

Market Realty, Inc.

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appraisals@marketrealty.com

\$150,000



7 Memory Ln. and Hwy 290 Burton, TX
12.287 acres on HWY 290 between Burton and
Round Top.

Heavy traffic location,
good visibility. Ideal
spot for commercial use
in the heart of antique
festival country.

- Great location on Hwy 290
- High traffic count
- Development potential

12.287 acres



All information deemed reliable but not guaranteed.

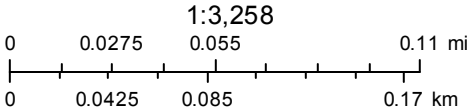
Memory Ln/Hwy 290 aerial



August 12, 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

MARVIN MAKOWSKY, SURVEYOR

P.O. BOX 37
302 CENTENNIAL STREET
CARMINE, TEXAS 78932Phone 409-278-3429
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STATE OF TEXAS)

COUNTY OF WASHINGTON.)

Tract 3

TRACT NO. 3

Being 10.287 acres of land, being and being situated in Washington County, Texas, out of the L. B. Outlaw Lease, Abstract 168, and being a part of 41.698 acres described in a Deed from Mega Oil & Gas Company to Douglas Ullrich, dated August 30, 1999, of record in Volume 938, page 186 et seq., of the Official Records of said county, and being more fully described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod set at the East corner of said Ullrich 41.698 acre tract, and the East corner of a 10.411 acre tract surveyed out of said 41.698 acre tract, common with the North corner of the Wendy Faye Warner 6.675 acre tract, (Volume 756, page 1 of Official Records), located in the Southwest right of way line of Farm Road 2502;

THENCE South 42 deg. 10' 37" West, along the Southeast line of said Ullrich 41.698 acre tract, and the Northwest line of the Warner 6.675 acre tract, 970.07 feet to a 1/2 inch steel rod set for the South corner of said 10.411 acre tract, common with the East corner of 10.287 acres surveyed out of said 41.698 acre parent tract;

THENCE North 49 deg. 06' 08" West, along the Southwest line of said 10.411 acre tract and the Northeast line of said 10.287 acre tract, 467.71 feet to a 1/2 inch steel rod set for the West corner of said 10.411 acre tract, the North corner of the said 10.287 acre tract, the South corner of a 10.438 acre tract, surveyed out of said parent tract and being the East corner and PLACE OF BEGINNING hereof;

THENCE South 42 deg. 13' 24" West, along the Northwest line of said 10.287 acre tract, 958.15 feet to a 1/2 inch steel rod set for the West corner of said 10.287 acre tract, common with the South corner hereof, located in the Northeast line of Memory Lane, same being the Northeast line of a 15 feet wide right of way reserved by J. L. Chappel, et al, in a Deed of record in Volume 123, page 190 of the Official Records of Washington County;

THENCE North 49 deg. 06' 08" West, along the Northeast line of said Memory Lane and the Northeast line of said 15 feet wide reserve, 467.71 feet to a 1/2 inch steel rod found, where said line of Memory Lane intersects the Northwest line of the said Ullrich 41.698 acre tract, common with the Southwest line of the Wolfe Family Living Trust, called 34.34 acre tract, (Volume 944, page 597 Official Records), for the West corner hereof;

THENCE North 42 deg. 12' 47" East, along the Northwest line of said parent 41.698 acre tract and the fenced Southeast line of said Wolfe 34.34 acre tract,

EXHIBIT "A"

Page 1 of 2

distance of 958.1 feet to a 1/2 inch steel rod set in said line for the North corner hereof, commencing with the West corner of the aforesaid 10.438 acre tract;

THENCE departing from said line between the parent 41.698 acre tract and the Wolfe 34.34 acre tract, South 49 deg. 06' 08" East, along the Southwest line of said 10.438 acre tract, 467 feet to the PLACE OF BEGINNING and containing 10.287 acres of land.

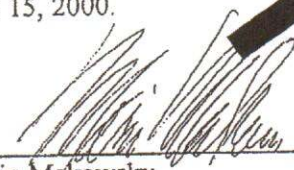
Note: All bearings recorded hereon refer to the Texas Plane Coordinate System - Central Zone, NAD 83, as determined from the Carmine Triangulation Station.

Note: In addition to the heretofore land boundary description, a map, assigned Job No. 3080, has been prepared and made a part hereof.

Note: Positional tolerance 1:5,000 ft. + 0.10 ft.

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, made by the undersigned, and that said survey conforms to the standards of a Category 1B, Condition II Survey.

Date of signature, June 15, 2000.


Marvin Makowsky
Registered Professional Land Surveyor No. 1

Job No. 3080-3



STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this Instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

OCT 04 2000




Beth Rothermel, County Clerk
Washington County, Texas

FILED
RECORDED
OCT 04 - 1 PM 2:42
WASHINGTON CO. CLERK
WASHINGTON CO., TX.

Exhibit "A"WOLFE FAMILY LIVING TRUST
2.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 2.00 acres, situated in Washington County, Texas, being out of the L.B. Outlaw Survey, Abstract No. 168, and being a portion of a called 42 acre tract described in a deed from Glen Wolfe and Maxine A. Wolfe to Glen Wolfe or Maxine A. Wolfe, Trustees, or the Successor Trustees, under the Wolfe Family Living Trust dated July 13, 1994, as amended, dated July 13, 1994, and recorded in Volume 907, Page 411 of the Official Records of Washington County, Texas, said 2.00 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod, lying in the Southeast margin of U.S. Highway 290 (state maintained public road), being the occupied Northwest line of the original called 42 acre tract (hereafter referred to as "original tract"), marking the North corner of the Maxine A. Pape called 10.00 acre tract (Volume 1230, Page 340, Official Records of Washington County, Texas) and the West corner of the herein described 2.00 acre tract;

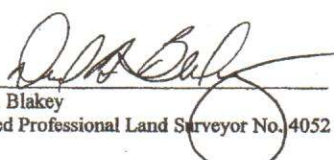
THENCE along the Southeast margin of said highway, with the Northwest line of the herein described tract, N 42deg 05min 37sec E, 120.09 ft., to a ½ inch iron rod, set for corner, marking the North corner of the herein described 2.00 acre tract;

THENCE departing said highway margin, with the Northeast line of the herein described tract, S 47deg 54min 23sec E, 725.63 ft., to a ½ inch iron rod, set for corner, lying on the Northwest line of the Christopher B. Stagg, et ux called 10.287 acre tract (Volume 1136, Page 083, Official Records of Washington County, Texas), being the Southeast line of the original tract, for East corner of the herein described 2.00 acre tract;

THENCE with the Northwest line of the Stagg tract, along the Southeast line of the original tract, along the existing fence line, S 42deg 12min 47sec W, 120.09 ft., to a found ½ inch iron rod, in fence line, marking the East corner of the aforementioned Pape tract, for South corner of the herein described 2.00 acre tract;

THENCE departing the Southeast line of the original tract, along the Northeast line of the Pape tract (this line not fenced), N 47deg 54min 23sec W (deed bearing for Northeast line of the Pape tract, this being the BASIS OF BEARING LINE for this survey), 725.38 ft., to the **PLACE OF BEGINNING**, and containing 2.00 acres of land.

May 2, 2008
W.O.#281328


David A. Blakey
Registered Professional Land Surveyor No. 4052

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

AUG 17 2011




Beth Rothermel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS
2011 AUG 16 PM 12:51
BETH A. ROTHERMEL
WASHINGTON COUNTY CLERK