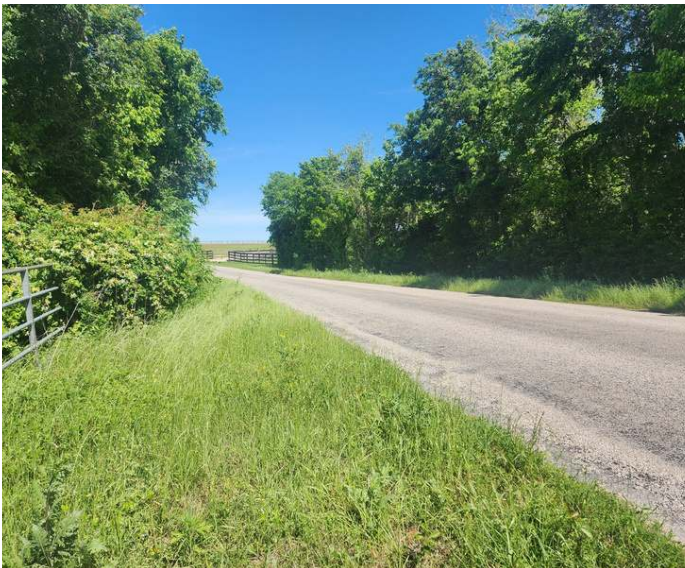


5530 OLD CHAPPELL HILL RD.
BRENHAM, TX 77833

OFFERED AT
\$365,000

LAND FOR SALE
5.25 ACRES



MINUTES
FROM

Brenham

Beautiful 5.25 acres with gorgeous rolling views and paved road frontage. Property is located on Old Chappell Hill Rd between Brenham and Chappell Hill. Property has seasonal creek along the west boundary but is not in the flood zone. Receiving Ag valuation for Bees.



Susan S. Kiel, Broker
979-251-4078

burton@marketrealty.com



cm = control monument
 pp = power (utility) pole
 OAE = overhead electric line
 TFP = treated fence post

The tract shown hereon does not appear to lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C03150, effective date May 16, 2019.

The tract shown hereon may be subject to the electric easement as referenced in that deed recorded in Volume 331, Page 130, Deed Records of Washington County, Texas & Volume 331, Page 260, Deed Records of Washington County, Texas.

Bearings shown hereon are based on the record bearing for an East line of the original called 13.357 acre tract, recorded in Volume 1691, Page 883, Official Records of Washington County, Texas.

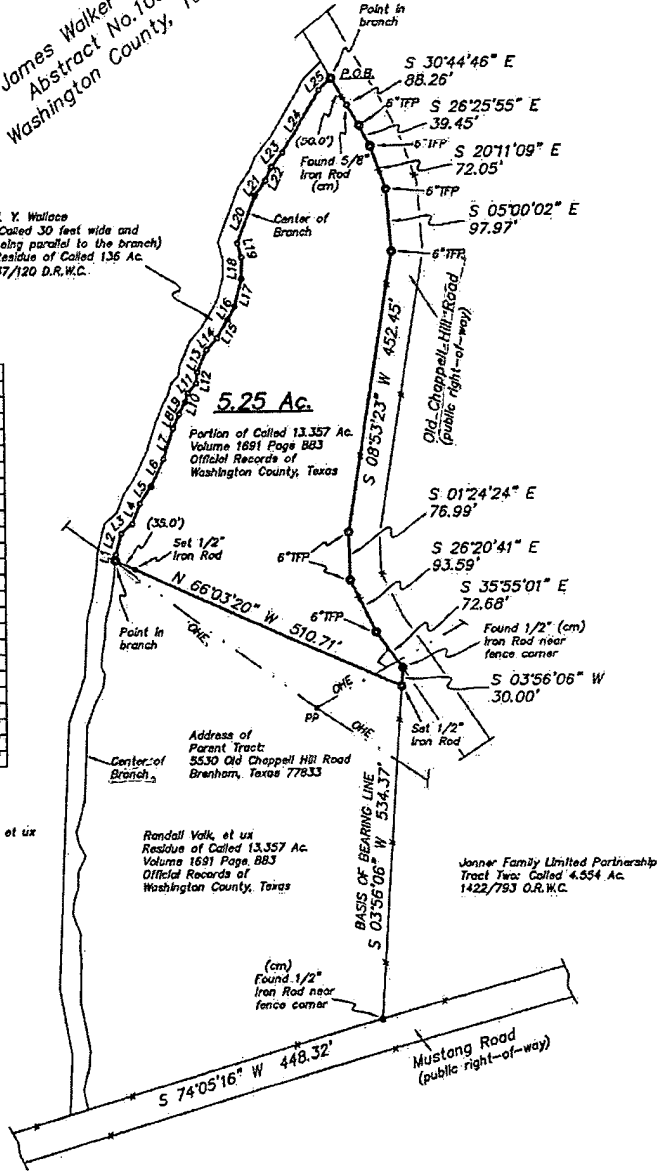
This plot accompanied by metes and bounds description.

Scale 1" = 200'

James Walker Survey
 Abstract No. 106
 Washington County, Texas

Branch Calls		
L1	N 04°46'11" E	9.84'
L2	N 15°43'27" E	34.83'
L3	N 49°05'34" E	23.58'
L4	N 22°00'34" E	34.97'
L5	N 33°33'43" E	32.66'
L6	N 26°15'31" E	48.85'
L7	N 17°27'28" E	51.93'
L8	N 23°46'16" E	25.36'
L9	N 28°23'11" E	21.19'
L10	N 16°34'03" E	14.93'
L11	N 40°56'59" E	20.75'
L12	N 06°46'12" E	17.71'
L13	N 23°29'32" E	38.65'
L14	N 42°15'48" E	25.01'
L15	N 31°14'18" E	34.69'
L16	N 29°32'25" E	23.83'
L17	N 14°40'41" E	44.58'
L18	N 01°10'32" E	35.03'
L19	N 16°53'55" W	23.52'
L20	N 21°24'57" E	78.61'
L21	N 35°52'09" E	30.08'
L22	N 24°05'50" E	23.22'
L23	N 39°16'13" E	28.58'
L24	N 30°40'13" E	116.02'
L25	N 46°12'15" E	27.29'

J. Y. Wallace
 (Called 30 feet wide and
 being parallel to the branch)
 Residue of Called 136 Ac.
 37/120 D.R.W.C.



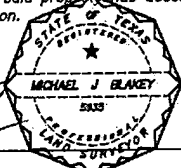
John W. Barnhill, Jr., et ux
 Called 65.09 Ac.
 1363/760 O.R.W.C.

Address of
 Parent Tract:
 5530 Old Chappell Hill Road
 Brenham, Texas 77833

Josner Family Limited Partnership
 Tract Year Called 4.554 Ac.
 1422/783 O.R.W.C.

To: Randall P. Valk and Eriko N. Valk, William Lewis Tilghman and Heather Michelle Tilghman, and Botts Title Company, GF No. WA-22-240.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on June 7, 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.#2022-3313

Randall P. Valk, et ux

Blakey Surveying, LLC

RPLS 4062 RPLS 6996

TEXAS FIRM REGISTRATION NO. 10085000

4850 Wilhelm Lane
 Burton, Texas 77895

(979) 277-8548





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.

Market Realty Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	462379 License No.	agents@marketrealty.com Email	(979)836-9600 Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Susan S. Kiel Sales Agent/Associate's Name	558624 License No.	burton@marketrealty.com Email	(979)251-4078 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date