

PROPERTY INFORMATION

ADDRESS: 402 W. Milam – Wharton, TX 77488

OWNER: Hudgins-Groover Real Estate
Richard T. Hudgins, Partner
Michael W. Groover, Partner

NOTICE: The owners, Richard T. Hudgins and Michael W. Groover, are licensed real estate brokers in the State of Texas.

LEGAL DESCRIPTION:

LOTS 1 AND 2, GODSEY ADDITION TO THE CITY OF WHARTON, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 485, PAGE 175, DEED RECORDS OF WHARTON COUNTY, TEXAS, ALSO DESCRIBED UNDER ACCOUNT NUMBER 10475-000-001-00 AND R15740 (ACCOUNT NO. 10475-000-001-00)

SIZE: 14,500 s.f. (0.333 acre)

FRONTAGE:

- Milam Street – 100 ft.
- Richmond Rd. – 145 ft.

UTILITIES:

- Water – 8 in / Milam Street and Richmond Rd
- Sanitary Sewer – 8 in / Alley at North end of Property
- Storm Sewer – 30 in / Milam Street

TRAFFIC COUNT:

- Richmond Rd (at Caney Street) – 8,735
- Milam Street (east of Richmond Rd) – 6,234
- Milam Street (west of Richmond Rd) – 1,320

FLOOD PLAIN: According to FEMA Map Panel No. 48481C0365E, the property is in Zone X (areas out of the 100-year flood plain).

402 W. Miliam
Wharton, TX

APPRAISAL DISTRICT PLAT MAP



HUDGINS-GROOVER REAL ESTATE

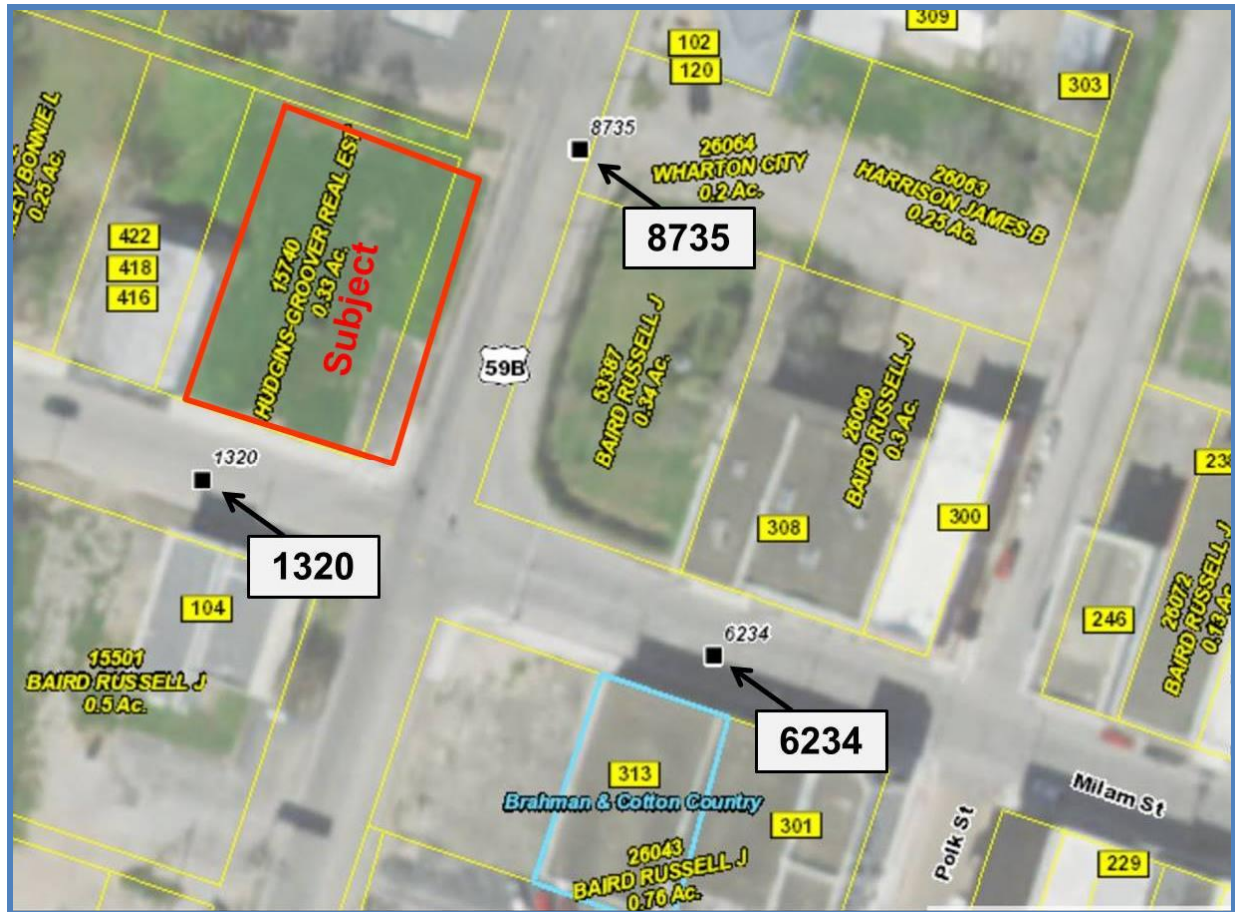
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CITY UTILITIES MAP



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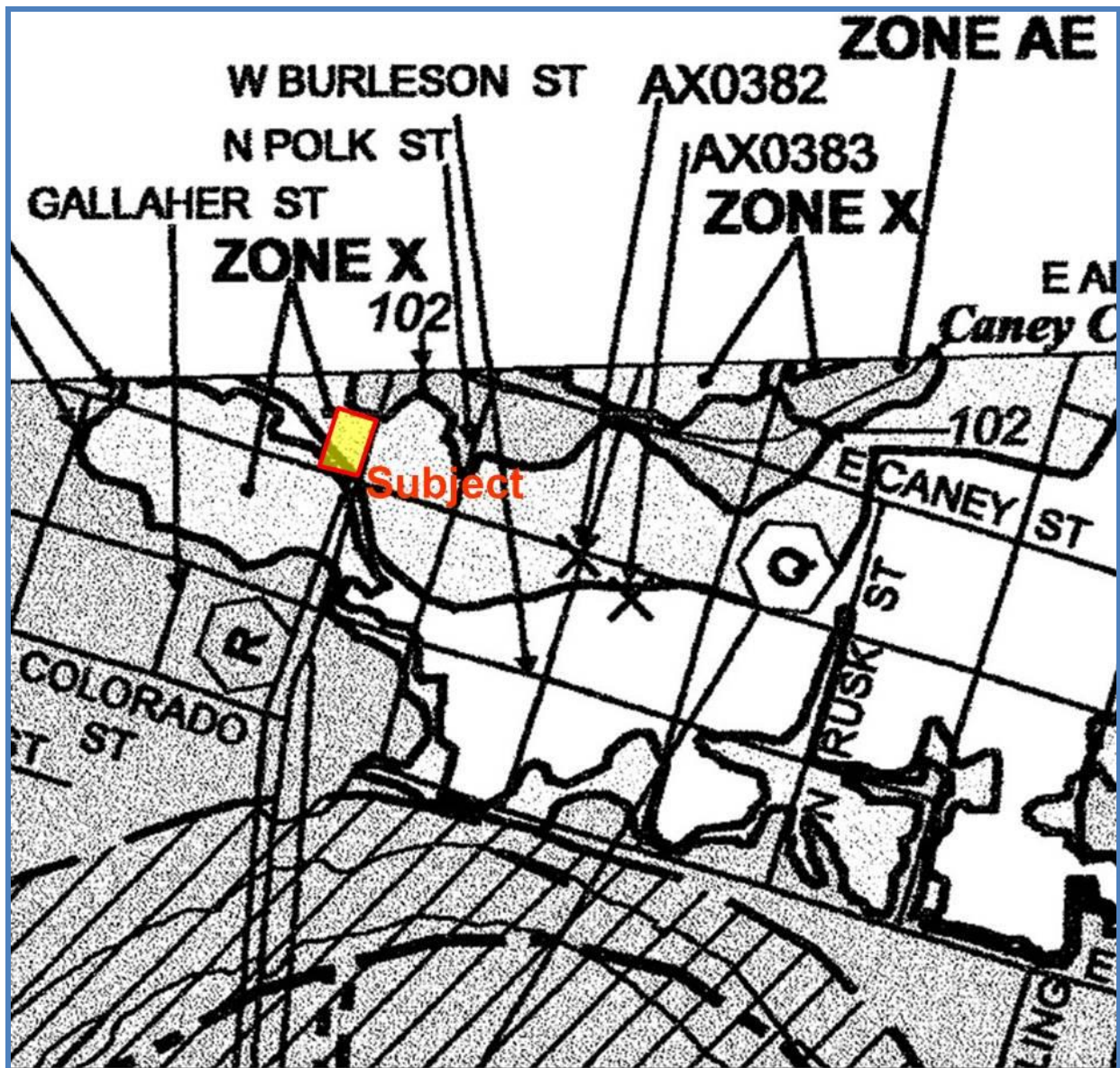
TRAFFIC COUNT MAP



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FLOOD PLAIN MAP



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