

# LAND FOR SALE



## 6164 FISCHER ROAD

5.221 acres, 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.

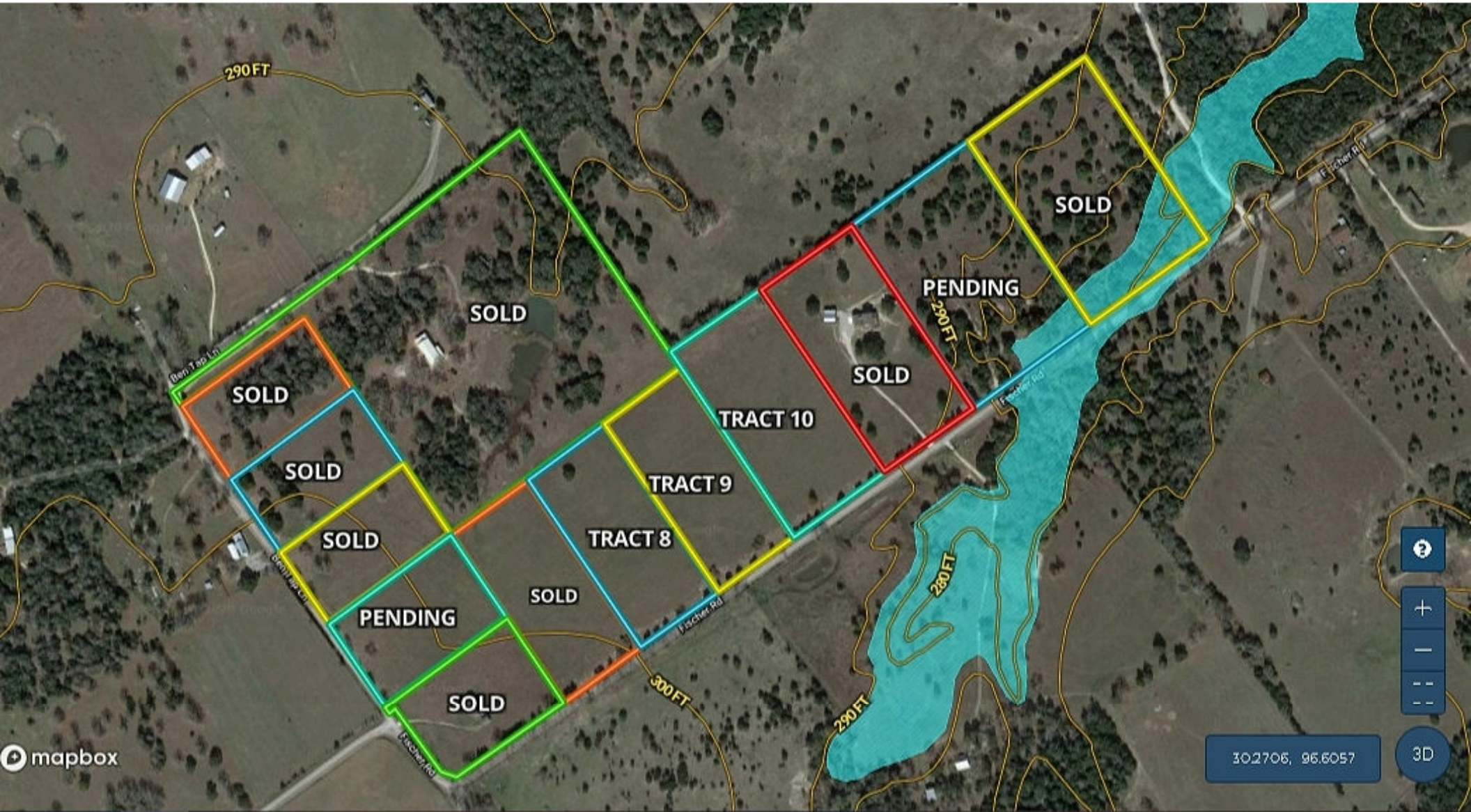
LISTING PRICE: \$88,757



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

Ben 1 no Ln

SOLD

SOLD

SOLD

PENDING

SOLD

SOLD

TRACT 8

TRACT 9

TRACT 10

SOLD

PENDING

SOLD

300 FT

Fischer Rd

Fischer Rd

280 FT

290 FT

290 FT

Fischer Rd

mapbox

30.2706, 96.6057

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

**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.

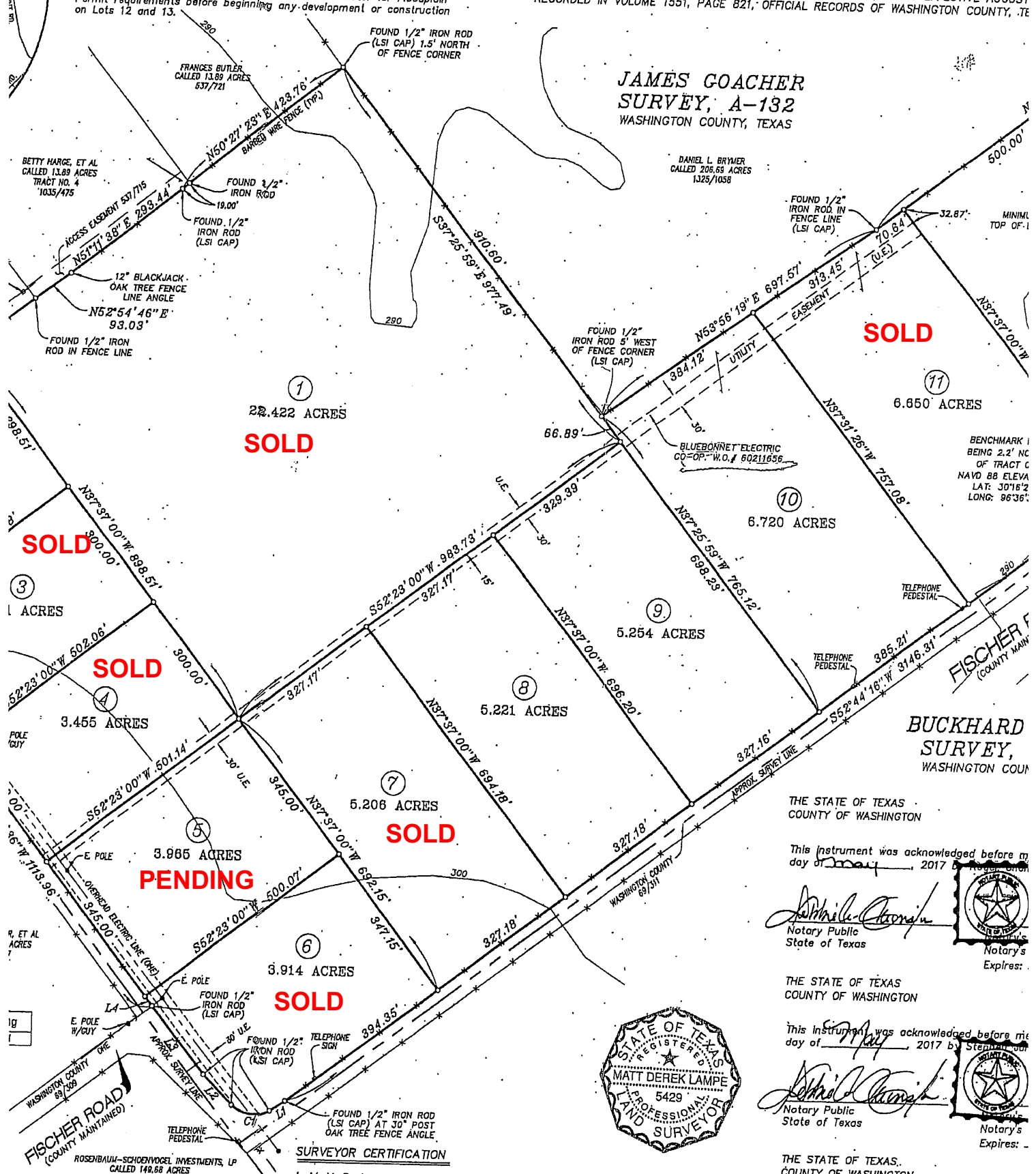
# PLAT OF REHBURG ACRES SUBDIVISION

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, LLC, DATED EFFECTIVE AUGUST 16, 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

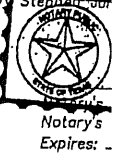
*Shirley A. Brown*  
Notary Public  
State of Texas



THE STATE OF TEXAS  
COUNTY OF WASHINGTON

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

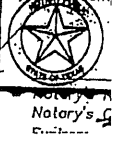
*Shirley A. Brown*  
Notary Public  
State of Texas



THE STATE OF TEXAS  
COUNTY OF WASHINGTON

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

*Shirley A. Brown*  
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 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.

DS  
JEH

DS  
MAH

A

L

- 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*  
 Roger Chambers

*Don Holtkamp*  
 Don Holtkamp

*Stephen James*  
 Stephen James

DS JEH DS MAH

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

