

# Market Realty, Inc.

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## **Nixon Lake Rd/Burton, TX-Tract 2** **25 acres priced at \$248,750**

25 acres on Nixon Lake road just off highway 290 between Burton and Round Top-Carmine. Beautiful hilltop pasture with electric service, new entrance and excellent distant views. Great location between the historic towns of Burton, Carmine and the antique capitols of Texas Round Top/Warrenton. Seller to retain all owned minerals and will waive surface. Seller is licensed real estate broker in the State of Texas. For more information call listing broker Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078.

**From Brenham head west on Hwy 290 towards Austin. Property past Burton on the right at the corner of Hwy 290 and Nixon Lake Rd.  
Entrance is on Nixon lake rd.**

**"THE MARKET TEAM"**

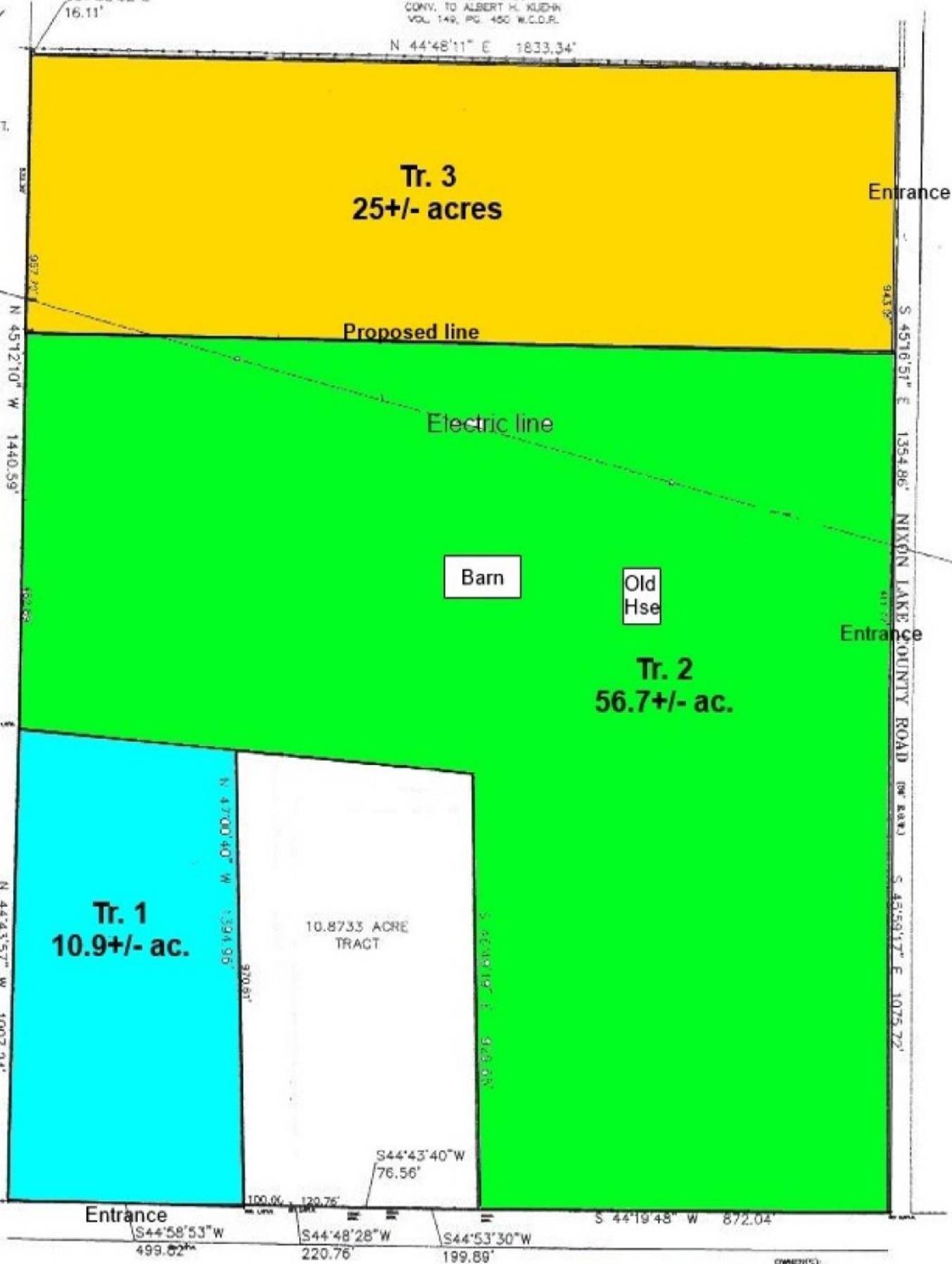
**Listing Broker, Roger Chambers**

**Broker Associate, 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.

N 44°48'11" E 1833.34'

SCALE: 1"=100 FT.



U.S. # 290  
(850' S.O.V.)

OWNER(S):

SURVEYOR:  
MCKINLEY CO., INC.  
CHARLES A. MCKINLEY, R.P.L.S.  
P.O. BOX 4218 - 0218  
PASADENA, TEXAS 77502  
PHONE: (713) 473-3502

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES,  
CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICTS,  
ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE  
RIGHTS-OF-WAY AND EASEMENTS, EXCEPT AS SHOWN HEREON.

NOTES:  
1. BEARINGS REFERRED TO USED ONLY.  
2. TRACT IS WHOLLY IN ZONE X & IS  
NOT IN 100 YL FLOOD PLAIN PER FPM  
C/P NO. 48708-0005A, 5/24/1977.

**BOUNDARY SURVEY OF**

103.4736 ACRE TRACT  
OUT OF THE  
SAMUEL HINCH LEAGUE, ABST. 60  
WASHINGTON COUNTY, TEXAS

MARCH 2, 2010

CHARLES A. MCKINLEY  
R.P.L.S. NO. 1184  
STATE OF TEXAS





Tr. 3  
25 ac

Tr. 2  
56.7 ac

Tr. 1  
10.9 ac

Nixon Lake Rd

290

593 ft

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