

25 Acres

Tract 6

FM 2814

Gonzales County Texas

**LOCATION:** The property lies about 4 miles by road South of Interstate 10 , six miles South of Waelder, Texas. Waelder is a town with a population of approximately 800 people, located about 16 miles Northeast of Gonzales, 12 miles West of Flatonia, about 70 miles East of San Antonio and approximately 130 miles West of Houston. To reach the property from IH-10 at the intersection of Texas Highway 97, one would drive South on Texas Hwy. 97 about ¼ mile South, then turn left (East) on Texas FM 2814 for about 3.7 miles to the property on the right. The Northeast corner of the property lies at the intersection of FM 2814 and County Road 516. (See Maps)

**ACCESS:** The property has about 711 feet of frontage on FM 2814. Access to the property is from a gate at the frontage along FM 2814.

**OPTIONS:** There are currently 5 tracts available to be purchased ranging from 25 acres to 49.9 acres. One may purchase one of the properties or combine several adjoining tracts. Please see the listing agent for a plat and price list.

**Terrain:** The terrain on this tract is rolling with elevations ranging from 310 feet above msl on the back or West side to 340 feet msl on the East side near FM 2814. There are several good building sites on the property. Drainage on this tract is generally to the South.

1.

**VEGETATION:** This property is mostly heavily wooded with scattered Live Oak, Post Oak, Cedar Elm and native brush cover that could hold native wildlife. Native grasses include common bermudagrass, hails panicum, little bluestem, Texas winter grass, rescue grass and hairy grama.

**SOILS:** The soils are fairly uniform throughout consisting of sandy loam soils overlying a clay subsoil.

**FENCING:** The property is fenced on the two sides, the East and West.

**WATER:** There is no existing water well on the property and there is no rural water service in the immediate area. The area is blessed with shallow fresh water in the Carrizo strata thought to be generally in the 210 to 330 foot range below the ground surface. Water from water wells on neighboring properties is potable; but a water filter is normally used to filter out iron and other impurities. Water well drillers in the area include:

Link Benson, Waelder, TX – 830-203-1722

Quoted \$27,50 per foot with 4.5 inch casing, gravel packed, schedule 140 PVC (So a 300' deep well might cost \$8,250 unequipped)

Bryce Wagener, B&S Water Well System Installer/Water Well Driller  
Nixon, TX 78140 – 830-556-9243

Chandler Drilling Inc., Yoakum, TX 361-293-3168 [chandlerdrilling.com](http://chandlerdrilling.com)

Note: The water well information on neighboring places are shown on the attached page.



Utilities: Guadalupe Valley Electric Cooperative power runs along the Eastern side of FM 2418. This single phase service overhead line is extended in a Westerly direction along the Southern boundary of Tracts 1, 2 and 3 and along the Eastern boundary of Tract 7 (as well as along the Eastern boundary of Tracts 4, 5 and 6) providing access to power to each tract. The Buyer will have to obtain an electric meter through GVEC. Cell service is good in the area.

WILDLIFE: The property is heavily wooded which makes for good wildlife habitat. There are Whitetail deer, turkey and feral hogs in the area. In this area there are also dove, raccoon, squirrel, fox, coyote, rabbits, and opossum.

TAXES: For 2019 the property is taxed "Ag Use" taxation. The 2018 taxes on the total 196 acres were \$385.10 or \$1.956 per acre per year. To continue "Ag Use" or "Wildlife" taxation, the new property Buyers will need to apply for one of those prior to May 1, 2020.

EASEMENTS: Apparently there is one old pipe line easement on the property along the FM 2814 frontage. This seems to be abandoned. A Guadalupe Valley Electric Cooperative easement is along the Southern boundary of Tracts 1,2 and 3 and along the Eastern boundary of Tract 7 (and along the Eastern boundary of Tracts 4,5 and 6) providing access to power to each tract.

MINERALS: The Sellers own a portion of the mineral estate and will convey one-half of their owned mineral estate at closing. The property is not presently leased for oil and gas exploration. There is some drilling activity in the area.

**PRICE:** See the price list shown on the attached sheet, cash to Seller.

Note: The above information has been deemed correct, but is not guaranteed and is subject to changes, corrections, and/or withdrawal from the market without prior notice. The owner makes no representations, warranties or disclosures as to the property except as to title. The property is being sold "as is, where is" with all faults and without warranty, representation or guaranty, express or implied, as to the condition or fitness of the property.

**GONZALES HEIGHTS, LLC**  
**PRICE LIST AS OF SEPTEMBER 6, 2019**  
**PRICES SUBJECT TO CHANGE\***

<u>LOT</u>	<u>ACRES</u>	<u>COMMENT</u>	<u>PRICE/AC</u>	<u>PRICE \$</u>
1	25.10	W/Tank	8,187.61	205,509 (NW CORNER, CKWSE)
2	27.165	CR 516	7,590	206,182
3	23.667	Pens, FM2814	7,700	182,236
6	26.00	FM 2814	8,842	229,892
7	49.90	FM 2814	7,425	370,507
	<b>151.832</b>			

\*PRICES: THIS INITIAL PRICE LIST DATED **SEPTEMBER 6, 2019** MAY BE UPDATED PERIODICALLY BY SELLER. **CO-LISTING BROKERS** AGREE TO COMPLY WITH PRICE CHANGES UNLESS THERE ARE CIRCUMSTANCES WHICH ARE IN SELLER'S BEST INTEREST.



M.A. WILLIAMS A-82

150.00 ACRES  
EDITH LILLIAN HARRIS  
VOL. 811, PG. 468  
O.R.G.C., TX.

PUBLIC ROAD  
RIGHT OF WAY  
CONZALES COUNTY  
VOL. 1098, PG. 013  
O.R.G.C., TX.

POINT OF BEGINNING  
Y = 13,775,904.82  
X = 2,511,771.31

POINT OF BEGINNING  
Y = 13,775,934.82  
X = 2,513,670.16

71.16 ACRES  
KEVIN HERMANN  
VOL. 1260, PG. 463  
O.P.R.G.C., TX.

POINT OF COMMENCING  
Y = 13,774,780.84  
X = 2,510,909.83  
FOUND 5/8" IRON ROD AT  
S 24°00'27" W 77.45'

109.60 ACRES  
ALTON KIEFER  
VOL. 837, PG. 753  
O.R.G.C., TX.

88.00 ACRES  
STELTON MITCHELL  
VOL. 258, PG. 182  
O.R.G.C., TX.

24.42 ACRES  
BENARD MITCHELL  
VOL. 334, PG. 347  
O.R.G.C., TX.

23.42 ACRES  
LENGRE MITCHELL ESTATE  
VOL. 158, PG. 205  
O.R.G.C., TX.



LINE	BEARING	DISTANCE
L1	S 01°25'29" E	36.09'
L2	S 00°10'04" W	326.70'
L3	S 00°28'03" W	230.77'
L4	N 84°18'43" E	435.55'
L5	S 85°09'31" E	443.14'
L6	N 01°25'29" W	54.36'
L7	N 59°14'38" W	62.93'
L8	S 88°30'16" W	193.80'
L9	N 02°55'21" W	480.97'
L10	N 85°29'22" E	158.56'
L11	N 05°13'15" W	178.83'
L12	N 38°54'58" W	76.70'
L13	N 85°29'22" E	158.18'
L14	N 88°30'16" E	285.33'
L15	N 03°10'25" E	113.13'
L16	N 06°58'02" E	60.97'
L18	S 00°28'03" W	342.58'
L19	S 00°27'18" W	286.94'
L20	S 01°56'32" E	40.45'
L21	N 02°55'21" W	19.18'

**LEGEND**

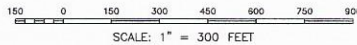
SET IRON ROD W/CAP STAMPED "RPLS 6388"

● FOUND FENCE POST UNLESS OTHERWISE NOTED

—X—X— FENCE

—OH— OVERHEAD UTILITIES

PP POWER POLE



**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 02/05/19. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**PRELIMINARY**

COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368

**BARTON & ASSOCIATES**  
LAND SURVEYING

196.83 ACRE TRACT

196.83 ACRES OUT OF THE M.A. WILLIAMS SURVEY ABSTRACT 82, BEING THAT SAME LAND CONVEYED BY THE H.A. FURRH ESTATE TO ANNABELLE FURRH, TRUSTEE OF THE H.A. FURRH ESTATE TRUST, AND DESCRIBED IN WARRANTY DEED DATED JUNE 12, 1972 AND RECORDED IN VOLUME 343, PAGE 335 OF THE DEED RECORDS OF CONZALES COUNTY, TEXAS.

Completion Date: 3-22-19 File Name: 196.83  
Scale: 1"=300' Surveyed by: CB/LB  
Drawn by: KS Checked by: AF/CB

1002021-78 B07



# Gonzales Heights Aerial Location Map

Texas, AC +/-



□ Boundary □ Boundary

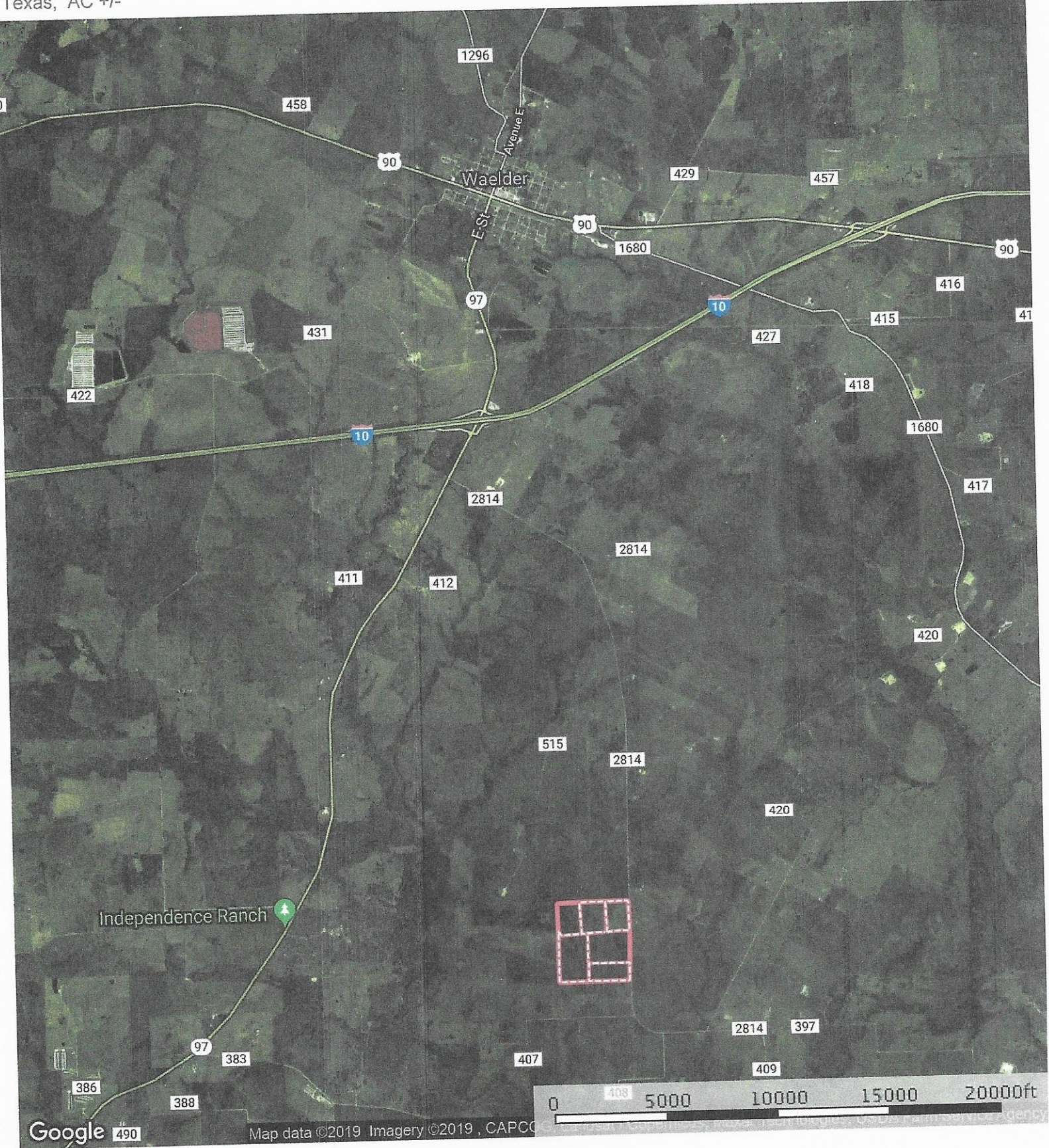
Randy Schriever

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



# Gonzales Heights Aerial Location Map

Texas, AC +/-



□ Boundary □ Boundary

Randy Schriewer

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WELL ID	DEPTH	PUMP LEVEL	GPM	DOWN DRAFT	WATER LEVEL	USAGE
344143	260	N/A	70	40	32	RIG SUPPLY
92769	250	N/A	100	8	48	STOCK
5843	240	100	27	N/A	21	DOMESTIC
270183	163	N/A	18	20	27	STOCK
6730302	560	N/A	100	10	26	N/A
361794	170	N/A	50	57	34	IRRIGATION
114366	410	140	90	20	98	DOMESTIC
5130	210	80	90	10	30	DOMESTIC

