

FOR SALE

\$275,000



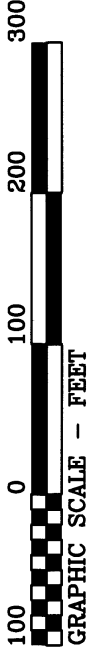
14755 HWY 290 W BURTON, TX 77835



Commercial opportunity on Hwy 290 W in Burton, Texas, halfway between Houston and Austin. Property is 2.005 acres and sits on the eastbound side of Hwy 290 just outside of the city limits of Burton. Tract has electricity crossing it. Approximately 14.8 miles from Brenham and 19.7 miles from Giddings. Per new property survey tract is about 120' wide and about 725' deep. Sits between BDS Towing & Recovery and Papescapes Landscaping Co. Development moving this way from east and the west and this is excellent central location in the middle of both.

Susan S. Kiel, Broker Market Realty, Inc.
979-251-4078 www.marketrealty.com





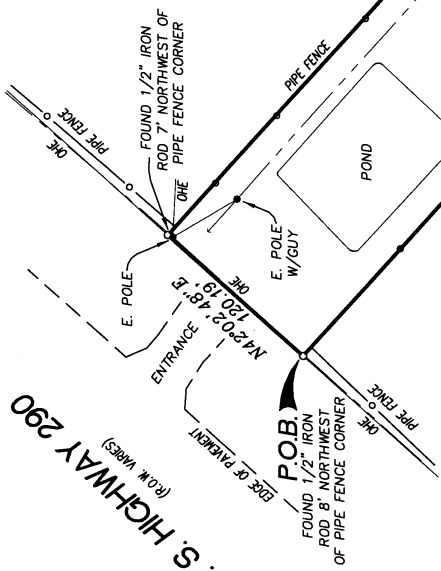
GRAPHIC SCALE - FEET

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

L. B. OUTLAW SURVEY, A-168
WASHINGTON COUNTY, TEXAS

SURVEY PLAT OF

2.005 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE L. B. OUTLAW SURVEY, A-168, BEING A PORTION OF THE SAME LAND DESCRIBED AS 12.29 ACRES IN A DEED FROM CHRISTOPHER B. STAGG, ET UX TO ORRIS JAMES STRICKLAND, ET UX, DATED NOVEMBER 10, 2017, RECORDED IN VOLUME 1607, PAGE 336, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



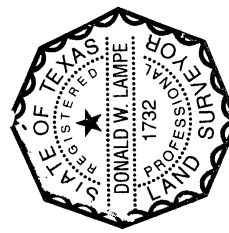
NOTES:

- Reference is hereby made to a separate description of the subject tract.
- Surveyor did not abstract the property. This survey was performed without the benefit of a title report or abstract of title and is subject to conditions, additions or deletions that a current title report or abstract may disclose.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0275C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- The tract shown hereon may be subject to the following items:
 - 1.) Saltwater disposal line easement granted to Poly O Energy, Inc., recorded in 661/440, O.R.W.C.
 - 2.) Saltwater disposal line easement granted to Vega Oil and Gas Co., recorded in 663/557, O.R.W.C.
 - 3.) Right of way granted to Phillips Natural Gas Company, recorded in 487/572, O.R.W.C.
 - 4.) Right of way granted to J.H. Stoerkel and wife, Hulda A. Stoerkel, recorded in 153/19, D.R.W.C.

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 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 and that this survey complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors (TBPELS).

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc.

Dated this the 26th day of June, 2024.



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 4116 4116ST.DWG 4116STRICKLAND.CRD

ORRIS JAMES STRICKLAND
RESIDUE OF
CALLED 12.29 ACRES
1607/336

PHILLIPS NATURAL
GAS COMPANY
30' R.O.W.
487/572

RYAN A. PARE
CALLED 10.00 ACRES
1680/220
1230/340

BRIAN KUNTWORTH
CALLED 20.66 ACRES
1869/791

FOUND 1/2"
IRON ROD AT
FENCE CORNER

FOUND 1/2"
IRON ROD AT
FENCE INTERSECTION

FOUND 1/2"
IRON ROD AT
FENCE CORNER

PIPELINE
MARKER

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

PIPE FENCE

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
TBPELS Firm No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77834-2037
(979) 836-6677

4116-24

THE STATE OF TEXAS
COUNTY OF WASHINGTON

SURVEYOR'S DESCRIPTION
FOR VLB PARTIAL RELEASE
2.005 ACRES

ORRIS JAMES STRICKLAND, ET UX

All that certain tract or parcel of land, lying and being situated in Washington County, Texas in the L. B. Outlaw Survey, A-168, being a portion of the same land described as 12.29 acres in a deed from Christopher B. Staggs, et ux to Orris James Strickland, et ux, dated November 10, 2017, recorded in Volume 1607, Page 336, Official Records of Washington County, Texas (1607/336, O.R.W.C.,Tx.), this tract for partial release comes out of the 12.29 acre tract from Deed of Trust with the Veterans Land Board of the State of Texas from Orris James Strickland and Viktoriia R. Strickland, Loan Number 3900184122, dated November 10, 2017, recorded in Volume 1607, Page 342, Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found on the southeast margin of U. S. Highway 290 for the west corner hereof and a west corner of said original tract, common with the north corner of a Ryan A. Pape tract called 10.00 acres (1690/220 & 1230/340, O.R.W.C.,Tx), said iron rod being 8 feet northwest of a pipe fence corner;

THENCE along the southeast margin of U. S. Highway 290, North 42 degrees 02 minutes 48 seconds East, 120.19 feet to a 1/2" iron rod found on said highway margin for the north corner hereof, being a north corner of said original tract and the west corner of a Brian Klintworth tract called 20.66 acres (1869/791, O.R.W.C.,Tx.), said iron rod being 7 feet northwest of a pipe fence corner;

THENCE along the northeast line hereof, being a northeast line of said original tract, common with the southwest line of said Klintworth tract, South 47 degrees 54 minutes 29 seconds East, 725.76 feet to a 1/2" iron rod found at a fence corner for the east corner hereof and for an interior corner of said original tract, being the south corner of said Klintworth tract;

THENCE severing said original tract and along the southeast line hereof, South 42 degrees 11 minutes 40 seconds West, 120.51 feet to a 1/2" iron rod found at a fence intersection for the south corner hereof and for an interior corner of said original tract, being the east corner of said Pape tract;

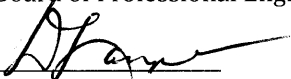
THENCE along the southwest line hereof, common with the northeast line of said Pape tract, North 47 degrees 52 minutes 58 seconds West, 725.45 feet to the PLACE OF BEGINNING and containing 2.005 ACRES of land, more or less.

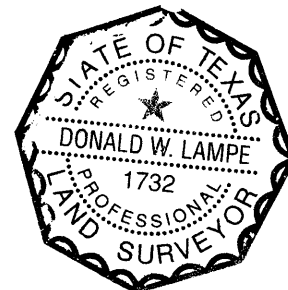
Reference is hereby made to a separate survey plat of the subject tract.

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

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction and that this survey complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors (TBPELS).

Dated this the 26th day of June, 2024.


Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc



Strickland 2 acres Texas, AC +/-



Boundary Crude Oil Natural Gas Other

