

C.E. Muegge Real Estate



CR 112, Magnet \$139,042: \$3,800/Acre

Very nice hay meadow with irrigation available between Wharton and Bay City. Good income from hay production. Would make an excellent location for a homesite and livestock. Property offers dove hunting when in season.

Area: Magnet, Lane City
School District: WISD
Shape of Tract: Rectangular
Current Use: Hay Production
Acreage: 36.5
Taxes: \$143.98
Improvements: None

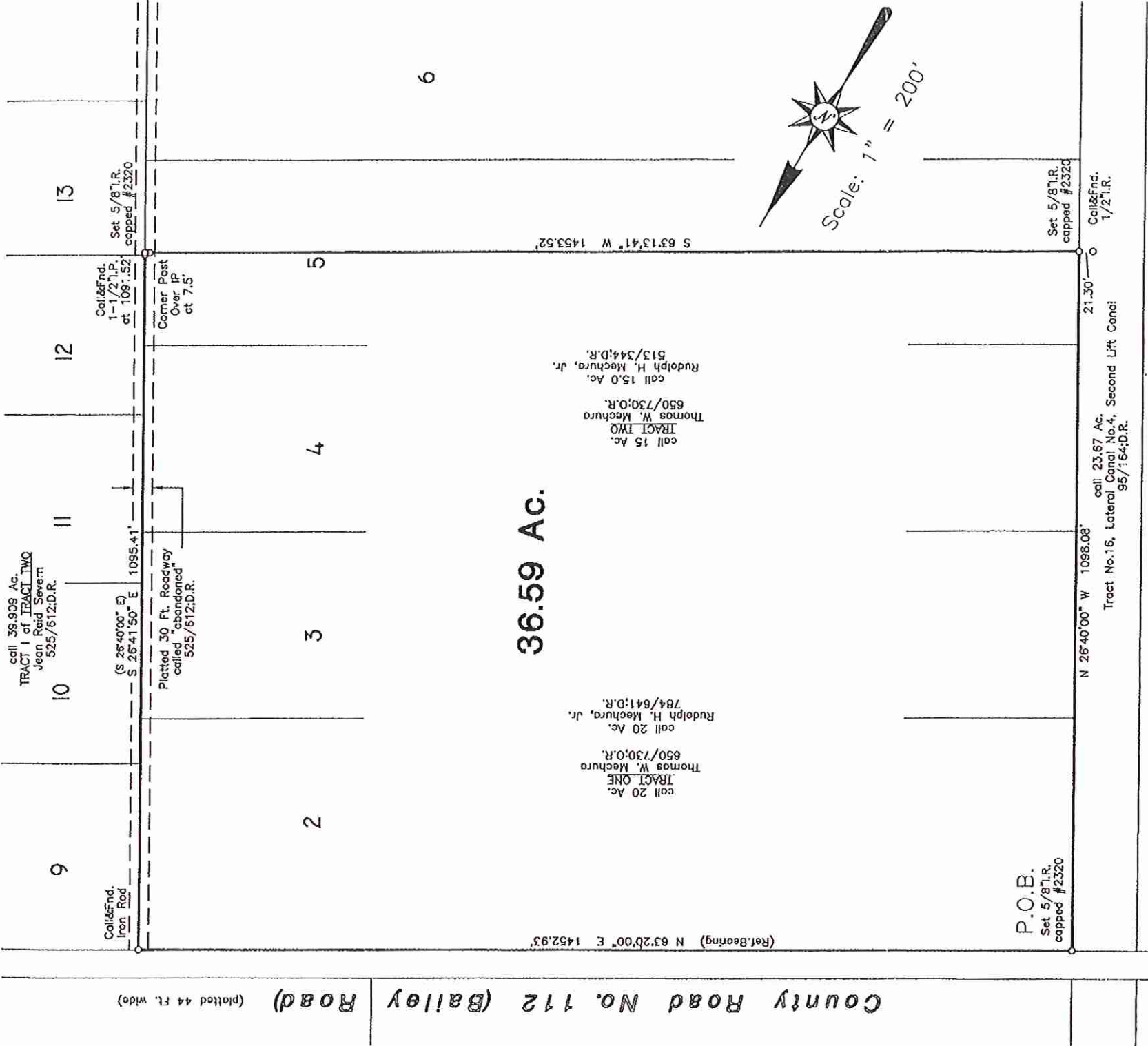
Irrigation: LCRA
Drainage: Good
Topography: Flat
Soil Type: Edna Fine Sandy Loam
Minerals: None
Flood Zone: Zone X
Property Roads: None
Road Frontage: CR 112

Charles Muegge

C.E. Muegge Real Estate
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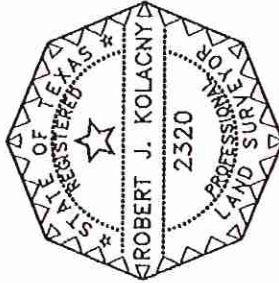


Survey Plat

SHOWING A 36.59 AC. TRACT OF LAND, SITUATED IN THE BEATY & MOULTON SURVEY, ABSTRACT NO. 416, WHARTON COUNTY, TEXAS, BEING LOTS TWO (2), THREE (3), FOUR (4) AND THE NORTHWEST ONE-HALF (NW1/4) OF LOT FIVE (5), BLOCK SIXTEEN (16), OF THE MISSOURI-LINCOLN TRUST COMPANY RE-SUBDIVISION OF LANDS IN WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 37, PAGE 640, OF THE WHARTON COUNTY DEED RECORDS, BEING ALSO THAT SAME REAL PROPERTY REFERRED TO AS TRACT ONE AND TRACT TWO CONVEYED FROM RUDOLPH T. MECHURA TO THOMAS W. MECHURA IN DEED DATED APRIL 28, 2006, RECORDED IN VOLUME 650, PAGE 730, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 36.59 AC. TRACT BEING ALSO COMPRISED OF TWO PARCELS: 1) THAT CERTAIN CALLED 20 AC. TRACT OF LAND CONVEYED FROM VIRGINIA KATHRYN LENK TO RUDOLPH H. MECHURA IN DEED DATED OCTOBER 27, 1988, RECORDED IN VOLUME 784, PAGE 641, OF THE WHARTON COUNTY DEED RECORDS; AND 2) THAT CERTAIN CALLED 15.0 AC. TRACT OF LAND CONVEYED FROM ALBERT PETTIT, ETUX TO RUDOLPH H. MECHURA, JR. IN DEED DATED APRIL 2, 1979, RECORDED IN VOLUME 513, PAGE 344, OF THE WHARTON COUNTY DEED RECORDS, SAID 36.59 AC TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

NOTE: The Southeast line of COUNTY ROAD NO. 112, which bears, North 53 Deg. 20 Min. 00 Sec. East, is the reference bearing of record that this survey is based on.

I, Robert J. Kolacny, Registered Professional Land Surveyor No. 2320, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, January 5, 2009.



FILE: Tommy Mechura 36.59 Ac
PROJECT: Magnet\ rural \RudolphMechura
CRD: Magnet\CRD
BY: RWK

Robert J. Kolacny
Registered Professional Land Surveyor No. 2320
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ROBERT J. KOLACNY & ASSOC. LAND SURVEYORS

Registered Professional Land Surveyor - Registered Professional Engineer
140 S. Houston Street - Wharton, TX 77488 - (979) 532-8056 - Fax: (979) 532-0342

A 36.59 AC. TRACT OF LAND, SITUATED IN THE BEATY & MOULTON SURVEY, ABSTRACT NO. 416, WHARTON COUNTY, TEXAS, BEING LOTS TWO (2), THREE (3), FOUR (4) AND THE NORTHWEST ONE-HALF (NW/2) OF LOT FIVE (5), BLOCK SIXTEEN (16), OF THE MISSOURI-LINCOLN TRUST COMPANY RE-SUBDIVISION OF LANDS IN WHARTON COUNTY, TEXAS. AS PER PLAT THEREOF RECORDED IN VOLUME 37, PAGE 640, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO THAT SAME REAL PROPERTY REFERRED TO AS TRACT ONE AND TRACT TWO CONVEYED FROM RUDOLPH T. MECHURA TO THOMAS W. MECHURA IN DEED DATED APRIL 28, 2006, RECORDED IN VOLUME 650, PAGE 730, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 36.59 AC. TRACT BEING ALSO COMPRISED OF TWO PARCELS: 1) THAT CERTAIN CALLED 20 AC. TRACT OF LAND CONVEYED FROM VIRGINIA KATHRYN LENK TO RUDOLPH H. MECHURA IN DEED DATED OCTOBER 27, 1988, RECORDED IN VOLUME 784, PAGE 641, OF THE WHARTON COUNTY DEED RECORDS; AND 2) THAT CERTAIN CALLED 15.0 AC. TRACT OF LAND CONVEYED FROM ALBERT PETITT, ETUX TO RUDOLPH H. MECHURA, JR. IN DEED DATED APRIL 2, 1979, RECORDED IN VOLUME 513, PAGE 344, OF THE WHARTON COUNTY DEED RECORDS; SAID 36.59 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a 5/8 inch iron rod capped #2320, set at the intersection of the Northeast line of the 100 ft. LCRA canal (called 23.67 Ac., Tract No.16, Lateral Canal No.4, Second Lift Canal (Vol. 95, Pg. 164; D.R.)) and the Southeast line of a 44 ft. wide platted road known as COUNTY ROAD NO. 112 (a.k.a. BAILEY ROAD), for the West corner of said Lot 2, same being the West corner of said 20 Ac. tract, said TRACT ONE, and the West corner hereof;

THENCE North 63 Deg. 20 Min. 00 Sec. East (Reference Bearing - 525/605 & 612; D.R.), with the Southeast line of said COUNTY ROAD NO. 112, 1452.93 ft. to an iron rod called & found for the West corner of a called 39.909 Ac. tract of land referred to as TRACT 1 of TRACT TWO, conveyed to Jean Reid Severn (Vol. 525, Pg. 612; D.R.), same being the North corner of said Lot 2, said 20 Ac. tract, said TRACT ONE, and the North corner hereof;

THENCE South 26 Deg. 41 Min. 50 Sec. East (called South 26 Deg. 40 Min. 00 Sec. West), with the common line between Lots 2, 3, 4, 5, 9, 10, 11, 12 and 13, at 1091.52 ft. pass a 1 1/2 inch iron pipe called & found for the South corner of said 39.909 Ac. tract, same being a common corner of said Lots 12 & 13, and in all, 1095.41 ft. to a 5/8 inch iron rod capped #2320, set for the North corner of the Southeast one-half of said Lot 5, same being the East corner of the Northwest one-half of said Lot 5, the East corner of said 15.0 Ac. tract and said TRACT TWO, and the East corner hereof;

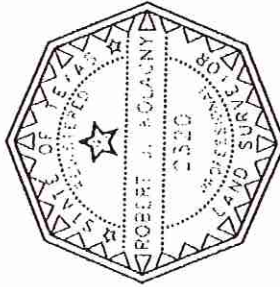
THENCE South 63 Deg. 13 Min. 41 Sec. West (called South 60 Deg. 00 Min. West), at 7.5 ft. pass a corner post over the called iron pipe called for the East corner of the 15.0 Ac. tract, and in all, 1453.52 ft. (called 1487.24 ft.) to a 5/8 inch iron rod capped #2320, set in the Northeast line of said LCRA canal for the West corner of the Southeast one-half of said Lot 5, same being the South corner of the Northwest one-half of said Lot 5, the South corner of said 15.0 Ac. tract and said TRACT TWO, and the South corner hereof; from which corner, a 1/2 inch iron rod bears, South 63 Deg. 13 Min. 41 Sec. West, 21.30 ft.;


THENCE North 26 Deg. 40 Min. 00 Sec. West, with the Northeast line of said LCRA canal, same being with the Southwest line of said Lots 2, 3, 4 & 5, 1098.08 ft. to the PLACE OF BEGINNING and containing 36.59 Ac. of land.

NOTE: The Southeast line of COUNTY ROAD NO. 112, which bears, North 63 Deg. 20 Min. 00 Sec. East, is the reference bearing of record that this survey is based on.

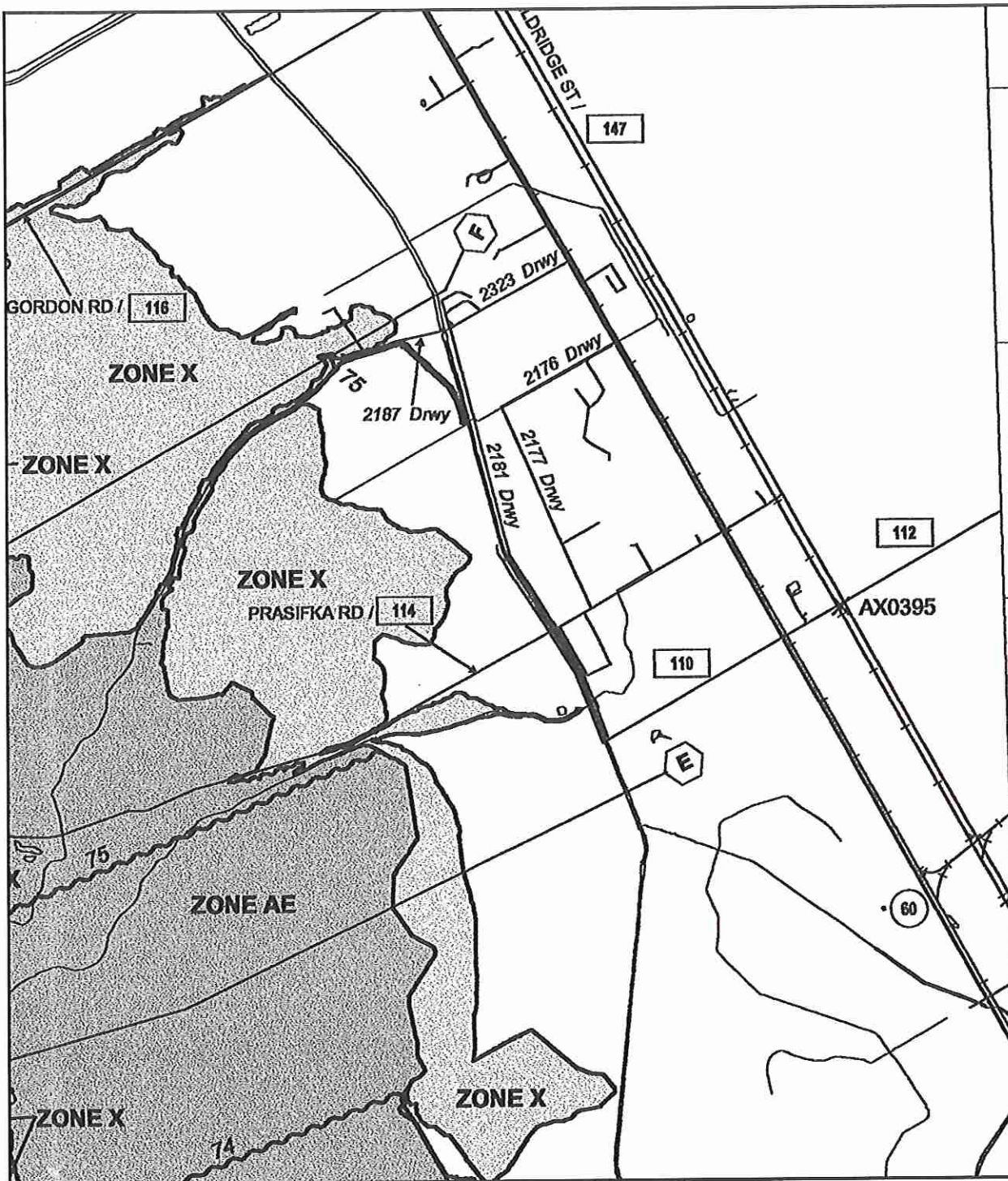
NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert J. Kolacny, Registered Professional Land Surveyor No. 2320, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, January 5, 2009.

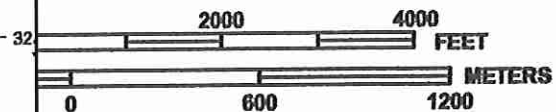



Robert J. Kolacny, RPLS No. 2320





MAP SCALE 1" = 2000'



PANEL 0575E

FIRM

FLOOD INSURANCE RATE MAP

**WHARTON COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 575 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON COUNTY	480652	0575	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
48481C0575E**

**EFFECTIVE DATE
APRIL 5, 2006**

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



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 7, Sep 21, 2012
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
Date(s) aerial images were photographed: Jan 26, 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 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	
Spill Area			
Stony Spot			
Very Stony Spot			
Wet Spot			
Other			
Special Line Features			
Water Features			
Streams and Canals			
Transportation			
Rails			
Interstate Highways			
US Routes			
Major Roads			
Local Roads			
Aerial Photography			

Map Unit Legend

Wharton County, Texas (TX481)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdA	Edna fine sandy loam, 0 to 1 percent slopes	36.8	100.0%
Totals for Area of Interest		36.8	100.0%