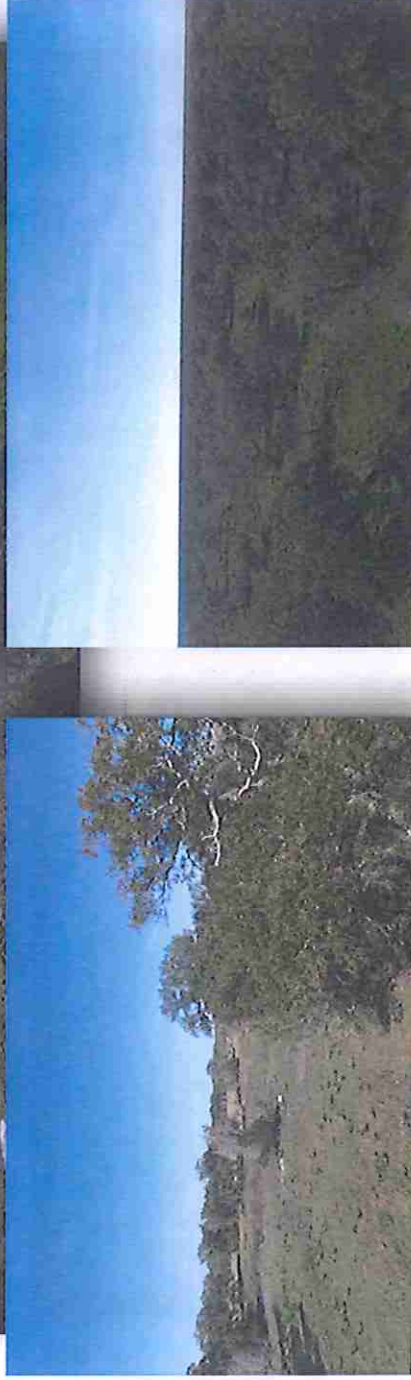


45 Acres CR 505, Sweeny, TX



Nice retreat with grazing and hunting. Many deer and ferrel hogs. Back of property is heavily wooded and the front has been selectively cleared.

Acres:	45	School District:	Sweeny ISD
Shape:	Rectangular	Flood Zone:	Zone A
Improvements:	Small pond, fencing, hunting camp	Topography:	Flat
Current Use:	Grazing & Hunting	Minerals:	None
Irrigation:	None	Property Roads:	Soil
Drainage:	Fair	Road Frontage:	367.9' on CR 505
Soil Type:	Lake Charles Clay	Taxes	\$73.53



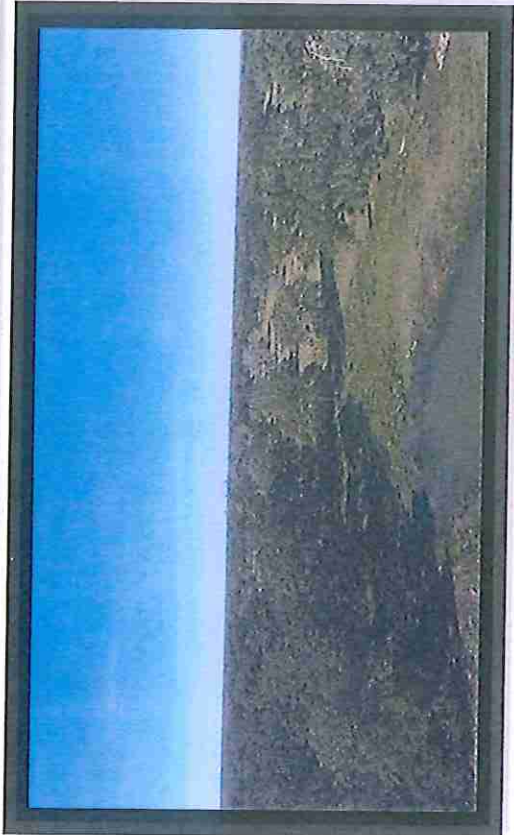
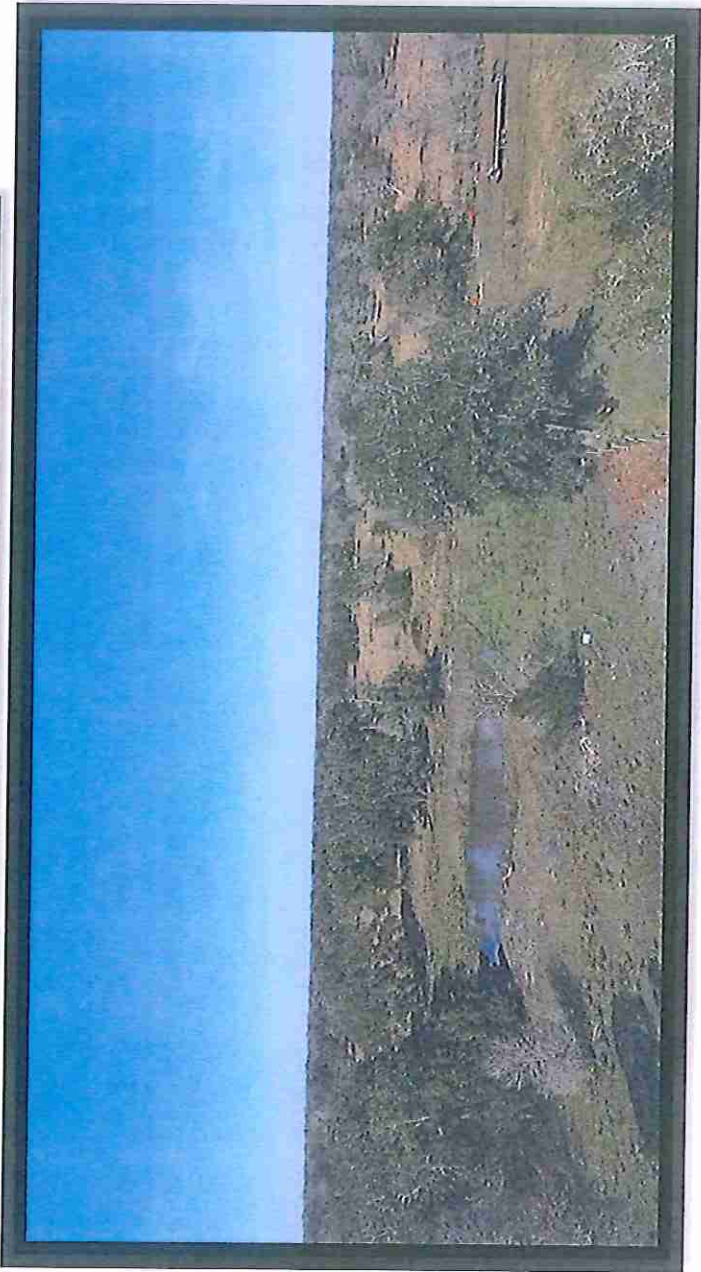
C.E. MUEGGE REAL ESTATE
ERIC MUEGGE, BROKER
213 N. RICHMOND RD.
WHARTON, TX 77488

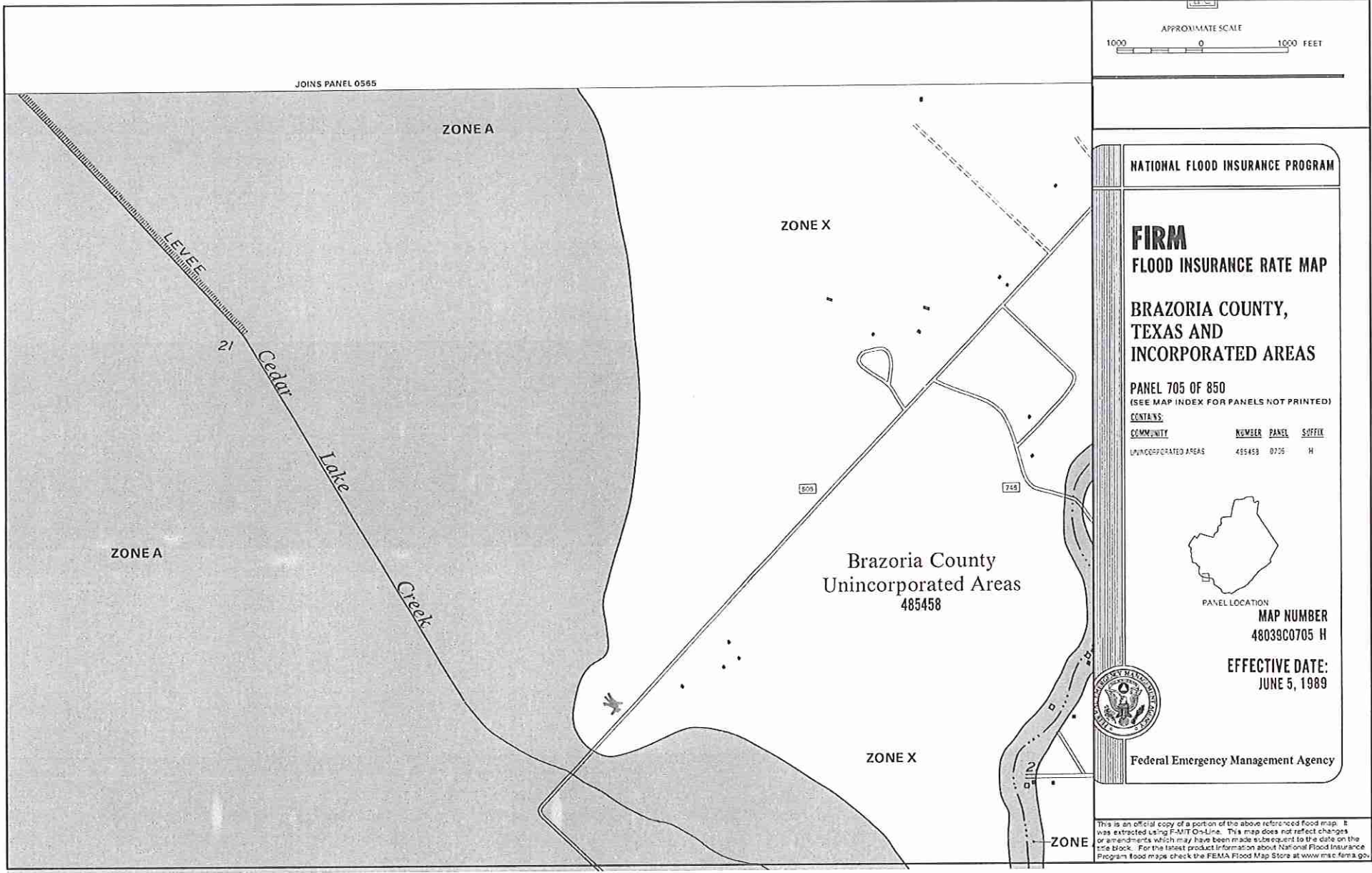
OFF (979) 532-5252
CELL (979) 533-5252



E-MAIL: broker@cemuegge.com
www.cemuegge.com

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Google earth

320

County Rd 505

505

Rd



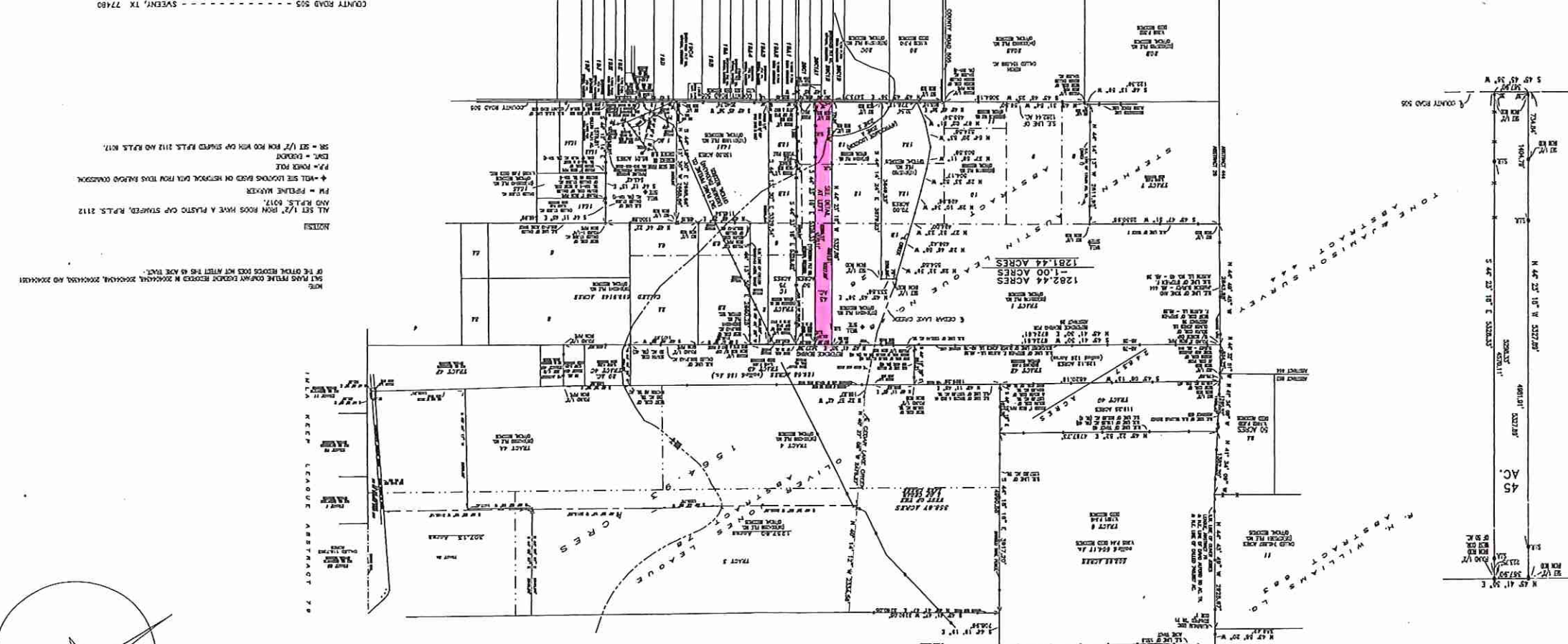
THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "A" AND IS IN THE 100 YEAR FLOOD PLAIN AND PARTIALLY LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD HAZARD MAP, IN BAYLOR COUNTY, TEXAS.

DATE: 4-2-84
ZONING: N, B, & C
SHEET: 11
BASE: FLD. NOT DETERMINED

*Review
by the
front*



CERTIFIED CORRECT:
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112
I HAVE LOCATED THE PROPERTY AS SHOWN ON THE PLAT HEREON.
THE DISTANCES INDICATED ARE THE DISTANCES MEASURED BY ME.
THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY 2012. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED ON THE PLAT.
SCALE: 1" = 100'
41-25-345
2-11-12 REV.
1-21-12 REV.
1-21-12 REV.



NOTES:
SMT PLANS REFLECT CORRECTION RECORDS IN 2004/04/04, 2004/04/04, AND 2004/04/04.
OF THE OTHER RECORDS DOES NOT AFFECT THIS AS ADE TRACT.
ALL SET 1/2" FROM ROADS HAVE A PLASTIC CAP STAMPED, R.P.L.S. 2112
AND R.P.L.S. 6017.
PM = PERMANENT MARKER
+ = POINT SIZE LOCATIONS BASED ON METROPOLITAN DATA FROM TEXAS BUREAU OF COMMISSION
F.M. = FENCE POST
D.M. = DRAINAGE
SM = SET 1/2" FROM ROAD WITH CAP STAMPED R.P.L.S. 2112 AND R.P.L.S. 6017.

Randy L. Stroud 3/8/12



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

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: Brazoria County, Texas
Survey Area Data: Version 12, Sep 24, 2015

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

Date(s) aerial images were photographed: Feb 5, 2011—May 16, 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.

 Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/20/2016
Page 2 of 3

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	43.1	100.0%
Totals for Area of Interest		43.1	100.0%