Great small acreage tracts near Burton

- Between Burton, Carmine, Round Top
- Just minutes from Hwy 290
- Situated halfway between Houston and Austin
- Restricted home sites



M&S Ln. and FM 2502 Burton, TX 77835

\$65,000-\$99,000



These tracts offer high hilly terrain with long distant views over the countryside. Ideal weekend or permanent home sites. Seller to retain all minerals and will waive surface rights. Seller is licensed broker in the State of Texas. For more info call Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078.



Size & Prices:

Tract 1 2.807 ac. \$65,000 SOLD

Tract 2 2.807 ac. \$65,000 CONTRACT PENDING

Tract 3 8.12 ac. \$99,000 CONTRACT PENDING

Tract 5 5.36 ac. \$99,000

4.579 ac.

Exclusively
Offered by:



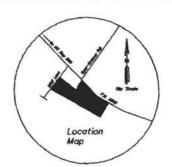
Roger Chambers

Tract 4

Market Realty, Inc 2201 Becker Dr. Brenham, TX 77833 Office: 979-836-9600 Cell: 979-830-7708 www.marketrealty.com burton@marketrealty.com



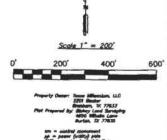
\$89,000 CONTRACT PENDING



Final Plat of Greenvine Acres Subdivision

A Subdivision of 23.68 Acres in the Duncan Mointyre Survey, A-158 Washington County, Taxon

The purpose of this plat is to create Lot 1 (2.807 Ac.), Lot 2 (2.807 Ac.), Lot 3 (8.12 Ac.), Lot 4 (4.579 Ac.) & Lot 5 (5.36 Ac.), situated in Washington County, Texas, being out of the Duncan McIntyre Survey, Abstract No. 158, and being out of a called 133.61 acre tract described in that deed from Elvera Tisdel, et vir to Texas Millennium, LLC, dated May 1, 2015, and recorded in Valume 1503, Page 0782 of the Official Records of Washington County, Texas.



Greenvine Acres Subdivision

Blakey Land Surveying

RPLS 4062 (RPLS 5985

DHNER'S ACKNOWLEDGEMENT

DIMINE'S ACKNOME EDICEMENT

WE, Traver Millannium, LLC, a Texas Limited Liability Company,
leaking Roger Chambers, Staphen Jammes, and Dan Holtkamp),
commar of the property subdivided in the above and foregoing
map of the Greenwish Acres Subdivided in the above and foregoing
map of the Greenwish Acres Subdivided, ob hereby make
subdivided of said property, according to the lines, streets,
lots, alleys, parts, building lines, and esement therein shown,
and dedicate soid subdivision as Greenwish Acres Subdivision
in the Dancom Michitys Survey, Abstract the, 155, Whathington
County, Taxos; and dedicate to public use, as such, the
streets, aleys, parks, and esements above thereon forever
and do hereby wave any claims for damages accessioned
by the establishing of grades as approved for the streets
and aleys dedicated, or occasioned by the afteration of the
survivous of any portion of streets or olleys to confirm to
such grades; and do hereby bird ourselves, or our helm and
so dedicated.

This is to carilly that we. Taxos Millianalium 115.

This is to certify that we, Texas Millernium, LLC, a Texas Limited Liability Company, have compiled with or will comply with all regulations harefulors on file with the County and adapted by the Commissioners Court of Mashington County, Texas

by one Commissioners Court of Mashington County, Texas.
There is also dedicated for utilities an unobetructed serial essement five (5) feet wide for a place twenty (20) feet accerned upward, located adjacent to all essement Further, we, do hereby dedicate forever to the public a strip of lead a minimum of lifteen (15) feet white on each side of the centerline of any and all publics or highest charges of the centerline of any and all publics, and the subject or other natural drainage purposes, giving Brashington County and/or other public agency the right to eater upon sold essements of any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, at all the amounts and for structures.

foregoing map shall be restricted shall run with the title of the pro at the option of Mashington Coun any citizen thereof, by injunction 1) The drainage of septic tanks is other public ditches, either direct prohibited.	in its use, which restrictions on maked operty, and shall be enforceable, TRLS 1815") Ity, by Washington County or
any citizen thereof, by injunction t) The drainage of septic tanks in	as follows: nto road, street, alley or
other public ditches, either direct	ly or indirectly, is strictly
 Drainage structures under print a net drainage opening area of s the free flow of water without be 	pte drivewaye shall have ufficient size to permit okwater.
Further, we Texas Millernium, LLC, all percels of land designated as Intended for the construction of thereon and shall be restricted for conditions of such restrictions file noted.	do hereby declare that lots on this plot are seldential dwelling units or some under the terms and
Witness our hands in	, Washington County: Texas,
this theday of	
Roger Chambers	
THE STATE OF TEXAS COUNTY OF WASHINGTON	
This Instrument was acknowledge	
. 201	6 by Roger Chambers.
Notary Public	Hotary's Name (Printed)
State of Texas	Motory's Commission Expires:
Stephen James	
THE STATE OF TEXAS DOUNTY OF WASHINGTON	
This instrument was acknowledge	
, 201	8 by Staphen Jomes.
Motory Public State of Texas	Notary's Nome (Printed) Notary's Commission Expires:
	-
Don Hoftkamp	
THE STATE OF TEXAS COUNTY OF WASHINGTON	
This instrument was acknowledge	
, 20	to by Don Haltkamp.

Notary Public State of Texas

Notary's Name (Printed) Notary's Commission Expires:

12000000 H	odo = whated defender nanowald
F.M. Highway No. 2502 (state mointained) public road)	
public road)	COMMISSIONERS COURT APPROVAL
\ \	Approved this day of, 2016, by the Commissioners Court of Washington County, Texas.
· · · · · · · · · · · · · · · · · · ·	Commissioners Court of Washington County, Testas.
M & S Lone (county metabolised form) for the county metabolised form for the county for the coun	
by Edmand Guth, of all St/See S.R.R.C.	County Audge
	\$ 100000 Familiar 100000
Schwart Leute (1970) Green Could (1970)	Commissioner, Pracinct 1
N 4074'42" E (m) / I found its from that	Commissioner, Precinct 2
	Commissioner, Pracinot 3
To a land	Commissioner, Precinct 4
State of the second	
Power Lift from Policy Co. Policy Pol	E. A. C. Property
2/6	S 3778'35" E 97.44"
8.12 Ac.	(ma)
× *	iron And Rodhus = 1631.00"
1. 1	Delta = 107727 Langht = 292.95 Chard = 3 4715'33' E
· Per	515 ET
49	C. Outle = 12/25/40" Length = 333.7" Chard = 5 83/37/00" E
Duncan McIntyre Survey Abstract No. 158	(an)
Washington County, Texas	4.579 Ac. S. A. Found Communication (Spinory Marker)
120	S 59'57'26' E
188.	102.97
Colled 40.222 Au. 1459/0220 GR RC.	May 15/6 0
	5.36 Ac.
doy of	
	1800
	8
ted) Expires: Flood Hazard Statement	Fermin differentiates, LLC Revolute of Control 153.51 Ac. Volume 1563 Page 0782
The subject tracts/lots shown hereon do not lie within the Special Flood Hazurd Area according to the FEMA Flood insurance Rote	Charity, Taxon
according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477CO275C, affective date August 16, 2011.	
abas seperate annu migue no annu	1814
Note:	Found States of Funda Country
All corners shown herson are marked with Set 5/8" Iron Rode (with ploatic cap storaged "RPLS 9835") unless otherwise	7
noted herson. Contours are approximately shown hereon based	
day of on U.S.Q.S. datum. Bearings shown hereon are based on the	THE STATE OF TEXAS
record bearings for the original called 133.61 acre tract, recorded in Volume 1503, Page 0752, O.R.K.C.	COUNTY OF WASHINGTON
	L Beth Rothermel, Clerk of the County Court of Washington County, Taxon, do hereby certify that the within instrument was filed with my office on the
ted) Expires:	day of
	sheeto'clock, in cobinet records of sold county.
	Out Button
	Beth Rothermel Clerk of the County Court of Washington County, Texas.

This is to certify that I, Michael J. Blakey, a Registered Professional Land Surveyor of the State of Tensa, Registration No. 5815, have plotted the above subdivision from an actual survey on the ground meeting of minimum standards are set forth by the Tensa Board of Professional Land Surveyors, and that all easiernests as appear of record in the office of the County Clerk of Mashington County, Tensa, are depicted thereon and that all tot corners, angle points, and points of curve are properly marked with iron radio of minimum 5/8 hand diameter and thirty (30) landes long, and that the plot cornoidy represents than survey made by ma.

W.O. #2015-2278

Michael J. Biology Registered Professional Land Surveyor No. 5935



RESTRICTIONS AND PROTECTIVE COVENANTS GREENVINE ACRES SUBDIVISION

The lands described herein are subject to the following covenants, restrictions, and conditions, which shall be covenants to run with the land, as hereinafter set out:

- The hereinafter described property shall be used for single family dwellings, single family dwellings with guest quarters and agricultural purposes only. No multi-family dwellings or commercial business operations are allowed.
- 2. Prior to occupancy of a parcel, each parcel owner shall construct, install and maintain a septic tank and soil absorption system in accordance with the specifications for same as established by the laws of the State of Texas and the rules and regulations of Washington County, Texas. If such septic system complies with such specifications, but still emits foul or noxious odors or unsafe liquid onto streets, ditches or adjoining parcels, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquids.
- Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Washington County, Texas.
- 4. No part of the hereinabove described property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles are to be permitted on the property.
- No structures of a temporary character, mobile home, modular home, manufactured home, trailer, tent, shack, garage, barn or other outbuilding shall be used on any parcel at any time as a residence.
- No sign, advertisement, billboard or advertising structure of any kind shall be placed, maintained or displayed to the public view of any parcel, except "for sale" signs.
- 7. Single family residential dwellings to be constructed or moved upon the premises shall contain no less than 1,200 square feet of covered living area, exclusive of open porches, patios, garages, and other outbuildings. All buildings must be completed within 12 months from the date construction begins. Any fence built must be constructed and maintained in a good workmanlike manner. No chain link, hurricane, razor wire or game proof fence is allowed.
- No more than one (1) head of livestock per ¾ of an acre, or cow-calf unit per acre, shall be kept and/or placed on the lands herein conveyed. No swine or poultry brood operations shall be kept or permitted on the premises, except those being used for 4-H or FFA projects.

- No tract may be re-subdivided less than 2 acres unless written approval by 100% of the then owners of the subdivision is obtained prior to re-subdividing.
- 10. No structure, home, barns, sheds and storage buildings may be constructed on said premises nearer than 25 feet from the front property line or any property line adjacent to a public road or nearer than 25 feet from any side or rear property line.
- 11. All oil, gas and other minerals situated in, on or under the surface of the Property, including but not limited to any portion of the Property now or hereafter lying within any public street or roadway located on the Property, shall be and hereby are reserved and retained by and unto the developers of subdivision/Texas Millennium LLC and all third party previous owners of said minerals, their successors and assigns, and shall be and hereby are expressly excluded and excepted from any future conveyance of the Property, or any part thereof. Texas Millennium LLC hereby waives all rights of ingress and egress to the surface for the exploration of said mineral interest.
- 12. The above covenants are to run with the land and shall be binding upon all parties or persons claiming under grantees, and grantees' heirs, successors and assigns, until January 1, 2035 after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
- 13. Enforcement of the foregoing restrictions and protective covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any of the covenants and restrictions, either to restrain said violations and/or to recover damages. Said proceedings may be brought by any property owner who owns land out of the original 23.673 acre tract of which the property hereinabove described is a part. Nothing contained herein shall be so construed as to require developer (Grantor) to enforce said covenants and restrictions in behalf of the other property owners.

exas Millennium LLC	Date
/*	
Roger Chambers	
Don Holtkamp	
Stephen James	



Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Market Realty, Inc.	462379	agents@marketrealty.com	979-836-9600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roger D. Chambers	355843	appraisals@marketrealty.com	979-830-7708
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	nant/Seller/Landloi	rd Initials Date	