

Market Realty, Inc.

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(979)836-9600

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Brenham, Texas 77833
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e-mail address
burton@marketrealty.com



Salem Meadows/Brenham, Texas

Tracts sizes from 4.5 to 11 acres

Brenham's newest rural home development in the Salem community.

BEAUTIFUL HILLTOP TRACTS WITH LONG DISTANT VIEWS

CLOSE PROXIMITY TO SHOPPING AND SCHOOLS, LOCATED AT THE
CORNER OF HALL AND SALEM ROADS, JUST A SHORT DISTANCE FROM
FM 109 AND HWY 36

COUNTY PAVED ROAD FRONTAGE

DEED RESTRICTED TO PROTECT YOUR INVESTMENT

Lot 2.....4.45 ac. with House	\$169,000	SOLD
Lot 3.....11.42 ac. \$108,490 (\$9,500 per ac)		SOLD
Lot 4.....11.84 ac. \$112,480 (\$9,500 per ac)		PENDING
Lot 2 & 3 House 15.87 ac	\$277,490	

For more information call Roger Chambers at 979-830-7708 or Susan Kiel at
979-289-2159/979-251-4078/979-836-9600.

Directions: From Brenham head south on Hwy 36 towards Bellville. Turn right on FM 109. Turn
right on Hall Rd. Properties on the right at corner of Salem and Hall Rd.

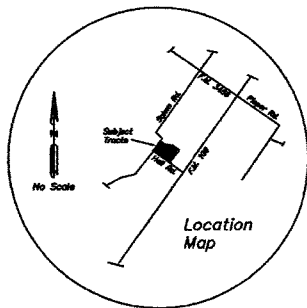
"THE MARKET TEAM"

Roger Chambers
Susan S. Kiel

The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.
Property is subject to prior sale, change, or withdrawal from market without notice.

Final Plat of Salem Meadows Subdivision

The purpose of this plat is to create Lot 1 (3.00 Ac.), Lot 2 (4.45 Ac.), Lot 3 (11.42 Ac.) & Lot 4 (11.84 Ac.), situated in Washington County, Texas, being out of the Nelson Smith Survey, Abstract No. 100, and being out of a called 30.71 acre tract described in that deed from Kenneth William Ziegenbein to Millennium Partnership dated March 18, 2011, and recorded in Volume 1368, Page 056 of the Official Records of Washington County, Texas.



Flood Hazard Statement

The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0450C, effective date August 16, 2011.

There is dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane 20 (twenty) feet above the ground upward, located adjacent to all easements shown hereon.

Further, the owners, Roger Chambers, Stephen James, and Don Holtkamp, do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage purposes, giving Washington County and/or other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

OWNER'S ACKNOWLEDGEMENT

Roger Chambers

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2012 by Roger Chambers.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT

Stephen James

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2012 by Stephen James.

Notary Public
State of Texas

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

OWNER'S ACKNOWLEDGEMENT

Don Holtkamp

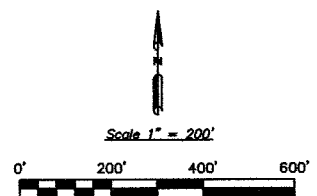
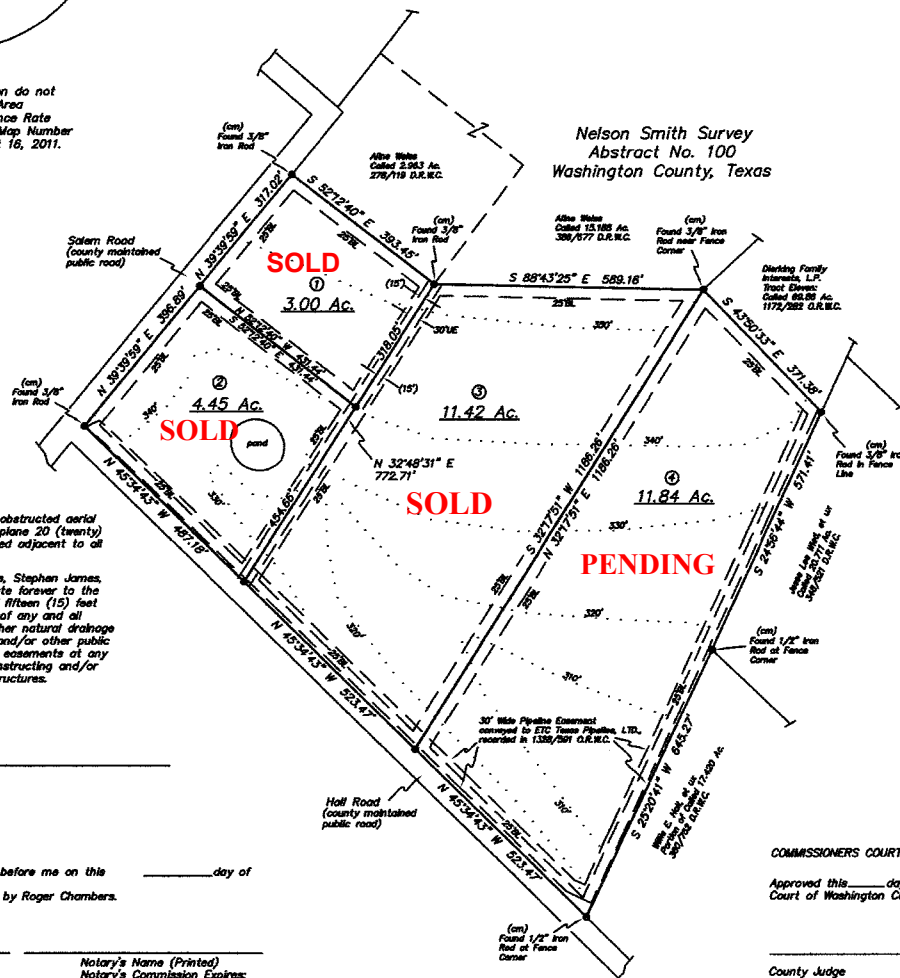
THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2012 by Don Holtkamp.

Notary Public
State of Texas

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

Nelson Smith Survey
Abstract No. 100
Washington County, Texas



Property Owner: Millennium Partnership
2201 Baker
Brenham, TX 77833
Plat Prepared by: Blakey Land Surveying
4660 Wilshire Lane
Burton, TX 77835

Note:
All corners shown hereon are marked with Set 5/8" Iron Rods (with plastic cap stamped "RPLS 5935") unless otherwise noted hereon.

Contours are approximately shown hereon based on U.S.G.S. datum.

Bearings shown hereon are based on the record bearings for the original called 30.71 acre tract, recorded in Volume 1368, Page 056, O.R.W.C.

COMMISSIONERS COURT APPROVAL

Approved this _____ day of _____, 2012, by the Commissioners Court of Washington County, Texas.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2012, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m., in cabinet _____ sheet _____ of the _____ records of said county.

Beth Rothermel
Clerk of the County Court of Washington County, Texas.

By: _____

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 28, 2012, 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
Registered Professional Land Surveyor No. 5935

W.O.#2011-1700-SO

Salem Meadows Subdivision

Blakey Land Surveying

RPLS 4062 RPLS 5935

4660 Wilshire Lane
Burton, Texas 77835

(877) 880-8900

RESTRICTIONS AND PROTECTIVE COVENANTS SALEM MEADOWS 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:

1. 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.
3. 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.
5. No structures of a temporary character, mobile home, modular home, trailer, tent, shack, garage, barn or other outbuilding shall be used on any parcel at any time as a residence.
6. 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 1,500 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.
8. No more than one (1) head of livestock per 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.

9. No tract may be re-subdivided less than 3 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/Millennium Partnership 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.
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, 2025 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 30.71 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.

Date

By: _____
