



**An Eclectic
Blend of Traditional
and Modern**



Jacobs Properties

HopewellEstateTexas.com

Hopewell

Montgomery, Montgomery County, Texas

Hopewell Overview

10,000+ sq. ft. of living space in four separate dwellings on 10 park-like acres. Close to Lake Conroe, Sam Houston National Forest and several golf courses. Less than an hour to Bush Intercontinental Airport.

The Main House:

Welcome to a marvelous space for showcasing art and entertaining. The vast great room with its onyx fireplace is overlooked by a library and gallery. The cozy wine room features wine racks along a brick wall. Downstairs primary suite has its own living room and private patio. Upstairs, you can relax in every-day comfort in the family room. The primary suite on the third floor includes a sitting room with kitchenette, den with a fireplace, and a full-featured en suite bath. Spacious porches front and back add an outdoor dimension to this unique residence.





□ **Hopewell Map of Improvements**

Hopewell Cottage

- 1,620 Square Feet
- Built in 2013
- Three Bed, Three Bath
- Two-Story Living Room
- Wood-Burning Fireplace
- Full Kitchen
- Primary Suite Downstairs
- Loft Sitting Room Upstairs
- Bed and Full Bath Upstairs





Hopewell Casita

- 1,220 Square Feet
- Built in 2008
- Two-Story Living Room
- Two Bed, One Bath
- Wood-Burning Fireplace
- Full Kitchen
- Loft Bedroom



Hopewell Outdoors

OUTSIDE around the spacious grounds shaded by hardwoods are pergolas, stone pathways, extensive landscaping, an inviting pool, a fenced vegetable garden, and a tree house for kids of all ages.

THE PATIO has a wood burning fireplace **THE STONE KITCHEN** offers 258 square feet of air conditioned space with kitchen appliances and a full bath.

THE GUEST QUARTERS is an efficiency apartment currently serving as a home office. Beside it, the **ART STUDIO/WORKSHOP** includes a pottery studio (20x19) with a/c and additional work/storage space. The small **CHAPEL** nearby is a unique addition to the ambience.

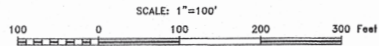


Hopewell Aerial Map



Directions: From Montgomery, go north on FM149 to FM 1097. Go right, east, approximately 4 miles. Pearson Road will be on the right. From I-45 in Willis, go west on FM 1097 10.8 miles. Pearson Road will be on your left. Property is down on the right, no sign per Seller. Stone entrance with iron gates across two driveways. 12633 is the drive on the left.

Compensation: Sellers have authorized Jacobs Properties to offer Buyer's Broker a commission equal to 3% of the Sales Price at closing



Dennis Mathews
& Becky Mathews
31.813 AC
2002-098019



found 1/2" iron rod in fence

S 89°34'20" E
1591.19'

found 1" iron pipe

metal barn
frame bldg

utility pole

utility pole

overhead utility line

EAST 877.06'

found 1" iron pipe



two story frame residence

set 1/2" iron rod

N 00°15'42" W
348.61'

407.25'

S 89°41'31" W
407.25'

grave 56.45' drive

159.90'

S 75°54'52" W

168.65'

N 85°35'48" W

N 79°49'55" W
87.61'

set 1/2" iron rod

Allen G. Pike, Jr.
Called 52 Ac
698/941 MCDR

425.88'

N 00°31'24" E
464.44'

FRED KESSLER SURVEY
ABSTRACT NO. 300

N 89°44'18" E
719.57'

8.25 ACRES

10.00 ACRES

David Moran
& Gail Moran
32.25 Ac
2002-075123

S 00°15'42" E
737.95'

10' Easement
CF 2003-052236
(pole to transformer)

14.00 ACRES

SOUTH
746.93'

PEARSON ROAD
(80' R.O.W.)

found 3" iron pipe
SEC 32.25 AC
southeasterly corner of
called 95.16 acre tract
568/450 MCDR

SWC 32.25 AC

found 1/2" iron rod

785.93'
S 89°44'18" W

Gulf States Utility Co.
Transmission Line

813.36'
S 89°44'18" W

Tract shown hereon is located in ZONE X, areas outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48330C 0195 F effective 12/19/96.

OWEN SHANNON SURVEY
ABSTRACT NO. 36

Benwater Joint Venture
Called 1469.99 Ac
CF 8716883

LAND TITLE SURVEY

12651 PEARSON ROAD

MONTGOMERY, TEXAS 77366

BEING an 10.00 acre tract of land situated in the Fred Kessler Survey, Abstract No. 300, Montgomery County, Texas, and being a portion of a 32.25 acre tract described in deed to David Moran and Gail Moran recorded under County Clerk's File No. 2002-075123 of the Official Public Records of Montgomery County, Texas, said 10.00 acre tract being more particularly described by attached metes and bounds.

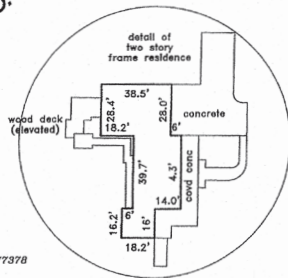
BEING an 8.25 acre tract of land situated in the Fred Kessler Survey, Abstract No. 300, Montgomery County, Texas, and being a portion of a 32.25 acre tract described in deed to David Moran and Gail Moran recorded under County Clerk's File No. 2002-075123 of the Official Public Records of Montgomery County, Texas, said 8.25 acre tract being more particularly described by attached metes and bounds.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 01 December 2005



Michael C. Warren
Registered Professional Land Surveyor No. 4936



QUADRANT SOLUTIONS
P.O. BOX 1343 WILLIS, TEXAS 77378
(936) 856-8989
PROJECT NO. JOBMS28-01

Hopewell Current Survey

**An Idyllic Setting for
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to Experience Hopewell
for Yourself!**

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Jacobs Properties

**A M E R I C A N
F A R M + R A N C H**



Information About Brokerage Services

11-2-2015

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:
 - 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>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u>	<u>License No.</u>	<u>Larry@txland.com</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>		<u>Email</u>	

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**