



C.E. Muegge
Real Estate



0 CR 309, Hillje, Texas

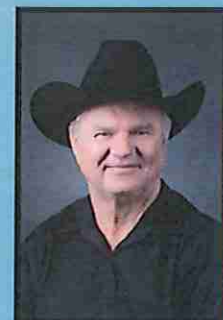
Acres:	12	School District:	Louise ISD
Shape:	Rectangular	Flood Zone:	Zone X
Improvements:	Fencing	Topography:	Flat
Current Use:	Hunting	Minerals:	None

Versatile tract suitable for either a country home site or recreational use. Perfect for dove hunting and has the potential for duck hunting by creating a series of duck ponds from the portion of the property that was previously mined for sand.

Directions: From Houston, Hwy 59S past El Campo. Travel app. 4 miles and take a left on CR 309 in Hillje. Travel for app. 1/2 mile and property will be on your right.

C.E. MUEGGE REAL ESTATE

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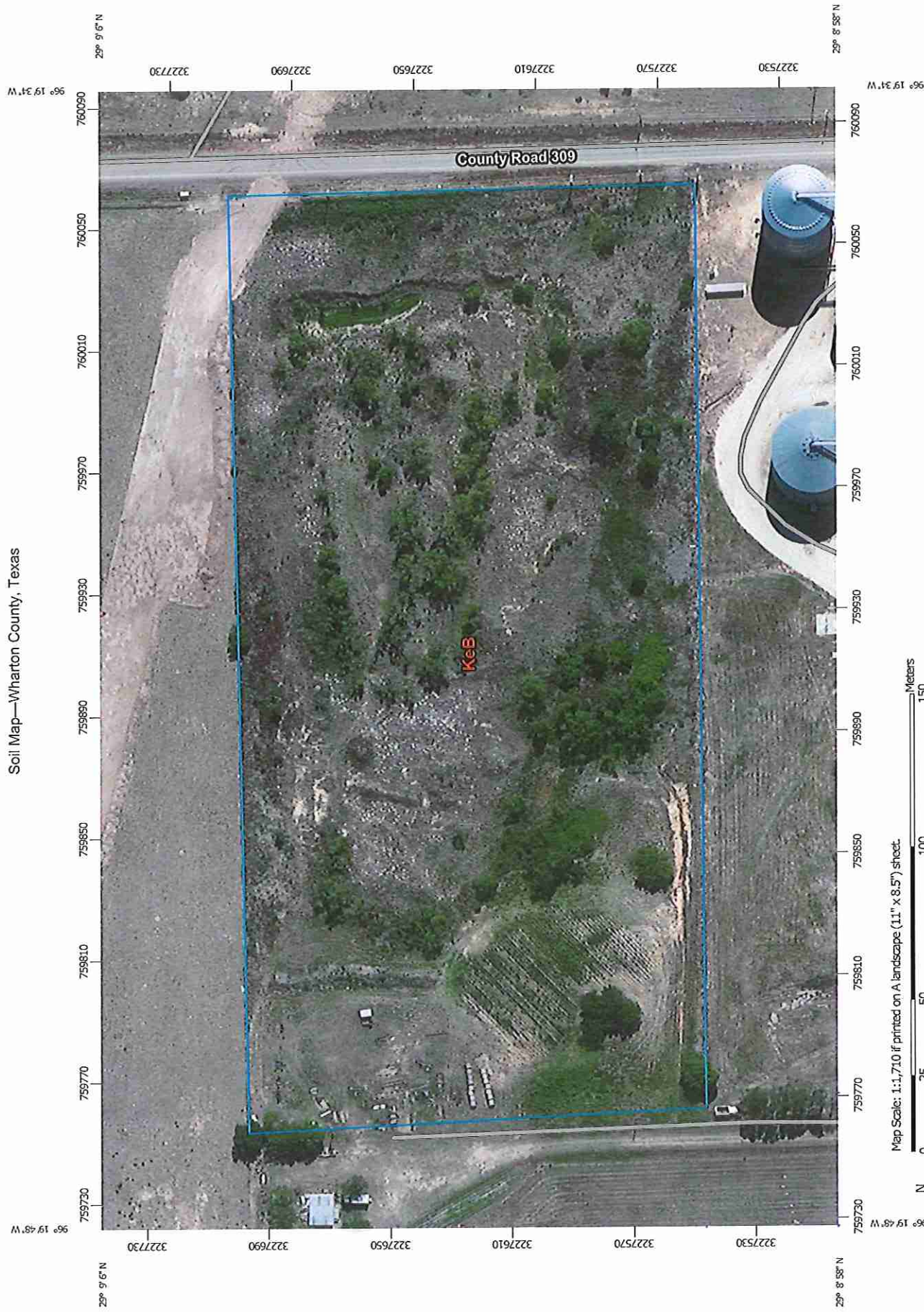
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309

304

Soil Map—Wharton County, Texas



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 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: <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 10, Sep 21, 2015

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

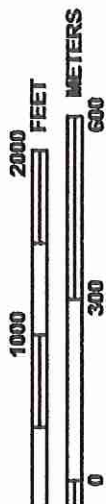
Date(s) aerial images were photographed: Jan 27, 2011—May 14, 2011

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
KeB	Kuy sand, 0 to 5 percent slopes	11.5	100.0%
Totals for Area of Interest		11.5	100.0%

MAP SCALE 1" = 1000'



UNION PACIFIC RAILROAD

Wharton County
Unincorporated Areas
480652

309

AX2564X

15387 Drwy

15385 Drwy

PANEL 0515E

FIRM

FLOOD INSURANCE RATE MAP

WHARTON COUNTY,
TEXAS

AND INCORPORATED AREAS

PANEL 515 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WHARTON COUNTY	480652	0515	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
48481C0515E

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

EXHIBIT

Property (including any improvements):

12.00 ACRES OF LAND, SITUATED IN WHARTON COUNTY, TEXAS, IN THE ISABELLA WOOD SURVEY NO. 2, ABST. NO. 684, BEING THE SAME REAL PROPERTY DESCRIBED IN A DEED FROM FRANK L. RECK, JR. AND WIFE, ELSIE RECK TO SHARON PERRY, DATED ~~January 14, 1934~~, RECORDED IN VOLUME 88 ON PAGE 479 OF THE WHARTON COUNTY DEED RECORDS, and BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake marking the northeast corner hereof, same being the Northeast corner of the above referred to 64 acre tract, said stake being in the center line of a 60 ft. Public Road, and in the common line between the E.T.R.R. Co. Survey No. 31, Abst. No. 109, and the Isabella Wood Survey No. 2, Abst. No. 684;

THENCE N. 89° 38' W., with the North line of said 64 acre tract, at 41.6 feet a stake for reference under the fence on the West side of said Public Road (the fence is bowed out at this point), and continuing the same course in all 1047.68 feet to the Northwest corner hereof;

THENCE South 499.07 feet to the Southwest corner hereof;

THENCE S. 89° 38' E., at 12.05 feet an iron pipe marking the Northwest corner of the 16.00 acre Gln Tract, and continuing with the North line of said Gln Tract, at 1017.68 feet an iron pipe for reference in the West line of said 60 ft. Public Road, and continuing the same course in all 1047.68 feet to an iron pipe marking the Southeast corner hereof, same being the Northeast corner of said Gln Tract, in the center line of said Public Road;

THENCE North, with the center line of said Public Road, same being the common line between the E.T.R.R. Co. Survey No. 31, and the Isabella Wood Survey No. 2, 499.07 feet to the place of beginning, containing 12.00 acres of land.