

Market Realty, Inc.

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Burton, Texas 77835
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Nixon Lake Rd/Burton, TX-Tract 1 **14.469 acres priced at \$188,097**

14.469 acres on highway 290 near the FM 237 intersection to Round Top. Located on the north side of 290 westbound between Burton and Carmine, Texas, in the heart of Antique Festival Country. Very attractive and clean open parcel. New entrance installed on 290 and seller will furnish electric easement. Adjoining 21 acres also available for purchase. 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. Past Burton property is just down from the corner of Hwy 290 and Nixon Lake Rd. On the right

"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.

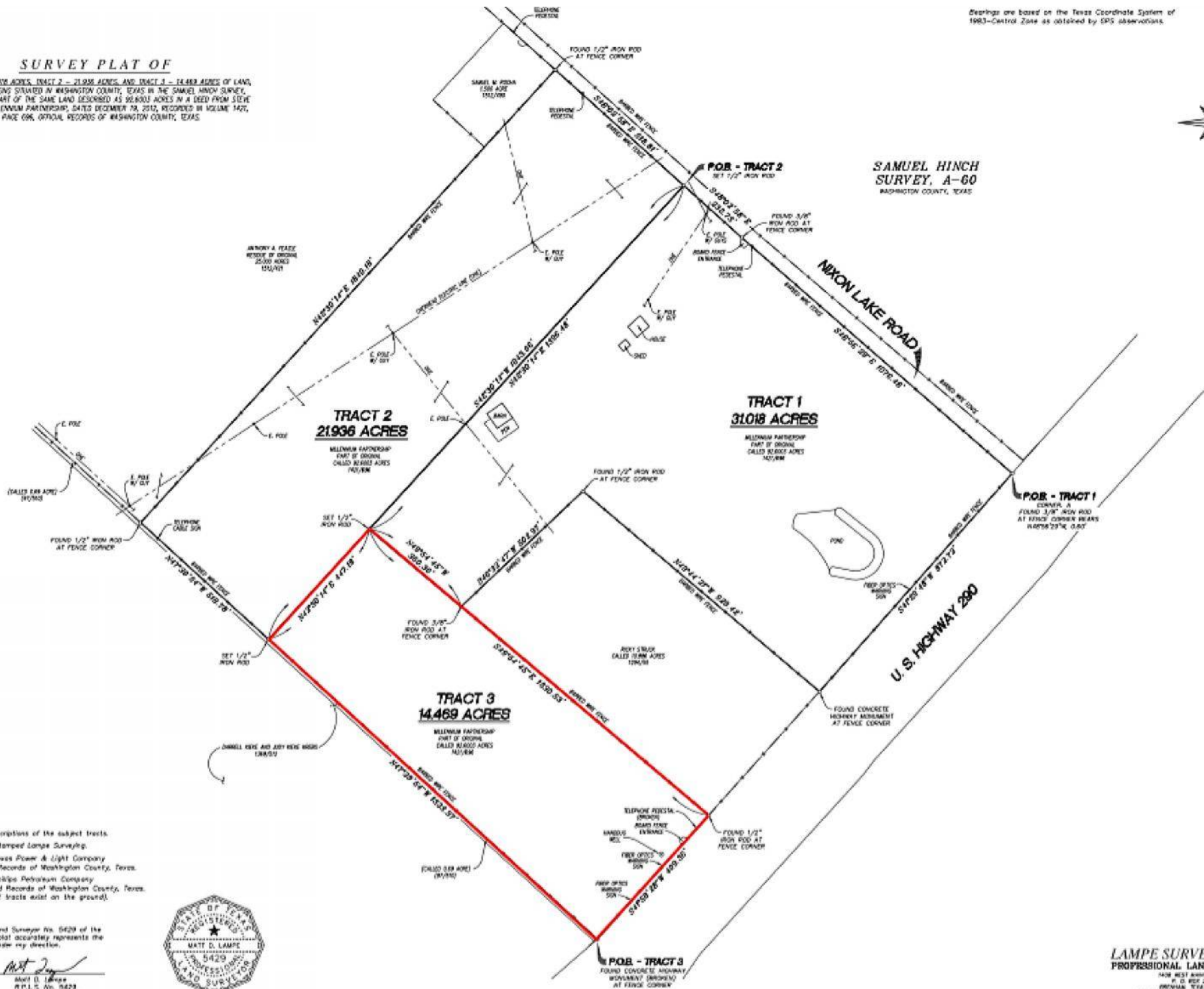
SURVEY PLAT OF

TRACT 1 - 31.018 ACRES, TRACT 2 - 21.936 ACRES, AND TRACT 3 - 14.469 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS IN THE SAMUEL HINCH SURVEY, A-60, BEING PART OF THE SAME LAND DESCRIBED AS 90.8003 ACRES IN A DEED FROM STEVE JAMES TO MILLENNIUM PARTNERSHIP, DATED DECEMBER 29, 2012, RECORDED IN VOLUME 1421, PAGE 696, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.



**SAMUEL HINCH
SURVEY, A-60**
WASHINGTON COUNTY, TEXAS



It is hereby made to separate descriptions of the subject tracts, and are filed with plastic cap stamped Lampe Surveying, to Right of way easement to Texas Power & Light Company in Volume 36, Page 778, Deed Records of Washington County, Texas, to Right of way easement to Phillips Petroleum Company in Volume 404, Page 637, Deed Records of Washington County, Texas, and of pipeline over the subject tracts exist on the ground).

Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the ground survey made under my direction.

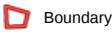
the 17th day of March, 2016.

W.D. Lampe
W.D. Lampe
P.L.S. No. 5429
Lampe Surveying, Inc.



LAMPE SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
1408 WEST 10TH STREET
DENVER, TEXAS 77018
(713) 836-0017 • FAX (713) 836-1177
TEXAS LICENSED SURVEYING FIRM NO. 70040000
NO. 3412 381251 EWS 280WMLDENWMLC

14 acres Hwy 290 near Nixon Lake Rd
Washington County, Texas, AC +/-



Boundary



14 acres Hwy 290 near Nixon Lake Rd
Washington County, Texas, AC +/-

