

LAND FOR SALE



6108 FISCHER ROAD

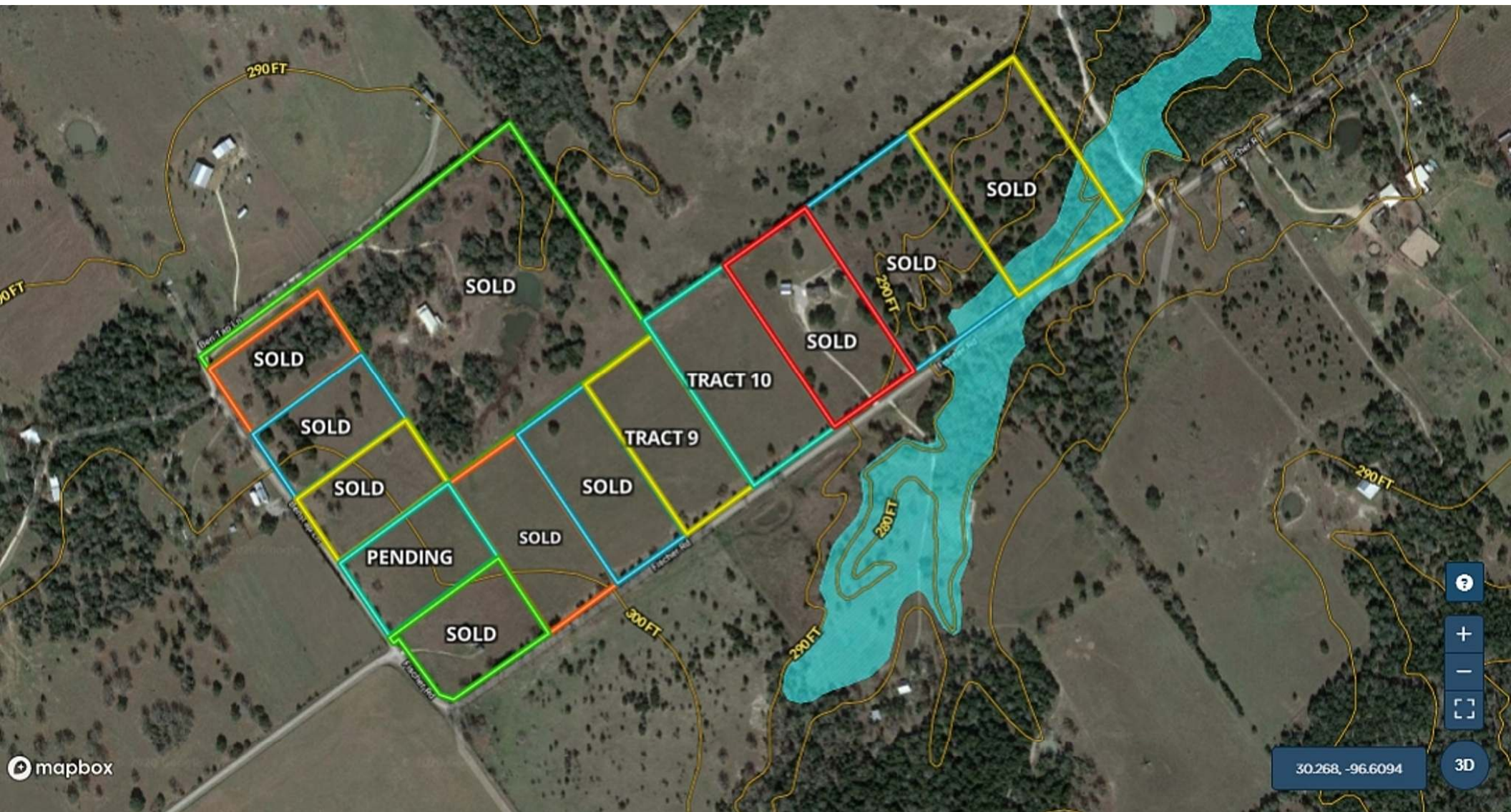
5.254 acres with lush grass, ideal for small livestock operation. Culvert in place, electric and community water. Near Lake Somerville and historic Burton. \$17,000 acre, Seller keep minerals and waive surface. Seller is licensed broker. Listing

PRICE: \$89,318

The Market Team
Market Realty, Inc.
979-289-2159
979-836-9600
burton@marketrealty.com
www.marketrealty.com
462379



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.



290 FT

SOLD

SOLD

SOLD

SOLD

PENDING

SOLD

SOLD

SOLD

TRACT 9

TRACT 10

SOLD

SOLD

SOLD

280 FT

300 FT

200 FT

290 FT

mapbox

30.268, -96.6094

Map navigation controls including search, zoom in (+), zoom out (-), full screen, and 3D view icons.

NOTES:

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

o Denotes 5/8" Iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted.

- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0100C, Washington County, Texas, effective date of August 16, 2011, a portion of the subject lies within the Special Flood Hazard Area.

 = Denotes Special Flood Hazard Area

Lots 12 and 13 are partially located in a Special Flood Hazard Area. Contact the Washington County Floodplain Administrator for Floodplain Permit requirements before beginning any development or construction on Lots 12 and 13.

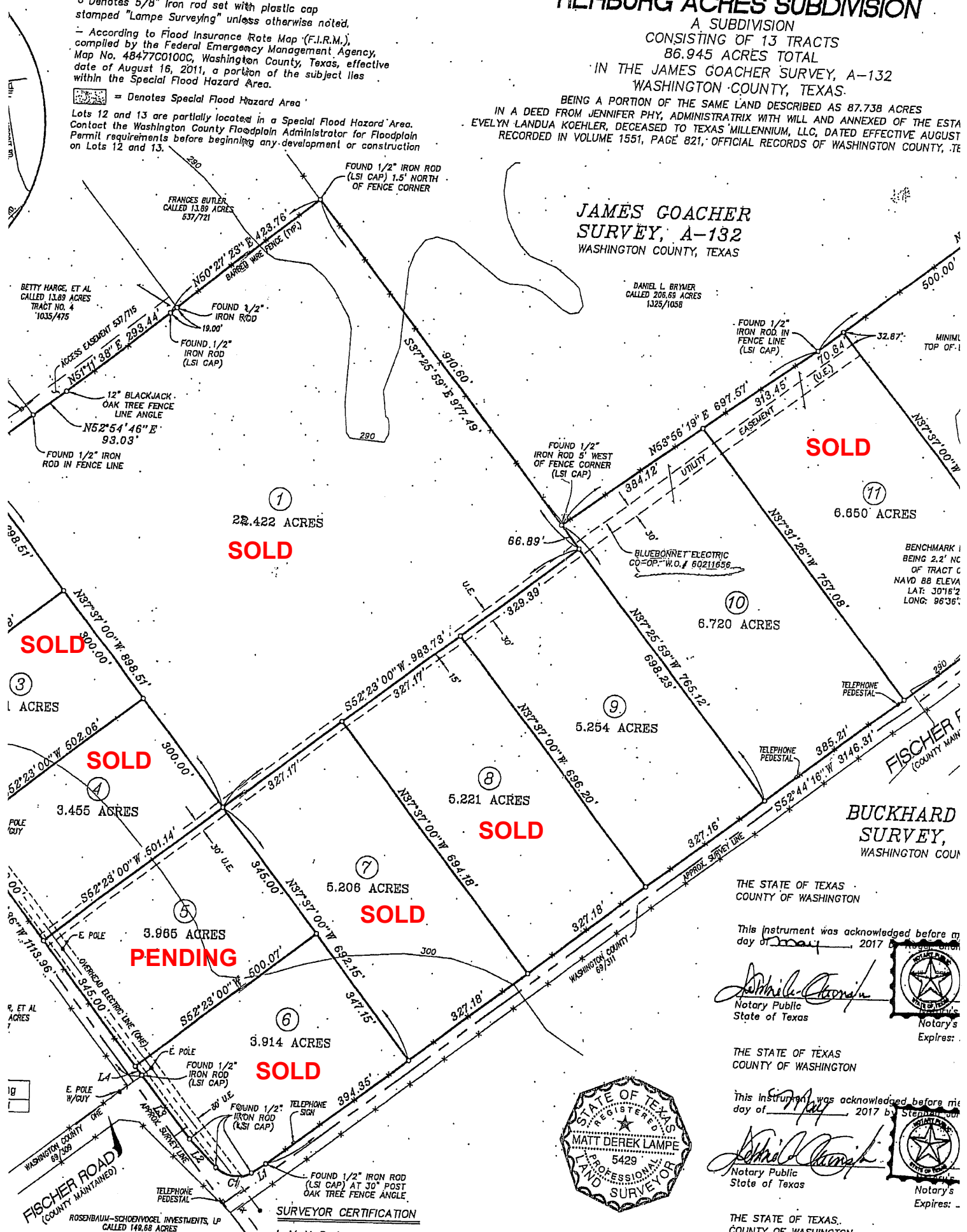
**PLAT OF
REHBURG ACRES SUBDIVISION**

A SUBDIVISION
CONSISTING OF 13 TRACTS
86.945 ACRES TOTAL

IN THE JAMES GOACHER SURVEY, A-132
WASHINGTON COUNTY, TEXAS.

BEING A PORTION OF THE SAME LAND DESCRIBED AS 87.738 ACRES
IN A DEED FROM JENNIFER PHY, ADMINISTRATRIX WITH WILL AND ANNEXED OF THE ESTATE OF EVELYN LANDUA KOEHLER, DECEASED TO TEXAS MILLENNIUM, L.L.C., DATED EFFECTIVE AUGUST 1, 2011, RECORDED IN VOLUME 1551, PAGE 821, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

**JAMES GOACHER
SURVEY, A-132**
WASHINGTON COUNTY, TEXAS



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834-2037
(979) 836-6677 * FAX (979) 836-1177
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3059 3059S2.DWG 3059MILLENNIUM.C@C

SURVEYOR CERTIFICATION

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on-the-ground survey made under my direction during the months of July, 2016 and April, 2017.

Dated this the 17th day of April, 2017.

Matt D. Lampe
Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc



THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me
day of May, 2017 by Stephan Lampe

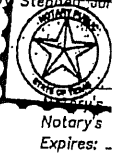
Michelle Cronin
Michelle Cronin
Notary Public
State of Texas



THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me
day of May, 2017 by Stephan Lampe

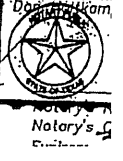
Michelle Cronin
Michelle Cronin
Notary Public
State of Texas



THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me
day of May, 2017 by Stephan Lampe

Michelle Cronin
Michelle Cronin
Notary Public
State of Texas



678B

RESTRICTIONS AND PROTECTIVE COVENANTS
REHBURG ACRES 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 $\frac{3}{4}$ of an 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.

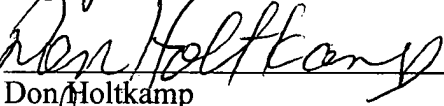
9. No tract may be re-subdivided less than 3 acres unless written approval by 100% of the then owners of the subdivision is obtained prior to re-subdividing.
10. No structure, home, barns, sheds and storage buildings may be constructed on said premises nearer than 25 feet from the front property line 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, 2037 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 87.738 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.

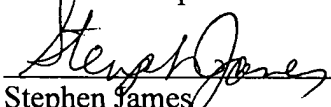
5-12-2017

Texas Millennium LLC Date

By:


Roger Chambers


Don Holtkamp


Stephen James

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS
2017 MAY 24 PM 2:12
BETH A. ROTHERMEL
WASHINGTON COUNTY CLERK



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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 BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller'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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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

Buyer/Tenant/Seller/Landlord Initials

Date