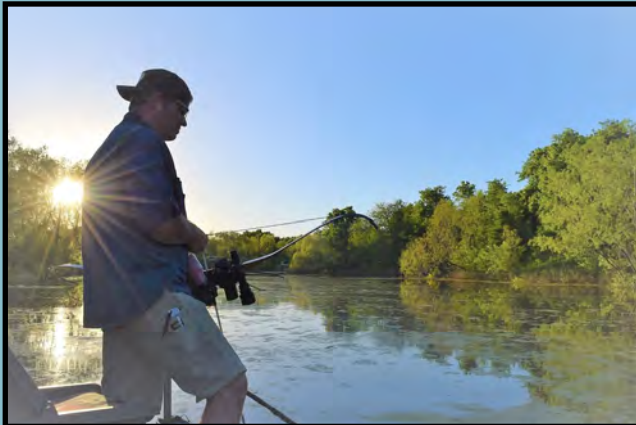




C.E. Muegge  
Real Estate



**000 FM 102, Bonus, TX**  
**\$499,999.00 (\$5,772.59 per acre)**

A smorgasbord of raw natural beauty just south of Eagle Lake, Texas (the duck and goose capital of the world). A world class homesite is nestled on a lush knoll covered with a canopy of century old oaks - one in particular nears the record book in size. The property holds some deer, but the big recreational draw is an approximately 25 acre, deep, clear, contiguous gravel pit lake. This area creates a sanctuary for numerous water fowl including pink spoon bills, cranes, wood duck, egrets and numerous other species. A small observatory provides a comfortable vantage point for observing this natural sanctuary. This is an ideal duck hunting location when the birds are down. Bow fishing can be enjoyed by the serious archer. All this in the much sought after East Bernard ISD.

**DIRECTIONS:** From Rosenberg, US 59S app. 22 miles. Exit FM 102 in Wharton. Turn right FM 102 and travel app. 17 miles. Property will be on left.

**Acres:** 86.816  
**Shape:** Rectangular  
**Improvements:** Camphouse  
**Current Use:** Cattle grazing, recreation  
**Irrigation:** None  
**Drainage:** Good  
**Property Roads:** Gravel & Soil

**School District:** EBISD  
**Flood Zone:** Zone X - out of flood zone  
**Topography:** Gently rolling  
**Minerals:** None  
**Road Frontage:** 674' FM 102  
**Soil Type:** Hockley fine sandy loam, Brazoria clay

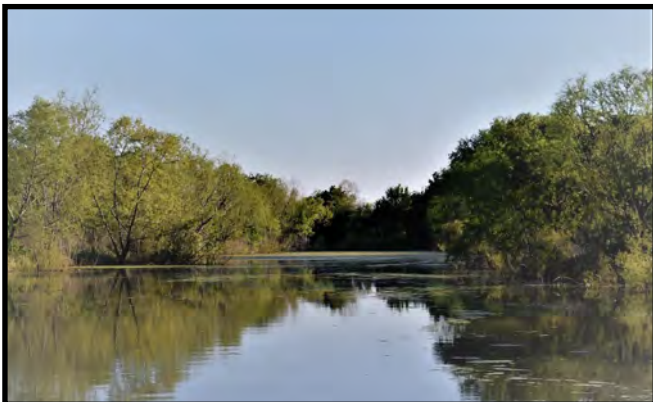


**C.E. MUEGGE REAL ESTATE**

213 N. RICHMOND RD.  
WHARTON, TX 77488  
OFFICE: (979) 532-5252  
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Charles "Eric" Muegge  
cell: (979) 533-5252  
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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.

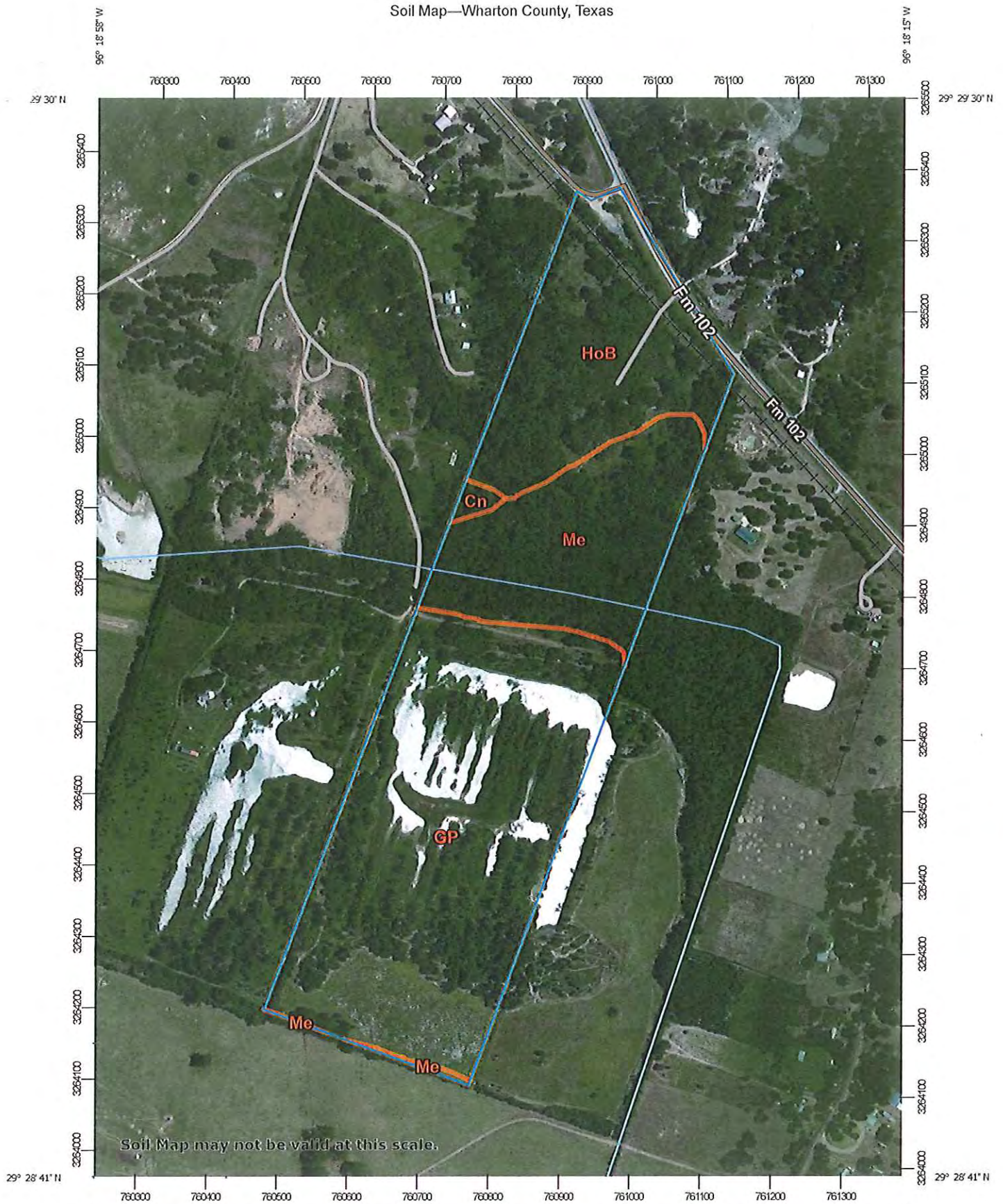






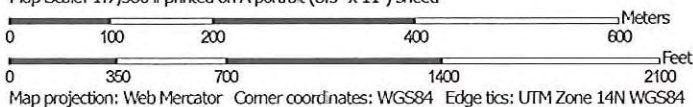


# Soil Map—Wharton County, Texas



Soil Map may not be valid at this scale.

Map Scale: 1:7,380 if printed on A portrait (8.5" x 11") sheet.
































































Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/23/2017  
Page 1 of 3



## MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
 Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
 Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	 Streams and Canals
	 Closed Depression	 Transportation
	 Gravel Pit	 Rails
	 Gravelly Spot	 Interstate Highways
	 Landfill	 US Routes
	 Lava Flow	 Major Roads
	 Marsh or swamp	 Local Roads
	 Mine or Quarry	 Background
	 Miscellaneous Water	 Aerial Photography
	 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:

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 11, Sep 21, 2016

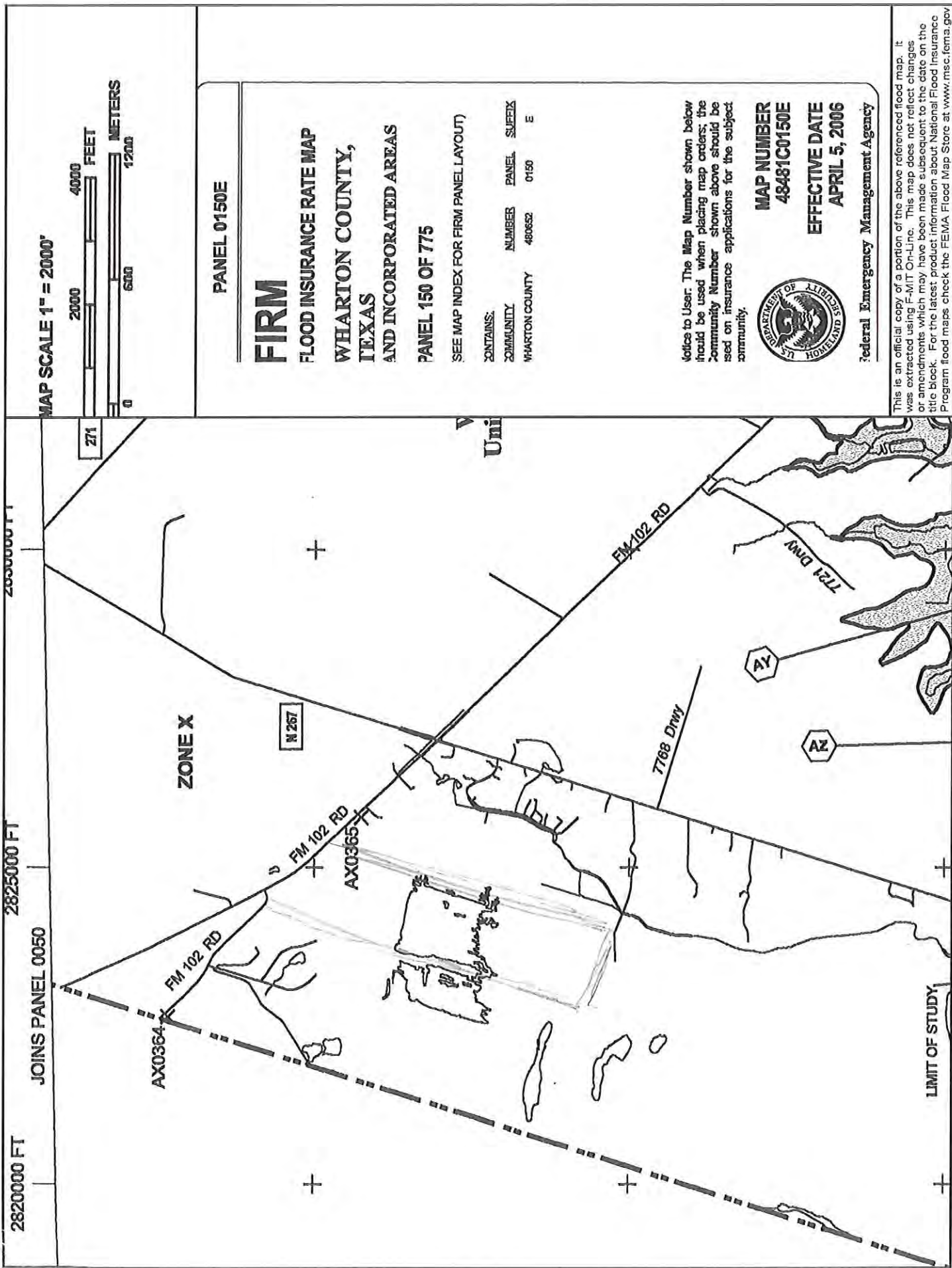
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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
Cn	Clemville silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.6	0.7%
GP	Pits, gravel	47.6	53.8%
HoB	Hockley fine sandy loam, 0 to 3 percent slopes	21.4	24.2%
Me	Brazoria clay, 0 to 1 percent slopes, rarely flooded	18.8	21.3%
Totals for Area of Interest		88.4	100.0%



PANEL 0150E

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**WHARTON COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**  
**PANEL 150 OF 775**

SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:			
COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON COUNTY	480652	0150	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**  
**48481C0150E**  
**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](http://www.msc.fema.gov)