

C.E. Muegge Real Estate



Drop dead gorgeous parcel in Sargent, Matagorda County, Texas. Approximately 1 hour south of Houston's Sam Houston Tollway. Huge live oaks along Caney Creek and Bellis Bayou. Lots of deer and wild hogs. Nice beach within 5 miles. 30 minutes by boat to East Matagorda Bay. Electric boat hoist and docking pier. 1288' sq. ft. beach home. Truly a one of a kind property!

0000 Hawkins Rd., Sargent
\$473,160.50: \$5,000/Acre

Area:	Sargent	Drainage:	'Good
School District:	Van Vleck ISD	Topography:	Flat
Shape of Tract:	Irregular	Soil Type:	Asa Silty Loam, Brazorial Clay, Pledger Clay
Current Use:	Recreational	Minerals:	Unknown
Acreage:	94.63	Flood Zone:	Zone AC - 2' build up
Taxes:	\$6585	Property Roads:	Gravel
Improvements:	Home, electric boat hoist, pier, water well, fencing	Road Frontage:	Hawkins Rd.

Eric Muegge

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Google

MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Units
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Special Line Features

Gully

Short Steep Slope

Other

Very Stony Spot

Wet Spot

Other

MAP INFORMATION

Map Scale: 1:7,540 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

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 accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

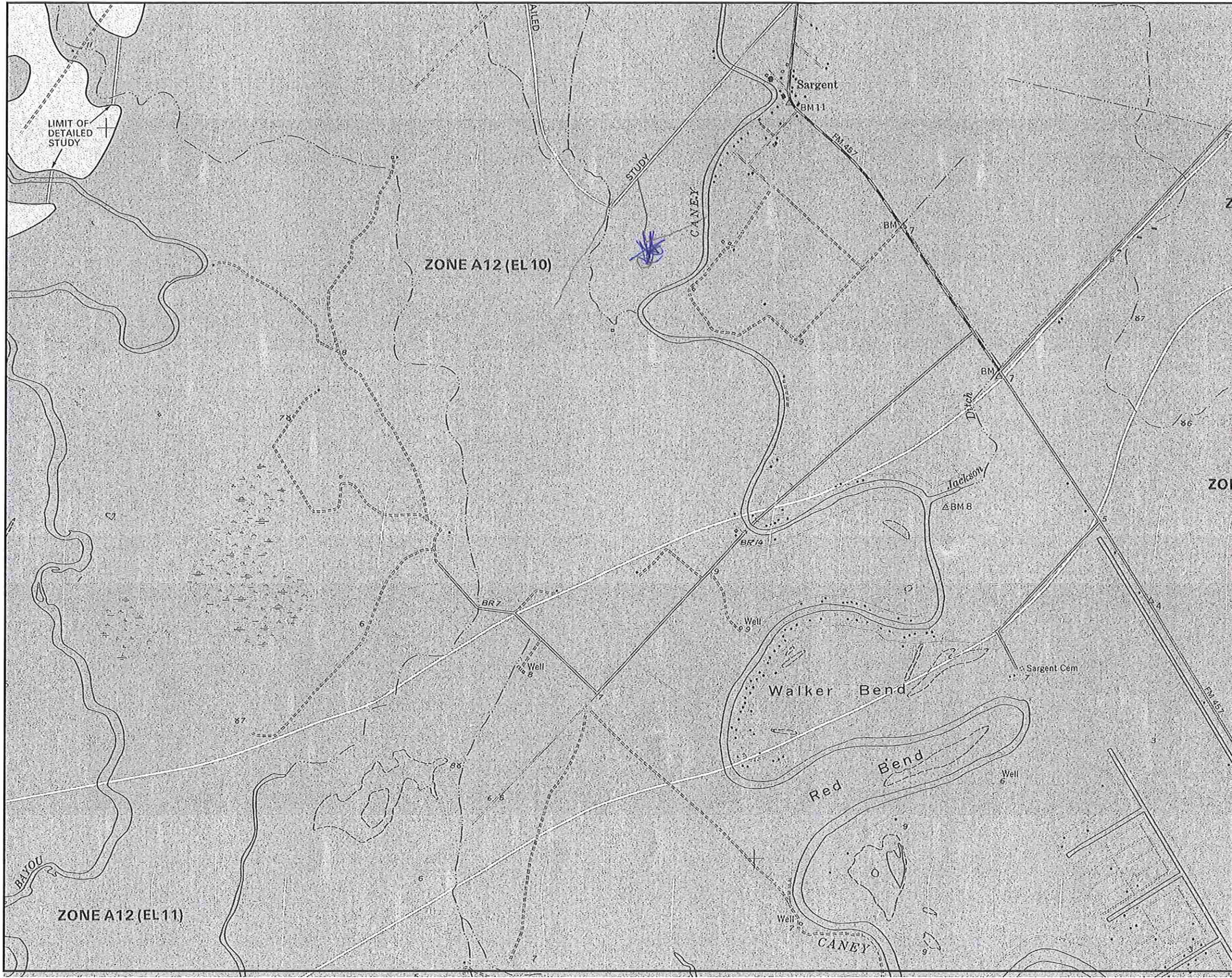
Soil Survey Area: Matagorda County, Texas
Survey Area Data: Version 8, Sep 21, 2012

Date(s) aerial images were photographed: Data not available.

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

Matagorda County, Texas (TX321)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
As	Asa silty clay loam, rarely flooded	20.4	20.6%
Br	Brazoria clay, rarely flooded	32.6	33.0%
Pe	Pledger clay, rarely flooded	44.1	44.6%
W	Water	1.8	1.9%
Totals for Area of Interest		99.0	100.0%



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**MATAGORDA COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

PANEL 450 OF 775
(SEE MAP INDEX FOR PANELS NOT PRINTED)

- NOTE -

THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1990 (PL 101-591).

COMMUNITY-PANEL NUMBER
485489 0450 D

MAP REVISED:
MAY 4, 1992



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