

Bastrop CAD

2023

Property

Account

Property ID:	42532	Legal Description:	A23 Cunningham, John C., ACRES 14.514
Geographic ID:	R42532	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:		Mapsc0:	
Neighborhood:	SMITHVILLE RURAL 001	Map ID:	07
Neighborhood CD:	NBHD1905		

Owner

Name:	GOEBEL, GARLAND WAYNE	Owner ID:	749451
Mailing Address:	303 RIVER BEND RD SMITHVILLE, TX 78957-5106	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$165,269	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$165,269	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$165,269	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$165,269	

Critical information obtained herein was obtained from an outside source and includes information regarding square footage, date built and taxes. This information has not been certified by Jacob Realty. Tina Jacob dba Jacob Realty is not liable for information provided from outside sources.

Seller / Seller

Buyer / Buyer

Taxing Jurisdiction

Owner: GOEBEL, GARLAND WAYNE

% Ownership: 100.0000000000%

Total Value: \$165,269

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$165,269	\$165,269	\$0.00
G01	BASTROP COUNTY	0.329400	\$165,269	\$165,269	\$544.39
RD1	COUNTY ROAD	0.075200	\$165,269	\$165,269	\$124.28
S03	SMITHVILLE ISD	1.102900	\$165,269	\$165,269	\$1,822.75
Total Tax Rate:		1.507500			
Taxes w/Current Exemptions:					\$2,491.42
Taxes w/o Exemptions:					\$2,491.42

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP	NATIVE PASTURE	14.5140	632229.84	0.00	0.00	\$165,269	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$0	\$165,269	0	165,269	\$0	\$165,269
2022	\$0	\$165,269	0	165,269	\$0	\$165,269
2021	\$0	\$126,505	0	126,505	\$0	\$126,505
2020	\$0	\$114,477	0	114,477	\$0	\$114,477
2019	\$0	\$114,477	0	114,477	\$0	\$114,477
2018	\$0	\$85,268	0	85,268	\$0	\$85,268
2017	\$0	\$115,323	0	115,323	\$0	\$115,323
2016	\$0	\$104,835	0	104,835	\$0	\$104,835
2015	\$0	\$108,855	0	108,855	\$0	\$108,855
2014	\$0	\$53,388	0	53,388	\$0	\$53,388
2013	\$0	\$53,388	0	53,388	\$0	\$53,388
2012	\$0	\$53,388	0	53,388	\$0	\$53,388
2011	\$0	\$53,388	0	53,388	\$0	\$53,388
2010	\$0	\$53,388	0	53,388	\$0	\$53,388
2009	\$0	\$53,388	863	863	\$0	\$863

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[Signature]
Seller / Buyer

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/30/2008	PD	PARTITION DEED	YANCEY, VIRGINIA	GOEBEL, GARLAND	1869	231	0

				GOEBEL & GARLAND W GOEBEL	WAYNE			
2	8/25/2005	AH	AFFIDAVIT OF HEIRSHIP	GOEBEL, MRS E	YANCEY, VIRGINIA GOEBEL & GARLAND W GOEBEL	1565	278	0

Tax Due

Property Tax Information as of 06/01/2023

Amount Due if Paid on:  ↓

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

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Seller / Seller

Buyer / Buyer



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Tina L Jacob DBA Jacob Realty</u>	<u>531311</u>	<u>tina@tinajacob.com</u>	<u>(361)208-6880</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<hr/>			
Designated Broker of Firm	License No.	Email	Phone
<u>Tina L. Jacob</u>	<u>531311</u>	<u>tina@tinajacob.com</u>	<u>(361)649-0892</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<hr/>			
<u>Tina L. Jacob</u>	<u>531311</u>	<u>tina@tinajacob.com</u>	<u>(361)649-0892</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<hr/>			
<u>AWJ</u>		<u>6-3-23</u>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

Jacob Realty, 1508 Fannin Oaks Drive Victoria TX 77905
Tina Jacob

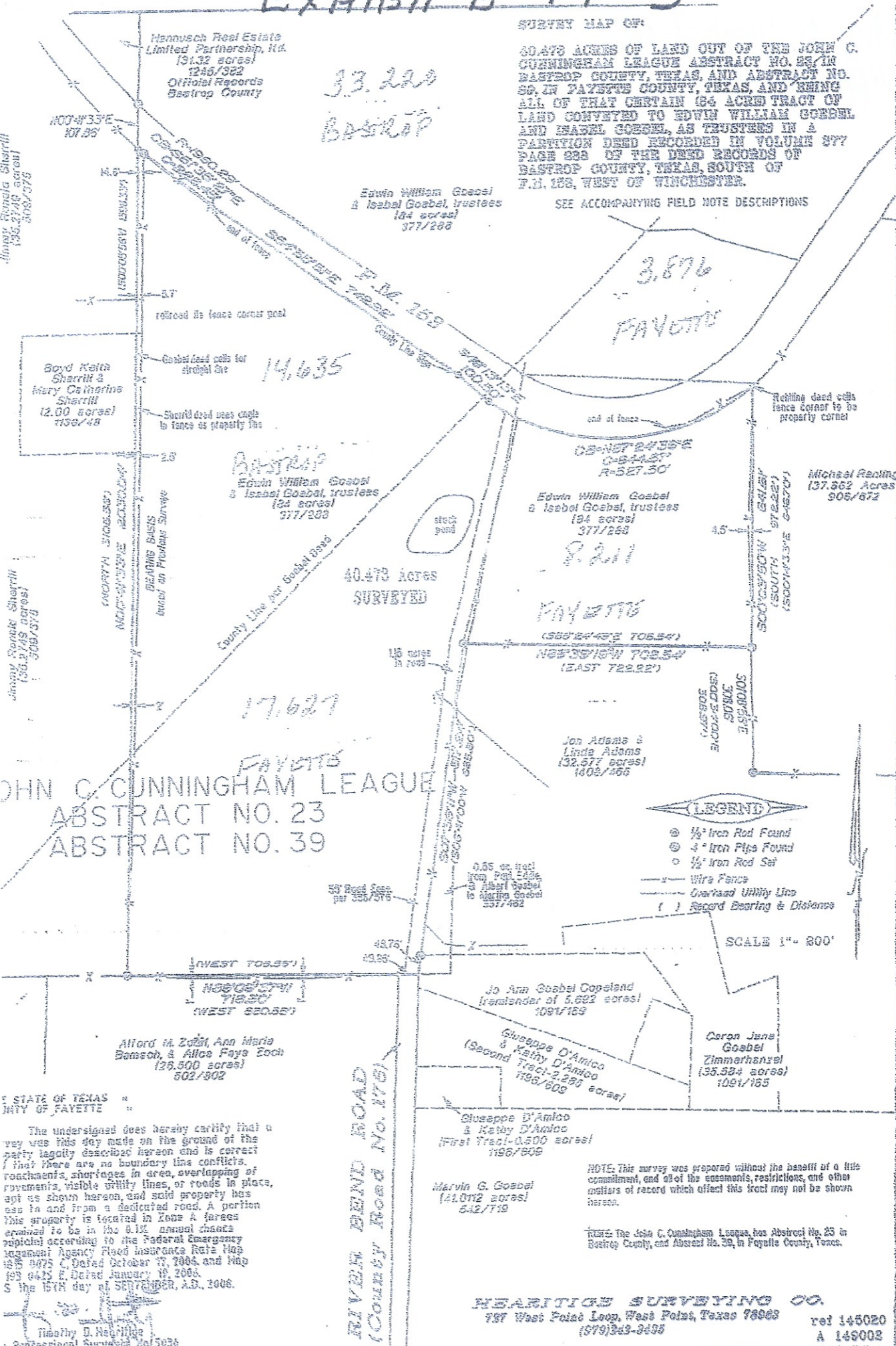
Phone: 3616490892 Fax: 8007044070
www.lwolf.com

IABS 1-0 Date
Garland Wayne &

SURVEY MAP OF:

40.473 ACRES OF LAND OUT OF THE JOHN C. CUNNINGHAM LEAGUE ABSTRACT NO. 23, IN BASTROP COUNTY, TEXAS, AND ABSTRACT NO. 39, IN FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (84 ACRE) TRACT OF LAND CONVEYED TO EDWIN WILLIAM GOEBEL AND ISABEL GOEBEL, AS TRUSTEES IN A PARTITION DEED RECORDED IN VOLUME 877 PAGE 233 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, SOUTH OF P.M. 122, WEST OF WINCHESTER.

SEE ACCOMPANYING FIELD NOTE DESCRIPTIONS



33.220
BASTROP

14.635

BASTROP

17.627

FAYETTE

3.876

8.211

FAYETTE

LEGEND

- 1/2" Iron Rod Found
- ⊙ 4" Iron Pipe Found
- 1/2" Iron Rod Set
- Wire Fence
- Overhead Utility Lines
- () Record Bearing & Distance

SCALE 1" = 300'

STATE OF TEXAS
COUNTY OF FAYETTE

The undersigned does hereby certify that a survey was this day made on the ground of the party legally described hereon and is correct in that there are no boundary line conflicts, encroachments, shortages in area, overlapping of monuments, visible utility lines, or roads in place, as shown hereon, and said property has been surveyed in and from a dedicated road. A portion of this property is located in Zone A (areas designated to be in the 0.1% annual chance floodplain) according to the Federal Emergency Management Agency Flood Insurance Rate Map 1305 0475 C, Dated October 17, 2004, and Map 1305 0475 E, Dated January 19, 2006, on the 15th day of SEPTEMBER, A.D., 2006.

Timothy D. Neff
Professional Surveyor No. 5036

RIVER BEND ROAD
(County Road No. 176)

HEARITIGS SURVEYING CO.

787 West Pointe Loop, West Point, Texas 78682
(979)243-9456

ref 145020
A 145002

May 16, 2008
#5036

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

May 21, 2008

FIELD NOTE DESCRIPTION OF 33.220 ACRES OF LAND OUT OF THE JOHN C. CUNNINGHAM LEAGUE, ABSTRACT NO. 23 IN BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (84.0 ACRE) TRACT OF LAND CONVEYED TO EDWIN WILLIAM GOEBEL AND ISABEL GOEBEL, AS TRUSTEES IN A PARTITION DEED RECORDED IN VOLUME 377 PAGE 288 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the northeasterly right-of-way line of F.M. 153, being in the westerly line of that certain (84 acre) tract of land conveyed to Edwin William Goebel and Isabel Goebel, as trustees, in a deed as recorded in Volume 377 Page 288 of the Deed Records of Fayette County, Texas, and being at the most southerly southeast corner of that certain (31.32 acre) tract of land conveyed to the Hannusch Real Estate Limited Partnership, Ltd. in a deed as recorded in Volume 1245 Page 382 of the Official Records of Fayette County, Texas, and being at the most southwesterly corner of the tract herein described, being N 00 deg. 41' 33" E, 2 feet from a ½" iron rod found at the base of a fence corner post,

THENCE, leaving said right-of-way line, and with the common line between the Goebel tract and the Hannusch tract, N 00 deg. 41' 33" E 971.64 feet to a ½" iron rod set at the most northwesterly corner of the Goebel tract, and continuing with said common line S 89 deg. 18' 27" E, passing a ½" iron rod set at 1084.06 feet, and continuing on the same course another 87.19 feet, for a total distance of 1171.25 feet to a point in the center of Pin Oak Creek, the center of said creek being the westerly line of that certain (200.892 acre) tract of land conveyed to Ronald C. Smithers and Shirley A. Smithers in a deed as recorded in Volume 1366 Page 775 of the Official Records of Fayette County, Texas, and being for the most northeasterly corner of this tract,

THENCE, with the center of said creek, being the common line between the Goebel tract and the Smithers tract the following twelve (12) general courses:

- 1) S 18 deg. 21' 30" W 110.71 feet,
- 2) S 31 deg. 28' 07" W 89.76 feet,
- 3) S 16 deg. 24' 38" W 103.33 feet,
- 4) S 07 deg. 06' 15" E 172.99 feet,
- 5) S 33 deg. 15' 56" E 54.61 feet,
- 6) S 12 deg. 33' 22" W 179.39 feet,
- 7) S 18 deg. 14' 29" W 67.97 feet,
- 8) S 36 deg. 18' 37" W 200.97 feet,
- 9) S 13 deg. 28' 52" W 92.50 feet,
- 10) S 30 deg. 38' 14" E 91.73 feet,
- 11) S 45 deg. 27' 45" E 258.85 feet,
- 12) S 67 deg. 03' 40" E 101.72 feet to a point on the Bastrop and Fayette County line (according to the Goebel deed) and being for the most southeasterly corner of this tract,

THENCE, over and across the Goebel tract, and with the Bastrop and Fayette County line (according to the Goebel deed) S 45 deg. 00' 00" W 464.01 feet to a ½" iron rod set in the northeasterly right-of-way line of F.M. 153, being for the most southerly corner of this tract,

THENCE, with the northeasterly right-of-way line of F.M. 153 the following three (3) courses:

- 1) N 60 deg. 38' 29" W 100.50 feet to a ½" iron rod set,
- 2) N 54 deg. 55' 51" W 742.92 feet to a ¼" iron rod set at the beginning of a curve, and
- 3) along a curve to the right, having a radius of 1880.29 feet, and a chord which bears N 50 deg. 30' 38" W 289.83 feet to the **PLACE OF BEGINNING**, in all containing 33.220 acres of land.

SURVEYED: May 16, 2008

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036

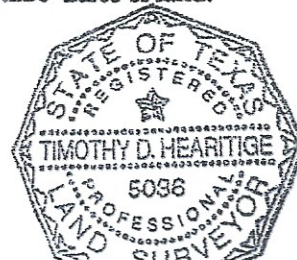


EXHIBIT A pg 2

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

May 21, 2008

FIELD NOTE DESCRIPTION OF 3.8760 ACRES OF LAND OUT OF THE JOHN C. CUNNINGHAM LEAGUE, ABSTRACT NO. 39 IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (84.9 ACRE) TRACT OF LAND CONVEYED TO EDWIN WILLIAM GOEBEL AND ISABEL GOEBEL, AS TRUSTEES IN A PARTITION DEED RECORDED IN VOLUME 377 PAGE 288 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the northeasterly right-of-way line of F.M. 153, being in the interior of that certain (84 acre) tract of land conveyed to Edwin William Goebel and Isabel Goebel, as trustees, in a deed as recorded in Volume 377 Page 288 of the Deed Records of Fayette County, Texas, being at the intersection of said northeasterly right-of-way line and the Bastrop and Fayette County line (according to the Goebel deed) being for the most southwesterly corner of the tract herein described,

THENCE, over and across the Goebel tract, **N 45 deg. 00' 00" E 464.01 feet** to a point in the center of Pin Oak Creek, the center of said creek being the westerly line of that certain (200.892 acre) tract of land conveyed to Ronald C. Smithers and Shirley A. Smithers in a deed as recorded in Volume 1366 Page 775 of the Official Records of Fayette County, Texas, and being for the most northeasterly corner of this tract,

THENCE, with the center of said creek, being the common line between the Goebel tract and the Smithers tract the following three (3) general courses:

- 1) **N 88 deg. 22' 52" E 116.12 feet**,
- 2) **S 67 deg. 50' 50" E 65.02 feet**,
- 3) **S 75 deg. 29' 01" E 203.97 feet**, to a point in the northeasterly right-of-way line of F.M. 153, being for the most easterly corner of this tract, and from which a ½" iron rod found bears **N 34 deg. 39' 57" E 141.88 feet**,

THENCE, with the northeasterly right-of-way line of F.M. 153, **S 35 deg. 04' 09" W 185.08 feet** to a ½" iron rod set at the beginning of a curve, and along a curve to the right, having a radius of 427.50 feet, and a chord which bears **N 80 deg. 04' 09" W 604.58 feet** to the **PLACE OF BEGINNING**, in all containing **3.876 acres** of land.

SURVEYED: May 16, 2008

BY:


Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036

see accompanying map no. A145020

