

*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.**

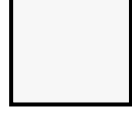
[gabrimeans@gmail.com](mailto:gabrimeans@gmail.com)  
[appraisals@marketrealty.com](mailto:appraisals@marketrealty.com)

county road 506 brazoria  
Texas, AC +/-



Google Earth / Airbus, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/ITAG/GEO

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



Susan Kiel  
P: 979-289-2159

[www.marketrealty.com](http://www.marketrealty.com)

2201 Becker Dr. Brenham, TX 77833



The information contained herein was obtained from sources deemed to be reliable. Land id. Services makes no warranties or guarantees as to the completeness or accuracy thereof.

- NOTES:**
1. ALL COORDINATE AND BEARING INFORMATION IS BASED ON THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM. THE STATE PLANE COORDINATE SYSTEM IS THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM. THE STATE PLANE COORDINATE SYSTEM IS THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM. THE STATE PLANE COORDINATE SYSTEM IS THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM.
  2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES AND MINUTES AND SECONDS.
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**CURVE TABLE**

CURVE #	BEARING	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	S 24° 19' 45" W	141.00	S 24° 19' 45" W	141.00
2	S 24° 19' 45" W	141.00	S 24° 19' 45" W	141.00
3	S 24° 19' 45" W	141.00	S 24° 19' 45" W	141.00
4	S 24° 19' 45" W	141.00	S 24° 19' 45" W	141.00

- LEGEND:**
- FOUND IRON ROD UNLESS OTHERWISE NOTED
  - SET 3/4" IRON ROD IN SURFACE
  - ⊙ CAP MARKED "MP 445"
  - ⊙ DISK IN CONCRETE MONUMENT
  - ⊙ PERMANENT REFERENCE MONUMENT
  - TRACT LINE
  - B.C.D.P. BRAZORIA COUNTY DEED RECORDS
  - B.C.L.R. BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.L.P. BRAZORIA COUNTY LAND RECORDS
  - TOP BANK
  - TIDE OF SLOPE
  - CENTERLINE OF DITCH
  - 1" CONTOUR LINE
  - SPOT ELEVATION

**SURVEY PLAT OF**  
 JOSEPH MIMS LEAGUE  
 4.9933 ACRE TRACT (LOT 2841),  
 3.6217 ACRE TRACT (LOT 2843),  
 AND  
 3.4938 ACRE TRACT (LOT 2844)  
 BEING A PORTION OF ALL THAT CERTAIN  
 TRACT OF LAND IN BRAZORIA COUNTY,  
 CALLED "16.28 ACRE TRACT"  
 AS RECORDED IN  
 CLERK'S FILES OF THE 2021-04-03-833  
 BRAZORIA COUNTY OFFICIAL RECORDS  
 JOSEPH MIMS LEAGUE  
 BRAZORIA COUNTY, TEXAS  
 RALPH TODD POEHLMANN  
 COUNTY ROAD #506



**Doyle & Wachtstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 OFFICE: 979.265.3322 COMMERCIAL STREET, CLUTE, TEXAS 77541  
 PHONE: 979.265.9940  
 FAX: 979.265.9940  
 15112-01-01  
 DATE: 02/27/2023  
 TIME: 2:45:15 PM  
 USER: RALPH

JOSEPH MIMS LEAGUE  
 BRAZORIA COUNTY, TEXAS  
 RALPH TODD POEHLMANN  
 COUNTY ROAD #506

JOSEPH MIMS LEAGUE  
 BRAZORIA COUNTY, TEXAS  
 RALPH TODD POEHLMANN  
 COUNTY ROAD #506

JOSEPH MIMS LEAGUE  
 BRAZORIA COUNTY, TEXAS  
 RALPH TODD POEHLMANN  
 COUNTY ROAD #506



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Market Realty, Inc.</b>	<b>462379</b>	<b>agents@marketrealty.com</b>	<b>979.836.9600</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Susan Schulenberg Kiel</b>	<b>558624</b>	<b>burton@marketrealty.com</b>	<b>979.251.4078</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gabri Ripple Means</b>	<b>779479</b>	<b>gabrimmeans@gmail.com</b>	<b>979.277.8687</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date