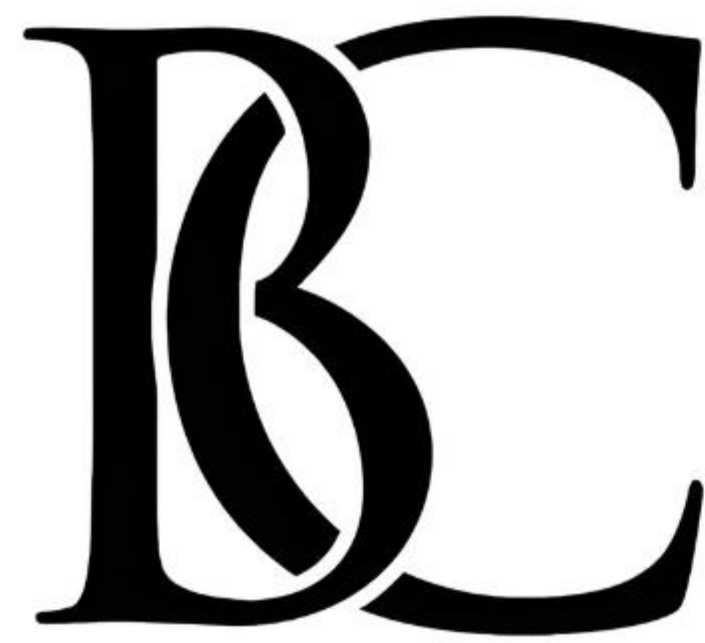


833 Countryhix Lane

SEALY, TEXAS

± 11.00 Acres

CALL BROKER FOR PRICING



BALL COMMERCIAL

— REAL ESTATE —



Hunter M. Ball

Founder & Principal ■ hunter@ballcre.com

Tommy Wilson

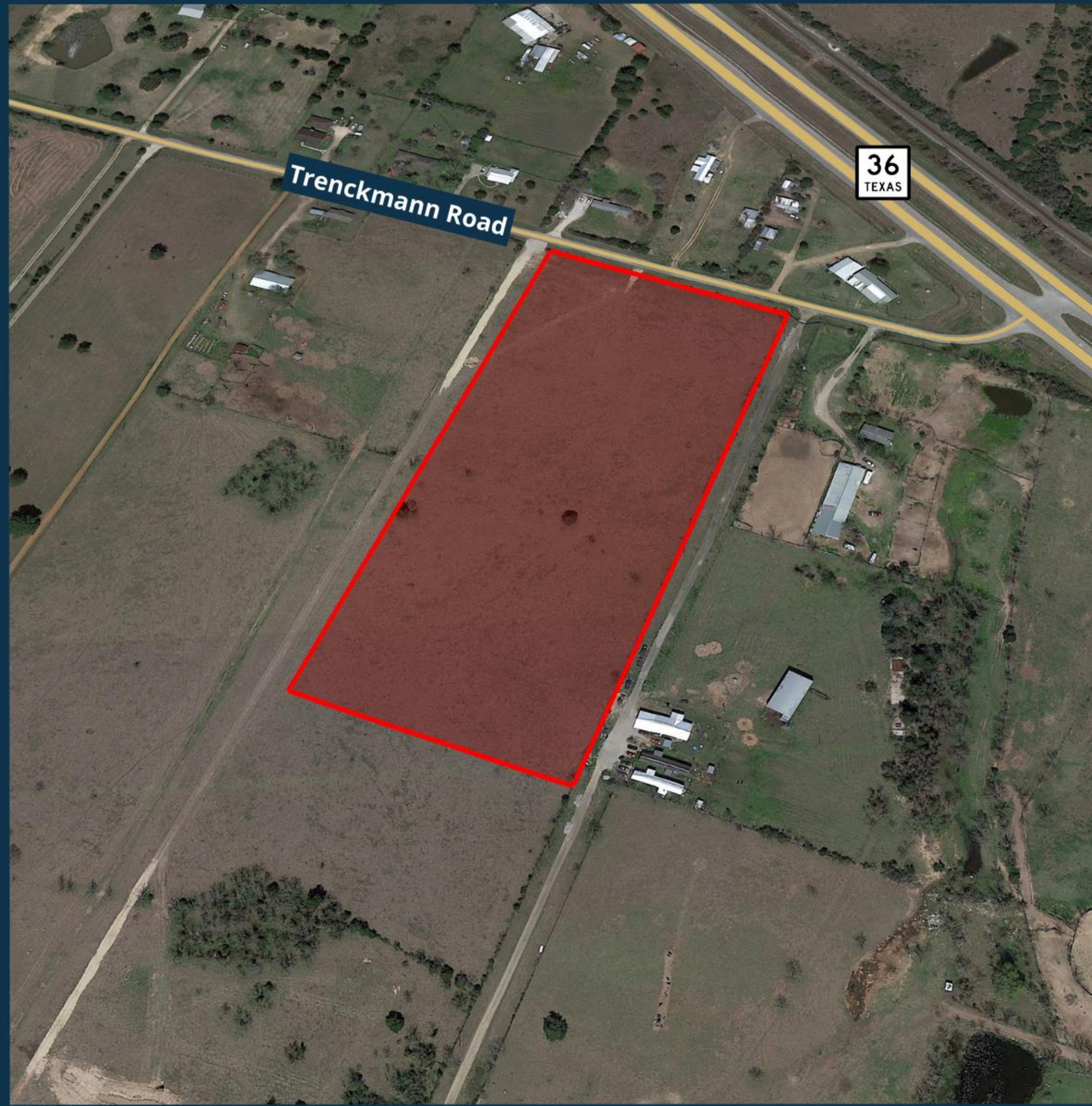
Senior Vice President ■ twilson@ballcre.com

(713) 819-1545

ballcre.com

833 Countryhix Lane

SEALY, TEXAS



Acreage ± 11.00 Acres

Frontage ± 446.76 feet on Trenckmann Road

Location Highway 36 & Trenckmann Rd. intersection

North Sealy in Austin County

Between Sealy & Bellville off Highway 36

± 5.1 miles to downtown Sealy

± 6.4 miles to Interstate 10

± 8.6 miles to downtown Bellville

Floodplain Not in the 100-year or 500-year floodplain

Best Use Commercial or residential development

Hunter M. Ball

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Tommy Wilson

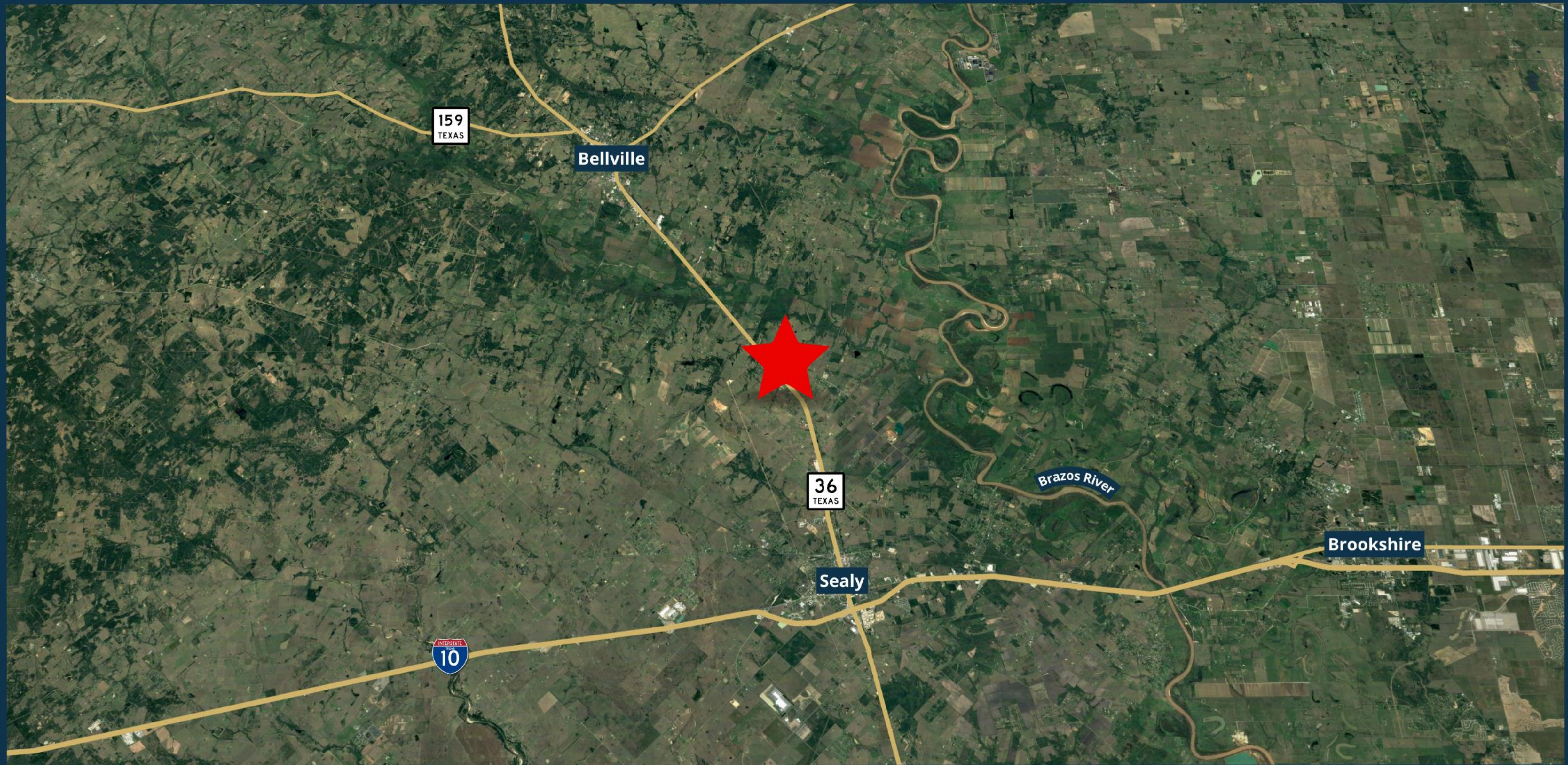
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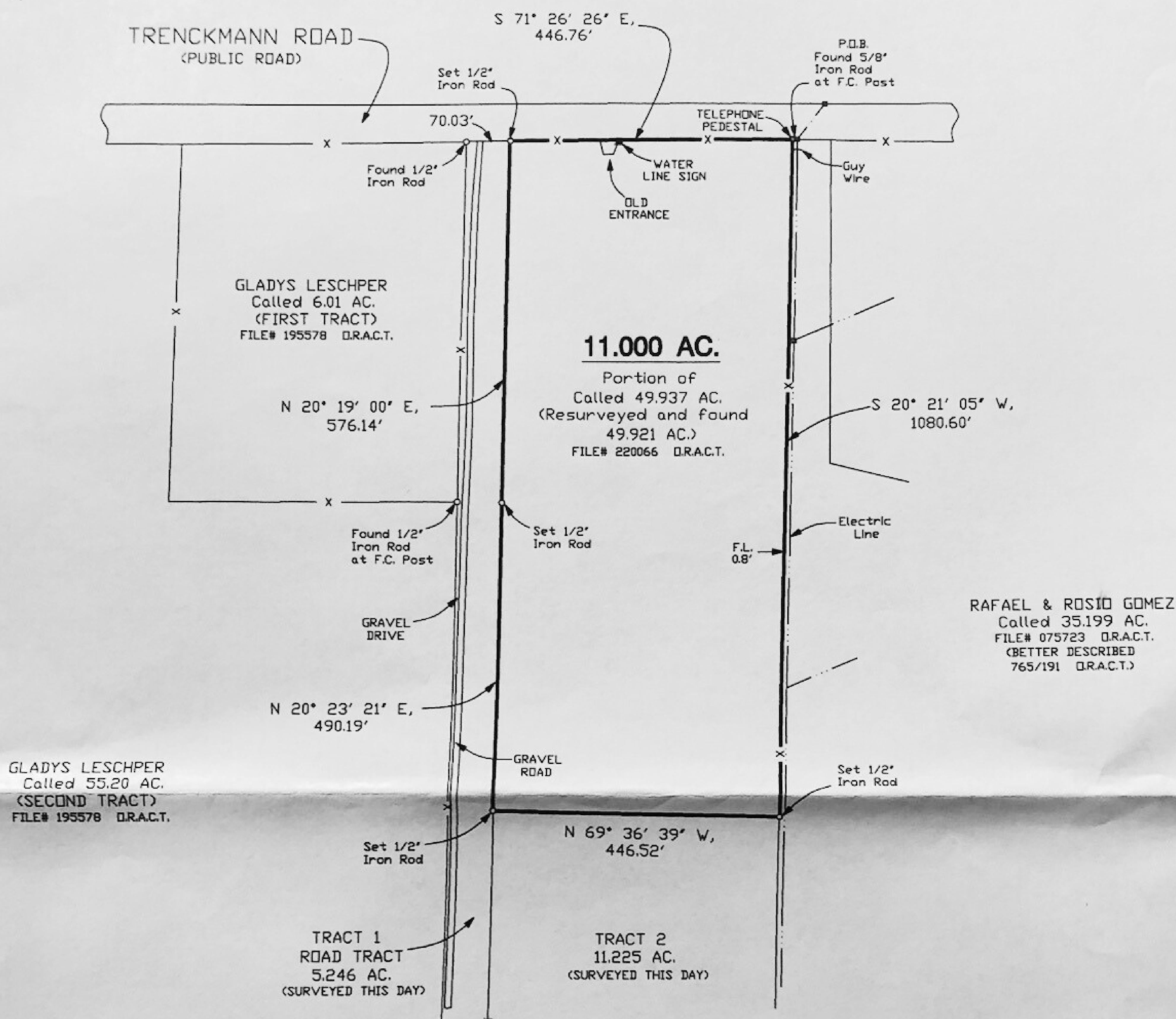
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SCALE 1" = 200'

WILLIAM H. LANDRUM SURVEY
A-253
AUSTIN COUNTY, TEXAS



NOTES: 1.) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0325F, Map Revised October 18, 2019.

2.) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.

3.) Reference is hereby made to metes and bounds description, of the subject tract, prepared this day.

4.) All 1/2" iron rods set are capped with yellow cap Mkd 'Alexander Surveying.'

F.C. - Fence Corner

F.L. - Fence Line

→ ← ↑ ↓ - Denotes direction and distance from Deed Line to object.

5.) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

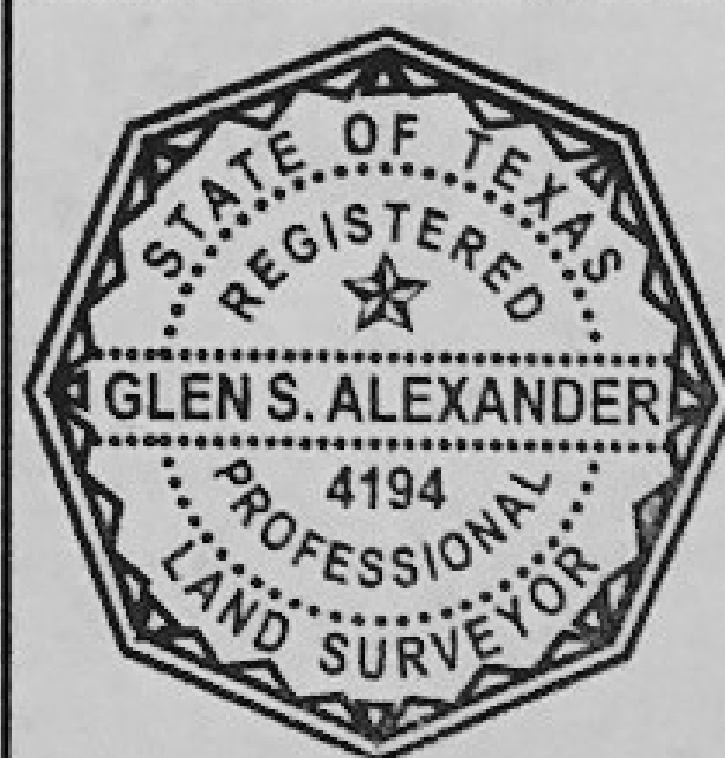
(FAMILY DIVISION)

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on MAY 17, 2022, and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander

Glen S. Alexander - Registered Professional Land Surveyor, #4194



MIKE AND CAROLYN
HICKS

ALEXANDER SURVEYING

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alexandersurveying@sbcglobal.net
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Glen S. Alexander	County AUSTIN	Field Crew J.E.
R.P.L.S. No. #4194	SURVEY WILLIAM H. LANDRUM SURVEY, A-253	Computations G.A.
TBPELS FIRM NO. 10134400	City	Drafting D.C.
Date MAY 17, 2022	Addition	AC. VOL# 215, PG. 57 228102.SS4 Work Order 22-8102