

49.90 Acres

Tract 7

County Road 516

Gonzales County Texas

LOCATION: The property lies about 4 miles by road South of Interstate 10 , six miles South of Waelder, Texas. Waelder is a town with a population of approximately 800 people, located about 16 miles Northeast of Gonzales, 12 miles West of Flatonia, about 70 miles East of San Antonio and approximately 130 miles West of Houston. To reach the property from IH-10 at the intersection of Texas Highway 97, one would drive South on Texas Hwy. 97 about ¼ mile South, then turn left (East) on Texas FM 2814 for about 3.7 miles to the property on the right down County Road 516. (See Maps)

ACCESS: The property has about 60 feet of frontage on County Road 516. Access to the property is from a gate at the frontage along County Road 516..

OPTIONS: There are currently 5 tracts available to be purchased ranging from 25 acres to 49.9 acres. One may purchase one of the properties or combine several adjoining tracts. Please see the listing agent for a plat and price list.

Terrain: The terrain on this tract is rolling with elevations ranging from 310 feet above msl on the back or South side to 350 feet msl on the North side. There are several good building sites on the property. **Drainage** on this tract is generally to the South. There is a good location for a stock tank on the Southeast side of this tract.

VEGETATION: This property is mostly heavily wooded with scattered Live Oak, Post Oak, Cedar Elm and native brush cover that could hold native wildlife. Native grasses include common bermudagrass, hails panicum, little bluestem, Texas winter grass, rescue grass and hairy grama.

SOILS: The soils are fairly uniform throughout consisting of sandy loam soils overlying a clay subsoil.

FENCING: The property is fenced on the two sides, the East and West.

WATER: There is no existing water well on the property and there is no rural water service in the immediate area. The area is blessed with shallow fresh water in the Carrizo strata thought to be generally in the 210 to 330 foot range below the ground surface. Water from water wells on neighboring properties is potable; but a water filter is normally used to filter out iron and other impurities. Water well drillers in the area include:

Link Benson, Waelder, TX – 830-203-1722

Quoted \$27,50 per foot with 4.5 inch casing, gravel packed, schedule 140 PVC (So a 300' deep well might cost \$8,250 unequipped)

Bryce Wagener, B&S Water Well System Installer/Water Well Driller
Nixon, TX 78140 – 830-556-9243

Chandler Drilling Inc., Yoakum, TX 361-293-3168 chandlerdrilling.com

Note: The water well information on neighboring places is shown on the attached page.

Utilities: Guadalupe Valley Electric Cooperative power runs along the Eastern side of FM 2418. This single phase service overhead line is extended in a Westerly direction along the Southern boundary of Tracts 1, 2 and 3 and along the Eastern boundary of Tract 7 (as well as along the Eastern boundary of Tracts 4, 5 and 6) providing access to power to each tract. The Buyer will have to obtain an electric meter through GVEC. Cell service is good in the area.

WILDLIFE: The property is heavily wooded which makes for good wildlife habitat. There are Whitetail deer, turkey and feral hogs in the area. In this area there are also dove, raccoon, squirrel, fox, coyote, rabbits, and opossum.

TAXES: For 2019 the property is taxed "Ag Use" taxation. The 2018 taxes on the total 196 acres were \$385.10 or \$1.956 per acre per year. To continue "Ag Use" or "Wildlife" taxation, the new property Buyers will need to apply for one of those prior to May 1, 2020.

EASEMENTS: A Guadalupe Valley Electric Cooperative easement is along the Southern boundary of Tracts 1,2 and 3 and along the Eastern boundary of Tract 7 (and along the Eastern boundary of Tracts 4,5 and 6) providing access to power to each tract.

MINERALS: The Sellers own a portion of the mineral estate and will convey one-half of their owned mineral estate at closing. The property is not presently leased for oil and gas exploration. There is some drilling activity in the area.

PRICE: See the price list shown on the attached sheet, cash to Seller.

Note: The above information has been deemed correct, but is not guaranteed and is subject to changes, corrections, and/or withdrawal from the market without prior notice. The owner makes no representations, warranties or disclosures as to the property except as to title. The property is being sold "as is, where is" with all faults and without warranty, representation or guaranty, express or implied, as to the condition or fitness of the property.

GONZALES HEIGHTS, LLC
PRICE LIST AS OF MARCH 21, 2019

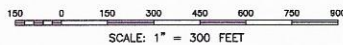
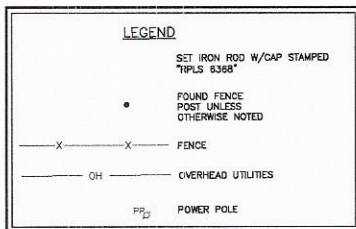
PRICES SUBJECT TO CHANGE*

<u>LOT</u>	<u>ACRES</u>	<u>COMMENT</u>	<u>PRICE/AC</u>	<u>PRICE \$</u>
1	25.10	W/Tank	8,187.61	205,509 (NW CORNER, CKWSE)
2	27.165	CR 516	7,590	206,182
3	23.667	Pens, FM2814	7,700	182,236
4	22.00	W/Tank, Hwy	8,745	202,390
5	23.00	FM 2814	8,842	203,666
6	26.00	FM 2814	8,842	229,892
7	49.90	FM 2814	7,425	370,507
196.832				

*PRICES: THIS INITIAL PRICE LIST DATED **MARCH 21, 2019** MAY BE UPDATED PERIODICALLY BY SELLER. **CO-LISTING BROKERS** AGREE TO COMPLY WITH PRICE CHANGES UNLESS THERE ARE CIRCUMSTANCES WHICH ARE IN SELLER'S BEST INTEREST.



LINE	BEARING	DISTANCE
L1	S 01°25'29" E	36.09'
L2	S 00°10'04" W	326.70'
L3	S 00°28'03" W	230.77'
L4	N 84°18'43" E	435.55'
L5	S 85°09'31" E	443.14'
L6	N 01°28'25" W	54.36'
L7	N 59°14'38" W	62.93'
L8	S 68°30'16" W	193.80'
L9	N 02°55'21" W	480.97'
L10	N 85°28'22" E	158.56'
L11	N 05°13'15" W	178.63'
L12	N 38°54'58" W	76.70'
L13	N 85°23'22" E	158.18'
L14	N 85°30'16" E	285.33'
L15	N 03°10'25" E	113.13'
L16	N 06°58'02" E	60.97'
L17	S 00°28'03" W	342.58'
L18	S 00°27'18" W	286.94'
L19	S 01°56'32" E	40.45'
L20	N 02°55'21" W	19.18'



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 02/02/19. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368

BARTON & ASSOCIATES
LAND SURVEYING

2025 PRELIMINARY SURVEY, CORRECTED TO BEARINGS & DISTANCES
THIS SURVEY IS UNLESS OTHERWISE NOTED

196.83 ACRE TRACT

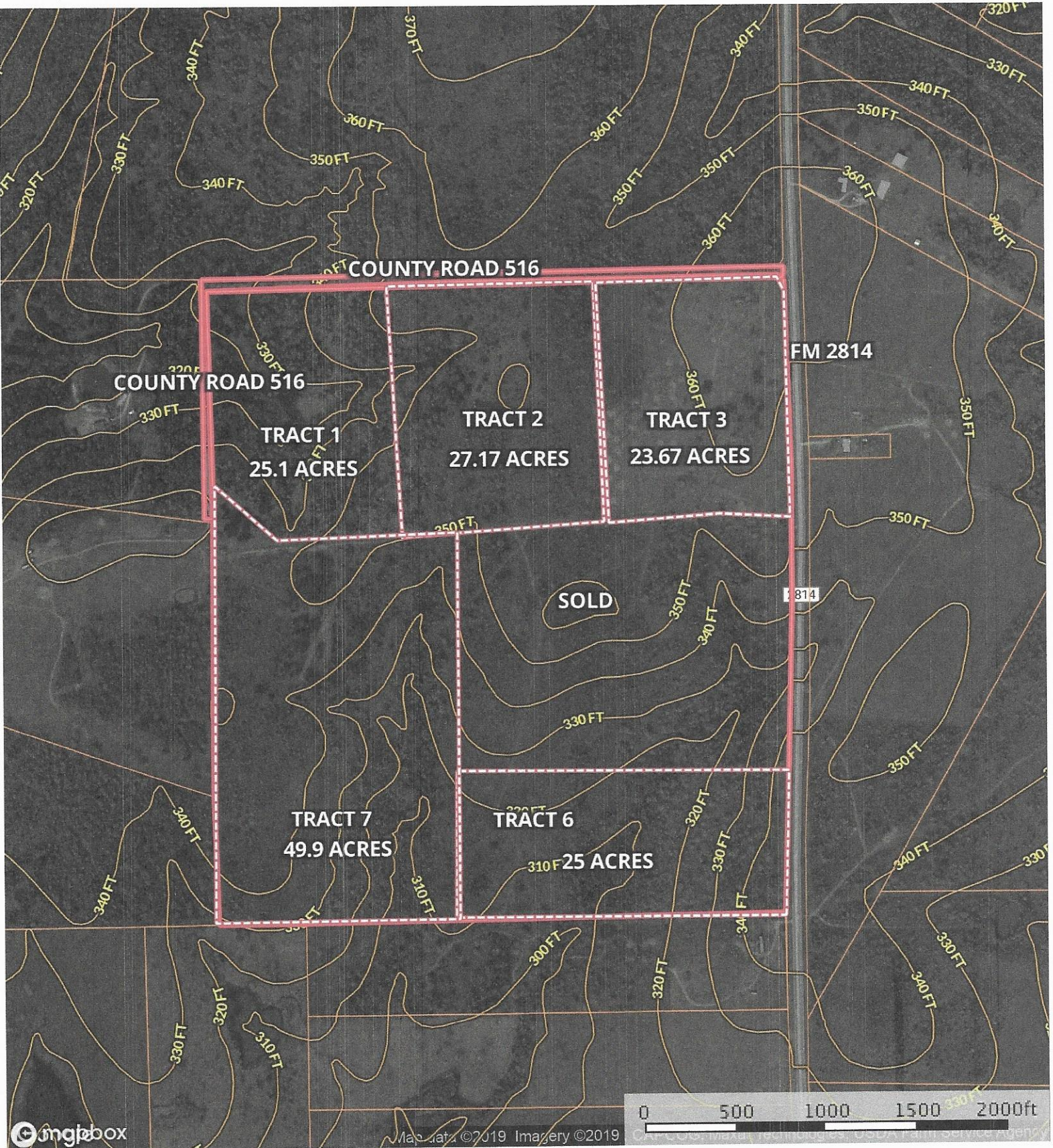
196.83 ACRES OUT OF THE M.A. WILLIAMS SURVEY, ABSTRACT 82, BEING THAT SAME LAND COMEYED BY THE M.A. FURNI ESTATE TO ANNABELLE FURNI, TRUSTEE OF THE M.A. FURNI BYPASS TRUST, AND RECORDED IN WARRANTY DEED DATED JUNE 12, 1979 AND RECORDED IN VOLUME 383, PAGE 335 OF THE DEED RECORDS OF GONZALES COUNTY, TEXAS.

Completion Date: 3-22-19 File Name: 196.83

Scale: 1"=300' Surveyed by: CB/LB

Drawn by: KS Checked by: AF/CB

Gonzales Heights Aerial Location Map
Texas, AC +/-

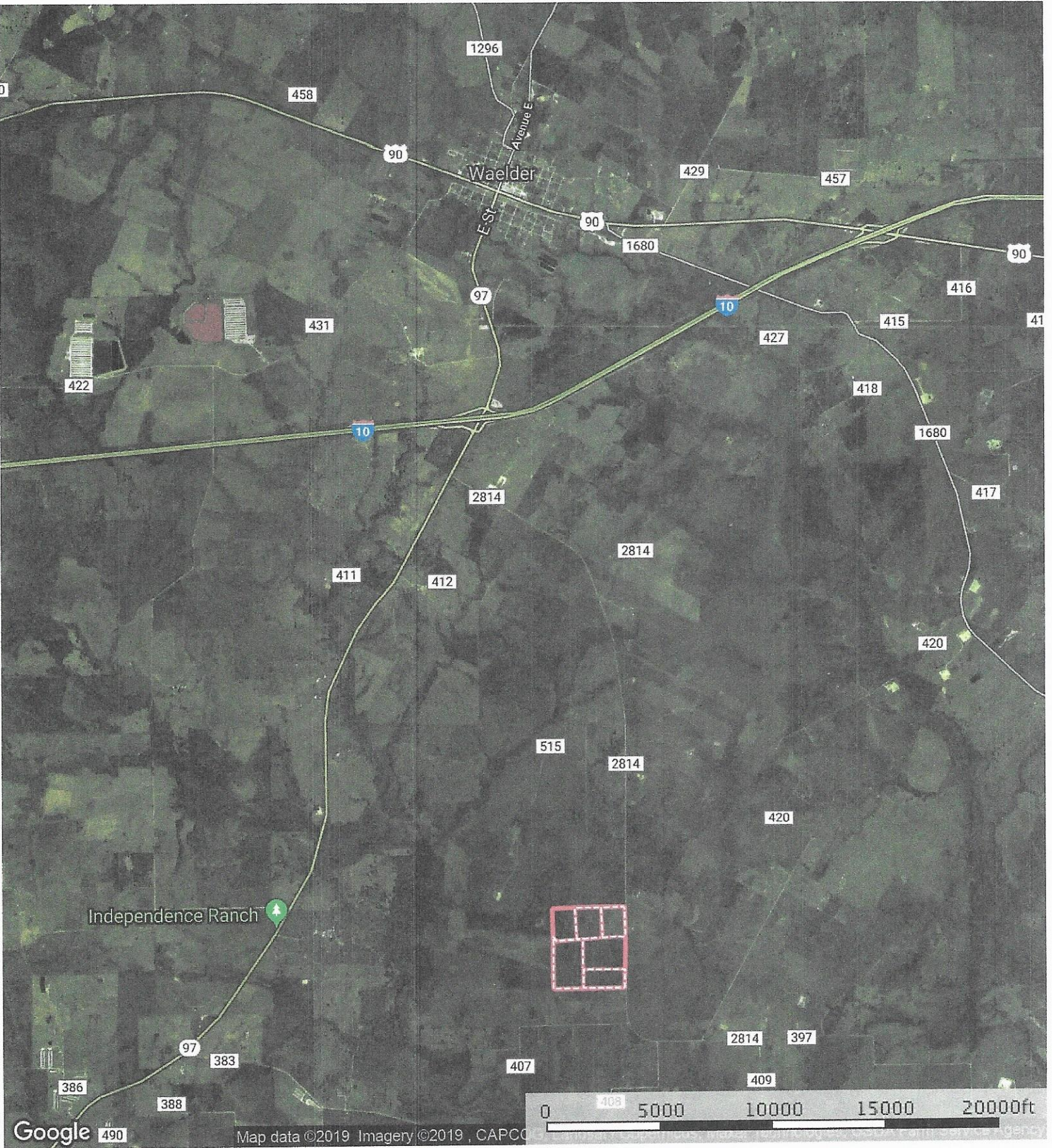


□ Boundary □ Boundary

Randy Schriewer

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Gonzales Heights Aerial Location Map
Texas, AC +/-



□ Boundary □ Boundary

WELL ID	DEPTH	PUMP LEVEL	GPM	DOWN DRAFT	WATER LEVEL	USAGE
344143	260	N/A	70	40	32	RIG SUPPLY
92769	250	N/A	100	8	48	STOCK
5843	240	100	27	N/A	21	DOMESTIC
270183	163	N/A	18	20	27	STOCK
6730302	560	N/A	100	10	26	N/A
361794	170	N/A	50	57	34	IRRIGATION
114366	410	140	90	20	98	DOMESTIC
5130	210	80	90	10	30	DOMESTIC

