

# 100 Acres For Sale - 2121 CR 420 | Taylor, TX 76574



- 100.008 Acres per new survey
- 15 Minutes from Samsung Plant
- Over 1,900 linear ft of frontage on CR 420; FM 2063
- AG 1-D1 Exempt
- NO ZONING

**NEW REDUCED PRICE!**  
**\$2,000,000**  
(\$19,998/AC )



**MARK T SAWYER**  
Realtor®/Associate Broker  
**512-784-8412**  
mtslandman@gmail.com

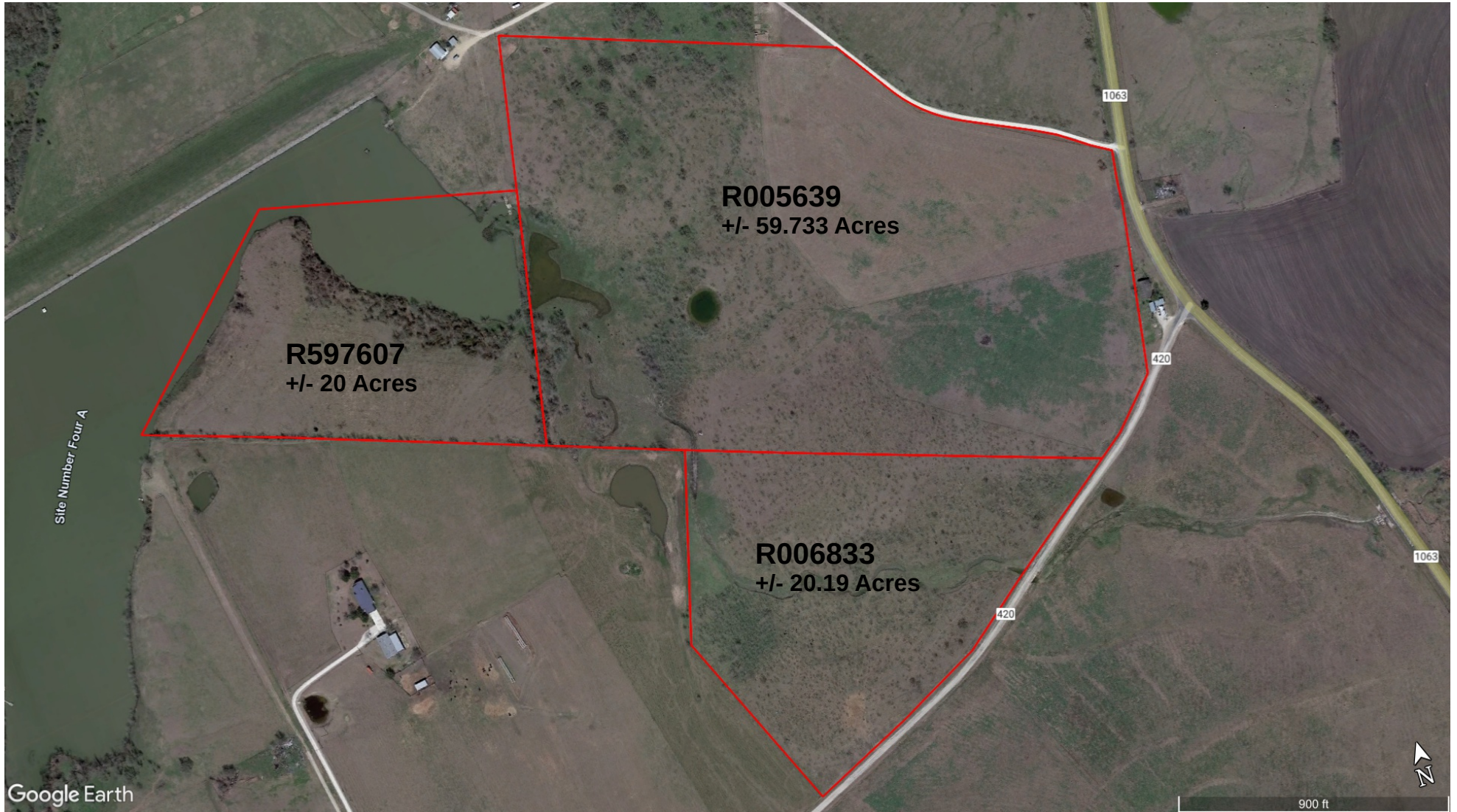
**kw**  
KELLERWILLIAMS.  
REALTY



# 100 Acres For Sale - 2121 CR 420 | Taylor, TX 76574



## Aerial Plat Map

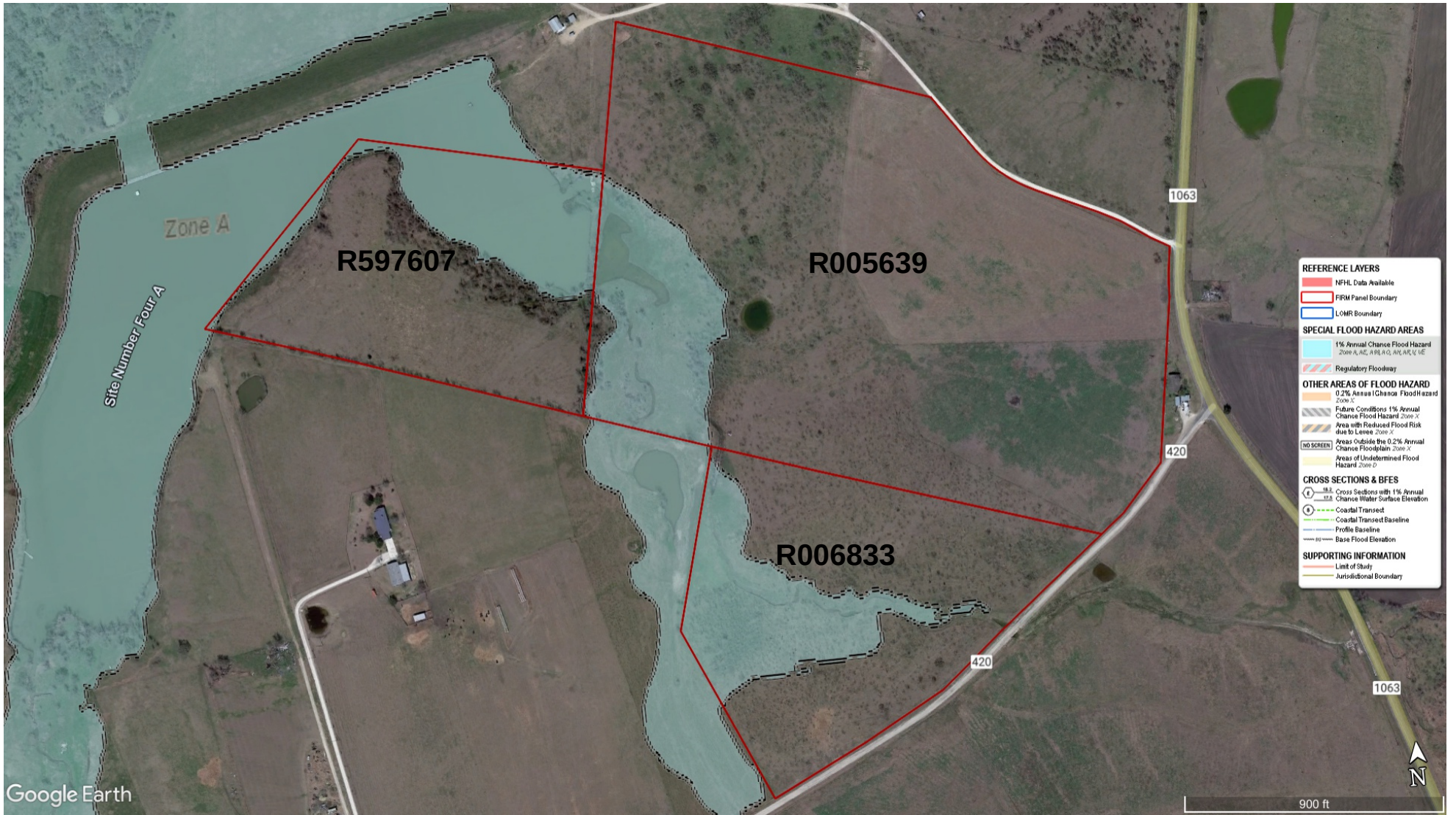


GIS parcel data provided by the Texas Geographic Information Office | <https://data.geographic.texas.gov>  
Acreage of each tract provided by public record.





FEMA Overlay\* / 5 FT Topographical Overlay

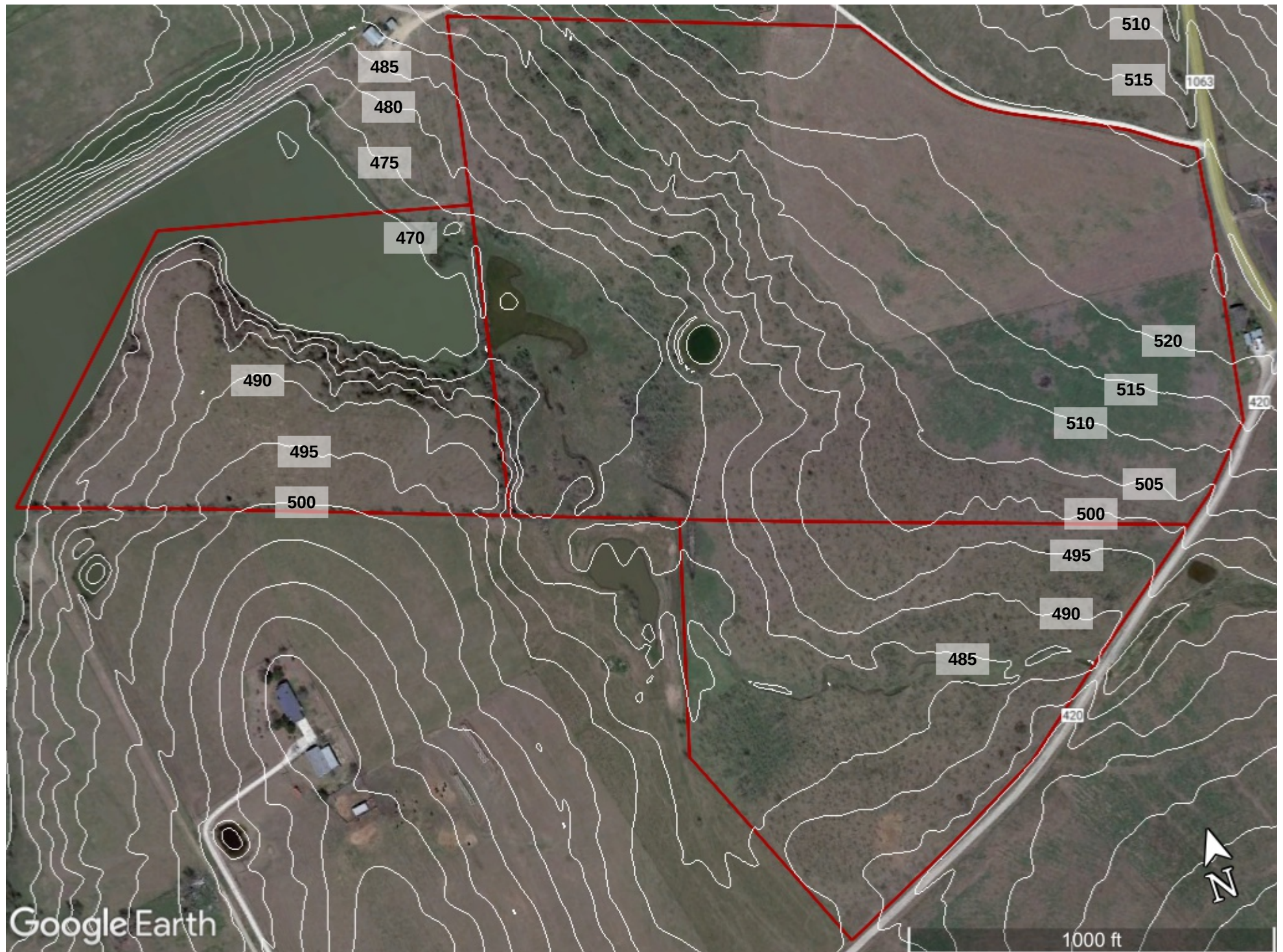


**R597607**  
 +/- 20 Acres  
 ~6.34 Acres FEMA (31.7%)

**R005639**  
 +/- 59.733 Acres  
 ~7.36 Acres FEMA (12.32%)

**R006833**  
 +/- 20.19 Acres  
 ~6.65 Acres FEMA (32.9%)

**Total Estimated FEMA Area:**  
 +/- 20.35 Acres (32.9%)



\*Areas of Subject Property impacted by FEMA area Zone A are only an estimation. Acreage of each tract provided by public record. GIS data provided by the Texas Geographic Information Office | <https://data.geographic.texas.gov>



# 100 Acres For Sale - 2121 CR 420 | Taylor, TX 76574

## Existing Water Lines\*



Williamson County TX, Maxar | Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

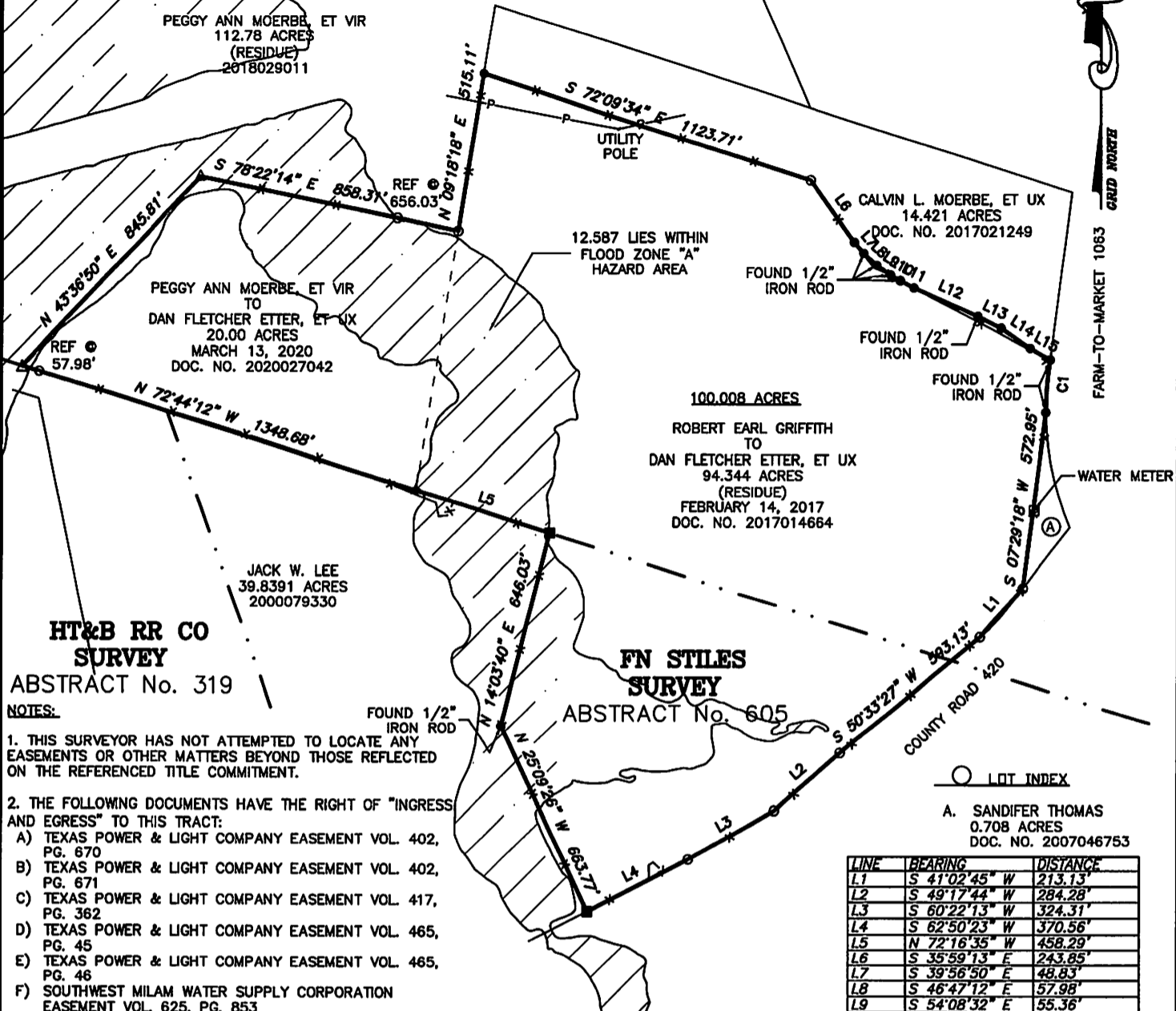
\*Water service provided by Southwest Milam WSC

No existing water meters on Property. Existing water lines do not necessarily indicate that water service to the property is available. All new water service requests with Southwest Milam WSC require a Hydraulic Investigation to be completed. Fees for this are \$150 for the first meter, and \$25 for each additional meter.

Time to complete Hydraulic Investigation: Up to 15 weeks.

Additional fees associated with the installation of the new meter can be found at <https://www.swmilamwater.org/new-members.html> or by phone at 512-446-2604

**PEDRO ZARZA SURVEY**  
**ABSTRACT No. 14**  
**WILLIAMSON COUNTY, TEXAS**



**HT&B RR CO SURVEY**  
**ABSTRACT No. 319**

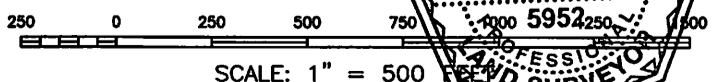
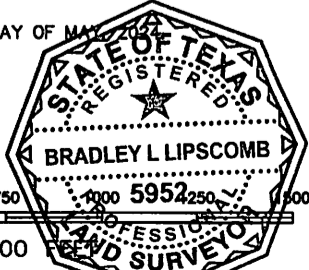
**NOTES:**

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THE FOLLOWING DOCUMENTS HAVE THE RIGHT OF "INGRESS AND EGRESS" TO THIS TRACT:
  - A) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 402, PG. 670
  - B) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 402, PG. 671
  - C) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 417, PG. 362
  - D) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 465, PG. 45
  - E) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 465, PG. 46
  - F) SOUTHWEST MILAM WATER SUPPLY CORPORATION EASEMENT VOL. 625, PG. 853
  - G) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 841, PG. 797
  - H) SOUTHWEST MILAM WATER SUPPLY CORPORATION EASEMENT DOC. NO. 2006055306
  - I) SOUTHWEST MILAM WATER SUPPLY CORPORATION EASEMENT DOC. NO. 2006055307
3. THE FOLLOWING EASEMENTS APPLY TO PORTIONS OF THIS TRACT:
  - A) BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 FLOOD PREVENTION EASEMENT VOL. 431, PG. 5
  - B) BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 FLOOD PREVENTION EASEMENT VOL. 431, PG. 7
4. THE FOLLOWING DOCUMENT DOES NOT APPLY TO THIS TRACT:
  - A) TXU ELECTRIC DELIVERY COMPANY DOC. NO. 2007007774
5. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND 12.587 ACRES APPEAR TO LIE WITHIN THE FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0575F, WILLIAMSON COUNTY, TEXAS DATED 12/19/2019; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF MAY 2024

*[Signature]*  
 BRADLEY L. LIPSCOMB, RPLS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1161.57'	173.90'	173.73'	S 04°51'03" W	8°34'40"

LINE	BEARING	DISTANCE
L1	S 41°02'45" W	213.13'
L2	S 49°17'44" W	284.28'
L3	S 60°22'13" W	324.31'
L4	S 62°50'23" W	370.56'
L5	N 72°16'35" W	458.29'
L6	S 35°59'13" E	243.85'
L7	S 39°56'50" E	48.83'
L8	S 46°47'12" E	57.98'
L9	S 54°08'32" E	55.36'
L10	S 60°17'55" E	37.57'
L11	S 62°53'57" E	49.91'
L12	S 66°27'34" E	228.90'
L13	S 63°46'26" E	84.70'
L14	S 56°39'36" E	114.72'
L15	S 60°59'50" E	76.11'

**LEGEND**

- - 1/2" IRON ROD FOUND WITH ORANGE CAP STAMPED "DIAMOND" (UNLESS OTHERWISE NOTED)
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- - CONCRETE MONUMENT FOUND
- ▲ - COTTON SPINDLE FOUND
- △ - IN 12" HACKBERRY
- △ - SURVEY POINT
- P- - OVERHEAD POWERLINE
- X- - BARB WIRE FENCE

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

GF. NO. T-177120

**TRIAD SURVEYING, INC.** FIRM REGISTRATION NO. 10007900  
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

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**TRACT 1 - 100.008 ACRES**  
 PEDRO ZARZA SURVEY A-14  
 FN STILES SURVEY A-605  
 WILLIAMSON COUNTY, TEXAS

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Completion Date: 05/02/24	Drawn By: TT
Scale: 1"=500	Surveyed by: LS
Project No.: S24-148	Checked by: BL

**PEDRO ZARZA SURVEY**  
**ABSTRACT No. 14**  
**WILLIAMSON COUNTY, TEXAS**

PEGGY ANN MOERBE, ET VIR  
 112.78 ACRES  
 (RESIDUE)  
 2018029011

JACK W. LEE  
 39.8391 ACRES  
 2000079330

**HT&B RR CO**  
**SURVEY**  
**ABSTRACT No. 319**

**NOTES:**

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE EASEMENTS OR OTHER MATTERS BEYOND THOSE REFERENCED ON THE REFERENCED TITLE COMMITMENT.

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- B) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 402, PG. 671
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- E) TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 465, PG. 46
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- B) BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 FLOOD PREVENTION EASEMENT VOL. 431, PG. 7

4. THE FOLLOWING DOCUMENT DOES NOT APPLY TO THIS TRACT:

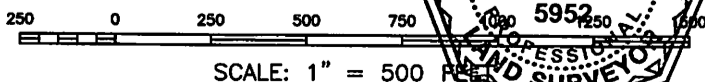
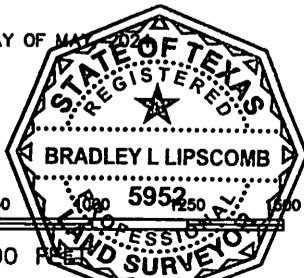
- A) TXU ELECTRIC DELIVERY COMPANY DOC. NO. 2007007774

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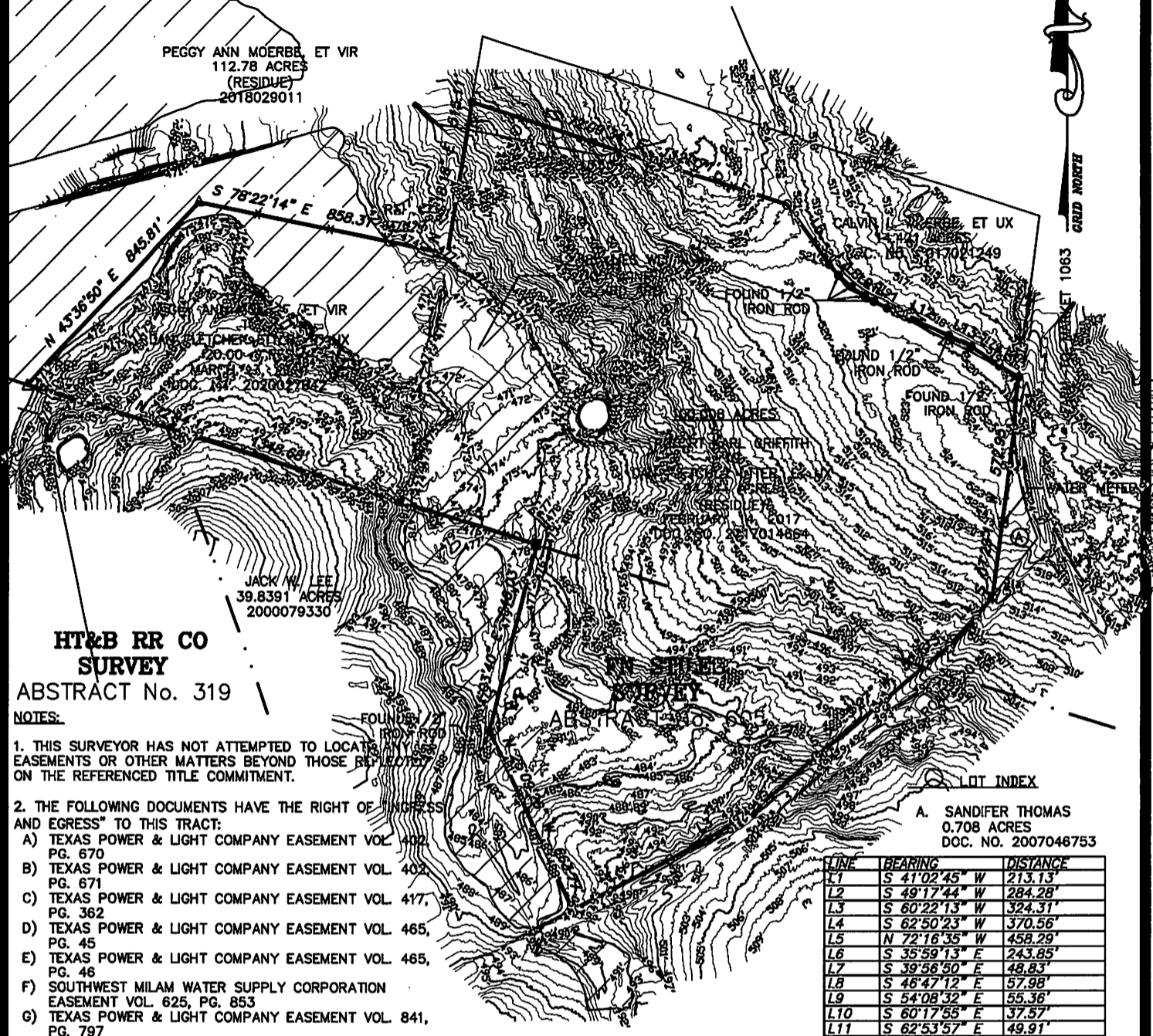
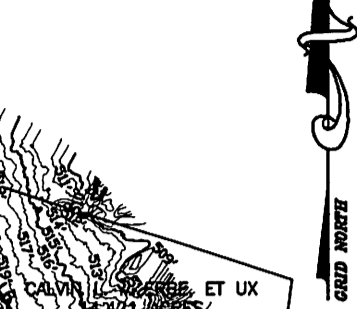
I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND 12.587 ACRES APPEAR TO LIE WITHIN THE FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0575F, WILLIAMSON COUNTY, TEXAS DATED 12/19/2019; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF MAY, 2024

  
 BRADLEY L. LIPSCOMB, RPLS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1161.57'	173.90'	173.73'	S 04°51'03" W	8°34'40"




A. SANDIFER THOMAS  
 0.708 ACRES  
 DOC. NO. 2007046753

LINE	BEARING	DISTANCE
L1	S 41°02'45" W	213.13'
L2	S 49°17'44" W	284.28'
L3	S 60°22'13" W	324.31'
L4	S 62°50'23" W	370.56'
L5	N 72°16'35" W	458.29'
L6	S 35°59'13" E	243.85'
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L14	S 56°39'36" E	114.72'
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**LEGEND**

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- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- - CONCRETE MONUMENT FOUND
- ▲ - COTTON SPINDLE FOUND
- △ - IN 12" HACKBERRY
- △ - SURVEY POINT
- P— - OVERHEAD POWERLINE
- X— - BARB WIRE FENCE

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

  
**TRIAD SURVEYING, INC.** GF. NO. T-177120  
 FIRM REGISTRATION NO. 10007900  
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

**TRACT 1 - 100.008 ACRES**  
**PEDRO ZARZA SURVEY A-14**  
**FN STILES SURVEY A-605**  
**WILLIAMSON COUNTY, TEXAS**

Completion Date: 05/02/24	Drawn By: TT
Scale: 1"=500	Surveyed by: LS
Project No.: S24-148	Checked by: BL



In Re: 100.008 Acres  
All of the 94.344 Acre – residue  
All of a 20.000 Acre tract  
Pedro Zarza Survey  
Abstract No. 14  
FN Stiles Survey  
Abstract No. 605  
William County, Texas

All that certain tract or parcel of land situated in Williamson County, Texas, being a part of the Pedro Zarza Survey, Abstract No. 14 and part of the FN Stiles Survey, Abstract No. 605, being all of the remainder of a 94.344 Acre tract conveyed from Peggy Ann Moerbe, et ux to Dan Fletcher Etter, et ux by Deed dated February 14, 2017 recorded in Document No. 2017014664 of the Official Records of Williamson County and all of a called 20.00 Acre tract conveyed from Peggy Ann Moerbe, et vir to Dan Fletcher Etter, et ux by Deed dated March 13, 2020 recorded in Document No. 2020027042 of the Official Records of Williamson County, Texas being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found 1/2" iron rod in the west Right-of-Way line of Farm-to-Market Highway 1063 and at the southeast corner of a called 14.421 Acre tract conveyed to Calvin L. Moerbe, et ux recorded in Document no. 2017021249 for the common northeast corner of the said residue of the 93.344 Acre tract and this tract;

**THENCE** along the common line between the said west Right-of-Way line of Farm-to-Market Highway 1063 and the said residue of the 93.344 Acre tract, along the arc of a curve to the left with an arc length of 173.90', with a radius of 1161.57', with a chord bearing of S 04°51'03" W, with a chord length of 173.73' to a found 1/2" iron rod at the north corner of a called 0.708 Acre tract conveyed to Sandifer Thomas recorded in Document No. 2007046753, for the common exterior corner of the said residue of a 93.344 Acre tract and this tract;

**THENCE** S 07°29'18" W - 572.95' along the common line of the said 0.708 Acre tract and the said residue of the 93.344 Acre tract to a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952" at the intersection of the west Right-of-Way line of Farm-to-Market Highway 1063 and the west Right-of-Way line of County Road 420, for a common exterior corner of the said residue of the 93.344 Acre tract and this tract;

**THENCE** along the common line of the said residue of a 93.344 Acre tract and the west Right of-Way line of County Road 420 for the following courses and distances:

S 41°02'45" W of 213.13' to a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952" for an exterior corner of this tract;

**Triad Surveying, Inc.**  
Firm Registration No. 10007900  
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Rockdale, Texas 76567  
(512) 446-3457

Project No. S24-148

S 50°33'27" W 593.13' to a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952", for an interior corner of this tract;

S 49°17'44" W 284.28' to a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952", for an exterior corner of this tract;

S 60°22'13" W 324.31' to a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952", for an exterior corner of this tract;

S 62°50'23" W 370.56' to a found concrete monument at the southeast corner of a called 39.8391 Acre tract conveyed to Jack W. Lee recorded in Document No. 2000079330 for the common southeast corner of the said residue of a 93.344 Acre tract and this tract.

**THENCE** along the common line between the said residue of a 93.344 Acre tract and the said 39.8391 Acre tract for the following courses and distances:

N 25°09'26" W - 663.77' to a found 1/2" iron rod, for an exterior corner of this tract;

N 14°03'40" E - 646.03' to a found concrete monument on the common line between the said Stiles Survey and the said Zarza Survey, at the northeast corner of the said 39.8391 Acre tract, for an interior ell corner of this tract;

N 72°16'35" W - 458.29' along the common line between said Stiles and Zarza Surveys to a found Cotton Spindle in a 12" Hackberry at the southeast corner of the said 20.00 Acre tract, at the southwest corner of the said residue of the 93.344 Acre tract, for an exterior corner of this tract;

**THENCE** N 72°44'12" W - 1348.68' along the common line between the said Stiles Survey and the HT&B RR Co. Survey, A-319, respectively, and the said Zarza Survey, the common line between the said 39.8391 Acre tract and the said 20.00 Acre tract to a point at the southeast line of the residue of a 112.78 Acre tract conveyed to Peggy Ann Moerebe, et vir recorded in Document No. 2018029011, for the common southwest corner of the said 20.00 Acre tract and this tract, from which a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952" 57.98' for reference bears S 72°44'12" E 57.98';

**THENCE** N 43°36'50" E - 845.81' along the common line between the said 20.00 Acre tract and the said residue of the 112.78 Acre tract to a point at northwest corner of the said 20.00 Acre tract, for the most southerly northwest corner of this tract, from which a set 1/2" iron rod with red cap stamped "TRIAD RPLS 5952" for reference bears S 78°22'14" E 656.03';

**THENCE** S 78°22'14" E - 858.31' continuing along the common line between the said 20.00 Acre tract and the said residue of the 112.78 Acre tract to a set 1/2" iron rod with red cap stamped

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“TRIAD RPLS 5952” on the west line of the said residue of the 94.344 Acre tract, at the northeast corner of the said 20.00 Acre tract, for an interior ell corner of this tract ;

**THENCE** N 09°18'18" E - 515.11' along the common line between the said residue of the 112.78 Acre tract and of the said residue of the 94.344 Acre tract to a found 1/2" iron rod with orange cap stamped “DIAMOND” at the southwest corner of the said 14.421 Acre tract, at the northwest corner of the said residue of the 94.344 Acre tract, for the northernmost northwest corner of this tract;

**THENCE** along the common line of the said 14.421 Acre tract and of the said residue of a 94.344 Acre tract for the following coursed and distances:

S 72°09'34" E -1123.71' to a set 1/2" iron rod with red cap stamped “TRIAD RPLS 5952”, for an exterior corner of this tract;

S 35°59'13" E - 243.85' found 1/2" iron rod with orange cap stamped “DIAMOND”, for an interior corner of this tract;

S 39°56'50" E - 48.83' to a found 1/2" iron rod, for an interior corner of this tract;

S 46°47'12" E - 57.98' to a found 1/2" iron rod, for an interior corner of this tract;

S 54°08'32" E - 55.36' to a found 1/2" iron rod, for an interior corner of this tract;

S 60°17'55" E - 37.57' to a found 1/2" iron rod, for an interior corner of this tract;

S 62°53'57" E - 49.91' found 1/2" iron rod with orange cap stamped “DIAMOND, for an interior corner of this tract;

S 66°27'34" E a distance of 228.90' to a found 1/2" iron rod, for an exterior corner of this tract;

S 63°46'26" E a distance of 84.70' found 1/2" iron rod with orange cap stamped “DIAMOND, for an exterior corner of this tract;

S 56°39'36" E a distance of 114.72' found 1/2" iron rod with orange cap stamped “DIAMOND, for an interior corner of this tract;

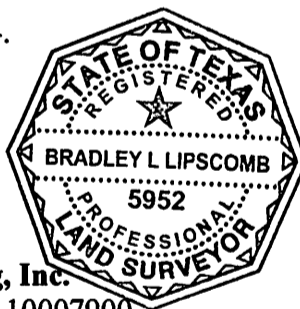
S 60°59'50" E a distance of 76.11' to the **POINT OF BEGINNING** containing within these metes and bounds 100.008 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 2<sup>nd</sup> day of May 2024.

  
Bradley L. Lipscomb, RPLS



**Triad Surveying, Inc.**  
Firm Registration No. 10007900  
P.O. Box 1489  
Rockdale, Texas 76567  
(512) 446-3457

Project No. S24-148



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Initials	Date	Initials	Date	Initials	Date	Initials	Date
Buyer/Tenant	Seller/Landlord	Buyer/Tenant	Seller/Landlord	Buyer/Tenant	Seller/Landlord	Buyer/Tenant	Seller/Landlord