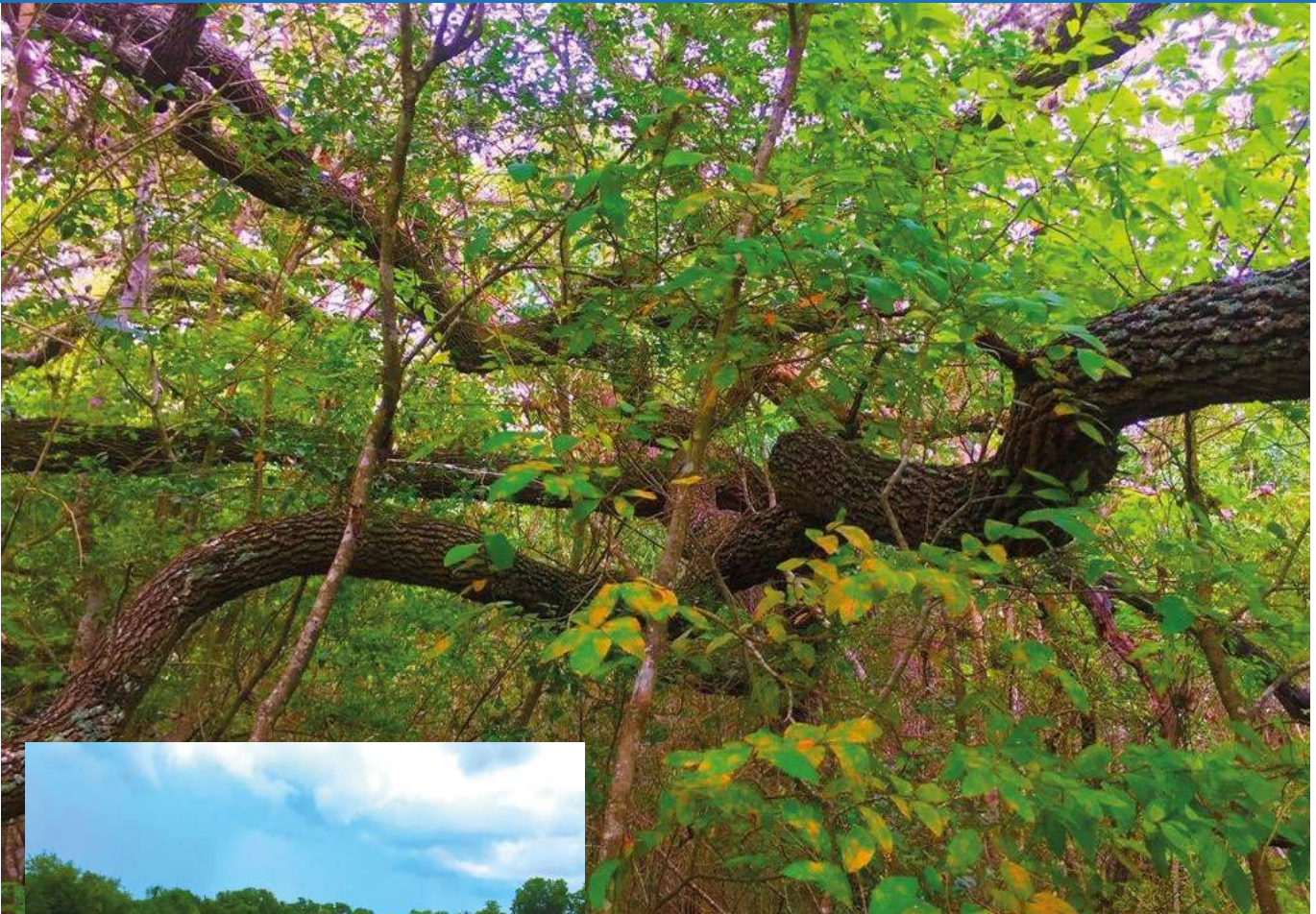


COME TO ROUND TOP



3 acres Round Top, Texas

000 FM 1457/N LIVE OAK

Nice clean site for your Round Top house. Experience the culture of the antique capital of Texas with the annual spring and fall festivals and home of the greatest Fourth of July parade passing by your front yard!!! Oak trees bound this gorgeous property with a creek on the back. This is a rare chance to own a small acreage tract in this historic Texas town. Walking distance to all the restaurants and shops at Henkel Square and the rest of Round Top. Subject to city building ordinances, further info visit <http://www.townofroundtoptexas.org/government/land-use-ordinance>

LISTING PRICE: \$275,000



Roger Chambers

Market Realty, Inc.

979830-7708

979-836-9600

appraisals@marketrealty.com

www.marketrealty.com



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

0.7 AC.

0.00

SPRING

724.61'

82.67 vs.

14.38
7.87
19.72

$$41.6762 \times 33.33 = 1388.86''$$

$$\frac{1388.86}{12} = 115.74' \text{ creek.}$$

S 87° 22' E
14.38 vs.
N 43° 00' E
7.57 vs.
S 87° 05' E
16.72 vs.

115.74'

BR

3.361 AC.

~~William F. Schlach~~
Calvin A. Sgiero

← Grouped 30 in fence &
owns W 1/2 Town E 1/2

S 40° 19' E
157.52 vs.

437.51'

OSCAR LEMKE 5.0 AC.

182.87'
65.84 vs.

S 47° 00' E

72.66'
S 43° 00' W
26.16 vs.

3.60 vs.

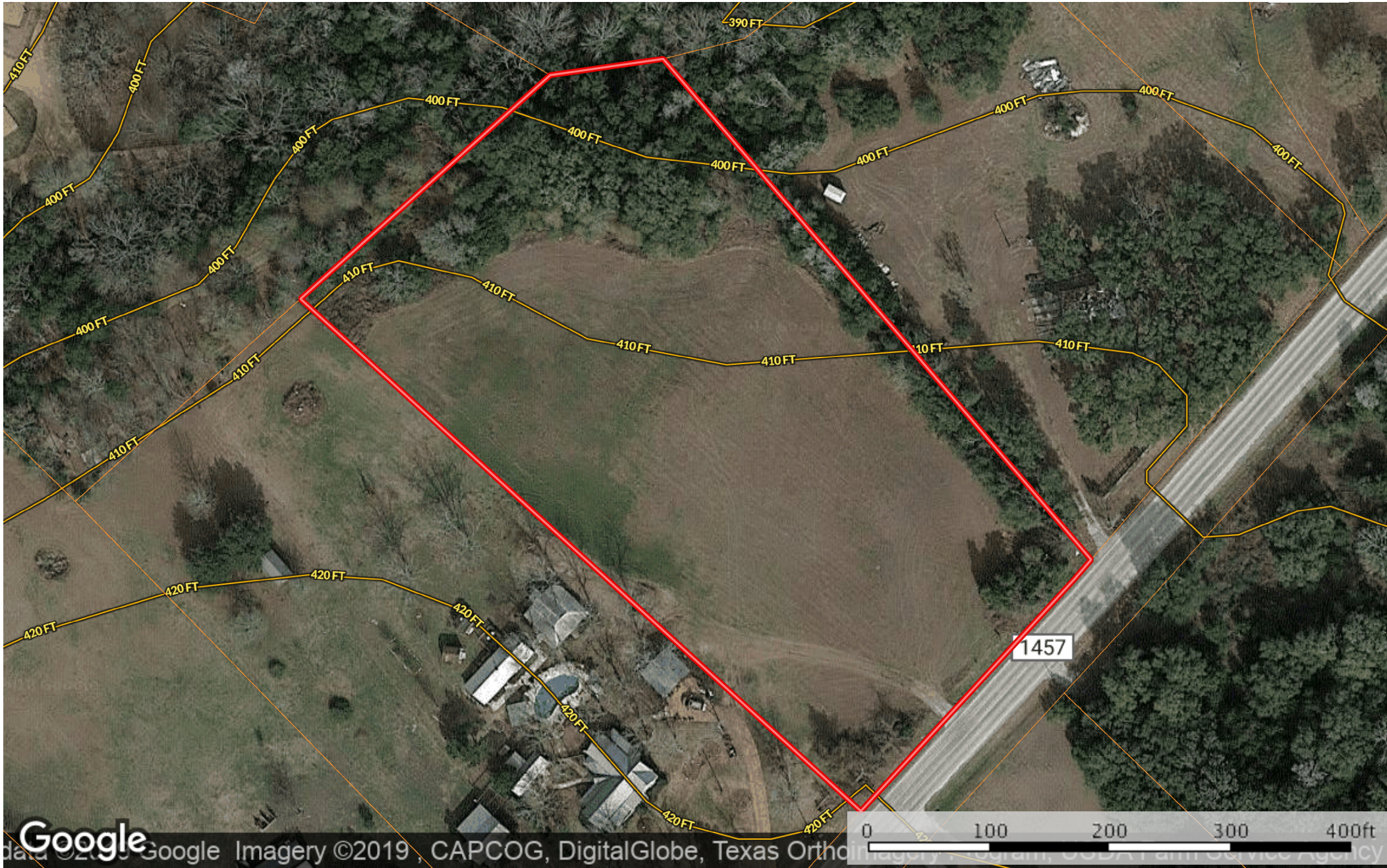
227.45 vs.
S 42° 21' W

To BOGGY CREEK

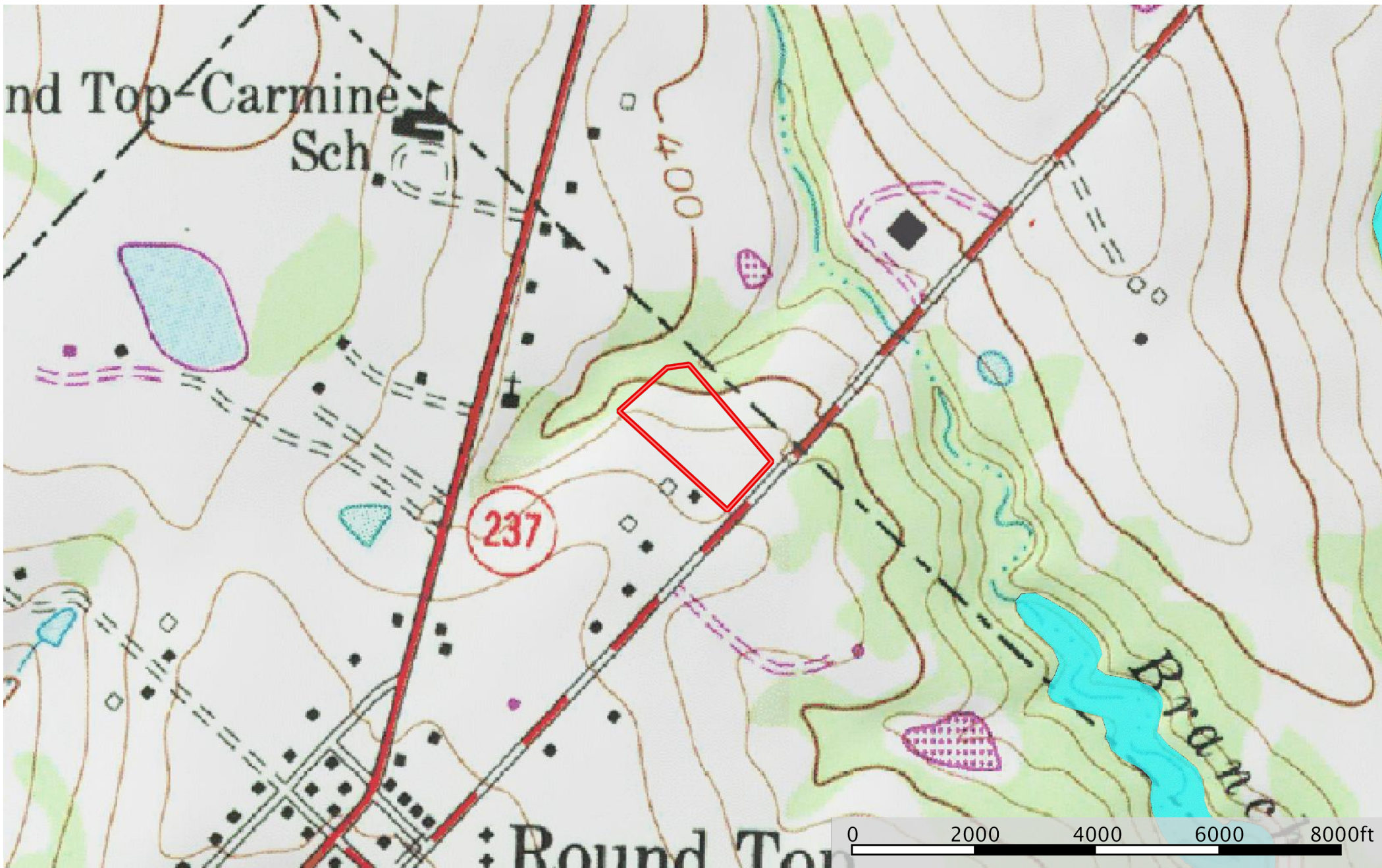
255.53'

HWAY 1457

SURVEY PLAT OF *Irara = 33 1/3"*
PARTITION OF HENRY SCHLABACH ORIGINAL 24.4 AC. TRACT
JAMES WINN LEAGUE A-114



 Boundary
 100 Year Floodplain
 500 Year Floodplain



Boundary
100 Year Floodplain
500 Year Floodplain

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

- **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.

- 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.

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 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.

- 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.

<u>Market Realty, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>462379</u> License No.	<u>agents@marketrealty.com</u> Email	<u>979-836-9600</u> Phone
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Date _____