

Hempstead, Texas



19.5745 Acres



**13309 Hwy 359
Hempstead, TX.
*Waller County***



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



This nearly 20-Acre tract is within 35 minutes of Houston, close enough for an easy commute or a good location for a weekend home. 60% wooded with an abundance of deer, this property has rich sandy soil and some good grassed openings for grazing and hay.



LOT OR ACREAGE LISTING

Location of Property:	Monaville, TX	Listing #: 100625
Address of Property:	13309 Hwy 359, Hempstead, TX	Road Frontage: 862 ft.
County:	Waller	Paved Road: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Lot Size or Dimensions: 19.57 acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Number of Acres:	19.5700
Price per Acre (or)	\$11,241.70
Total Listing Price:	\$220,000.00
Terms of Sale:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sell.-Fin. Terms:	
Down Payment:	
Note Period:	
Interest Rate:	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Number of Years: _____

Property Taxes:	Year: 2018	
School:		\$20.29
County:		\$9.61
FM Rd:		\$0.48
ESD:		\$1.46
TOTAL:		\$31.84

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
School District:	Hempstead	I.S.D.
Minerals and Royalty:		
Seller believes	unknown	*Minerals
to own:	unknown	*Royalty
Seller will		Minerals
Convey:		Royalty

Leases Affecting Property:	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Easements Affecting Property:	Name(s):
Pipeline:	NONE
Roadway:	NONE
Electric:	San Bernard (High Line)
Telephone:	NONE
Water:	NONE
Other:	Three drainage easements near Iron Creek

Improvements on Property:	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Buildings:	NONE
Barns:	NONE
Others:	NONE
% Wooded:	60%

Type Trees:	Oaks, Cedars, Elms, Hackberrys
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Condition: Needs Repair Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Condition:

Ponds:	Number of Ponds: NONE
Sizes:	

Creek(s):	Name(s): Iron Creek
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River(s):	Name(s): NONE
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Water Well(s): How Many?	NONE
Year Drilled:	Depth:
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Provider:	_____ Electric Service Provider (Name): San Bernard Electric Coop. Gas Service Provider NONE
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Septic System(s): How Many:	NONE
Year Installed:	
Soil Type:	sand
Grass Type(s):	Native
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey

Nearest Town to Property:	Monaville
Distance:	1/4 mile
Driving time from Houston	45 minutes
Items specifically excluded from the sale:	NONE

Additional Information:	Enter through the new gate at the Bill Johnson Real Estate s
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BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

Vol. 368 Pg. 860
Now or Formerly
Clarence Andrews
Residue of Call 50 Acres
October 18, 1974 D.R.W.C.T.

Vol. 104 Pg. 466
State of Texas
Drainage Channel Easement
Tract No. 3
Call 0.721 Acres more or less
January 4, 1997 D.R.W.C.T.

Vol. 104 Pg. 466
State of Texas
Drainage Channel Easement
Tract No. 4
Call 0.148 Acres more or less
January 4, 1997 D.R.W.C.T.
Fnd. monument in concrete
stamped Texas State Department
of Highway and Public Transportation

Vol. 287 Pg. 4
Now or Formerly
J. HARVEY SUTT
Call 1.628 Acres more or less
April 1978 D.R.W.C.T.

Energy Transfer Company
WARNING HIGH PRESSURE
GAS PIPELINE FACILITY SIGN
In Emergency Call 1-800-375-5702

A Fnd. monument in concrete
stamped Texas State Department
of Highway and Public Transportation
bears N 23°14'38" W -

Apparent Deed
Original call 56-

Point of Beginning
Tract 1
Set 1/2" Iron Rod
with a plastic lid cap

Set 1/2" Iron Rod
with a plastic lid cap

Energy Transfer Company
Gas Pipeline Vent Pipe with Warning Sign
In Emergency Call 1-800-344-8377
before you dig call 1-800-375-5702

Set 1/2" Iron Rod
with a plastic lid cap

Vol. 443 Pg. 318
State of Texas
Drainage Easement
Call 0.195 Acres more or less
June 26, 1990 D.R.W.C.T.

Apparent Deed Line of
Original call 56-1/4 Acres
Vol. 105 Pg. 111
Apparent residue of
Call Approximate call 1-1/2 Acres

Vol. 443 Pg. 322
State of Texas
Call 0.139 of an Acre
June 26, 1990 D.R.W.C.T.

Vol. 105 Pg. 111
Now or Formerly
Fred Bell
and wife,
Minnie Stasny Bell
Call 56-1/4 Acre more or less
and Approximately 1-1/2 Acre
November 29, 1946 D.R.W.C.T.

TRACT 1
19.5745
ACRES

S 67°40'27" W - 1161.78'
N 67°40'27" E - 1161.78'
P.P.

Vol. 213 Pg. 509
San Bernard Electric Cooperative, Inc.
RIGHT-WAY-EASEMENT
March 27, 1953 D.R.W.C.T.

TRACT 2
19.5745
ACRES

LIENDO

Energy Transfer Company
Gas Pipeline Vent pipe with Warning Sign
In Emergency Call 1-800-375-5702
before you dig call 1-800-344-8377

ins Creek

Bridge

AT&T Sign

Highway
No.

Pond

Rod
d cap



11/2/2015

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.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

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Kimberly Zapalac

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