



**Ranch  
Investments**

**Williamson County**

**Brandt Ranch Tract 2**

**93.87± Acres**



RANCH INVESTMENTS & ASSOCIATES

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This slightly irregular tract is located at the Northeast corner of the intersection of SH 138 and Business 195 and the northwest corner of the intersection of SH 138 and SH 195 in Florence.

**Access:** 1,206 feet of frontage along the east side of Business 195 which is split into two sections of 1,126 feet on the southwest portion, and 80 feet at the northwest corner. The south side of the subject fronts the north side of SH 138 with 2,064 feet of frontage. SH 138 is a two lane, asphalt paved road with shoulders.

The most westerly 170 feet of frontage along SH 138 has a control of access line in which no curb cut can be located. The east side of the subject fronts the west side of SH 195 which was recently opened. SH 195 is a four lane, divided highway with the subject having 2,515 feet of frontage . No direct access to SH 195 is allowed however exposure is excellent.

**Water:** Chisholm Trail SUD 2" water line and meter present with the 12" water main across Business 195 from the property boundary.

**Land Features:** A gorgeous tract of land that could be enjoyed as a family estate tract to reside and recreate then developed at some point in the future. Excellent hardwood tree coverage including towering Live Oaks, Post Oaks and Elms.

**Salient Facts:** A great investment tract that could be easily developed and subdivided due to the presence of the water main and ample road frontage. An esthetically pleasing tract, the exposure to three highways are sure to be of great benefit in the future. With the current 1-d-1 exemption in place, the hold costs on this investment tract are very low.

**Listed for \$750,960**



















**TRACT 2**

93.87 Acres of land out of the J. HORNBY SURVEY, Abstract No. 285 in Williamson County, Texas, being part of that called 137.3 acres conveyed to The Brand Trust for the Benefit of Carl Richmond Brandt by a deed recorded in Document #9759552, of the Official Public Records of Williamson County, Texas, and the part of that called 137.3 acres conveyed to The Brand Trust for the Benefit of Carl Richmond Brandt, by a deed recorded in Document #9759552, of the Official Public Records of Williamson County, Texas.

THOMAS L. BURDETT &  
CARL S. BURDETT  
- CALLED 84.69 ACRES -  
(DOC.# 2010014644)

**NOTE:**  
All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations.  
All distances are surface distance.  
Combined scale factor=1.0001188.

**NOTE:**  
Survey prepared without the benefit of title commitment, no further search for easements or encumbrances has been made by this company. Easements that are aware of by this company have been shown.

**CURVE TABLE**

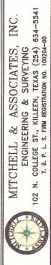
CURVE	BEARING	CHORD LENGTH	RADIUS	DELTA	TANGENT
C1	N26°11'05"W	112.33'	2232.01'	2°53'02"	56.18'
C2	N5°32'07"W	81.76'	2232.01'	2°05'56"	40.89'

**LINE TABLE**

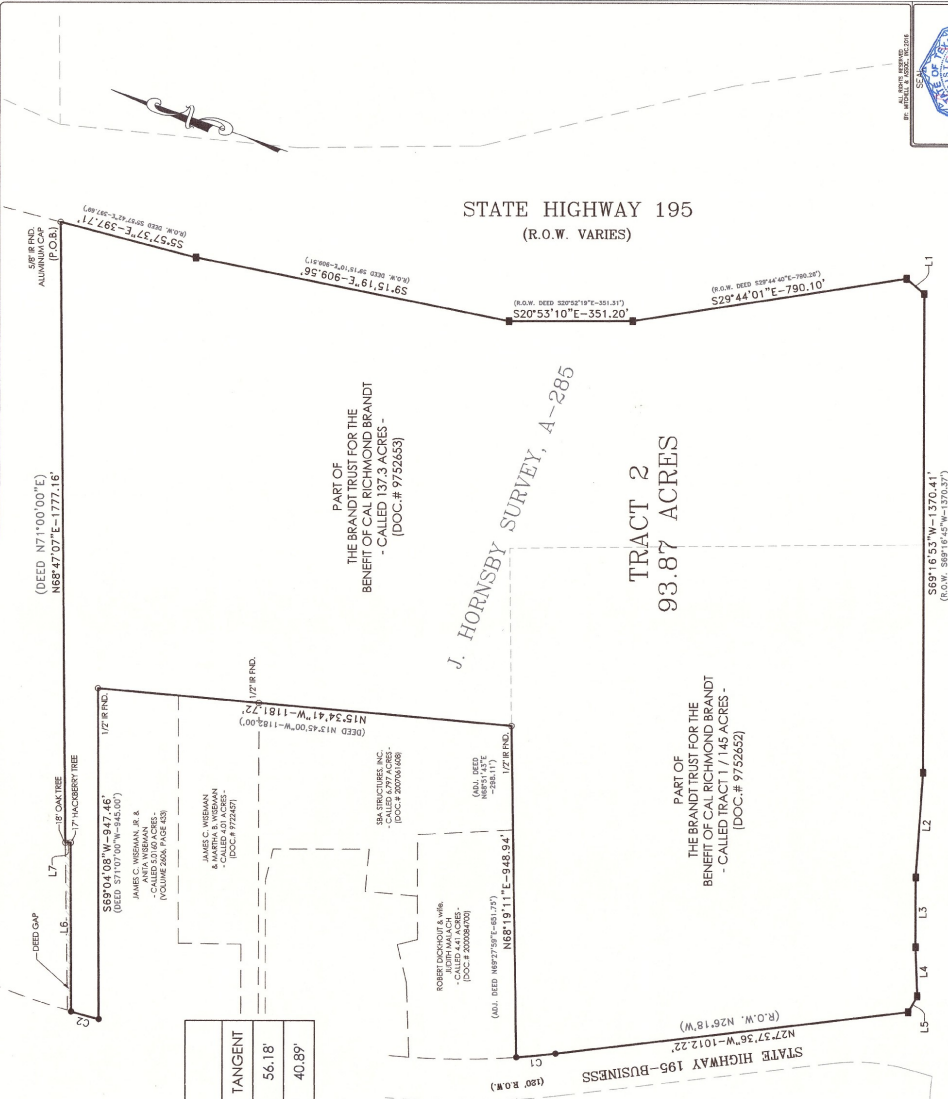
LINE	BEARING	LENGTH	DEED CALLS
L1	S19°50'04"W	66.36'	S19°54'57"W - 66.32'
L2	S73°05'35"W	300.67'	S73°05'35"W - 300.67'
L3	S69°16'45"W	200.00'	S69°16'45"W - 200.00'
L4	S67°12'54"W	140.31'	S67°14'01"W - 140.09'
L5	N81°41'26"W	52.77'	N81°39'39"W - 52.83'
L6	N69°04'28"E	483.93'	N70°00'00"E - 482.00'
L7	N20°57'44"W	15.31'	N19°00'00"W - 15.00'

●=CORNERS ARE 1/2" IR SET W/ M&A CAP UNLESS OTHERWISE NOTED.  
■=CORNERS ARE BRASS CAP HWY. MONUMENT FOUND UNLESS OTHERWISE NOTED.

No.	DATE	REVISIONS	BY



MITCHELL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
102 N. COLLEGE ST., AUSTIN, TEXAS 78701-8541  
W.C.D.R. - Williamson County Deed Records.  
O.P.R. - Official Public Records of Real Property of Williamson County, Texas.



SEAL COMPLETED 3/24/2018

