

# Land for Sale



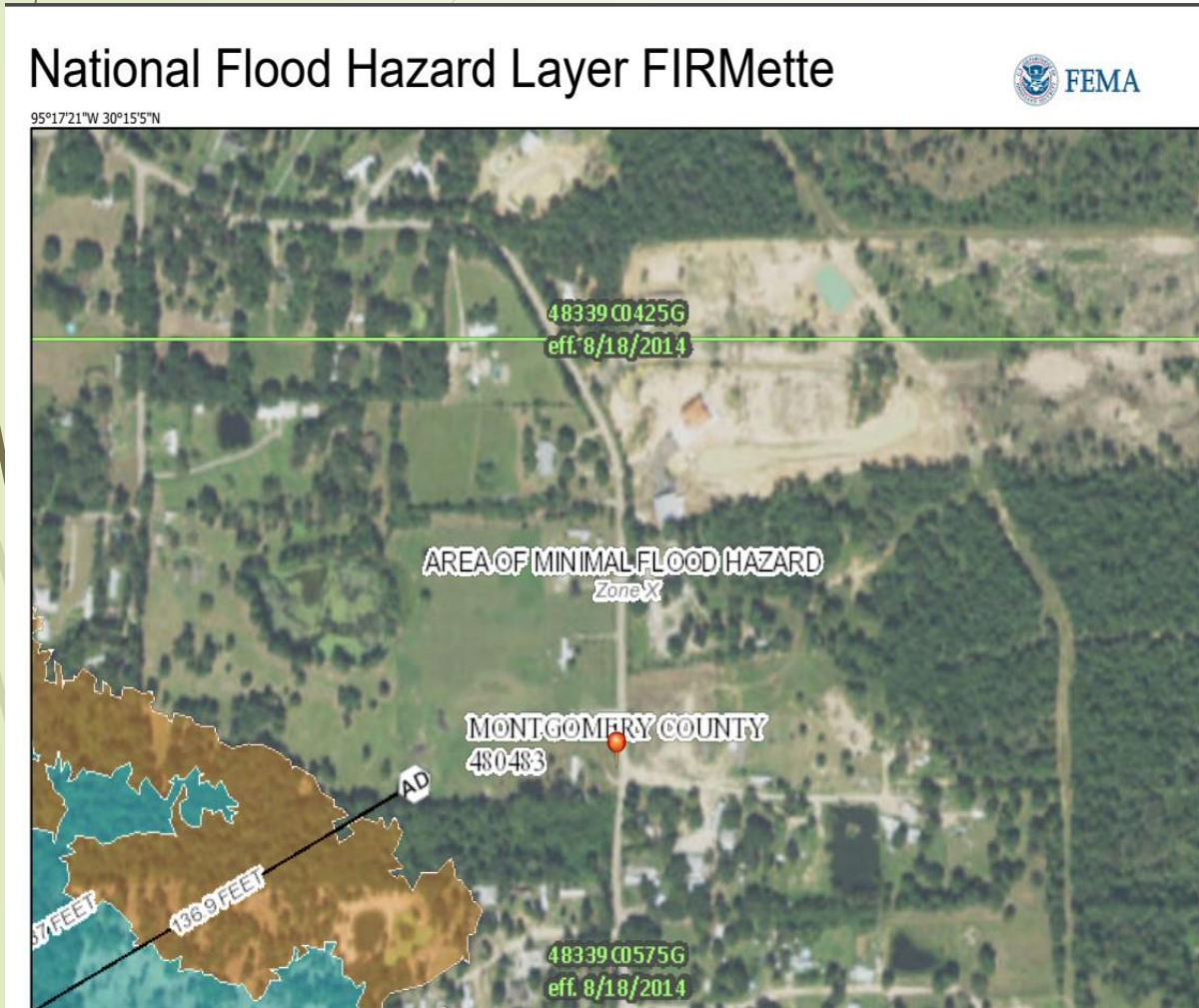
**10.265 ACRE**

**00000 (TBD) Tommy Smith Road  
Conroe, Texas 77306**



# FEMA Flood Map Zone X 48339C0425G

# Over Head View





# **10.265 Acres Tract**

**10.265 Acres of Heavily Wooded tracts**

**200' +/- Road Frontage on Tommy Smith**

**4 miles from IH-59/69, Grand Parkway or Hwy 242**

**Public Water available**

**Minutes from Conroe, Cleveland and Humble**

**Unrestricted with unlimited potential**

**Ideal for Ranchette, RV Park or other Investment**

**Aquiculture Exemptions for AG & Timber Land**



# Aerial View

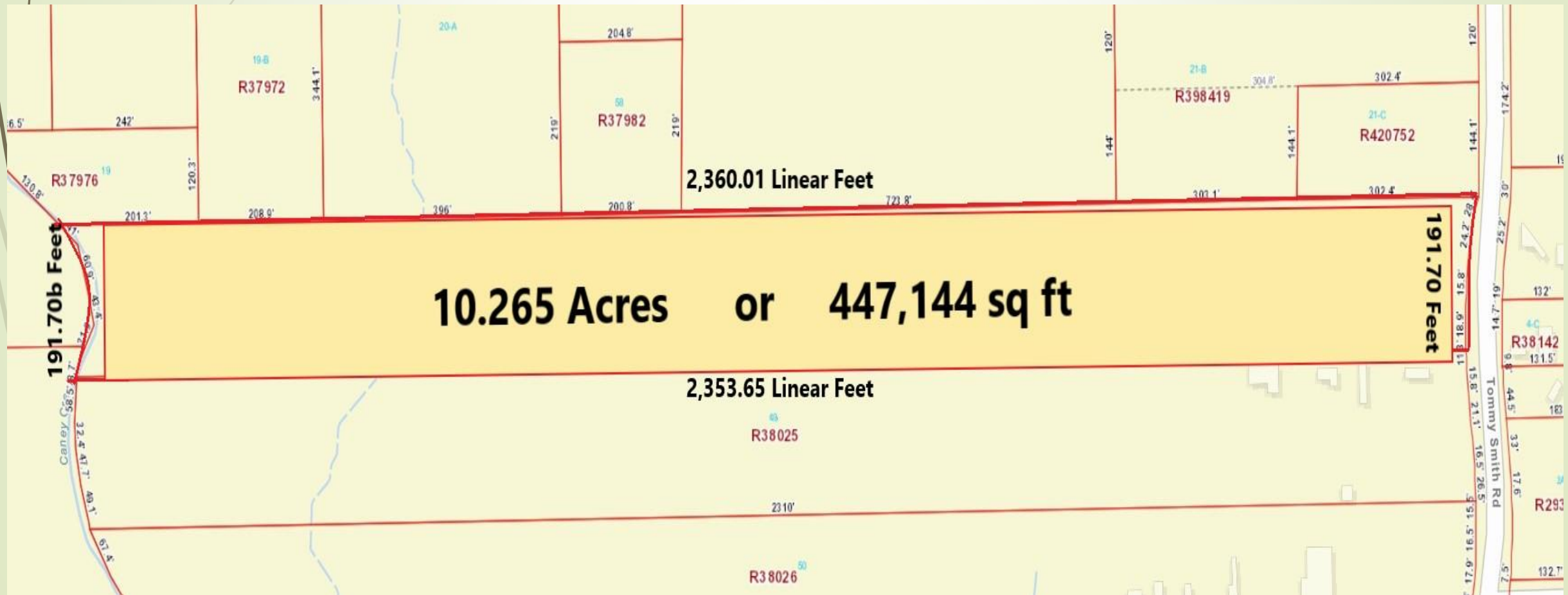


# Street View



# 10.265 ACRES

## 447,144 SQ. FT.





# 10.265 ACRE TRACTS FLOOD ZONE AE & X





WARRANTY DEED  
EXHIBIT "A"

018-10-1192

BEING 10.265 acres of land in the Clark Beach Survey, A-79, Montgomery County, Texas and being same land in deed to R. M. Garrett and recorded in Vol. 807, Page 293 of Montgomery County Deed Records, said 10.265 being more particularly described as follows:

BEGINNING at an iron rod for the northeast corner of said Garrett tract and the southeast corner of Freeman G. Nixon, 21.1 acre tract, deed of which is recorded in Vol. 320, Page 227 of Montgomery County Deed Records in the west line of a black top roadway for the northeast corner of herein described tract;

THENCE South along the east line of said Garrett tract and the west line of said roadway for a distance of 191.70 feet to the southeast corner of said Garrett tract and the northeast corner of Marilyn S. Sandoz, 10.386 acre tract, deed of which is recorded in Vol. 524, Page 443 of Montgomery County Deed Records, for the southeast corner of herein described tract;

THENCE S. 88°19'20"W., along the south line of said Garrett tract and the north line of said Sandoz tract for a distance of 2353.65 feet to the southwest corner of said Garrett tract and the northwest corner of said Sandoz tract in the center line of Caney Creek for the southwest corner of herein described tract;

THENCE N. 01°53'50"W., up the center line of Caney Creek for a distance of 191.70 feet to the northwest corner of said Garrett tract and the southwest corner of E. J. Stewart, 14.5 acre tract, deed of which is recorded in Vol. 314, Page 25 of Montgomery County Deed Records for the northwest corner of herein described tract;

THENCE N. 88°32'25"E., along the north line of said Garrett tract for a distance of 1027.80 feet to an axle found for an angle point in same also the southwest corner of above mentioned Nixon tract;

THENCE N. 88°09'28"E., along the north line of said Garrett tract and the south line of said Nixon tract for a distance of 1332.21 feet to the point of beginning and containing 10.265 acres of land.

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify this instrument was filed in File Number See above on the date and at the time stipulated below, by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

FILED FOR RECORD

2002 FEB -7 AM 11:15

*M. J. ...*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS



FEB - 7 2002

*Mark ...*  
County Clerk  
Montgomery County, Texas



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

### 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.

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Designated Broker of Firm	License No.	Email	Phone
Connie Moreno	0328233	cmoreno29@aol.com	(281) 358-2101
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ken Couvillion	0682588	texaspreferredrealtor@gmail.com	(281) 358-2101
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](http://www.trec.texas.gov)  
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