



Jacobs Properties

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# GILES 10

## \$120,000

**GORGEOUS 10+/- ACRES OFF OF FM 1486 IN NW MONTGOMERY COUNTY. PROPERTY FEATURES ROLLING GRASSY PASTURE, HILLTOP VIEWS, PARTIALLY WOODED, SEASONAL CREEK IN REAR OF PROPERTY, FRONTAGE ON ASPHALT ROAD AND LOCATED IN THE MONTGOMERY ISD. PROPERTY HAS HAD HAY PRODUCTION IN THE PAST SEVERAL YEARS. THIS PROPERTY OFFERS A LOVELY SITE TO BUILD YOUR "DREAM HOME". CONVENIENT TO MONTGOMERY, CONROE, MAGNOLIA, ANDERSON, THE SAM HOUSTON NAT'L FOREST AND LAKE CONROE. BRING YOUR HORSES AND ENJOY RURAL LIVING.**



*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.*

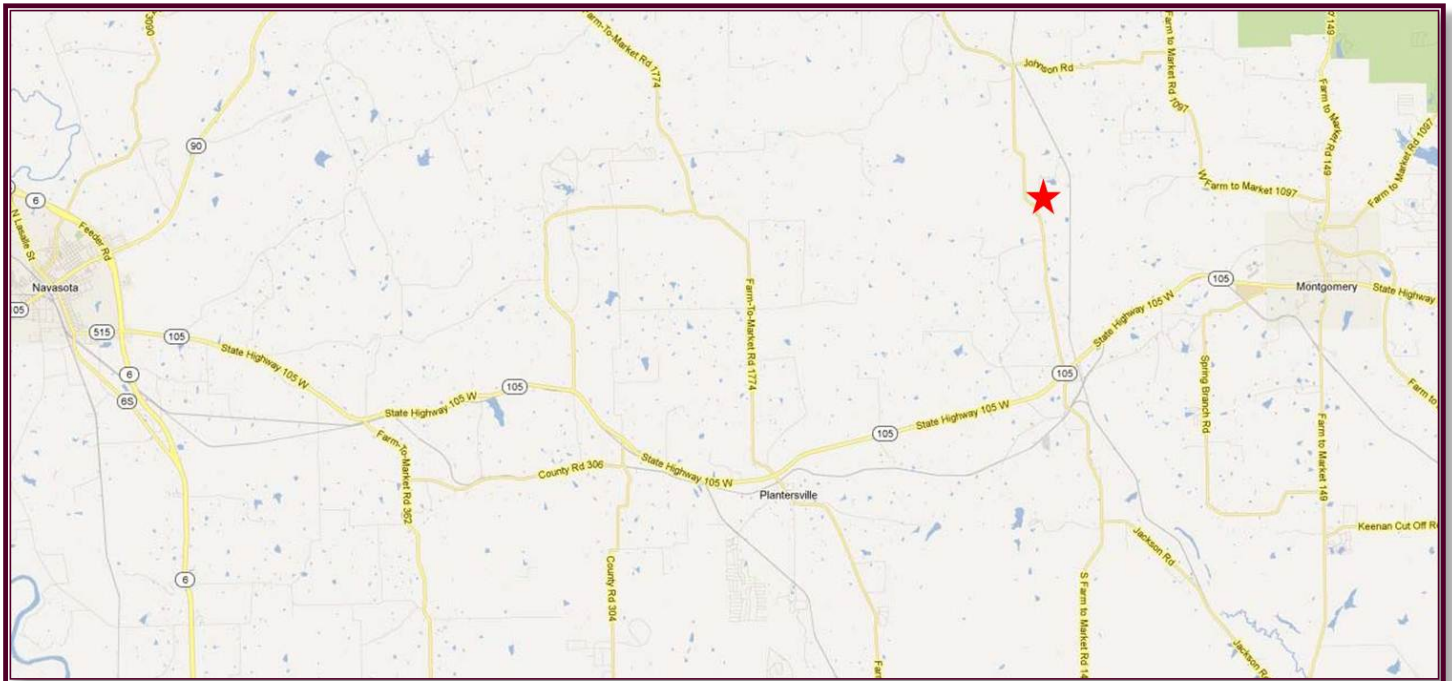
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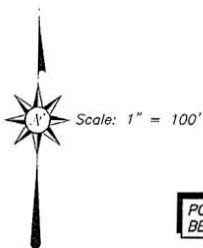






# **LEGEND:**

RECORD DATA	(*****)
FOUND 1/2" IRON ROD	●
SET 1/2" IRON ROD	○
FENCES	
WIRE FENCE	— X — X —
ELECTRIC	— ○ —
POWER POLE	— ○ —
OVERHEAD LINE	— E — E —
WATER WELL	⊙
TELEPHONE BOX	⊕



POINT OF BEGINNING  
 N 00°16'47" E 17.40'  
 N 04°55'00" W 240.00'

## **Notes:**

- (1) The basis of bearing is the current deed of the subject property recorded under CF No. 8114915, R.P.R.M.C.
- (2) This plot correctly shows the location of easements, restrictions, and building set backs of records as listed in First American Title Company's, Schedule B, CF No. 1661750-HO43, Commitment issued on February 12, 2012.
- (3) The street address of the subject property is not known.
- (4) 50 foot wide pipeline easement granted to Humble Oil & Refining Company recorded in Vol. 677, Pg. 257, does not affect the subject property.
- (5) Property subject to utility easement granted to Mid-South Electric Cooperative and recorded under CF No. 9759086 and 9865125, R.P.R.M.C.
- (6) Property subject to a blanket utility easement and right-of-way granted to Mid-South Electric Cooperative and recorded under CF No. 2004-057080, R.P.R.M.C.

AMBERWOOD ROAD (60' R.O.W.)  
 (Vol. 1132, Pg. 525, D.R.M.C.)

## **AMBERWOOD ROAD**

665.27'  
 (N 00°08'10" E 665.35')  
 Called 8.1226 Acres  
 Pugh, Emmett Jerrill & Sherry Joann  
 Vol. 1103, Pg. 508  
 D.R.M.C.

(N 38°44' E 490.8')  
 N 38°27'38" E 491.74'

**CALCULATED  
 9.763 ACRES**

Called 9.79 Acres  
 Claude Alvin Giles  
 CF No. 8114915  
 R.P.R.M.C.

(N 83°09' E 262.8')  
 N 83°08'16" E 262.83'

Pond

Called 9.796 Acres  
 Bareham, Gary L. & Teresa L.  
 CF No. 2005-122148  
 R.P.R.M.C.

772.27'

26.6'

S 08°40'00" W 788.00'  
 BEARING BASIS

S 49°23'00" W 104.90'

N 03°19'00" W 360.00'

**GILES ROAD**

S 27°16'00" W 342.40'

Called 10.87 Acres  
 Jason Giles Keasling  
 CF No. 2002-101640  
 R.P.R.M.C.

30' Right-of-Way Easement  
 CF No. 8114907, R.P.R.M.C.

(N 13°42' W 222.2')  
 N 13°42'00" W 219.39'

(S 51°34' W 151.8')  
 S 51°34'00" W 151.01'



Steven E. Laughlin  
 R.P.L.S. # 5178

Being a 9.763 acre tract situated in the Ann White Survey, Abstract No. 43, Montgomery County, Texas, being that same tract of land called 9.79 acres conveyed to Claude Alvin Giles and recorded under CF No. 8114915, R.P.R.M.C., said 9.763 acre tract being more particularly described by the attached metes and bounds.

TO FLOYD A. KEASLING, LAWRENCE W. KEASLING AND FIRST AMERICAN TITLE COMPANY, EXCLUSIVELY,  
 I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION III SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.



*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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 or 512-465-3960.



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TREC No. OP-K

Page 1 of 1

(TAR-2501) 1/1/96

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