

# OUTSTANDING COMMERCIAL PROPERTY

**Sealy-Austin County**

**78.17 Acres \* FM 3013 @ Rice Field Rd**



**Near Wal-Mart Distribution Ctr  
Intersection FM3013 & FM3538  
Three Phase Electricity Available  
Access to City of Sealy Utilities**





### **Sealy\* Austin County**

**This 78.17 acre property is located at the intersection of FM 3013 and FM 3538/Rice Field Road. The property has approximately 1269 feet of frontage on FM 3013 and approximately 2539 feet of frontage on Rice Field Road. The property lies in the City of Sealy's ETJ, across FM 3013 from the incorporated limits of the City of Sealy. The property lies approximately 3 miles south of I-10 and Highway 36S and within 1/2 mile of the Wal-Mart Distribution Center. Three phase electricity is available along FM 3013 and Rice Field Road, directly across from this 78.17 acre property. City of Sealy utilities are presently near the property. The property is presently taxed as agriculture exempt property. The owner may consider an acceptable division of the property. Simply speaking This is an Outstanding Commercial Property!!**

**PRICE: \$25,000.00 Per Acre**

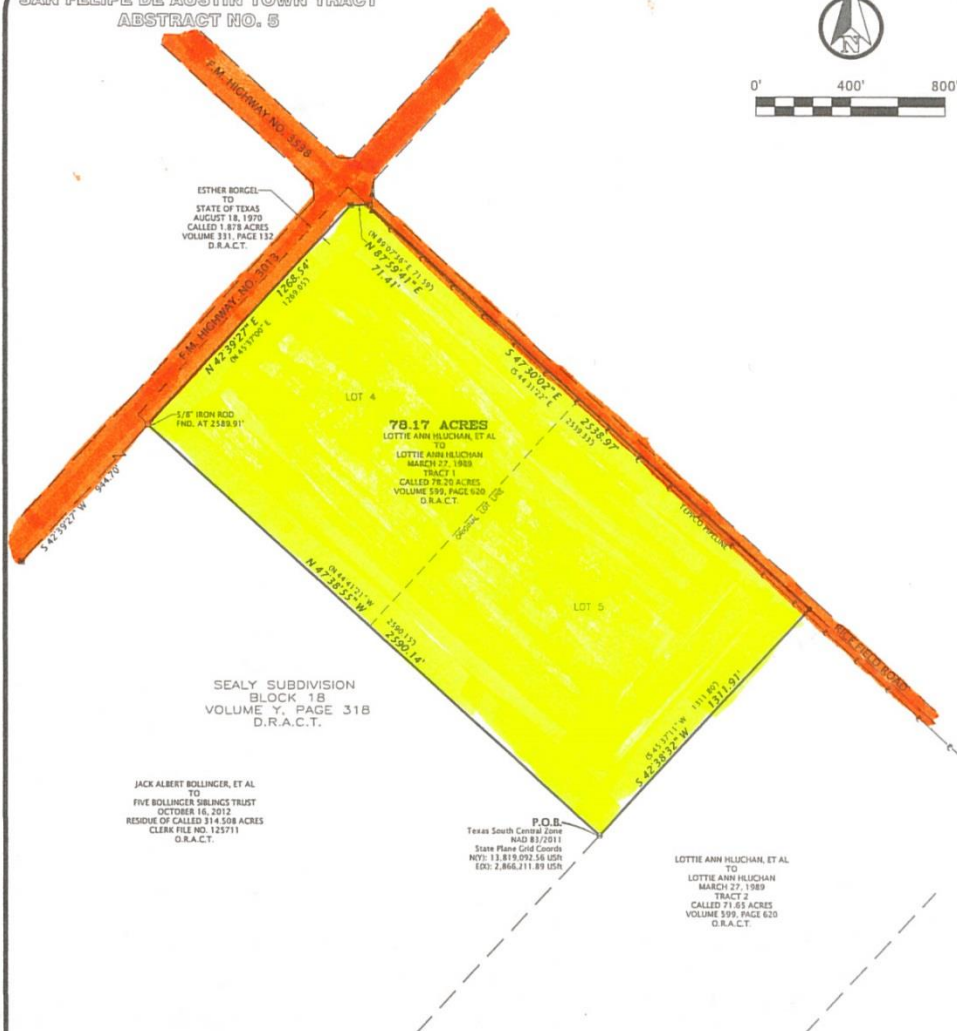
Bill Johnson and Associates Real Estate Company will co-broker if Buyer is accompanied by his or her Agent at all property showings.



AUSTIN COUNTY, TEXAS  
SAN FELIPE DE AUSTIN TOWN TRACT  
ABSTRACT NO. 5



0' 400' 800'



**SCHEDULE B EASEMENT NOTES**

1. THAT CERTAIN EASEMENT TO SHELL PIPE LINE COMPANY AS PER VOLUME 258, PAGE 155 D.R.A.C.T. HAS NO DEFINED RIGHT OF WAY AND IS NOT LOCATABLE ON SURVEY.
2. THAT CERTAIN DEED TO THE STATE OF TEXAS AS PER VOLUME 331, PAGE 132, D.R.A.C.T. HAS A DEFINED EASEMENT AND IS SHOWN ON SURVEY.

**SURVEY NOTES**

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED STRICTLY ON A TITLE COMMITMENT ISSUED OCTOBER 3, 2014 (EFFECTIVE: SEPTEMBER 17, 2014) BY ALL TEXAS TITLE, C.F. NO. 14-86059.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. AS PER VOLUME Y, PAGE 318, D.R.A.C.T. AND ANY OTHER THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. THE SURVEYOR DID NOT PHYSICALLY LOCATE THE SHOWN TEPSCO PIPELINE. THE LINE SHOWN IS AS POINTED OUT BY PIPELINE REPRESENTATIVE ON THE GROUND AND IS CONSIDERED BY THE UNDERSIGNED TO BE SHOWN IN THE APPROXIMATE LOCATION.

**SURVEYOR CERTIFICATION**

THIS SURVEY WAS MADE ON THE GROUND ON OCTOBER 9, 2014 AND NOVEMBER 10, 2014 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.  
BY: MATTHEW W. LOESSIN, RPLS  
TEXAS REGISTRATION NO. 5953



**LEGEND**

- 1/2" IRON ROD FOUND
- ⊕ 5/8" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ▲ PIPELINE MARKER
- ( ) RECORD INFORMATION

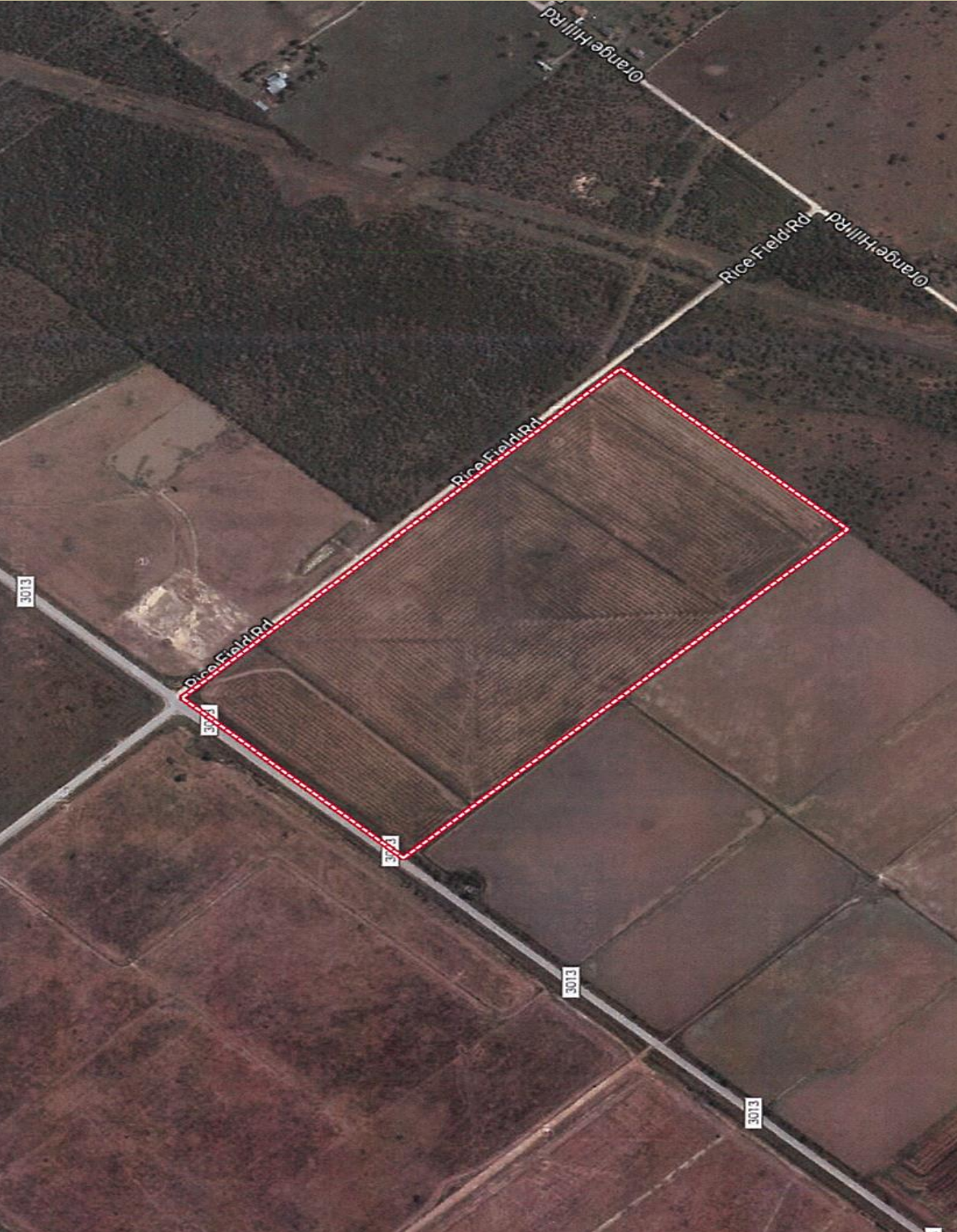
HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)  
VERTICAL DATUM: NAVD 88  
COMBINED SCALE FACTOR: 0.99988102  
BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE  
DISTANCES SHOWN ARE SURFACE VALUES

**SURVEY PLAT OF 78.17 ACRES  
SAN FELIPE DE AUSTIN TOWN TRACT, A-5  
AUSTIN COUNTY, TEXAS**

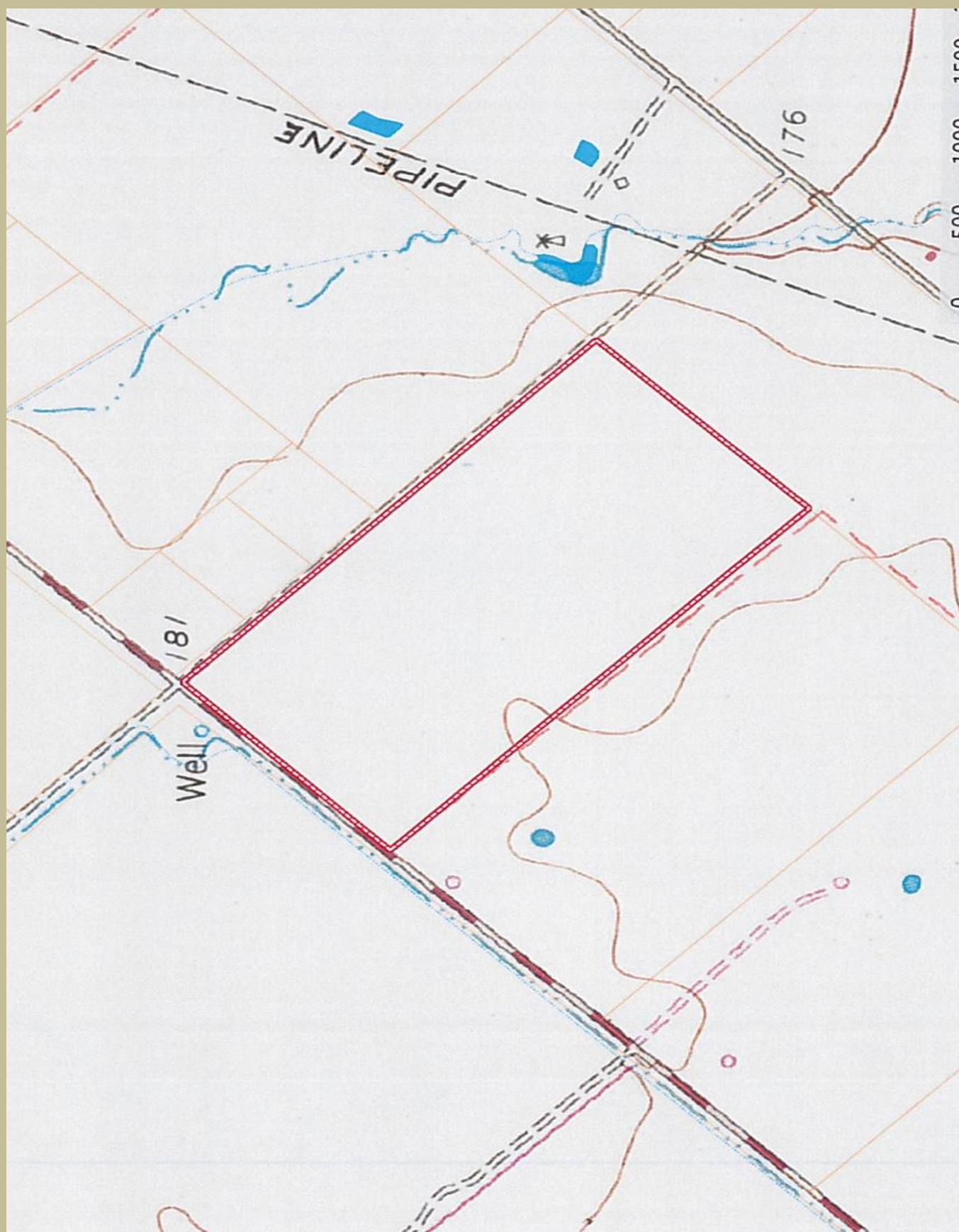
DATE: 11/11/2014  
DRAWN BY: KAC  
CHECKED BY: MWL  
FIELD CREW: NCHVSSC  
PROJECT NO: 2014101055  
COUNTY: AUSTIN  
SCALE: 1" = 400'  
SHEET: 1 OF 1



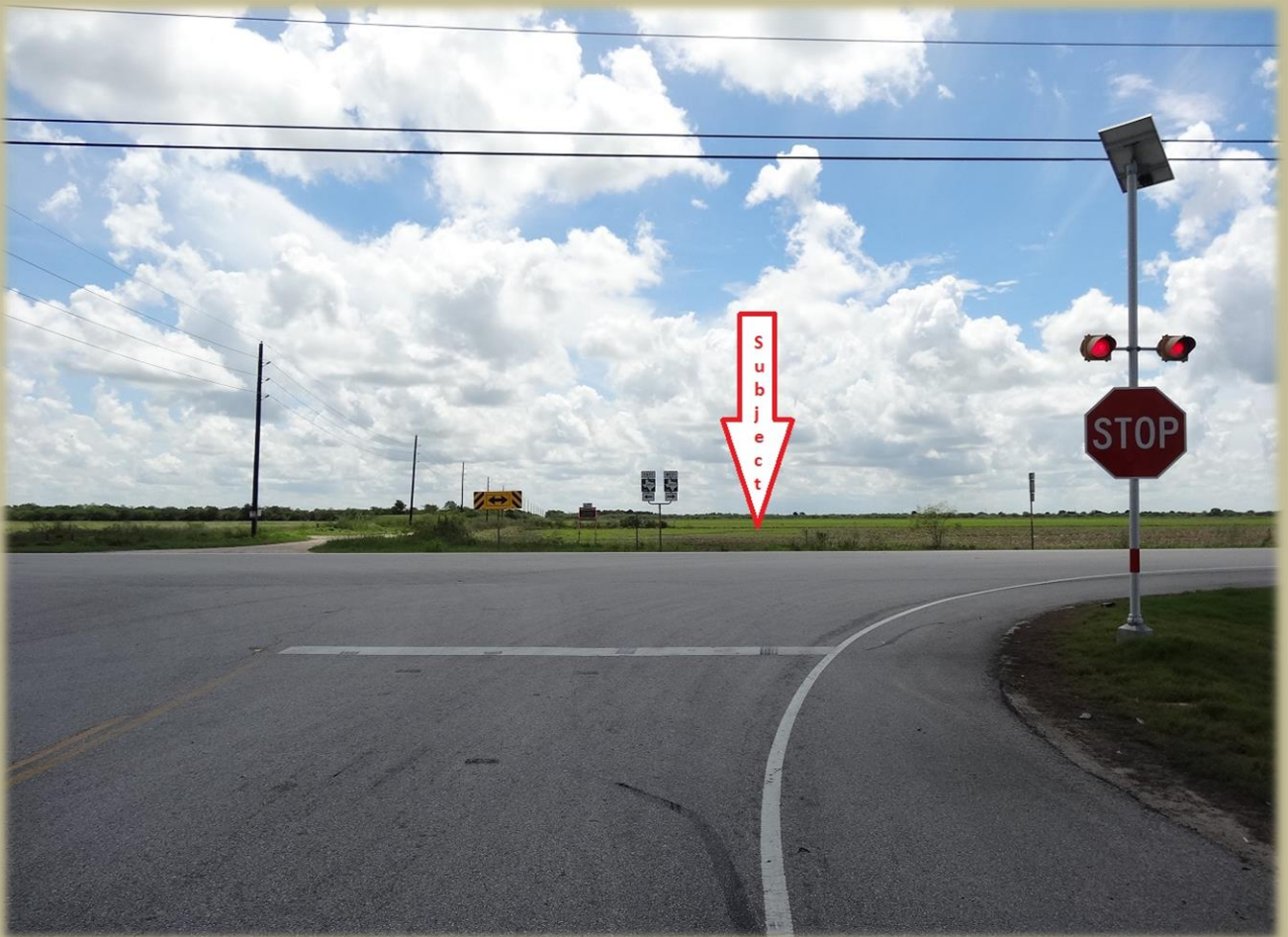
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WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR











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*Texas is Our Territory*  
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