

Angelina College  
Technology and Workforce Division  
Real Property LGLA 2309  
General Syllabus

**I. BASIC COURSE INFORMATION**

- A. **Course Description:** *(as stated in the bulletin, including necessary pre-requisite courses, credit hours)*  
Three hours credit, This Course presents the fundamental concepts of the law of real property with emphasis on various types and forms of property ownership, regulations and rules controlling the ownership and conveyance of real property and real estate transactions. The student will define and properly use terminology relating to real property; describe the role and ethical obligations of the paralegal in real property transactions and draft documents commonly used in real property transactions. Three lecture hours per week.
- B. **Intended Audience:**  
Freshman
- C. **Instructor:**  
Name: Jason S. Armstrong  
Office Location: 104 West Lufkin Avenue, Lufkin, Texas 75904  
Office Hours: 8:00 a.m. - 5:00 p.m.  
Phone: (936) 634-6400, (936) 675-0783  
E-mail Address: jsarmstrong@consolidated.net

**II. INTENDED STUDENT OUTCOMES:**

- A. **Core Competencies – (Basic Intellectual Competencies)**
- 1. Reading:** Reading at the college level means the ability to analyze and interpret a variety of printed materials – books, articles, and documents. A core curriculum should offer students the opportunity to master both general methods of analyzing printed materials and specific methods for analyzing the subject matter of individual disciplines.
  - 2. Writing:** Competency in writing is the ability to produce clear, correct, and coherent prose adapted to purpose, occasion, and audience. Although correct grammar, spelling, and punctuation are each a *sine qua non* in any composition, they do not automatically ensure that the composition itself makes sense or that the writer has much of anything to say. Students need to be familiar with the writing process including how to discover a topic and how to develop and organize it, how to phrase it effectively for their audience. These abilities can be acquired only through practice and reflection.
  - 3. Speaking:** Competence in speaking is the ability to communicate orally in clear, coherent, and persuasive language appropriate to purpose, occasion, and audience. Developing this competency includes acquiring poise and developing control of the language through experience in making presentations to small groups, to large groups, and through the media.
  - 4. Listening:** Listening at the college level means the ability to analyze and interpret various forms of spoken communication.
  - 5. Critical Thinking:** Critical thinking embraces methods for applying both qualitative and quantitative skills analytically and creatively to subject matter in order to evaluate arguments and to construct alternative strategies. Problem solving is one of the applications of critical thinking, used to address an identified task.
  - 6. Computer Literacy:** Computer literacy at the college level means the ability to use computer-based technology in communicating, solving problems, and acquiring information. Core-educated students should have an understanding of the limits, problems, and possibilities associated with the use of technology, and should have the tools necessary to evaluate and learn new technologies as they become available. (*The Texas Higher Education Coordinating Board. ("Report of Subcommittee on Core Curriculum", March 1, 1989).*)
- B. **Exemplary Objectives – (Found in the Texas Higher Education Coordinating Board Document. Titled: CORE CURRICULUM: ASSUMPTIONS AND DEFINING CHARACTERISTICS Dated: April 1998)**  
N/A

**C. Course Objectives for all sections –**

1. Develop an understanding of the rights of property owners, including the different forms of property ownership.
2. Develop an understanding of the rules and regulations regarding real property and their effect on the ownership and transfer of real property.
3. Develop and understanding of the concepts and procedures involved in the conveyance of real property.

**D. Course Objectives as determined by the instructor –**

Same as above

**III. ASSESSMENT MEASURES OF STUDENT LEARNING OUTCOMES:**

**A. Assessments for the Core Intellectual Competencies –**

1. Reading – Reading will be measured by the student's demonstration of understanding and interpreting assigned reading material and written instructions.
2. Writing – Writing will be measured by the student's completion of writing assignments in clear, correct, and coherent prose.
3. Speaking – Not emphasized.
4. Listening – Listening will be measured by the student's appropriately interpreting spoken communication, developing appropriate responses to spoken communication.
5. Critical Thinking – Critical Thinking will be measured by the student demonstrating an ability to decide the elements of a cause of action and from a given case study prepare interview questions or investigative techniques pertaining to that case study through class assignments.
6. Computer Literacy – Computer literacy will be measured by the student's successful completion of assignments using real property records.

**B. Assessments for the Exemplary Objectives–**

N/A

**C. Assessments for Course Objectives for all sections –**

1. Develop an understanding of the rights involved in the ownership of real property and demonstrate this knowledge through an examination..
2. Develop an understanding of the rules and regulations regarding real property and their effect on the ownership and conveyance of real property and demonstrate this knowledge through an examination.
3. Develop an understanding of the concepts and procedures involved in the conveyance of real property and demonstrate this knowledge by preparing documents for a real estate transaction.

**D. Assessments for the Course Objectives as determined by the instructor –**

Same as above

**IV. INSTRUCTIONAL PROCEDURES:**

**A. Methodologies common to all sections**

Lecture and class discussion

**B. Methodologies determined by the instructor**

- A. Lecture
- C. Audio Visual Aids
- D. Open Discussion
- E. Class Exercises

**V. COURSE REQUIREMENTS AND POLICIES:**

**A. Required Textbooks, Materials, and Equipment –**

Textbook - Practical Real Estate Law, 7<sup>TH</sup> EDITION

Author; Daniel F. Hinkel

Publisher: CENGAGE Learning

Required equipment:

**B. Assignments –** *(Appropriate due dates, schedules, deadlines)*

1. See Exhibit "A" attached hereto.

\*\*\*\*\*IF YOU HAVE A DISABILITY (AS CITED IN SECTION 504 OF THE REHABILITATION ACT OF 1973 OF TITLE II OF THE AMERICANS WITH DISABILITIES ACT OF 1990) THAT MAY AFFECT YOUR PARTICIPATION IN THIS CLASS, YOU SHOULD SEE SELLESTINE HUNT, ASSOCIATE DEAN OF STUDENT SERVICES, STUDENT CENTER, ROOM 200. AT A POST-SECONDARY INSTITUTION, YOU MUST SELF-IDENTIFY AS A PERSON WITH A DISABILITY; MS. HUNT WILL ASSIST YOU WITH THE NECESSARY INFORMATION TO DO SO. TO REPORT ANY COMPLAINTS OF DISCRIMINATION RELATED TO DISABILITY, YOU SHOULD CONTACT MR. STEVE HUDMAN, DEAN OF STUDENT AFFAIRS, IN THE STUDENT CENTER, ROOM 101, 936-633-5292 OR BY EMAILING SHUDMAN@ANGELINA.EDU

**C. Course Policies – (This course conforms to the policies of Angelina College as stated in the Angelina College Handbook.)**

**Academic Assistance** – If you have a disability (as cited in Section 504 of the Rehabilitation Act of 1973 or Title II of the Americans with Disabilities Act of 1990) that may affect your participation in this class, you should see Karen Bowser, Room 208 of the Student Center. At a post-secondary institution, you must self-identify as a person with a disability; Ms. Bowser will assist you with the necessary information to do so.

**Attendance** – Students are required to attend all lectures and laboratory classes regularly and punctually. Responsibility for work missed because of illness or extracurricular activity is placed upon the student. Excessive absences are defined as three or more consecutive absences or four or more cumulative absences from regularly scheduled class periods. If you miss more than 3 classes in a row, or 4 total classes, without my prior approval, you will be dropped from the class. IF YOU HAVE USED ALL OF YOUR ABSENCES, AND MISS CLASS AFTER THE INSTRUCTOR DROP DATE, 4 POINTS WILL BE DEDUCTED, PER ABSENCE, FROM YOUR FINAL GRADE.

**Additional Policies Established by the Individual Instructor** – No late assignments will be accepted. Makeup tests will be given only at the discretion of the instructor.

**VI. COURSE CONTENT:**

**A. Required Content/ Topics –** *(common to all sections)*

The primary goal is to develop an understanding of the various topics that effect the ownership and conveyance of real property. Further, the student will be introduced to the process necessary to convey real property and matters to be considered in a basic conveyance,

**B. Additional Content** *(as required by the individual instructor)*

**VII. EVALUATION AND GRADING:**

**A. Grading Criteria** *(percents, extra credit, etc.)*

Calculation of Final Grade will be based on three exams

**B. Determination of Grade** *(assignment of letter grades)*

Letter Grades will be calculated as follows:

1. A - 90 or above
2. B - 80-89
3. C - 70-79
4. D - 60-69
5. F - 59 or lower

**VIII. SYLLABUS MODIFICATION:**

The instructor may modify the provisions of the syllabus to meet individual class needs by informing the class in advance as to the changes being made.

**LGLA 2309: REAL PROPERTY      SPRING 2019**

Fundamental concepts of Real Property with emphasis on the paralegal's role and Texas Law. Text; "Practical Real Estate Law" by Daniel F. Hinkel, sixth edition

**Week 1:** Chapter 1 \*\*\*\*\* Tuesday, January 15, 2019-Last Day to Chang Schedules\*\*\*\*\*  
January 14-16

**Week 2:** Chapter 2 \*\*\*\*\* Monday, January 21, 2019-School Holiday\*\*\*\*\*  
January 21-23

**Week 3:** Chapter 4  
January 28-30

**Week 4:** Chapters 5  
February 4-6

**Week 5: Test Week- February 11, 2019 (Review)/February 13, 2019 (First Exam)**  
February 11-13 Chapters 1,2,4 and 5

**Week 7:** Chapter 7  
February 18-20

**Week 8:** Chapter 8  
February 25-27

**Week 9:** Chapter 11 \*\*\*\*\* March 8, 2019- Mid Semester\*\*\*\*\*  
March 4-6

**WEEK 10**  
**SPRING BREAK**  
March 11-15

**Week 11: Test Week- March 18, 2019 (Review)/March 20, 2019 (Second Exam)**  
March 18-20 Chapters 7, 8 and 11

**Week 12:** Chapters 12  
March 25-27

**Week 13:** Chapter 13 \*\*\*\*\* Monday, April 1, 2019, Last Day to Withdraw with a grade of \*\*\*\*\*  
April 1-3

**Week 14:** Chapters 16  
April 8-10

**Week 15:** Chapter 18  
April 15-17

**Week 16: Test Week- April 22, 2019 (Review)/ April 24, 2019 (Final Exam)**  
April 22-24 Chapters 12, 13, 16 and 18

**Week 17: Extra Credit Week**  
April 29-May 1

**FINALS: MAY 3, 2019-MAY 9, 2019**

**LGLA 2309: REAL PROPERTY      SPRING 2019**

Instructor: Jason S. Armstrong   jsarmstrong@consolidated.net   Office: Room 150 Tech & Workforce Dev Center

Hours: talk to me individually for appointment times

**FINAL GRADES:**

Three Exams with equal credit applied to each exam.

**ATTENDANCE JANUARY 14, 2019**

**SIGN IN PLEASE!**

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