



Jacobs Properties

Established 1967

(936) 597-3301

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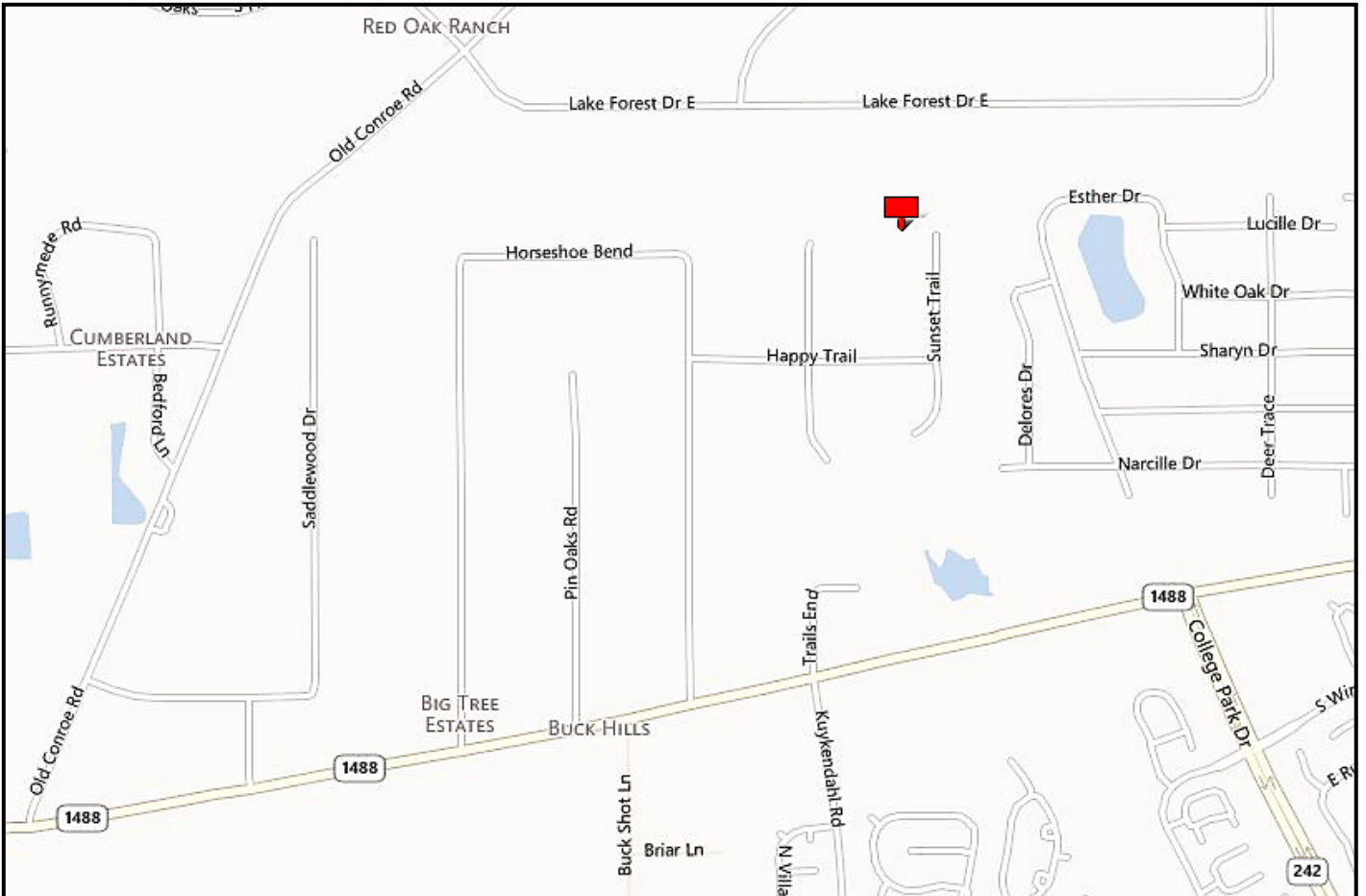


**\$299,500**

*Home on five acres minutes from The Woodlands. 1,586 sq. ft., 3/2, built in 1996. 20x20 tractor shed, storage shed. Land is cleared under scattered trees. No flood plain. Wrought iron fence at front. Unrestricted per Seller. What a great opportunity!*

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice or prior sale. It is recommended that a purchaser retain an Environmental Consultant for advice regarding environmental issues which may or may not affect the subject property for which the agent makes no representation or warranty, implied or otherwise.

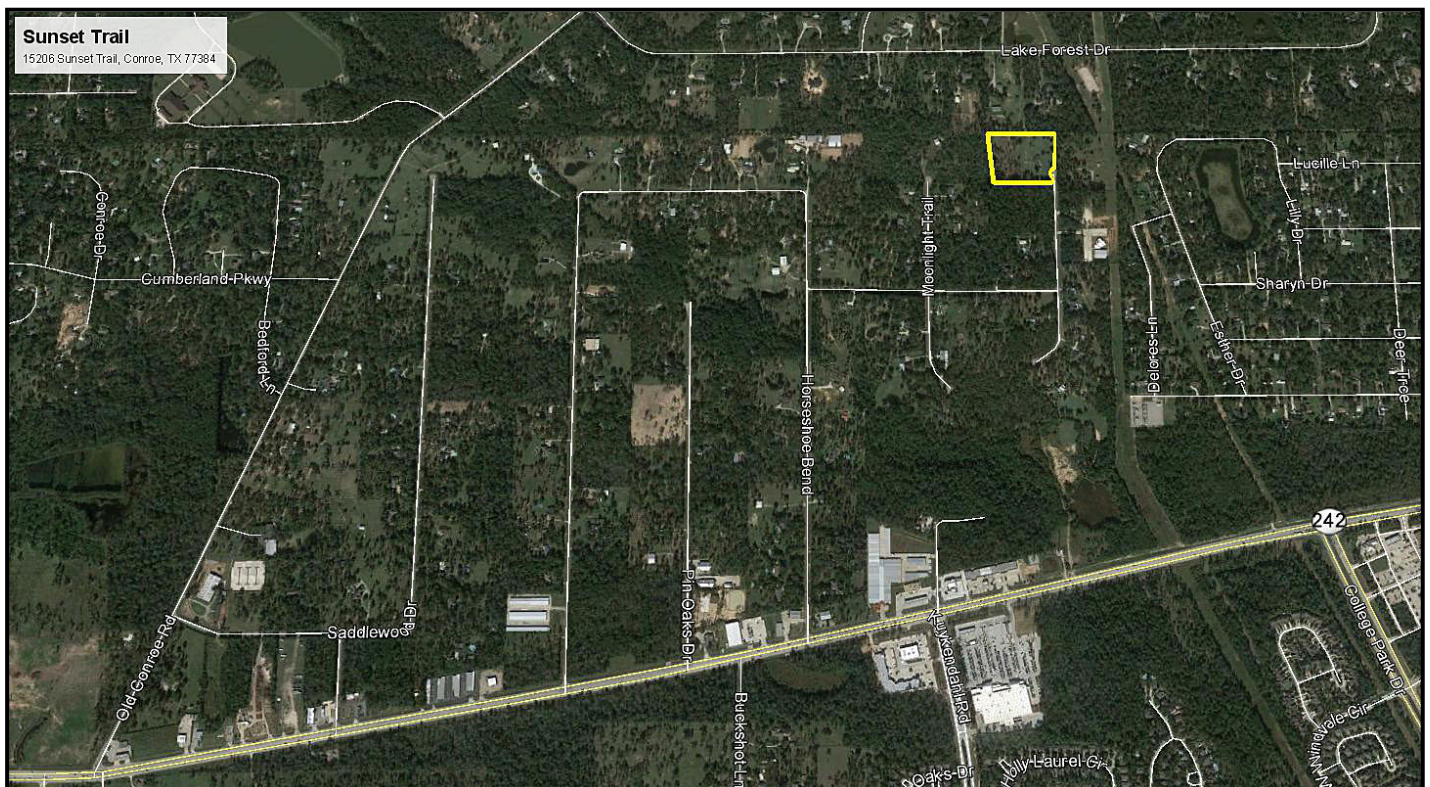








# Sunset Trail





5/8" IR  
 b/s N 2-66-  
 LOT 10  
 (plastic fence along lot 10)  
 N 89°59'59" E 511.81'  
 LOT 11  
 CABINET I, SHEET 200 M.C.M.R.  
 cong. mon. NEC J.N. Thomas Survey  
 N 89°59'59" E 517.20' (call 523.83')

BIG TREE ESTATES  
 SECTION THREE  
 (UNRECORDED SUBD.)  
 SCALE: 1"=80'  
 N  
 S  
 E  
 W  
 N 01°22'32" E 438.02'  
 8' utility easement  
 Rec: N 01°41'05" E 431.19'

5.066  
 ACRES  
 Reference: 5.00 AC  
 Clerk's file 9623354

JOHN N. THOMAS SURVEY  
 ABSTRACT NO. 549  
 11  
 1050/438 MCDR  
 Marshall & Alberta Reacht  
 5.111 AC  
 CF 9350223

1/2" IR (Recht SEC)  
 5/8 IR set by Helmuth  
 b/s. N 73°51' E 7.74'

490.35'  
 S 89°48'52" W  
 15

Samuel A. Attia  
 1005/748 MCDR

PROJECT NO.: 68004

POINT OF BEGINNING

LAND TITLE SURVEY  
 FOR: SAMUEL B. HERNANDEZ  
 & GLORIA C. HERNANDEZ  
 15206 SUNSET TRAIL  
 CONROE, TEXAS 77384

BEING a 5.066 acre tract of land situated in the  
 John N. Thomas Survey, Abstract No. 549, Mont-  
 gomery County, Texas, also known as Lot  
 Sixteen (16), Big Tree Estates, Section Three (3),  
 are unrecorded subdivisions of 178.929 acres, said  
 5.066 acre tract being more particularly  
 described by attached metes and bounds.

Record data shown hereon was relied upon partly  
 from a Commitment for Title Insurance issued by  
 the following qualified provider:  
 Stewart Title Company  
 G.F. No. 04409695  
 Effective date: November 29, 2004

Kim Townsend  
 5.85 AC  
 Real Property Records  
 Flood Zone: X FEMA Map No. 48339C 0510F

R=50.0'  
 L=123.01'  
 S 19°31'30" W  
 94.25'  
 S 00°00'01" E  
 47.47'



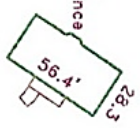
I hereby certify that this survey was made  
 on the ground under my supervision and that this  
 drawing correctly represents the facts found  
 at the time of survey.  
 Date of Survey: 15 December 2004

Michael C. Warren  
 Registered Professional Land Surveyor No. 4935

SUNSET TRAIL

17

5/8" IR

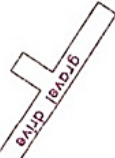


300.00'  
 S 00°50'00" W  
 300.00'

5/8" IR

16' utility easement  
 Rec: N 89°59'59" E 510.80'  
 220.14'  
 5/8" IR

wall



8' utility easement

LOT 16

5/8" IR





## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Jacobs Properties 14372 Liberty Montgomery, TX 77356  
Phone: 936.597.3317

Fax:

Larry Jacobs

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