

4008 River Road  
Cedar Creek, TX 78612

186.132 Acre  
Irrigated Farm

in  
Opportunity Zone

+/- 1,750' of frontage  
on the Colorado River

\$12,000,000



McALLISTER  
& ASSOCIATES

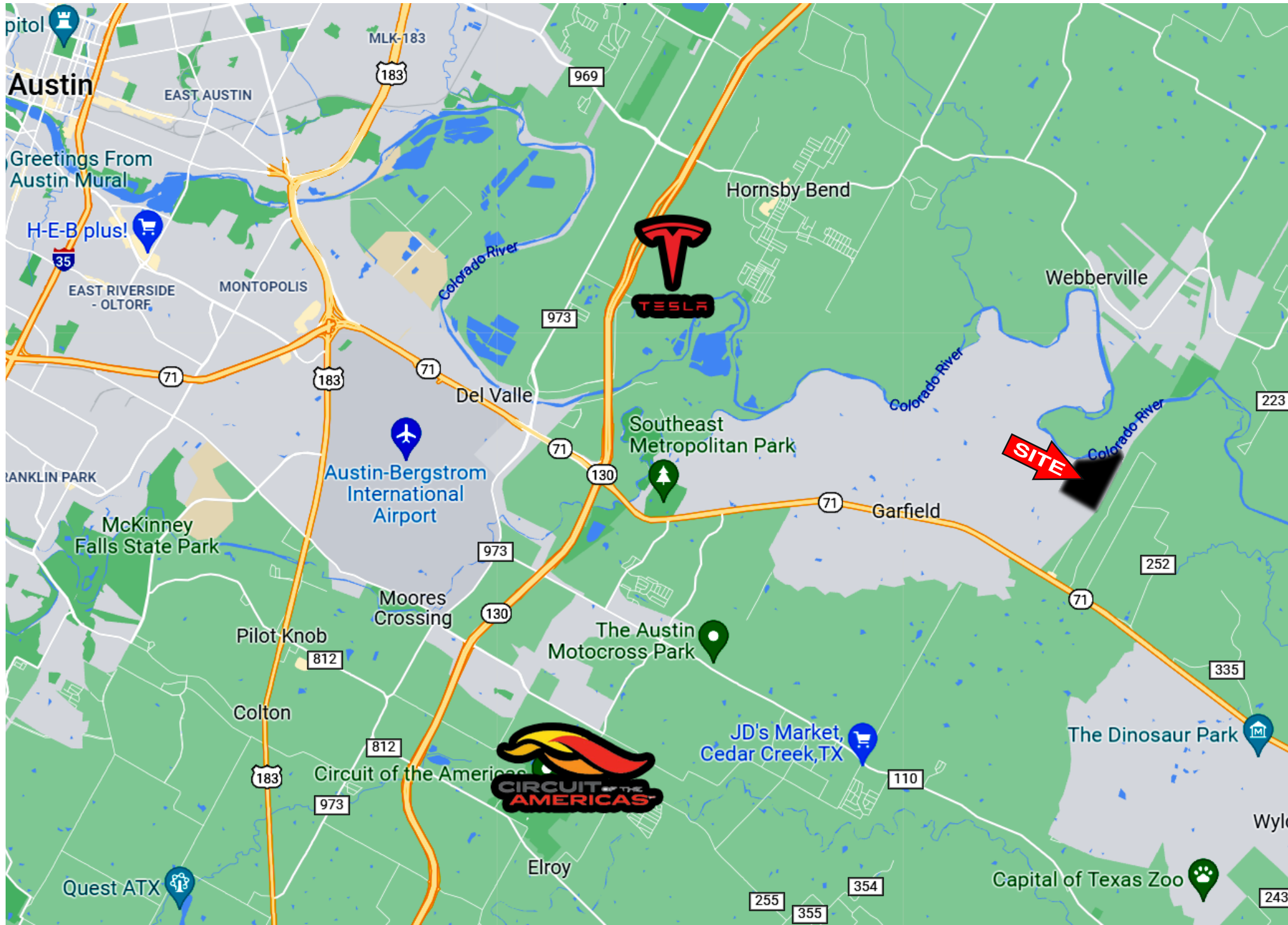
REAL ESTATE SERVICES

Dani Tristan

512.560.8314 

512.472.2905 

Dani@matexas.com 



Austin

Greetings From Austin Mural

H-E-B plus!

EAST RIVERSIDE - OLTORF

BANKLIN PARK

McKinney Falls State Park

Quest ATX

MLK-183

183

969

973

71

973

130

812

973

Elroy

Hornsby Bend



TESLA

Southeast Metropolitan Park

The Austin Motocross Park



Elroy

JD's Market, Cedar Creek, TX

Garfield

110

354

355

Webberville



SITE

The Dinosaur Park

Capital of Texas Zoo

223

252

335

Wylc

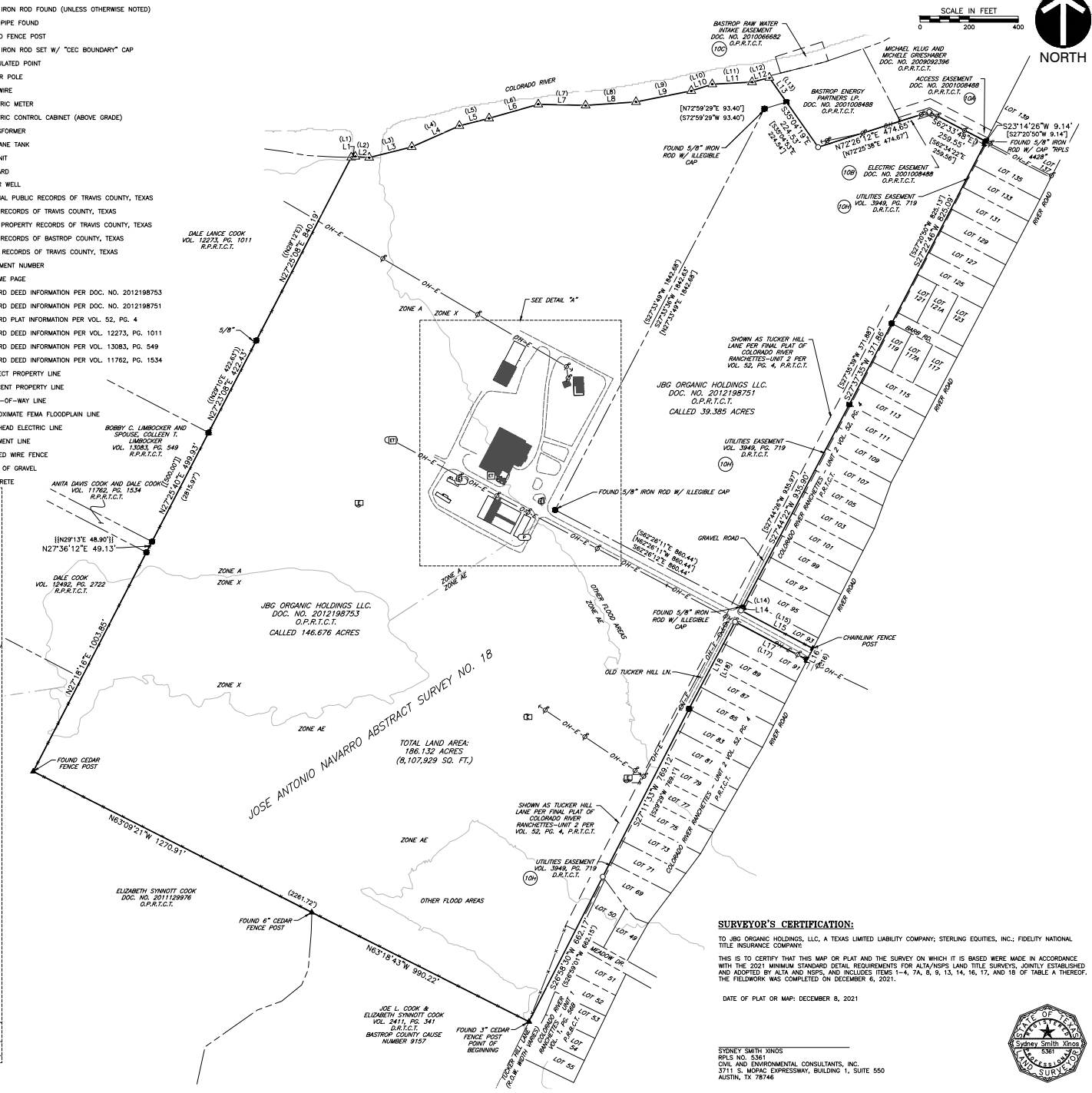
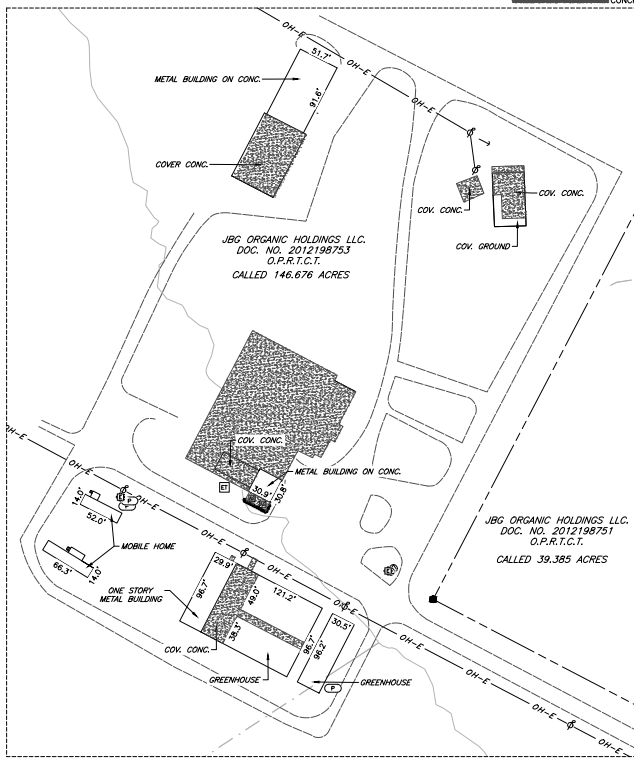
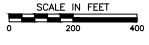
243

**LEGEND:**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- ▲ FOUND FENCE POST
- 1/2" IRON ROD SET W/ "CEC BOUNDARY" CAP
- CALCULATED POINT
- ⊕ POWER POLE
- GUY WIRE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC CONTROL CABINET (ABOVE GRADE)
- ⊕ TRANSFORMER
- ⊕ PROPANE TANK
- ⊕ AC UNIT
- BOLLARD
- WATER WELL
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.B.B.C.T. PLAT RECORDS OF BASTROP COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. PG. VOLUME PAGE
- ((00'00"00" 000.00')) RECORD DEED INFORMATION PER DOC. NO. 2012198753
- ((00'00"00" 000.00')) RECORD DEED INFORMATION PER DOC. NO. 2012198751
- ((00'00"00" 000.00')) RECORD PLAT INFORMATION PER VOL. 52, PG. 4
- ((00'00"00" 000.00')) RECORD DEED INFORMATION PER VOL. 12273, PG. 1011
- ((00'00"00" 000.00')) RECORD DEED INFORMATION PER VOL. 13083, PG. 549
- ((00'00"00" 000.00')) RECORD DEED INFORMATION PER VOL. 11762, PG. 1534
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- APPROXIMATE FEMA FLOODPLAIN LINE
- OH-E OVERHEAD ELECTRIC LINE
- EASEMENT LINE
- BARBED WIRE FENCE
- EDGE OF GRAVEL
- CONCRETE

LINE #	BEARING	DISTANCE
L1	N78°29'59"E	16.88'
L2	S85°53'33"E	56.75'
L3	N75°59'39"E	178.95'
L4	N66°05'15"E	212.02'
L5	N75°47'02"E	124.55'
L6	N74°08'37"E	208.04'
L7	S88°46'36"E	193.03'
L8	N86°06'28"E	205.77'
L9	N78°39'07"E	229.80'
L10	N72°27'36"E	89.37'
L11	N86°59'16"E	162.34'
L12	N75°26'06"E	72.63'
L13	S35°05'01"E	121.38'
L14	S27°45'41"W	12.33'
L15	S62°03'26"E	331.31'
L16	S26°47'06"W	51.81'
L17	N62°09'54"W	332.32'
L18	S27°52'49"W	400.23'

LINE #	BEARING	DISTANCE
(L1)	N78°30'07"E	16.83'
(L2)	S85°53'25"E	56.75'
(L3)	N75°59'47"E	178.94'
(L4)	N66°05'23"E	212.00'
(L5)	N75°47'10"E	124.54'
(L6)	N74°08'45"E	208.02'
(L7)	S88°46'28"E	193.02'
(L8)	N86°06'36"E	205.75'
(L9)	N78°39'15"E	229.78'
(L10)	N72°27'44"E	89.36'
(L11)	N86°59'24"E	162.33'
(L12)	N75°26'14"E	72.62'
(L13)	S35°04'53"E	121.37'
(L14)	S27°44'26"W	12.32'
(L15)	S62°04'41"E	331.24'
(L16)	S26°33'26"W	51.81'
(L17)	N62°09'23"W	332.31'
(L18)	S29°29'W	400.00'



**SURVEYOR'S CERTIFICATION:**

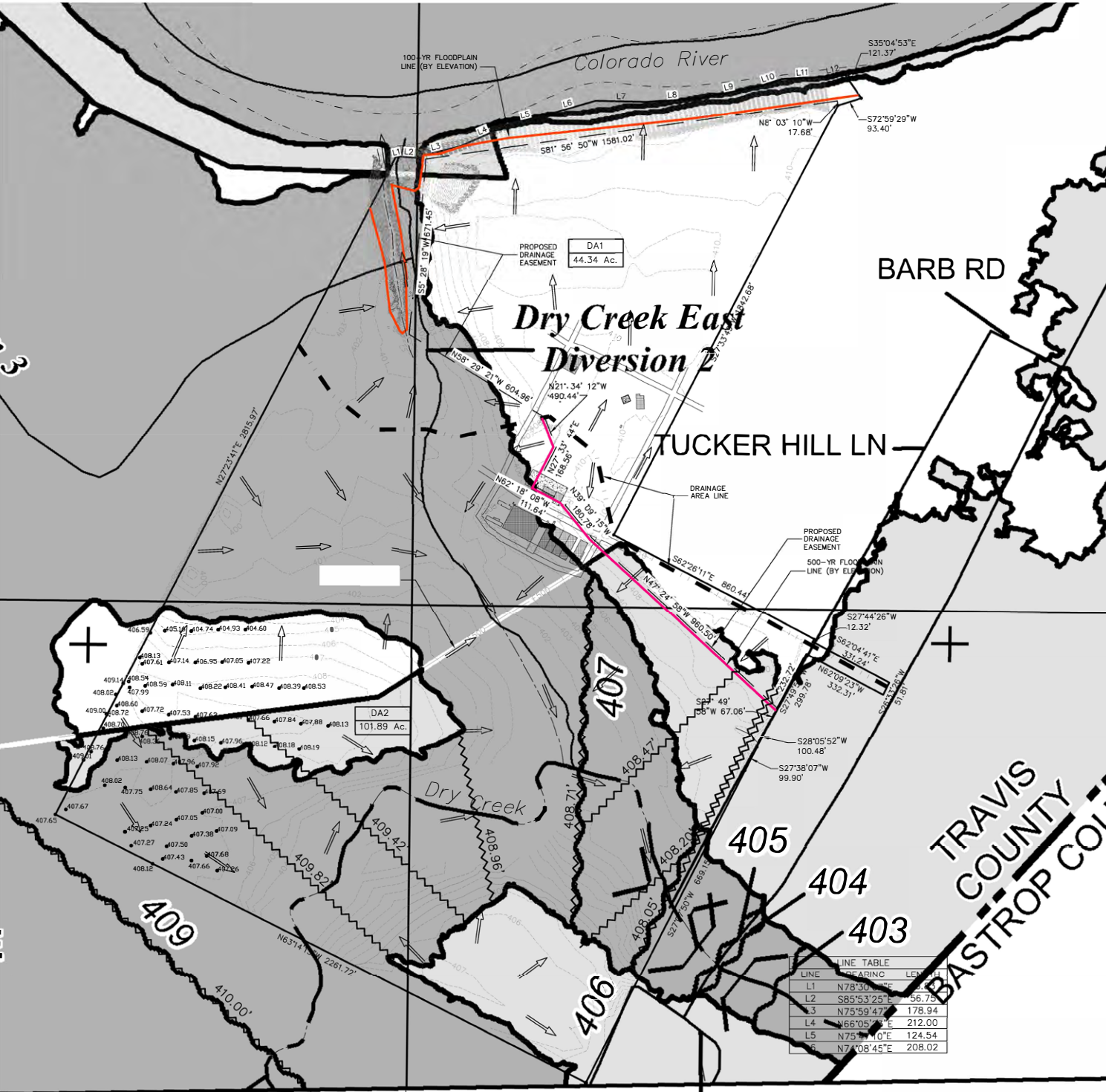
TO JBG ORGANIC HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY; STERLING EQUITIES, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7A, 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 8, 2021.

DATE OF PLAT OR MAP: DECEMBER 8, 2021

SYDNEY SMITH XINOS  
RPLS NO. 6361  
CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MORAG EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746





**LEGEND**

- DRAINAGE EASEMENT AREA
- PROPERTY BOUNDARY
- EXISTING RIVER EDGE
- EXISTING CREEK FLOWLINE
- EXISTING CONTOURS
- PROPOSED DRAINAGE EASEMENT
- EXISTING DRAINAGE AREA
- 500-YR FLOODPLAIN LINE (BY ELEVATION)
- 100-YR FLOODPLAIN LINE (BY ELEVATION)
- 500-YR FLOODPLAIN LINE (PER FIRM MAP)
- 410.00'
- HEC-RAS CROSS SECTION WITH CORRESPONDING 500-YR BASE FLOOD ELEVATION (BFE)
- EXISTING DRAINAGE FLOW DIRECTION
- EXISTING STRUCTURES

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N78°30'00"E	178.94
L2	S85°53'25"E	56.75
L3	N75°59'47"E	178.94
L4	S66°05'25"E	212.00
L5	N75°11'10"E	124.54
L6	N7°08'45"E	208.02

A  
DRAINAGE EXHIBIT  
FOR

**JBG ORGANIC**

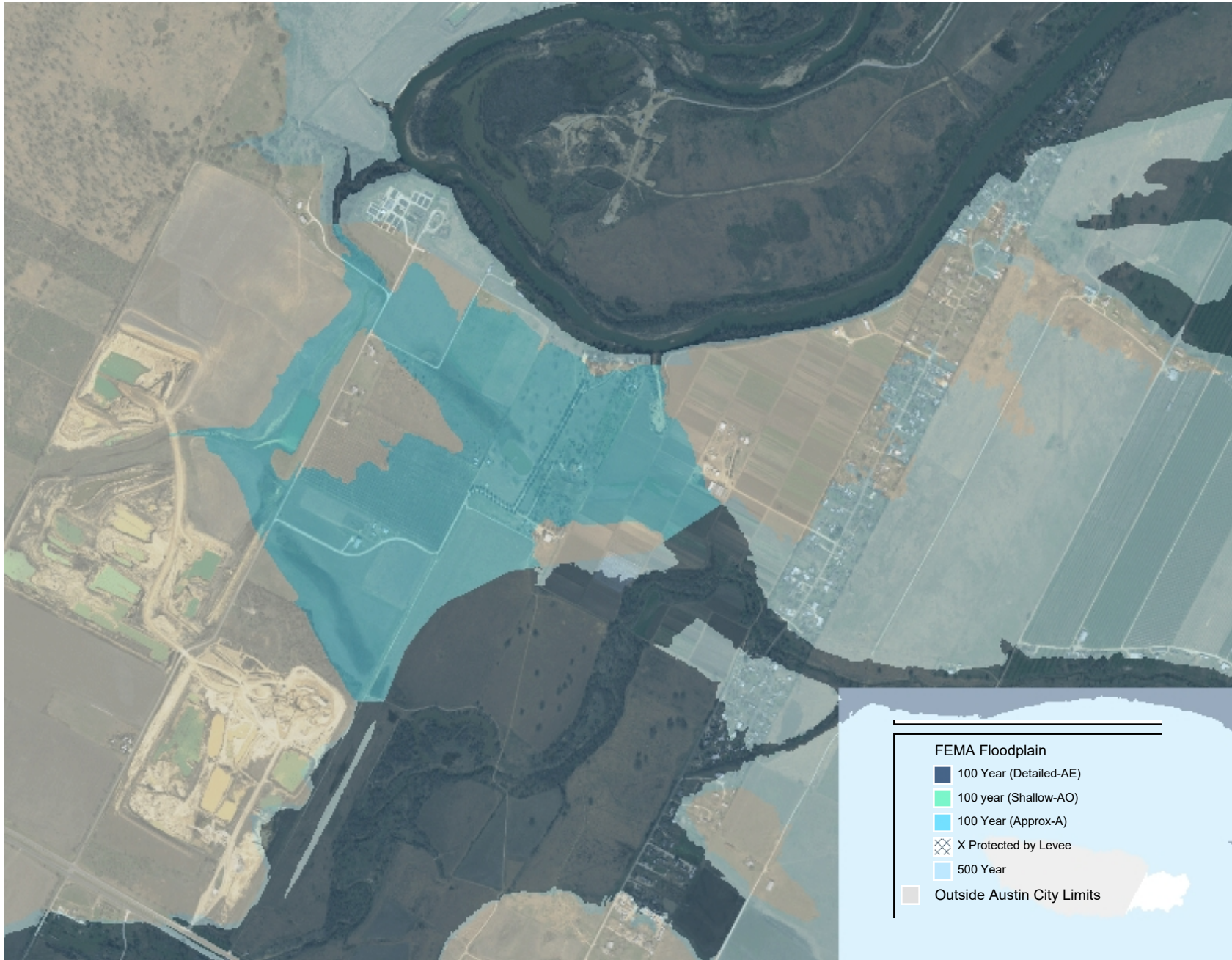
±147.68 ACRES  
4008 RIVER ROAD, CEDAR CREEK, TRAVIS CO., TEXAS

**JBG ORGANIC HOLDINGS, LLC** OWNER

CONTACT: BRENTON JOHNSON  
9515 HERGOTZ LANE  
AUSTIN, TX 78742

**VEI CONSULTING ENGINEERS** ENGINEER

ENGINEERING CONTACT: KEVIN W. SPRAGONS (830) 997-4744  
507-D E. HIGHWAY ST. FAX: (830) 997-6967  
FREDERICKSBURG, TX 78624 Texas Registration # F-165



0 1,586 3,172 Feet

Prepared: 5/19/2020



# Conservation Plan Map

Date: 12/14/2013

Customer(s): JBG ORGANIC INC

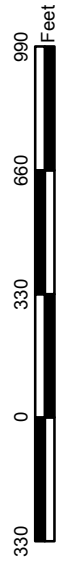
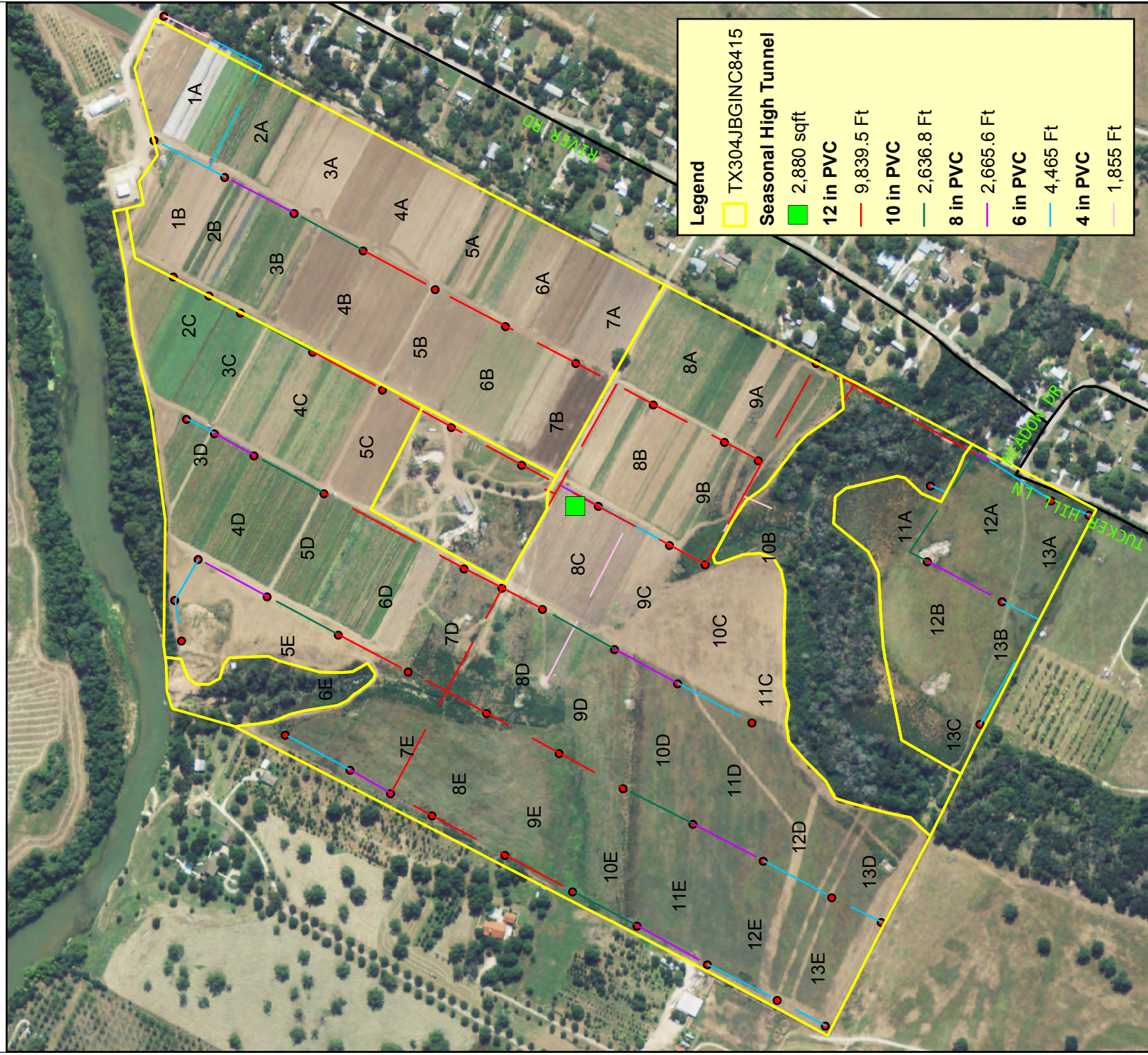
Field Office: AUSTIN SERVICE CENTER

District: CALDWELL-TRAVIS SOIL & WATER CONSERVATION DISTRICT

Agency: USDA-NRCS

Approximate Acres: 184.6

Assisted By: JEREMY HASTY



Gravel road laid along the perimeter of the facility to meet the Fire Marshall Codes to get the approval

Phase 1 construction  
completed vide  
Permit # 14-3377

Phase 2 construction  
permit requested  
Permit # 18-18349

Office  
space  
80 x 30

Red Two Toilets  
and two sinks

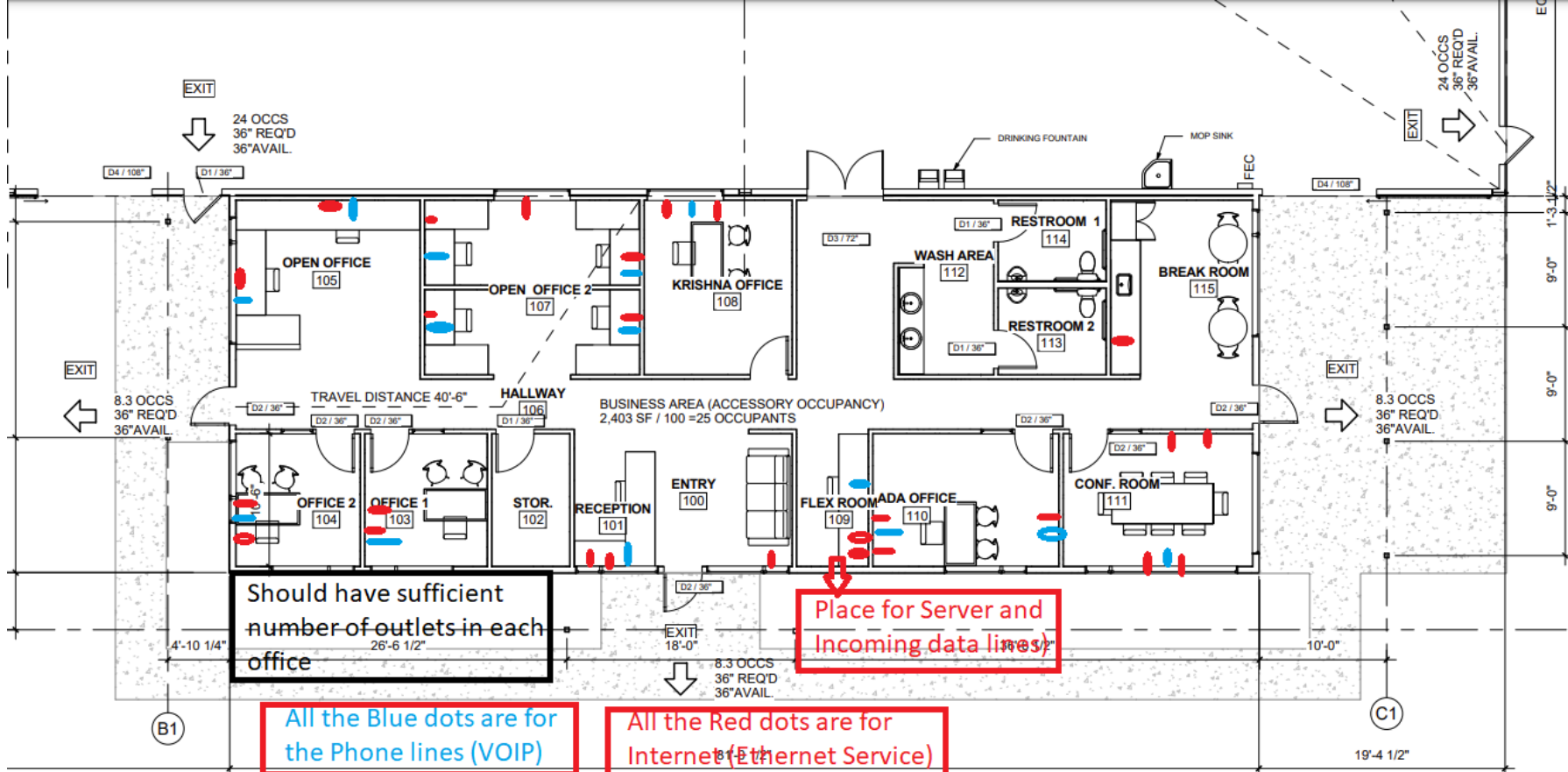
Blue Kitchen

Proposed  
Septic  
Field  
Tank

Well Location  
250 feet from the  
proposed septic

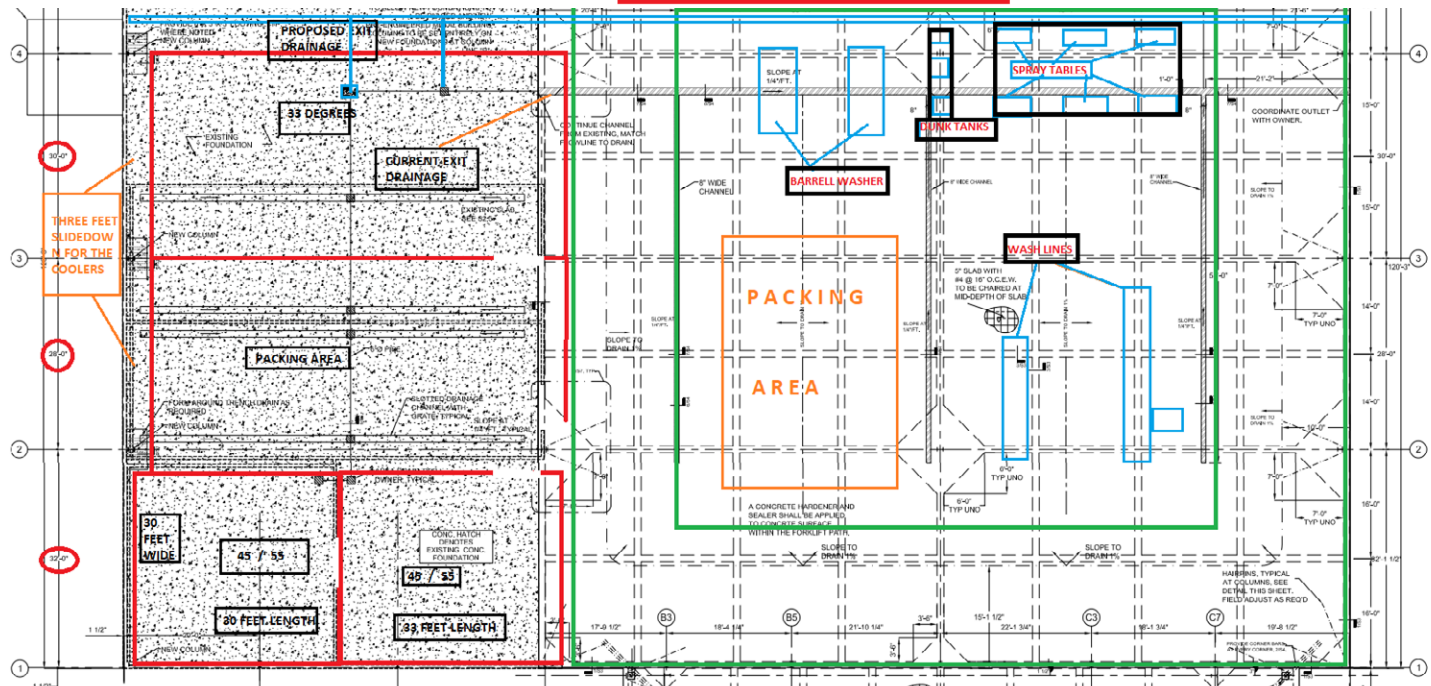
Septic Tank and Field  
constructed  
Permit # 2012-OS-425





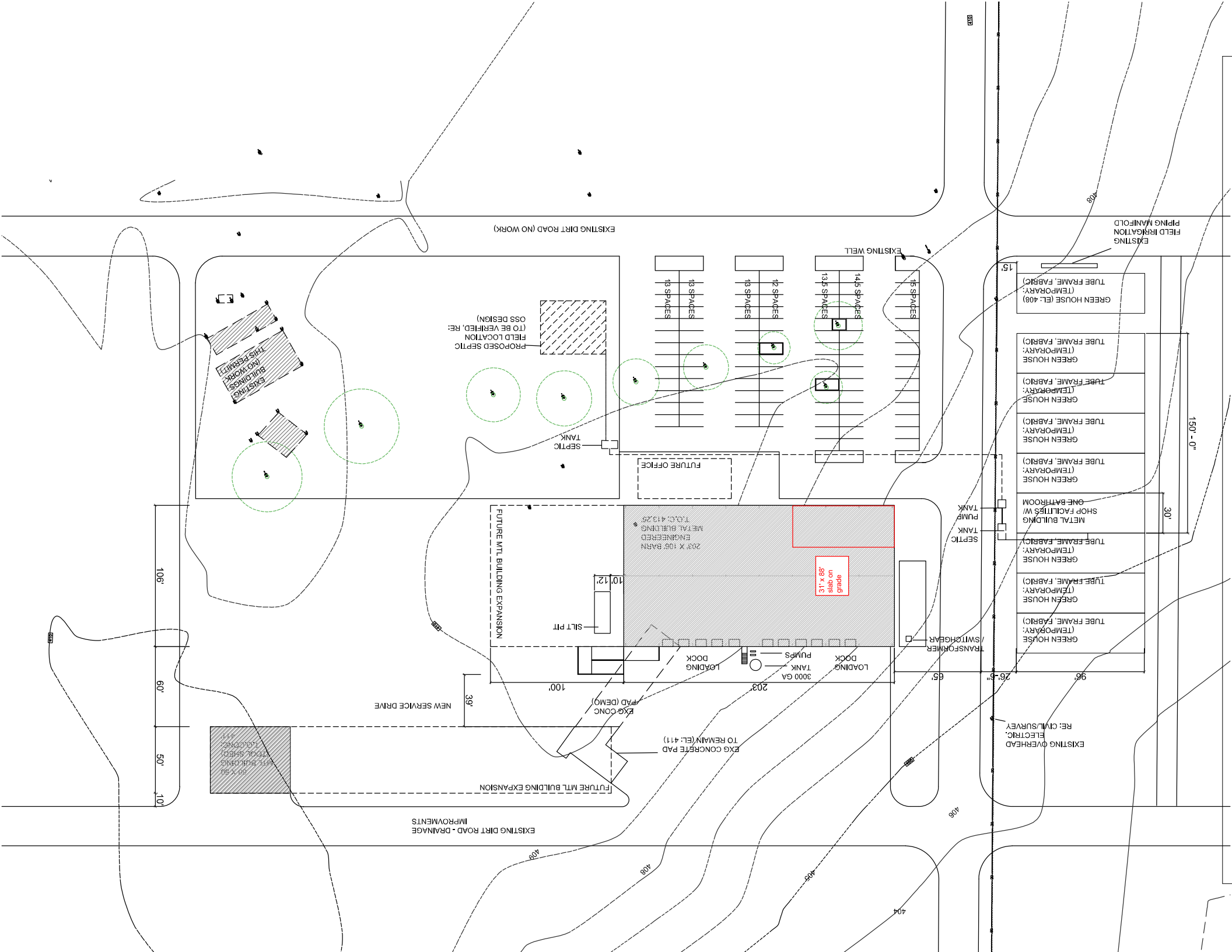
All the Blue dots are for the Phone lines (VOIP)

All the Red dots are for Internet (Ethernet Service) RJ45 cables



JBG ORGANIC BARN  
 4008 RIVER ROAD  
 CEDAR CREEK, TEXAS

EXISTING FOUNDATION  
 ISSUE DATE: 03/06/13  
 DRAWN BY: LB  
 CHECKED BY: GLK  
 PROJECT#: 19-0173-03



106' 60' 50' 10'

EXISTING DIRT ROAD - DRAINAGE IMPROVEMENTS

FUTURE MTL BUILDING EXPANSION

50' X 50'  
METAL BUILDING  
E.O.C. 413.25'

NEW SERVICE DRIVE

EXG CONC PAD (DEMO)

EXG CONCRETE PAD  
TO REMAIN (EL: 411)

FUTURE MTL BUILDING EXPANSION

SILT PIT

10' X 12'

203' X 105' BARN  
ENGINEERED  
METAL BUILDINGS  
T.O.C. 413.25'

FUTURE OFFICE

SEPTIC TANK

PROPOSED SEPTIC  
FIELD LOCATION  
(TO BE VERIFIED, RE:  
OSS DESIGN)

EXISTING  
BUILDINGS  
(NO WORK  
THIS PERMIT)

13 SPADES  
13 SPADES  
13 SPADES

12 SPADES  
13 SPADES

13.5 SPADES  
14.5 SPADES

15 SPADES  
EXISTING WELL

EXISTING OVERHEAD  
ELECTRIC  
RE: CIVIL SURVEY

26'-5"

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE  
(TEMPORARY;  
TUBE FRAME, FABRIC)

GREEN HOUSE (EL: 408)  
(TEMPORARY;  
TUBE FRAME, FABRIC)

EXISTING  
FIELD IRRIGATION  
PIPING MANHOLE

150' - 0"

30'

406

404

405

408

408

408

008

# JBG BARN



## PERMIT SET

### SHEET INDEX

04	ARCHITECTURE
A0.01	SITE PLAN
A0.02	LIFE SAFETY PLAN
A0.03	ACCESSIBILITY DETAILS
A1.00	FOUNDATION PLAN
A1.01	ENLARGED FOUNDATION PLAN
A1.10	LEVEL 1 REFERENCE PLAN
A1.11	ENLARGED PLANS
A1.12	ENLARGED PLANS
A1.13	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A4.01	LEVEL 1 REFLECTED CEILING PLAN
A6.00	WINDOW & DOOR TYPES SCHEDULES
A7.01	INTERIOR ELEVATIONS

### VICINITY MAP:



### DESIGN:

**THOUGHTBARN LLC**  
4805 RED BLUFF RD / STUDIO A  
AUSTIN TX 78702  
O: 512.386.1579  
C: 512.295.3068  
RGAY@THOUGHTBARN.COM  
WWW.THUGHTBARN.COM

### STRUCTURAL ENGINEER:

### OWNER:

JOHNSON BACKYARD GARDEN  
BRENTON JOHNSON  
9515 HERGOTT LN  
AUSTIN, TX 78742

### GENERAL INFORMATION:

LEGAL DESCRIPTION:  
ZONING: NEW CONSTRUCTION  
SITE AREA: SZ & B  
PROJECT TYPE: TYPE III  
CONSTRUCTION TYPE: TYPE III  
ALLOWABLE AREA: SEE LIFE SAFETY PLAN  
OCCUPANT LOAD: SEE LIFE SAFETY PLAN

### APPLICABLE CODES:

2015 International Building Code  
2015 International Energy Code  
2015 Uniform Mechanical Code  
2015 International Plumbing Code  
2015 International Fire Code  
2015 Life Safety Code

### MATERIALS LEGEND:

	CONCRETE		PLYWOOD
	EARTH		STEEL
	GRAVEL		TILE
	GWB		WOOD
	INSULATION		WOOD FLOORING

### CODE SUMMARY

304.1	OCCUPANCY TYPES	OCCUPANCY CLASSIFICATION	GROSS AREA												
		B (ACCESSORY OCCUPANCY)	2,403 SF												
		S-2 (MAIN OCCUPANCY)	21,600 SF												
		TOTAL:	24,003 SF												
503.1	ALLOWABLE HEIGHT	TYPE II B NOT SPRINKLED = 55'													
506.2	ALLOWABLE AREA	S-2 NOT SPRINKLED	26,000 SF												
508.4	SEPARATED OCCUPANCIES	B (ACCESSORY) = 2,403/24,003 = 10% < 10% NO SEPARATION REQUIREMENT													
602.1	FIRE RESISTANCE BUILDING ELEMENTS	<table border="1"> <tr> <td>Structural frame</td> <td>0 hr</td> <td>Roof</td> <td>0 hr</td> </tr> <tr> <td>Exterior wall</td> <td>0 hr</td> <td>Roof</td> <td>0 hr</td> </tr> <tr> <td>Exterior window wall</td> <td>0 hr (1 1/2" separation) (S-1, S-2)</td> <td>Roof</td> <td>0 hr</td> </tr> </table>	Structural frame	0 hr	Roof	0 hr	Exterior wall	0 hr	Roof	0 hr	Exterior window wall	0 hr (1 1/2" separation) (S-1, S-2)	Roof	0 hr	
Structural frame	0 hr	Roof	0 hr												
Exterior wall	0 hr	Roof	0 hr												
Exterior window wall	0 hr (1 1/2" separation) (S-1, S-2)	Roof	0 hr												
1004.1	OCCUPANT LOAD	ACTUAL SF / OCCUPANT RATIO	GL												
		B	2,403 SF / 140 (OFFICE)												
		S2	21,600 SF / 250 (PRODUCTION)												
		TOTAL:	SF OCCUPANTS												
1005.3.2	EGRESS COMPONENTS	OCC (556) X 2 = 1112' REQUIRED TOTAL EXIT WIDTH PROVIDED = 216"													
1006.2	EGRESS FROM SPACES	S2 NOT SPRINKLED 75' B NOT SPRINKLED 100'													
1016.2	EXIT ACCESS TRAVEL DISTANCE	S2 NOT SPRINKLED 300'													

### GENERAL NOTES:

- THESE DRAWINGS MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH EXISTING FIELD CONDITIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK.
- CONTRACTOR SHALL SCHEDULE AND OBTAIN PERMISSION FROM THE BUILDING OWNER FOR ACCESS TO ANY BUILDING/SITE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR PROTECTING AND CLEANING ANY OF THESE ACCESS AREAS.
- ALL WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADOPTED CODES, LOCAL ORDINANCES/RULES, AND STATE REGULATIONS. CONTRACTOR RESPONSIBLE FOR COORDINATION OF REQUIREMENTS.
- CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS, OR ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED.
- CONTRACTOR SHALL COMPLY WITH THE TEXAS STATUTE GOVERNING TRENCH SAFETY. ANY TRENCH EXCAVATION EXCEEDING 5 FEET SHALL COMPLY WITH TEXAS' OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS. SEE STRUCTURAL/CIVIL FOR ANY SPECIAL SHORING REQUIREMENTS. GEOTECHNICAL INFORMATION MAY BE INCLUDED IN THE PROJECT MANUAL OR AVAILABLE FROM THE DESIGNER. CONTRACTOR'S PAY REQUEST MUST CONTAIN A SEPARATE PAY LINE FOR EXCAVATION SAFETY SYSTEMS. THE ABOVE TRENCH REQUIREMENTS ARE REQUIRED BY TEXAS LAW FOR BOTH PUBLIC AND PRIVATE PROJECTS.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREINTHIN.
- FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10 AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHERE REQUIRED BY THE BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL/ELECTRICAL EQUIPMENT WHERE NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH WORK OF ALL TRADES. ALL ACCESS PANELS SHALL RECEIVE APPROVAL OF THE DESIGNER.

### GENERAL SITE NOTES:

- ANY WORK THAT INVOLVES CUTTING OR DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED TO MATCH EXISTING.
- LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UNDERGROUND UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. REPAIR ANY DAMAGED UTILITY LINES AT CONTRACTOR'S EXPENSE.
- CONFIRM WITH DESIGNER/OWNER LOCATION OF STAGING AREA AND CONSTRUCTION FENCE. VERIFY THAT STAGING AREA IS FREE OF OBSTACLES AND UTILITIES.
- CONTRACTOR STAGING AREA REQUIRES FENCING. THE CONTRACTOR SHALL PROVIDE SIGNAGE, TAPE BARRICADE AND/OR WARNING LIGHTS AS REQUIRED TO DESIGNATE THESE AREAS. PROVIDE FOR PUBLIC SAFETY AT ALL TIMES ON CONSTRUCTION SITE.
- CONSTRUCTION MATERIALS SHALL BE DELIVERED VIA PATH AND SITE ENTRANCE DETERMINED IN PRE-CONSTRUCTION MEETING.
- A LEVEL ACCESSIBLE ROUTE, SLOPING LESS THAN 5% WITH A CROSS SLOPE LESS THAN 2% SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO THE ACCESSIBLE BUILDING ENTRY, AND SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS.
- PROVIDE REINFORCED HVAC UNIT, TRANSFORMER, AND GENERATOR PADS AS REQUIRED BY MECHANICAL AND ELECTRICAL. PAD SIZES SHOWN ARE APPROXIMATE SIZES. CONCRETE PADS SHALL BE SIZED TO ACCOMMODATE MANUFACTURER'S RECOMMENDATIONS.
- THE LIMITS OF CONSTRUCTION SHALL INCLUDE, BUT NOT BE LIMITED TO 12 FEET OUTSIDE OF ANY CONSTRUCTED OR RENOVATED AREA AND NOT TO EXTEND BEYOND THE PROPERTY LINE.
- STOCKPILING OF EXCAVATED OR FILL MATERIAL SHALL BE LIMITED TO AN AREA AS DEFINED BY THE ARCHITECT/OWNER.
- INDICATED (100.0) FINISH FLOOR ELEVATION IS A REFERENCE ELEVATION. ACTUAL FINISH FLOOR ELEVATION ABOVE SEA LEVEL DIFFERS. ALL ELEVATIONS ARE RELATIVE TO F.F. (100.0)
- SITE INFORMATION PROVIDED BY OWNER. DESIGNER IS NOT RESPONSIBLE FOR INACCURATE SITE INFORMATION OR PROBLEMS CAUSED BY INACCURATE SITE INFORMATION.

### SYMBOLS LEGEND:

	FLOOR PLAN Scale: 1/8" = 1'-0"	VIEW TITLE		GRID LINE
	EXTERIOR ELEVATION			ELEVATION LEVEL
	CALLOUT			WALL TYPE
	DOOR NUMBER			WINDOW TYPE
	CENTERLINE			DOOR
	DOWNSPOUT			EXISTING
	BUILDING SECTION			REVISION NUMBER
	WALL SECTION			

ANOTHER EXCITING PROJECT BY  
**THOUGHTBARN LLC**

DESIGN:  
**THOUGHTBARN LLC**  
4805 RED BLUFF RD / STUDIO A  
AUSTIN TX 78702  
O: 512.386.1579  
C: 512.295.3068  
RGAY@THOUGHTBARN.COM  
WWW.THUGHTBARN.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LUCY BEGG, TX REG ARCH #08265 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES.

OWNER:  
JOHNSON BACKYARD GARDEN  
BRENTON JOHNSON  
9515 HERGOTT LN  
AUSTIN, TX 78742

STAGE:  
**PERMIT SET**

REVISIONS	DATE	DESCRIPTION

DESIGNED BY: BC  
CHECKED BY: LB  
**COVER**

DATE: 07.24.18  
PAGE NUMBER:  
**COVER**



# 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Daniel Tristan</b>	<b>493152</b>	<b>Dani@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date