



Jacobs Properties

LX 195

• 195 Acres on Ford Lake •
Montgomery, Montgomery County, Texas

AMERICAN
AFR
FARM+RANCH

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

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LX 195

These 195 rolling, tree-studded acres feature big pastures and abundant wildlife. Enjoy the beautiful elevation changes and park-like frontage on Ford Lake. Several premium homesites offer big views. This property is ready to build on.

Offered for \$2,632,500

Directions to property:

From the Woodlands, head west on FM 1488 for 7.5 miles to FM 149. Turn right, approximately 7.7 miles to Spring Branch. Turn left, approximately 2 miles on left. See signs.



LX 195

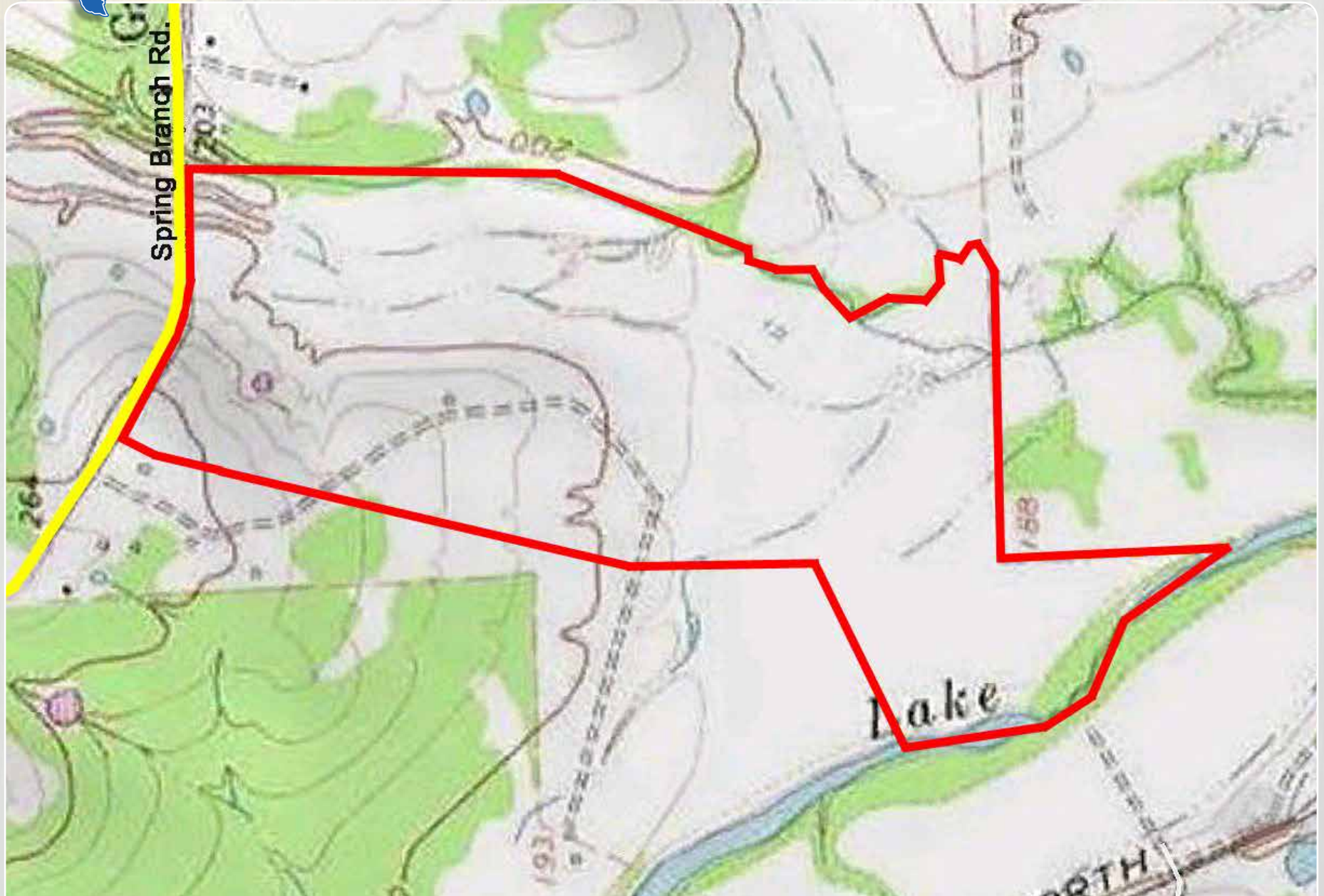




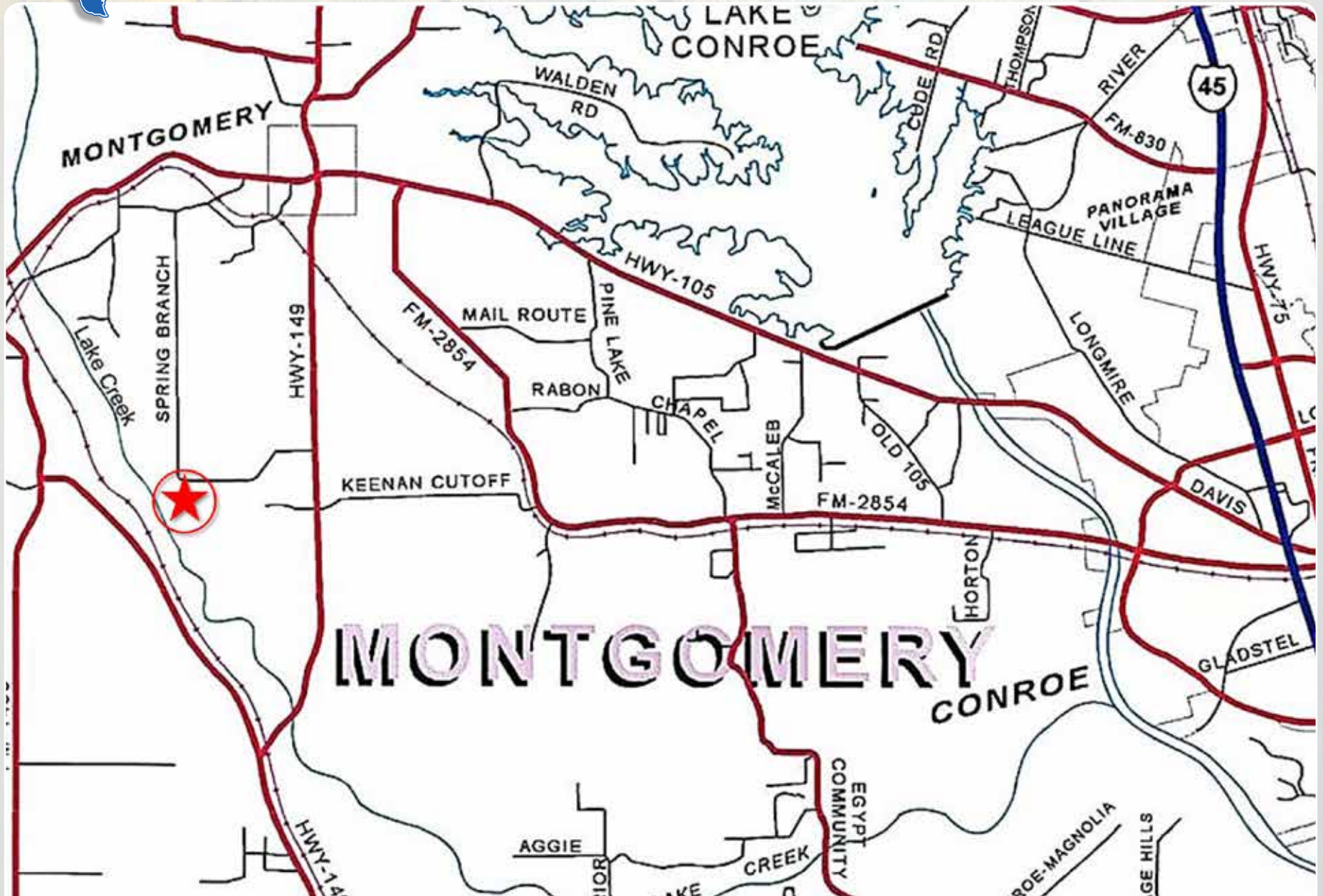
LX 195 AERIAL MAP



LX 195 TOPO MAP

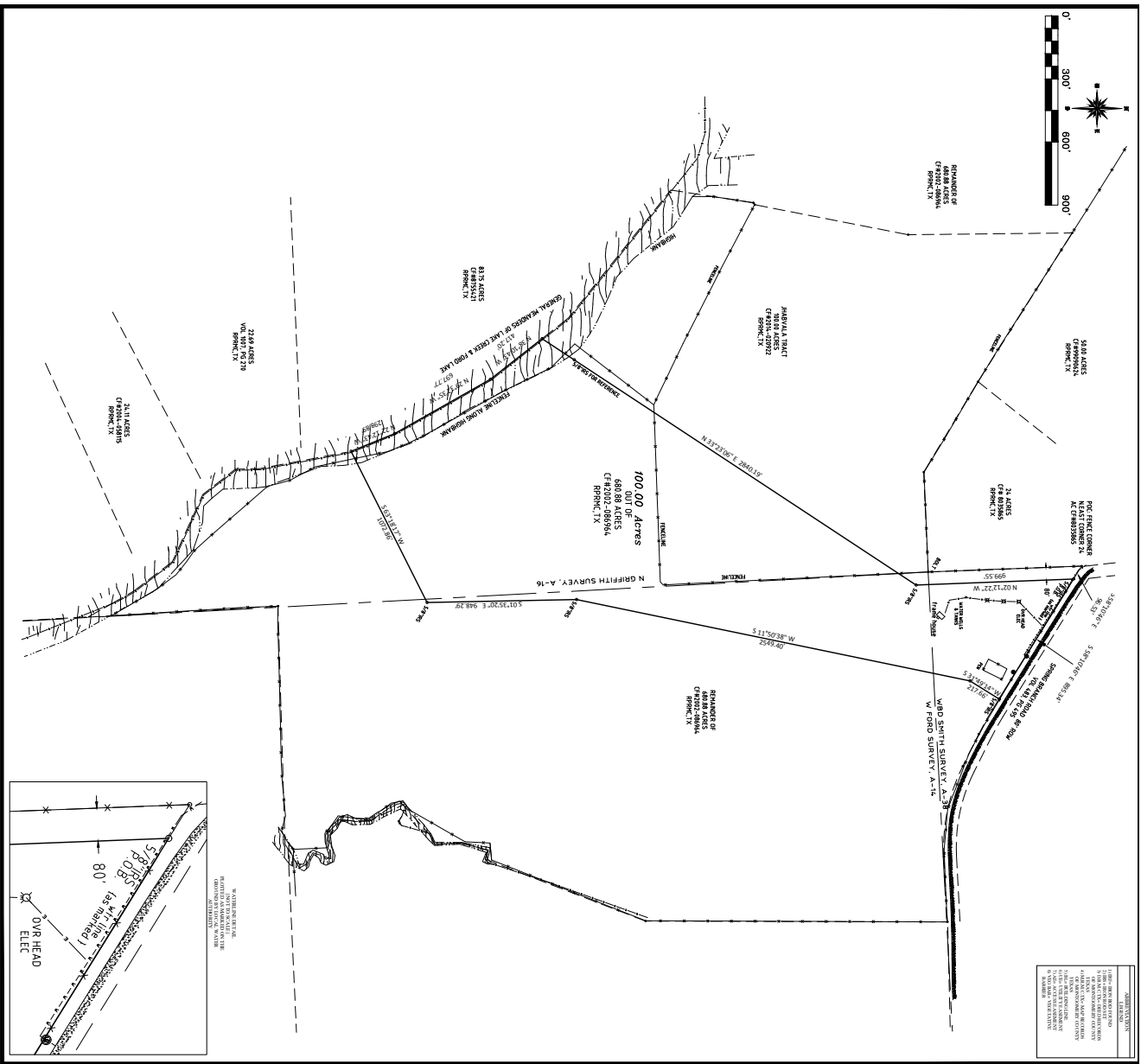


LX 195 AREA MAP





LX 195 SURVEY MAP



SURVEY OF:

100.00 ACRES OUT OF

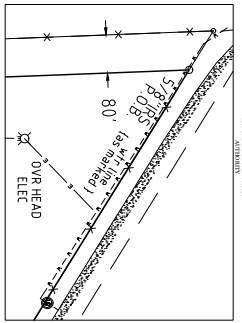
A CALLED 890.88 ACRES TRACT

LOCATION IN THE GENERAL ADDITION SURVEY, ABSTRACT NO. 16, ALL 88
RANDOLPH COUNTY, TEXAS

THE L&D RECORDS MAINTAINED IN COUNTY CLERK'S OFFICE

DATE: JAN 2, 2011
RECORD: 2011-00062
REF: AGADAMSKIBSKA, G F. L&D 2011-00062
FILE NO: 2011-00062
DATE: JAN 2, 2011
RECORD: 2011-00062
REF: AGADAMSKIBSKA, G F. L&D 2011-00062
FILE NO: 2011-00062

CRAGGT RHOBE, R.L.T.# 7996
REGISTERED PROFESSIONAL SURVEYOR
NO. 12553
STATE OF TEXAS
3000 N. LOOP WEST, SUITE 101
IRVING, TEXAS 75039



1) THE REMAINDER OF THIS TRACT SHALL REMAIN SUBJECT TO THE SUBDIVISION ZONING.

2) THE SURVEYOR HAS NOT INSPECTED THE SUBJECT PROPERTY.

3) THIS SURVEY RELIES ON THE TITLE COMMITMENT ROUNDOFF REPORT.

4) THIS SURVEYOR HAS NOT INSPECTED THE PROPERTY TO BE SURVEYED.

5) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

6) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

7) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

8) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

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17) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

18) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

19) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

20) THIS SURVEYOR HAS NOT INSPECTED ANY ADJACENT PROPERTY TO BE SURVEYED.

An aerial photograph of a lush green landscape. In the foreground, a small pond is surrounded by a dense cluster of trees. The middle ground shows a wide, open field with scattered trees and a dirt path leading towards the pond. In the background, a line of trees marks the horizon under a clear sky. A blue outline of the state of Texas is superimposed over the top center of the image.

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LAND • LIFESTYLE • LEGACY

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AFR
FARM + RANCH

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u> Sales Agent/Associate's Name	<u>License No.</u>	<u>Larry@txland.com</u> Email	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**