

SURVEY PLAT OF

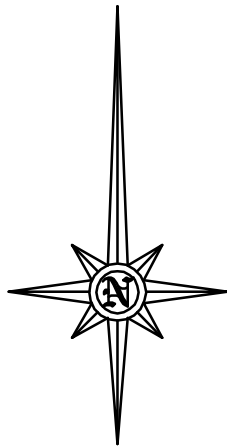
TRACT ONE—0.996 ACRE AND TRACT TWO—0.998 ACRE OF LAND,
LYING AND BEING SITUATED IN THE CITY OF BURTON, WASHINGTON
COUNTY, TEXAS, PART OF THE THOMAS H. BORDEN SURVEY, A-16,
BEING PART OF LOTS 1 & 2 OF DIVISION 12 OF THE TOWN OF
BURTON, MAP OR PLAT BEING RECORDED IN VOLUME 7, PAGE 227,
DEED RECORDS OF WASHINGTON COUNTY, TEXAS, EACH TRACT BEING
PART OF THE SAME LAND CALLED 2.0038 ACRES IN A DEED FROM
PATTY GOERLITZ TO BURTON HOLDINGS, LLC, DATED MAY 16, 2025,
RECORDED IN INSTRUMENT 2025-2622, OFFICIAL RECORDS OF
WASHINGTON COUNTY, TEXAS.

50 0 50 100 150



GRAPHIC SCALE — FEET

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



THOMAS H. BORDEN
SURVEY, A-16

CITY OF BURTON
WASHINGTON COUNTY, TEXAS

PETER WINSTON
CALLED 1.14 ACRES
2025-1575

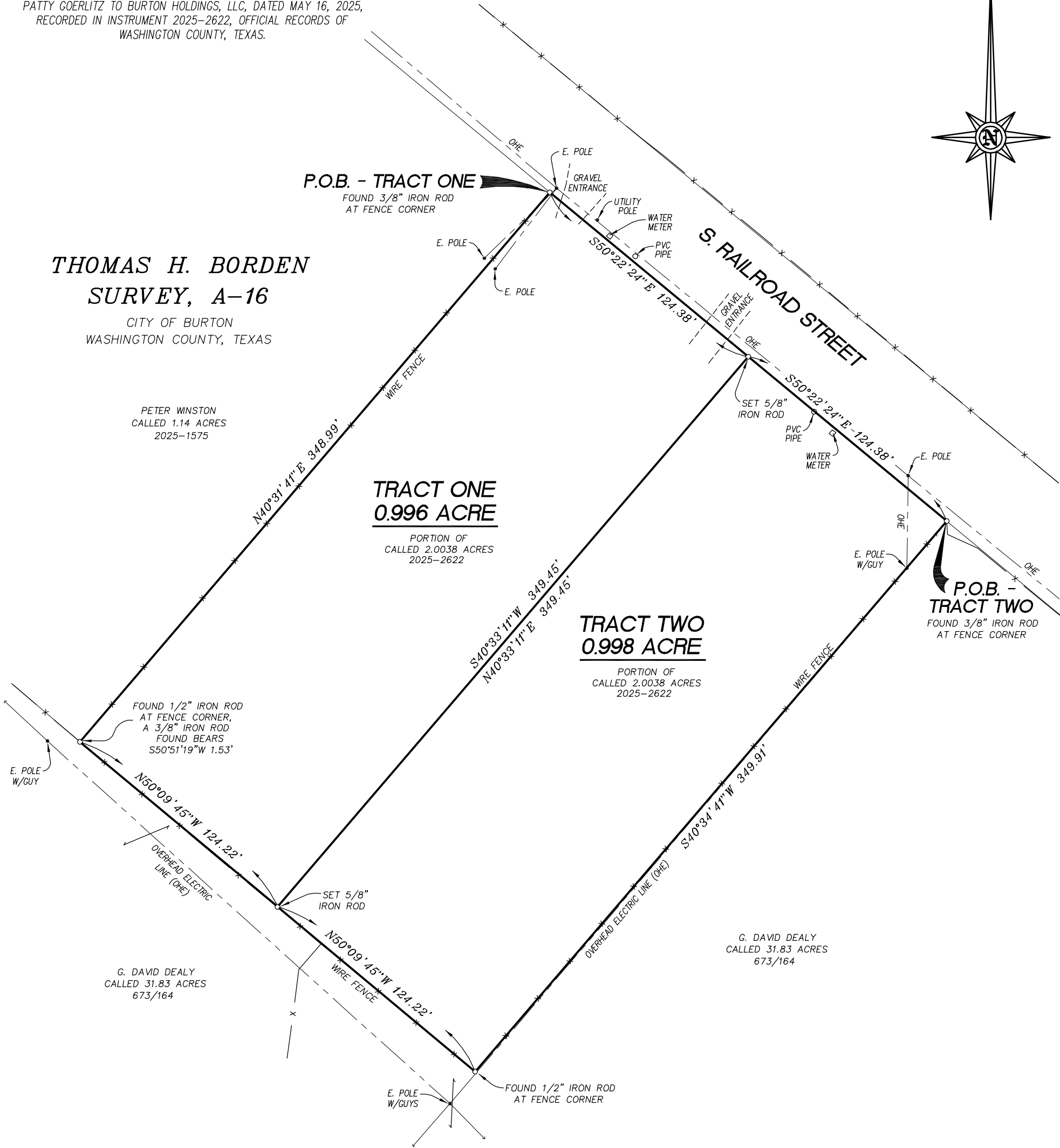
TRACT ONE
0.996 ACRE

PORTION OF
CALLED 2.0038 ACRES
2025-2622

TRACT TWO
0.998 ACRE

PORTION OF
CALLED 2.0038 ACRES
2025-2622

P.O.B. -
TRACT TWO
FOUND 3/8" IRON ROD
AT FENCE CORNER



NOTES:

- Reference is hereby made to separate descriptions of the subject tracts.
- Iron rods set are fitted with plastic cap stamped Lampe Surveying.
- 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 (Zone A).
- 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.

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.

Dated this the 5th day of January, 2026.

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



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
W.O. 4305 4305S1.DWG 4305BURTON_HOLDINGS.CRD



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Susan S. Kiel	558624	burton@marketrealty.com	979.251.4078
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gabri R. Means	779479	gabrimmeans@gmail.com	979.277.8687
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**United Country Real Estate
Market Realty**

TREC #462379-BB

Gabri Ripple Means

TREC #779479-SA

gabrimeans@gmail.com

979.277.8687

Office Info:

2201 Becker Drive

Brenham, TX 77833

979.836.9600