

Market Realty, Inc.

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615 N Main

Burton, Texas 77835

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Nixon Lake Rd/Burton, TX

Apprx. 21.936 acres priced at \$208,932

21 acres with electricity between Burton, Brenham and Carmine, Texas, in the heart of Round Top antique Festival Country. Hilltop location with excellent views and improved grasses. Conveniently located halfway between Houston and Austin, just off of Hwy 290. Seller to retain all owned minerals and will waive surface. Adjoining 14 acres also available for purchase. 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 turn right on Nixon Lake Rd. Property is on the left.

"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.

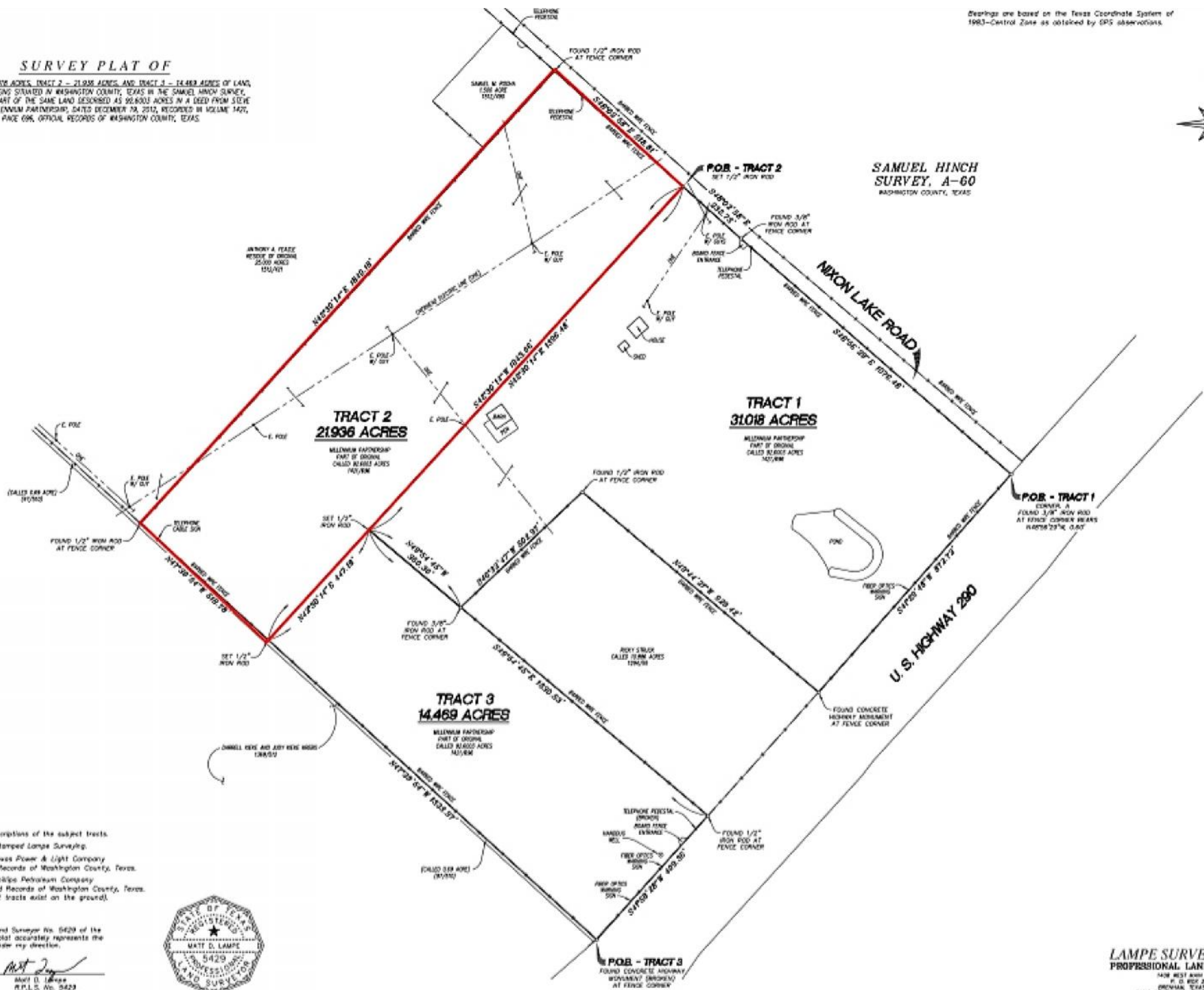
SURVEY PLAT OF

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. No pipe line over the subject tracts exist on the ground.

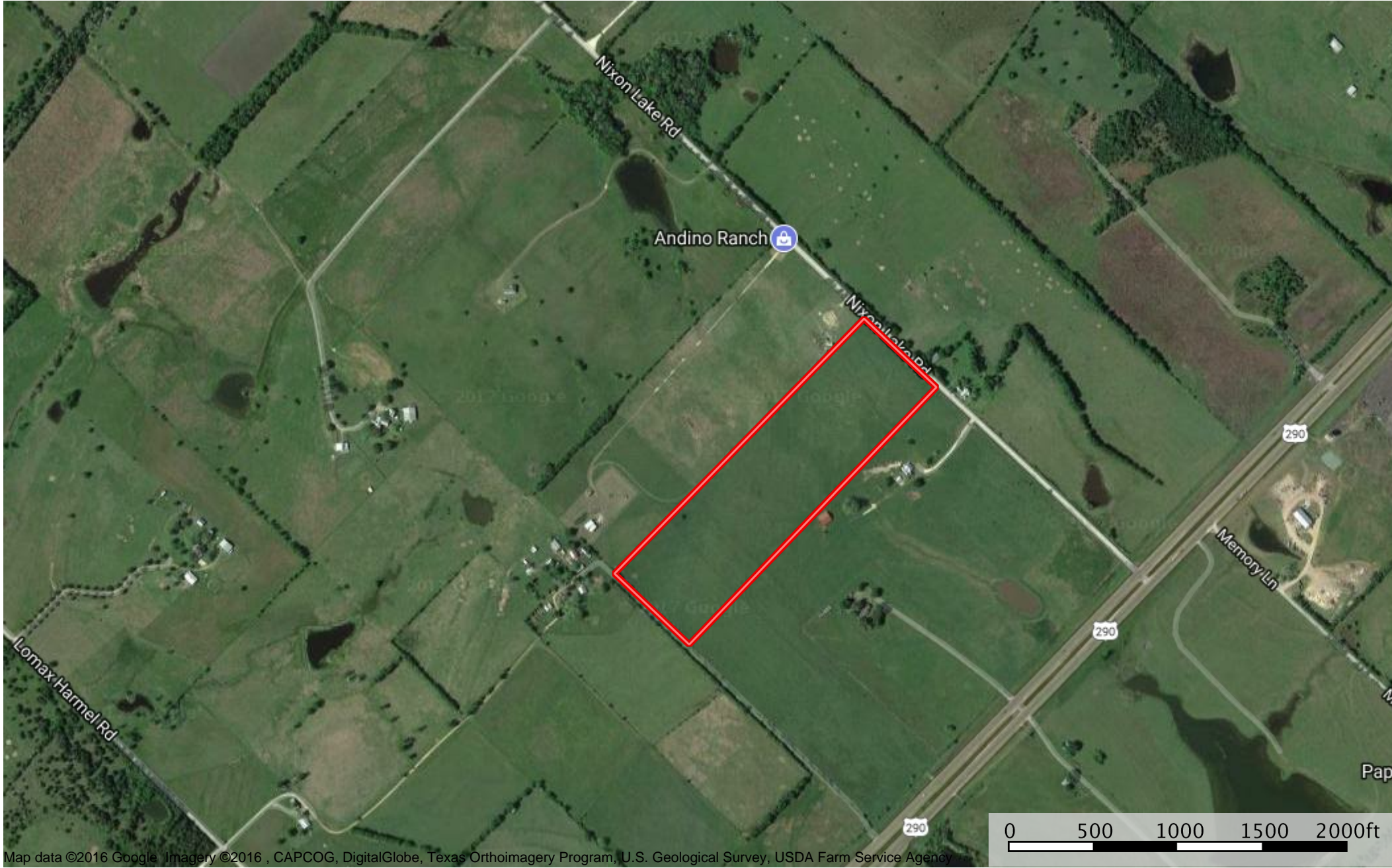
Lampe, Registered Professional Land Surveyor No. 5429 of the State, do hereby certify that this plat accurately represents the survey on the ground survey made under my direction.

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 301251495 280WILLOWHILL.CS



Boundary

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- **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.

- 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.

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 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.

- 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.

<u>Market Realty, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>462379</u> License No.	<u>agents@marketrealty.com</u> Email	<u>979-836-9600</u> Phone
<u>Roger D. Chambers</u> Designated Broker of Firm	<u>355843</u> License No.	<u>appraisals@marketrealty.com</u> Email	<u>979-830-7708</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Date _____