United Country Real Estate | Market Realty

TBD Schoenau Road

$199,000







UNRESTRICTED SMALL ACREAGE | BRENHAM AREA

Create your own place in the country on this private, unrestricted acreage along Schoenau Road. Tucked away for peace and seclusion with electricity available onsite, the property offers a blank canvas for a country home, weekend retreat, recreational getaway, or investment property.

Enjoy the freedom of unrestricted acreage while remaining conveniently located approximately 15 miles from Brenham or Round Top and 20 miles from Bellville.

Two tracts to choose from. Bring your plans and make the country yours!



Roger Chambers

(C) 979-830-7708

(o) 979-836-9600

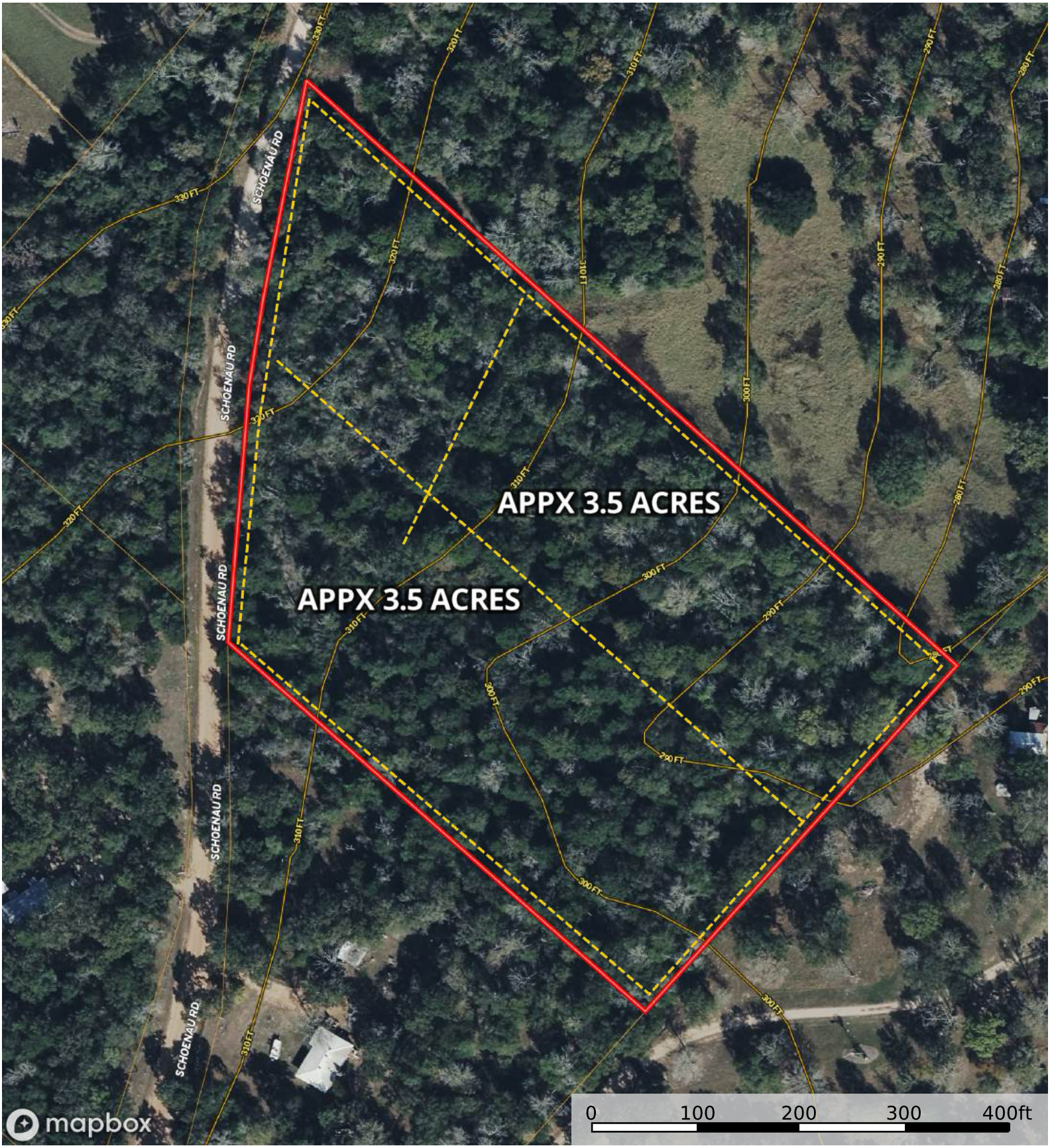
355843-B

appraisals@marketrealty.com

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special Interest should be obtained through independent verification. This Is not a solicitation if your property is currently listed with another broker. Equal Opportunity Housing Provider. Franchise offices are independently owned and operated.

Schoenau Rd

Texas, AC +/-

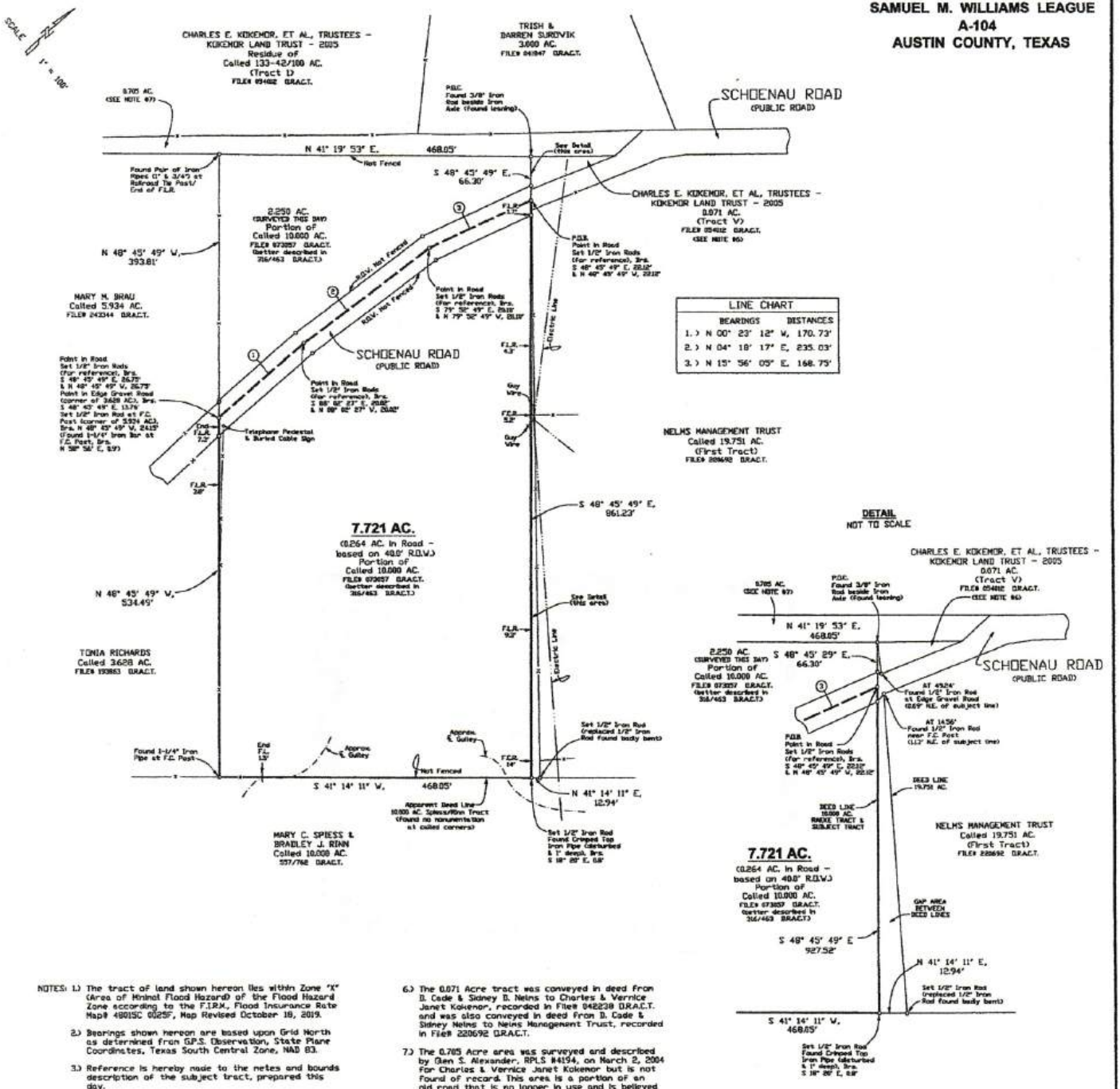


Road / Trail Boundary

Susan Kiel
P: 979-289-2159 www.marketrealty.com 2201 Becker Dr. Brenham, TX 77833

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SAMUEL M. WILLIAMS LEAGUE
A-104
AUSTIN COUNTY, TEXAS



LINE CHART		
	BEARINGS	DISTANCES
1.)	N 00° 23' 12" W.	170.73'
2.)	N 04° 18' 17" E.	235.03'
3.)	N 15° 56' 05" E.	168.75'

DETAIL
NOT TO SCALE

NOTES:

1.) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0025F, Map Revised October 16, 2019.

2.) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.

3.) Reference is hereby made to the notes and bounds description of the subject tract, prepared this day.

4.) All 1/2" iron rods set are capped with a yellow cap marked "RPLS 6805".

5.) All 1/2" iron rods set (for reference) are capped with an orange cap marked "A.S. REF PT".

℄ - Centerline
F.C. - Fence Corner
F.L. - Fence Line
F.C.R. - Fence Corner Remains
F.L.R. - Fence Line Remains
N.E. - Northeast
o - Denotes Set 1/2" Iron Rod (for reference), unless otherwise noted or in limits of road.
- Denotes direction and distance from Deed Line to object.

6.) The 0.071 Acre tract was conveyed in deed from B. Cade & Sidney B. Nelms to Charles & Vernice Janet Kokemor, recorded in File# 042238 O.R.A.C.T. and was also conveyed in deed from B. Cade & Sidney Nelms to Nelms Management Trust, recorded in File# 220692 O.R.A.C.T.

7.) The 0.705 Acre area was surveyed and described by Glen S. Alexander, RPLS #4194, on March 2, 2004 for Charles & Vernice Janet Kokemor but is not found of record. This area is a portion of an old road that is no longer in use and is believed to have been called Braddock Bouldin Road and being that same tract believed to be the exchange tract described in Right-of-way Deed to Austin County, Texas, recorded in Volume 278, Page 709 D.R.A.C.T.

8.) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.

9.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

I, Weston C. Garling, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on JULY 29, 2025 and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Weston C. Garling

Weston C. Garling - Registered Professional Land Surveyor, #6805

STATE OF TEXAS REGISTERED WESTON C. GARLING 6805 PROFESSIONAL LAND SURVEYOR

MICHAEL & KAREN RAEKE

ALEXANDER SURVEYING
105 E. Luhn Street P. O. BOX 586
Bellville, Texas 77418
Phone 979-865-9143 Fax 979-865-3988
alexandersurveying@sbcglobal.net

© 2025 ALL RIGHTS RESERVED

WESTON C. GARLING	County AUSTIN	Field Crew J.E.
RPLS. NO. 6805	SAMUEL M. WILLIAMS Survey LEAGUE, A-104	Computations W.C.G.
TBPELS FIRM NO. 10134400	City	Drafting W.C.G.
Date JULY 29, 2025	Addition	AC. VOL. 256, PG. 84 PROPOSED VOL. 25-8524

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 11-07-2022

ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

EQUAL HOUSING OPPORTUNITY

TBD Schoenau Rd, Brenham
(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.

B. *Subject to Section C below,* the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):

☑ (1) Seller reserves all of the Mineral Estate owned by Seller.

☐ (2) Seller reserves an undivided _____ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*

C. Seller ☑ does ☐ does *not* waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*

D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the current contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate.

If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

Buyer	Seller
Buyer	Seller

The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC No. 44-3. This form replaces TREC No. 44-2.

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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.

Market Realty, Inc.	**462379**	**agents@marketrealty.com**	**(979)836-9600**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Susan Schulenberg Kiel	**558624**	**burton@marketrealty.com**	**(979)251-4078**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Roger D. Chambers	**355843**	**appraisals@marketrealty.com**	**(979)830-7708**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date