

TBD FM 1697 Burton, TX 16.799 acres

16+ acres just outside of the city limits of historic Burton, Texas, in beautiful Washington County. Rolling terrain with wonderful views of the surrounding countryside. Several nice home sites to choose from. Close proximity to delightful antique festivals, famous restaurants, bluebonnet country.

Situated halfway between Houston and Austin and a short distance from Hwy 290. Please call or text listing agent before going on to the property. No entrance in place currently and property is fenced on 3 sides. For more information call listing broker Susan Kiel at 979-251-4078.

PRICE: \$187,500


Call me today!



Market Realty, Inc.
Susan S. Kiel
Broker Associate, Realtor
Office: 979-289-2159
Cell: 979-251-4078
burton@marketrealty.com
www.marketrealty.com



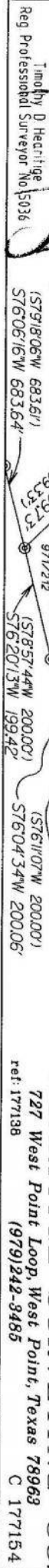


 Boundary

SCALE 1" = 20'

Harold M. Kelm
(10.50 acres)
1202/85

21. This division has NOT been submitted to the City of Burton, or Washington County for Subdivision Approval, and this division may need to be reviewed by the City of Burton, or the Washington County Subdivision Inspector, before development of this tract can occur.



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

December 30, 2016

FIELD NOTE DESCRIPTION OF 16.799 ACRES OF LAND OUT OF THE JAMES B. MILLER LEAGUE, ABSTRACT NO. 85, IN WASHINGTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (46.39 ACRE) TRACT OF LAND CONVEYED TO TODD GUELKER AND TONYA GUELKER JONES IN A DEED AS RECORDED IN VOLUME 1203 PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron found in the northerly right-of-way line of F.M. 1697, being at the most southeasterly corner of that certain (46.39 acre) tract of land conveyed to Todd Guelker and Tonya Guelker Jones in a deed as recorded in Volume 1203 Page 252 of the Official Public Records of Washington County, Texas, and being at the most southwesterly corner of that certain (10.50 acre) tract of land conveyed to Harold M. Kelm in a deed as recorded in Volume 1202 Page 85 of the Official Records of Washington County, Texas, and being at the most southeasterly corner of that certain (18.000 acre) tract of land conveyed to Thomas M. Liggett, Shirley F. Liggett, and Sharon Nutt in a deed as recorded in Volume 1471 Page 122 of the Official Records of Washington County, Texas,

THENCE, with the northerly right-of-way line of F.M. 1697, along a curve to the left, having a radius of 1004.93 feet, and a chord which bears **S 75 deg. 39' 59" W 113.94 feet** to a concrete highway monument found, and continuing with the northerly right-of-way line of F.M. 1697, **S 72 deg. 15' 00" W 603.78 feet** to a ½" iron rod found 5.77 feet east of a concrete highway monument, and continuing with the northerly right-of-way line of F.M. 1697, along a curve to the right, having a radius of 5679.58 feet, and a chord which bears **S 72 deg. 50' 46" W 118.19 feet** to a ½" iron rod found for at the most southwesterly corner of the Liggett tract, and being for the most southeasterly corner and **PLACE OF BEGINNING** of the tract herein described

THENCE, continuing with the northerly right-of-way line of F.M. 1697, and continuing with said curve to the right, having a radius of 5679.58 feet, and a chord which bears, **S 74 deg. 56' 51" W 271.52 feet** to a concrete monument found at the end of said curve, and continuing with the northerly right-of-way line of F.M. 1697, **S 76 deg. 12' 36" W 30.81 feet** to a ½" iron rod set for the most southwesterly corner of this tract,

THENCE, leaving the northerly right-of-way line of F.M. 1697, and over and across the Guelker tract, **N 14 deg. 52' 27" W 133.42 feet**, to a ½" iron rod set and **N 48 deg. 05' 36" W 1172.22 feet** to a ½" iron rod set in the most northwesterly line of the Guelker tract, being in the most westerly southeasterly line of that certain (126.659 acre) tract of land conveyed to Joyce Evelyn Lehmann, Boeker and Ricky Dean Bosse, as co-trustees of the Alfred C. Boeker, jr. Family Trust in a deed as recorded in Volume 1099 Page 235 of the Official Records of Washington County, Texas, said (126.659 acre) tract having been more fully described in a deed recorded in Volume 246 Page 495 of the Deed Records of Washington County, Texas, and being for the most westerly corner of this tract, and from which a ½" iron rod found bears **S 41 deg. 44' 45" W 592.17 feet**

THENCE, with the common line between the Guelker tract and the Boeker tract, **N 41 deg. 44' 45" E 630.59 feet** to a ½" iron rod found, and **S 49 deg. 09' 35" E 623.17 feet**, to a ½" iron rod found at the most westerly north corner of the Liggett tract, being for the most northeasterly corner of this tract,

THENCE, with the westerly line of the Liggett tract, and over and across the Guelker tract, **S 18 deg. 55' 14" E 948.23 feet** to the **PLACE OF BEGINNING**, in all containing **16.799 acres** of land.

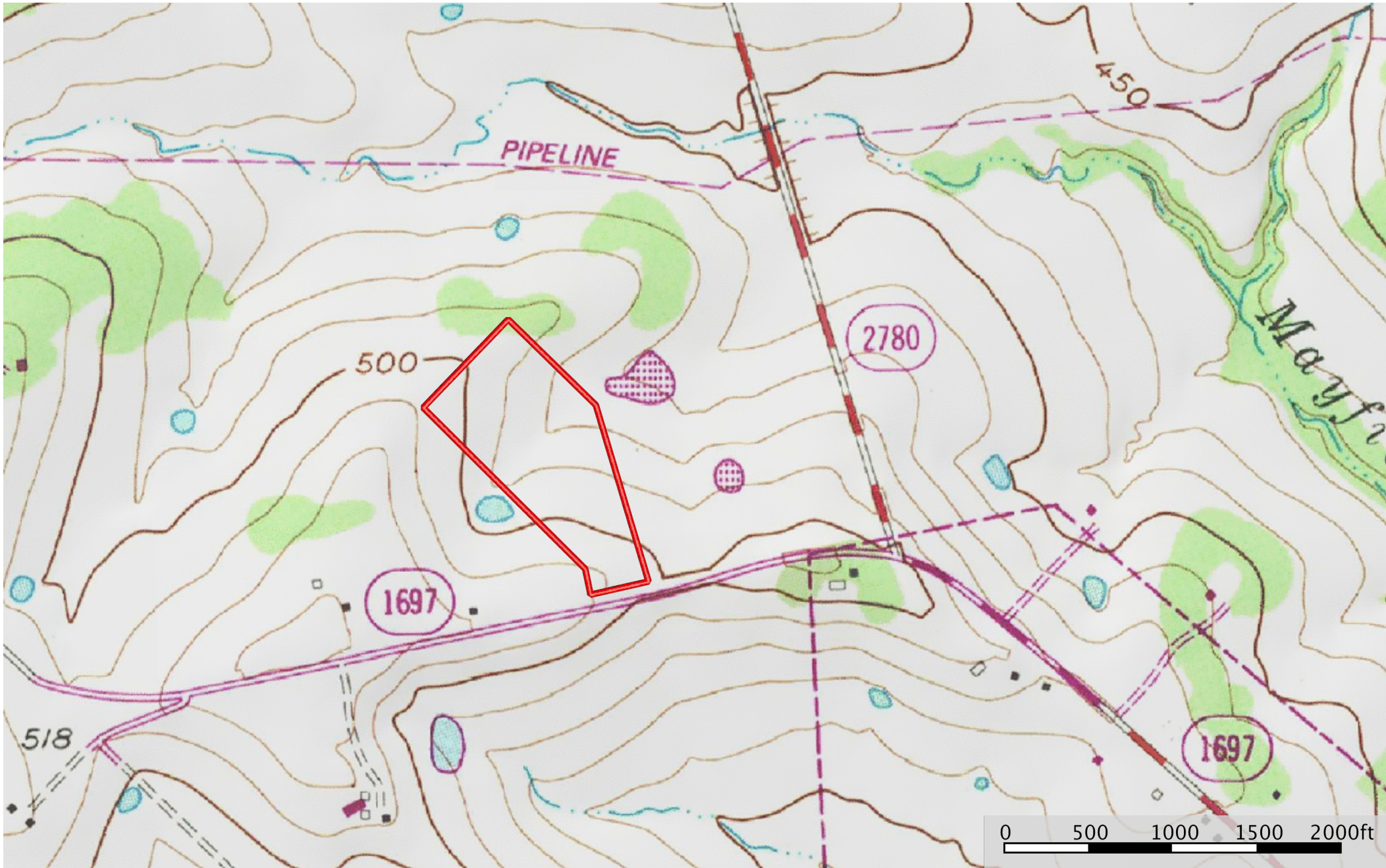
SURVEYED: December 16, 2016

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No.
see accompanying map no. C-177138





 Boundary



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>Market Realty, Inc</u>	<u>462379</u>	<u>agents@marketrealty.com</u>	<u>(979) 836-9600</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name:	License No.	Email	Phone
<u>Roger D. Chambers</u>	<u>355843</u>	<u>appraisals@marketrealty.com</u>	<u>(979) 830-7708</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Roger D. Chambers</u>	<u>355843</u>	<u>appraisals@marketrealty.com</u>	<u>(979) 830-7708</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Susan S. Kiel</u>	<u>558624</u>	<u>burton@marketrealty.com</u>	<u>(979) 251-4078</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Market Realty, Inc. PO Box 101, Houston, TX 77001
Susan Kiel

Phone: (979) 251-3159

Fax: (979) 251-3159

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Produced with assistance by: www.zillow.com 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zillow.com