



Susan S. Kiel,  
Broker Associate



## Market Realty, Inc.

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Perfect spot for weekend or full-time retreat with wooded seclusion. Clear to suit your taste and vision for the property. Owner has put in board entrance with aluminum gate and done small amount of clearing. RV on the property will be removed. Electricity and community water in the area. For more information call listing broker Susan Kiel at 979-251-4078. or go to [www.marketrealty.com](http://www.marketrealty.com)

**From Brenham head west on Hwy 290. In Ledbetter turn right on Turkey Creek Rd. Turn right on Wildwood. Turn left on Dead End Ln. Property on the left. Sign at gate.**

## 2203 Dead End Ln. Ledbetter, TX-10.02 acres



**\$83,000**

- 10.02 acres
- Quiet setting
- Electricity in area
- Public water in area
- Paved road
- Wooded
- Entrance

The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.





cm = control monument  
pp = power (utility) pole  
ChE = overhead electric line  
tw = telephone line warning sign

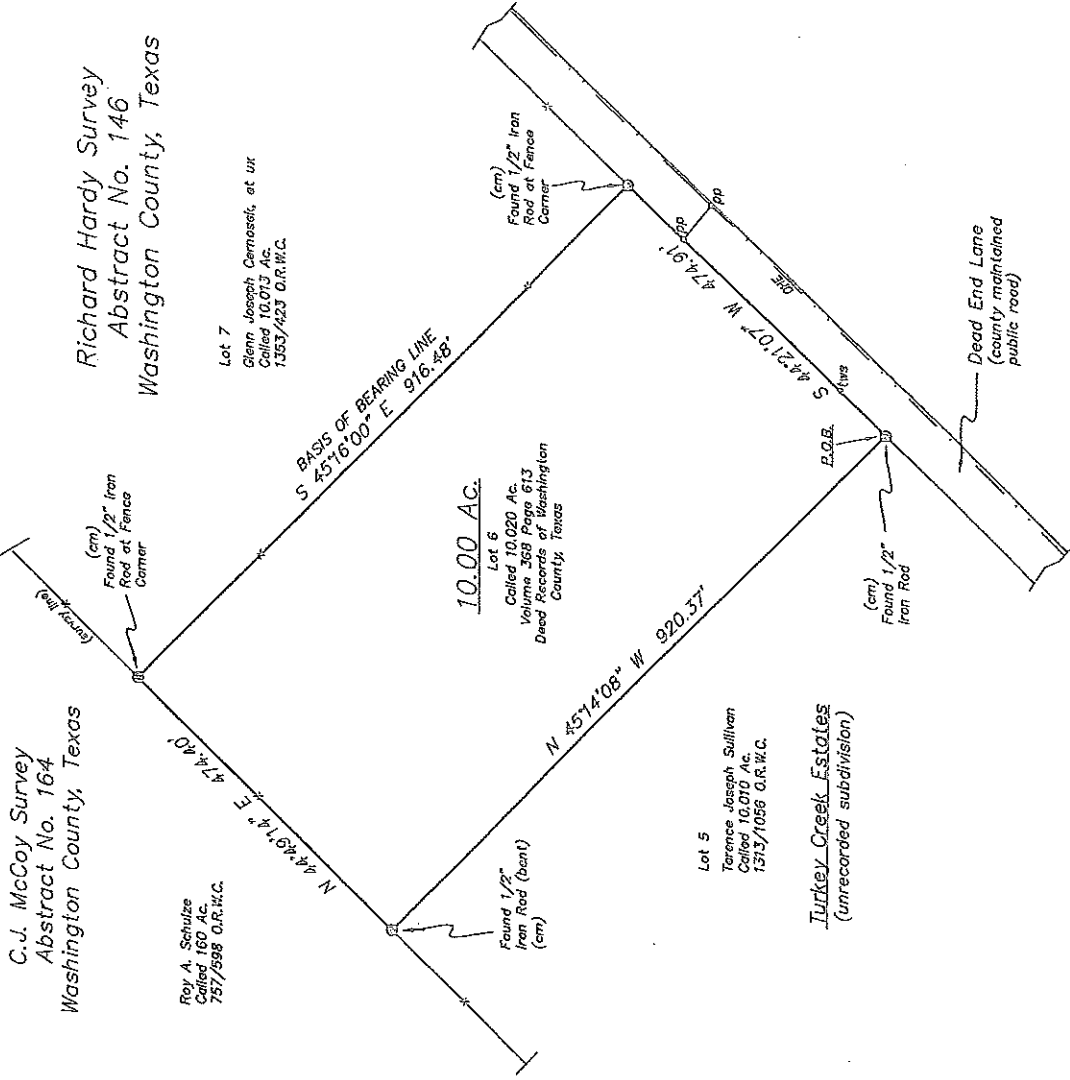
The subject tract shown hereon does not appear to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0225C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearing for the Northeast line of the original ceded 10.020 acre tract. This plat accompanied by metes and bounds description.

The tract shown hereon may be subject to the following items:

- 1) Right of way and easement conveyed to Southwestern Bell Telephone Company, recorded in 130/432 D.R.W.C., and modified in 134/204 D.R.W.C.
- 2) Right of way easement conveyed to Ledbetter Water Corporation, recorded in 322/259 D.R.W.C.

Scale 1" = 200'



To: Rubin O. Rudloff and Lois V. Rudloff, Jung Lawrence and David Andrew Lawrence, and Washington County Abstract Company, GF No. 130129.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 8, 2013, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

*Michael J. Blakey*

Michael J. Blakey,  
Registered Professional Land Surveyor No. 5935

W.O.#2013-1941

Rubin O. Rudloff, et ux

Blakey Land Surveying

RPLS 4052 RPLS 5935



4050 77th St. Lane  
Burton, Texas 77835

(979) 289-3800



**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

**RUBIN O. RUDLOFF, ET UX**  
**10.00 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 10.00 acres, situated in Washington County, Texas, being out of the Richard Hardy Survey, Abstract No. 146, being Lot 6 of Turkey Creek Estates (unrecorded subdivision), and being all or a portion of a called 10.020 acre tract described in that deed from Alois O. Keilers to Rubin O. Rudloff, et ux dated July 22, 1978, and recorded in Volume 368, Page 613 of the Deed Records of Washington County, Texas, said 10.00 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the Northwest margin of Dead End Lane (county maintained public road), marking the East corner of the Terence Joseph Sullivan called 10.010 acre tract (Lot 5, Volume 1313, Page 1056, Official Records of Washington County, Texas), the South corner of the original called 10.020 acre tract (hereafter referred to as "original tract"), and the South corner of the herein described tract;

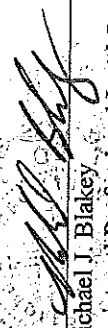
**THENCE** departing said road margin, along the Northeast line of the Sullivan tract, with the Southwest line of the original tract, N 45deg 14min 08sec W, 920.37 ft., to a found ½ inch iron rod (bent) in fence line, lying in the Southeast line of the Roy A. Schulze called 160 acre tract (Volume 757, Page 598, Official Records of Washington County, Texas), marking the North corner of said Sullivan tract, the West corner of the original tract, and the West corner of the herein described tract;

**THENCE** along a portion of the Southeast line of the Schultz tract, with the Northwest line of the original tract, N 44deg 49min 14sec E, 474.40 ft., to a found ½ inch iron rod at fence corner, marking the West corner of the Glenn Joseph Cernosek, et ux called 10.013 acre tract (Volume 1353, Page 423, Official Records of Washington County, Texas), the North corner of the original tract, and the North corner of the herein described tract;

**THENCE** along the Southwest line of the Cernosek tract, with the Northeast line of the original tract, S 45deg 16min 00sec E (record bearing for the Northeast line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 916.48 ft., to a found ½ inch iron rod at fence corner, lying in the Northwest margin of the aforementioned Dead End Lane, marking the South corner of said Cernosek tract, the East corner of the original tract, and the East corner of the herein described tract;

**THENCE** along the Northwest margin of Dead End Lane, with the Southeast line of the original tract, S 44deg 21min 07sec W, 474.91 ft., to the **PLACE OF BEGINNING** and containing 10.00 acres of land.

February 8, 2013  
W.O #2013-1941

  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



# 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>558643</u>	<u>burton@marketrealty.com</u>	<u>(979) 251-4078</u>
Sales Agent/Associate's Name	License No.	Email	Phone

<u>DS</u>	<u>DS</u>	<u>2/1/2016</u>
Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Jung and Andre

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