United Country Real Estate | Market Realty

Lot 10 Eberhardt Rd, Burton TX, 77835

$182,580







SMALL ACREAGE HOMESITES | BURTON, TX

Find your place in the country just a few miles north of historic Burton. These small-acreage homesites offer a peaceful Washington County setting with convenient access to Lake Somerville, Brenham, and Round Top.

Enjoy nearby opportunities for fishing, boating, camping, hunting, and outdoor recreation, while still being close to shopping, dining, entertainment, and the charm of the surrounding communities.

Light residential restrictions and no HOA help preserve the country atmosphere while allowing you to create a homesite that's your own. Community water is being brought to Lot 9 for added convenience, and additional lots are available.

Come home to the relaxed pace of country living in Burton!



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.

FINAL PLAT OF FORK IN THE ROAD MEADOWS

A SUBDIVISION
CONSISTING OF 12 TRACTS
27.890 ACRES TOTAL
IN THE D. B. FRIAR SURVEY, A-42
WASHINGTON COUNTY, TEXAS

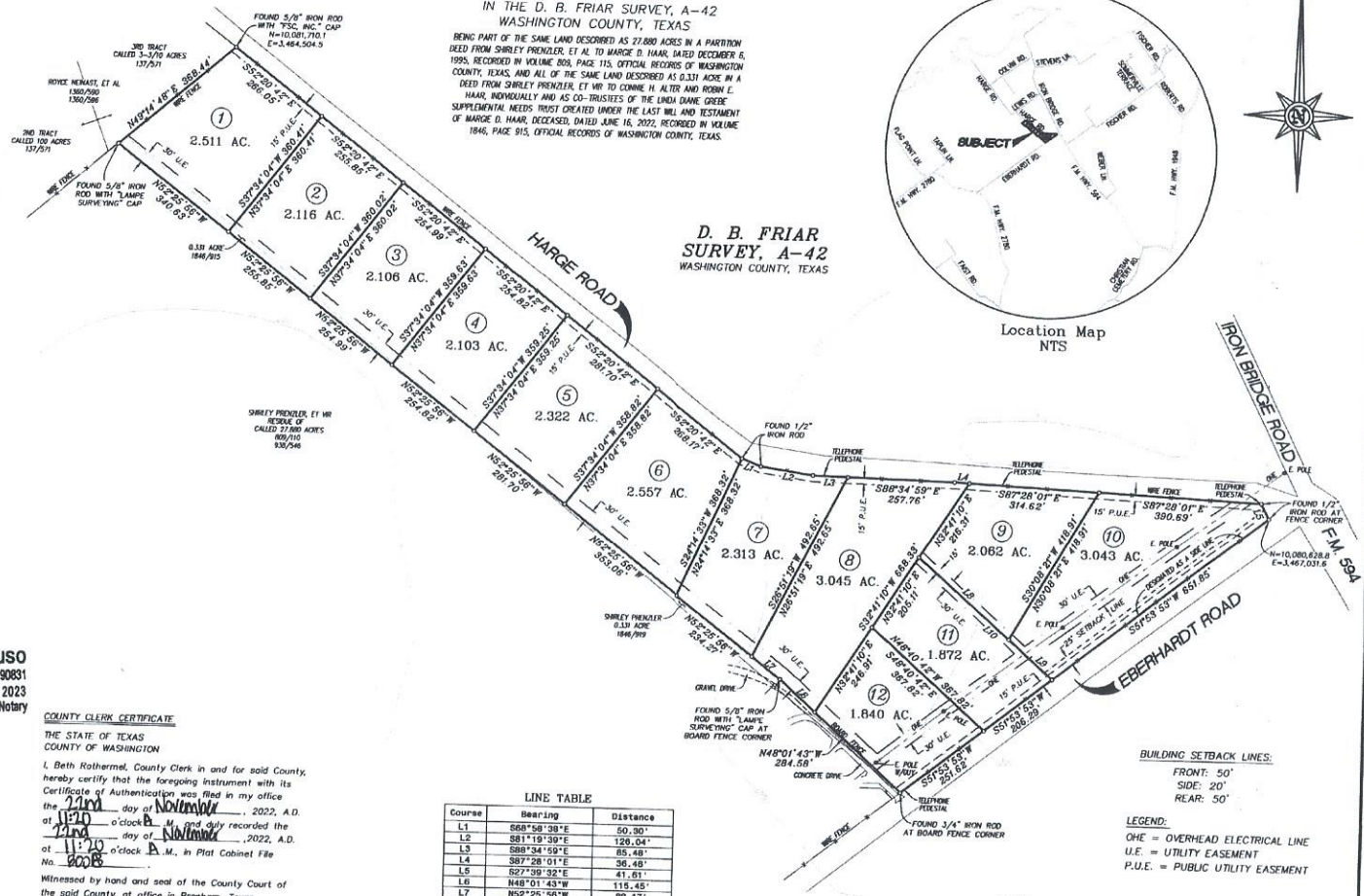
BEING PART OF THE SAME LAND DESCRIBED AS 27.880 ACRES IN A PARTITION DEED FROM SHIRLEY PRENZLER, ET AL TO MARGIE D. HAAR, DATED DECEMBER 6, 1995, RECORDED IN VOLUME 809, PAGE 115, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND ALL OF THE SAME LAND DESCRIBED AS 0.331 ACRE IN A DEED FROM SHIRLEY PRENZLER, ET VIR TO CONNIE H. ALTER AND ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEES OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED, DATED JUNE 16, 2022, RECORDED IN VOLUME 1846, PAGE 915, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

Property Owner
Connie Sue Alter, Individually and as Co-Trustee of the Linda Grebe Supplemental Needs Trust
9700 SW 84th Ave.
Miami, FL 33156
TEL: (305) 975-0038

Robin Elaine Haar, Individually and as Co-Trustee of the Linda Grebe Supplemental Needs Trust
4751 Kraft Ave.
North Hollywood, CA 91602
TEL: (818) 448-2882

Plat Prepared by
Lampe Surveying, Inc
Donald W. Lampe
1408 West Main Street
Brenham, Texas 77833
TEL: (979) 836-6677

GRAPHIC SCALE - FEET
200 0 200 400 600



Location Map
NTS

OWNERS ACKNOWLEDGMENT

WE, CONNIE SUE ALTER AND ROBIN ELAINE HAAR, INDIVIDUALLY AND AS CO-TRUSTEES OF THE LINDA GREBE SUPPLEMENTAL NEEDS TRUST, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF "FORK IN THE ROAD MEADOWS", DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO LINES THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS "FORK IN THE ROAD MEADOWS", IN THE D. B. FRIAR SURVEY, A-42, WASHINGTON COUNTY, TEXAS.

"THIS IS TO CERTIFY THAT WE, CONNIE SUE ALTER AND ROBIN ELAINE HAAR, INDIVIDUALLY AND AS CO-TRUSTEES OF THE LINDA GREBE SUPPLEMENTAL NEEDS TRUST HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS' COURT WASHINGTON COUNTY."

"THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON."

"FURTHER, WE, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE."

"FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY BY WASHINGTON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:"
(1.) THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
(2.) DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER.

"FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED."

Witness our hands in Miami-Dade County, ____, this the 1ST day of November, 2022.

Connie Alter
Connie Sue Alter, Individually and as Co-Trustee of the Linda Grebe Supplemental Needs Trust

Robin Haar
Robin Elaine Haar, Individually and as Co-Trustee of the Linda Grebe Supplemental Needs Trust

THE STATE OF Florida
COUNTY OF Miami-Dade

This instrument was acknowledged before me on the 1 day of November, 2022 by Connie Sue Alter, Individually and as Co-Trustee of the Linda Grebe Supplemental Needs Trust.

Notary Public
State of Florida

Ryan Casuso
Notary's Name (Printed):
Notary's Commission
Expires: January 13, 2023

Ryan Casuso
COMMISSION # GG290831
EXPIRES: Jan. 13, 2023
Bonded Thru Aaron Notary

THE STATE OF California
COUNTY OF Los Angeles

This instrument was acknowledged before me on the 07th day of November, 2022 by Robin Elaine Haar, Individually and as Co-Trustee of the Linda Grebe Supplemental Needs Trust.

Notary Public
State of California

Yangsoon Rhee
Notary's Name (Printed):
Notary's Commission
Expires: 01/23/2023

YANGSOON RHEE
Notary Public - California
Los Angeles County
Commission # 2273205
My Comm. Expires Jan 23, 2023

COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the 22nd day of November, 2022, A.D. at 11:20 o'clock A. M. and duly recorded the 22nd day of November, 2022, A.D. at 11:20 o'clock A.M., in Plat Cabinet File No. 2008.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: Deputy

Beth Rothermel
County Clerk
Washington County, Texas

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED by the commissioners' court of Washington County, Texas this 22nd day of November, 2022.

John Dreasenberger
County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

LINE TABLE

Course	Bearing	Distance
L1	S68°58'38"E	50.30'
L2	S81°19'39"E	126.04'
L3	S88°34'59"E	85.48'
L4	S87°28'01"E	36.48'
L5	S27°39'32"E	41.61'
L6	N48°01'43"W	115.45'
L7	N52°25'56"W	88.17'
L8	N48°40'42"W	294.00'
L9	N48°40'42"W	142.48'
L10	S48°40'42"E	436.48'

SURVEYOR CERTIFICATION

This is to certify that I, Donald W. Lampe, a Registered Professional Land Surveyor of the State of Texas, Registration No. 1732 have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPELS; and that all easements as appear of record in the office of the County Clerk of Washington County, Texas are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of 5/8 inch diameter and (30) inches long, and that this plat correctly represents that survey made by me.

Dated this the 30th day of June, 2022.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

STATE OF TEXAS
REGISTERED
DONALD W. LAMPE
1732
PROFESSIONAL
LAND SURVEYOR

BUILDING SETBACK LINES:

FRONT: 50'
SIDE: 20'
REAR: 50'

LEGEND:

OHE = OVERHEAD ELECTRICAL LINE
U.E. = UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

NOTES:

- o Denotes 5/8" iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted.
- Bearings and Coordinates are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0075C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- Contours were derived from USGS map, Flag Pond, Texas Quadrangle.

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834-2037
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700

W.O. 3834 3834S2.DWG 3834ALTER.CGC

6070

PROTECTIVE COVENANTS AND RESTRICTIONS

THE STATE OF TEXAS,)
(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WASHINGTON.)

That we, CONNIE H. ALTER AND ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEES OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS, being the owner of 27.88 acres out of the Daniel B. Friar Survey, A-42, Tr. 101, Washington County, Texas, and being the same land described a Partition Deed from Shirley Prenzler, et al to Margie D. Haar, dated December 6, 1995, and recorded in Volume 809 Page 115, Official Records, Washington County, Texas, do hereby adopt the following restrictions and protective covenants to be applicable to said property:

1. The primary use of each tract shall be for single family dwellings, single family dwellings with guest quarters and agricultural purposes only. No multi-family dwellings or commercial business operations are allowed.

2. Prior to occupancy of a parcel, each parcel owner shall construct, install and maintain a septic tank and soil absorption system in accordance with the specifications for same as established by the laws of the State of Texas and the rules and regulations of Washington County, Texas. If such septic system complies with such specifications, but still emits foul or noxious odors or unsafe liquid onto streets, ditches, or adjoining parcels, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquids.

3. A residence must have a minimum of 1500 square feet of covered living space, excluding open or screened porches, patios, carports, garages, or other outbuildings. All buildings must be completed within twelve (12) months from the date construction begins. Any fence built must be constructed and maintained in a good workmanlike manner. No chain link, hurricane, razor wire or game proof fence is allowed.

4. No single wide, double wide or triple wide mobile homes or modular homes are permitted on this property. No travel trailer, trailer, tents, shack, barn, or any other temporary portable structure may be used as a residence on this property.

5. No building or structures shall be located closer than fifty (50') feet from the front and back property lines, and no closer than twenty (20') feet from the side property lines.

6. Should two or more lots be consolidated into one building site, the building setback provisions shall be applied to such resultant building site as if it were one original, platted lot.

7. No part of the property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles are to be permitted on the property.

8. Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Washington County, Texas. Property owners are permitted to use the community water line. Only one water well per property is permitted.

9. No more than one (1) head of livestock per three-fourths (3/4) of an acre, or cow-calf unit per acre shall be kept or placed on the property; however, feedlot operations, commercial poultry operations, commercial swine operations and kennel operations of any type whatsoever are strictly prohibited. No swine shall be permitted except for those used solely for 4-H, FFA club, or similar organization projects, and then not to exceed three head per 4-H or FFA club member.

10. No sign, advertisement, billboard or advertising structure of any kind shall be placed, maintained or displayed to the public view of any parcel, except "for sale" signs.

11. No oil, gas or other mineral drilling, development operations, refining, quarry, or mining operations of any kind shall be conducted or permitted upon the surface of this property. No wells (excluding water wells and septic tanks), tanks, tunnels, mineral excavation, or shafts shall be conducted or permitted upon the surface of any property. No derrick or other structures designed for the use of boring for oil or natural gas shall be erected, maintained, or permitted upon the surface of any property. All oil, gas and other minerals situated in, on or under the surface of the property, including but not limited to any portion of the property now or hereafter lying within any public street or roadway located on the property, shall be and hereby are reserved and retained by and unto the previous owners of said minerals, their successors and assigns, and shall be and hereby are expressly excluded and excepted from any future conveyance of the property, or any part thereof.

12. No tract may be re-subdivided.

13. These restrictions and covenants shall run with the land and shall be binding on all parties and all person claiming under grantees, and grantees' heirs, successors and assigns until August 1, 2042, after which time, said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of property has been recorded, agreeing to change said covenants in whole or in part.

14. Enforcement of the foregoing restrictions and protective covenants shall be by proceedings at law or in equity against any person or person violating or attempting to violate any restriction or covenant either to restrain violation or to recover damages. Said proceedings may be brought by any property owner who owns land out of the original 27.88 acres tract of which the property hereinabove described is a part. Invalidation of any one of these restrictions or covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Nothing contained herein shall be so construed as to require Grantor to enforce said covenants and restrictions on behalf of the other property owners.

Executed this 27th day of July, 2022.

Connie H. Alter

CONNIE H. ALTER, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS

THE STATE OF FLORIDA,)
)
COUNTY OF DADE.)

This instrument was acknowledged before me on this the 28 day of July, 2022, by CONNIE H. ALTER, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS.

Notary Public, State of Florida.

(SEAL)

My commission expires:

Notary ID#

NOTARY PUBLIC STATE OF FLORIDA
Ryan Casuso
COMMISSION # GG290831
EXPIRES: Jan. 13, 2023
Bonded Thru Aaron Notary

Executed this 27th day of July, 2022.

Robin E. Haar

ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS

THE STATE OF CALIFORNIA,)
)
COUNTY OF LOS ANGELES.)

This instrument was acknowledged before me on this the _____ day of _____, 2022, by ROBIN E. HAAR, INDIVIDUALLY AND AS CO-TRUSTEE OF THE LINDA DIANE GREBE SUPPLEMENTAL NEEDS TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MARGIE D. HAAR, DECEASED ADMITTED TO PROBATE UNDER CAUSE NO. 2021-162 IN THE COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS.

_____
Notary Public, State of California.

(SEAL)

My commission expires:

_____

Notary ID#_____

VOL. 1854 PAGE 432

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 8-3-2022 (Date) before me, Jacquie Jones, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Robin E. Haar (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JACQUIE JONES
Notary Public - California
Los Angeles County
Commission # 2256464
My Comm. Expires Sep 25, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacquie Jones
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas. as stamped hereon by me on AUG 11 2022

Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2022 AUG 10 PM 1:27
Beth A. Rothermel
WASHINGTON COUNTY CLERK

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