

MARKET REALTY, INC.

Brenham*Burton*Carmine

979-836-9600/979-289-2159

**3255 FM 1948 N
Burton, TX 77835**



\$139,900 or lease for \$1,400/mo.

Use your imagination on this unique property!

Per seller, built in 1981 by the Dept. of Defense,

Building-cinder block construction, 4529 SF in main bldg
18" thick, 10,000 PSI concrete slab, 1,808 SF uncovered patio.

Roof-steel truss and corrugated metal topped w/lightweight concrete.

Secure fencing around property.

Rehab into private secure residential compound, or satellite
teleport, data backhaul facility. Excellent for oil/gas company, or
broadcast TV downlink satellite communication center.

Property has two septic tanks, underground Phase 3 service lines

Foreclosure property, sold as-is.

For more information call Roger Chambers at 979-830-7708 or
Susan Kiel at 979-289-2159/979-251-4078.

**Power is off in the building. MUST SHOW DURING THE DAY AND TAKE YOUR FLASHLIGHTS,
PROP OPEN ALL THE DOORS.**

NOTES:

- Reference is hereby made to a separate description of the subject tract.
- According to Flood Hazard Boundary Map compiled by the U. S. Department of Housing and Urban Development of Housing and Urban Development F.I.A., Community-Panel NO. 481788 0005A, Washington County, Texas, effective date of May 24, 1977, the subject property does not lie within the Special Flood Hazard Area.
- Subject to easement to Bluebonnet Electric Cooperative, Inc. recorded in Volume 480, Page 407, Official Records of Washington County, Texas.

SURVEY PLAT OF

4.099 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JAMES MCCAIN SURVEY, A-81, BEING THE SAME LAND DESCRIBED IN A QUITCLAIM DEED FROM JOSEPH TACKETT DBA FEED MY LAMBS MINISTRIES, INC. TO BRIAN K. FONTENOT II, DATED SEPTEMBER 30, 2010, RECORDED IN VOLUME 1358, PAGE 244, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, ALSO BEING THE SAME LAND DESCRIBED AS 4.100 ACRES IN A DEED TO FEED MY LAMBS MINISTRIES, INC. RECORDED IN VOLUME 761, PAGE 535, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

BRAD NEASE
REMAINDER OF CALLED 10.354 AC.
994/351

4.099 ACRES

JAMES MCCAIN
SURVEY, A-81
WASHINGTON COUNTY, TEXAS

Purchaser/Borrower: 3G Media Group, LLC
Property Address: 3255 FM 1948 North
Burton, Texas 77835

THE STATE OF TEXAS

COUNTY OF WASHINGTON

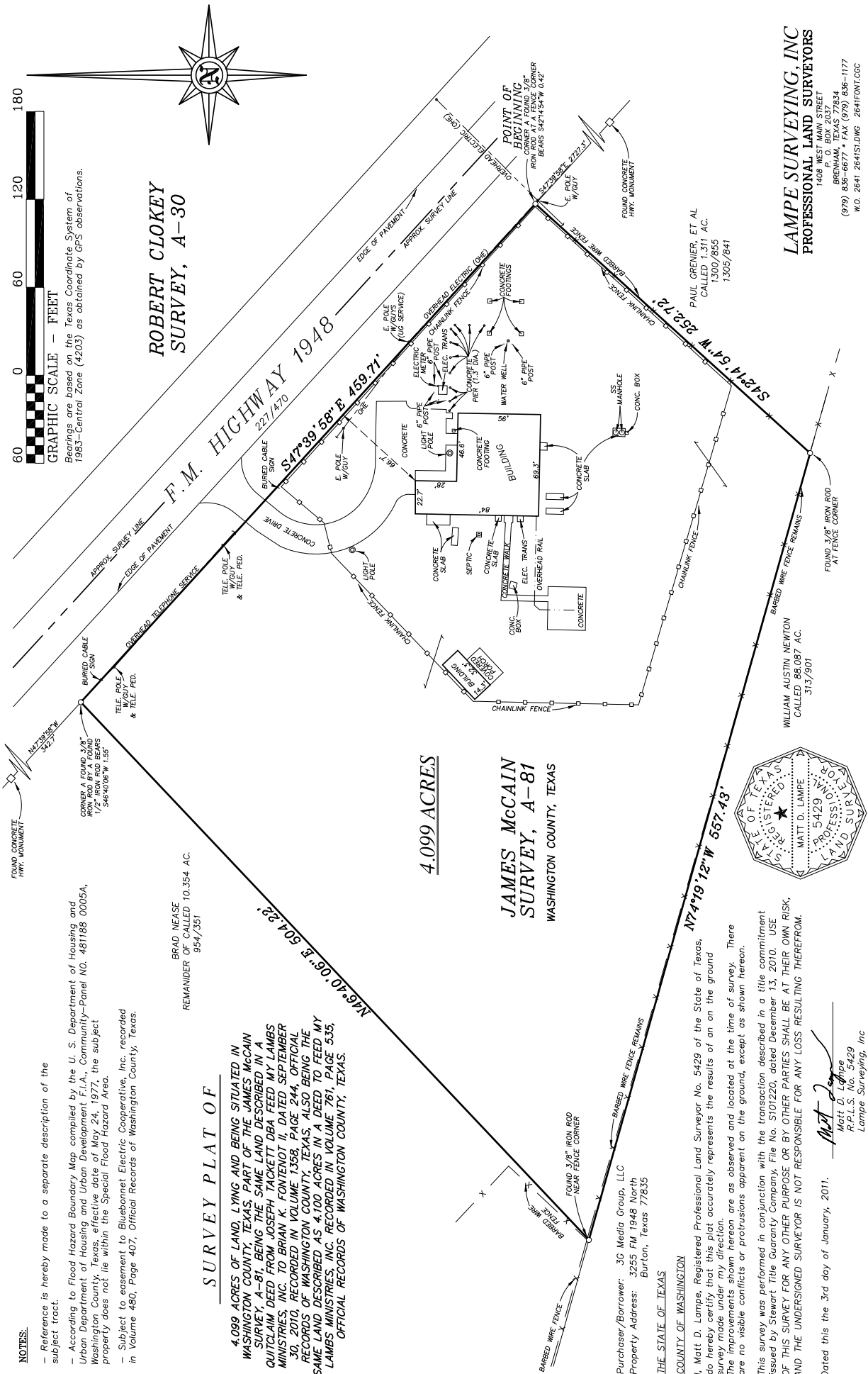
I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

The improvements shown hereon are as observed and located at the time of survey. There are no visible conflicts or protrusions apparent on the ground, except as shown hereon.

This survey was performed in conjunction with the transaction described in a title commitment issued by Stewart Title Guaranty Company, File No. S101220, dated December 13, 2010. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Dated this 3rd day of January, 2011.

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



LAMPE SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1402 E. 11TH STREET
P.O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677 • FAX (979) 836-1177
W.D. 2641 2641SI.DWG 2641FONT.COC

R12224

R17101

Farm to Market Rd 1948

FM 1948 N

R17104

R17142

R17125



**ADDENDUM FOR
AS IS CONVEYANCE OF PROPERTY**

**ADDENDUM TO EARNEST MONEY CONTRACT BETWEEN THE
UNDERSIGNED PARTIES CONCERNING PROPERTY AT**

3255 FM 1948 N. Burton TX 77835

(Street Address and City)

Property Conveyed "AS IS". IT IS UNDERSTOOD AND AGREED THAT SELLER IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN SELLER'S WARRANTY OF TITLE SET FORTH IN THE WARRANTY DEED TO BE DELIVERED AT CLOSING), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY AND (iii) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER. BUYER REPRESENTS THAT IT IS A KNOWLEDGEABLE BUYER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF BUYER'S CONSULTANTS IN PURCHASING THE PROPERTY. BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME. UPON CLOSING, BUYER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY BUYER'S INSPECTIONS AND INVESTIGATIONS. BUYER ACKNOWLEDGES AND AGREES THAT UPON CLOSING, SELLER SHALL SELL AND CONVEY TO BUYER AND BUYER SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY. THE TERMS AND CONDITIONS OF THIS PARAGRAPH SHALL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS AND SHALL BE INCORPORATED INTO THE SPECIAL WARRANTY DEED. SELLER IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH ONE (1) OF THE ADDENDUM ARE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE FOR THE PROPERTY.

Buyer

Seller

Buyer

Seller