

C.E. Muegge Real Estate



0000 Pecan Valley Dr., Wharton, TX 77488

Acres:	0.6148	School District:	Wharton ISD
Shape:	Rectangular	Flood Zone:	Zone X
Improvements:	None	Topography:	Flat
Current Use:	None	Minerals:	None
Soil Type:	Norwood Silty Loam	Road Frontage:	Approx. 100' on Pecan Valley Dr.
Taxes:	\$151.11 (2014)		

Backing up to the Colorado River , this tract offers an opportunity
for an ideal weekend getaway a short distance from Houston.

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.



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Soil Map—Wharton 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	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 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: Wharton County, Texas
Survey Area Data: Version 9, Sep 29, 2014

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

Date(s) aerial images were photographed: Jan 27, 2011—May 14, 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

Wharton County, Texas (TX481)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LcA	Lake Charles clay, 0 to 1 percent slopes	0.0	1.0%
NoA	Norwood silt loam, 0 to 1 percent slopes	0.6	93.6%
W	Water	0.0	5.4%
Totals for Area of Interest		0.7	100.0%

MAP SCALE 1" = 1000'

0 500 1000 FEET
0 300 600 METERS

PANEL 0365E

FIRM

FLOOD INSURANCE RATE MAP

WHARTON COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 365 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	COMMUNITY	NUMBER	PANEL	SUFFIX
	WHARTON CITY OF	480654	0365	E
	WHARTON COUNTY	480652	0365	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

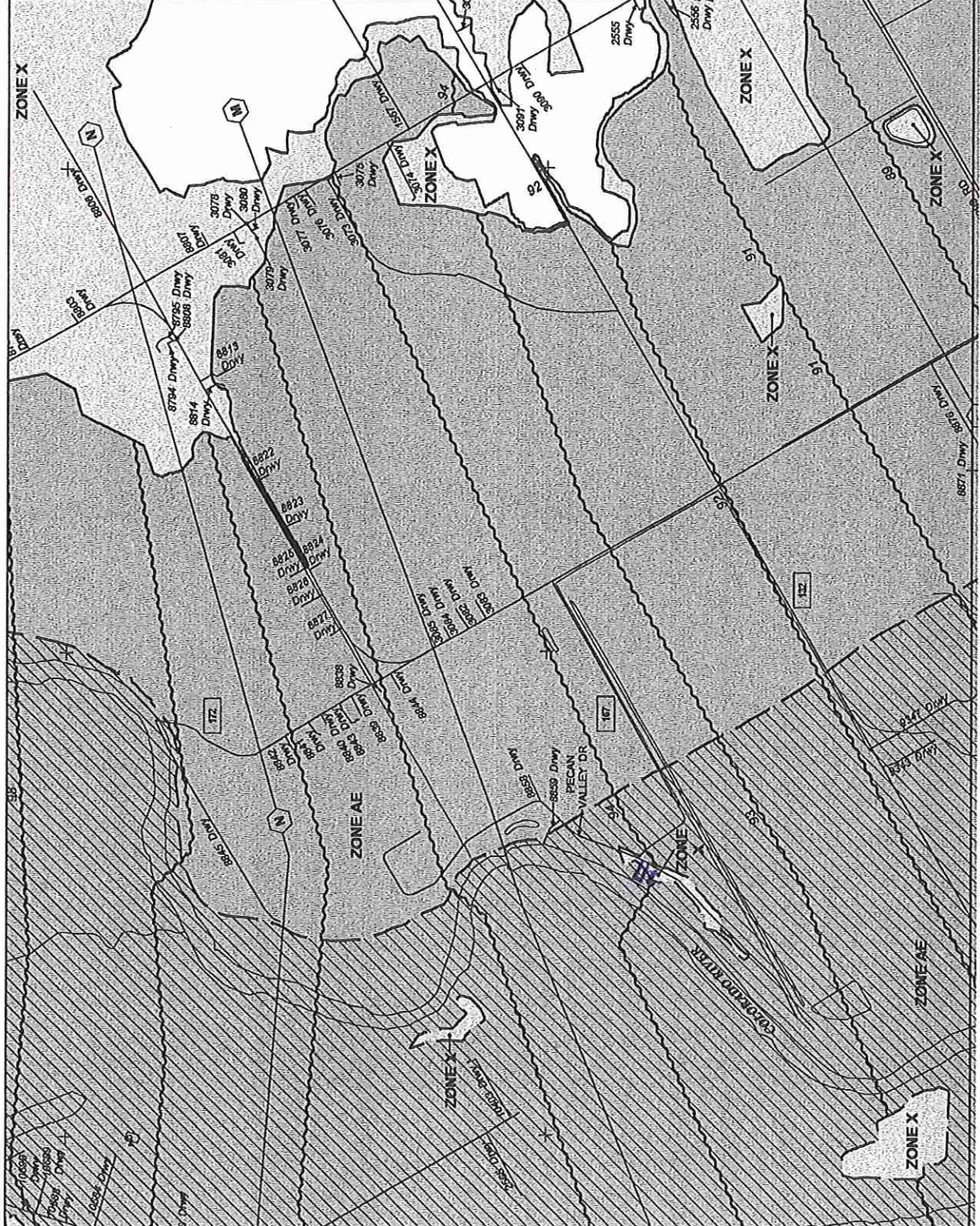


MAP NUMBER
48481C0365E

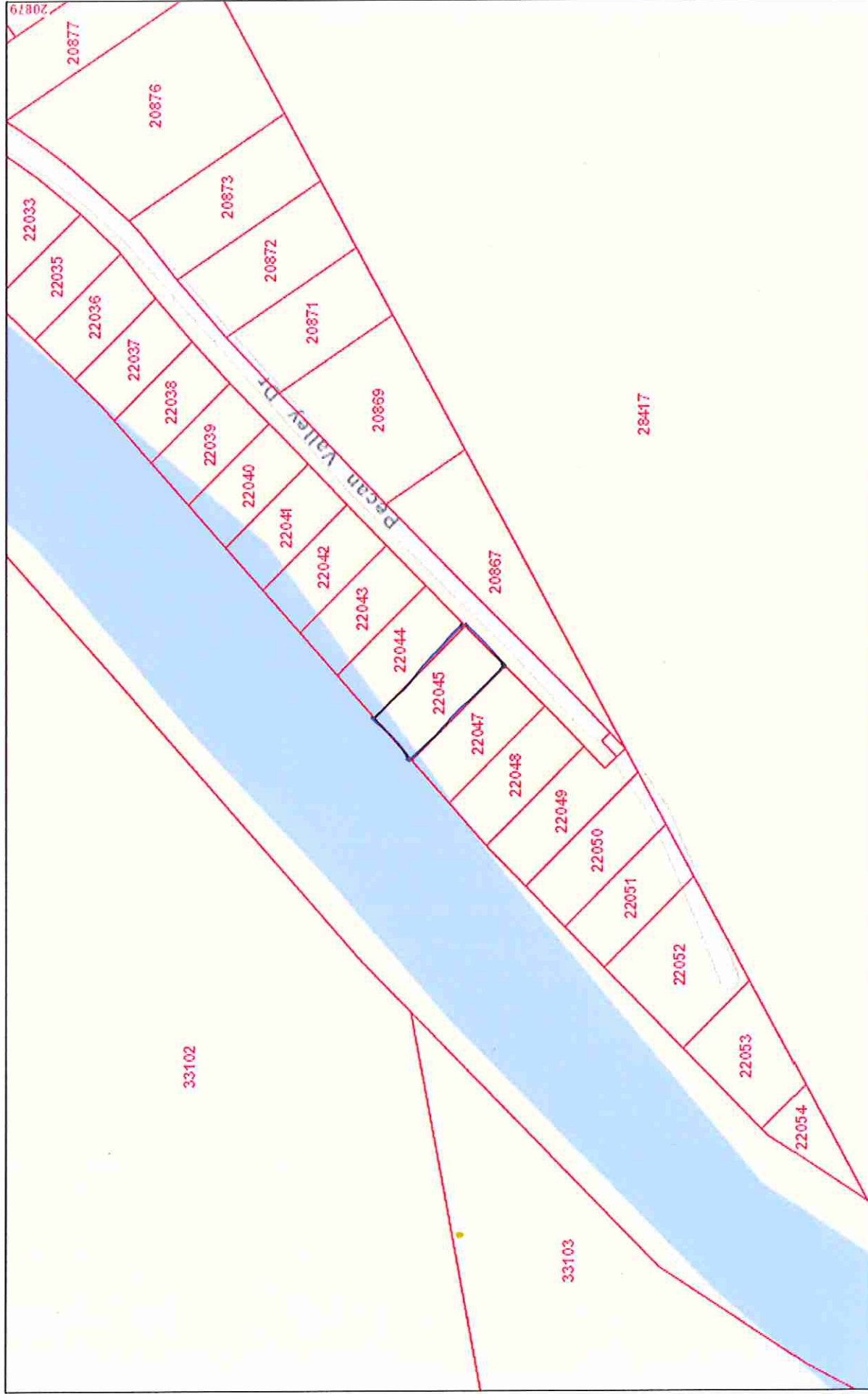
EFFECTIVE DATE
APRIL 5, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It is not to be used for any purpose other than the one for which it was prepared. No warranty is made by the Federal Emergency Management Agency for the accuracy or completeness of the information shown on this map. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fema.gov



Map Title



August 6, 2015

□ Parcels

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1:3,385

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

Wharton County Appraisal District & BIS Consulting - www.bisconsultants.com