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 AMBASSADOR OF REAL ESTATE

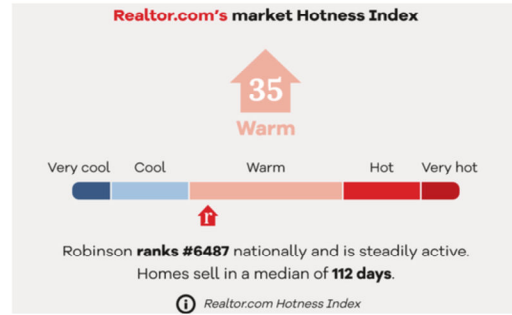
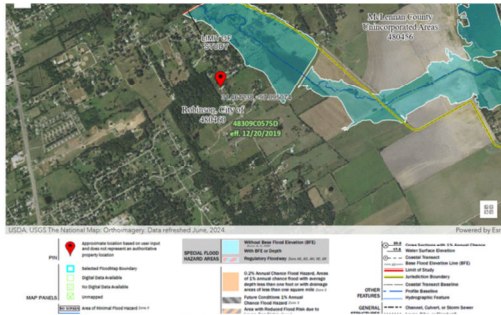
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20 ACRES AGRICULTURE
 Robinson, TX



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FOR SALE/LEASE * \$504k * AG Zoning * 20% Density/AC * 147m peak GE°
20.09 Acres + 15' Easement + Water Available + Electricity at Pole + Creek Belly Triangle

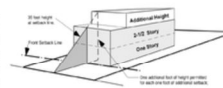
A rare unaltered, survivor property. Maintained in nature's purest form by one family for over 125 years. Now, carefully delivered to you. The reward of patience: connecting generations, "420 Saffle" emerges from time's burning test as remarkably undefiled. A fertile oasis well prepared for multiple commercial uses, near the bent edge of Moonlight drive. Landlocked for discretion. Current access exists only via a legendarily narrow easement. Insert your wildest property passion into the raw canvas of lush Robinson, Texas bush. The wait was achieved, come tap this pleasure gusher of portfolio value, found at the belly between Flat & Cattleman's creek... softly cushioned by private wilderness before penetrating the site 6 reservoir bounds.

Max. Height	35 ft for primary residences. Not to exceed 45 ft for agricultural structures as long as the structure is 100 ft from primary residential structure.
Side Yard	
Interior Lot	20 ft. minimum
Street Side	20 ft. minimum
Rear Yard	25 ft. minimum
Front Yard	50 ft. minimum
Lot Size	5 acres
Lot Depth	200 ft. minimum
Lot Width	200 ft. minimum
Main Dwelling Area	1,600 sq. ft. minimum
Necessary Dwelling Area	See section 11.6.3
Building Coverage Max.	50% for rear half of lot

6.4.4. Additional height.

Church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half stories in height, provided that one additional foot shall be added to the front yards for each foot that such structures exceed two and a half stories.

(Ord. No. 2022-019, § 1(Exh. A), 7-5-22)



Zoning: AG – Agricultural (City of Robinson, TX) Overview:

By-Right Permitted Uses (P)

(No SUP required)

Agricultural / Rural Core

- Farm, ranch, garden, orchard
- Commercial stable
- Private stable

Education (Low-Intensity)

- Home school
- Individual tutoring / music / art instruction

Institutional / Civic Anchors

- Church
- Civic center
- Public library
- Public parks / playgrounds
- Public or municipal facilities
- Hospital
- Public athletic stadium/field

Infrastructure / Utilities

- Transportation utility structures & facilities
- Public and private utilities

Residential (Limited)

- Single-family detached
- Community care facility

Accessory Uses

- Accessory dwelling unit (ADU)
- Home occupation



AI (ChatGPT) concept art:



AI (ChatGPT) zoning notes:

- Additional Uses via SUP:
- Wedding venues, event centers, and outdoor recreation
 - Schools and large institutional campuses
 - Oil & gas extraction, quarries, and rural industrial uses
 - Feed lots, dairies, and agricultural processing
 - Airports, heliports, and fuel stations
 - Nurseries, feed stores, and ag-support retail

Key Takeaway:
AG zoning in Robinson offers exceptional flexibility, supporting both traditional agricultural uses and a broad spectrum of commercial, institutional, and industrial applications with approval—making it highly attractive for investors, developers, and owner-users seeking optionality.

Buyer Considerations:
All uses are subject to site plan review and supplemental standards. Specific Use Permits may be required for certain higher-intensity uses.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael J.U. Watkins	655329	info@WatkinsRealtors.com	512-566-5110
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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