



C.E. Muegge
Real Estate



0000 CR 860, Sweeny, TX
\$249,435 (\$5,750 per acre)

Excellent small ranch with numerous recreational opportunities. 50% of the property has been selectively cleared and the remainder has been left heavily wooded. This tract is located just on the outskirts of Sweeny. Lots of deer, hog and other game. Good fencing for horses, cattle or other livestock.

DIRECTIONS: From Rosenberg, Hwy 36 Turn right onto TX-36S for 26.1 mi. Turn right onto TX-35 4.6 mi. Continue on FM 1459. Drive to County Rd 860 11 min. Turn left to FM 1459 4.6 mi. Turn right onto N Main St 371 ft. Turn left at the 1st cross street onto W 3rd St. 0.2 mi. Turn left onto N Martin Luther King St. 0.1 mi. Turn right onto Harlem St. 295 ft. Turn left at the 1st cross street onto S Travis St. Continue onto County Rd 860. Property will be on right.

Acres: 43.38 Acs.
Shape: Rectangular
Improvements: Pole barn, storage bldg.
Container
Current Use: Hunting, Recreational
Irrigation: None
Drainage: Good
Property Roads: Soil

School District: Sweeny ISD
Flood Zone: Out of the Flood Zone
Topography: Generally flat
Minerals: None
Road Frontage: 700' CR 860
Soil Type: Lake Charles Clay

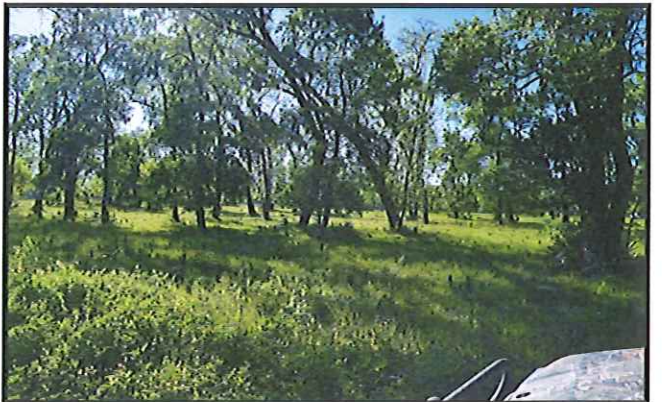


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The information provided on and with this brochure is provided as a service to our clients. We make all reasonable efforts to ensure that the information is accurate, but cannot guarantee the accuracy, reliability, or completeness of the information and may not be held liable for any losses caused by any person's reliance on such information.



603

860

St. Travis St
Harlem St
St. Travis St
Willow St

St. Paul St
W/D



BRAZORIA COUNTY TEXAS

SURVEY AND DIVISION
OF A 79.397 ACRE TRACT OF LAND
SITUATED IN THE IMLA KEEP LEAGUE ABSTRACT 79,
BRAZORIA COUNTY, TEXAS,
SAID 79.397 ACRE TRACT BEING OUT OF AND A PART OF
THAT CERTAIN CALLED 339.1243 ACRE TRACT
CONVEYED TO TED MACON
RECORDED IN COUNTY CLERK'S FILE NO. 96-030377,
OFFICE OF COUNTY CLERK, BRAZORIA COUNTY, TEXAS

McDONALD

IMLA
GLENN W. SAYLOR
Called 109.29 AC.
Vol. 406 Pg. 78 (92)
O.R.B.C.T.

KEEP
A-79

43.380 AC.
0.474 AC. IN RD.
42.906 AC. NET

25.000 AC.
0.238 AC. IN RD.
24.762 AC. NET

LEAGUE

I. M. RAYBURN
Called 23.8425 AC.
(86) Vol. 321 Pg. 556
O.R.B.C.T.

N. C. LEONE M.D. ET AL.
Called 5.1171 AC.
Vol. 123 Pg. 253
O.R.B.C.T.

For reference and further description, see notes
and bounds description, Job No. 1575-34, B.R.
prepared by Charlie Kalkomey Surveying, Inc. on
same date.

I hereby certify that this survey was made on the
ground under my supervision, and that this plat
correctly represents the facts found at the time of
the survey and that this professional service
substantially complies with the current Texas
Surveyors' Standards and Specifications for a Category II, Condition II,
Survey.

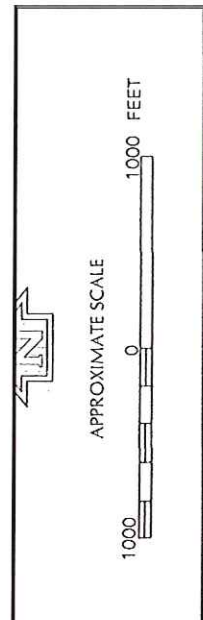
CHARLIE KALKOMEY SURVEYING, INC.
1915 West Avenue
Houston, Texas 77041
(713) 542-5033

Charlie Kalkomey
Date: 3-10-00
Registered Professional Land Surveyor
Texas Registration No. 1399

SCALE: 1" = 300'

- Notes:**
1. A current title report was not available at the time of this survey; therefore it is possible that all easements of record may not be shown hereon.
 2. Bearings hereon are based upon the southwest line of mid called 230.1243 acre tract as being South 45 degrees 00 minutes 00 seconds East.
 3. This tract lies within Zone "XX" of the Flood Insurance Rate Map, Community No. 485458 Map No. 485458C0060. Suffix: It dated June 5, 1989 for Brazoria County, Texas and incorporated area "XX" is defined as Areas determined to be outside 500-year floodplain.

1595 - 38 - B.R. (25,000 AC.)
JOB NO. 1575-37 - B.R. (43,380 AC.)

**FIRM FLOOD INSURANCE RATE MAP**

**BRAZORIA COUNTY,
TEXAS AND
INCORPORATED AREAS**

PANEL 565 OF 850

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY

COMMUNITY
SWEENEY, CITY OF

MICROBIOLOGICAL

UNINCORPORATED

PANEL LOCATION

MAP NUMBER
48039C0565H

EFFECTIVE DATE:
JUNE 5, 1989

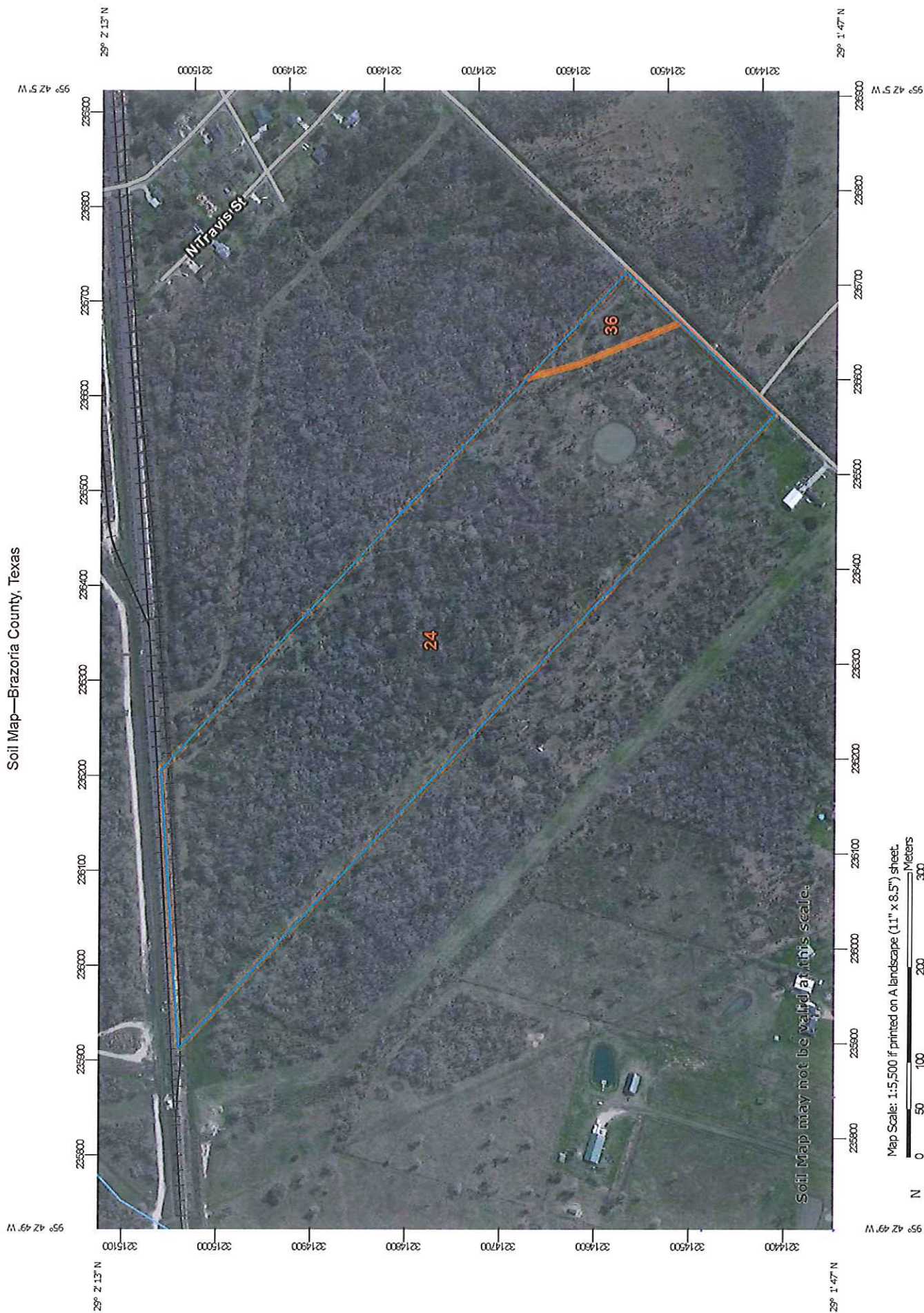


Federal Emergency Management Agency

Brazoria County
Unincorporated Areas
485458

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—Brazoria County, Texas



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Brazoria County, Texas

Survey Area Data: Version 13, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 26, 2011—Mar 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Brazoria County, Texas (TX039)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Lake Charles clay, 0 to 1 percent slopes	42.3	96.4%
36	Pledger clay, 0 to 1 percent slopes, rarely flooded	1.6	3.6%
Totals for Area of Interest		43.9	100.0%