



RIVERWAY

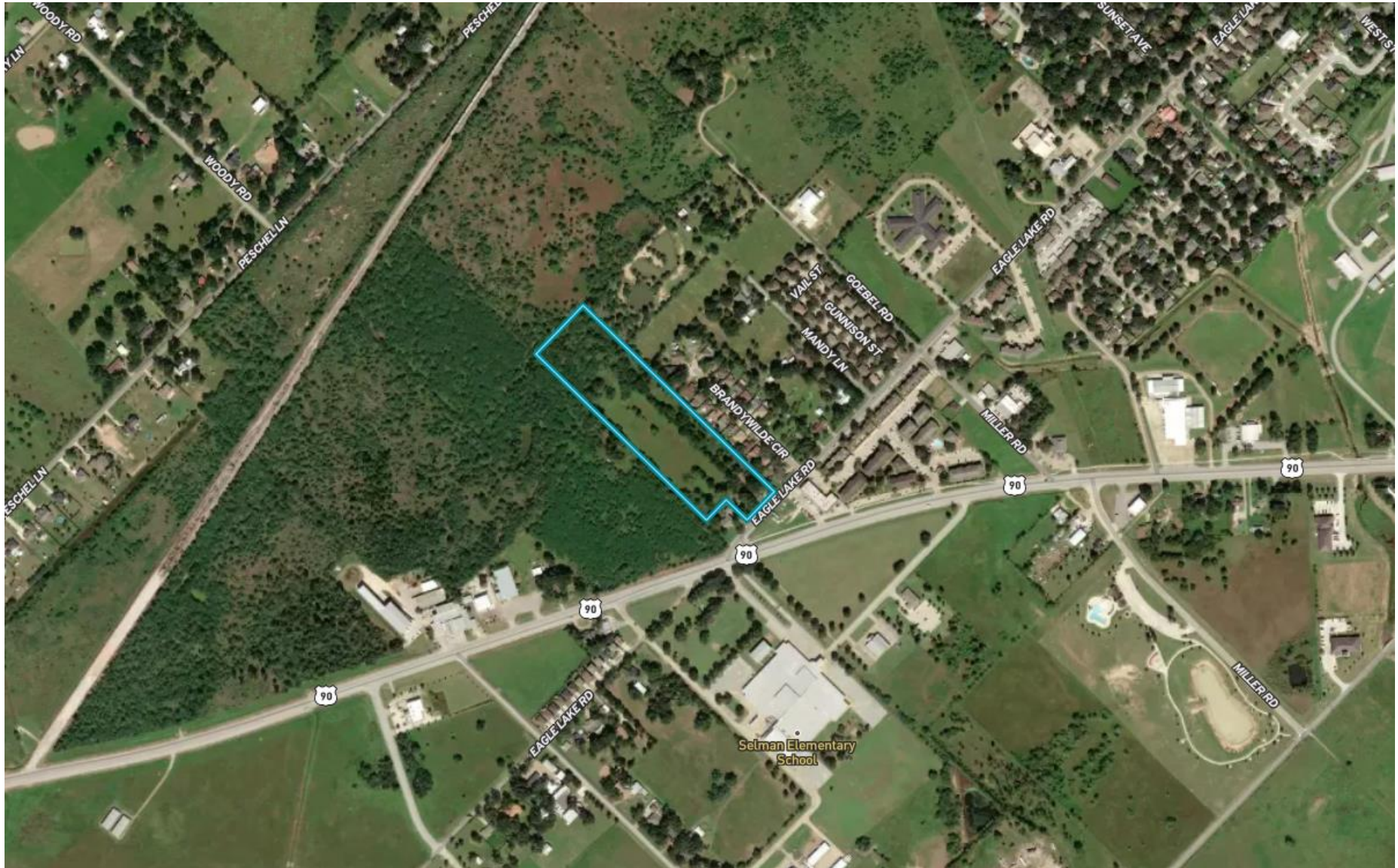
PROPERTIES

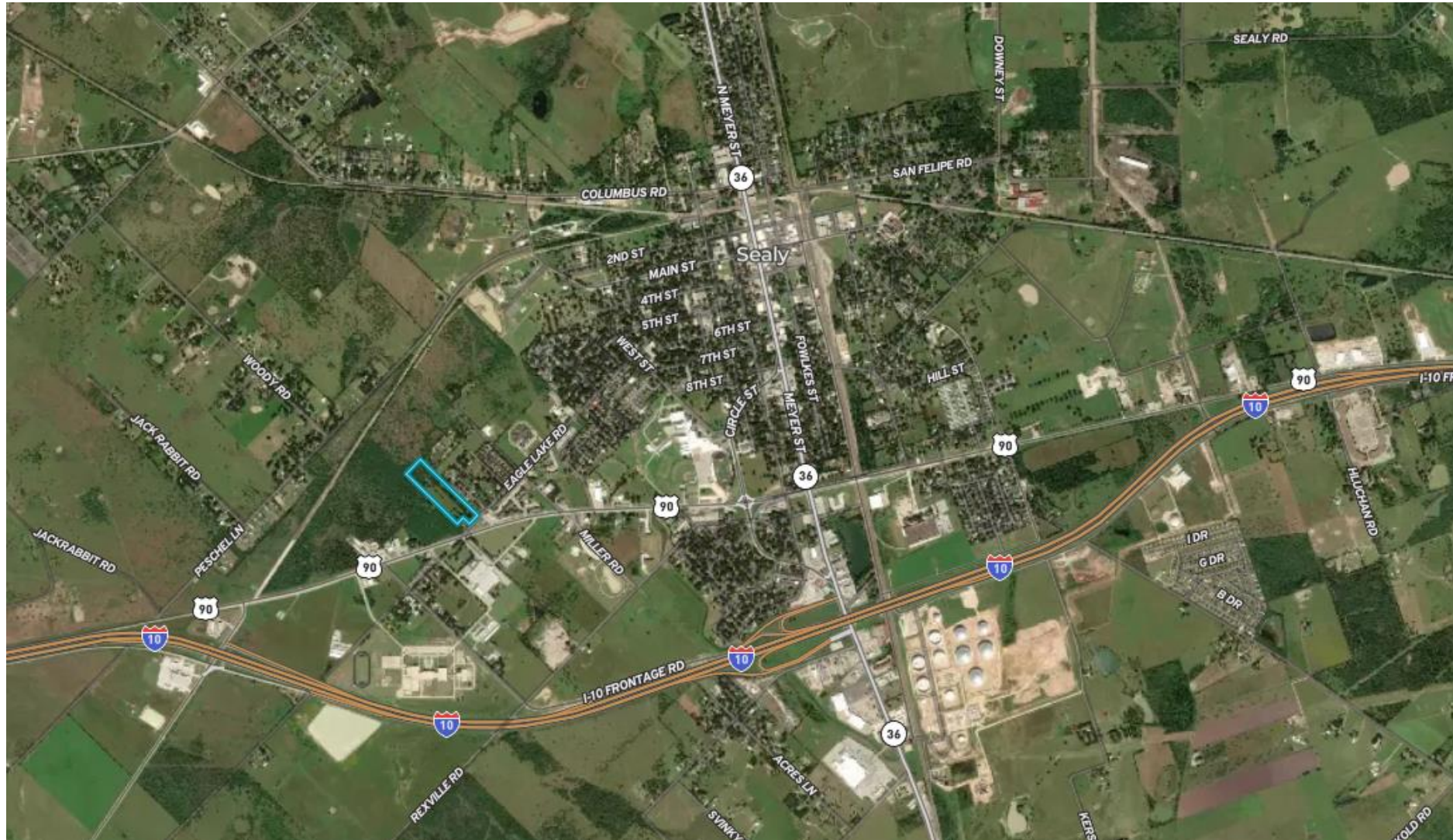


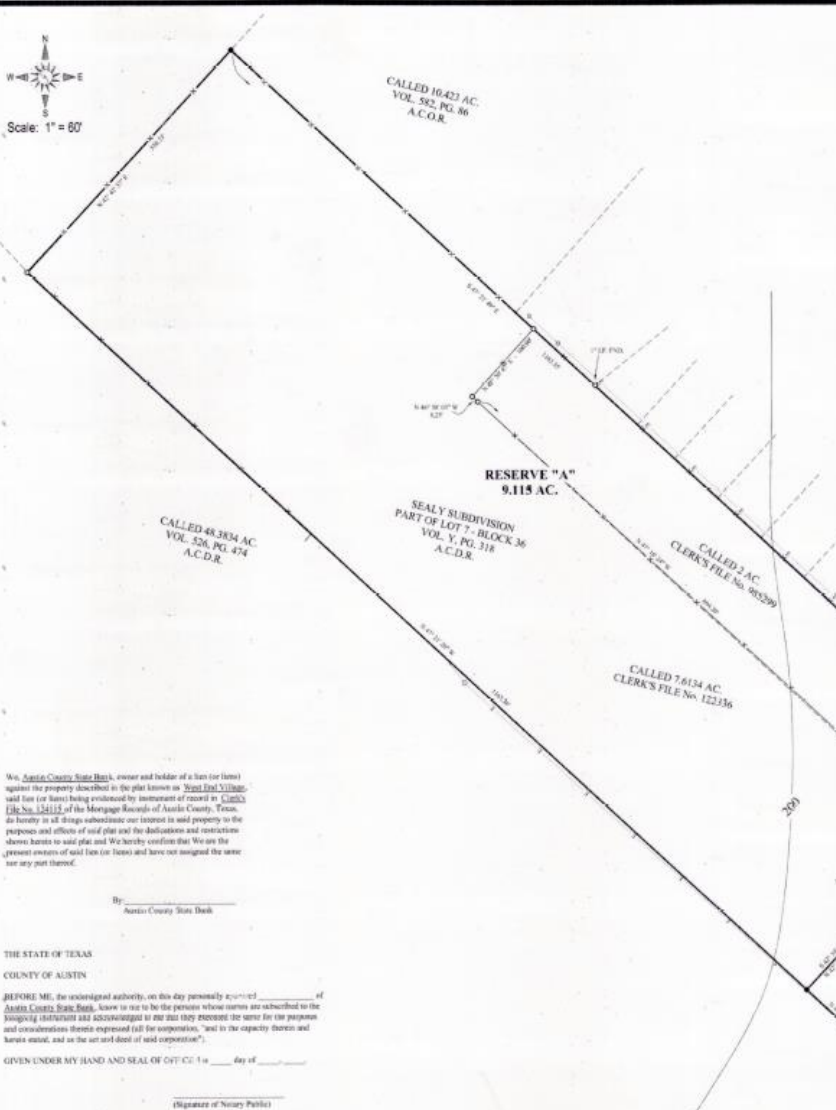


RIVERWAY
PROPERTIES

1679 Eagle Lake Rd, Sealy, TX 77474







BEING A 9.887 ACRES OF LAND COMPRISED OF A CALLED 2 ACRES IN CLERK'S FILE NO. 98299, A CALLED 7.6124 ACRES IN CLERK'S FILE NO. 122136, AND A CALLED 0.449 ACRES IN CLERK'S FILE NO. 122136, BEING PART OF LOT 7, BLOCK 16 OF THE SEALY SUBDIVISION OF SAN FELIX IN AUSTIN TOWN TRACT, ABSTRACT NO. 5 IN THE CITY OF SEALY, AUSTIN COUNTY, TEXAS.

BEGINNING: At a $\frac{1}{4}$ inch iron rod found in the Northwest right-of-way line of Eagle Lake Road being the East corner of an adjoining called 48.304 acre tract (Volume 526, Page 474 Deed Records) and being the South corner of this tract, said point also being the South corner of the above referenced 7.6124 acre tract.

THENCE: North 47° 21' 29" East a distance of 1304.11 feet to a $\frac{1}{4}$ inch iron pipe found on the West corner of this tract, same being the North corner of the 7.6124 acre tract and said point also being the West corner of an adjoining 10.423 acre tract of land (Volume 582, Page 86 Deed Records).

THENCE: North 42° 47' 37" East a distance of 391.23 feet to a $\frac{1}{4}$ inch iron rod found for the North corner of this tract, same being the North corner of the 7.6124 acre tract and said point also being the West corner of an adjoining 10.423 acre tract of land (Volume 582, Page 86 Deed Records).

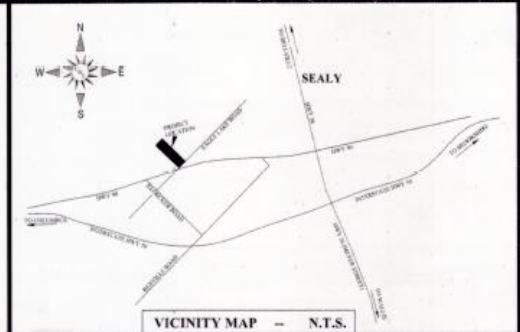
THENCE: South 47° 21' 29" East a distance of 1304.11 feet to a $\frac{1}{4}$ inch iron rod found for the East corner of this tract, same being the Northwest right-of-way line of Eagle Lake Road.

THENCE: South 42° 36' 02" West a distance of 130.41 feet along the Northwest right-of-way line of Eagle Lake Road to the PLACE OF BEGINNING and containing 9.887 acres of land.

All bearings recited herein are based on the Southeast property line of this tract existing North 47° 21' 29" West.

I, David L. Luyendaeke, an engineer under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron or other suitable permanent metal pipes to mark having an accurate diameter of not less than three-eighths inch (3/8") and a length of not less than three feet (3') and that the plat boundary corners have been laid to the nearest survey corner.

David L. Luyendaeke
David L. Luyendaeke
Texas Registration No. 2085



OWNER'S ACKNOWLEDGMENT
THE STATE OF TEXAS ()
COUNTY OF AUSTIN ()

WE, RANCH COUNTY OF TEXAS, INC., ACTING BY AND THROUGH DAVID LUYENDAEKE, ENGINEER, CERTIFY THAT THE ABOVE DESCRIBED PLAT OF RESERVE "A" WAS PREPARED BY SAID ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF THE STATE OF TEXAS, AND THAT SAID PLAT IS TRUE AND CORRECT AND ACCORDS WITH ALL LAWS, ORDINANCES, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY AGREES TO BE BOUND BY THE SAID PLAT FOR THE USE OF ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE DITCHES, AND PUBLIC PLACES THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND TO HEREBY BIND SAID PLAT TO BE BOUND AND APPLICABLE TO FOREVER AND FOREVER FOREVER TO THE SAID LANDS AND THEREON.

THE SAID OWNER HAS DECLARED AND BY THESE PRESENTS DO HEREBY TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOR THE CONSTRUCTION OF A PUBLIC UTILITY PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC UTILITY ACTS OF THE STATE OF TEXAS, AND TO HEREBY BIND SAID PLAT TO BE BOUND AND APPLICABLE TO FOREVER AND FOREVER FOREVER TO THE SAID LANDS AND THEREON.

FURTHER, OWNER DOES HEREBY CONSENT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT NO HOUSE STRUCTURES SHALL BE CONSTRUCTED OR SHALL HAVE A NET OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACK WATER, AND NO HOUSE SHALL HAVE A DRAINAGE OF LESS THAN ONE AND THREE QUARTERS INCH PER FOOT OF HOUSE FRONT WITH A SLOPE OF ONE INCH PER FOOT FOR THE PURPOSES FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

IN WITNESS WHEREOF, RANCH COUNTY OF TEXAS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMMON SEAL HERETO AFFIXED THIS ____ DAY OF 2014.

DAVID LUYEN
PRESIDENT, RANCH COUNTY OF TEXAS, INC.

NOTARY PUBLIC ACKNOWLEDGMENTS
THE STATE OF TEXAS ()
COUNTY OF AUSTIN ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, TITLE AND _____, TITLE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES DO ME FEEL THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THE CAPACITY THEREIN AND HEREBY STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF 2014.

(Signature of Notary Public)

CERTIFICATE OF RECORDING
THE STATE OF TEXAS ()
COUNTY OF AUSTIN ()

I, _____, COUNTY CLERK OF AUSTIN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR RECORDATION IN MY OFFICE ON ____ 2014 AT O'CLOCK, _____ AND DAILY RECORDED ON ____ 2014 AT O'CLOCK, _____ AND IS FILED IN VOLUME _____ OF THE MAP RECORDS OF AUSTIN COUNTY FOR SAID COUNTY.

WITHIN MY HAND AND SEAL OF OFFICE, AT SEALY, AUSTIN COUNTY, TEXAS, THIS DAY ABOVE SAID AND ABOVE WRITTEN.

BY: _____
CLERK

We, Austin County State Bank, owner and holder of a lien (or liens) against the property described in the plat known as Reserve "A", said lien (or liens) being evidenced by instrument of record in County File No. 124112 of the Mortgage Records of Austin County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedication and restrictions shown herein to said plat and We hereby confirm that We are the present owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: _____
Austin County State Bank

THE STATE OF TEXAS
COUNTY OF AUSTIN

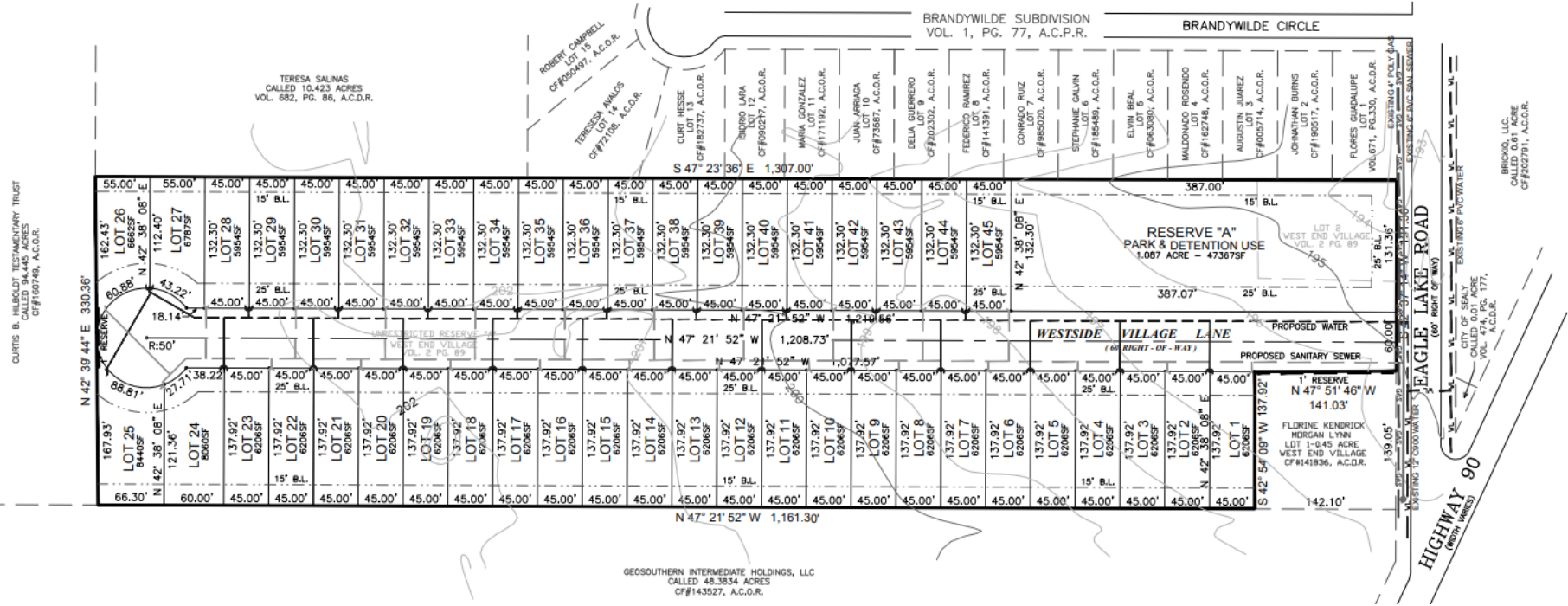
BEFORE ME, the undersigned authority, on this day personally appeared _____ of _____ County, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (all for consideration, "and in the capacity therein and herein stated, and as the act and deed of said corporation").

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2014.

(Signature of Notary Public)



VICTORY MAP
SCALE: 1" = 2 MILES



Lot Count – 45
Lot Size – 45'x132/137'





Entity	Description	Tax Rate
C03	CITY OF SEALY	0.26994
CAD	CAD	0
F02	AUSTIN COUNTY ESD#2	0.1
G01	AUSTIN COUNTY	0.42677
R01	FARM/MARKET RD	0.07832
R02	SPC RD & BRIDGE	0.06455
S03	SEALY ISD	1.2664

Total Tax Rate: | 2.20598

CONTACTS: If the above opportunity is of interest, please contact the following for more information:

JOHN D. SANTASIERO

Email: john@riverwayproperties.com

Phone: 713-621-6111

MICHAEL FOLEY

Email: mfoley@riverwayproperties.com

Phone: 832-752-6265



RIVERWAY
PROPERTIES