

# Market Realty, Inc.

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## **2271 Dead End Ln/Ledbetter TX** **\$84,500**

Nice secluded acreage in western Washington County with good scattered post oaks and slight rolling topography. Property has a small pond, single wide mobile home and small camphouse. For more information contact listing broker, Roger Chambers at 979-830-7708 or Susan Kiel at 979-289-2159/979-251-4078.

Directions: From Brenham head west on Hwy 290 towards Austin. At Ledbetter turn right on Raymond Lehmann Ln. Drive 1.69 miles. Turn left on Wildwood Rd. Turn right on Dead End Ln. Property will be near end of the lane on the left.

**"THE MARKET TEAM"**  
Listing Broker: Roger Chambers  
Realtor/Assistant: Susan S. Kiel

The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.  
Property is subject to prior sale, change, or withdrawal from market without notice.

TURKEY CREEK ESTATE  
(UNRECORDED SUBDIVISION)  
WASHINGTON COUNTY, TEXAS

CHARLES MCCOY SURVEY,  
ABS. NO. 164

Roy A. Schulze  
160 Acres  
757/598

SCALE:  
1"=140'

RICHARD HARDY SURVEY,  
ABS. NO. 146

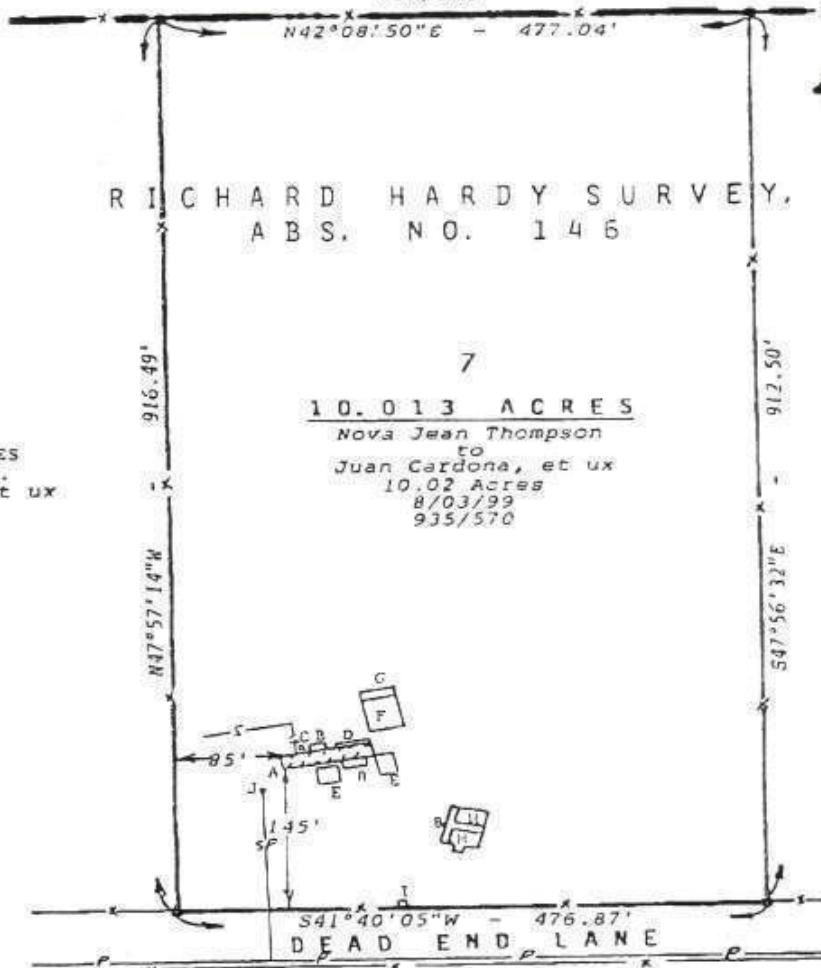
ADDRESS:  
2271 DEAD END LANE  
LEDBETTER, TX 78946

6  
10.02 ACRES  
Rubin O.  
Rudloff, et ux

10.013 ACRES

Nova Jean Thompson  
to  
Juan Cardona, et ux  
10.02 Acres  
8/03/99  
935/570

5  
10.02 ACRES  
Claude E.  
Kempel, et ux  
10/3/69



LIST OF FACILITIES:

- A - WOODS HOME
- B - WOOD PORCH
- C - A/C
- D - CONCRETE WALK
- E - CARPORT
- F - FRAME BARN
- G - METAL SHED
- H - FRAME BUILDING
- I - WATER METER
- J - METER POLE

THE FOLLOWING EASEMENTS HAVE THE HEIGHT  
OF 140' AND BESSA TO THIS PLAT:

- 1) LEDBETTER VSC - 322/299
- 2) INDUSTRY TELEPHONE CO. - 439/623

THE FOLLOWING EASEMENTS DO NOT  
APPLY TO THIS PLAT:

- 1) SOUTHWEST BELL  
TELEPHONE COMPANY - 136/432
- 2) SOUTHWEST BELL  
TELEPHONE COMPANY - 134/204

LEGEND:


- Iron pin found
- P— Overhead powerline
- S— Service powerline
- I— Wire fence
- S— Septic line

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or purchaser that this survey was made on the ground; this plat hereon and the field notes attached hereto truly and correctly represents the facts found at the time of this survey; that the size, location and type of buildings and improvements are as shown; that there are no apparent discrepancies, conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown; property has access to and from a dedicated roadway and is not within Zone A of the Flood Hazard Area according to Flood Rate Map Community No. 481188 as shown on Panel 0004A, Washington County, Texas, dated May 25, 1977; this survey conforms to the current Texas Surveyors Standards and Specifications for a Category 1A, Condition IV, Survey.

12th day of December, 2006.



REGISTERED PUBLIC SURVEYORS

 <b>ENGINEERING, INC.</b> 231 EAST CAMERON • P. O. BOX 1489 • ROCKDALE, TX 76567		GF#: WA-06-457
<b>FACILITY PLAT</b> TRACT 7 - 10.013 ACRES TURKEY CREEK ESTATE RICHARD HARDY SURVEY, A-146 WASHINGTON COUNTY, TEXAS		
DRAWN BY: LEM	APPROVED BY: WLF	
PROJECT NO: S06-304	SCALE: 1"=140'	DATE: 12/12/06
		SHEET: 1 of 1





LINES ARE AN APPROXIMATION  
OF BOUNDARIES

2271 Dead End Ln, Ledbetter, TX 78946

337 ft

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