

Market Realty, Inc.

(979)289-2159

Fax (979)289-2159

615 N Main

Burton, Texas 77835

www.marketrealty.com

e-mail address

burton@marketrealty.com



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.

Restrictions- no mobile or manufactured homes, no commercial use, residential or agricultural use only. Seller is licensed real estate broker in the State of Texas. Also offering other size tract options.

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

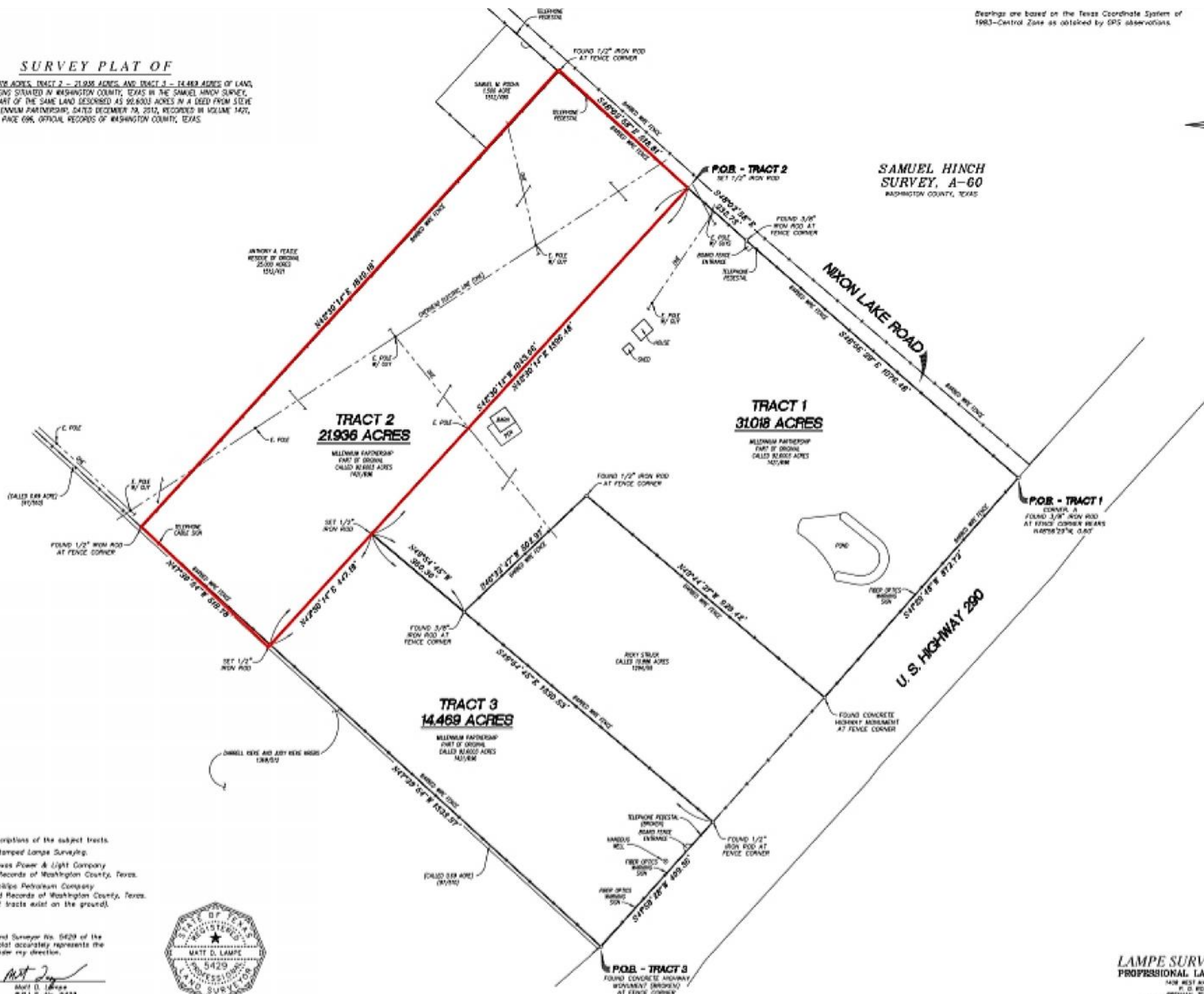
Broker Associate, Susan S. Kiel

TRACT 1 - 31.036 ACRES, TRACT 2 - 21.936 ACRES, AND TRACT 3 - 14.468 ACRES OF LAND, LING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS IN THE SAMUEL MINOW SURVEY, A-60, BEING PART OF THE SAME LAND DESCRIBED AS 90.8003 ACRES IN A DEED FROM STEVE JAMES TO MCLENNUM PARTNERSHIP, DATED DECEMBER 28, 2012, RECORDED IN VOLUME 1427, 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



is hereby made to separate descriptions of the subject tracts.
set are filed with plastic cap stamped Lampas Surveying.
to Right of way easement to Texas Power & Light Company
in Volume 36, Page 79, 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.
ence of pipeline over the subject tracts exist on the ground).

Large, Registered Professional Land Surveyor No. 5629 of the State, do hereby certify that this plat accurately represents the plat on the ground survey made under my direction.

The 17th day of March, 2016.

Model D, Large
R.P.L.S. No. 5429
Lorpe Surveying, Inc.



LAMPE SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

P. O. BOX 2027
 FREEMAN, TEXAS 77546
 (817) 836-0077 • FAX (817) 836-1777
 TEXAS LICENSED SURVEYING FIRM NO. 7004070
 NO. 3042 30420102 282001170001000