

For Sale



Lots 1-4, County Road 506, Brazoria, TX

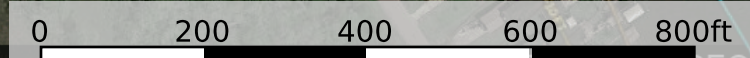
There are four, unrestricted lots available in Sweeney ISD on County Road 506 with proximity to the public boat ramp. These San Bernard River view tracts have electricity and large mature trees on a paved county road. About 15 miles to Lake Jackson and HWY 288 for an easy commute to Houston, and approximately 25 miles to Surfside Beach. Priced at \$23,000 per acre and owner financing considered.

Gabri Means - 979.277.8687

Roger Chambers - 979.830.7708

Market Realty, Inc.

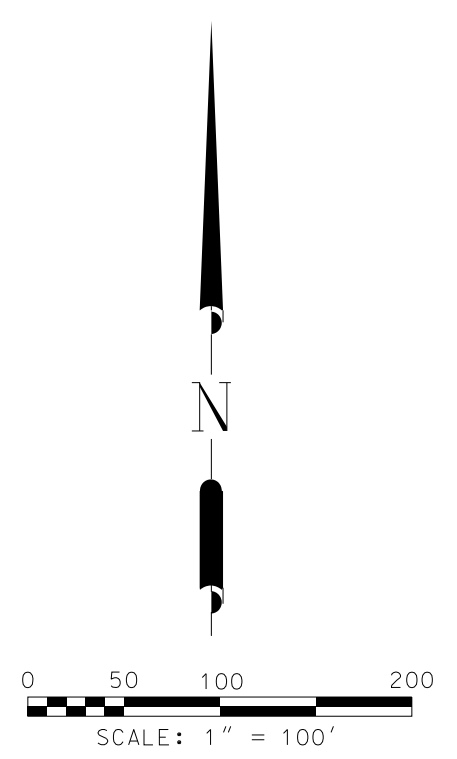
gabrimeans@gmail.com
appraisals@marketrealty.com



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

BRAZORIA COUNTY TEXAS

JOSEPH MIMS LEAGUE ABSTRACT 95



- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AND ARE REFERENCED TO N.G.S. CONTINUOUSLY OPERATING REFERENCE STATION "RTCM-2521" AT EASTING (X) = 3117712.05 AND NORTHING (Y) = 13570155.16.
 2. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND REFERENCED TO N.G.S. MONUMENT "PLANT-B2 TRI-STATION". ELEVATION = 4.8 FT.
 3. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.999881399)
 4. THIS SUBJECT TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF ZONE "AE", AREAS WITH BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480390590 K, DATED: DECEMBER 30, 2020.
 5. O DENOTES SET 5/8" IRON ROD, UNLESS OTHERWISE SPECIFIED.
 6. NO PRIVATE WATER WELL SHALL BE WITHIN 150 FEET OF ANY SEPTIC ABSORPTION SYSTEM.
 7. ALL LOTS EXCEED MINIMUM SIZE REQUIREMENT FOR SEPTIC APPROVAL.
 8. LOCAL SITE BENCHMARK IS A 2" ALUMINUM DISK IN CONCRETE ON A 5/8" IRON ROD FOUND AT THE EAST CORNER OF THE HEREIN SUBDIVISION AND LOCATED IN THE SOUTHWESTERN RIGHT-OF-WAY OF COUNTY ROAD #506, AT EASTING (X) = 3056190.15 AND NORTHING (Y) = 13572064.93 (NAD83) AND ELEVATION = 10.99 FEET (NAV88).
 9. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
 10. THIS SURVEY RELIED ON THE TITLE COMMITMENT FROM GREAT AMERICAN TITLE, G.F. NO.: 107621-GAT81, EFFECTIVE DATE: JUNE 20, 2021, ISSUED DATE: JUNE 25, 2021, FOR ALL ITEMS OF RECORD.
 11. CONTOURS SHOWN DISPLAY THE SITE CONDITIONS BASED ON A TERRESTRIAL SURVEY COMPLETED MARCH 22, 2022. THE CONTOUR INTERVAL IS 1.0 FOOT.

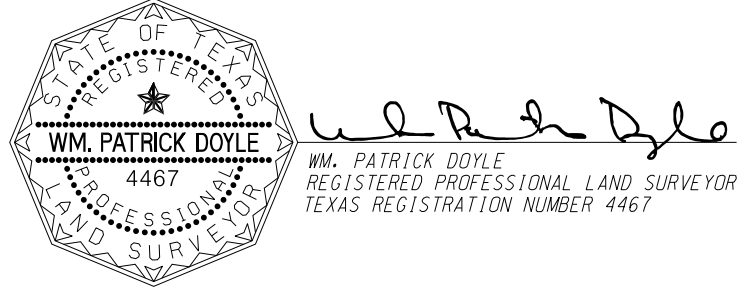
CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	24°30'00"	961.04'	410.95'	S 37°17'32" E	407.82'
2	3°38'40"	961.04'	61.13'	S 26°51'53" E	61.12'
3	17°36'21"	961.04'	295.31'	S 37°29'23" E	294.15'
4	3°14'59"	961.04'	54.51'	S 47°55'03" E	54.50'

- LEGEND**
- FOUND IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD W/SURVEY CAP MARKED "WPD 4467"
 - ⊙ DISK IN CONCRETE MONUMENT
 - PERMANENT REFERENCE MONUMENT
 - TRACT LINE
 - SUBJECT PROPERTY LINE
 - - - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - - - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
 - - - B.C.L.R. BRAZORIA COUNTY LAND RECORDS
 - ▲ TOP BANK
 - TOE OF SLOPE
 - - - CENTERLINE OF DITCH
 - 1' CONTOUR LINE
 - SPOT ELEVATION

SURVEY PLAT OF
4.9933 ACRE TRACT (LOT 28A1),
4.2294 ACRE TRACT (LOT 28A2),
3.6217 ACRE TRACT (LOT 28A3),
AND
3.4938 ACRE TRACT (LOT 28A4)
 BEING A PORTION OF ALL THAT CERTAIN
RALPH TODD POEHLMANN
 CALLED 16.28 ACRE TRACT
 AS RECORDED IN
 CLERK'S FILE NO. 2021-043233
 OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
 IN THE
JOSEPH MIMS LEAGUE
ABSTRACT 95
BRAZORIA COUNTY, TEXAS
 FOR
RALPH TODD POEHLMANN
 G.F. NO.: 107621
 COUNTY ROAD #506

I, WM. PATRICK DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSIVE NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.
 DATE SURVEYED: DECEMBER 13, 2021



USER: Testing_0023
 TIME: 2:45:13 PM
 C:\DGN\Boundary\Brazoria\CR506.D CR506 Norman Miller 16.28 Acres Survey Plat of Lots 28A1-28A4 Todd Poehlmann 16.3363 Acres County Road 506.dgn

Doyle & Wachtstetter, Inc.
 Surveying and Mapping GPS/GIS
 131 COMMERCE STREET, CLUTE, TEXAS 77531
 OFFICE: 979.265.3622 FAX: 979.265.9940

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 DRAWN BY: HRG 6-26-23 | CHECKED: WPD 6-27-23 | REVISED: NONE



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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date