

# Market Realty, Inc.

(979)836-9600  
(979)836-6689 Fax  
Add Cell number

2201 Becker  
Brenham, Texas 77833  
www.marketrealty.com

appraisals@marketrealty.com  
burton@marketrealty.com

**7033 Hall Rd**  
**Brenham, TX**  
**\$277,490**



Bedrooms-3

Baths-2

Approx Sq.Ft per Appraisal District-1,534

Age-1930

Exterior-Wood

Roof-Metal

Fenced-None

Lot or Acreage-**15.87** (additional can be purchased for \$9,500 per  
ac) Heat & Cool-Electric Central/Electric Heat

Fireplace-None

Utility-In middle bathroom

Legal description-Approximately **15.87** acres, Lots **2 & 3**, Salem  
MeadowsSD, Washington County, Texas.

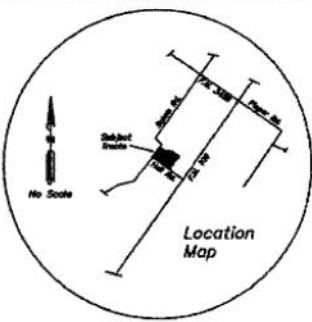
Description of improvements-3bd/2ba home on pier/beam, ALL  
NEW aerobic septic system, water well, plumbing, electric, hvac. In-  
side house-large living/dining, kitchen, large master bedroom, mas-  
ter bathroom has garden tub, vanity with simulated marble. Floors  
are pine throughout, except for laminate in master. Corner lot with  
pond, gravel driveway.

Directions- **From Brenham head south on Hwy 36. Turn right  
on Salem Rd. Property on left at corner of Salem and Hall  
roads.**

**"THE MARKET TEAM"**  
Roger Chambers, Listing broker  
Susan S. Kiel, Broker Associate/Assistant

# 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.



Property Owner: Millennium Partnership  
2501 Greer  
Burton, TX 77633  
Plat Prepared by: Blakey Land Surveying  
4520 Wilshire Lane  
Burton, TX 77633

## 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.

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.E.C.

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, ditches, 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:

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 of 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-SD

## 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 Rothamel, 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 Rothamel  
Clerk of the County Court of Washington County, Texas.

By \_\_\_\_\_

Salem Meadows Subdivision

Blakey Land Surveying

RPLS 4062 RPLS 5986

4520 Wilshire Lane  
Burton, Texas 77633

(770) 289-3999

## 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.

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Date

By: \_\_\_\_\_

\_\_\_\_\_

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