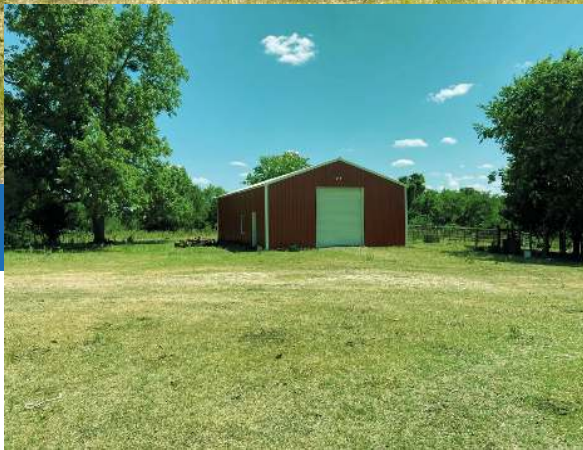


116.11 ACRES

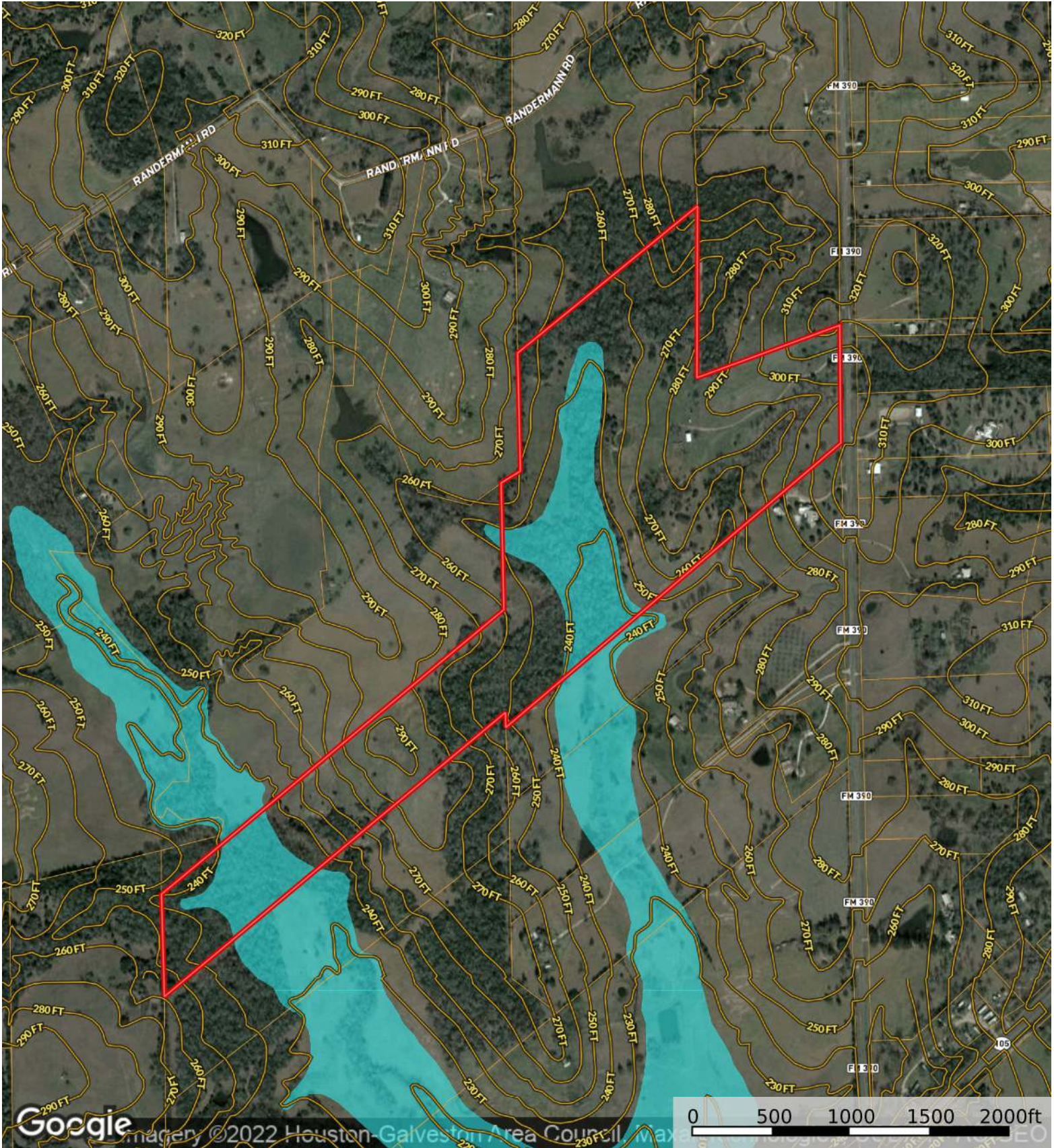


Roger Chambers
Market Realty, Inc.
979-830-7708
979-836-9600
appraisals@marketrealty.com
www.marketrealty.com

4190 FM 390 N BRENHAM, TX

Awesome 116 acres on the historic "LaBahia" trail FM 390 north of Brenham near historic Independence. This property has a nice rolling terrain with great views of the country side, elevation ranging from 310' on the high point to 240' on the nature creek areas. Large mature trees with mixture of live oak, black walnut, pecan and many other native hardwoods. The old home site near the front has a working water well. A gravel driveway leads you to the middle interior of the site that has a nice 40x60 metal barn on slab that is insulated and has roll up doors and has rough in plumbing for future bathroom. This area is high and has a mott of nice oaks that would provide privacy for a nice home site. Electric is already located at the barn. Has two small ponds, one in the middle of the property and one at the back. Seller to keep all minerals and waive surface rights.

LISTING PRICE: \$2,300,000



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

Scale 1" = 300'

cm = control monument
op = power (100V) pole
OE = overhead electric line
SL = telephone line (line)

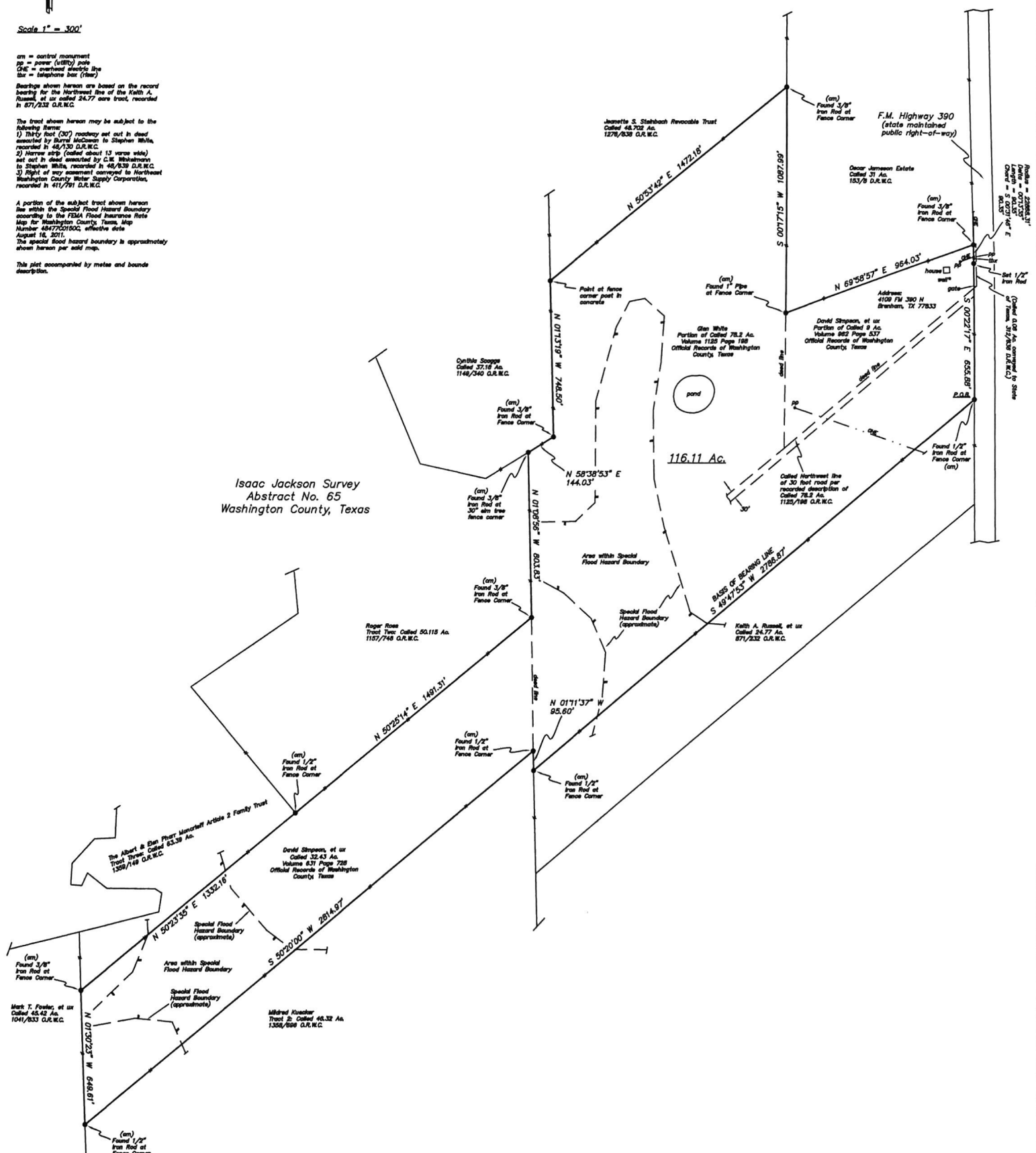
Boundaries shown hereon are based on the record bearing for the Northwest line of the Keith A. Russell, et al called 24.77 acre tract, recorded in 871/232 O.R.N.C.

The tract shown hereon may be subject to the following items:
1) Thirty foot (30') roadway set out in deed executed by Sarah McCowan to Stephen White, recorded in 48/130 O.R.N.C.
2) Narrow strip (called about 13' wide) set out in deed executed by C.W. Whitmore to Stephen White, recorded in 48/939 O.R.N.C.
3) Right of way easement conveyed to Northwest Washington County Water Supply Corporation, recorded in 411/791 O.R.N.C.

A portion of the subject tract shown hereon lies within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0100Q, effective date August 16, 2011. The special flood hazard boundary is approximately shown hereon per said map.

This plot accompanied by metes and bounds description.

Isaac Jackson Survey
Abstract No. 65
Washington County, Texas



To: Estate of David Simpson, Deceased, et al, Gerald Calvert and Janie Calvert, and Washington County Abstract Company; GF No. 140218.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on May 21, 2014, 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.

Estate of David Simpson, Deceased, et al

Blakey Land Surveying

RPLS 4052 RPLS 6935

4052 W. 4th Lane
Denton, Texas 77835

(972) 888-8900

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#2014-2088

EXHIBIT "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

ESTATE OF DAVID SIMPSON, DECEASED, ET AL
116.11 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 116.11 acres, situated in Washington County, Texas, being out of the Isaac Jackson Survey, Abstract No. 65, being a portion of a called 9 acre tract described in that deed from Floyd Hubert, et al to David Simpson, et ux dated June 16, 2000, recorded in Volume 962, Page 537 of the Official Records of Washington County, Texas, being a portion of a called 78.2 acre tract described in that deed from Davie C. Westmoreland to Glen White dated June 18, 2004, recorded in Volume 1125, Page 198 of the Official Records of Washington County, Texas, and being all or a portion of a called 32.43 acre tract described in that deed from Melvina White Venters to David Simpson, et ux dated August 13, 1990, and recorded in Volume 631, Page 728 of the Official Records of Washington County, Texas, said 116.11 acre tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at fence corner, lying in the West line of F.M. Highway 390 (state maintained public right-of-way), marking the Northeast corner of the Keith A. Russell, et ux called 24.77 acre tract (Volume 871, Page 232, Official Records of Washington County, Texas), the occupied Southeast corner of the original called 78.2 acre tract, and the Southeast corner of the herein described tract;

THENCE departing said highway margin, along the Northwest line of said Russell tract, with the occupied Southeast line of the original called 78.2 acre tract, S 49deg 47min 53sec W (record bearing for said Russell tract, this line being the BASIS OF BEARING LINE for this survey), 2786.87 ft., to a found 1/2 inch iron rod at fence corner, lying in the East line of the Mildred Kuecker called 46.32 acre tract (Tract 2, Volume 1358, Page 696, Official Records of Washington County, Texas), marking the Northwest corner of said Russell tract, the Southwest corner of the original called 78.2 acre tract, and a Southwest corner of the herein described tract;

THENCE along a portion of the East line of said Kuecker tract, with a portion of a West line of the original called 78.2 acre tract, N 01deg 11min 37sec W, 95.60 ft., to a found 1/2 inch iron rod at fence corner, marking the Northeast corner of said Kuecker tract, the Southeast corner of the original called 32.43 acre tract, and a re-entrant corner of the herein described tract;

THENCE along the Northwest line of said Kuecker tract, with the Southeast line of the original called 32.43 acre tract, S 50deg 20min 00sec W, 2814.97 ft., to a found 1/2 inch iron rod at fence corner, lying in the East line of the Mark T. Fowler, et ux called 45.42 acre tract (Volume 1041, Page 833, Official Records of Washington County, Texas), marking the Northwest corner of said Kuecker tract, the Southwest corner of the original called 32.43 acre tract, and a Southwest corner of the herein described tract;

THENCE along a portion of the East line of said Fowler tract, with the West line of the original called 32.43 acre tract, N 01deg 30min 23sec W, 649.61 ft., to a found 3/8 inch iron rod at fence corner, marking a Southwest corner of The Albert & Elen Pharr Moncrieff Article 2 Family Trust called 63.39 acre tract (Tract Three, Volume 1359, Page 149, Official Records of Washington County, Texas), the Northwest corner of the original called 32.43 acre tract, and a Northwest corner of the herein described tract;

THENCE along a Southeast line of the called 63.39 acre tract, and along the Southeast line of the Roger Ross called 50.115 acre tract (Tract Two, Volume 1157, Page 748, Official Records of Washington County, Texas), with the Northwest line of the original called 32.43 acre tract, N 50deg 23min 35sec E, 1332.16 ft., to a found 1/2 inch iron rod at fence corner, marking an East corner of the called 63.39 acre tract, and the South corner of the Roger Ross called 50.115 acre tract; and, N 50deg 25min 14sec E, 1491.31 ft., to a found 3/8 inch iron rod at fence corner, lying in a West line of the original called 78.2 acre tract, marking the Southeast corner of said Ross tract, the Northeast corner of the original called 32.43 acre tract, and a re-entrant corner of the herein described tract;

THENCE along an East line of said Ross tract, with a West line of the herein described tract, N 01deg 08min 56sec W, 803.83 ft., to a found 3/8 inch iron rod at a 30 inch elm tree fence corner, lying in the Southeast line of the Cynthia Scaggs called 37.18 acre tract (Volume 1149, Page 340, Official Records of Washington County, Texas), marking a Northeast corner of said Ross tract, a Northwest corner of the original called 78.2 acre tract, and a Northwest corner of the herein described tract;

THENCE along a portion of the Southeast line of said Scaggs tract, N 58deg 38min 53sec E, 144.03 ft., to a found 3/8 inch iron rod at fence corner, marking the Southeast corner of said Scaggs tract, a re-entrant corner of the original called 78.2 acre tract, and a re-entrant corner of the herein described tract;

May 21, 2014
W.O.#2014-2088

Page 1 of 2

EXHIBIT "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

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ESTATE OF DAVID SIMPSON, DECEASED, ET AL
116.11 ACRE TRACT (continued)

THENCE along a portion of the East line of said Scaggs tract, with a West line of the herein described tract, N 01deg 35min 19sec W, 740.50 ft., to a point at an existing fence corner post in concrete, marking the apparent Southwest corner of the Jannett S. Steinbach Revocable Trust called 48.702 acre tract (Volume 1276, Page 838, Official Records of Washington County, Texas), a Northwest corner of the original called 78.2 acre tract, and a Northwest corner of the herein described tract.

THENCE along the Southeast line of said Steinbach tract, with a Northwest line of the original called 78.2 acre tract, N 50deg 53min 42sec E, 1472.18 ft., to a found 3/8 inch iron rod at fence corner, lying in the West line of the Oscar Jameson Estate called 31 acre tract (Volume 153, Page 8, Deed Records of Washington County, Texas), marking the Southeast corner of said Steinbach tract, a Northeast corner of the original called 78.2 acre tract, and a Northeast corner of the herein described tract;

THENCE along a portion of the West line of said Jameson tract, with a portion of an East line of the original called 78.2 acre tract, S 00deg 17min 15sec W, 1087.99 ft., to a found 1 inch pipe at fence corner, marking the Southwest corner of said Jameson tract, the Northwest corner of the original called 9 acre tract, and a re-entrant corner of the herein described tract;

THENCE along the Southerly line of the Jameson tract, with a portion of the Northerly line of the original called 9 acre tract, N 69deg 58min 57sec E, 964.03 ft., to a found 3/8 inch iron rod at fence corner, lying in the West margin of the aforementioned F.M. Highway 390, marking the occupied Southeast corner of said Jameson tract, the occupied Northeast corner of the original called 9 acre tract, and a Northeast corner of the herein described tract;

THENCE along the West margin of said highway, in a curve to the right, having a radius of 22868.31 ft., a central angle (delta) of 00deg 13min 35sec, for a distance (length of curve) of 90.35 ft. (chord S 00deg 31min 46sec E, 90.35 ft.), to a set 1/2 inch iron rod, marking the end of said curve,

THENCE continuing along the West margin of said highway, with an East line of the herein described tract, S 00deg 22min 17sec E, 655.88 ft., to the PLACE OF BEGINNING and containing 116.11 acres of land.

May 21, 2014
W.O.#2014-2088


Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

Page 2 of 2

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and as duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

JUN 11 2014


Beth Rothermel, County Clerk
Washington County, Texas



FILED FOR RECORD
WASHINGTON COUNTY, TEXAS
2014 JUN 10 PM 4: 12
Beth A. Rothermel
WASHINGTON COUNTY CLERK

A



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

41098 FM 390N

Brenham, TX 77833

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown
right front of property
@ old homesite
- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____ *UNKNOWN*
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
 If yes, explain: _____ *UNKNOWN*
NEVER USED BY SELLER
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Jarvis Calvert
Signature of Seller

6-16-22
Date

J.S. Calvert
Signature of Seller

6-15-22
Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date