

14.61 acres near Burton, TX, \$147,105

Christian Cemetery Rd.

Here's your chance to find small country acreage in beautiful Washington County! 14.61 acres near historic Burton, Texas, just minutes from the south side of Lake Somerville. Enjoy gorgeous sunsets and star filled nights on this open tract with paved county road frontage and native grasses. Lots of wildlife with its native brush and mesquite, selectively clear and enjoy deer year round. Property is conveniently located a few miles off of Hwy 290. Also adjoining 13.43 acres available for purchase. For more information call listing broker Susan Kiel at 979-251-4078.



Brought to you by:

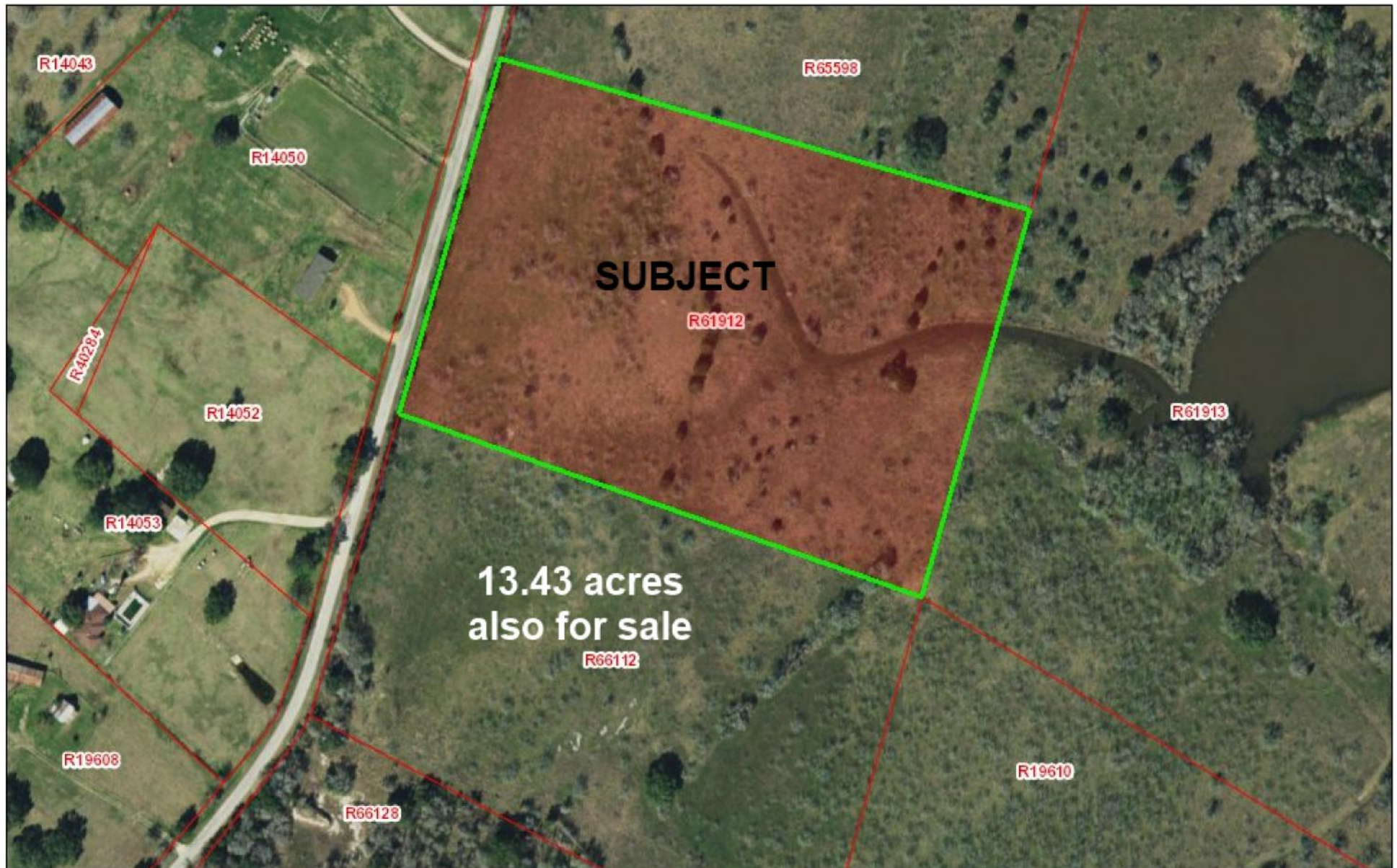


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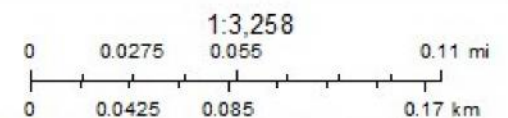
14.61 acres



September 19, 2016

□ Parcels

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the

Washington County Appraisal District & BIS Consulting - www.bisconsultants.com

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Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

DAVID LEE EDWARDS
14.61 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 14.61 acres, situated in Washington County, Texas, being out of the J. Halderman Survey, Abstract No. 52, and being a portion of a called 75.11 acre tract described in that partition deed dated December 1, 2014 from James Zorn, et al to David Lee Edwards, recorded in Volume 1490, Page 0403 of the Official Records of Washington County, Texas, said 14.61 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod at fence corner, lying in the East line of the original called 75.11 acre tract (hereafter referred to as "original tract"), lying in the West line of the James Zorn called 74.66 acre tract (Volume 1490, Page 0403, Official Records of Washington County, Texas), marking the Southeast corner of the Matthew C. Stolz, et ux called 19.15 acre tract (Volume 1500, Page 0727, Official Records of Washington County, Texas), and the Northeast corner of the herein described tract;

THENCE along a portion of the West line of said James Zorn tract, with a portion of the East line of the original tract, S 16deg 51min 44sec W, 679.82 ft., to a found ½ inch iron rod at fence corner, marking the Southwest corner of said James Zorn tract, the Northwest corner of the Michael Zorn called 81.74 acre tract (Volume 1490, Page 0403, Official Records of Washington County, Texas), the Northeast corner of a 13.43 acre tract (surveyed this date), and the Southeast corner of the herein described tract;

THENCE with the North line of the 13.43 acre tract (surveyed this date), N 69deg 42min 10sec W, at 942.00 ft. passing at ½ inch iron rod, set for reference, lying in the East margin of Christian Cemetery Road (county maintained public road), and **CONTINUING** for a TOTAL DISTANCE of 978.87 ft., to a point in said road, lying in a West line of the original tract, marking the Northwest corner of said 13.43 acre tract, and the Southwest corner of the herein described tract;

THENCE with a portion of said West line of the original tract, this line running in Christian Cemetery Road, N 17deg 03min 15sec E, 624.44 ft., to a point in said road, marking the Southwest corner of the aforementioned Stolz tract, and the Northwest corner of the herein described tract;

THENCE along the South line of said Stolz tract, with the North line of the herein described tract, S 72deg 56min 45sec E, at 38.0 ft. passing a found ½ inch iron rod, lying in the East margin of said Christian Cemetery Road, and **CONTINUING** for a TOTAL DISTANCE of 975.03 ft., to the **PLACE OF BEGINNING** and containing 14.61 acres of land, of which 0.53 acres lies within the margin of Christian Cemetery Road.

March 16, 2016
W.O.#2016-2345

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

