

- Boundary
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Crude Oil
- Natural Gas
- Other



cm = control monument  
 pp = power (utility) pole  
 OHE = overhead electric line  
 D.R.W.C. = Deed Records of Washington County, Texas  
 O.R.W.C. = Official Records of Washington County, Texas

Bearings shown hereon are based on the record bearings for the Raymond C. Thaler, Jr., et al called 2.15 acre tract, recorded in Volume 1684, Page 851 O.R.W.C.

A portion of the tract shown hereon lies within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700275C, effective date August 16, 2011. The special flood hazard boundary is approximately shown hereon per said map.

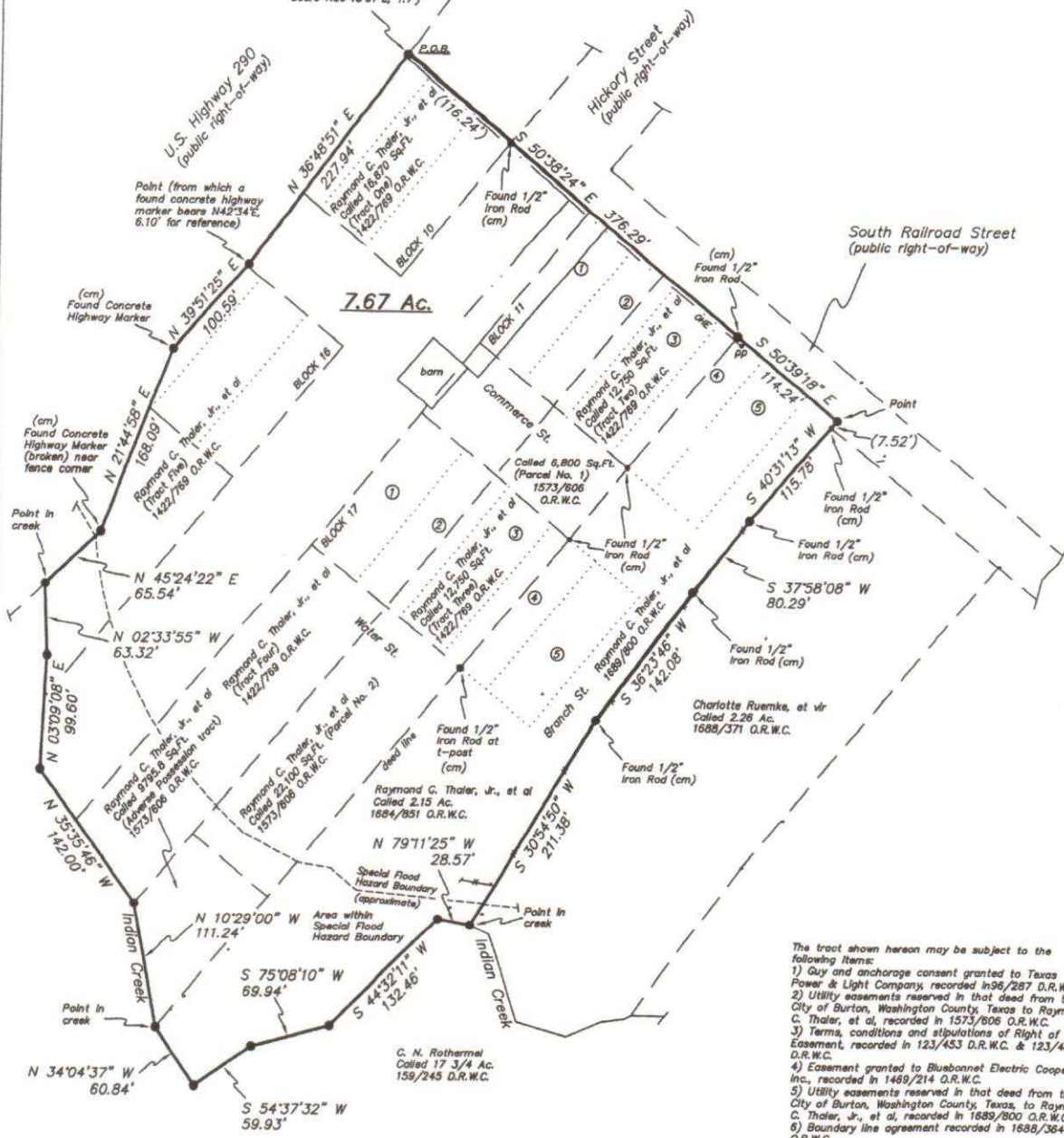
This plat accompanied by metes and bounds description.

(cm)  
 Found 1/2" Iron Rod (dant) near fence corner (from which a found concrete highway marker bears N36°48'51"E, 1.7')

T.H. Borden Survey  
 Abstract No. 16  
 Washington County, Texas

City of Burton

Scale 1" = 100'



- The tract shown hereon may be subject to the following items:
- 1) Guy and anchorage consent granted to Texas Power & Light Company, recorded in 96/287 D.R.W.C.
  - 2) Utility easements reserved in that deed from the City of Burton, Washington County, Texas to Raymond C. Thaler, et al, recorded in 1573/806 O.R.W.C.
  - 3) Terms, conditions and stipulations of Right of Way Easement, recorded in 123/453 D.R.W.C. & 123/454 D.R.W.C.
  - 4) Easement granted to Bluebonnet Electric Cooperative, Inc., recorded in 1469/214 O.R.W.C.
  - 5) Utility easements reserved in that deed from the City of Burton, Washington County, Texas, to Raymond C. Thaler, Jr., et al, recorded in 1689/800 O.R.W.C.
  - 6) Boundary line agreement recorded in 1688/364 O.R.W.C.

To: Annette Turner, Citizens State Bank, and Botts Title Company,  
 GF No. WA-22-338.

MORTGAGEE: CITIZENS STATE BANK  
 MORTGAGOR: ANNETTE TURNER

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on September 15, 2022, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935



W.O.#2022-3336

Annette Turner

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Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

4650 Wilhelm Lane  
 Burton, Texas 77885 (979) 277-8549



# 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