

46.248 Acres Florence Additional Information

Before 2009, wells in Texas could be exempt and allowed to pump up to 12,000 gallons a day without the need for a meter or additional restrictions. The seller doesn't use this well, but did obtain the exempt permit for it.

The pipeline is fully buried underground, with no visible markers or installations besides a few yellow plastic pipeline markers. According to the lawyer, a road can be built over the pipeline with the approval of the pipeline company. There was a Texas law regarding this issue a few years ago, which the lawyer informed the seller about. Please see pipeline information related to this matter. The easement for the pipeline is 50 feet wide and is buried deep underground.

- **Texas Government Code, GOV'T § 2206.002:**

This section specifically addresses limitations on easements acquired for pipelines used for oil or gas exploration or production.

- **Road Construction Requirements:**

- **Landowners can construct roads above easements.**
- The road must cross the easement at or near 90 degrees.
- The road cannot exceed 40 feet in width.
- The road cannot violate any applicable pipeline regulations.
- The road cannot interfere with the operation and maintenance of any pipeline.

- **Notification and Plans:**

Property owners must submit plans for construction at least 30 days before construction begins.

- **Pipeline Operator's Role:**

Pipeline operators have the right to ensure the safety and integrity of their pipelines, and landowners must cooperate to avoid any interference or damage.

- **Other Considerations:**

- **Easement Agreements:** The specific terms of the easement agreement between the landowner and the pipeline company are crucial and should be reviewed carefully.

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This property includes an easement for the power pole that supplies electricity to the well, as well as an easement for the pipeline.

Buyers are advised to conduct their due diligence to verify all information.

The property features two structures: a shed and a pole barn, which the seller has never used.

There is a hay lease in place that qualifies for agricultural exemption, and the buyer will need to transfer the ag exemption at purchase.

The well is permitted, but the seller has never used it.

Transfer Well Ownership Website Links:

<https://www.centraltexasgcd.org/wp-content/uploads/2019/10/Transfer-of-Well-Ownership-Form-Typer.pdf>

<https://centraltexasgcd.org/well-applications/>

Ag Exempt Transfer through Burnet County Appraisal District:

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:f2d42dc3-5e42-4f95-8573-f15b04287a46>