

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

CONTRACT PENDING

PROPERTY FOR SALE:

± 51.108 ACRES WILLIAMSON COUNTY, TEXAS

CR 314 & FM 1105

3955 CR 314 JARRELL, TEXAS 76537

LOCATION:

Tract is located ±3 miles southeast of Jarrell at the northeast corner of FM 1105 & County Road 314 in Williamson County, Texas. Address of residence is 3955 CR 314 Jarrell, Texas.

LEGAL:

51.108 acres out of the William Bryan Survey, Abstract No. 108, in Williamson County, Texas.

FRONTAGE:

± 1,540 feet along east side of CR 314 & ± 700 feet along north side of FM 1105 in Jarrell, Texas.

IMPROVEMENTS:

2,414 SF house built in 1984 consisting of 1,532 SF first floor and 882 SF second floor (per WCAD). First floor has kitchen/dining, living area with fireplace, office with ½ bath, master bedroom and bath. Second floor has three bedrooms, full bath and living area. House has a carport and a large front porch. Site improvements outside of residence include a pool and sprinkler system. Land has multiple barns and livestock sheds (one barn scheduled to be removed). House sold "As Is". Land and house viewed by prior appointment coordinated through Broker. Contract to purchase will contain sellers' right to occupy dwelling negotiated time period after closing.

UTILITIES:

Sonterra MUD – Immediate to the North. Water provided by Jarrell- Schwertner WSC with water meter serviced by 2" line. Jarrell Schwertner has expansion plans along FM 1105 with Lone Star take point east of the subject near FM 1105 and CR 303.

SCHOOL DISTRICT:

Jarrell ISD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R011851; R011852; R079131).

Ag Assessed Value \$8,426

Improvements \$391,049

Annual Taxes ±\$7,740 (2022 Values)

Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2023 is estimated at ±\$56,072 (subject to Buyer verification with taxing entities).

MINERALS:

Minerals are assumed to be all by Owner by Seller. Minerals to be retained by Sellers with waiver of surface rights.

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.
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

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract contains no land within FEMA 100 year floodplain.

COMMENTS:

The tract offers \pm 1,540 feet along east side of CR 314 & \pm 700 feet along north side of FM 1105. About 3.0 miles southeast of Jarrell, Tx. Property is located on the north side of FM 1105 between Walburg and Schwertner being north of future Ronald Reagan extension and west of Corridor E4 extension (see future Williamson County Roadway Plan). Property has excellent rolling terrain with scattered live oak, elm tree cover. Land is immediate area of active single family development to north.

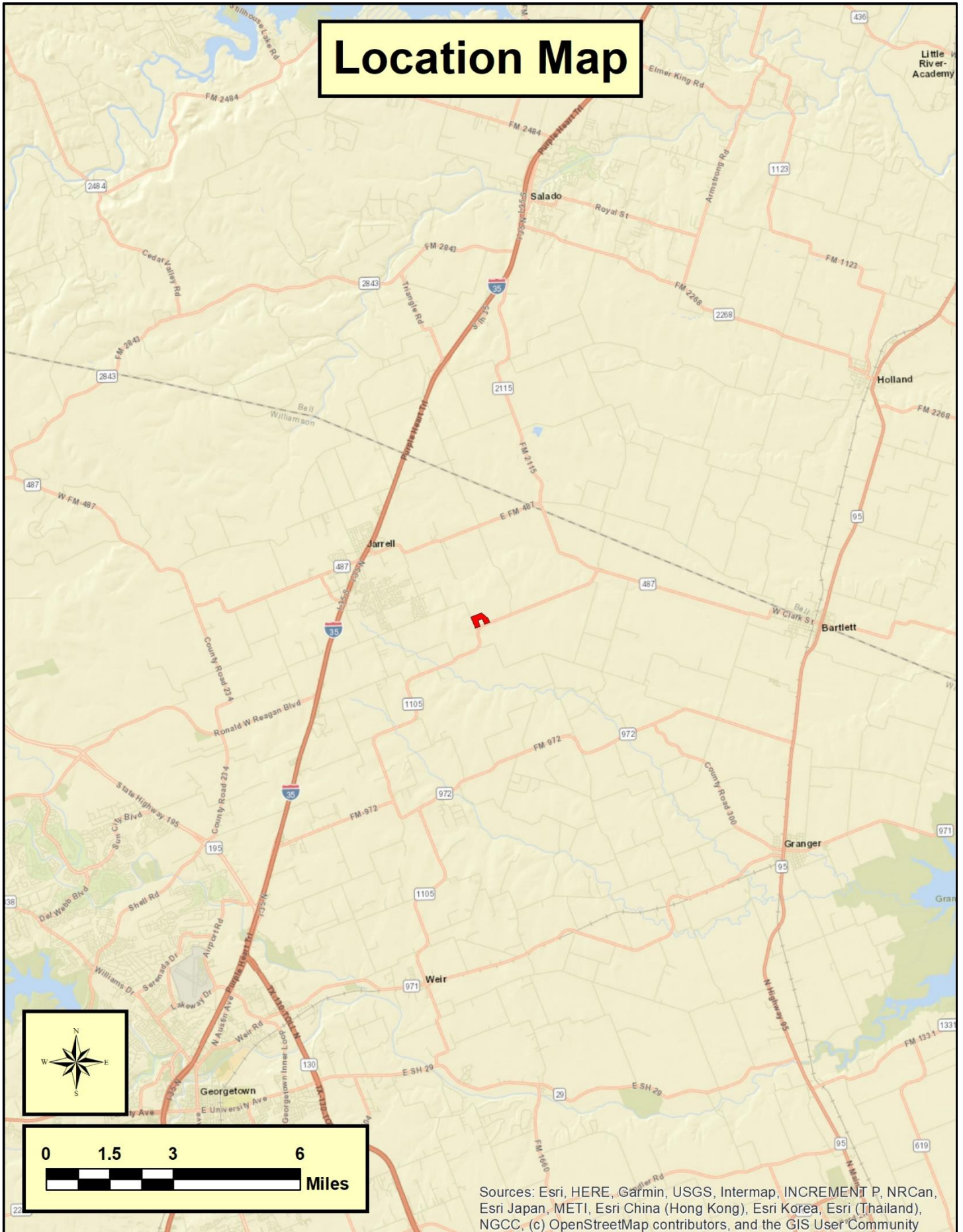
PRICE: \$2,600,000

**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.**

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

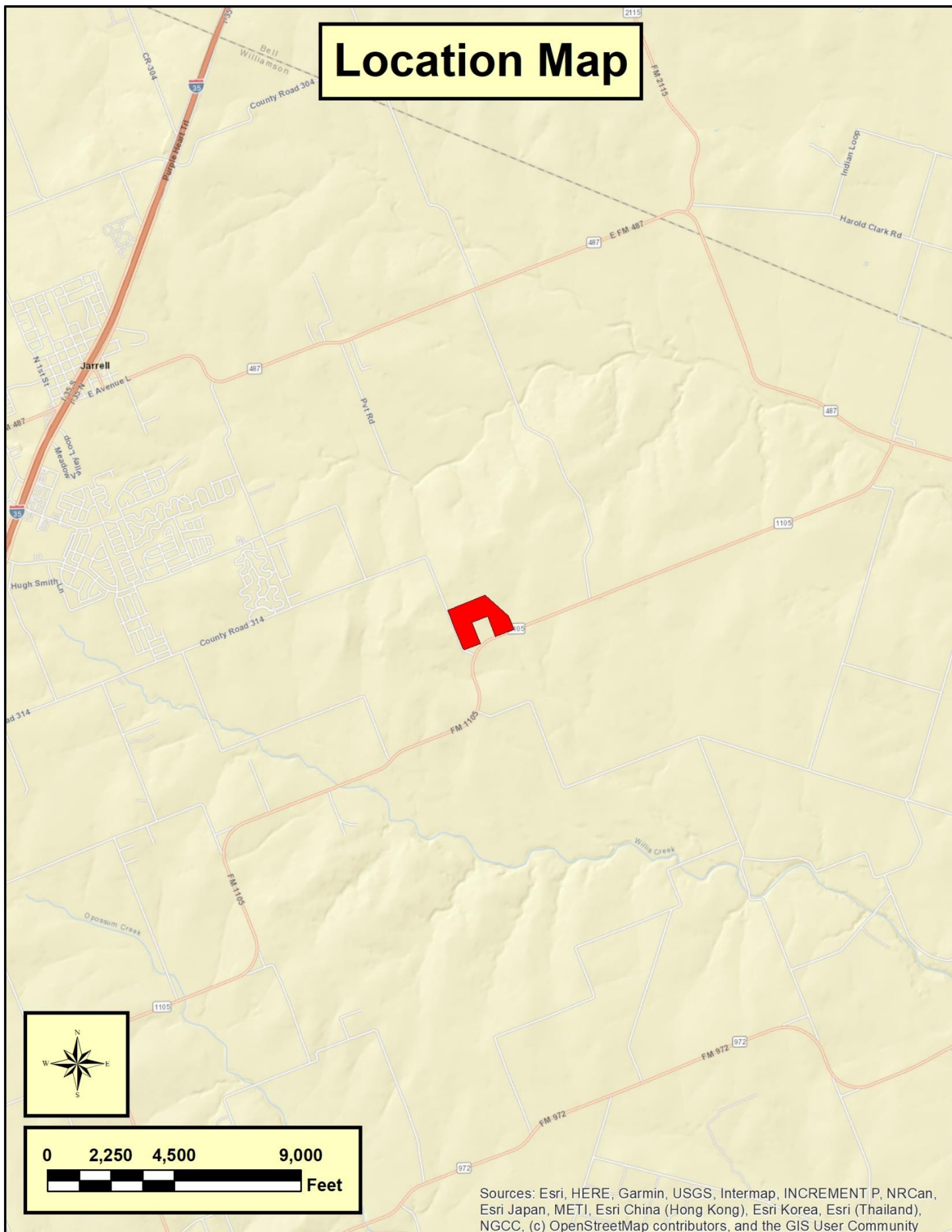
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that 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



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

MCLINTOCK RD

FIGHTING SEABEES RUN

OLD STAGECOACH RD

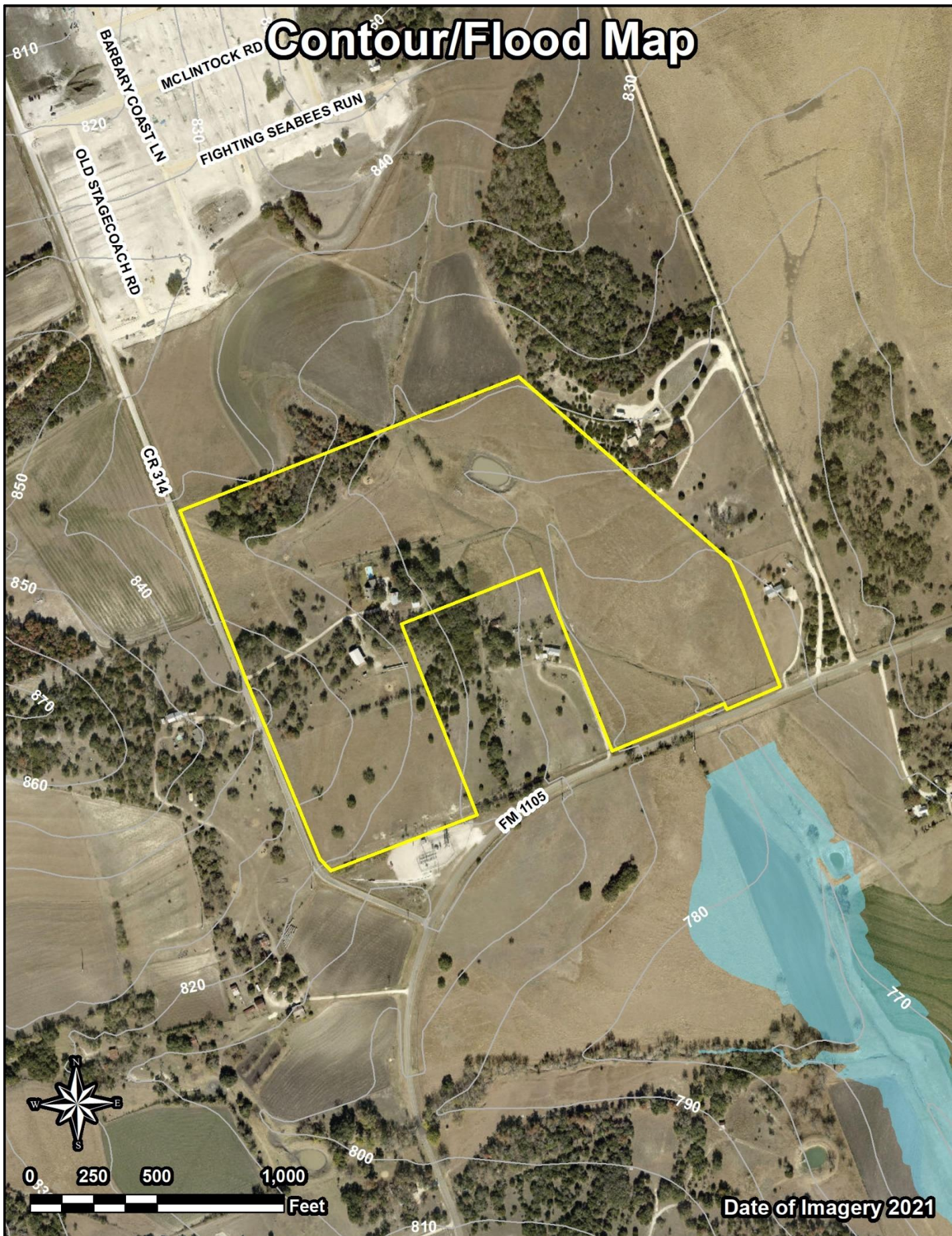
CR 314

FM 1105

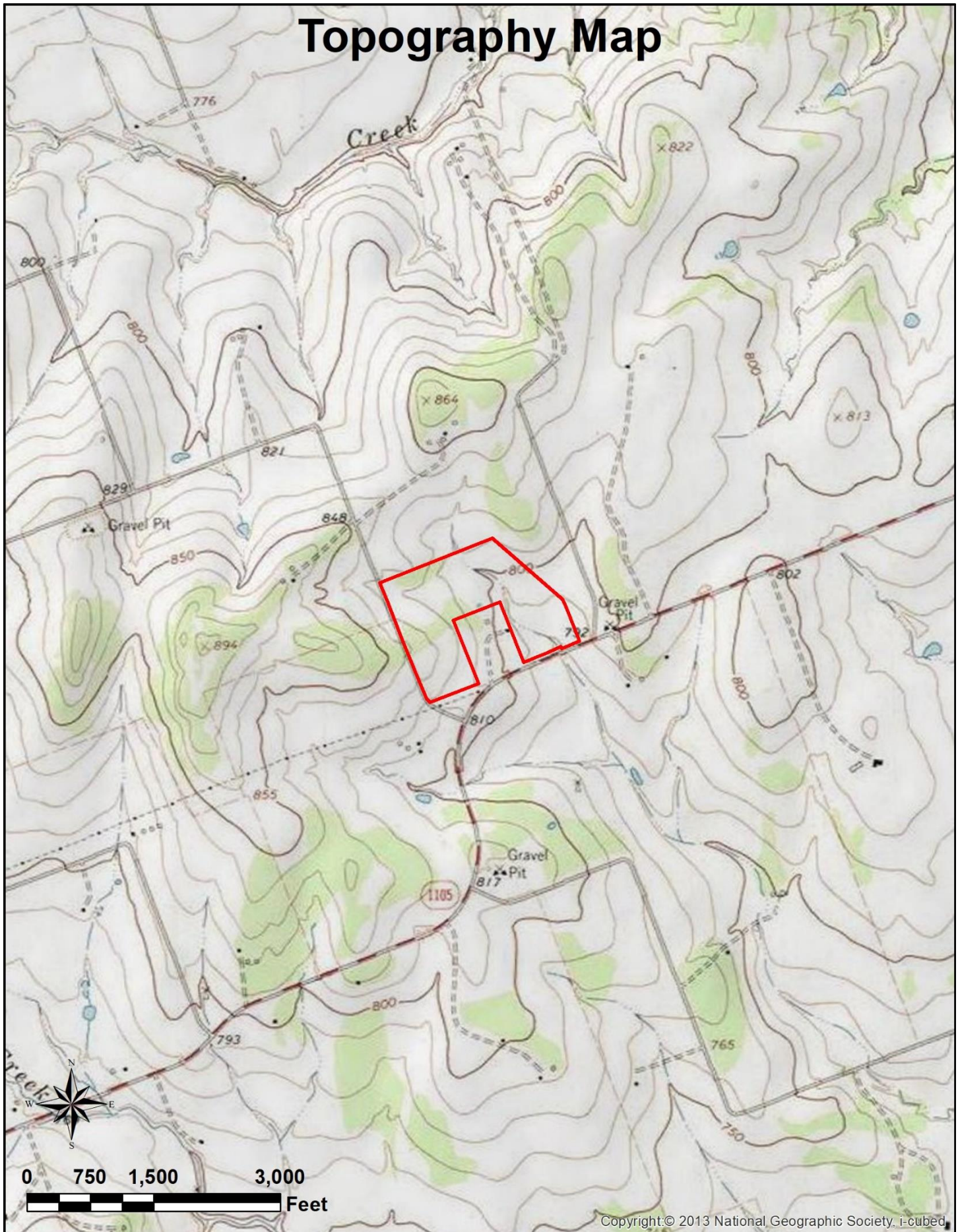


Date of Imagery 2021

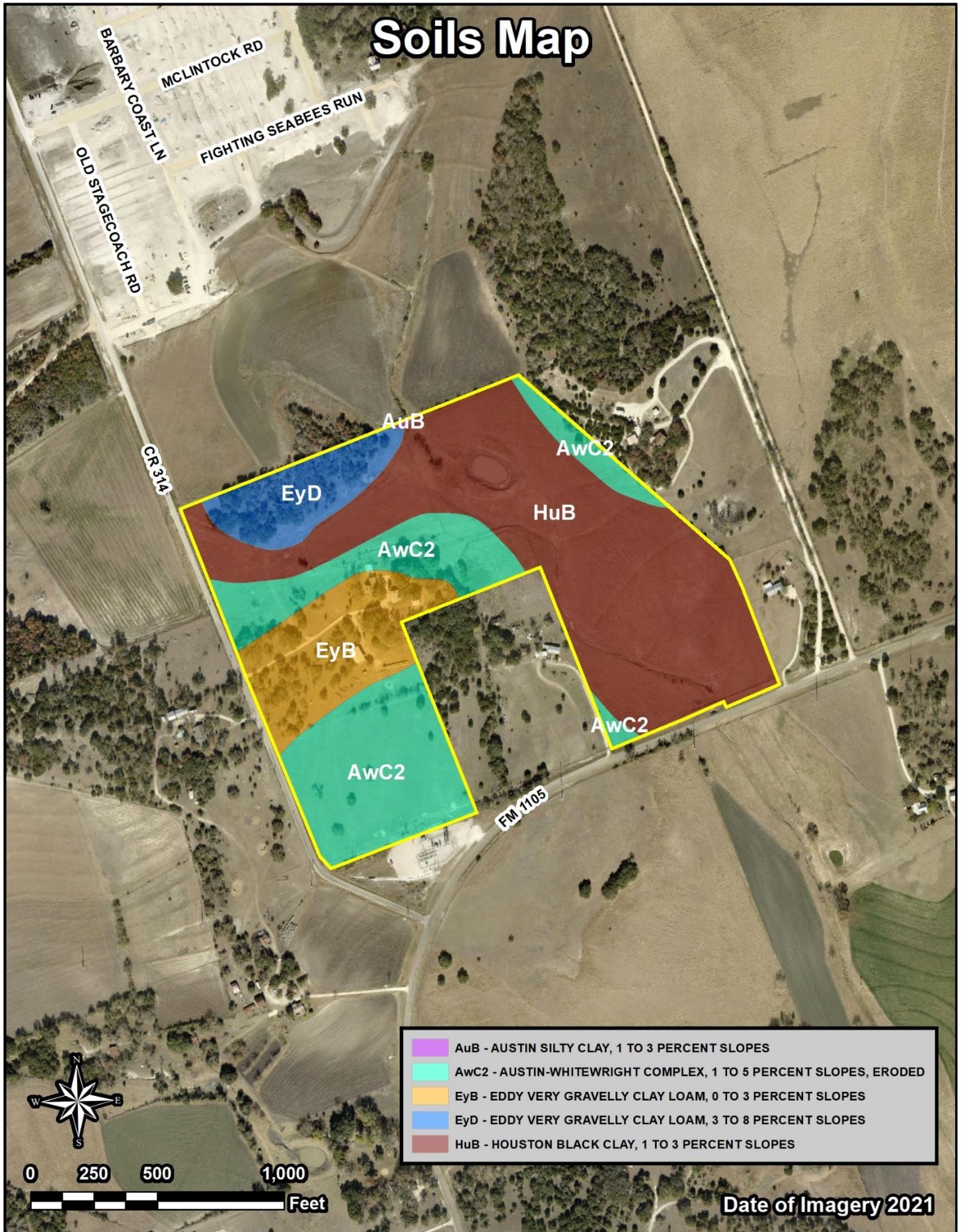
Contour/Flood Map



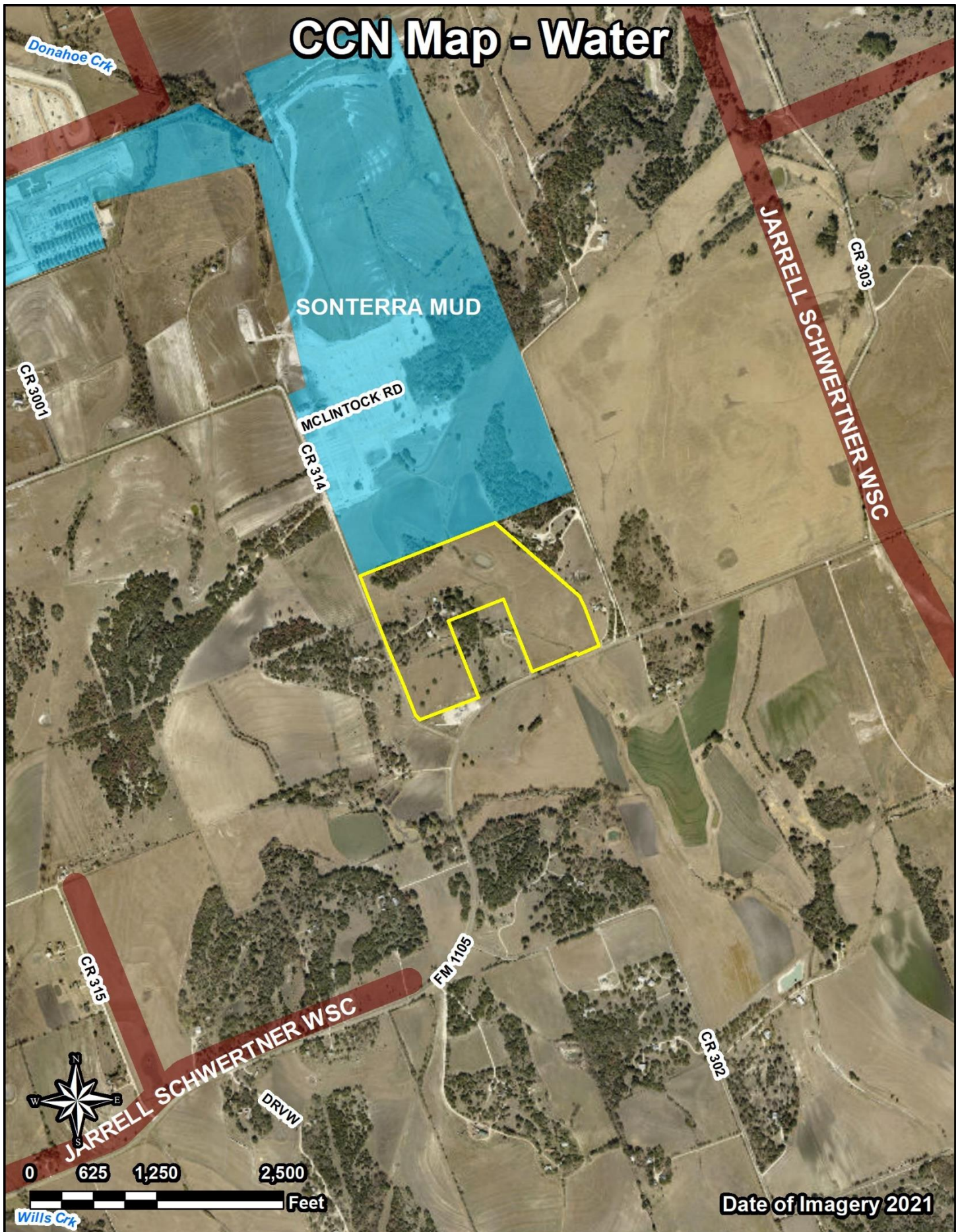
Topography Map



Soils Map



CCN Map - Water






















P - 12"

P - 12"

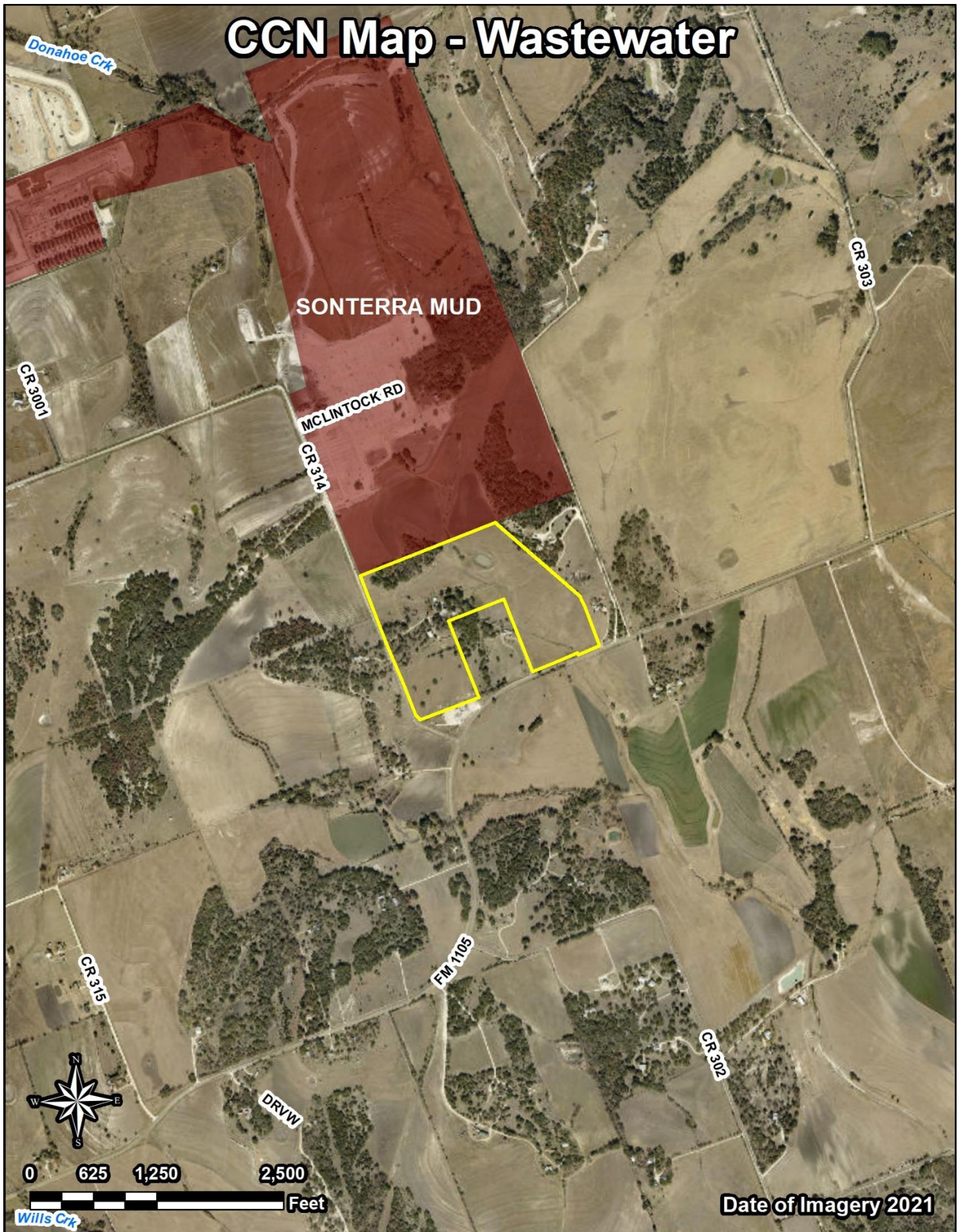
Subject

STANLEY SCHWERTNER
PLANT

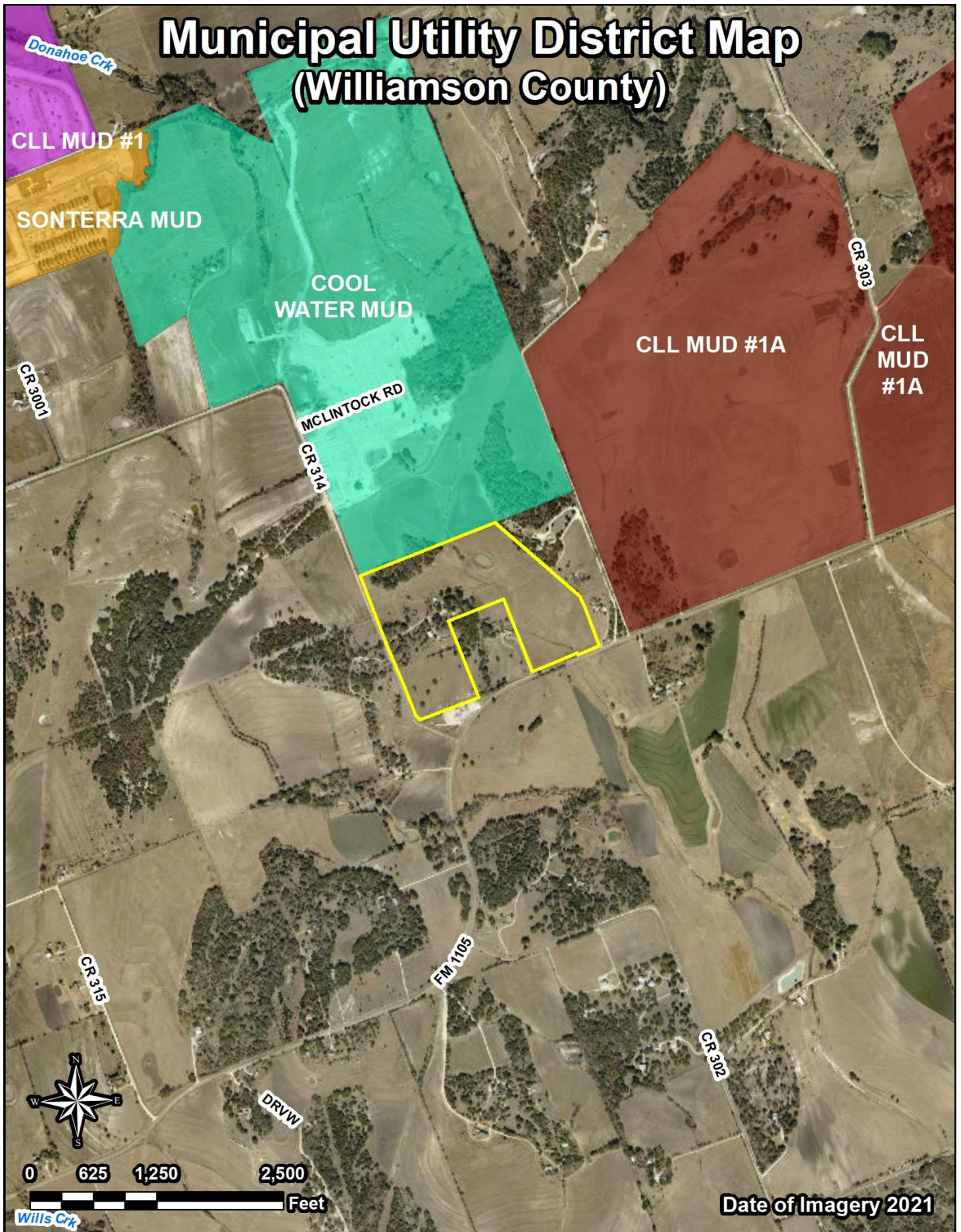
LEGEND

- | | |
|--|---|
|  | 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-150 & 200) |
|  | PROPOSED 8" 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



Municipal Utility District Map (Williamson County)



**Long Range Transportation Plan
(Williamson County)**

Jarrell

North Frk

Donahoe Crk

Wills Crk

Opossum Crk

Yankee Br

Legend:

- Controlled Access - Existing State
- Controlled Access - Proposed
- Arterial

Source: <https://www.wilco.org/lrtp>

Date of Imagery 2020

0 2,250 4,500 9,000 Feet

Date of Imagery 2020

Corridor E Studies

Location Four, north-south segments starting at I-35 north of Jarrell and ending at US 79 through Precincts 3 and 4.

Description The County is conducting the Corridor E Planning & ROW Preservation Study as part of a planned ultimate controlled-access roadway in the central part of the County as an alternative north/south transportation corridor to IH 35. This study is made up of four segments that are a part of the County's **Long-Range Transportation Plan**. All four segment studies were funded via the voter-approved 2019 Road Bond; however, there is no right-of-way or construction funding identified for any of the segments at this time. This study will serve as an important planning step to accommodate current and anticipated traffic levels to provide reliable transportation as the county continues to grow. By planning ahead, the County can best coordinate with property owners, businesses, and the community.

Corridor E2 Planning & ROW Preservation Study

Location Between US 79 and Chandler Rd

Project Limits and Length From US 79 to Chandler Rd, approximately 3.6 miles long

Status The engineer, BGE, Inc., is working on the study and schematic design of the Corridor, which is anticipated to be complete in early 2022. Property owner outreach is expected to be completed later this year.

Corridor E3 Planning & ROW Preservation Study

Location Between Chandler Rd and future SH 29

Project Limits and Length From Chandler Rd to future SH 29, approximately 4 miles long

Status The engineer, BGE, Inc., is working on the study and schematic design of the Corridor, which is anticipated to be complete in early 2022. Property owner outreach will kick off later this year..

Corridor E4 Planning & ROW Preservation Study

Location **Location:** Between future SH 29 and Ronald Reagan Extension/Corridor D

Project Limits and Length From future SH 29 to Ronald Reagan Extension/Corridor D, approximately 5.5 miles long

Status The engineer, Halff & Associates, is working on the study and schematic design of the Corridor, which is anticipated to be complete in early 2022. Property owner outreach will kick off later this year.

Corridor E5 Planning & ROW Preservation Study

Location Between CR 305 and CR 330

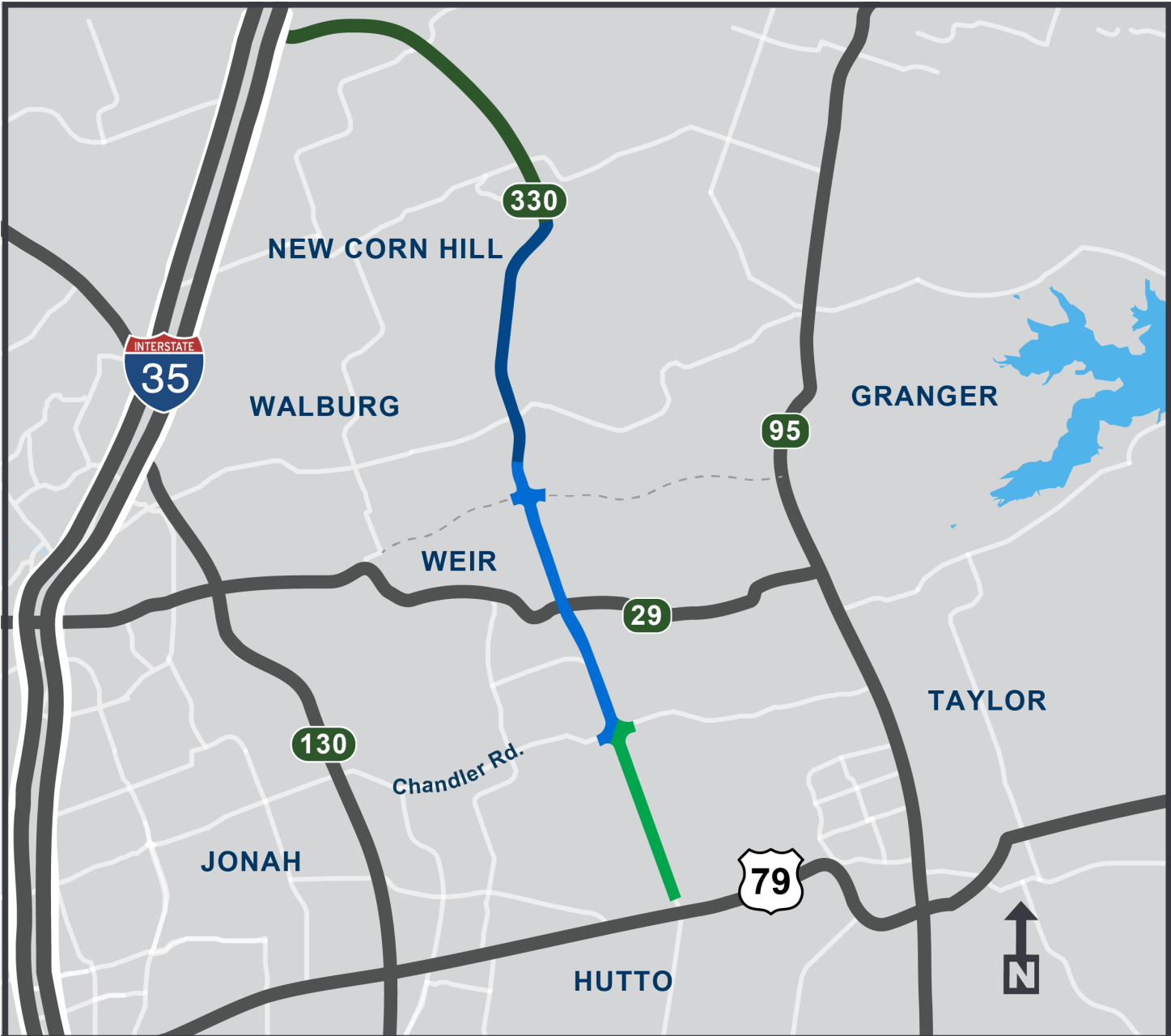
Project Limits and Length From CR 305 at IH 35 to CR 330, approximately 9 miles long

Status The engineer, American Structure Point, is working on the study and schematic design of the Corridor, which is anticipated to be complete in early 2022. Property owner outreach is expected to be completed later this year.

Documents

Title	
Corridor E2 Fact Sheet	Download
Corridor E2 FAQ	Download
Corridor E3 Fact Sheet	Download
Corridor E3 FAQ	Download
Corridor E4 Fact Sheet	Download
Corridor E4 FAQ	Download
Corridor E5 Fact Sheet	Download

Project Map



CORRIDORS E2, E3,
E4, AND E5 STUDIES

STUDY AREA LEGEND

- Corridor E5
- Corridor E4
- Corridor E3
- Corridor E2
- Future SH 29 (TxDOT Project)

Ronald Reagan Extension

Location: Ronald Reagan Extension from IH 35 to SH 95 in Precinct 3 and 4.

Overview: Williamson County is conducting a study to develop a plan for improvements for Ronald Reagan Boulevard between IH 35 and SH 95, referred to as Corridor D. The purpose of the study is to identify an east/west connector between IH 35 and SH 95. This study will serve as an important planning step to accommodate current and anticipated future traffic levels to provide reliable transportation as the County continues to grow. By planning ahead, the County can best coordinate with property owners, businesses and the community.

Status: Over the past year, Halff Associates, Inc. has developed an alignment to provide a safe and effective connection between IH 35 and SH 95. This study has involved desktop research, conducting engineering surveys and field team analysis, and gathering input from impacted property owners. Refinements have been made to the alignment based on field reviews and stakeholder feedback.

The new alignment has been incorporated into the draft **Long Range Transportation Plan**, which is anticipated to be placed on the Commissioners Court agenda for adoption later this month. Schematic design is expected to be complete this fall. There is no funding for construction at this time. The road will be built as growth necessitates and funding is secured. It could be several decades before the entire Ronald Reagan Extension is built.

Public Involvement

Williamson County wants to hear from you, and public input is encouraged at any time. For more information, please reach out:

Email: roads@wilco.org

Call: 512-943-1195 (leave a message to request a call back within 48 hrs.)

Mail: Williamson County Public Information Office

710 S. Main St., Ste. 101

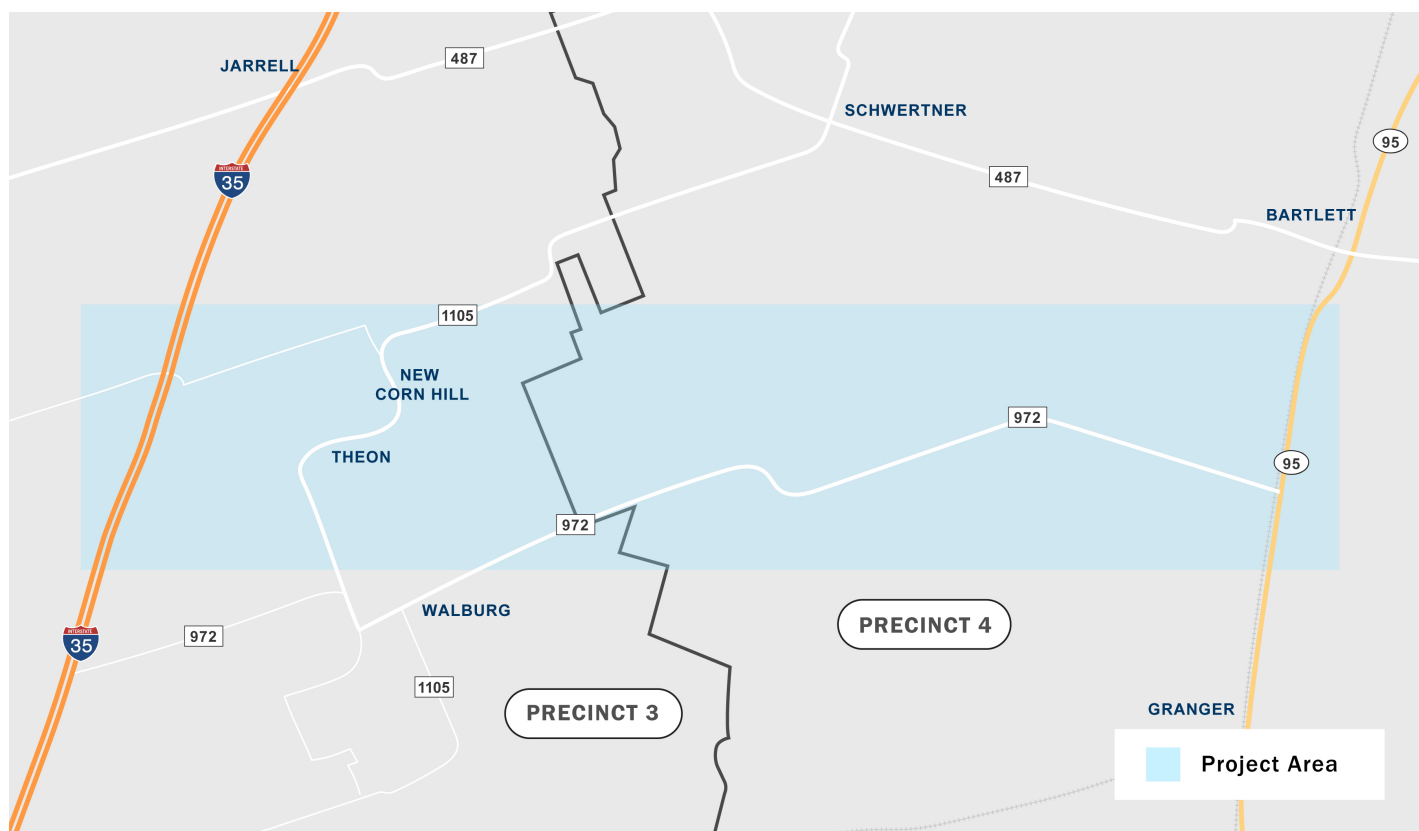
Georgetown, TX 78626

Updates: If you would like to receive e-mail updates, please send an email to roads@wilco.org with "Corridor D Updates" in the subject line.

Documents

Title	Modified Date	Size	
Fact Sheet	6/25/2020	293.10 KB	Download
FAQs	6/25/2020	294.37 KB	Download
Long Range Transportation Plan	3/9/2020	Unknown	Download

Program Map



Tax Plat

R012106
BARTON, CHARLES A & MICHELE R
77.15 Ac.

R012195
STRAKA, LOUIS JR & LOUISE & ANNIE HYZAK
54.53 Ac.

R012249
SCHWERTNER FARMS INC
256.988 Ac.

R011846
SONWEST CO
64.216 Ac.

R474417
SONWEST CO
36.694 Ac.

R011659
SONWEST CO
0.500 Ac.

R608048
R608074
Ac.
Ac.

R012154
STANFORD, GORDON
35.7 Ac.

R011660
RVEST LP
87.149 Ac.

R011850
HOLIFIELD, JAY F & PAMELA D BLAKEMAN
13.64 Ac.

R012153
STANFORD, GORDON L & DONNA W
118.2 Ac.

R079131
HARBIN, MARK E
1.000 Ac.

R011851
HARBIN, MARK E
38.620 Ac.

R551767
VAN SOEST, DAVID A & LAURA L
0.481 Ac.

R310841
VAN SOEST, DAVID A & LAURA L
1.86 Ac.

R011853
MARTINKA, JOHNNY & DOLORES
.49 Ac.

R319873
MARTINKA, JOHNNY & DOLORES
10.0 Ac.

R324217
DANEK, LISA M & ESTATE OF RICHARD F DANEK
2.031 Ac.

R011852
HARBIN, MARK E
12.0 Ac.

R012318
VALENTA, JOHN TIMOTHY (LE)
2.000 Ac.

R011271
DANEK, LISA M & ESTATE OF RICHARD F DANEK
68.47 Ac.

R011175
BRAZOS ELEC POWER CORP
2.330 Ac.

R012402
NEMEC TED T JR
39.760 Ac.

R012319
VALENTA, JOHN TIMOTHY (LE)
104.675 Ac.

R011268
DANEK, ROBERT J & AMY A
61.28 Ac.

R543595
DANEK, BRADLEY & CASSANDRA
10.01 Ac.

R011498
HORN, JERRY
42.028 Ac.

R324909
VALENTA, JOHNNIE A
91.049 Ac.

R011267
NEMEC, THEODORE, JR
10.830 Ac.

R011266
NEMEC, THEODORE, JR
1.500 Ac.

R102464
JONES, GARY W & BRENDA W
14.9351 Ac.

R352005
SIROIS, DEBRA & MARK
1.01 Ac.

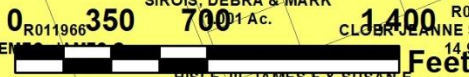
R011093
CLOBER, JENNIE STILTNER PROVOST
14.992 Ac.

R346314
HARFMANN WALTER & HARFMANN FAMILY TRUST
10.53 Ac.

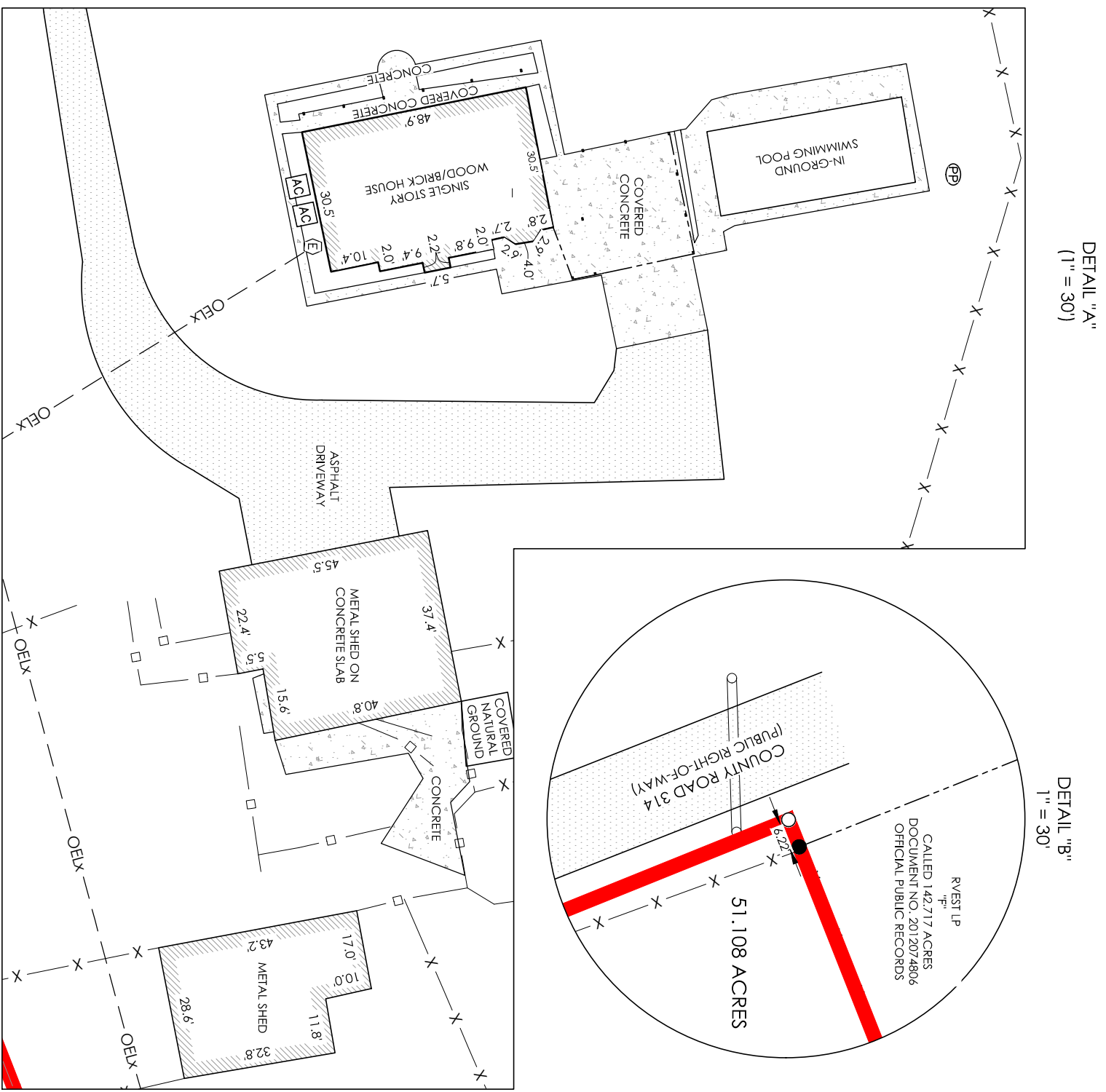
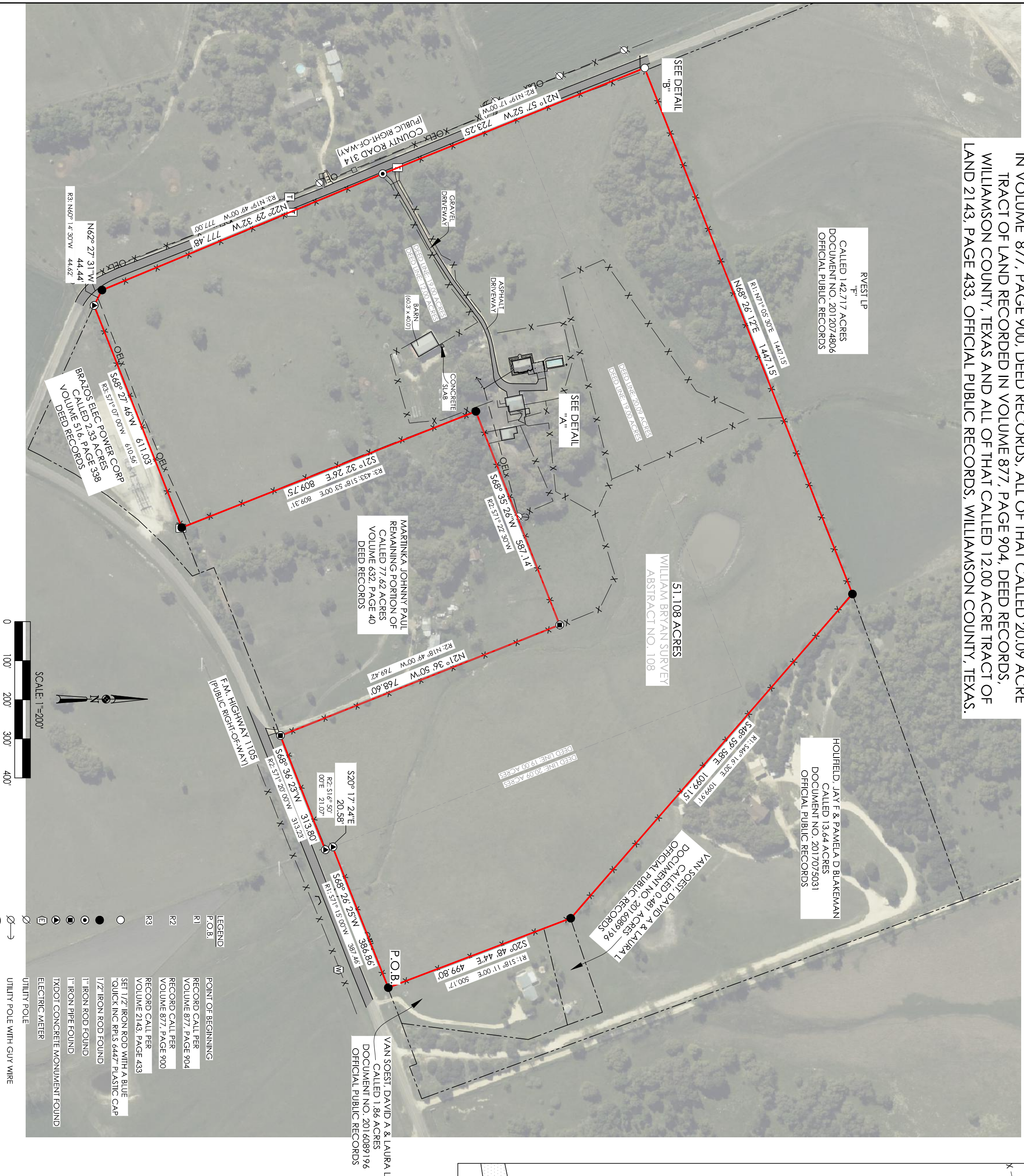
R318555
PHILLIPS, JIMMY & DEBBIE
11.0 Ac.

R011450
SCHWERTNER JOHN E & CELESTE E
164.354 Ac.

R011966
HISLE, III, JAMES F & SUSAN E
5 Ac.



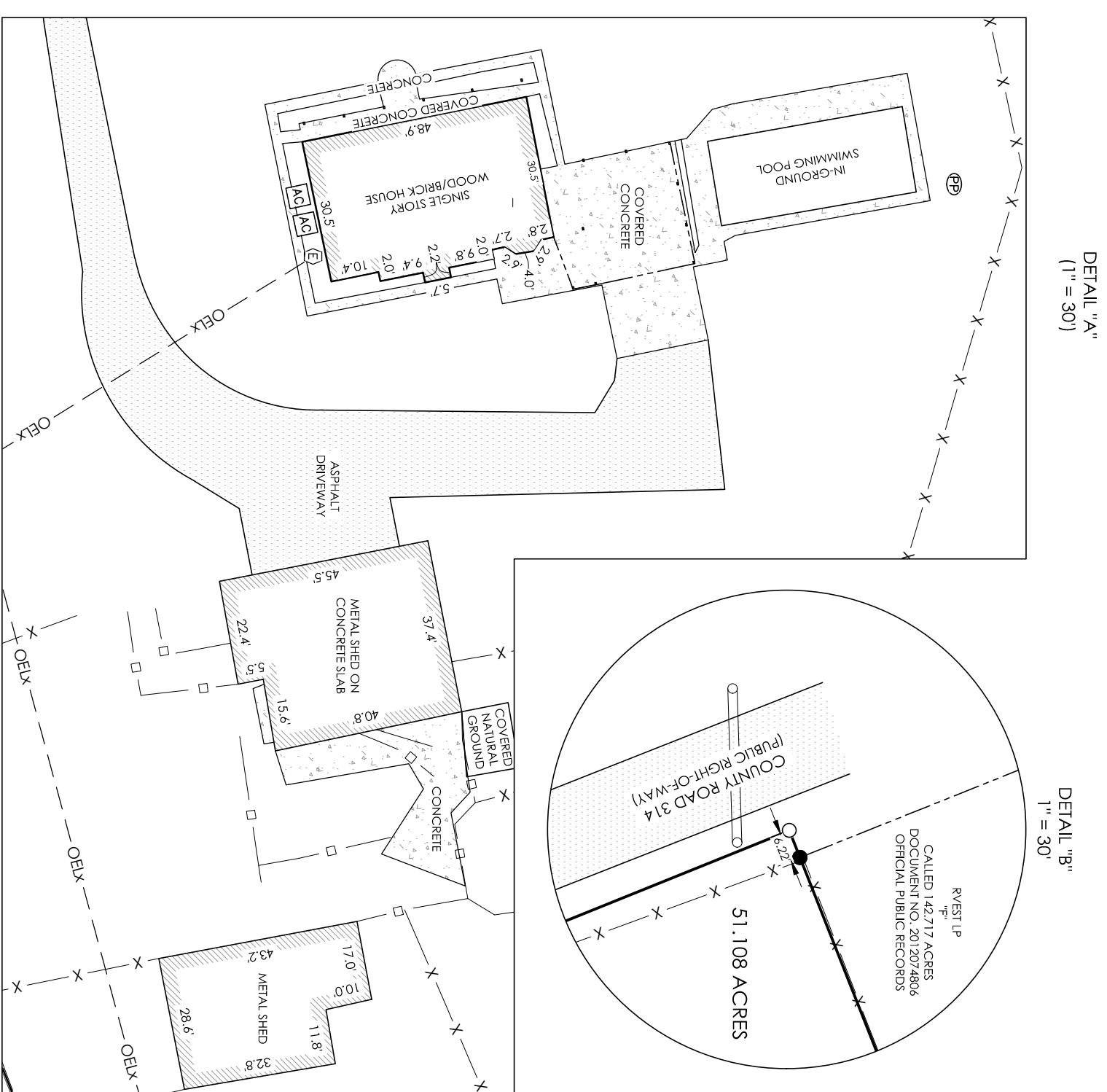
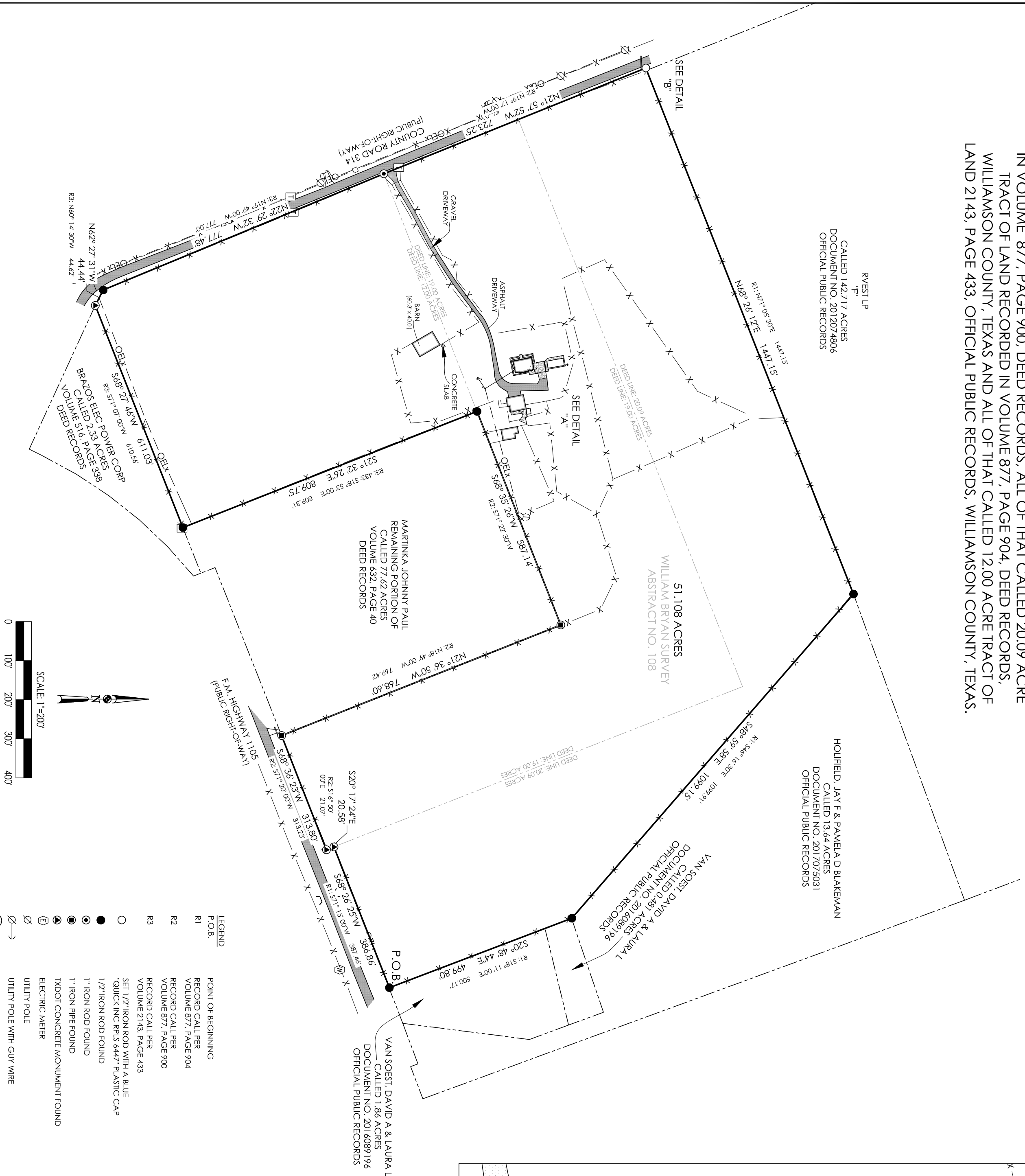
SURVEY SHOWING A 51.108 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, SAID 51.108 ACRE TRACT, BEING ALL OF THAT CALLED 19.00 ACRE TRACT OF LAND RECORDED IN VOLUME 877, PAGE 900, DEED RECORDS, ALL OF THAT CALLED 20.09 ACRE TRACT OF LAND RECORDED IN VOLUME 877, PAGE 904, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND ALL OF THAT CALLED 12.00 ACRE TRACT OF LAND 2143, PAGE 433, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



- 1) NOTES:
- 1) FIELD WORK PERFORMED ON: MARCH 22, 2022
- 2) BORROWER: GOOD CAUSE
- 3) ADDRESS: 3955 COUNTY ROAD 31, 4, JARRELL, TEXAS
- 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 15602-20/0405, ISSUED DATE OF FLOODING 29, 2021, EFFECTIVE DATE OF DECEMBER 16, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN, THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A MEERS AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 4649 (101)S01, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP DOES NOT USE IN FLOOD INSURANCE FLOOD INSURANCE FLOOD INSURANCE FLOOD INSURANCE FLOOD INSURANCE FLOOD INSURANCE AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED HEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY. THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILD IN THEIR ENTIRETY.

SCHEDULE B EXCEPTIONS:
101. EASEMENT IN VOLUME 405, PAGE 282, DEED RECORDS, WILLAMSON COUNTY, TEXAS, (DOES NOT APPLY). RIGHT-OF-WAY PAVING THAT LIES WITHIN THE EXISTING LIMITS OF F.M. 1105,
109. ELECTRICAL UTILITY EASEMENT AND COVENANT OF ACCESS RECORDED IN VOLUME 2109, PAGE 45,
OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS. (20' WIDE EASEMENT CENTERED ON INSTALLED
LINES)

SURVEY SHOWING A 51.108 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM BRYAN SURVEY, ABSTRACT NO. 108, WILLAMSON COUNTY, TEXAS, SAID 51.108 ACRE TRACT, BEING ALL OF THAT CALLED 19.00 ACRE TRACT OF LAND RECORDED IN VOLUME 877, PAGE 900, DEED RECORDS, ALL OF THAT CALLED 20.09 ACRE TRACT OF LAND RECORDED IN VOLUME 877, PAGE 904, DEED RECORDS, WILLAMSON COUNTY, TEXAS AND ALL OF THAT CALLED 12.00 ACRE TRACT OF LAND 21.43, PAGE 433, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS.




- NOTES:
- 1) FIELD WORK PERFORMED ON: MARCH 22, 2022
 - 2) BORROWER: GOOD CAUSE
 - 3) ADDRESS: 3955 COUNTY ROAD 314, JARELL, TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THE SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 14502-2704045, ISSUED DATE OF DECEMBER 29, 2021, EFFECTIVE DATE OF DECEMBER 16, 2021, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES, AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 46491C0150F, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN DETERMINING THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATES AND DOES NOT PRESENT ANY ADVERSE EFFECTS TO THE PROPERTY. SPECIAL APPLICABLE FLOOD HAZARD AREAS THAT IDENTIFY ALL PLANNETIC FEATURES OUTSIDE STRUCTURAL FLOOD HAZARD AREAS THAT WILL BE REPEATED FROM DOING NOT IMPLY THAT THE PROPERTY AND/OR SURROUNDING AREAS IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE MEASUREMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DEVELOPED IN THEIR ENTIRETY.

SCHEDULE B EXCEPTIONS:
101. EASEMENT IN VOLUME 405, PAGE 282, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, (DOES NOT APPLY, RIGHT-OF-WAY TAKING THAT LIES WITHIN THE EXISTING LIMITS OF F.M. 1105)
106. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS RECORDED IN VOLUME 2109, PAGE 45, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, (20' WIDE EASEMENT CENTERED ON INSTALLATION LINES)



I DO HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND
 OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT
 ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A
 SURVEYOR, AGENCIES, APPARENT BOUNDARY LINE CONDUCTS, VISIBILITY,
 ENCROACHMENTS, OVERLAPPING OF VISIBILITY IMPROVEMENTS,
 VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID
 PROPERTY WAS ACCEDES TO AND FROM A DESIGNATED ROADWAY.



TRAVIS A. GIDDENS DATE: MARCH 28, 2022
 COUNTY OF TARRANT, LAND SURVEYOR
 TEXAS REGISTRATION NO. 4443
 JOB NO. 22-00301



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

FIELD NOTES FOR A 51.108 ACRE TRACT OF LAND:

BEING A 51.108 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, SAID 51.108 ACRE TRACT, BEING ALL OF THAT CALLED 19.00 ACRE TRACT OF LAND RECORDED IN VOLUME 877, PAGE 900, DEED RECORDS, ALL OF THAT CALLED 20.09 ACRE TRACT OF LAND RECORDED IN VOLUME 877, PAGE 904, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND ALL OF THAT CALLED 12.00 ACRE TRACT OF LAND 2143, PAGE 433, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 51.108 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the northwest right-of-way line of F.M. Highway 1105, the southeast corner of said 20.09 acre tract, the southwest corner of that called 1.86 acre tract of land record in Document No. 2016089196, Official Public Records, Williamson County, Texas, said point being the southeast corner of the herein described tract of land;

1. **Thence**, with the northwest right-of-way line of F.M. Highway 1105, a southeast line of said 20.09 acre tract, **S 68° 26' 25" W**, a distance of **386.86'** (Record: S 71° 15' 00" W, a distance of 387.46'), to a TxDOT located in the northwest right-of-way line of F.M. Highway 1105, at the southwest corner of said 20.09 acre tract, an angle point in a northeast line of said 19.00 acre tract, said point being an interior corner of the herein described tract of land;
2. **Thence**, with the northwest right-of-way line of F.M. Highway 1105, a northeast line of said 19.00 acre tract, **S 20° 17' 24" E**, a distance of **20.58'** (Record: S 16° 50' 00" E, a distance of 21.07'), to a TxDOT located in the northwest right-of-way line of F.M. Highway 1105, being the southeast corner of said 19.00 acre tract, said point being an exterior corner of the herein described tract of land;

3. **Thence**, with the northwest right-of-way line of F.M. Highway 1105, a southeast line of said 19.00 acre tract, **S 68° 36' 23" W**, a distance of **313.80'** (Record: S 71° 20' 00" W, a distance of 313.23') , to a 1" iron pipe located in the northwest right-of-way line of said F.M. Highway 1105, being the southwest corner of said 19.00 acre tract, the southeast corner of the remaining portion of that called 77.62 acre tract of land recorded in Volume 632, Page 40, Deed Records, Williamson County, Texas, said point being an exterior corner of the herein described tract of land;

Thence, with the common boundary lines of 19.00 acre tract, and the remainder of said 77.62 acre tract, the following two (2) courses and distances

4. **N 21° 36' 50" W**, a distance of **768.60'** (Record: N 18° 49' 00" W, a distance of 769.42'), to a 1" iron pipe located for an interior corner of the herein described tract of land;
5. **S 68° 35' 26" W**, a distance of **587.14'** (Record: S 71° 22' 30" W), to a 1/2" iron rod located in a southeast line of said 19.00 acre tract, being the northeast corner of said 12.00 acre tract, the northwest corner of the remainder of said 77.62 acre tract, said point being an interior corner of the herein describe tract of land;
6. **Thence**, with the northeast line of said 12.00 acre tract, the southwest line of the remainder of said 77.62 acre tract, **S 21° 32' 26" E**, a distance of **809.75'** (Record: S 18° 53' 00" E, a distance of 809.31'), to a 1/2" iron rod located for the southeast corner of said 12.00 acre tract, the southwest corner of the remainder of said 77.62 acre tract, being in the northwest line of that called 2.33 acre tract of land recorded in Volume 516, Page 338, Deed Records, Williamson County, said point being an exterior corner of the herein described tract of land;
7. **Thence**, with the southeast line of said 12.00 acre tract, the northwest line of said 2.33 acre tract, **S 68° 27' 46" W**, a distance of **611.03'** (Record: S 71° 07' 00" W, a distance of 610.56'), to a TxDOT concrete monument located in the northeast right-of-way line of County Road 314, being an angle point of said 12.00 acre tract, the northwest corner of said 2.33 acre tract, said point being an angle point of the herein described tract of land;

Thence, with the northeast right-of-way line of county road 314, the southwest lines of said 12.00 acre tract, a southwest line of said 19.00 acre tract, a southwest line of said 20.09 acre tract, the following three (3) courses and distances:

8. **N 62° 27' 31" W**, a distance of **44.44'** (Record: N 60° 14' 30" W, a distance of 44.62'), to a 1/2" iron rod located for an angle point of the herein described tract of land;
9. **N 22° 29' 32" W**, a distance of **777.48'** (Record: N 19° 49' 00" W, a distance of 777.00'), to a 1" iron rod located for an angle point of the herein described tract of land;
10. **N 21° 57' 52" W**, a distance of **723.25'** (Record: N 19° 17' 00" W), to a 1/2" iron rod located in the northeast right-of-way line of County Road 314, being the northwest corner of said 20.09 acre tract, said point being the northwest corner of the herein described tract of land;
11. **Thence**, departing the northeast right-of-way line of County Road 314, with a northwest line of said 20.09 acre tract, a southeast line of that called 142.717 acre tract of land recorded in Document No. 2012074806, Official Public Records, Williamson County, Texas, **N 68° 26' 12" E**, at a distance of 6.22' passing a 1/2" iron rod located for the southwest corner of said 142.717 acre tract, continuing a total distance of **1447.15'** (Record: N 71° 05' 30" E, a distance of 1447.15'), to a 1/2" iron rod located for the northernmost corner of said 20.09 acre tract, the northwest corner of that called 13.64 acre tract of land recorded in Document No. 2017075031, Official Public Records, Williamson County, Texas, being in a southeast line of said 142.717 acre tract, said point being the northeast corner of the herein described tract of land;
12. **Thence**, with a northeast line of said 20.09 acre tract, a southwest line of said 13.64 acre tract, **S 48° 59' 58" E**, a distance of **1099.15'** (Record: S 46° 16' 30" E, a distance of 1099.91'), to a 1/2" iron rod located for an angle point of said 20.09 acre tract, an exterior corner of said 13.64 acre tract, being the northwest corner of that called 0.481 acre tract of land recorded in Document No. 2016089196, Official Public Records, Williamson County, Texas, said point being an angle point of the herein described tract of land;
13. **Thence**, with a northeast line of said 20.09 acre tract, the southwest line of said 0.481 acre tract, the southwest line of said 1.86 acre tract of land, **S 20°**

48' 44" E, a distance of **499.80'** (Record: S 18° 11' 00" E, a distance of 500.17')
, to the **POINT OF BEGINNING** containing **51.108 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.



A handwritten signature in red ink, appearing to read "Travis L. Quicksall", written over a horizontal line.

Travis L. Quicksall RPLS #6447
Date: 03/23/2022
Job #22-0031

PHOTOS



1. Front Of Residence.



2. Rear Of Residence.

PHOTOS



3. Kitchen.



4. Living Room Adjacent ½ Bath.

PHOTOS



5. Master Bedroom & Adjacent Master Bathroom.



6. 2nd Floor Living/Game Room Adjacent to 3 Bedrooms & Full Bath.

PHOTOS



7. Pool.



8. Workshop & Barns.

PHOTOS



9. View Of Land.



10. View Of Land.



11/2/2015

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

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

Phone: (512)930-5258 Fax: (512)930-5348
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cir. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

IABS 1-0 Date
Ronny W. Rinde