



0000 Hwy 36, Rosenberg, TX 13 Acres \$650,000

Excellent property located within the city limits of Rosenberg with sewer and water available. Portions are heavily wooded and Seabourne Creek meanders through the property.

DIRECTIONS: Just south of Rosenberg approximately 1 mile south of Highway 59. Property is on the left across from the Fort Bend County Fairgrounds and adjacent to the left of TxDot.

Acres:	13 Acs.	School District:	LCISD
Shape:	Irregular	Flood Zone:	
Improvements:	None	Topography:	Flat
Current Use:	Wildlife	Minerals:	None
Irrigation:	None	Road Frontage:	App. 179' on Hwy. 36
Drainage:	Good	Easement:	Seabourne Creek drainage easement; and a 50' pipeline easement along the norther boundary
Property Roads:	Soil		

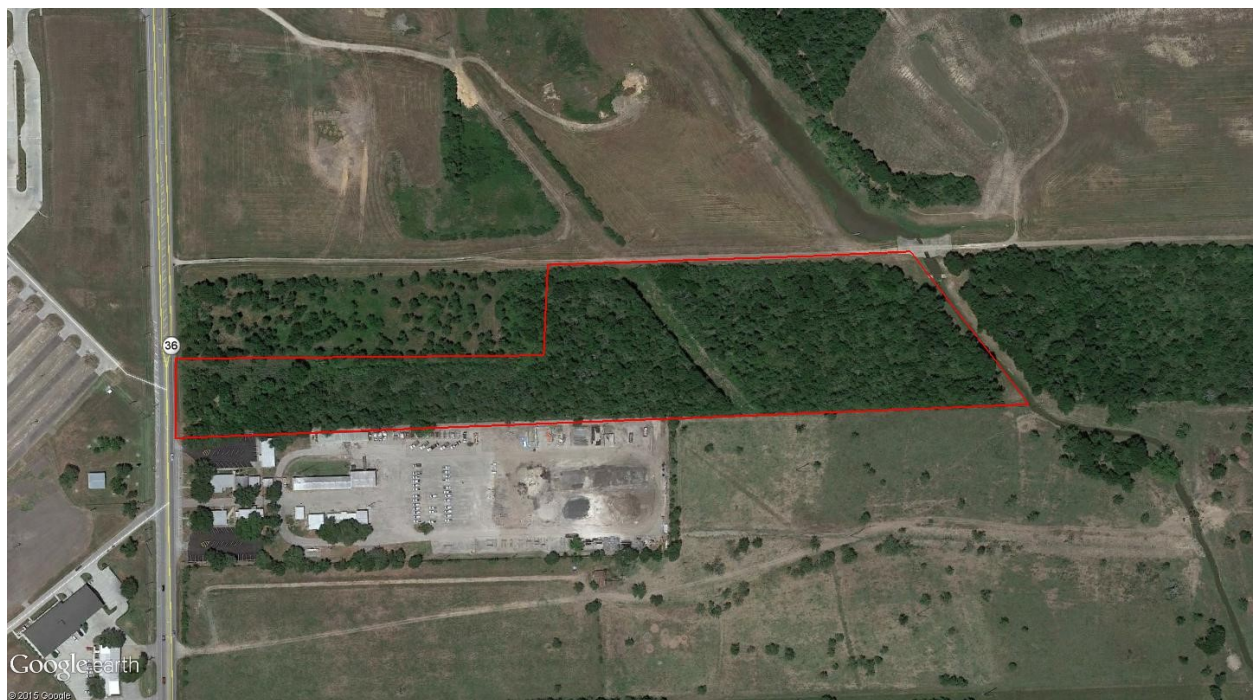


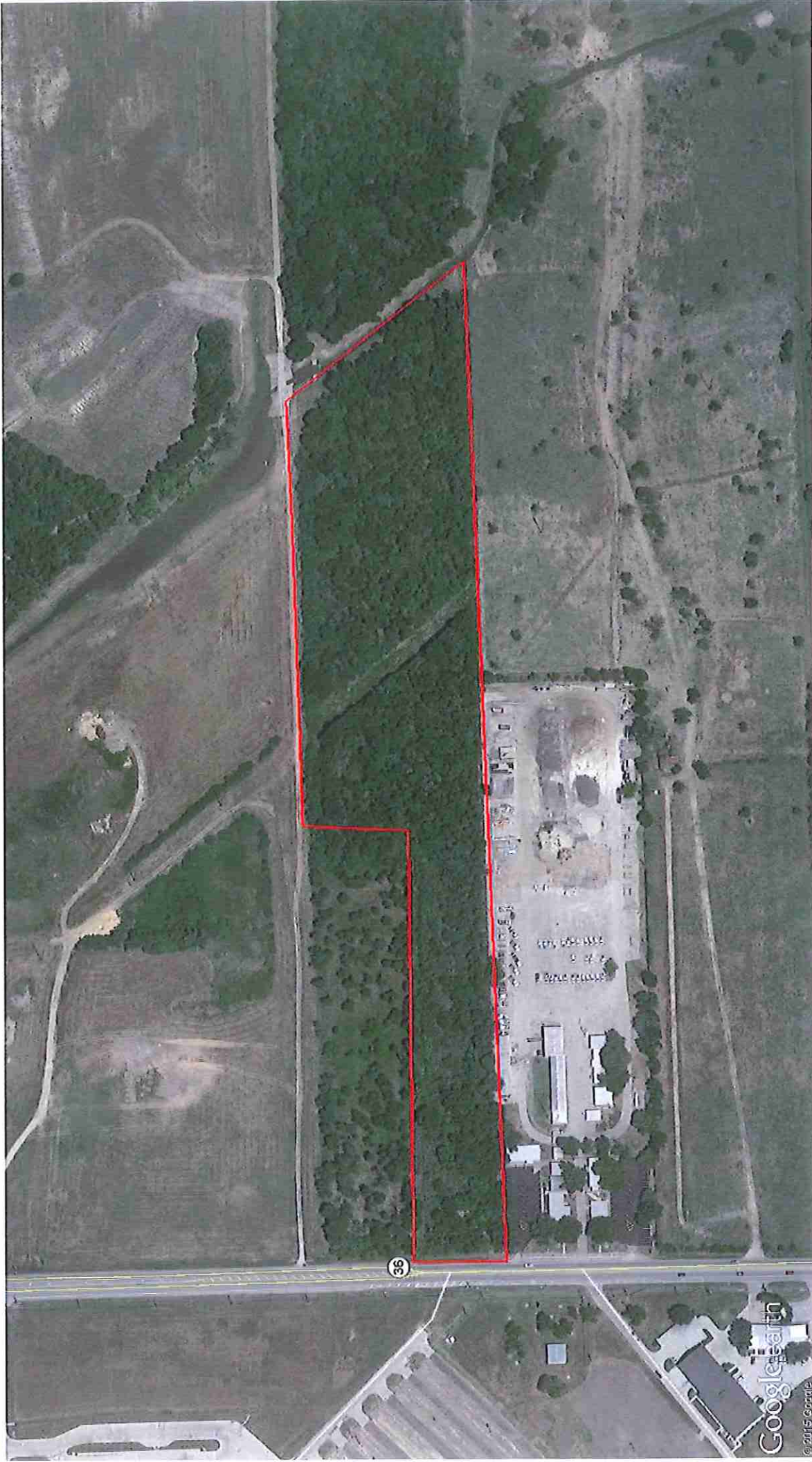
C.E. MUEGGE REAL ESTATE
ERIC MUEGGE, BROKER
213 N. RICHMOND RD.
WHARTON, TX 77488



OFFICE: (979) 532-5252
FAX: (979) 532-5255

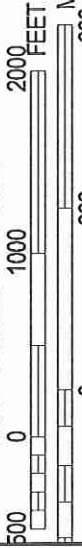
CELL: (979) 533-5252
E-MAIL: broker@cemuegge.com







MAP SCALE 1" = 1000'



PANEL 0245L

FIRM

FLOOD INSURANCE RATE MAP
FORT BEND COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 245 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL SUFFIX
FORT BEND COUNTY	480228	0245
PLEAK, VILLAGE OF	481615	0245
RICHMOND, CITY OF	480231	0245
ROSENBERG, CITY OF	480232	0245

Notes to User: The Map Number shown below should be used when ordering a map. Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48157C0245L
MAP REVISED
APRIL 2, 2014

Federal Emergency Management Agency

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

LIMIT OF
DETAILED STUDY

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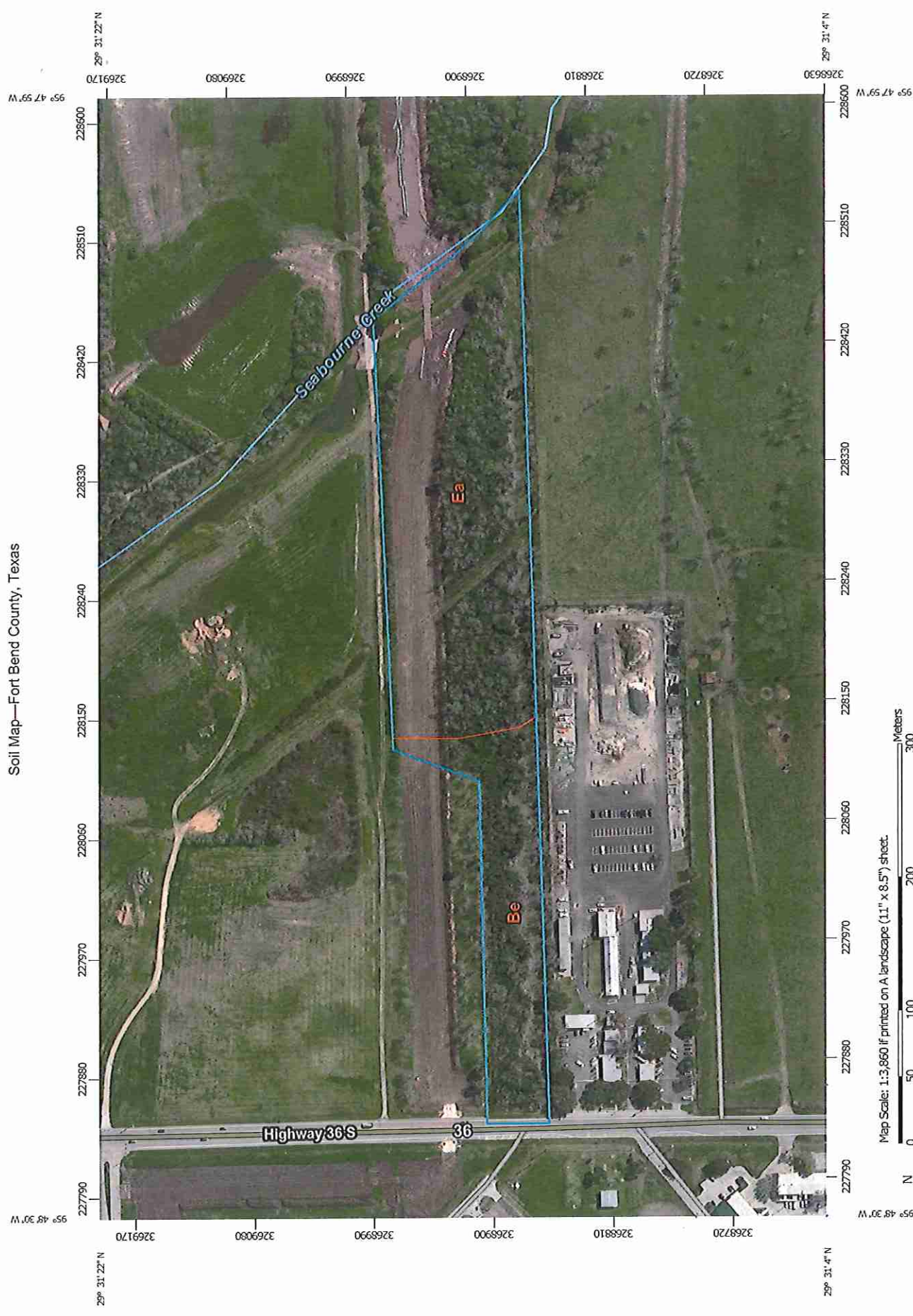
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Soil Map—Fort Bend County, Texas












































Map Scale: 1:3,860 If printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 15N WGS84

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: <http://websoilsurvey.nrcs.usda.gov>
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: Fort Bend County, Texas
Survey Area Data: Version 11, Sep 22, 2015

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

Date(s) aerial images were photographed: Feb 18, 2015—Mar 23, 2015

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

Fort Bend County, Texas (TX157)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Be	Bernard-Edna complex, 0 to 1 percent slopes	3.7	27.2%
Ea	Edna loam, 0 to 1 percent slopes	9.8	72.8%
Totals for Area of Interest		13.5	100.0%

