



Coldwell Banker United

4500 Sam Bass Rd

ROUND ROCK, TX 78681

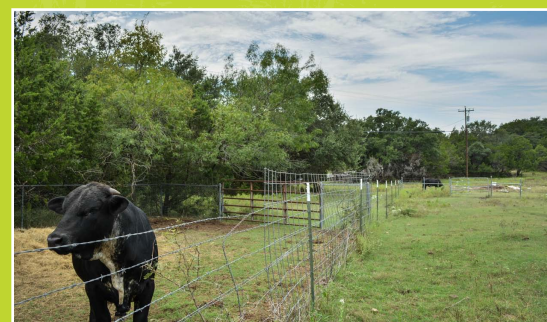
\$425,000

- Williamson County
- 10.01 acres
- Pond Water Feature
- Mature oaks interspersed throughout the acreage
- Current AG Exemption
- North side bordered by city owned Soil Conservation Service Site Reservoir
- 30 minutes to Downtown Austin



MLS# 8739532 | Round Rock, TX

10 acres with frontage on Sam Bass Rd. The property is scattered with large oaks, and features a pond on east end of the tract. The land is bordered in the north by large city-owned tracts and the Soil Conservation Service Site 13A Reservoir.

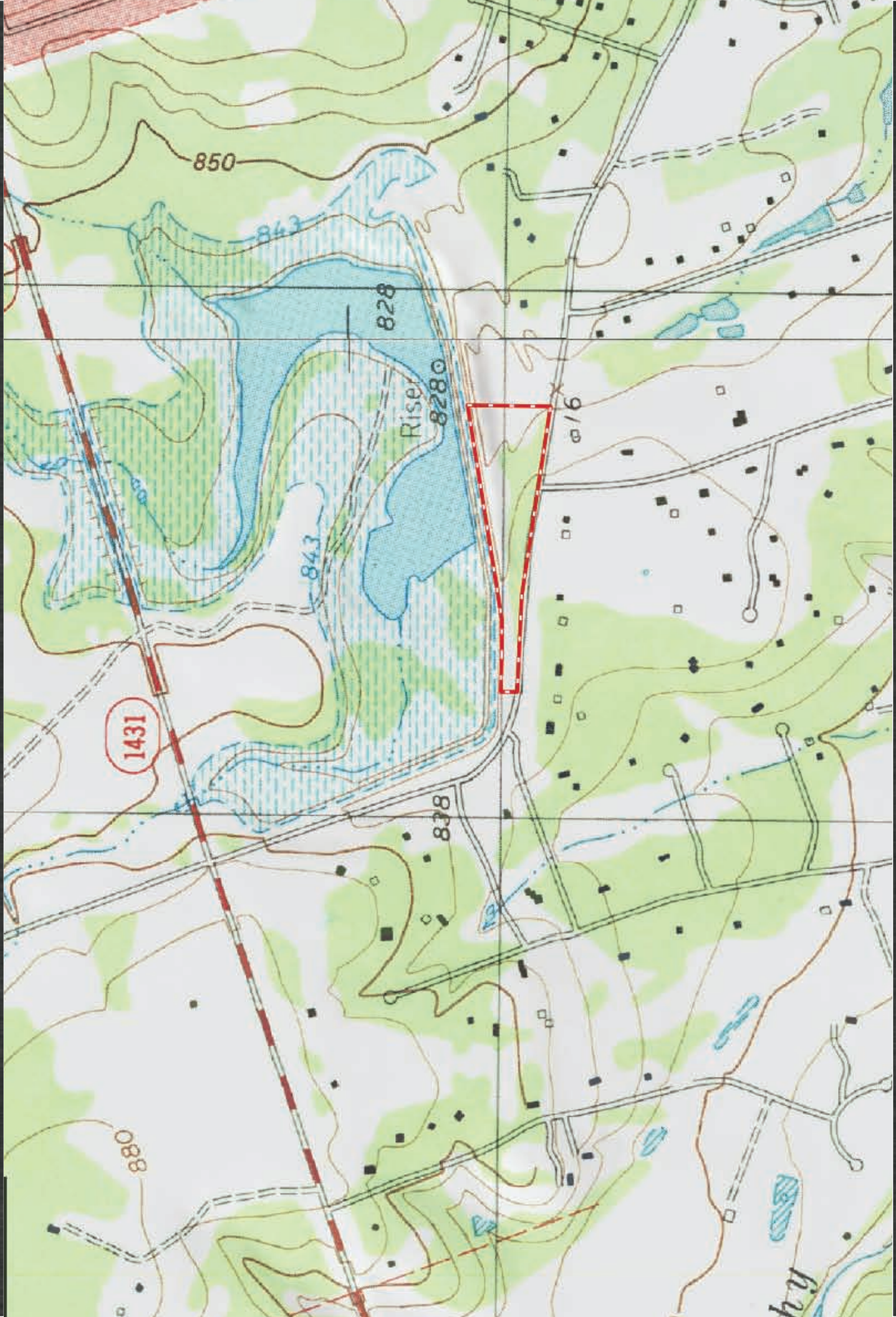


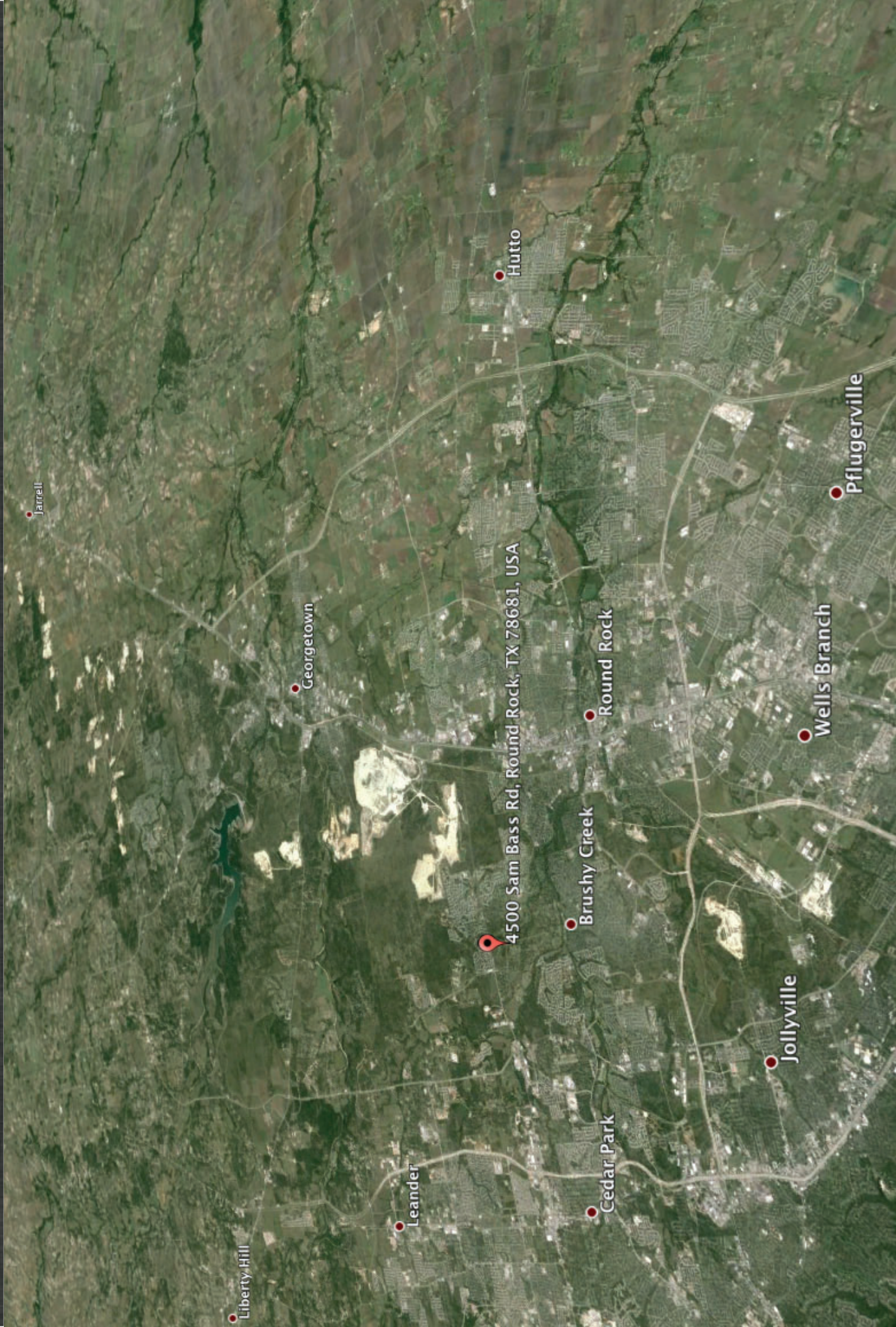
Pam Rushing, REALTOR®
DMTX Realty
Coldwell Banker United
Phone: 512-695-1267
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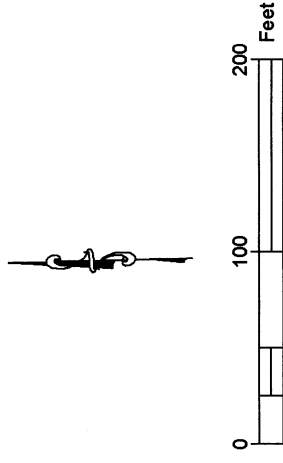
dmtx.com











BASIS OF BEARING
GPS OBSERVATION
CENTRAL TEXAS STATE PLANE

245.4 AC
CITY OF ROUND
ROCK
20000066640

CONCRETE DAM

10.01 AC

32.96 AC
BRUCE E. GESSAMAN
AND WIFE,
CAROLE D. GESSAMAN
2553/222

APPROXIMATE LOCATION
100 YEAR FLOODPLAIN
FIRM

SAM BASS ROAD

(COUNTY ROAD NO. 175)

A PORTION OF THE BRUCE E. GESSAMAN AND WIFE, CAROLE D. GESSAMAN TRACT

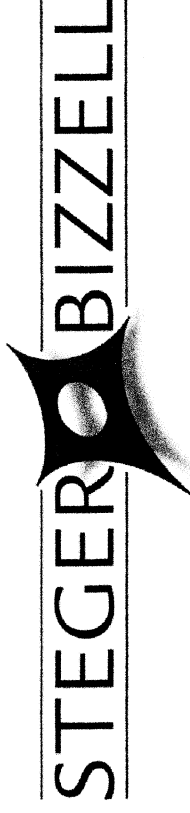
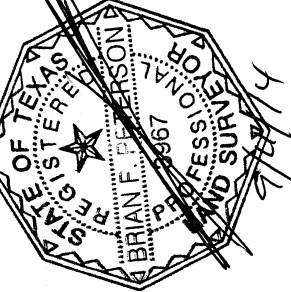
John H. Dillard Survey
Abstract No. 179
Williamson County, Texas

- LEGEND
- - IRON PIN FOUND
 - - IRON PIN SET

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE RATE MAP (FIRM) FOR THE AREA SHOWN ON THIS MAP. THE FIRM IS THE LATEST EDITION OF THE FIRM FOR THE AREA. THE FIRM IS THE BASIS FOR THE FLOOD HAZARD MAP FOR WILLIAMSON COUNTY, TEXAS. COMMUNITY NO. 48491 EFFECTIVE DATE OF SEPT. 26, 2008. AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AS SHOWN ON PANEL 04070E OF SAID MAP. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, SPECIAL FLOODS MAY OCCUR THAT ARE NOT SHOWN ON THE FIRM. THESE SPECIAL FLOODS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I, BRIAN F. PETERSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND DIRECTION ON THE 29TH DAY OF AUGUST, 2014. THE PROPERTY PLATTED HEREON IS CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OR OVERLAPPING OF BOUNDARY LINE.

IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON.



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-161
SERVICES	TPE&S FIRM NO. 10003703	
>>ENGINEERS		>>PLANNERS
>>SURVEYORS		

JOB No. 22263 DATE: 3-Sep-14

DRAWN BY: REVIEWED BY: APPROVED BY: