



EQUAL HOUSING OPPORTUNITY



J. Frank
MONK



"On The Square"
At 10 N. Holland St.
Bellville, Texas 77418
Ph: (979) 865-3558
Fax: (979) 865-8143

1215 N. Meyer St., Sealy, TX 77474



\$1,500,000.00

Property Information

- ★ Acreage: 5.84 /ACAD
- ★ Address: 1215 N. Meyer
Sealy, TX 77474
- ★ County: Austin
- ★ Tax ID: 135688
- ★ Use: Commercial
- ★ Restricted
- ★ School District: Sealy ISD

5+/- acres of prime real estate on HWY 36 in Sealy, TX, just minutes from I-10. Excellent opportunity for an investor to immediately capitalize in an area with strong economic as well as development growth. Tract is perfectly positioned with superb visibility and optimum road frontage on a heavily traveled commuter route. Property also has agriculture uses. Water and utilities are available. This multi-faceted parcel has an abundance of favorable possibilities.



Driving Directions: From Courthouse go North on Main St. turn left on HWY 159. Turn left on Clelms Rd. Development will be on the left.

**AUSTIN COUNTY, TEXAS
CITY OF SEALY
ISAAC GIFFORD SURVEY
ABSTRACT NO. 179**



Scale 1" = 100'
August 1, 2020
File Name:
JonesFin.Zak

STATE HIGHWAY NO. 36 (100' Right of Way)
(aka NORTH MEYER STREET)

Burlington Northern & Santa Fe Railroad
(100' Right of Way)

Leroy Cerny
(7.49 Acres & 1.28 Acres)
File No. 180974
Official Records

(N 78° 51' 00" E - 722.55')
722.58'
N 79° 23' 53" E

(S 11° 02' 00" E - 353.56')
S 10° 30' 19" E
353.04'

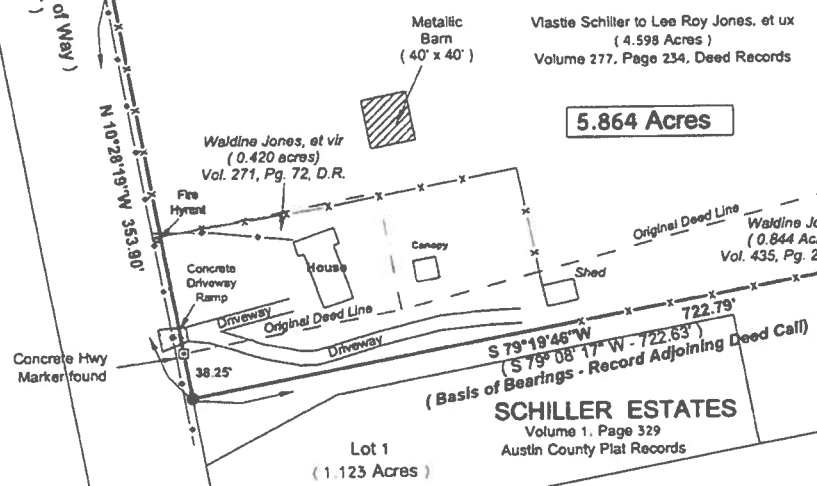
Vlastie Schiller to Lee Roy Jones, et ux
(4.598 Acres)
Volume 277, Page 234, Deed Records

5.864 Acres

Waldine Jones, et vir
(0.420 acres)
Vol. 271, Pg. 72, D.R.

Waldine Jones
(0.844 Acres)
Vol. 435, Pg. 278, D.R.

Sylvia Foerster
Lot 2 (1.050 Acres)
File No. 190943
Official Records



SCHILLER ESTATES
Volume 1, Page 329
Austin County Plat Records

Lot 1
(1.123 Acres)

Notes

- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (5) This survey is valid for this transaction only.
- (6) Title information was not furnished.
- (7) This property is subject zoning regulations and restrictions as imposed by the City of Sealy.
- (8) Property description to accompany this plat.

LEGEND	
○	½" Iron Rod set with plastic cap stamped RPLS 4173
●	½" Iron rod found
—○—	Overhead Power Line
-x-x-	Wire Fence
()	Record Deed Calls

Survey Plat of a 5.864 acre tract of land situated in the Isaac Gifford Survey, Abstract No. 179, City of Sealy, Austin County, Texas and being composed of the following tracts: (1) All of that land described as 4.598 acres in Deed dated September 30, 1964 from Vlastie Schiller to Lee Roy Jones, Jr., et ux, recorded in Volume 277, Page 234, Austin County Deed Records, and (2) All of that land described as 0.420 acres in Deed dated May 4, 1959 from Vlastie Schiller to Waldine Jones, et vir, recorded in Volume 271, Page 72, Austin County Deed Records, and (3) All of that land described as 0.844 acres in Deed dated August 14, 1980 from Edwin Schiller, et al to Waldine Jones, recorded in Volume 435, Page 278, Austin County Deed Records.

Rau Surveying
1278 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8468
Firm No. 10182600



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.

Darrell D. Rau, Registration No. 4173