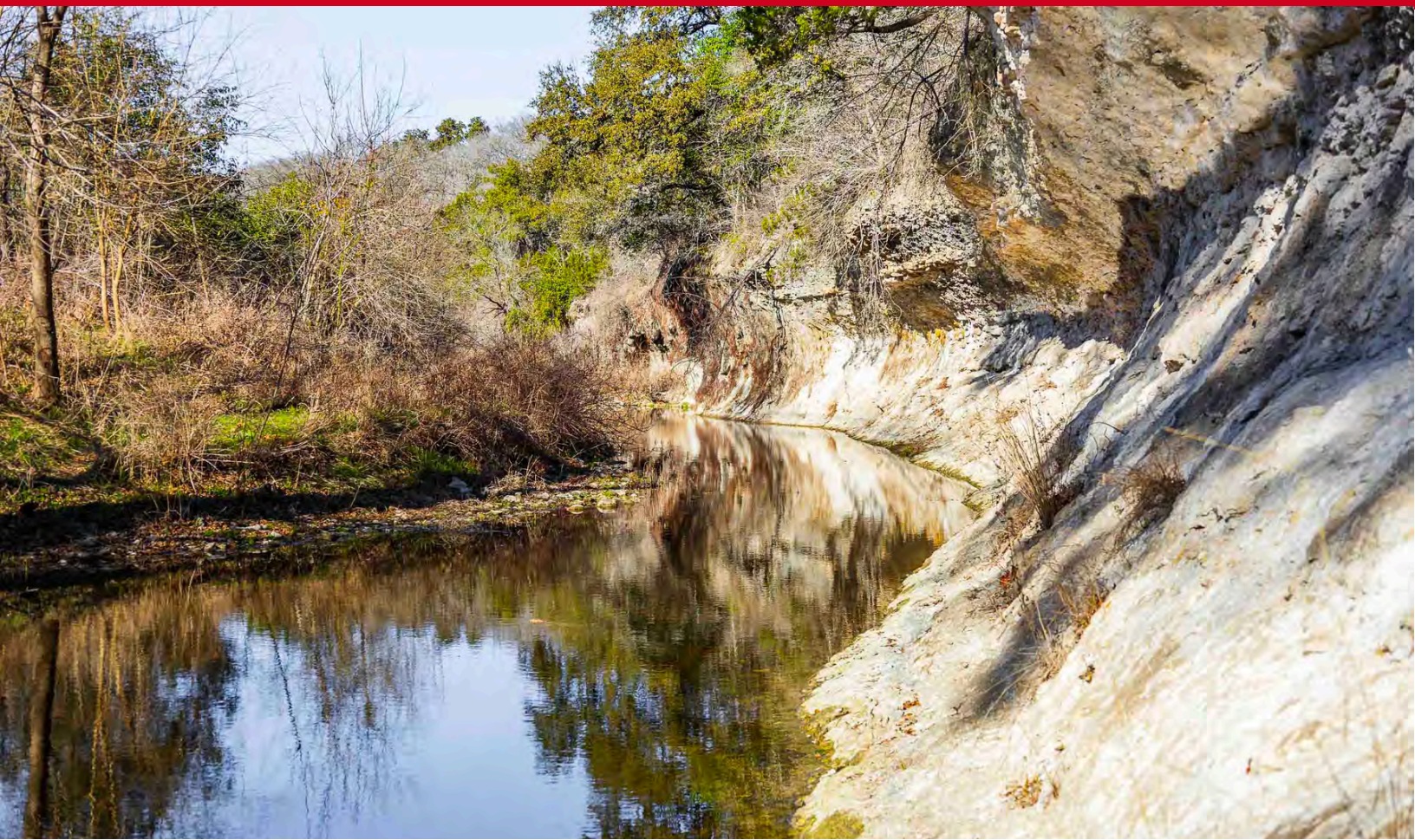


# Exclusive Creekside Sanctuary

13017 Bob Johnson Ln #C, Manchaca, TX, 78652  
10.821 Acres | Travis County



## Property Features

- 1,175 ft. total creek frontage
- Water well and electricity
- No known restrictions
- Half a mile from FM 1626



Click or scan



**Jan Gunter, REALTOR®**  
Accredited Land Consultant

512-944-0572

jan.gunter@kw.com

JanGunterRealty.com

KELLERWILLIAMS  
**LAND**

**kw AUSTIN**  
KELLERWILLIAMS. REALTY





## Description

Nestled at the confluence of spring-fed Bear Creek and Little Bear Creek, this extraordinary 10.8-acre property in Travis County offers a rare combination of natural beauty, privacy, and convenience—perfect for an estate home, mini-ranch, or family compound.

With approximately 830 feet of frontage along Little Bear Creek and 345 feet along Bear Creek, this property features year-round water, striking limestone bluffs, and distinct ecosystems. A dramatic 70 feet of elevation change enhances the landscape, offering breathtaking views and diverse terrain. The lower floodplain boasts a lush, wild forest and open grassy pasture, while the upper orchard area enjoys a gentle south-facing slope, ideal for fruit trees, equestrian pursuits, or a private retreat. Majestic oak, cedar, pecan, and elm trees frame the landscape, complemented by seasonal bluebonnets, mountain laurels, and native wildflowers.

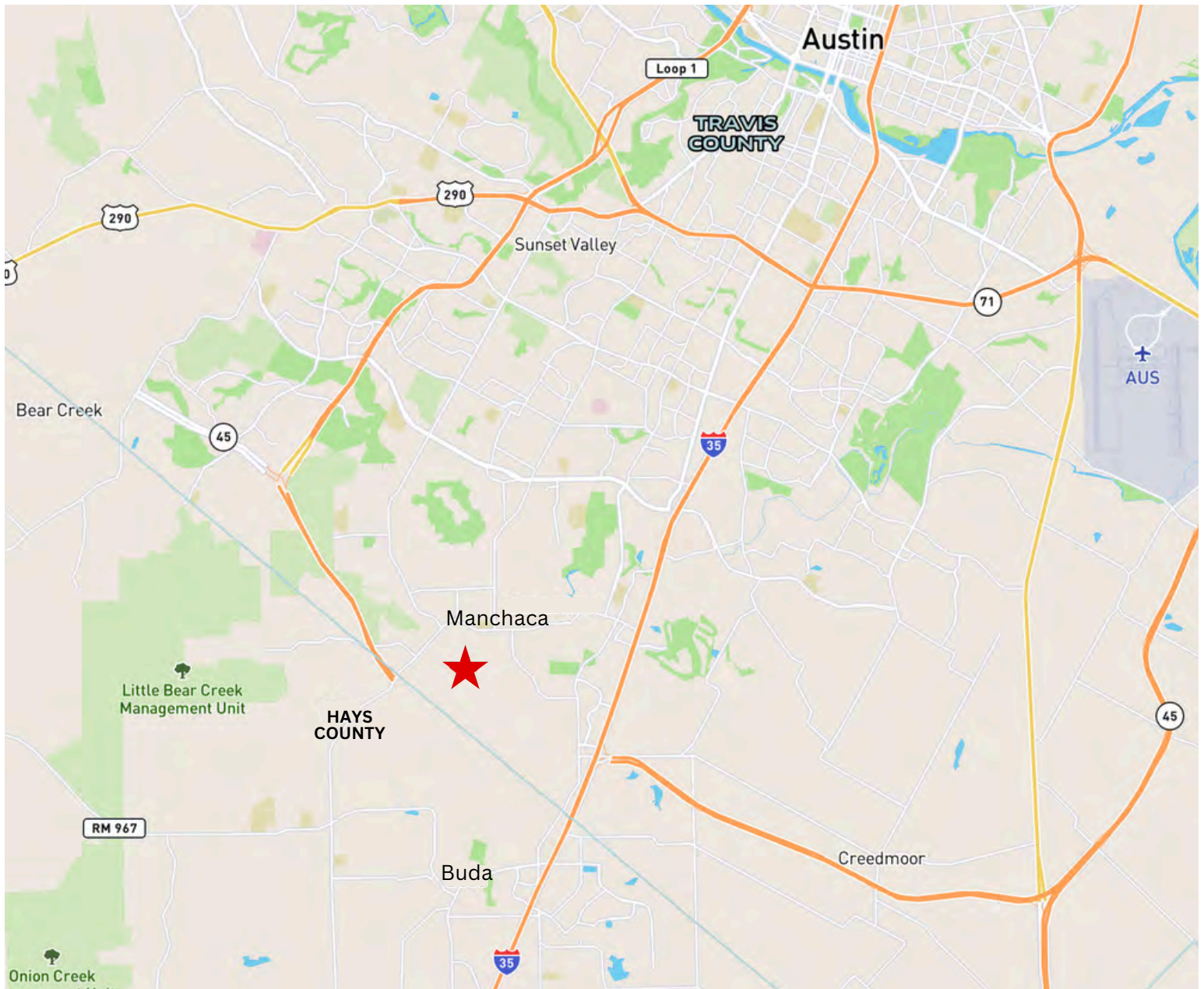
Offering a true park-like setting, the land has been cultivated using organic methods since 2008, free from pesticides and herbicides. A 408-foot-deep well with a pump house provides water, and a 200-amp electric line is in place. Adjacent to horse pastures and stables, this property is an exceptional opportunity for those seeking tranquility, natural beauty, and room to create a legacy estate. Quick access to SH 45 SW Tollway—only 15 miles to downtown Austin, in Austin ISD. Property is accessed via a deeded easement.



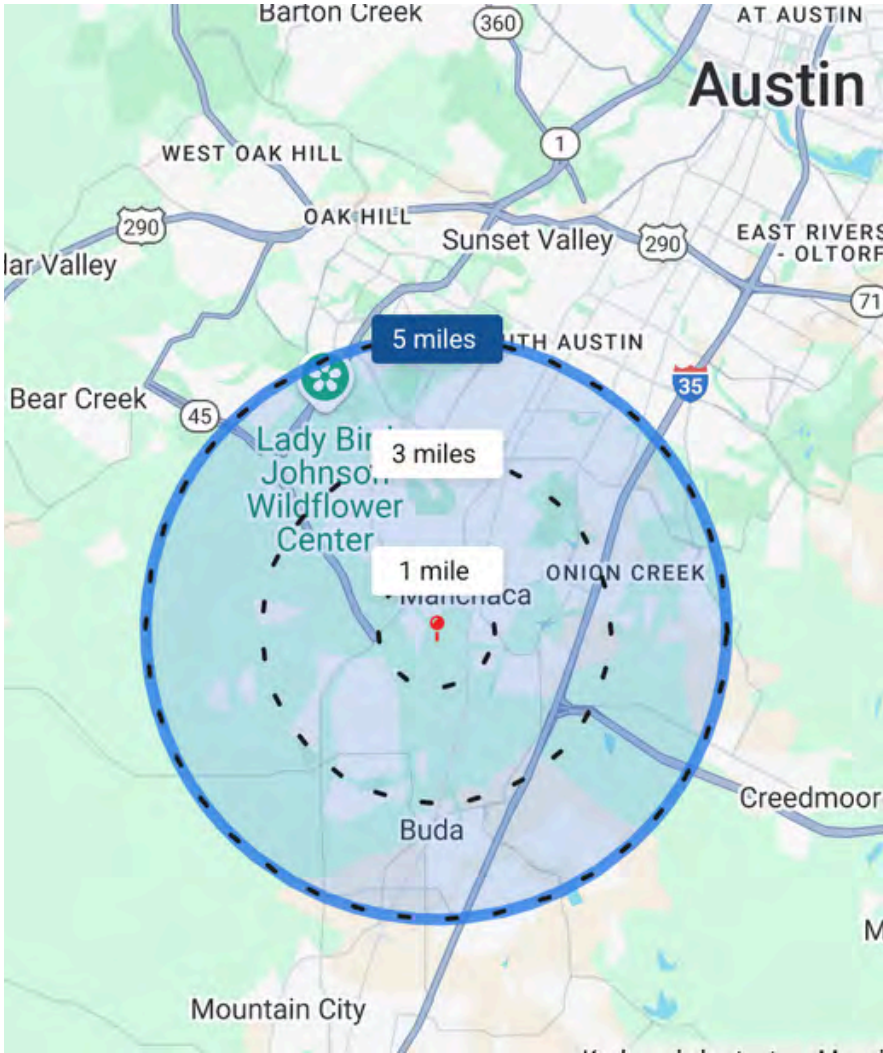


# Location

- 0.5 miles to FM 1626
- 7 miles to Buda
- 15 miles to downtown Austin
- 17 miles to Austin-Bergstrom International Airport
- 1.5 miles to Menchaca Elementary
- 5.5 miles to Parades Middle School
- 4 miles to Akins High School



# Demographics



## Age Demographics

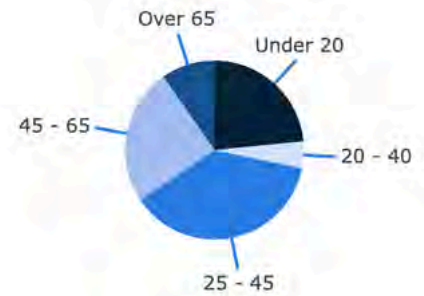
37

Median Age

38

2028 Estimate

↑ 4%  
Growth Rate



## Household Income

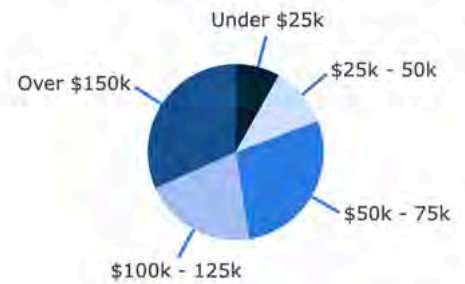
**\$105.2k**

Median Income

**\$118.9k**

2028 Estimate

↑ 13%  
Growth Rate



## Population

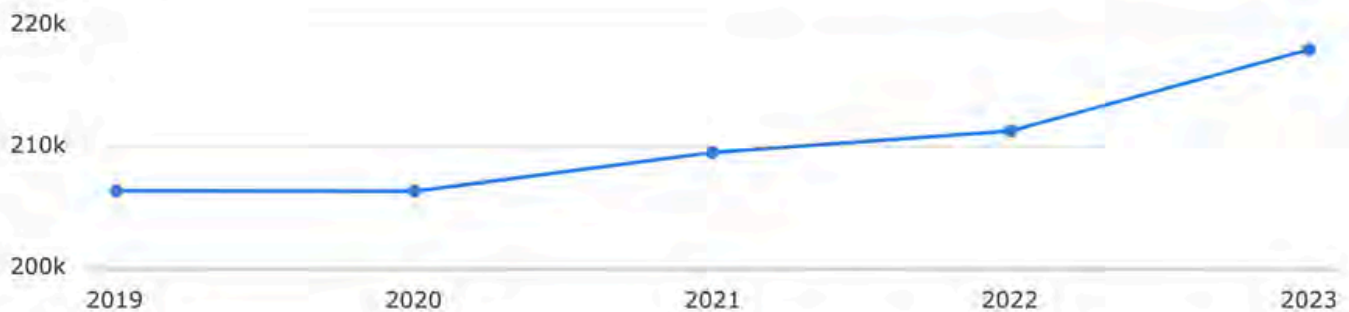
218k

↑ 5%

Compared to 206.3k in 2019

↑ 3%

Compared to 211.3k in 2022





# Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SpB	Speck clay loam, moist, 1 to 3 percent slopes	6.13	56.65	0	30	4s
Md	Mixed alluvial land, 0 to 1 percent slopes, frequently flooded	2.57	23.75	0	-	6s
LCB	Lewisville silty clay, 1 to 3 percent slopes	1.24	11.46	0	46	2e
PaC	Patrick soils, 2 to 5 percent slopes	0.73	6.75	0	31	4e
TaD	Eckrant very stony clay, 5 to 18 percent slopes	0.12	1.11	0	8	7s
PuC	Purves clay, 1 to 5 percent slopes	0.04	0.37	0	24	4s
TOTALS		10.83(*)	100%	-	24.54	4.28

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

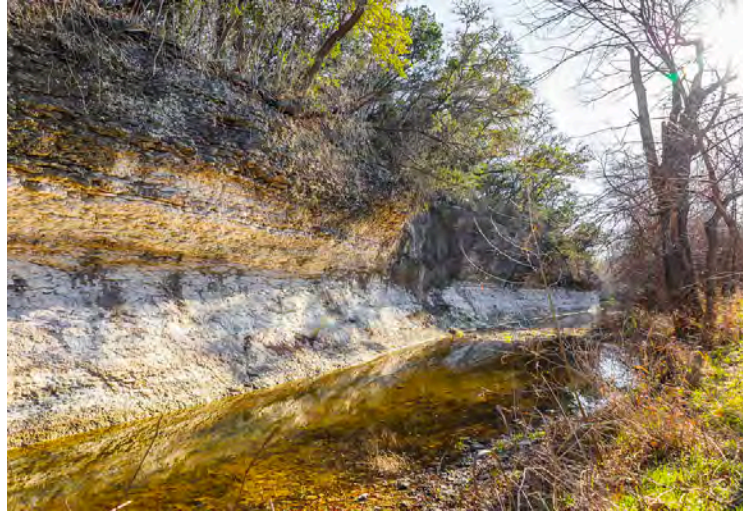
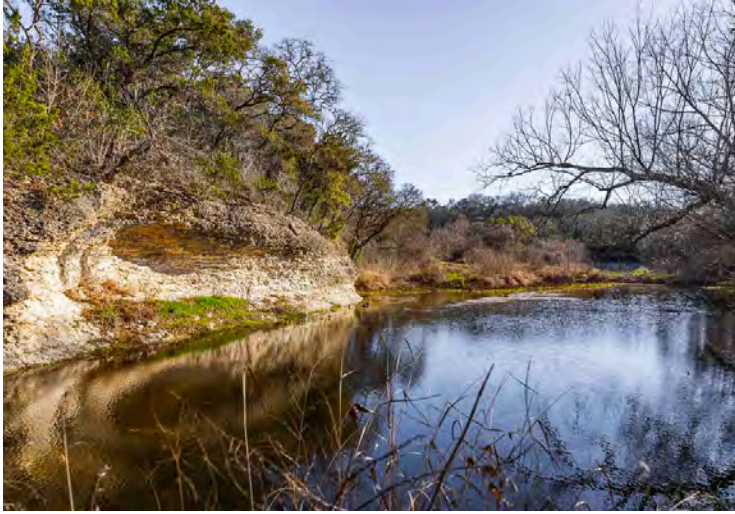
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

**Grazing Cultivation**

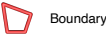
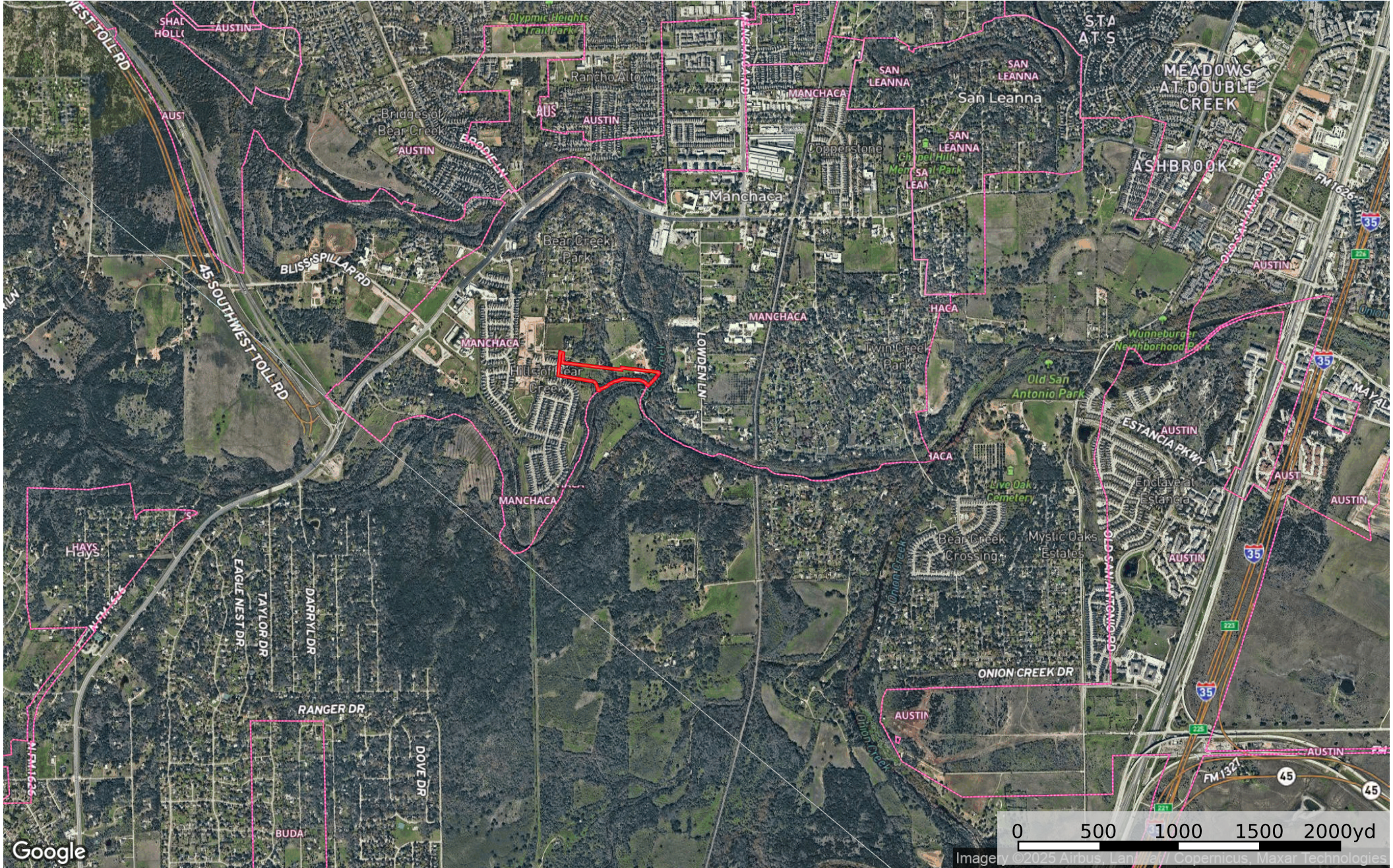
(c) climatic limitations (e) susceptibility to erosion  
(s) soil limitations within the rooting zone (w) excess of water



# Photos

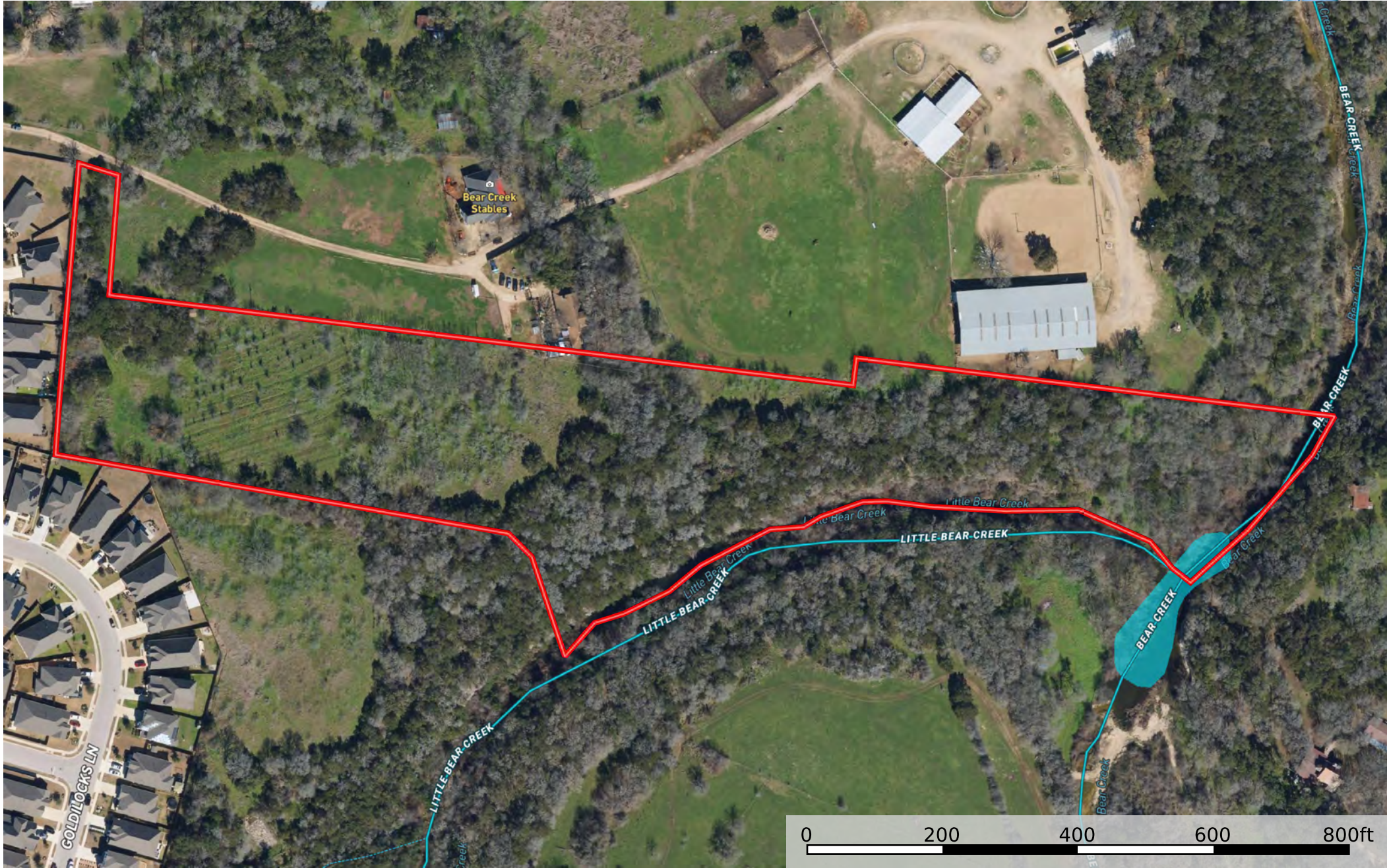






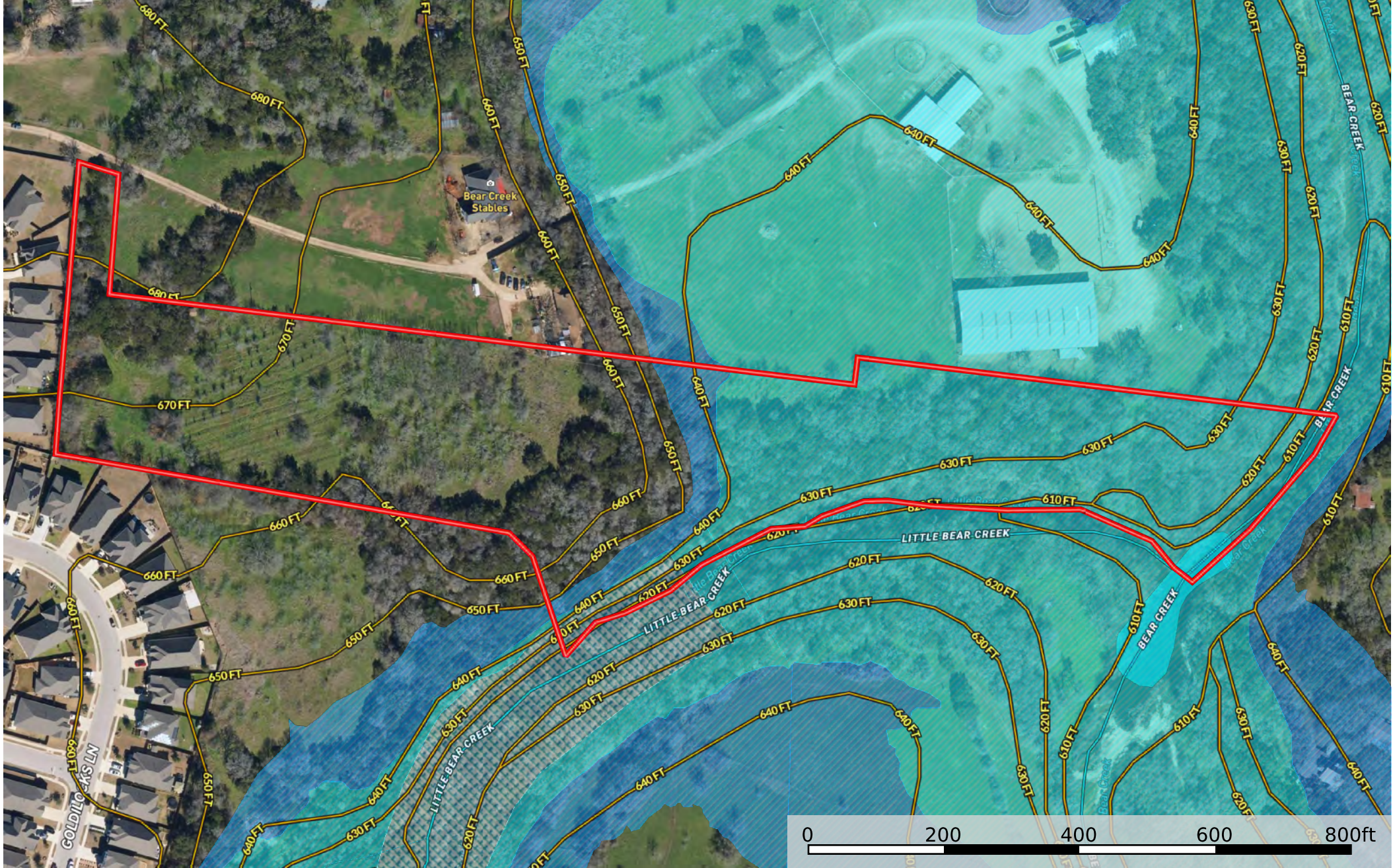


Little Bear Orchard - 13017 Bob Johnson Ln C, Manchaca,  
Travis County, Texas, 10.8 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body









- Well
- Spring
- Gate
- Entrance Road
- Unmarked Trail
- Marked Arrow Trails
- Drivable Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



LINE BETWEEN A ½-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER AND A ½-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SUBJECT 10.821 ACRE TRACT AS DESCRIBED IN THE DEED RECORDED IN VOLUME 12105, PAGE 211, R.P.R.T.C.T. LINE CALLED TO BE (S 65° W) A DISTANCE OF (428.70) FEET. HELD CALLED BEARING AND FOUND THE DISTANCE TO BE 428.84 FEET.



●	1 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
⊙	1 1/2" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
▲	600 NAIL FOUND
△	1 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAN" SET
— x —	CALCULATED POINT
( )	WIRE FENCE
P.O.C.	RECORD INFORMATION
P.O.B.	POINT OF COMMENCING
D.R.T.C.TX.	POINT OF BEGINNING DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
D.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
T.C.A.D.	TRAVIS CENTRAL APPRAISAL DISTRICT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT
F.I.R.M.	FLOOD INSURANCE RATE MAP

**LEGAL DESCRIPTION:**  
10.88 ACRES OF LAND, IN THE WALKER WILSON SURVEY NO. 2,  
ABSTRACT 27, AND BEING A PORTION OF THAT CERTAIN TRACT OF  
LAND CALLED TO BE 31.61 ACRES, RECORDED IN VOLUME 3571,  
PAGE 601, D.R.I.C.TX.

**TITLE COMMITMENT SCHEDULE "B" NOTES:**  
NO EASEMENTS ARE LISTED IN TITLE COMMITMENT GF NO. 22413011343. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY LOOMIS AUSTIN, INC.

LITTLE BEAR ORCHARDS, L.L.C., LAWYERS TITLE INSURANCE CORPORATION, PARTIES INVOLVED IN LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT NO. 2413011343 DATED MARCH 03, 2008:

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING THE MONTH OF MARCH, 2008, UNDER MY DIRECTION AND SUPERVISION, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE BEST OF MY BELIEF. THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF INTERESTS WITH THE DEED LINES SHOWN OR EVIDENCE OF ANY OTHER DEEDS OR INTERESTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON. THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON, THAT THERE ARE NO VISIBLE UTILITY LINES OR STRUCTURES SHOWN HEREON, AND THAT A NON-EXCLUSIVE INTEREST AND PRESSURE EASEMENT, AS SHOWN HEREON, IS AFFECTED BY THE DEED LINES SHOWN HEREIN. VOLUME 8266, PAGE 476, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SHOWS THE PROPERTY AND BOB JOHNSON ROAD, A DEDICATED RIGHT-OF-WAY.



JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5749 - STATE OF TEXAS

DATE:	03-13-2008	DRAWN BY:	G.T.	CREW:	M.K. B.E. & R.M.
SCALE:	1"=100'	CHECKED BY:	J.D.B.	DRAWING #:	080216-L1S.DWG
JOB #:	080216	F.B. #:	267	PLAN #:	3240

[illegible]

PLOT DATE: Mar 14, 2008-8:57am

3101 Bee Caves Road, Suite 100; Austin Texas 78746 (512) 327-1180  
Phone: (512) 327-1180; Fax: (512) 327-4062; [www.loomis-austin.com](http://www.loomis-austin.com)

10.821 ACRES IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT 277  
TRAVIS COUNTY, TEXAS

PLOT DATE: Mar 14, 2008-8:57am



### FIELD NOTES DESCRIPTION

DESCRIPTION OF 10.821 ACRES OF LAND IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 10.88 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM H. HECTOR, ET AL OF RECORD IN VOLUME 12105, PAGE 211, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON LOOMIS AUSTIN PLAN NO. 3240, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch iron rod found in the east right-of-way line of Bob Johnson Road and the north line of that certain 5.4 acre tract of land designated as Tract 1 and described in that Correction Warranty Deed to The Randolph Company of record in Volume 12391, Page 348, Real Property Records of Travis County, Texas, said 5/8-inch iron rod found being the southeast corner of that 0.03 acre tract described in a Right-of-Way Deed to Travis County, Texas of record in Volume 5178, Page 2200, Deed Records of Travis County, Texas and the western southwest corner of the remainder of that certain 20.913 acre tract designated as Tract 1, Exhibit A and described in a deed to Eddie Dovers and Linda Dovers, of record in Volume 8266, Page 476, Deed Records of Travis County, Texas;

**THENCE** S 77° 31' 43" E with the north line of the said 5.4 acre tract and the south line of the said remainder of the 20.913 acre tract a distance of 517.05 feet to a 1/2-inch iron rod found at the northeast corner of the said 5.4 acre tract and the northwest corner of the said 10.88 acre tract for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** S 77° 31' 43" E continuing with the south line of the said remainder of the 20.913 acre tract and with the north line of the said 10.88 acre tract a distance of 55.26 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the northern northeast corner of the said 10.88 acre tract and a re-entrant corner of the said remainder of the 20.913 acre tract, for the northern northeast corner of the tract described herein and from which a 1/2-inch iron rod found bears S 39° 54' 56" W a distance of 0.74 feet;

**THENCE** S 06° 57' 00" W with the northern east line of the said 10.88 acre tract and the west line of the said remainder of the 20.913 acre tract a distance of 176.45 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for a re-entrant corner of the said 10.88 acre tract and the southern southwest corner of the said remainder of the 20.913 acre tract for a re-entrant corner of the herein described tract and from said 1/2-inch iron rod with plastic cap stamped "LAI" set a 1/2-inch iron rod found bears N 00° 37' 26" W a distance of 0.77 feet and a 3/8-inch iron rod found at south base of a 6-inch cedar fence post bears N 28° 40' 47" E a distance of 0.60 feet;

**THENCE** S 80° 31' 49" E with the north line of the said 10.88 acre tract and the south line of the said remainder of the 20.913 acre tract, same being the south line of that certain 1.00 acre tract described in a deed to Donna Gillis of record in Document No. 2002128545, Official Public Records of Travis County, Texas, at a distance of 659.69 feet pass a calculated point at the southwest corner of the said 1.00 acre tract from which a 60d nail found bears S 12° 01' 49" E a distance of 0.08 feet, at an approximate distance of 742.4 feet pass a 24-inch white oak tree on line and continuing for a total distance of 1,106.76 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for a re-entrant corner of the said 10.88 acre tract and a southeast corner of the said remainder of the 20.913 acre tract, for a re-entrant corner of the tract described herein;



**THENCE** N 09° 28' 11" E with a west line of the said 10.88 acre tract and an east line of the said remainder of the 20.913 acre tract a distance of 40.00 feet to a 60d nail found at a northwest corner of the said 10.88 acre tract and a re-entrant corner of the said remainder of the 20.913 acre tract, for a northwest corner of the tract described herein;

**THENCE** S 80° 31' 49" E with the north line of the said 10.88 acre tract and the south line of the said remainder of the 20.913 acre tract a distance of 711.44 feet to a calculated point in the centerline of Bear Creek, same being the west line of that certain 5.16 acre tract of land described in a deed to Robert J. Lowden of record in Volume 3715, Page 550, Deed Records of Travis County, Texas, for the eastern northeast corner of the said 10.88 acre tract and the southeast corner of the said remainder of the 20.913 acre tract, for the eastern northeast corner of the tract described herein;

**THENCE** with the centerline of Bear Creek, same being the east line of the said 10.88 acre tract and the west line of the said 5.16 acre tract, the following three (3) courses and distances:

1. S 32° 25' 00" W a distance of 65.84 feet to a calculated point, from which a 1/2-inch iron pipe found at the west base of a 22-inch & 19-inch multi-stem cottonwood tree bears N 48° 48' 11" W a distance of 11.80 feet,

2. S 43° 30' 00" W a distance of 145.00 feet to a calculated point, and

3. S 50° 30' 00" W a distance of 115.00 feet to a calculated point at the approximate intersection of the centerlines of Bear Creek and Little Bear Creek, for an angle point in the west line of the said 5.16 acre tract and an angle point in the north line of that certain 73.00 acre tract of land described in a deed to Robert D. and Elizabeth B. Hejl of record in Volume 9421, Page 12, Real Property Records of Travis County, Texas, for the southeast corner of the said 10.88 acre tract and for the southeast corner of the tract described herein;

**THENCE** with the centerline of Little Bear Creek, same being the south line of the said 10.88 acre tract and the north line of the said 73.00 acre tract, the following fifteen (15) courses and distances:

1. N 49° 25' 00" W at a distance of 19.60 feet pass a 3-inch pipe post found in the center of Little Bear Creek and continuing for a total distance of 35.00 feet to a calculated angle point,

2. N 36° 45' 00" W a distance of 50.00 feet to a calculated angle point,

3. N 63° 50' 00" W a distance of 115.00 feet to a calculated angle point,

4. N 87° 50' 00" W a distance of 110.00 feet to a calculated angle point,

5. N 84° 10' 00" W a distance of 110.00 feet to a calculated angle point,

6. N 80° 25' 00" W a distance of 65.00 feet to a calculated angle point,

7. N 89° 25' 00" W a distance of 35.00 feet to a calculated angle point,

8. S 73° 30' 00" W a distance of 65.00 feet to a calculated angle point,



9. S 61° 45' 00" W a distance of 30.00 feet to a calculated angle point,
10. S 88° 20' 00" W a distance of 50.00 feet to a calculated angle point,
11. S 65° 25' 00" W a distance of 115.00 feet to a calculated angle point,
12. S 53° 05' 00" W a distance of 60.00 feet to a calculated angle point,
13. S 66° 35' 00" W a distance of 75.00 feet to a calculated angle point,
14. S 75° 25' 00" W a distance of 45.00 feet to a calculated angle point, and
15. S 49° 05' 00" W a distance of 55.00 feet to a calculated point for the south corner of the said 10.88 acre tract, same being the northeast corner of that certain 77.09 acre tract designated as Tract 3 and described in that Correction Warranty Deed to The Randolph Company of record in Volume 12391, Page 348, Real Property Records of Travis County, Texas, for the south corner of the tract described herein;

**THENCE** with the north line of the said 77.09 acre tract and the south line of the said 10.88 acre tract, the following four (4) courses and distances:

1. N 16° 20' 30" W at a distance of 29.37 feet pass a 3/4-inch iron pipe with pinched top found leaning south at the west base of a 14-inch cedar tree and continuing for a total distance of 139.35 feet to a 1/2-inch iron pipe found at an angle point,
2. N 42° 54' 39" W a distance of 48.50 feet to a 3/4-inch iron pipe with pinched top found at an angle point,
3. N 79° 22' 40" W a distance of 187.75 feet to a 5/8-inch iron rod found at the north base of a 4-inch cedar post at an angle point, and
4. N 77° 32' 02" W a distance of 492.12 feet to a 1/2-inch iron rod found at the southeast corner of the said 5.4 acre tract and the southwest corner of the said 10.88 acre tract, for the southwest corner of the tract described herein;

**THENCE** N 06° 57' 00" E with the east line of the said 5.4 acre tract and the west line of the said 10.88 acre tract at a distance of 249.49 feet pass a calculated point from which a 1/2-inch iron rod found bears N 80° 31' 49" W a distance of 0.07 feet and continuing for a total distance of 428.84 feet to the **POINT OF BEGINNING** and containing 10.821 acres of land more or less.

BEARING BASIS: Line between a 1/2-inch iron rod found for the northwest corner and a 1/2-inch iron rod found for the southwest corner of the subject 10.821 acre tract as described in the deed recorded in Volume 12105, Page 211, Real Property Records of Travis County, Texas. Line called to be S 6°57' W a distance of 428.70 feet. Held called bearing and found the distance to be 428.84 feet.

LAI WORD FILE: FN0899(jdb)



10.821 Acres  
Walker Wilson Sur. No. 2, A-27  
Travis County, Texas

LAI Job No. 080216  
FN0899(jdb)  
Page 4 of 4

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

§

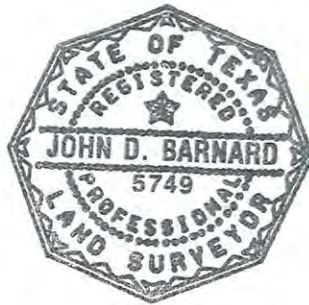
COUNTY OF TRAVIS

§

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of March 2008, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 17<sup>th</sup> of March, 2008, A.D.

Loomis Austin, Inc  
Austin, Texas 78746



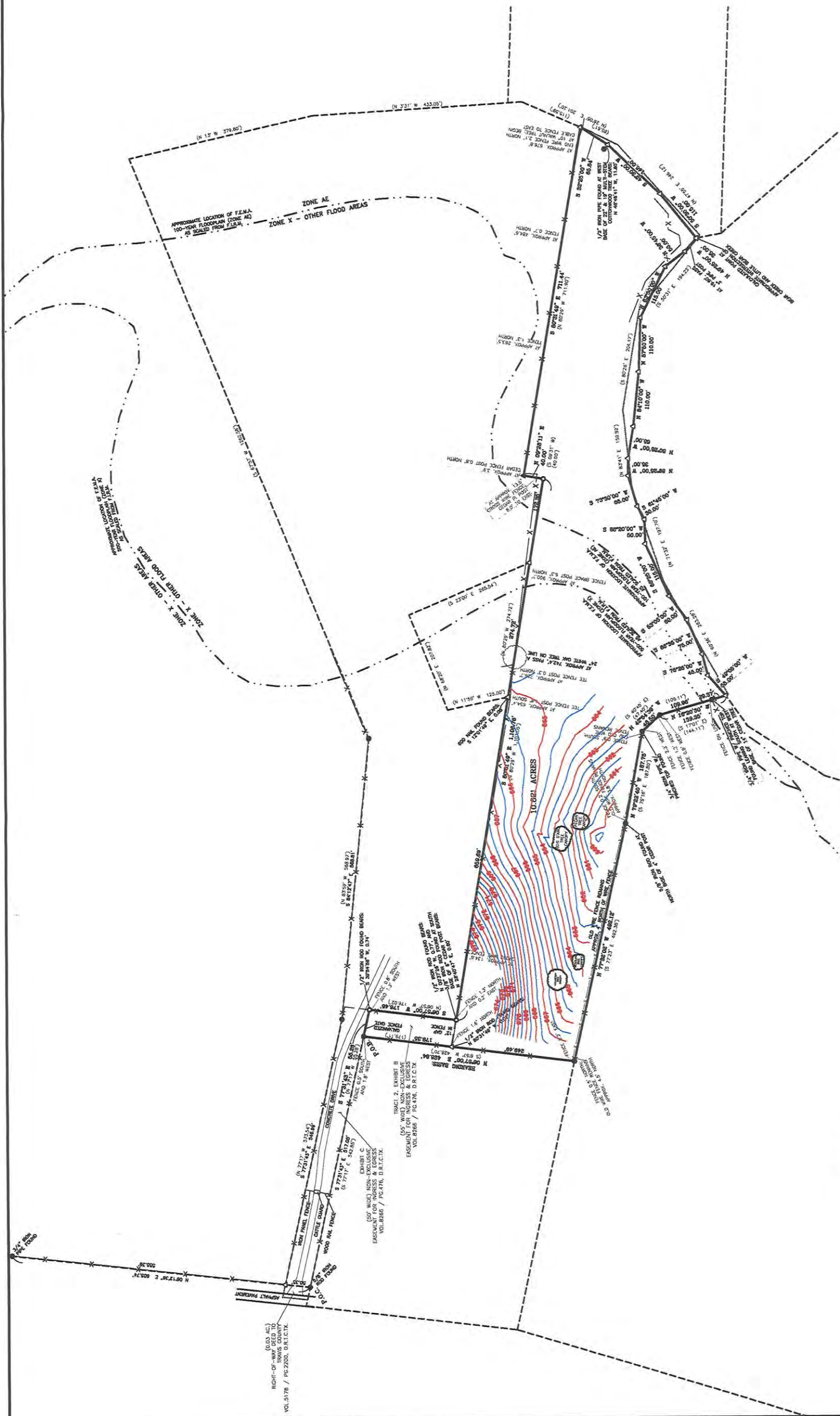
  
John D. Barnard  
Registered Professional Land Surveyor  
No. 5749 - State of Texas





OCTOBER, 2008  
TRAVIS COUNTY, TEXAS  
1" = 200'

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
  - ▲ 600 MAIL FOUND
  - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "JAP" SET
  - △ CALCULATED POINT
  - X — WIRE FENCE
  - ( ) RECORD INFORMATION
  - P.O.C. POINT OF COMMENCING
  - P.O.B. POINT OF BEGINNING
  - D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
  - F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
  - F.I.R.M. FLOOD INSURANCE RATE MAP



G.F. NO. 2413011343

**LEGAL DESCRIPTION:**  
10.88 ACRES OF LAND, IN THE WALKER WILSON SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PART OF THE TRACT OF LAND CALLED TO BE 31.61 ACRES, RECORDED IN VOLUME 3571, PAGE 801, D.R.T.C.TX.

**RESTRICTIVE COVENANTS:**  
NO RESTRICTIVE COVENANTS ARE LISTED IN THE LAWYERS TITLE COMMITMENT OF NO. 2413011343. NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY LOMIS AUSTIN, INC.

**TITLE COMMITMENT SCHEDULE "B" NOTES:**  
NO EASEMENTS ARE LISTED IN TITLE COMMITMENT OF NO. 2413011343. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY LOMIS AUSTIN, INC.

**FLOOD NOTE:**  
THE PROPERTY SHOWN HEREON IS IN FLOOD ZONES: X (OTHER AREAS), X (OTHER FLOOD AREAS) & AE, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481026-0260-E, DATED JANUARY 19, 2000. ZONE X (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ZONE X (OTHER FLOOD AREAS) IS DEFINED AS AREAS OF 500 YEAR FLOOD AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 18 INCHES. ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, BASE FLOOD ELEVATIONS (BFE) DETERMINED. ACCORDING TO THE FEMA MAP, THE BFE FOR THIS TRACT IS 634'.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND DOES NOT ASSURE NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).



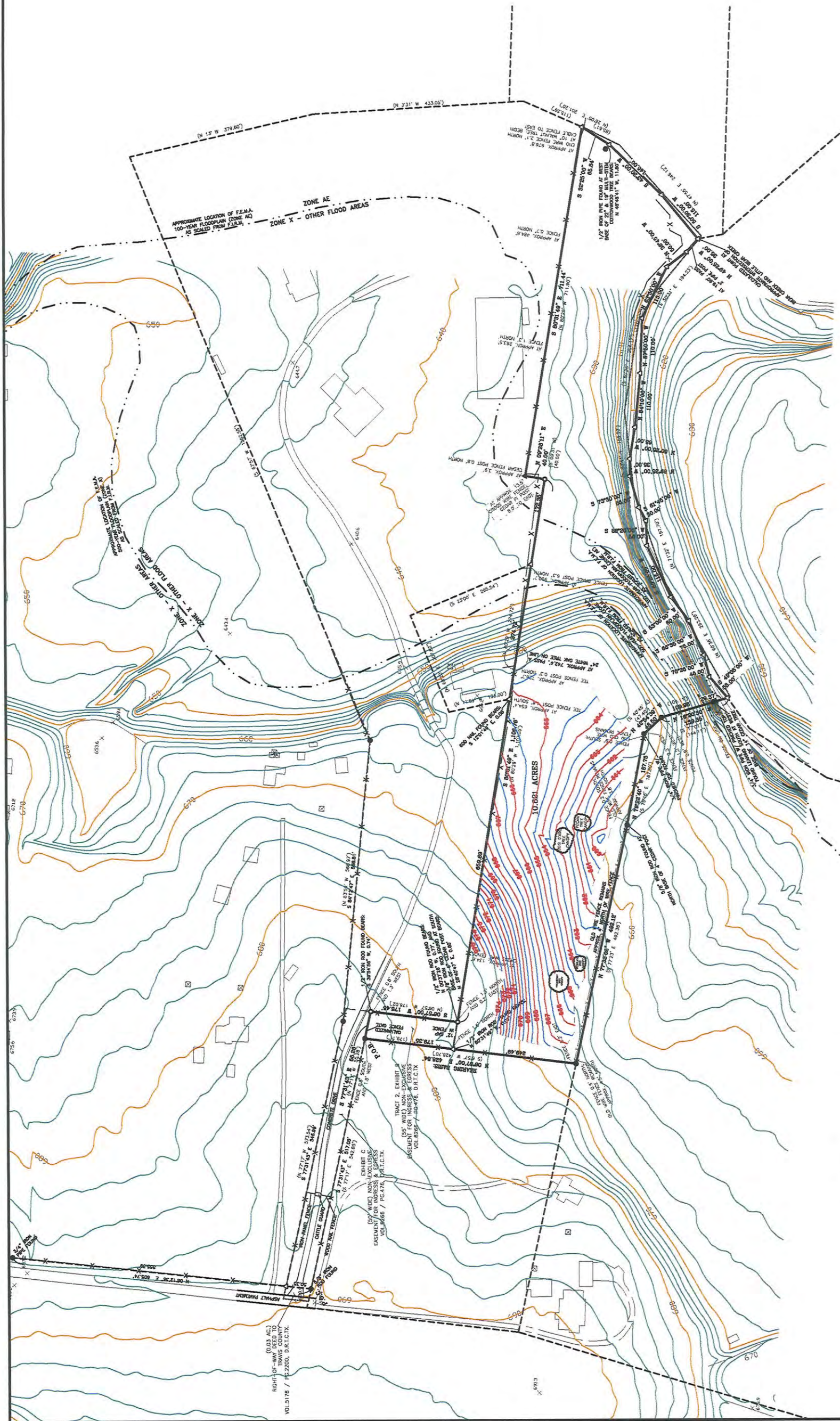


OCTOBER, 2008  
TRAVIS COUNTY, TEXAS

1"=200'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
- ▲ 500 NAIL FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "1A" SET
- △ CALCULATED POINT
- X— WIRE FENCE
- ( ) RECORD INFORMATION
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. FLOOD INSURANCE RATE MAP



G.F. NO. 2413011343

**LEGAL DESCRIPTION:**  
10.88 ACRES OF LAND, IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED TO BE 31.61 ACRES, RECORDED IN VOLUME 3571, PAGE 601, D.R.T.C.TX.

**RESTRICTIVE COVENANTS:**  
NO RESTRICTIVE COVENANTS ARE LISTED IN THE LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT OF NO. 2413011343. NO OTHER RECORD RESTRICTIVE COVENANT RESEARCH WAS PERFORMED BY LOOMIS AUSTIN, INC.

**TITLE COMMITMENT SCHEDULE "B" NOTES:**  
NO EASEMENTS ARE LISTED IN TITLE COMMITMENT OF NO. 2413011343. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY LOOMIS AUSTIN, INC.

**FLOOD NOTES:**  
THE PROPERTY SHOWN HEREON IS IN FLOOD ZONES: X (OTHER FLOOD AREAS), AND IS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481026-0260-E, DATED JANUARY 19, 2000. ZONE X (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ZONE X (OTHER FLOOD AREAS) IS DEFINED AS AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS NOTED BY FEMA AS BEING SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD. BASE FLOOD ELEVATIONS (BFE) DETERMINED BY ACCORDING TO THE FEMA MAP, THE BFE FOR THIS TRACT IS 634'.  
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).





## 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.*

### 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.

Keller Williams Realty	9010968		512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Designated Broker of Firm	License No.	Email	Phone
Linda Blair Ramsey	364174	lindaramsey@kw.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janice Gunter	713236	jan.gunter@kw.com	512-944-0572
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date