

An aerial photograph of a large, green, grassy field. In the lower-left quadrant, there is a house with a brown roof and a white garage. To its right, there is a large, green, rectangular barn. The field is surrounded by trees and a road is visible at the bottom. The overall scene is a rural property.

SRP
Stewart-Rose Properties

LAND FOR SALE

500 E HINTON ST

TIOGA, TX 76271

- 2.935 ACRES OF LAND
IN THE HEART OF OLD TIOGA
- EXISTING OLD HOUSE & BARN
VALUE IN LAND
- RARE LOT THIS SIZE LEFT IN TIOGA
 - ALL UTILITIES TO SITE
 - CLOSE PROXIMITY TO HWY 377

Larry Rose Jr.

Mobile: 972-921-7579 // Office: 940-365-3470

Larry@s-rp.com

[Click here for AERIAL VIDEO](#)



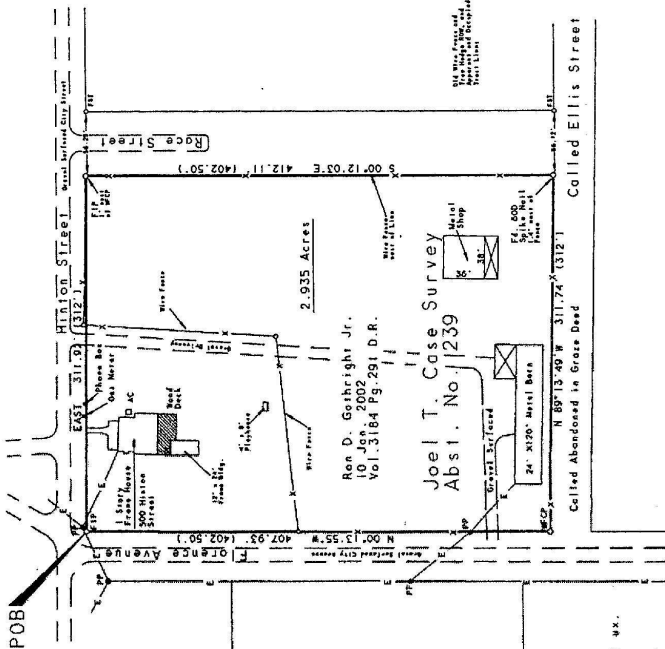
AERIAL



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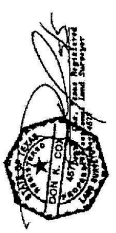
Signature
Date 10/13

John Fizer Survey Abst. No. 405
A.M. Waddill's Addition



NOTE: Completely Accurate Survey of the above described land, as shown on the attached plat, was made by the undersigned on the 10th day of January, 1940, and the same is hereby certified to be true and correct in all particulars.

JOEL T. CASE
Surveyor



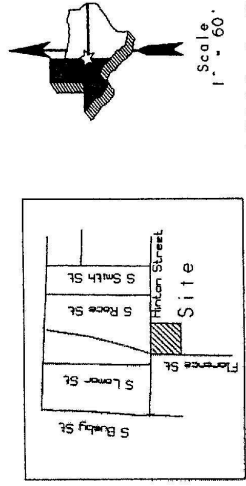
NOTE: Completely Accurate Survey of the above described land, as shown on the attached plat, was made by the undersigned on the 10th day of January, 1940, and the same is hereby certified to be true and correct in all particulars.

FLOOD STATEMENT:
The Department of the Interior and Urban Development, Federal Flood Hazard Survey Map for the County of Clatsop, Oregon, dated October 1957, shows that the above described land is not in a flood hazard area as shown on said map.

COX LAND SURVEYING CO.
P.O. Box 217 - 100 S. Main St. - Astoria, Oregon - Phone 325-1111
COMMERCIAL DIST. 48-4215 - COLUMBIAN - 702 500-1001

Registered Professional
Land Surveyor's Seal
Joel T. Case Survey Abst. No. 239
County of Clatsop
State of Oregon

Drawn by: JUC
Check by: BKC
Job No. 96-5317
Date: 04 September 1996



LEGEND
•• Basis of Bearings ••
Course along south line
Rene Gaborge Deed
Vol. 1744 Pg. 212 D.R.

Terry J. Hilliard et ux.
Rene Hilliard
12 April 1968
Vol. 1744 Pg. 212 D.R.

Jack M. Hilliard et ux.
Rene Hilliard
18 Nov. 1975
Vol. 1327 Pg. 435 D.R.

T.E. Jones
30 October 1940
Vol. 414 Pg. 287 D.R. 677

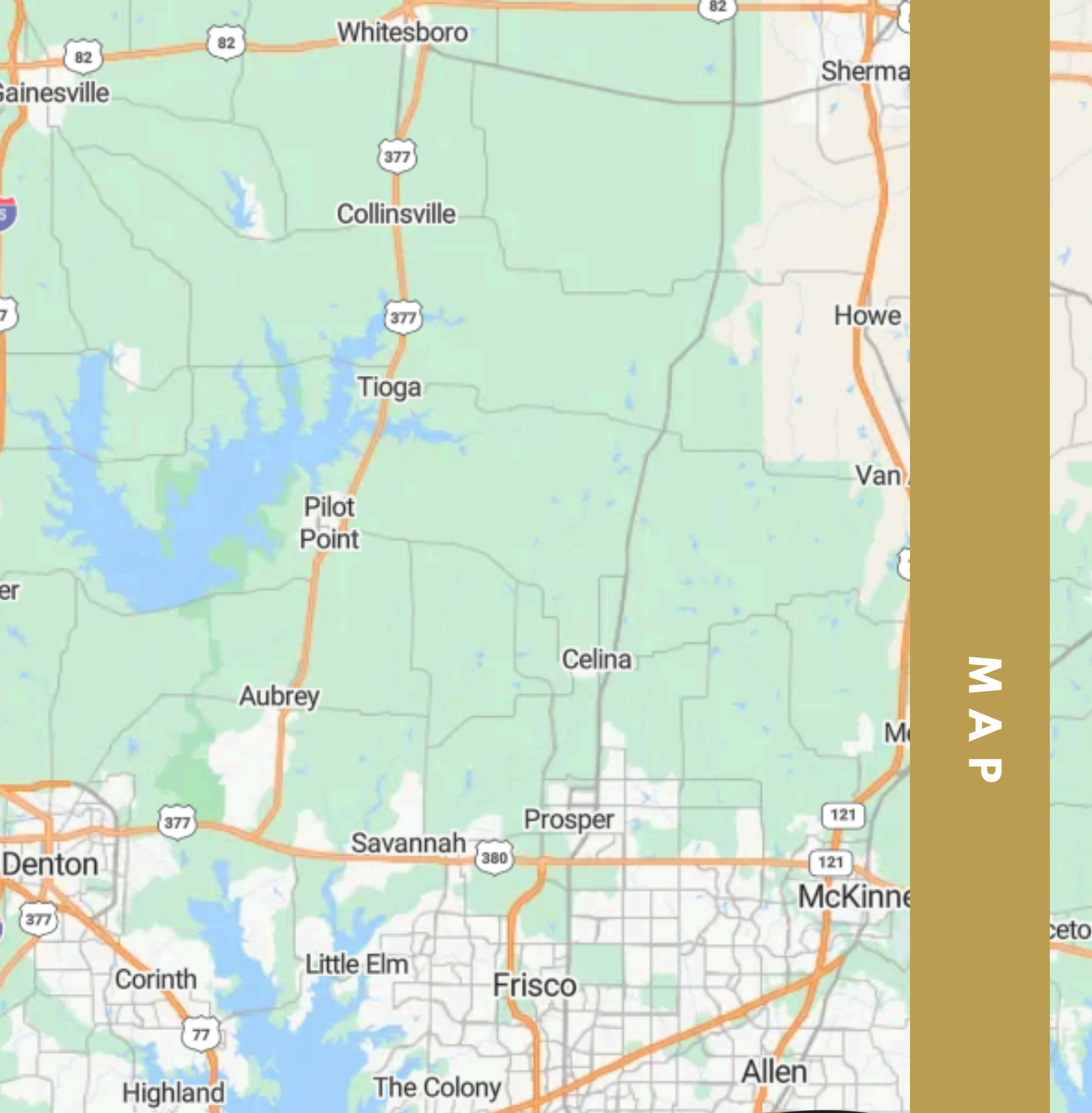
L.M. Kitchen Survey Abst. No. 677

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SURVEY



M A P

[Click For Driving Directions](#)



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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.

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.

Larry Rose / Stewart-Rose Properties	0460624	larry@s-rp.com	972-921-7579
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry Rose	0460624	larry@s-rp.com	940-365-3470
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date