

LAND FOR SALE

FOR SALE: ± 521.6 AC
County Road 522, Damon, TX 77444
Brazoria County
\$5,216,000 (\$10,000 per AC)



Overview

- Large adjoining parcels being sold as a single property

Location Highlights

- Easy access to Highway 36

Average Distances/Drive Times

- *Houston*: 40 Miles / 64 Minutes
- *Pearland*: 36 Miles / 59 Minutes
- *Sugar Land*: 24 Miles / 41 Minutes
- *West Columbia*: 13 Miles / 23 Minutes

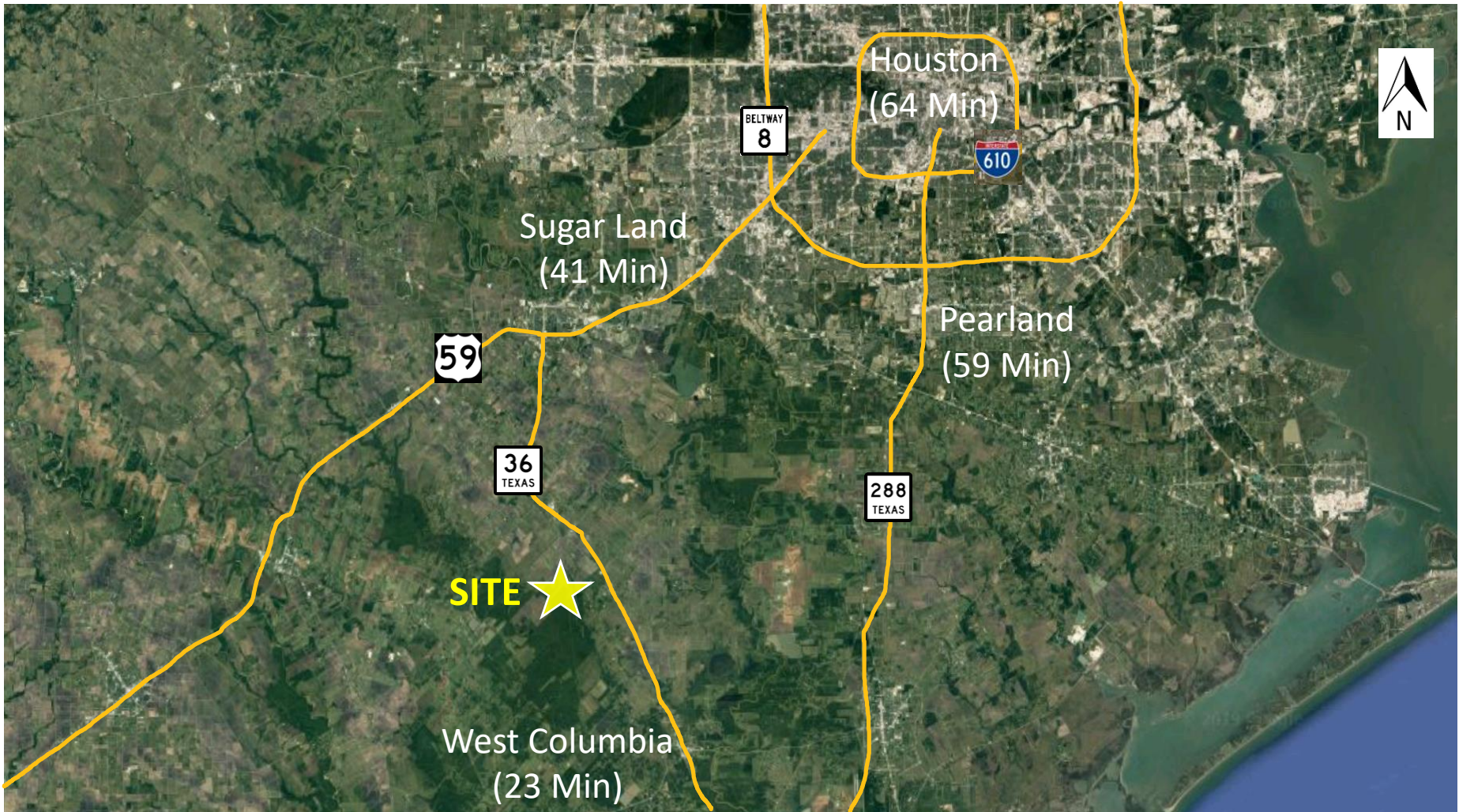
Contact Broker for
Additional Information & Pricing

Maury Bronstein
maury.bronstein@1912v.com

John S. Wall, Jr.
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713-522-1912
www.1912v.com

Property Location, Drive Times



Directions from Hwy 36



Table with 2 columns: LINE, DISTANCE. Lists bearings and distances for lines L1 through L40.

LOT 1 6 (1 AC) OUT LOT 1 VOL. 132 PG. 572 D.R.B.C.T. LOT 2 2500 AC VOL. 132 PG. 587 D.R.B.C.T. LOT 3 J.W. & T.A. LANGSTON VOL. 132 PG. 599 D.R.B.C.T. LOT 4 G. H. PRITCHETT VOL. 136 PG. 502 D.R.B.C.T. LOT 5 JAMES RAGLEY VOL. 132 PG. 602 D.R.B.C.T. LOT 6 HELEN LANGSTON BOSAK LOT 6 CALLED 10 AC VOL. 808 PG. 42 D.R.B.C.T. LOT 7 HELEN LANGSTON BOSAK UNDIVIDED & INTEREST OUT OF LOT 7 (10 AC) VOL. 810 PG. 423 D.R.B.C.T. LOT 8 HELEN LANGSTON BOSAK 4 AC OUT OF LOT 8 (10 AC) VOL. 804 PG. 672 D.R.B.C.T. LOT 9 HELEN LANGSTON BOSAK UNDIVIDED & INTEREST (4 AC) OUT OF LOT 9 (10 AC) VOL. 776 PG. 464 D.R.B.C.T. LOT 10 J. W. LANGSTON UNDIVIDED & INTEREST OUT OF LOT 10 (10 AC) VOL. 820 PG. 475 D.R.B.C.T.

ANITA JAWORSKI CALLED 102.84 AC VOL. (91) 898 PG. 745 D.R.B.C.T. J. W. LANGSTON CALLED 8.87 AC VOL. 401 PG. 32 D.R.B.C.T. J. W. LANGSTON CALLED 10.13 AC VOL. 132 PG. 449 D.R.B.C.T. J. W. LANGSTON CALLED 100 AC VOL. 616 PG. 542 D.R.B.C.T. GEORGE ORATHY CALLED 8.80 AC C.C.F. NO. 203007849 O.C.C.B.C.T. NEIL O. YELDERMAN et al CALLED 163.326 AC (ITEM 36) C.C.F. NO. 20-104121 O.C.C.B.C.T. P. D. MCNEEL LEAGUE ABSTRACT 93

UNITED GAS PIPELINE COMPANY CALLED 50' WIDE EASEMENT VOL. 499 PG. 276 D.R.B.C.T. VOL. 502 PG. 497 D.R.B.C.T. FORT BEND COUNTY DRAINAGE DISTRICT CALLED 100' WIDE EASEMENT VOL. 822 PG. 31 & 32 D.R.B.C.T. SEMINOLE PIPELINE COMPANY CALLED 30' WIDE EASEMENT VOL. 152 PG. 28 D.R.B.C.T. EXXON PIPELINE COMPANY CALLED 50' WIDE EASEMENT C.C.F. NO. 95-016017 O.C.C.B.C.T. CALLED CL DONOR CHEMICAL COMPANY FND MOIN (GEN) VOL. 480 PG. 187 D.R.B.C.T. BRAZORIA COUNTY CALLED 0.20 AC (60' X 147') VOL. 988 PG. 24 D.R.B.C.T. BRAZORIA COUNTY CALLED 80' WIDE STRIP (108 AC) VOL. 985 PG. 514 D.R.B.C.T. BRAZORIA COUNTY CALLED 60' X 80' TRACT (108 AC) VOL. 985 PG. 22 D.R.B.C.T. BRAZORIA COUNTY CALLED 60' WIDE STRIP (108 AC) VOL. 988 PG. 26 D.R.B.C.T.

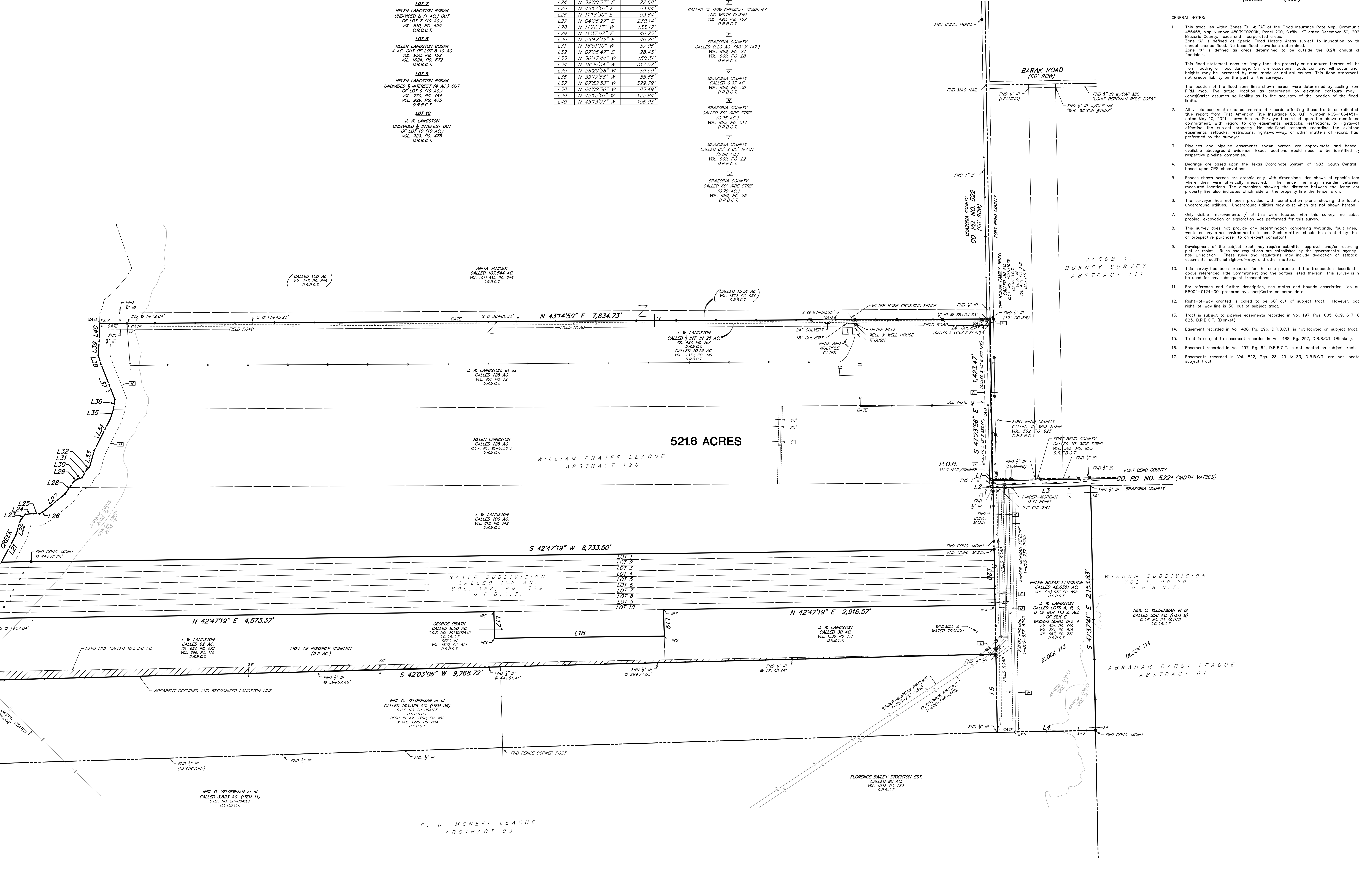
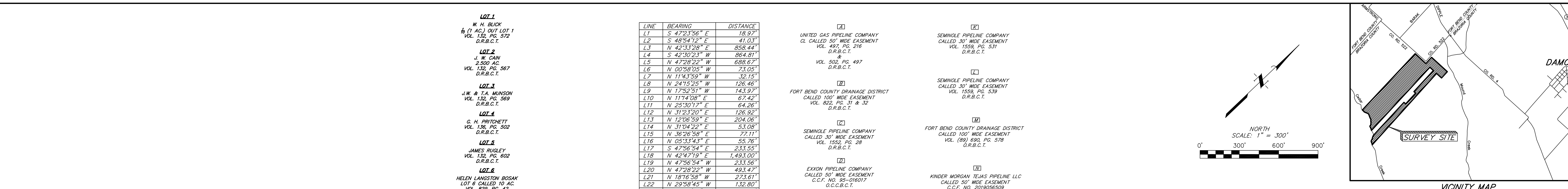
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GENERAL NOTES: 1. This tract lies within Zones "X" & "A" of the Flood Insurance Rate Map, Community No. 485458, Map Number 483302000K, Panel 200, Suffix "K" dated December 30, 2020 for Brazoria County, Texas and Incorporated Areas. Zone "A" is defined as Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood. No specific flood elevations determined. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement will not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter assumes no liability as to the accuracy of the location of the flood zone lines. 2. All visible easements and easements of record affecting these tracts as reflected upon this report from First American Title Insurance Co., G.F. Number NCS-1064401-0011, dated May 10, 2021, known hereon. Surveyor has relied upon the above-mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor. 3. Pipelines and pipeline assessments shown hereon are approximate and based upon available aboveground evidence. Exact locations would need to be identified by the respective pipeline companies. 4. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. 5. Fences shown hereon are graphic only, with dimensional line shown of specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicate which side of the property line the fence is on. 6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon. 7. Only visible improvements / utilities were located with this survey; no subsurface grading, excavation or exploration was performed for this survey. 8. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be detected by the client or prospective purchaser to an expert consultant. 9. Development of the subject tract may require approval, and/or recording of a plat or report. Rules and regulations are established by the governmental agency which has jurisdiction. These rules and regulations may include detection of setback lines, easements, additional right-of-way, and other matters. 10. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions. 11. For reference and further description, see metes and bounds description, job number 18004-0124-00, prepared by Jones/Carter on same date. 12. Right-of-way granted is called to be 60' out of subject tract. However, occupied right-of-way line is 30' out of subject tract. 13. Tract is subject to pipeline easements recorded in Vol. 197, Pgs. 605, 609, 617, 619 & 623, D.R.B.C.T. (Brazoria). 14. Easement recorded in Vol. 488, Pg. 298, D.R.B.C.T. is not located on subject tract. 15. Tract is subject to easement recorded in Vol. 488, Pg. 297, D.R.B.C.T. (Brazoria). 16. Easement recorded in Vol. 491, Pg. 64, D.R.B.C.T. is not located on subject tract. 17. Easements recorded in Vol. 822, Pgs. 28, 29 & 33, D.R.B.C.T. are not located on subject tract.

LEGEND: These standard symbols will be found in the drawing. IRS - SET 5/8" IR w/CAP MK. * JONES | CARTER S - SET 5/8" IR w/CAP MK. * JONES | CARTER REFERENCE POINT POWER POLE QTY ANCHOR PIPELINE MARKER PIPELINE OVERHEAD UTILITY LINE BARRIERS FENCE HOEWIRE FENCE EDGE OF ASPHALT

LAND TITLE SURVEY OF 521.6 ACRES OUT OF WILLIAM PRATER LEAGUE, ABSTRACT 120 ABRAHAM DARST LEAGUE, ABSTRACT 61 BRAZORIA COUNTY, TEXAS SEPTEMBER 2021

Dr. D. Kalkomey Registered Professional Land Surveyor No. 5869 driskalkomey@jonescarter.com





**Contact Broker for
Additional Information & Pricing**

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