

4118 TX-46 Development Site

Seguin, TX 78155

15.75 AC | \$4,116,420 (\$6/SF)



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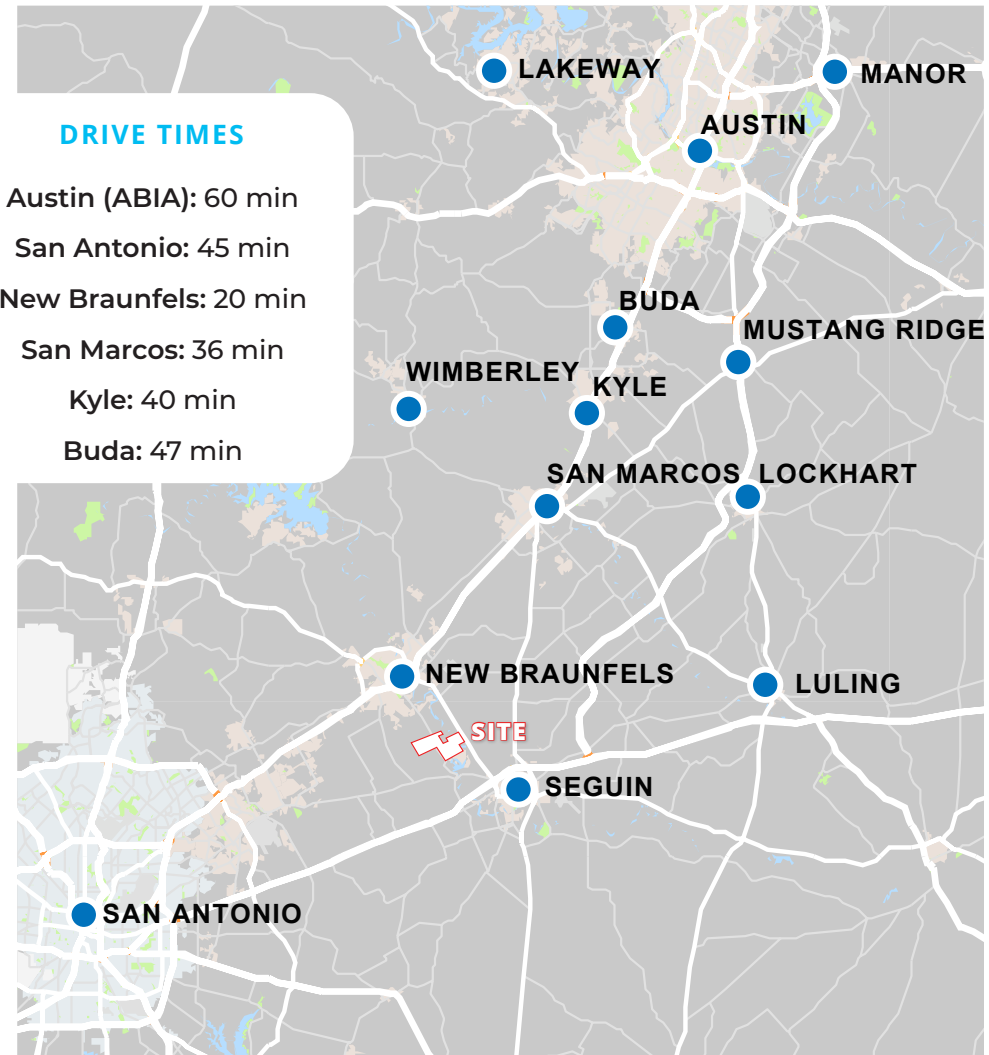
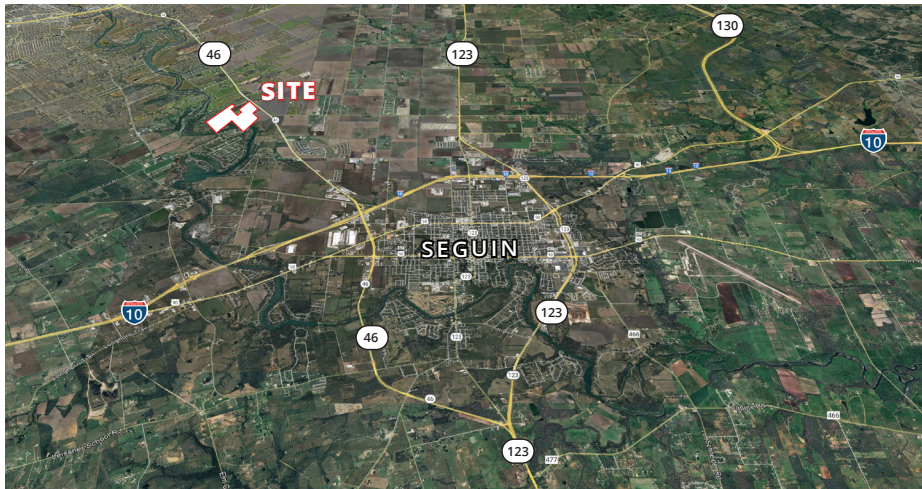
Seguin, TX 78155


TRANSWESTERN

REAL ESTATE
SERVICES

SITE ATTRIBUTES:

- Asking Price: \$4,116,420 (\$6/SF)
- 15.75 AC land site
- Cross Section: N State Hwy 46 & Elm Grove Rd
- Water: Springs Hill WSC
- Sewer: City of Seguin
- Electric: Guadalupe Valley Electric Cooperative
- Zoning: New Braunfels ETJ
- A portion of the property resides in the 100 YR flood plain



RYE HINKLE

Senior Associate
512.314.5215

rye.hinkle@transwestern.com

BRYAN MCMURREY

Managing Director
512.217.1295

bryan.mcmurrey@transwestern.com

LEGAL DESCRIPTION:

Tract 1
14.88 acre tract of land situated in Subdivisions 95 & 96 of the A.M. Ennaurizer Survey, Abstract 20, Guadalupe County, Texas, being a portion of a tract of land conveyed to H.E. Boelter, by deed recorded in Volume 1837, Page 599, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are 1/2" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at an iron pin set in the southwest right-of-way line of State Highway 46 and the southeast line of a tract of land called 1.00 acre, described in Volume 1141, Page 46, Official Records, Guadalupe County, Texas for the easternmost north corner of the Boelter tract and the herein described tract.

Thence S 40°04'31" E, 136.81 feet with the southwest right-of-way line of State Highway 46 and the easternmost northeast line of the Boelter tract, to an iron pin set in the northeast line of a tract of land called 1.0 acre, described in Volume 1326, Page 419, Official Records, Guadalupe County, Texas, the northernmost east corner of the Boelter tract and the herein described tract.

Thence, S 42°54'34" W, 190.56 feet with the northwest line of the 1.0 acre tract and the northernmost southeast line of the Boelter tract, to a 1/2" diameter iron pin found for the east corner of the 5.0 acre tract, being an interior corner of the Boelter tract and the herein described tract.

Thence, S 42°50'27" W, 582.71 feet with the northwest line of the 5.0 acre tract described in Volume 577, Page 91, the northwest line of a tract of land called 1.0 acre described in Volume 577, Page 89, the northwest line of a tract of land called 1.44 acres, described in Volume 577, Page 87 and the easternmost south line of the Boelter tract, to a 1/2" diameter iron pin found for an interior corner of the 1.44 acre tract, the easternmost south corner of the Boelter tract and the herein described tract.

Thence N 47°09'20" W, 420.41 feet with the southernmost northeast line of the 1.44 acre tract, the northwest line of tract of land called 5.0 acres, described in Volume 622, Page 124, Official Records, Guadalupe County, Texas and the easternmost southwest line of the Boelter tract, to a 1/2" diameter iron pin found for the north corner of the 5.0 acre tract, being an interior corner of the Boelter tract and the herein described tract.

Thence, S 42°51'52" E, 521.72 feet with the northwest line of the 5.0 acre tract and the southernmost southeast line of the Boelter tract, to an iron pin set in the northeast line of a tract of land called 32.193 acres, described in Volume 4083, Page 49, Official Records, Guadalupe County, Texas, for the west corner of the 5.0 acre tract, the southernmost south corner of the Boelter tract and the herein described tract.

Thence, N 48°37'12" W, 437.57 feet with the northeast line of the 5.0 acre tract and the southernmost southwest line of the Boelter tract, to an iron pin set for the east corner of a tract of land called 116.86 acres, described in Volume 377, Page 184, Deed Records, Guadalupe County, Texas, for the west corner of the Boelter tract and the herein described tract.

Thence, N 42°54'06" E, 1008.68 feet with the southeast line of the 116.86 acre tract and the westernmost northeast line of the Boelter tract, to an iron pin set for the west corner of a tract of land called 2,479.0 acres, described in Volume 2715, Page 500, Official Records, Guadalupe County, Texas, and the westernmost north corner of the Boelter tract and the herein described tract.

Thence, S 39°56'00" E, 172.41 feet with the southwest line of the 2,479.0 acre tract and the westernmost northeast line of the Boelter tract, to an iron pin set for the north corner of a tract of land called 0.400 of an acre, described in Volume 2715, Page 500, Official Records, Guadalupe County, Texas, the westernmost east corner of the Boelter tract and the herein described tract.

Thence, S 44°12'01" W, 83.57 feet with the northeast line of the 0.400 of an acre tract and the southernmost northeast line of the Boelter tract, to an iron pin set for the west corner of the 0.400 of an acre tract, being in interior corner of the Boelter tract and the herein described tract.

Thence, S 40°10'35" E, 209.53 feet with the southwest line of the 0.400 of an acre tract and the southernmost northeast line of the Boelter tract, to an iron pin set for the south corner of the 0.400 of an acre tract, being an interior corner of the Boelter tract and the herein described tract.

Thence, N 44°17'34" E, 832.32 feet with the southeast line of the 0.400 of an acre tract and a northeast line of the Boelter tract, to an iron pin set in the northeast line of a tract of land called 32.193 acres, described in Volume 4083, Page 49, Official Records, Guadalupe County, Texas, for the east corner of the 0.400 of an acre tract, a north corner of the Boelter tract and the herein described tract.

Thence, S 39°55'10" E, 109.80 feet with the southwest line of the 1.00 acre tract, the southwest line of the 1.00 acre tract, described in Volume 1141, Page 46 and the northeast line of the Boelter tract, to a 1/2" diameter iron pin found for the south corner of the 1.00 acre tract, being an interior corner of the Boelter tract and the herein described tract.

Thence, N 42°44'02" E, 400.73 feet with the southeast line of the 1.00 acre tract and the northernmost northeast line of the Boelter tract, to the Place of Beginning and containing 14.88 acres of land.

Tract 2
Being a 1.00 acre tract out of A.M. Ennaurizer Survey Abstract 20, Guadalupe County, Texas and being further described by metes and bounds, as follows:

BEGINNING for reference to the east corner of the parent tract, said corner being the intersection of the southwest line of State Hwy. No. 46 and the northwest line of County Road Number 115;

THENCE with the southwest line of the State Hwy. No. 46, N 38 deg. 51' W 554.6 feet to the east corner and PLACE OF BEGINNING of the tract herein described;

THENCE into the parent tract, S 44 deg. 03' W 419.6 feet to the south corner of the tract herein described;

THENCE N 38 deg. 51' W 104.8 feet;

THENCE N 44 deg. 03' E 419.6 feet to the southwest line of State Highway No. 46;

THENCE with said southwest line, S 38 deg. 51' E 104.8 feet to the place of beginning, all corners of the tract herein described being marked with iron stakes and containing 1.0 acre of land.

Tract 3
1.0 acre of land situated in the A.M. Ennaurizer Survey, Abst. 20, Guadalupe County, Texas. Said 1.0 acre tract is part of a tract called 129.8 acres (hereinafter called the parent tract) in conveyance from Laura Oppelt to F.K. Star recorded in Volume 383 at page 554 of the deed records of said county and is described as metes and bounds, as follows:

Beginning for reference to the east corner of the parent tract, said corner being the intersection of the southwest line of State Hwy. No. 46 and the northwest line of the County Road Number 115;

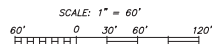
Thence with the southwest line of State Hwy. No. 46, N 38° 51' W 554.6 feet to the east corner and PLACE OF BEGINNING of the tract herein described;

THENCE into the parent tract, S 44° 03' W 419.6 feet to the south corner of the tract herein described;

THENCE N 38° 51' W 104.8 feet;

THENCE N 44° 03' E 419.6 feet to the southwest line of State Highway No. 46;

THENCE with said southwest line, S 38° 51' W 104.8 feet to the place of beginning, all corners of the tract herein described being marked with iron stakes and containing 1.0 acre of land.



NOTES:

- COORDINATES, BEARINGS AND DISTANCES SHOWN HERON ARE LAMBERT GRID AND CONFORM TO THE STATE PLANE COORDINATE SYSTEM "TEXAS SOUTH CENTRAL ZONE", NORTH AMERICAN DATUM OF 1983. DISTANCES, COORDINATES, AND BEARINGS SHOWN ARE GRID VALUES.
- OWNERSHIP PROVIDED BY CLIENT'S AGENT.

PID 167753
GEORGE WALTON BARTELS
DOCUMENT No.: 202099033156

PID 55326
NANCY CHANDLER
DOCUMENT No.: 202099028135

PID 55326
NANCY CHANDLER
DOCUMENT No.: 202099028135

PID 54776
DORIS & R V ADKINS
VOLUME 577, PAGE 87

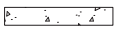
PID 55145
JAIM & DAVID MUELLER
DOCUMENT No.: 2016026746

PID 55171
NANCY CHANDLER
DOCUMENT No.: 202099008132

LEGEND

	FOUND 1/2" IRON ROD W/CAP
	FOUND 3/4" IRON ROD NO CAP
	PROPERTY LINE
	RIGHT OF WAY
	CURB
	EXISTING PIPELINE
	FENCE LINE
	GUARDRAIL
	OVERHEAD POWER
	DITCH TOE/TOP
	CANAL CL
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	WATER METER
	SEPTIC TANK
	SIGN
	TREE
	CONCRETE

PID 56264
RICHARD O. JR & LILA W. ALLERKAMP
VOLUME 4083, PAGE 49



RYE HINKLE
Senior Associate
512.314.5215
rye.hinkle@transwestern.com

BRYAN MCMURREY
Managing Director
512.217.1295
bryan.mcmurrey@transwestern.com

CERTIFICATE OF SURVEY:
I hereby certify that this plat is a true and correct representation of a survey made on the ground under my direct supervision and that this plat meets the Texas Minimum Standards for the practice of land surveying as adopted by the Texas State Board of Licensure for Professional Engineers and Surveyors.

Stanley D. Cannon
Registered Professional Land Surveyor
Texas Registration No. 6507

