

# COLORADO COUNTY, TEXAS

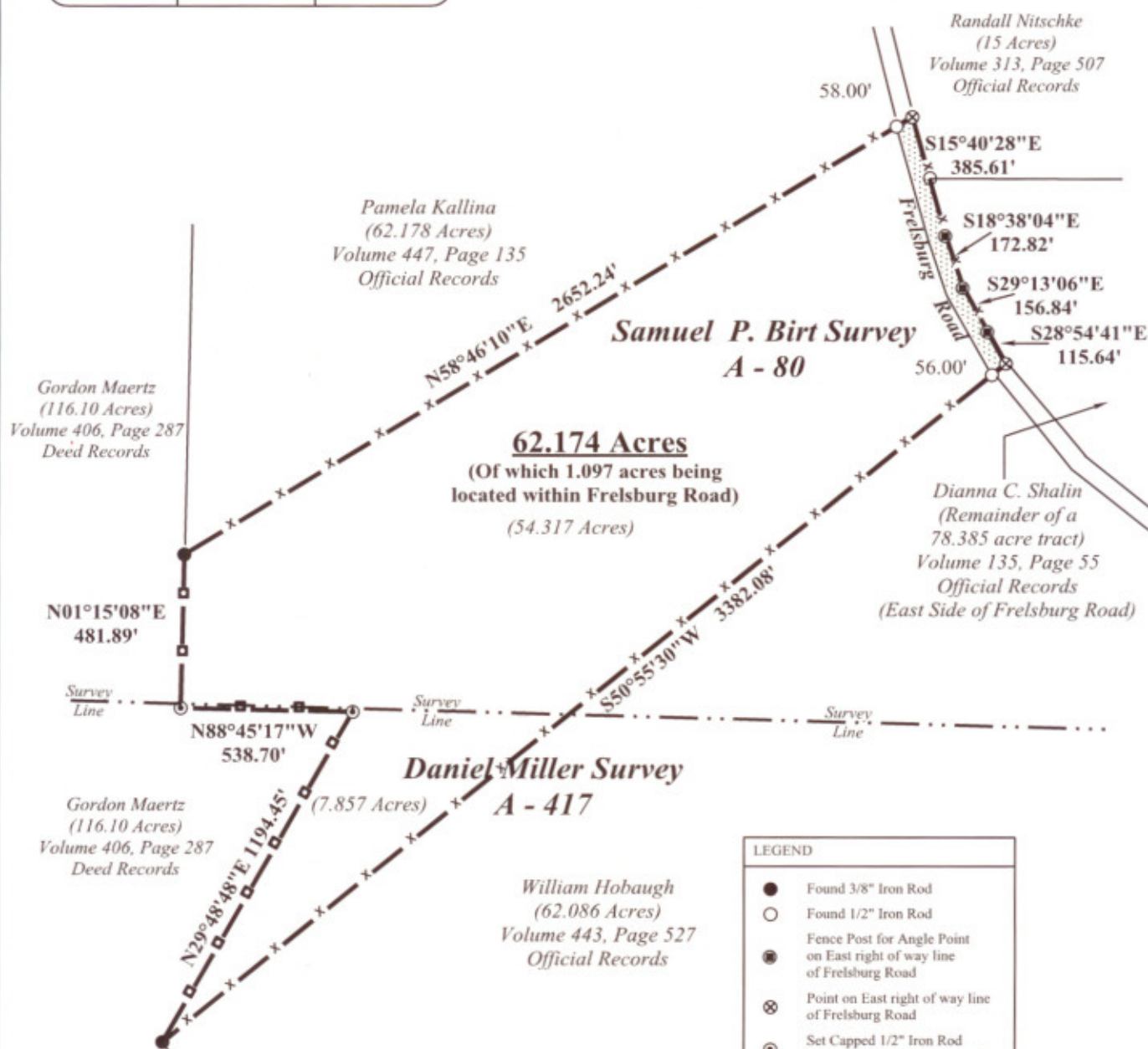
## SAMUEL P. BIRT SURVEY (A - 80)

## DANIEL MILLER SURVEY (A - 417)



FILE NAME <b>NELSON.TRV</b>		
SCALE <b>500 Ft/In</b>	DATE <b>8-2-2006</b>	DRAWN BY <b>BJP</b>
JOB <b>08022006-001</b>	REVISION <b>1/1</b>	SHEET <b>1/1</b>

Property Address: Frelsburg Road  
Alleyton, TX 78935



LEGEND	
●	Found 3/8" Iron Rod
○	Found 1/2" Iron Rod
⊙	Fence Post for Angle Point on East right of way line of Frelsburg Road
⊗	Point on East right of way line of Frelsburg Road
⊙	Set Capped 1/2" Iron Rod Stamped "RAU RPLS 4173"
—x—	Wire Fence
—■—	Game Proof Fence

### Notes

- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 48089C0100 C, effective date January 3, 1990.
- (2) Property description to accompany this plat.

Survey Plat of a 62.174 acre tract of land situated in the Samuel P. Birt Survey, Abstract No. 80, and the Daniel Miller Survey, Abstract No. 417, Colorado County, Texas, of which 1.097 acres being located within Frelsburg Road and being all that land described as 62.322 acres in Deed dated December 16, 1992, from Wilma Nelson to Gerion Hugh Nelson, et al, recorded in Volume 42, Page 130, Colorado County Official Records.

### Rau Surveying

1276 Hwy 71 - P.O. Box 692 Columbus, Texas, 78934  
Phone (979)-732-8494 Fax (979) 732-6468

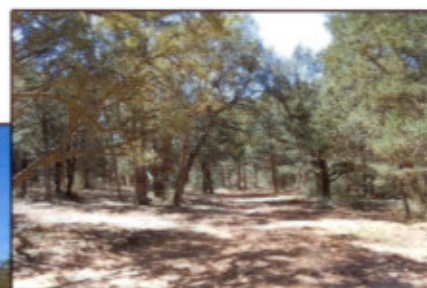
I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.

Darrell D. Rau, Registration No. 4173





# C.E. Muegge Real Estate



## 1080 Frelsburg Rd., Mentz, TX

### \$905,000

Absolutely gorgeous hill country ranch situated between Columbus and Sealy, Texas. Huge century old live oaks and gently rolling terrain will be a great attraction for the discriminate buyer looking for the perfect hill country getaway. Within commuting range from the Katy area, this decked out 2700 square foot barndominium and garage/barn area provides a great place to raise a family or use as a country retreat. Numerous RV trails, fish ponds, abundant wildlife, and being part of this quaint little community can provide all you are looking for in country living.

Area:	Mentz	Irrigation:	None
School District:	Columbus ISD	Drainage:	Excellent
Shape of Tract:	Irregular	Topography:	Rolling
Current Use:	Recreation	Soil Type:	Sandy Loam
Acreage:	62.174	Minerals:	Negotiable
Taxes:	\$3,768.74	Flood Zone:	Out of Flood Plane
Improvements:	Home	Road Frontage:	828' on Frelsburg Rd.

### Eric Muegge

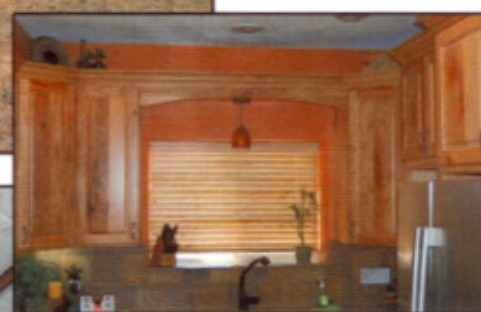
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# C.E. Muegge Real Estate



Bedrooms: 3  
 Bathrooms: 4  
 Square Feet: 2,700 (CAD)  
 Year Built: 2007  
 Heating: Central Gas  
 A/C: Central Electric  
 Fireplace: One  
 Foundation: Slab  
 Master Bedroom: 16' x 14'

Bedrooms #2 & #3: 15' x 14'  
 Exterior: Metal/Stone  
 Roof: Metal  
 Living Room: 22' x 16'  
 Dining Room: 10' x 10'  
 Kitchen: 10' x 9'  
 Gameroom: 18' x 16'  
 Laundry: 10' x 10'  
 Garage/Barn: 50' x 39'