



1561 Oevermann Rd. Burton, TX 77835

Looking for small acreage in Burton ISD? This could be your chance! 7.47 acres just minutes from downtown Burton with paved road frontage, beautiful rolling views with 550' elevation and nice building sites. Property is receiving ag valuation for hay production and is fenced, has double gates with culvert and small shed. Electricity crossing the property. For information call Susan Kiel at 979-251-4078.

Market Realty, Inc.

burton@marketrealty.com



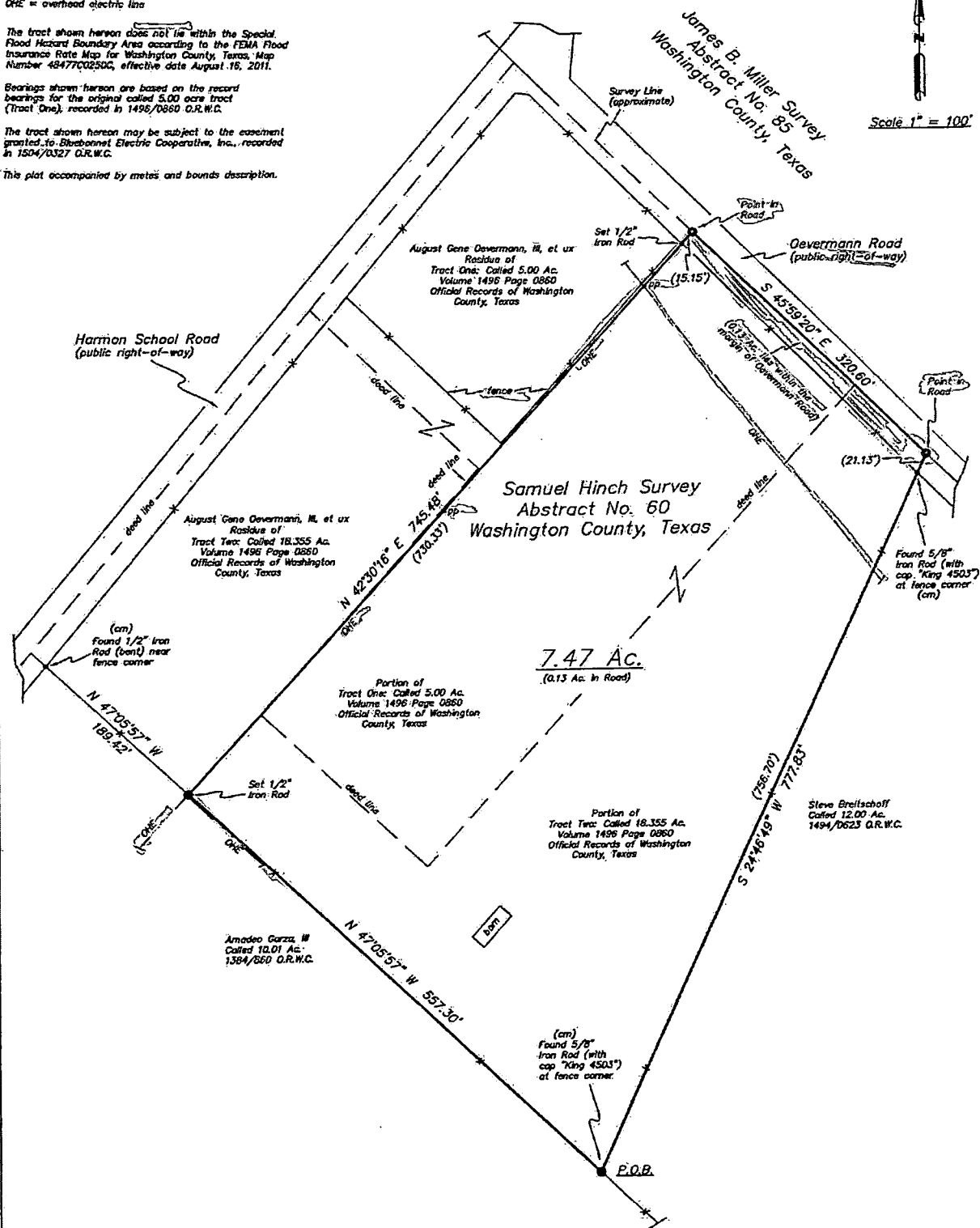
cm = control monument
pp = power (utility) pole
OHE = overhead electric line

The tract shown hereon does not lie within the Special Flood Hazard Boundary Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 45477C0250G, effective date August 16, 2011.

Bearings shown hereon are based on the record bearings for the original called 5.00 acre tract (Tract One), recorded in 1496/0860 O.R.W.C.

The tract shown hereon may be subject to the easement granted to Blackburn Electric Cooperative, Inc., recorded in 1504/0327 O.R.W.C.

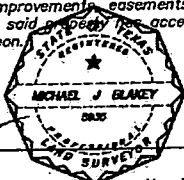
This plat accompanied by metes and bounds description.



MORTGAGEE: BURTON STATE BANK
MORTGAGOR: DAVID P. LICHTI
RHONDA K. MAASS

To: August Gene Oevermann, III and Noemi Oevermann, David P. Lichti,
and Rhonda K. Maass, Burton State Bank, and Batts Title Company,
GF No. WA-19-059.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 25, 2019, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#2019-2837

August Gene Oevermann, III, et ux

Blakey Land Surveying

RPLS 4052 RPLS 5935

4650 Wilhelm Lane
Burton, Texas 77835

(579) 288-8900

EXHIBIT "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

AUGUST GENE OEVERMANN, III, ET UX **7.47 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 7.47 acres, situated in Washington County, Texas, being out of the Samuel Hinch Survey, Abstract No. 60, being a portion of a called 5.00 acre tract (designated Tract One), and being a portion of a called 18.355 acre tract (designated Tract Two), said tracts being described in that deed dated February 13, 2015, from Duane Ahrens to August Gene Oevermann, III, et ux, recorded in Volume 1496, Page 0860 of the Official Records of Washington County, Texas, said 7.47 acre tract being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod (with cap "King 4503") at fence corner, lying in the Northeast line of the Amadeo Garza, III called 10.01 acre tract (Volume 1384, Page 860, Official Records of Washington County, Texas), marking the West corner of the Steve Breitschoff called 12.00 acre tract (Volume 1494, Page 0623, Official Records of Washington County, Texas), and the South corner of the herein described tract;

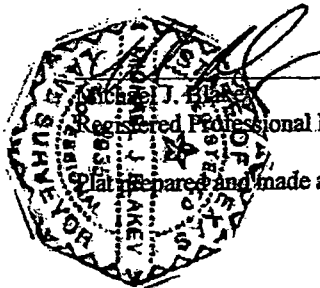
THENCE along a portion of the Northeast line of the Garza tract, with the Southwest line of the herein described tract, N 47deg 05min 57sec W, 557.30 ft., to a 1/2 inch iron rod, set for corner, marking the West corner of the herein described tract (a found bent 1/2 inch iron rod at fence corner, marking a reference monument for said Garza tract, bears N 47deg 05min 57sec W, 189.42 ft., from this point for reference);

THENCE with the Northwest line of the herein described tract, N 42deg 30min 16sec E, at 730.33 ft. passing a 1/2 inch iron rod, set for reference, lying in the fenced Southwest margin of Oevermann Road (public right-of-way), and **CONTINUING** for a TOTAL DISTANCE of 745.48 ft., to a point in said road, lying in the approximate division line between the Samuel Hinch Survey, Abstract No. 60, and the James B. Miller Survey, Abstract No. 85, also lying in the Northeast line of the original called 5.00 acre tract, and marking the North corner of the herein described tract;

THENCE with the Northeast line of the herein described tract, this line running in Oevermann Road and along said survey line, S 45deg 59min 20sec E, 320.60 ft., to a point in said road, marking the North corner of the aforementioned Steve Breitschoff called 12.00 acre tract, and the East corner of the herein described tract;

THENCE along the Northwest line of said Breitschoff called 12.00 acre tract, with the Southeast line of the herein described tract, S 24deg 46min 49sec W, at 21.13 ft. passing a found 5/8 inch iron rod (with cap "King 4503") at fence corner, lying in the Southwest margin of Oevermann Road, and **CONTINUING** for a TOTAL DISTANCE of 777.83 ft., to the **PLACE OF BEGINNING** and containing 7.47 acres of land (of which 0.13 acres lies within the margin of Oevermann Road.)

February 25, 2019
W.O.#2019-2837



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Susan Kiel

Information available at www.trec.texas.gov
IABS 1-0 Date

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