

For Sale: Coffield Tract, Freestone County, Texas

640.085 Acres of Land Available



Site visits by scheduled appointment, contact Adrian Ramirez

WATERMAN  **STEELE**
REAL ESTATE ADVISORS

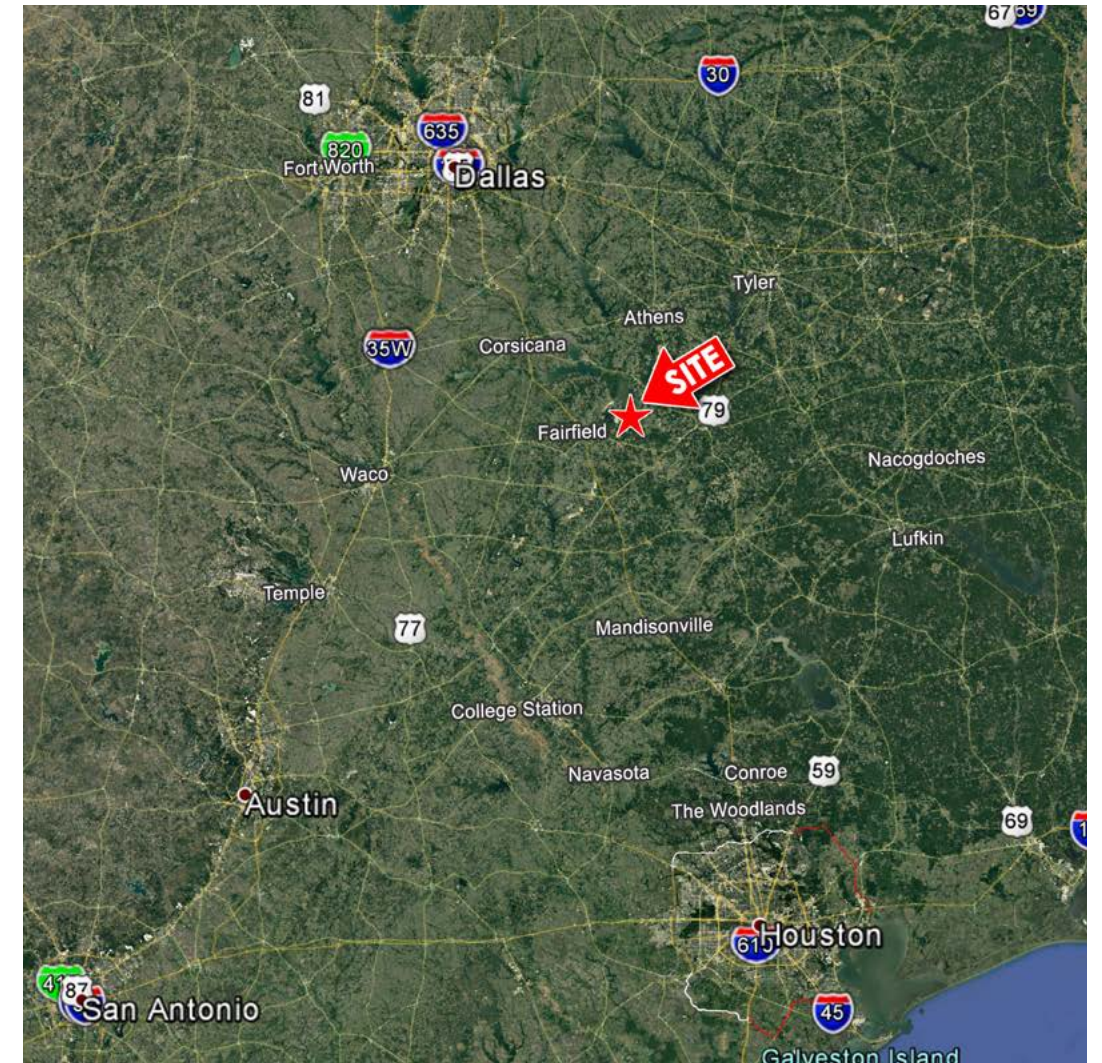
3308 W. Main St | Houston, TX 77098 | 713-575-3700 | watermansteele.com

For Information Contact:

Adrian Ramirez, Vice President | 713-575-3711 | aramirez@watermansteele.com

*The information contained herein was obtained from the Texas General Land Office (GLO) and the Texas Department of Criminal Justice (TDCJ); however, Waterman Steele Real Estate Advisors ("Licensee"), the GLO, and the TDJ make no guarantees, warranties or representations as to the completeness or accuracy of the information contained in this brochure. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. BROCHURE LAST EDITED 1/12/18.

For Sale: 640.085 Acres Available in Freestone County, Texas



Land Opportunity

Property Summary

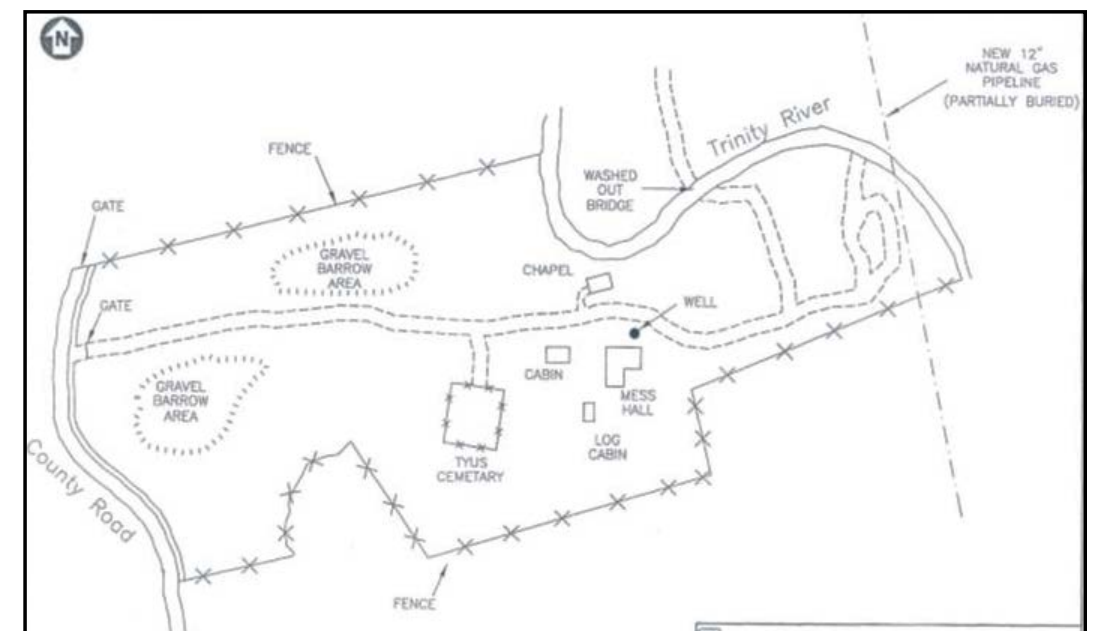
- Coffield is a 640.085 acre tract of land located on the west bank of the Trinity River on CR 238, north of Highway 84, in east-central Freestone County, Texas. The property is bordered on the northeast and east by the Trinity River and follows the meanders of the river for approx. 1½ miles. Approximately 15% of the property is within the 100 year flood plain.
- A sour gas pipeline is constructed along the eastern boundary. The pipeline crosses the river and runs basically in a north/south line which services a gas plant. The Tyus family cemetery is located in the center of the property.
- The site has gently rolling topography and significant timber, consisting mostly of mixed pine and hardwood. There are several cabins and shed type structures and an old chapel on site which have minimum contributory value.
- Well water on site is not operational. Septic sewer is on site (assumed). Rural electrical is available on site.

Location: Situated between CR 238 & Trinity River, Freestone County, Texas

Land Size: 640.085 Acres

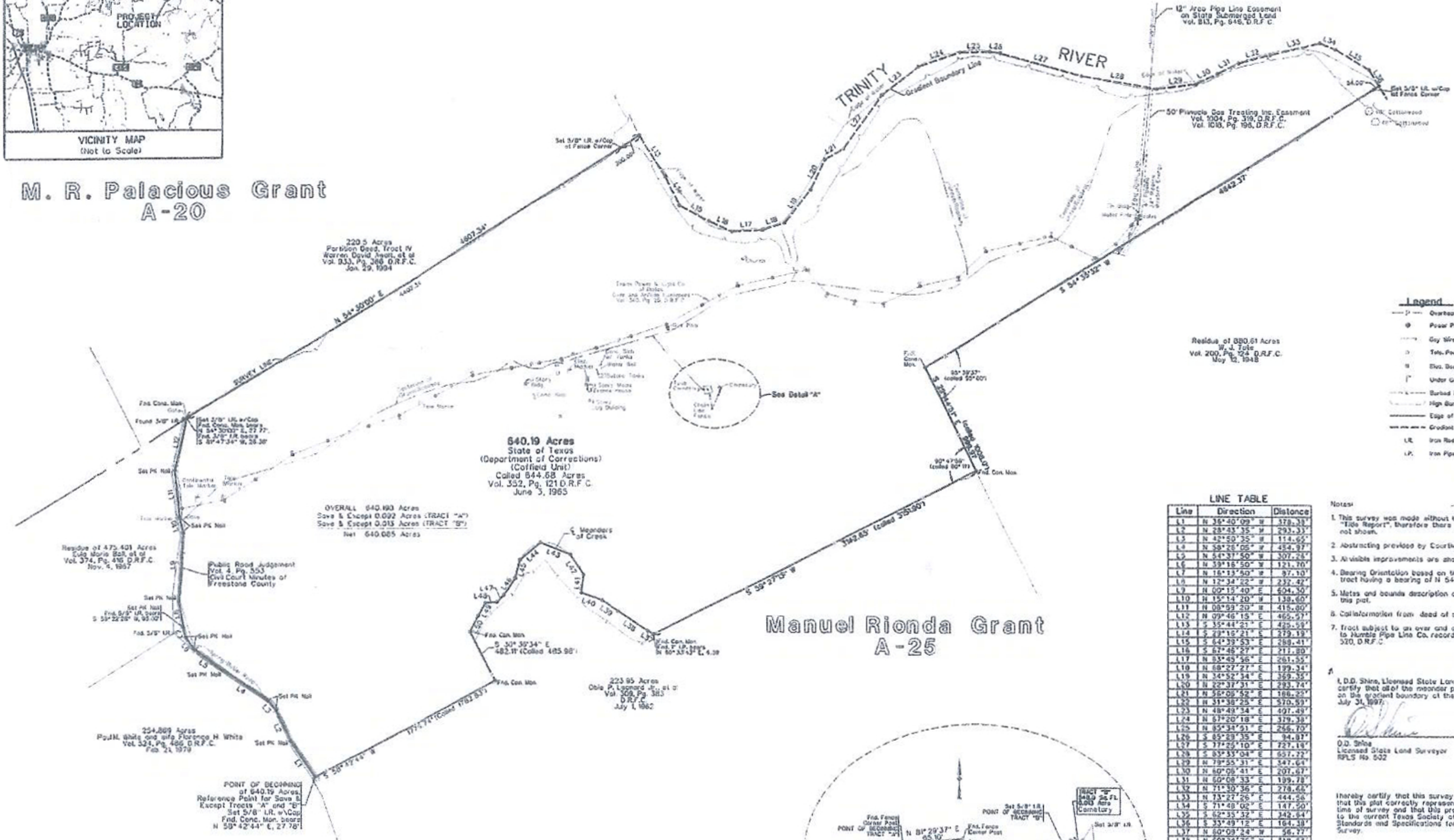
Zoning: The site is encumbered by deed restrictions and covenants imposed for the Tyus Cemetery

Utilities: Well water, septic sewer, and rural electrical





M. R. Palacios Grant A-20



Legend

- Overhead Power Line
- ⊙ Power Pole
- Guy Wire
- ⊠ Tole Post
- ⊞ Iron Stake
- Under Ground Line Marker
- Barbed Wire Fence
- High Bush
- Edge of Road
- Gradient Boundary
- Iron Rod
- Iron Pipe

Manuel Rionda Grant A-25

LINE TABLE

Line	Direction	Distance
L1	N 35° 50' 00" W	378.33'
L2	N 28° 33' 35" W	293.33'
L3	N 42° 00' 35" W	114.65'
L4	N 58° 26' 05" W	454.87'
L5	N 54° 31' 50" W	307.25'
L6	N 39° 16' 50" W	121.70'
L7	N 16° 13' 40" W	97.10'
L8	N 12° 34' 22" W	232.42'
L9	N 00° 15' 40" E	604.30'
L10	N 15° 14' 20" W	138.60'
L11	N 08° 09' 20" W	418.80'
L12	N 09° 46' 15" E	465.57'
L13	S 35° 41' 25" E	425.59'
L14	S 29° 15' 21" E	239.19'
L15	S 64° 39' 53" E	389.41'
L16	S 67° 46' 27" E	211.80'
L17	N 85° 45' 56" E	261.55'
L18	N 68° 27' 27" E	199.34'
L19	N 34° 52' 34" E	359.35'
L20	N 22° 37' 31" E	283.74'
L21	N 56° 05' 52" E	188.25'
L22	N 31° 38' 25" E	570.59'
L23	N 48° 48' 34" E	497.49'
L24	N 67° 20' 18" E	379.38'
L25	N 85° 34' 01" E	256.70'
L26	S 45° 23' 35" E	34.87'
L27	S 77° 25' 10" E	227.18'
L28	S 85° 33' 04" E	657.22'
L29	N 79° 55' 31" E	547.64'
L30	N 60° 06' 41" E	207.67'
L31	N 60° 08' 33" E	199.78'
L32	N 71° 30' 36" E	278.62'
L33	N 73° 27' 26" E	444.26'
L34	S 71° 48' 02" E	147.50'
L35	S 62° 35' 32" E	342.64'
L36	S 35° 49' 12" E	164.38'
L37	N 60° 03' 24" W	56.77'
L38	N 60° 24' 36" W	318.63'
L39	N 58° 22' 56" W	153.21'
L40	N 73° 22' 38" W	189.50'
L41	N 03° 52' 42" E	160.32'
L42	N 35° 03' 37" W	210.81'
L43	N 70° 14' 16" W	274.44'
L44	S 46° 32' 41" W	237.63'
L45	S 10° 34' 05" W	161.86'
L46	S 30° 51' 36" W	178.42'
L47	S 40° 46' 17" W	86.63'
L48	S 82° 34' 29" W	102.92'
L49	S 25° 42' 09" W	128.58'
L50	S 24° 17' 58" W	156.41'
L51	N 38° 02' 34" E	21.11'
L52	S 11° 58' 01" E	21.86'
L53	S 68° 55' 02" E	21.88'
L54	N 31° 23' 48" W	23.77'

- Notes:
- This survey was made without the benefit of a current "Title Report", therefore there may be certain assessments not shown.
 - Abstracting provided by Courthouse Specialists, Inc. dated 11/14/97.
 - All visible improvements are shown.
 - Bearing Orientation based on the Northwest line of the subject tract having a bearing of N 54° 30' 00" E.
 - Metes and bounds description of even state accompanies this plat.
 - Call information from deed of subject tract.
 - Tract subject to an over and across easement to Humble Pipe Line Co. recorded in Vol. 189, Pg. 370, D.R.F.C.

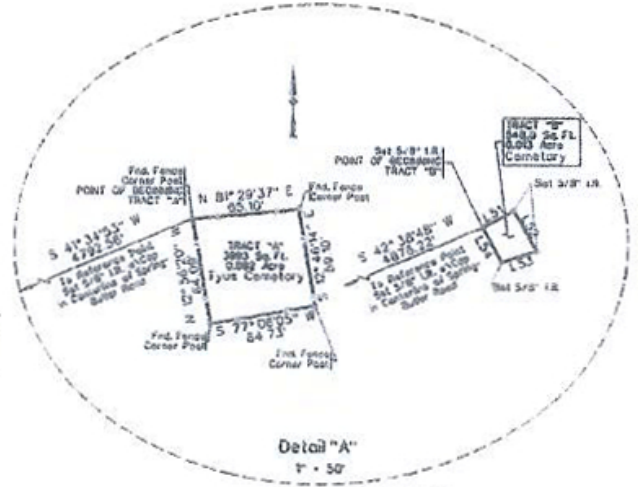
I, D.D. Shire, Licensed State Land Surveyor, do hereby certify that all of the monument points of the Trinity River are on the gradient boundary at the time of the survey, dated July 31, 1997.

D.D. Shire
D.D. Shire
Licensed State Land Surveyor
RPLS No. 532

I hereby certify that this survey was made on the ground, that the plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 9, Condition II, Survey.

Walter J. ...
Registered Professional Land Surveyor

PLAT OF 640.19 ACRES OF LAND
LOCATED IN THE MANUEL RIONDA GRANT
ABSTRACT 25, FREESTONE COUNTY, TX.





Edwards Creek

TRINITY RIVER

240
TEXAS

238
TEXAS

11.5 miles to Fairfield





11.5 miles to Fairfield

240
TEXAS

238
TEXAS

240
TEXAS

Edwards
Creek

TRINITY
RIVER





TRINITY RIVER

Mowards Creek

11.5 miles to Fairfield

238
TEXAS

240
TEXAS

240
TEXAS



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC), if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, TX 78711 or 512-459-6544.