



3671 FM 1093

Wallis, TX





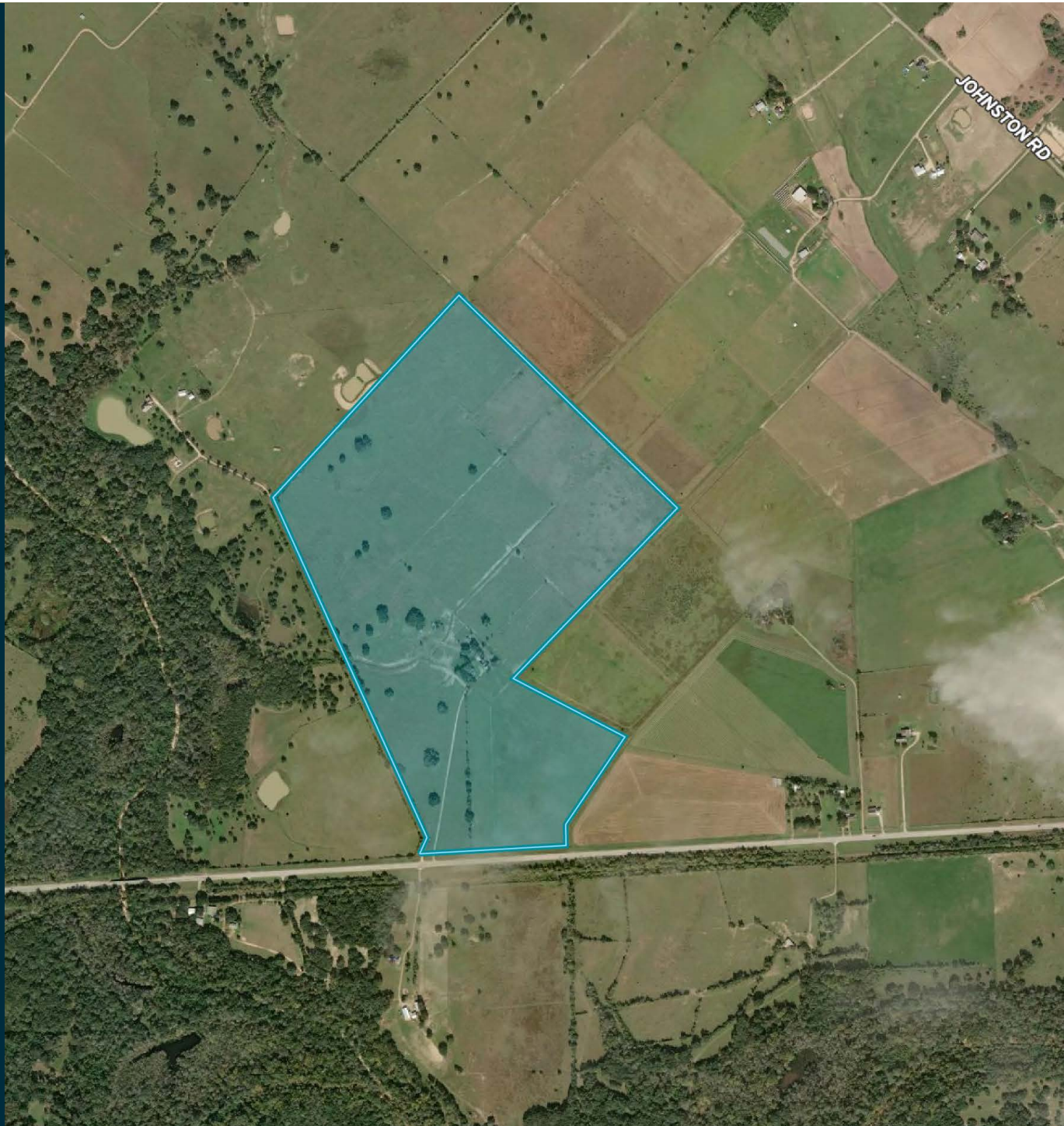
## Subject Property

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149 +/- acres

Address: 3671 FM 1093  
Wallis, TX  
County: Austin County  
Price: \$25,000 /acre

- Approximately 10 miles from the Brazos River
- Ag-exempt
- Utilities on-site
- Ideal property for your immediate investment or future development





## Property Overview

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Address: 3671 FM 1093, Wallis, TX

County: Austin County

Acres: 149 +/-

Frontage: ±1,135 feet on FM 1093

Terrain: Level, Some trees

Utilities: On-Site

Access: FM 1093



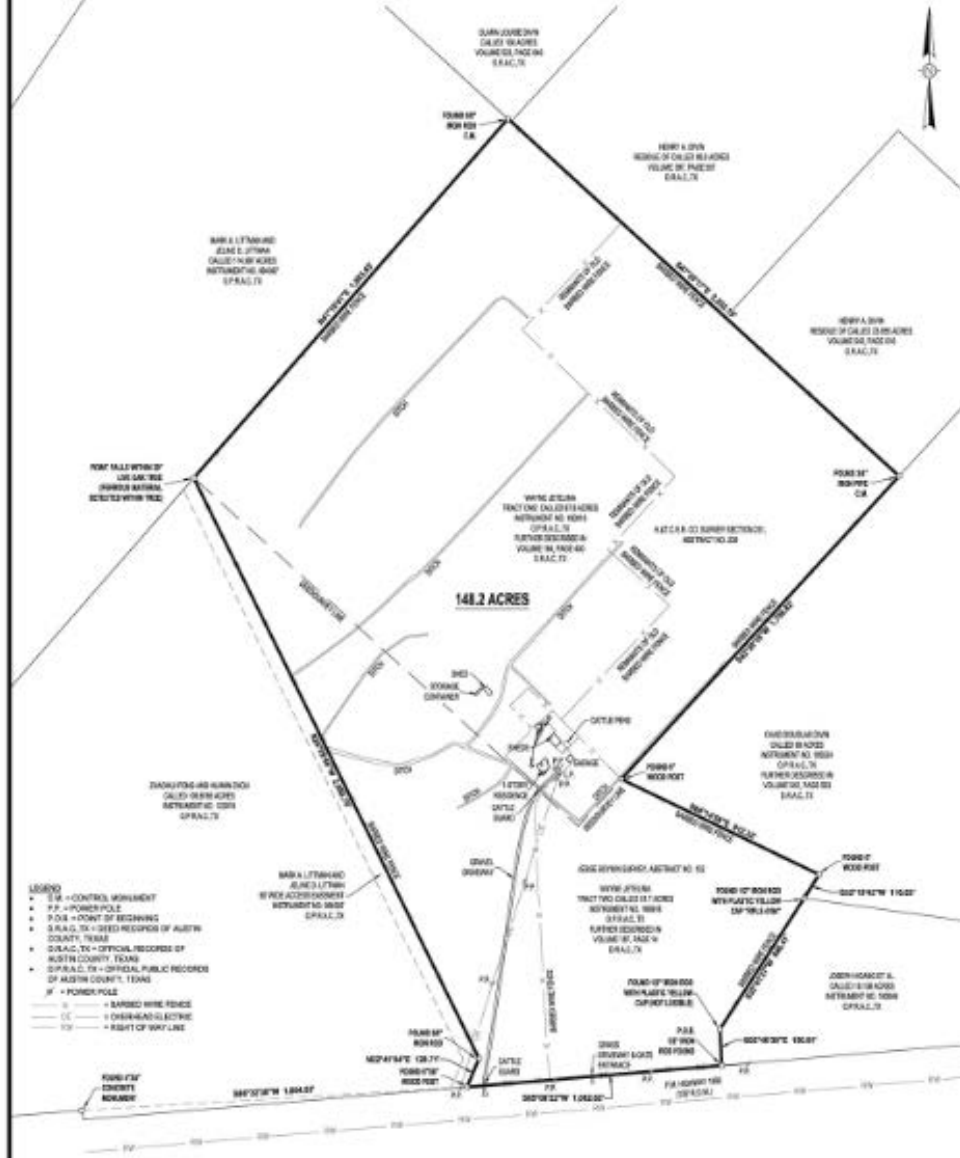








**AUSTIN COUNTY, TEXAS**  
**H.&T.C.R.R. CO. SURVEY SECTION 231, ABSTRACT NO. 239**  
**JESSE BOYKIN SURVEY, ABSTRACT NO. 132**



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IV, CONJUNCTION PLAND T&E SURVEY

*Donald Ray Hunter, Jr.*  
 DONALD RAY HUNTER, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8259

DATE SURVEYED: SEPTEMBER 7, 2021  
 BEARING BASED ON THE 2011 NAD 83 COORDINATE SYSTEM OF 1983  
 8375.5 SOUTH CENTRAL ZONE, US SURVEY FEET.

- NOTES**
- LAND SURVEY OF A 148.2 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 47.8 ACRE TRACT BEING AS TRACT BEING AS TRACT 286 AND ALL OF THAT CALLED 111.4 ACRE TRACT BEING AS TRACT 286 RECORDED IN INSTRUMENT NO. 2009-018 P.A.C. TX
  - THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMBINED FOR TITLE INSURANCE POLICY AND IS OF NO RECORD, EFFECTIVE AUGUST 1, 2021
  - REFERENCE IS HEREBY MADE TO THE NOTES AND BEARING DESCRIPTION ACCOMPANYING THIS SURVEY

- SCHOOL NOTES**
1. RIGHT OF WAY BEARING TO 1928 COUNTY ROAD SURVEY COMPLETION RECORDED IN VOLUME 74, PAGE 37, SAAC 11, 1928 COUNTY ROAD SURVEY BEING AS NOW BEING P 8 BUREAU'S NOTE
  2. RIGHT OF WAY BEARING TO 1928 COUNTY ROAD SURVEY COMPLETION RECORDED IN VOLUME 74, PAGE 38, SAAC 11, 1928 COUNTY ROAD SURVEY BEING AS NOW BEING P 8 BUREAU'S NOTE
  3. BEARING TO INTERSECTION 1928 COUNTY ROAD SURVEY RECORDED IN INSTRUMENT NO. 2009-018 P.A.C. TX

PROJECT NO. 21-210		LAND SURVEY OF A 148.2 ACRE TRACT BEING ALL OF THAT CALLED 149.30 ACRE TRACT	
DATE SURV. BY	DESCRIPTION	DATE SURV. BY	DESCRIPTION
PROJECTED	21-210	DATE SURV. BY	DESCRIPTION
		SHEET NO. 001 CHECKED BY: 280 SCALE: 1"=200'	SHEET NO. 002 DATE SURV. BY: 2021-09-07 SHEET NO. 003 DATE SURV. BY: 2021-09-07
PROJECTED: 21-210 DATE SURV. BY: 2021-09-07 CHECKED BY: 280 SCALE: 1"=200'		SHEET NO. 001 SHEET NO. 002 SHEET NO. 003	SHEET NO. 004 SHEET NO. 005 SHEET NO. 006

ORIGINAL SHEET SIZE - 11" X 14"



Get In Touch

## Contact Information

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# Disclaimer

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# 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:
  - 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.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date