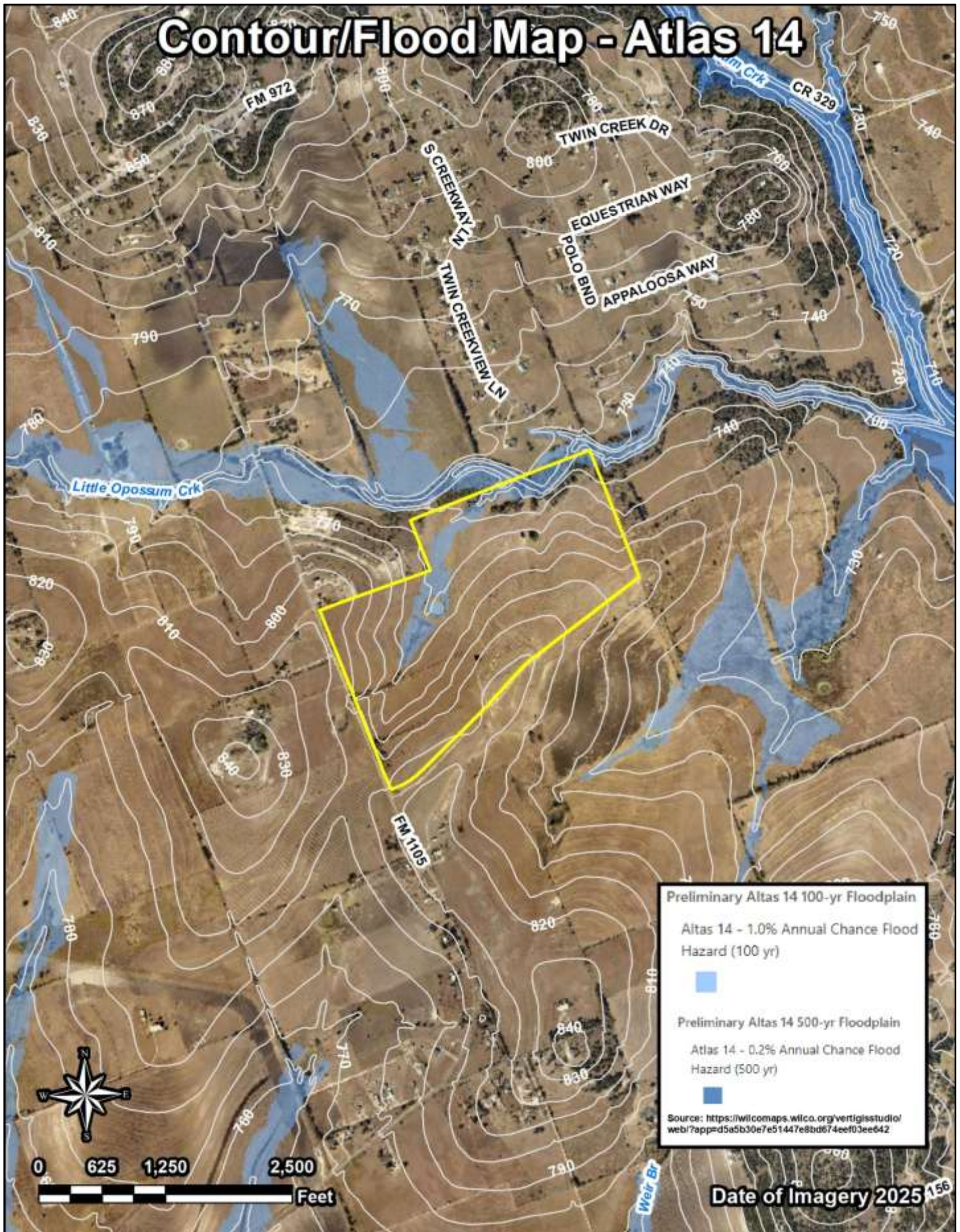
Georgetown ISD
(Future School Site-GISD)

Date of Imagery 2025

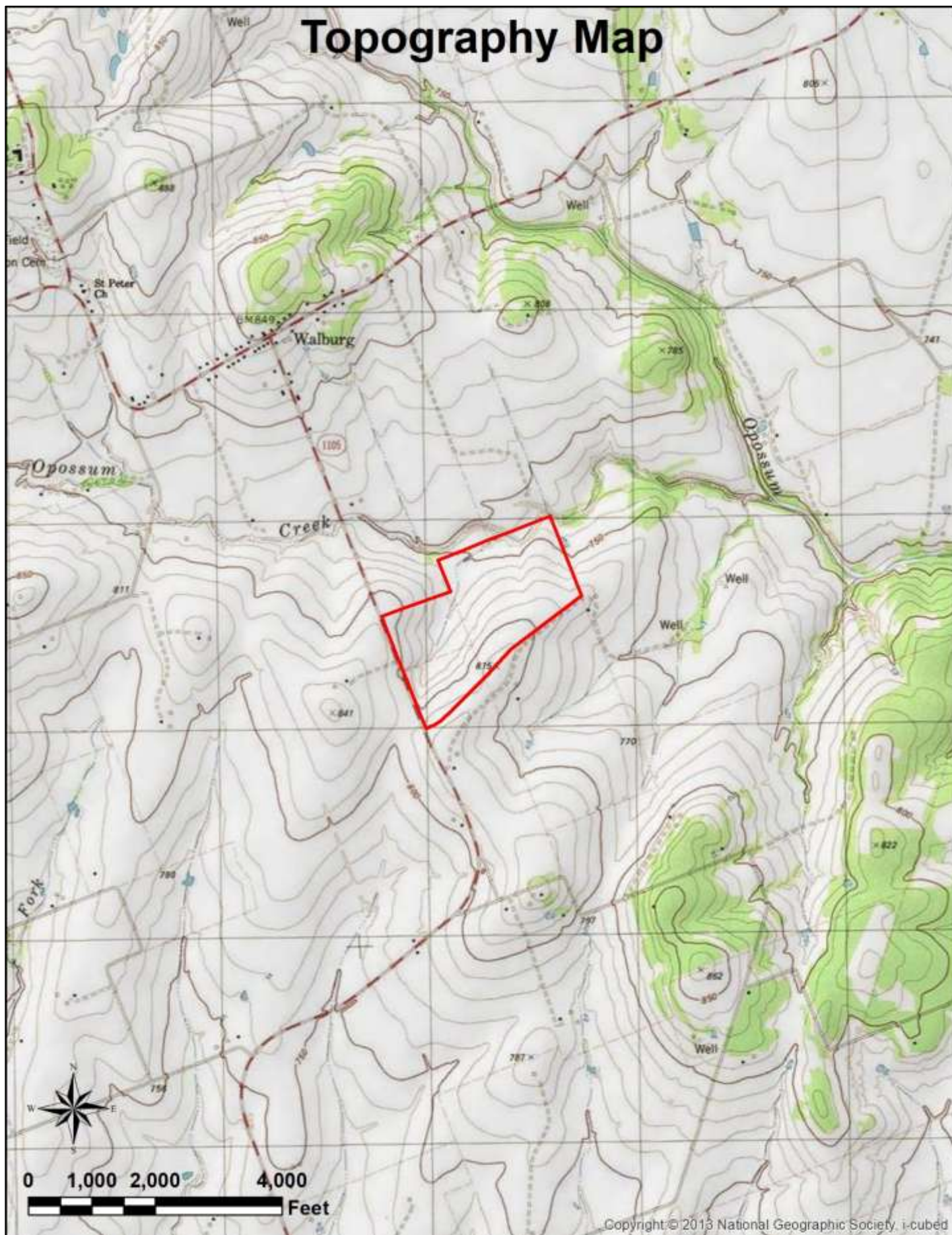
Contour/Flood Map



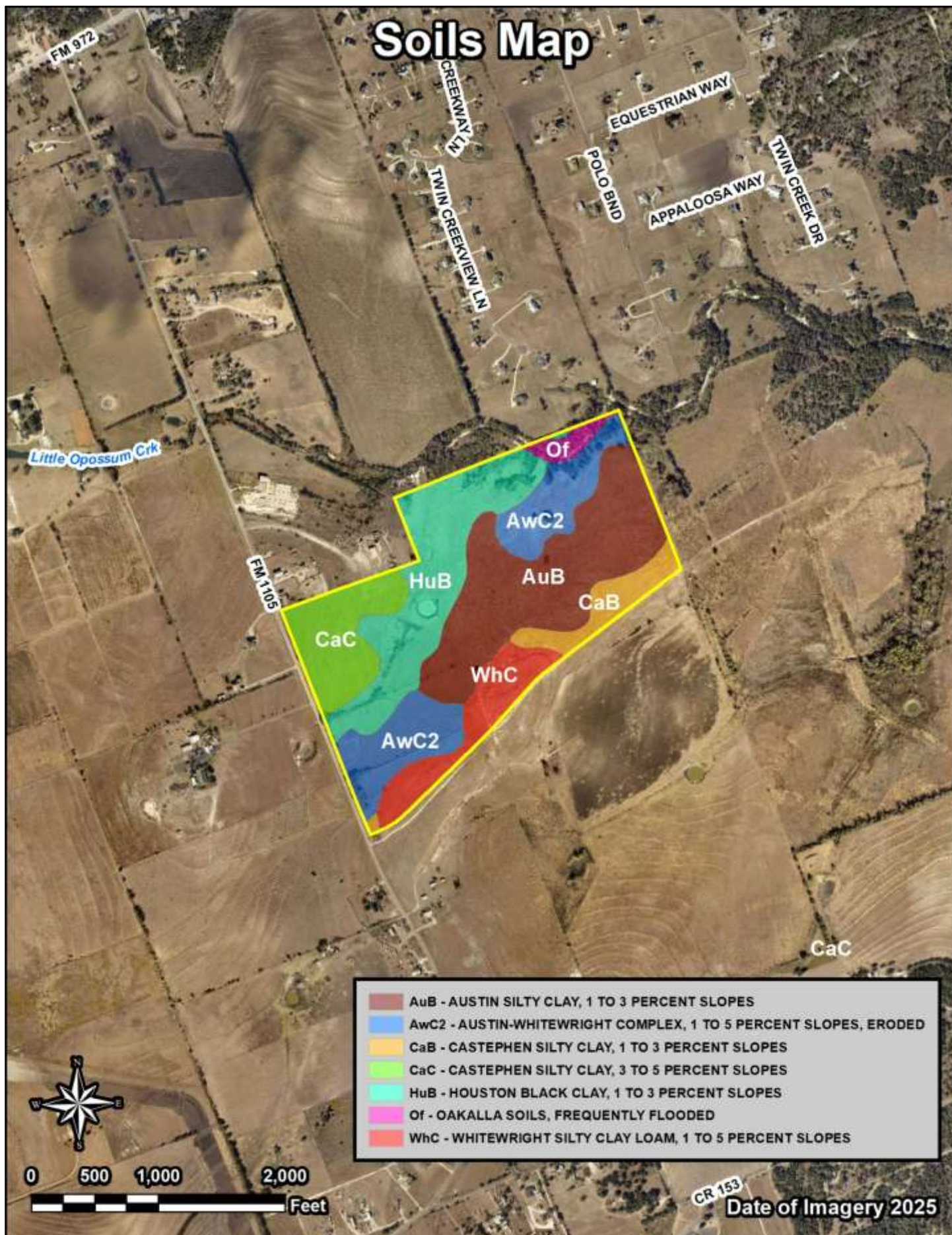
Contour/Flood Map - Atlas 14



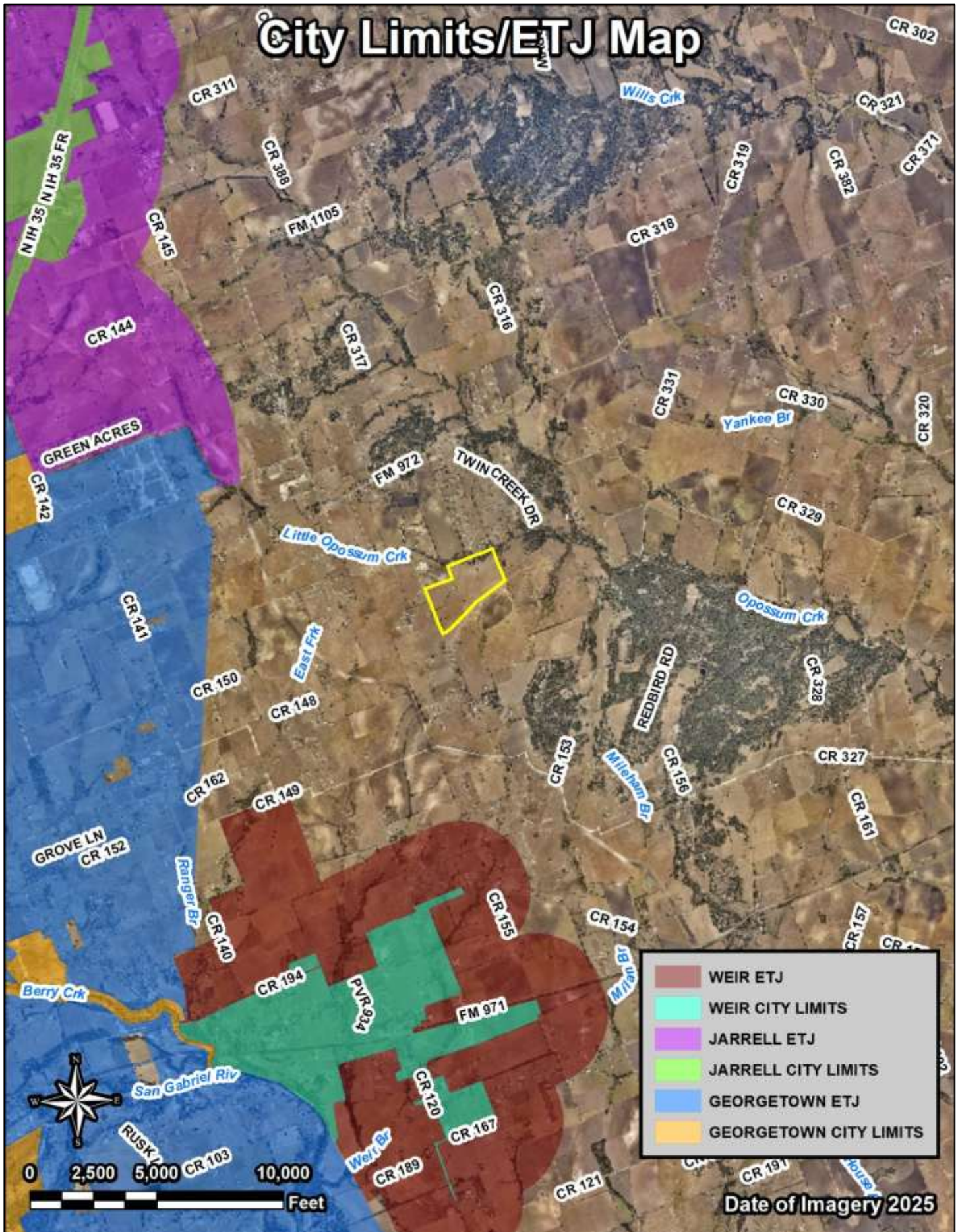
Topography Map



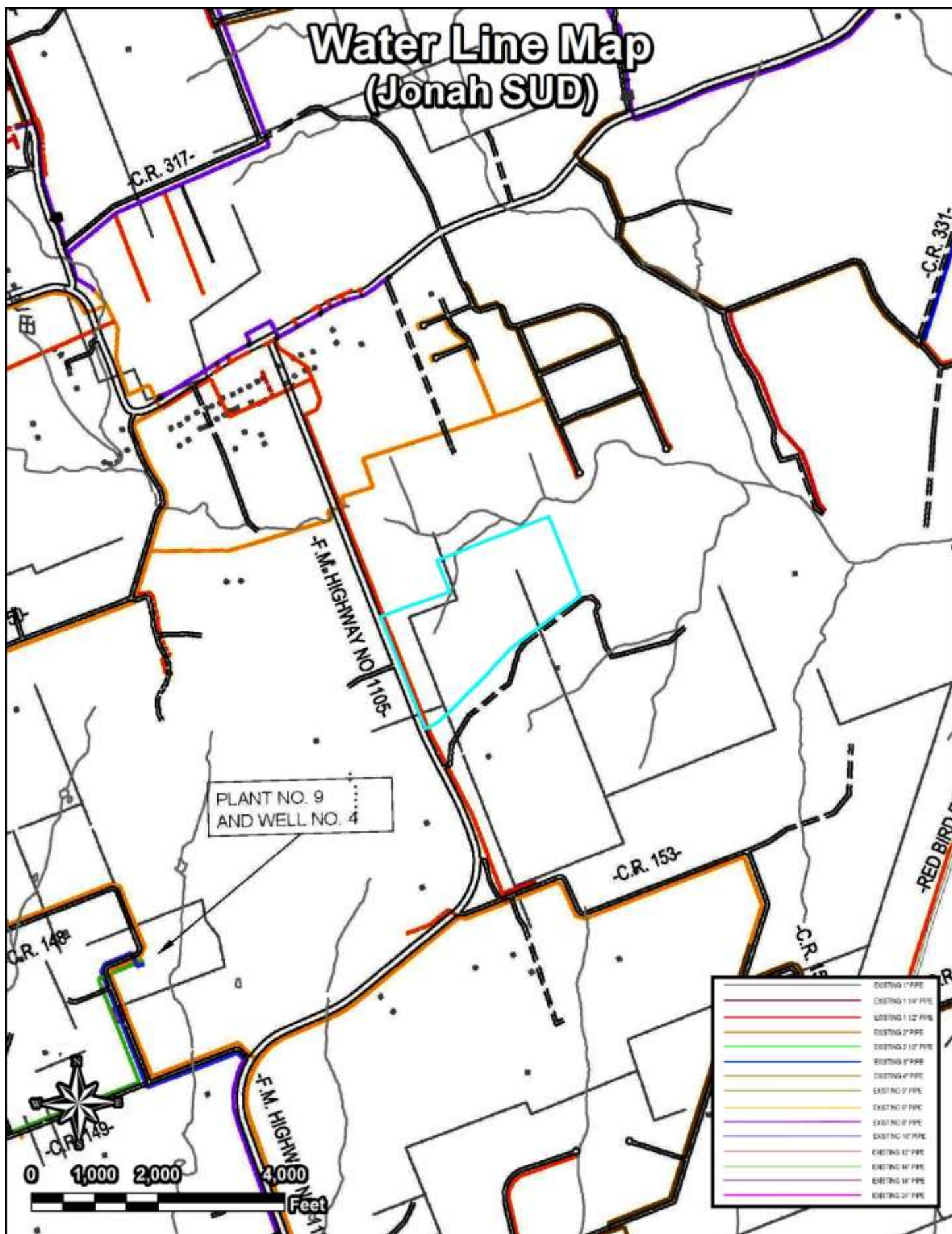
Soils Map



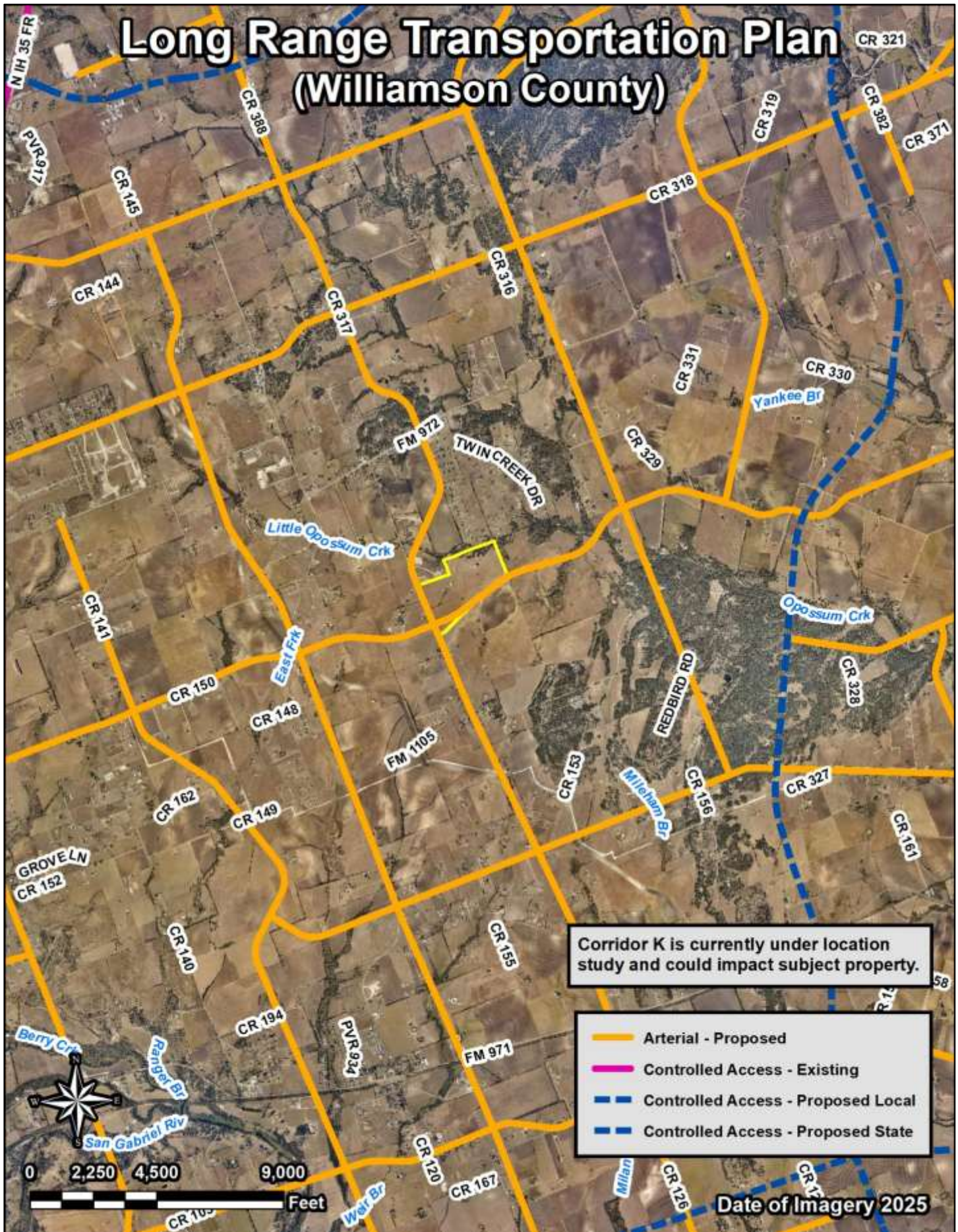
City Limits/ETJ Map



Water Line Map (Jonah SUD)

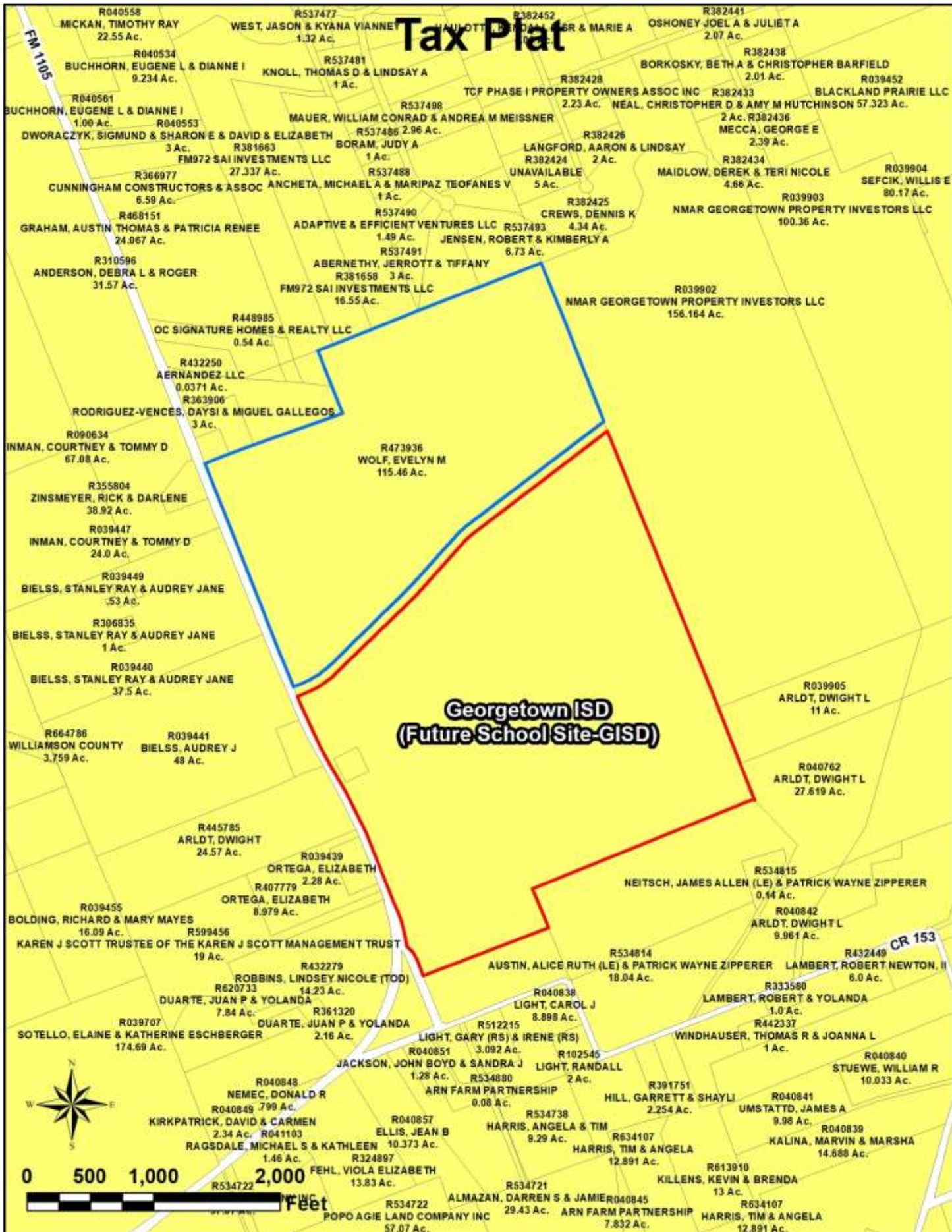


Long Range Transportation Plan (Williamson County)



Tax Plat

Georgetown ISD (Future School Site-GISD)



PHOTOS



1. Picture Taken Near Northwest Corner Along North Line Facing East.



2. Southwest Corner Of 116.2 Acres Facing North Along FM 1105.

PHOTOS



3. Picture Taken Near Southeast Corner Along South Line Facing North



4. Oak Tree Cover Located In Northeast Corner Of 115.46 Acres.

DESCRIPTION OF TRACT I

DESCRIPTION OF A 116.2 ACRE TRACT OF LAND LOCATED IN THE ALEXANDER EWELL SURVEY, ABSTRACT NO. 218, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 200 ACRE TRACT, A PORTION OF TRACT 4, A CALLED 92.52 ACRE TRACT (SAVE AND EXCEPT A 10 ACRE TRACT DESCRIBED IN DOCUMENT NO. 1997060371, OFFICIAL RECORDS OF WILLIAMSON COUNTY ,TEXAS, (OR), AND A PORTION OF TRACT 3, OF A CALLED 24.71 ACRE TRACT, ALL THREE TRACTS CONVEYED BY A SPECIAL WARRANTY DEED TO THE EVELYN WOLF TRUST, AS RECORDED IN DOCUMENT NO. 1995046311, OR, SAID 116.2 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL, 2025, UNDER THE SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found on the east right-of-way line of FM 1105, an 80 foot wide right-of-way recorded in Volume 459, Page 509, Deed Records of Williamson County, Texas (DR), on the north line of the remainder of said Tract 3, and at the southwest corner of a called 1.00 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Allen M. Coindreau recorded in Document No. 2004074216, Official Public Records of Williamson County, Texas (OPR), for the westernmost northwest corner of the herein described tract;

THENCE, North 69°58'38" East, with the north line of said Tract 3, passing at a distance of 206.04 feet, a 1/2-inch iron rod found at the southwest corner of a called 3.00 acre tract conveyed in a Warranty Deed to Daysi Rodriguez-Vences and Miguel Gallegos, recorded in Document No. 2020045261, OPR, and the southeast corner of said Coindreau tract, passing at a distance of 414.02 feet, a 1/2-inch iron rod found at the most southerly southwest corner of a called 9.96 acre tract (save and except 0.037 acres) conveyed in a General Warranty Deed to 3 Mal'akh, LLC, recorded in Document No. 2024077784, OPR, and the southeast corner of said 3.00 acre tract, and continuing for a total distance of 1157.69 feet, in all, to a 1/2-inch iron rod found on the west line of said Tract 1, at the southeast corner of said 9.96 acre tract, and the northeast corner of said Tract 3, for an interior ell corner of the herein described tract;

THENCE, North 21°47'25" West, with the east line of said 9.96 acre tract and the west line of said 200 acre Tract 1, passing at a distance of 256.31 feet, a 1/2-inch iron rod found at the southeast corner of a called 1.285 acre remainder tract conveyed in an Executor's Deed to Nancy L. Lindsey, recorded in Document No. 2023047340, OPR, and at the



1978 S. Austin Ave
Georgetown, TX 78626

northeast corner of said 9.96 acre tract, continuing for a total distance of 537.37 feet, in all, to a 1/2-inch iron rod found on the south line of a called 99.007 acre tract conveyed in a General Warranty Deed to FM972 SAI Investments, LLC, recorded in Document No. 2024055691, OPR, at the northeast corner of said 1.285 acre remainder tract, and the northwest corner of said 200 acre Tract 1, for the northernmost northwest corner of the herein described tract;

THENCE, North 68°12'21" East, with the south line of said 99.007 acre tract and the north line of said 200 acre Tract 1, a distance of 849.34 feet to a 1/2-inch iron rod found at the most southerly corner of LOT 46, TWIN CREEK FARMS, PHASE 2, SECTION 2, a subdivision recorded in Document No. 2015025609, OPR and the southwest corner of Lot 47, of said TWIN CREEK FARMS, PHASE 2, SECTION 2;

THENCE, North 69°05'12" East, with the south line of said Lot 47 and the north line of said 200 acre Tract 1, passing at a distance of 522.34 feet, an 80D nail found at the southwest corner of Lot 48, of said TWIN CREEK FARMS, PHASE 2, SECTION 2 and the southeast corner of said Lot 47, and continuing for a total distance of 1044.67 feet, in all, to a 1/2-inch iron rod found at the southeast corner of said Lot 48, the southwest corner of a called 222.81 acre remainder tract conveyed in a Warranty Deed to Twin Creeks Farms, LP, recorded in Document No. 1999000408, OPR, the northwest corner of a called 262.494 acre tract, conveyed in a Warranty Deed to NMAR Georgetown Property Investors, LLC, recorded in Document No. 2021047198, OPR, and the northeast corner of said 200 acre Tract 1 for the northeast corner of the herein described tract;

THENCE, South 21°48'37" East, with the west line of said 262.494 acre tract and the east line of said 200 acre Tract 1, a distance of 1352.42 feet, to a 1/2-inch iron rod with cap stamped "FOREST 1847" found at an interior corner of said 262.494 acre tract, for the southeast corner of the herein described tract;

THENCE, with a northerly line of said 262.494 acre tract, and over and across said 200 acre Tract 1 and said 92.52 acre tract, the following five (5) courses and distances;

1. South 53°37'04" West, a distance of 1364.10 feet, to a 1/2-inch iron rod with cap stamped "FOREST 1847" set at the beginning of a curve to the left, having a radius of 680.00 feet;
2. With said curve to the left, having an arc length of 127.29, a central angle of 010°43'31", and a chord that bears South 48°17'42" West, a distance of 127.10 feet, to a 1/2-inch iron rod found;

3. South 42°54'33" West, a distance of 1426.37 feet, to a 1/2-inch iron rod found at the beginning of a curve to the right, having a radius of 600.00 feet;
4. With said curve to the right, having an arc length of 264.76, a central angle of 025°16'59", and a chord that bears South 55°32'47" West, a distance of 262.62 feet to a 1/2-inch iron rod with cap stamped "Steger Bizzell" set; and
5. South 68°10'55" West, a distance of 65.54 feet, to 1/2-inch iron rod with cap stamped "FOREST 1847" found on the east right-of-way line of said FM 1105, at the westernmost northwest corner of said 262.494 acre tract and the southwest corner of the herein described tract;

THENCE, North 21°48'32" West, with the east right-of-way line of said FM 1105, and the west line of said Tract 4, passing at a distance of 1002.61 feet, the northwest corner of said Tract 4 and the southwest corner of said Tract 3, for a total distance, in all, of 1920.97 feet, to the **POINT OF BEGINNING**, and containing 116.2 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid combined adjustment factor of 1.00014.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a sketch of the subject tract.

Steger & Bizzell Engineering Inc.


Patrick J. Stevens, RPLS
Texas Reg. No. 5784
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412

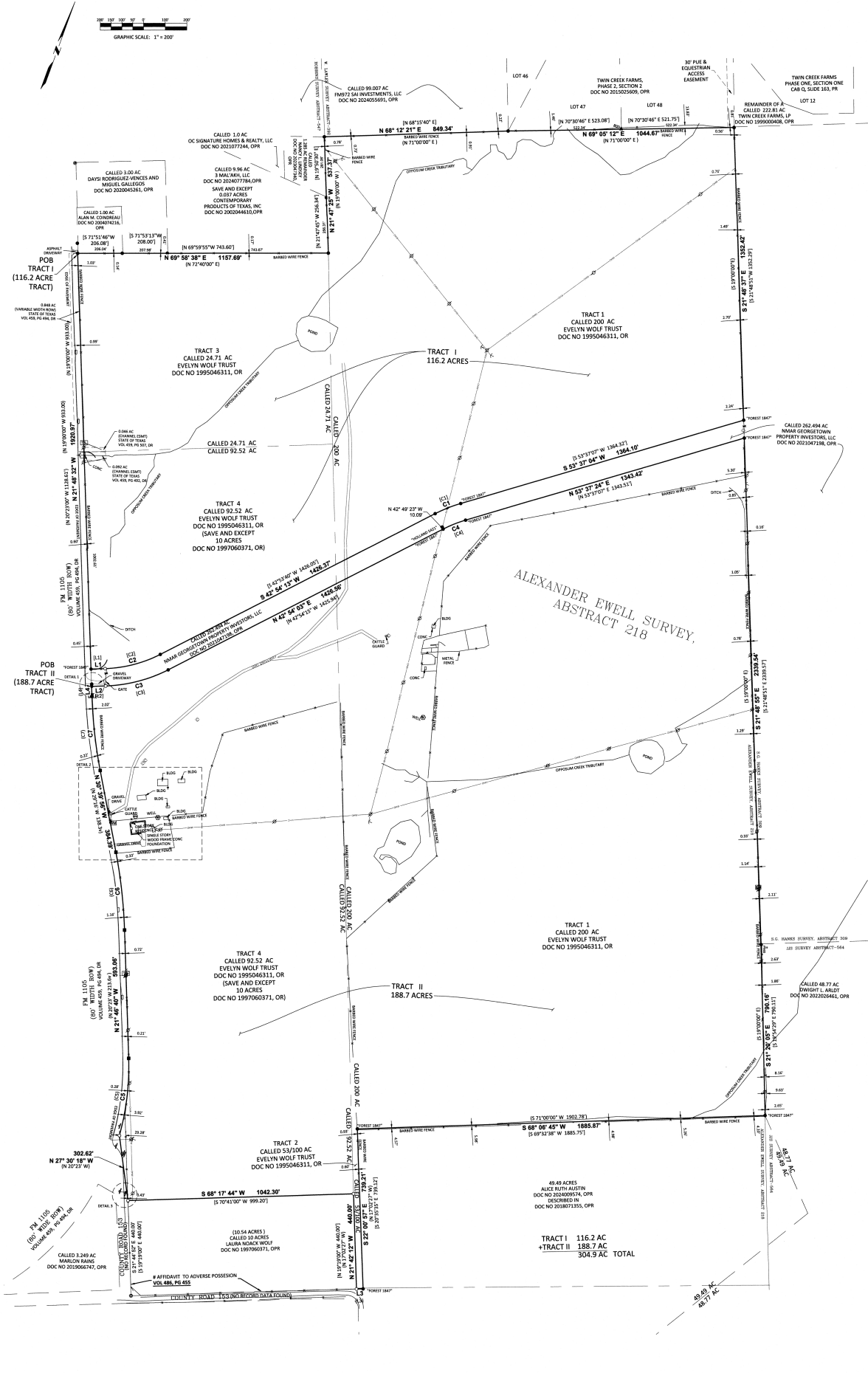
TBPELS Firm No. 10003700

\\WINSERVER\Projects\23000-23999\23042 Wolf Tract\Survey Data\Descriptions\23042-DESC-WOLF TRACT-116.2 ac.docx



STEGER  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626



Project No.
20042

SHEET
01
of 02

ALTA/NPS LAND TITLE SURVEY
of a
116.2 ACRE TRACT AND A 188.7 ACRE TRACT OF LAND
SITUATED IN THE ALEXANDER EWELL SURVEY A-218,
WILLIAMSON COUNTY, TEXAS

STEEGER BIZZELL

1978 S. AUSTIN AVENUE
SUITE 200
DALLAS, TEXAS 75201
TEL: 214.343.1000
FAX: 214.343.1001
WWW.STEEGERBIZZELL.COM

NO. 1

DATE

BY

REVISION

NO. 1

DATE

BY

REVISION

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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