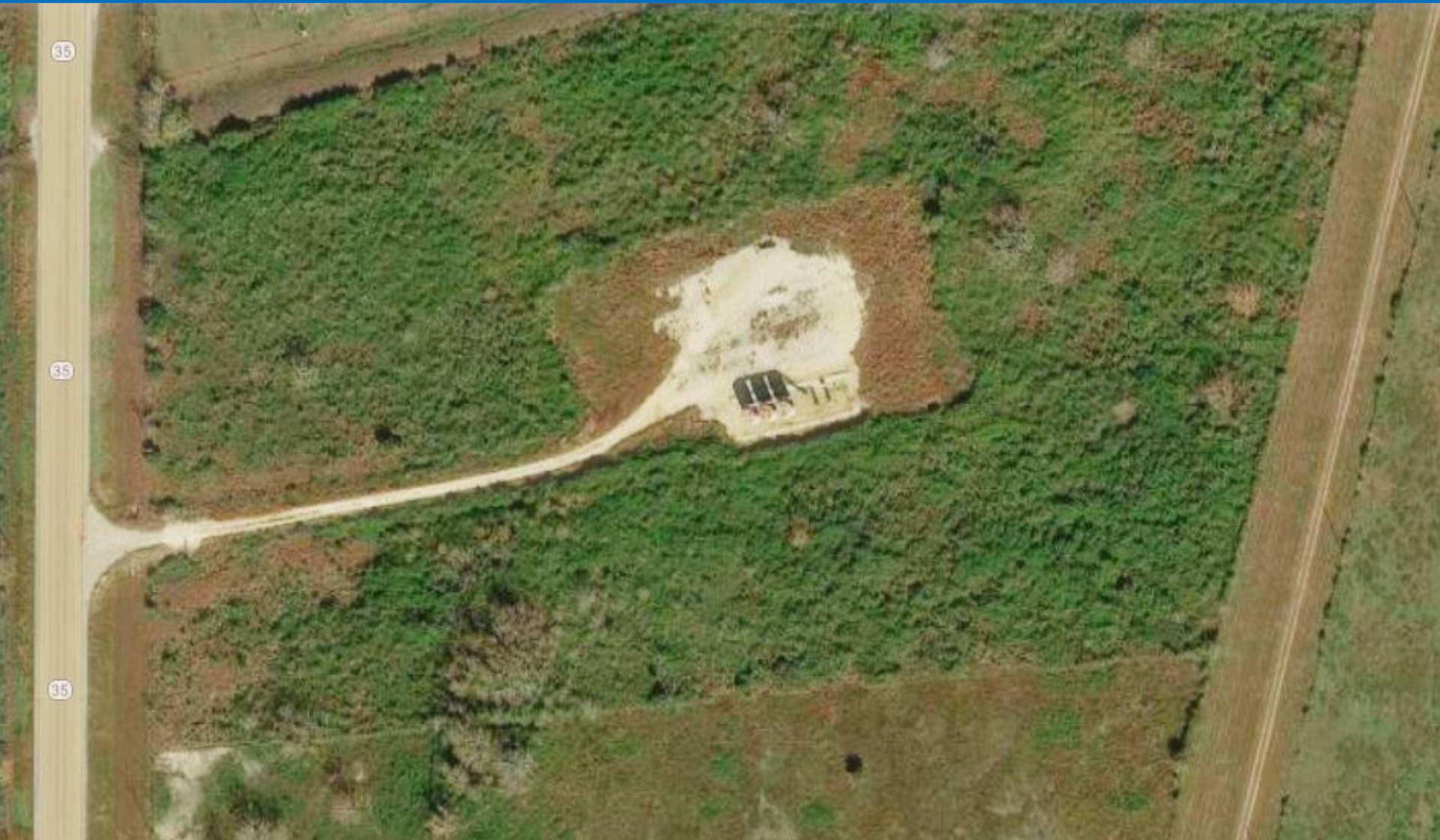


**FOR SALE**

**13.08 Acres Lot +/- , Highway 35, Palacios, Texas, 77465**

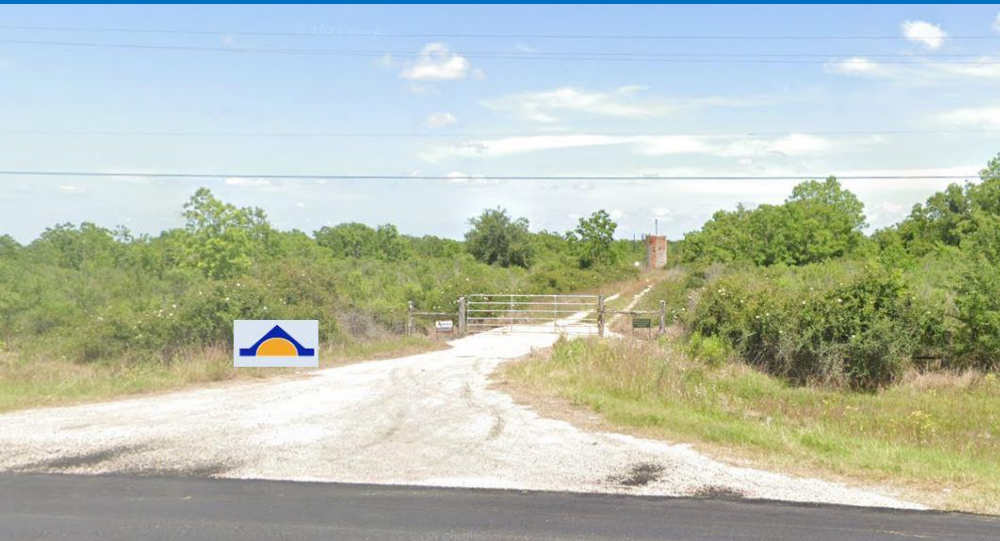


Jane Nguyen, Broker | 281-933-6999 | [jane.nguyen@alpharealtors.net](mailto:jane.nguyen@alpharealtors.net)



# FOR SALE

## 13.08 Acres Lot +/- , Highway 35, Palacios, Texas, 77465



**Prime Ground Lease Opportunity: Yeatman No.1 Well on 3 Acres, and lie on 13.08 acres lot. Unlock the potential of this exclusive surface ground lease featuring the Yeatman No.1 Well, spanning 3 acres for efficient drilling operations, lie on 13.08 acres lots. The lease is renewable and negotiable every 3 years, offering flexibility for your venture.**

### Key Features:

- **Mineral Rights:** The seller does not own mineral rights, providing a clear landscape for your operations.
- **Water Access:** Benefit from water access associated with the well drilling. Upon the cessation of water well usage by operators, the well becomes the property of the landowners.
- **Land Restoration:** Post-lease termination or well plugging, operators commit to restoring the land's surface to its original condition.
- **Seize this rare opportunity for a strategic and sustainable investment. For inquiries and negotiations, contact us now.**

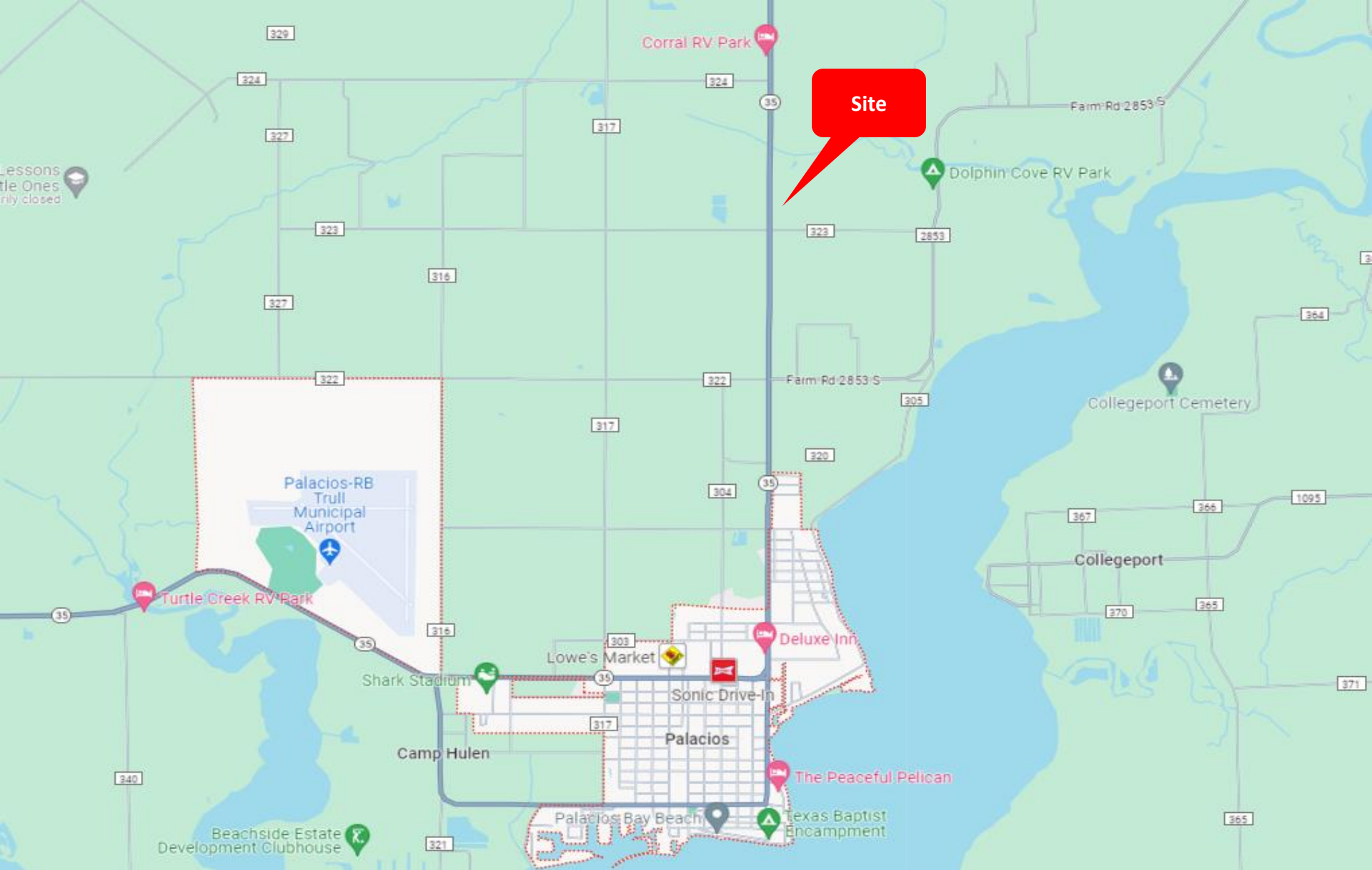
# FOR SALE

13.08 Acres Lot +/- , Highway 35, Palacios, Texas, 77465



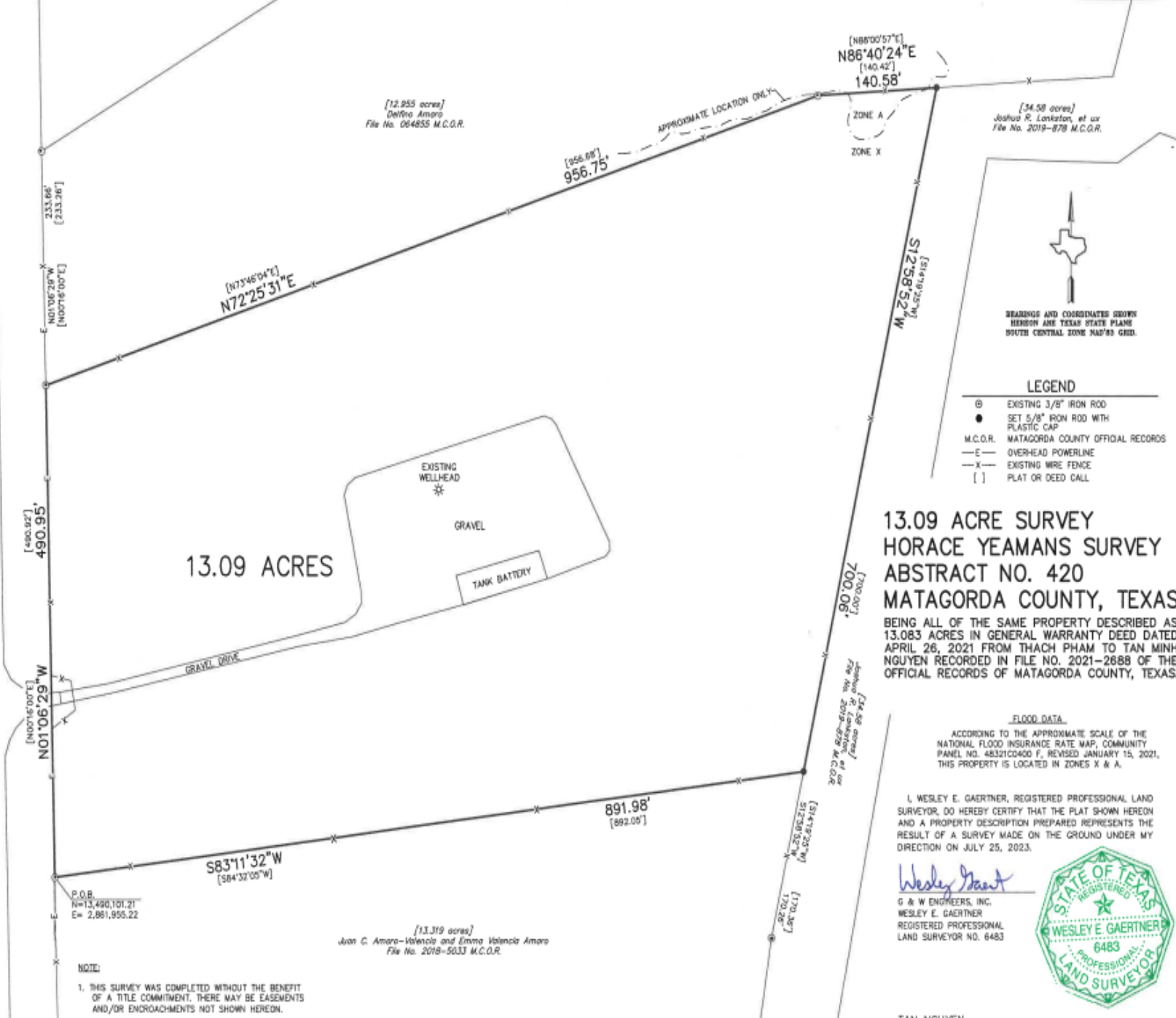
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**HWY 35 out of Blessing, towards Palacios. Travel approximately four mile south. Property on the left. Notice gate with sign that reads "Kebo Oil and Gas"**

STATE HIGHWAY NO. 35 ASPHALT



[12.855 acres]  
Delfino Amaro  
File No. 064855 M.C.O.R.

[54.58 acres]  
Joshua R. Lonkeman et al  
File No. 2019-878 M.C.O.R.

[13.319 acres]  
Juan C. Amaro-Valencia and Emma Valencia Amaro  
File No. 2018-5033 M.C.O.R.

[N88°00'57"E]  
N86°40'24"E  
[140.42']  
140.58'

[N73°46'04"E]  
N72°25'31"E

[856.08']  
956.75'

233.66'  
[233.36']

[490.92']  
490.95'

[N01°06'29"W]  
N01°06'29"W

13.09 ACRES

EXISTING WELLHEAD  
\*  
GRAVEL

TANK BATTERY

GRAVEL DRIVE

891.98'  
[892.05']

S83°11'32"W  
[584°32'05"W]

P.O.B.  
N=13,490,101.21'  
E= 2,861,955.22'

NOTE:  
1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR ENCROACHMENTS NOT SHOWN HEREON.

APPROXIMATE LOCATION ONLY

ZONE A  
ZONE X

M<sub>21</sub> 2°58'52"  
[M<sub>21</sub> 2°58'52"]

700.00'  
[700.00']

700.00'  
[700.00']

[S12°20'14"W]  
[M<sub>21</sub> 2°58'52"]  
[S12°20'14"W]  
[M<sub>21</sub> 2°58'52"]  
[S12°20'14"W]  
[M<sub>21</sub> 2°58'52"]



BEARINGS AND COORDINATES GIVEN HEREON ARE TEXAS STATE PLANS SOUTH CENTRAL ZONE NAD'83 GRID.

LEGEND

- ⊙ EXISTING 3/8" IRON ROD
- SET 5/8" IRON ROD WITH PLASTIC CAP
- M.C.O.R. MATAGORDA COUNTY OFFICIAL RECORDS
- E- OVERHEAD POWERLINE
- X- EXISTING WIRE FENCE
- [ ] PLAT OR DEED CALL

13.09 ACRE SURVEY  
HORACE YEAMANS SURVEY  
ABSTRACT NO. 420  
MATAGORDA COUNTY, TEXAS

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 13.083 ACRES IN GENERAL WARRANTY DEED DATED APRIL 26, 2021 FROM THACH PHAM TO TAN MINH NGUYEN RECORDED IN FILE NO. 2021-2688 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS.

FLOOD DATA

ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48321C0400 F, REVISED JANUARY 15, 2021, THIS PROPERTY IS LOCATED IN ZONES X & A.

I, WESLEY E. GAERTNER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON AND A PROPERTY DESCRIPTION PREPARED REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON JULY 25, 2023.

*Wesley Gaertner*  
G & W ENGINEERS, INC.  
WESLEY E. GAERTNER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6483



TAN NGUYEN

DRAWN BY:	M.M.A.
CHECKED BY:	W.E.G.
DATE:	JULY 25, 2023
SCALE:	1" = 100'

**G & W ENGINEERS, INC.**

ENGINEERING • SURVEYING • PLANNING

205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979  
TBPILLS FIRM NO.: 10022100  
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:	10916-001
JOB NO.:	10916-001
SHEET NO.:	1 OF 1

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Jane Nguyen, Broker 281-933-6999

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10925 Beechnut St # A104, Houston Texas 77072





## Information About Brokerage Services

11/2/2015

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.

<b>ALPHA REALTORS</b>	<b>9000046</b>	<b>jane.nguyen@alpharealtors.net</b>	<b>(281)933-6999</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JANE NGUYEN</b>	<b>0383545</b>	<b>jane.nguyen@alpharealtors.net</b>	<b>(281)933-6999</b>
Designated Broker of Firm	License No.	Email	Phone
<b>JANE NGUYEN</b>	<b>383545</b>	<b>jane.nguyen@alpharealtors.net</b>	<b>(281)933-6999</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kimchi Nguyen</b>	<b>728972</b>	<b>kc.nguyen@alpharealtors.net</b>	<b>(281)933-6999</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

**Jane Nga Dung Nguyen  
KC Nguyen**

**281-933-6999**

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[Kc.nguyen@alpharealtors.net](mailto:Kc.nguyen@alpharealtors.net)

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