United Country Real Estate | Market Realty

11 Acres Loose Cow Road
Garwood, Texas 77442

$200,000







YOUR 11-ACRE COUNTRY ESCAPE

Privacy, live oaks, and abundant wildlife await on this 11-acre unrestricted tract in Colorado County. Heavily wooded and tucked along a paved county road between Altair and Garwood, the property offers an inviting setting for a homesite, weekend escape, or recreational retreat.

Electric service is available across the road, with a Wildlife-Managed Native Pasture exemption currently in place.

Unrestricted. Private. Wooded. Additional acreage available.access to Columbus, El Campo, and the West Houston area.

Additional acreage available.



Roger Chambers

(o) 979-836-9600

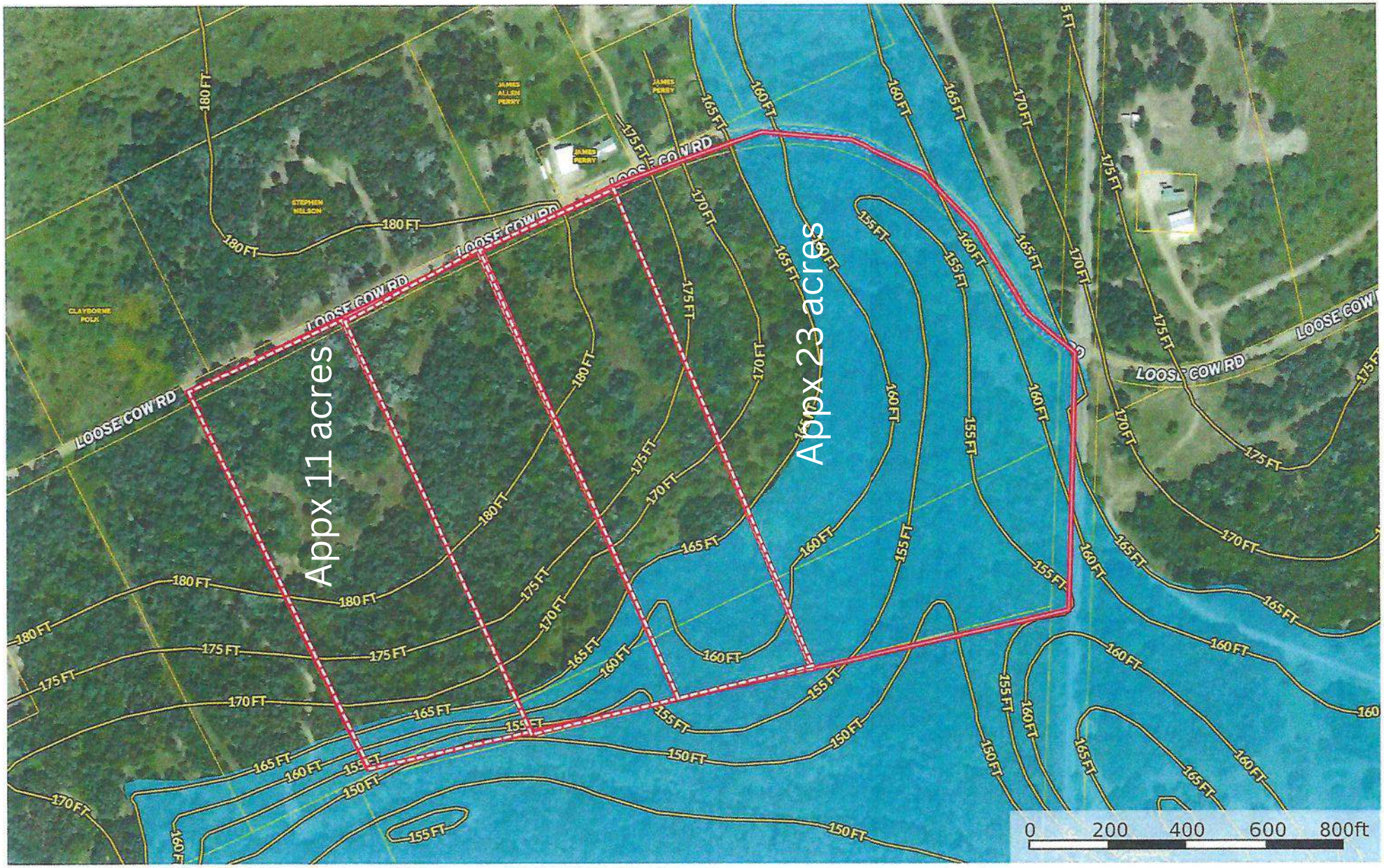
(c) 979-830-7708

355843-B

appraisals@marketrealty.com

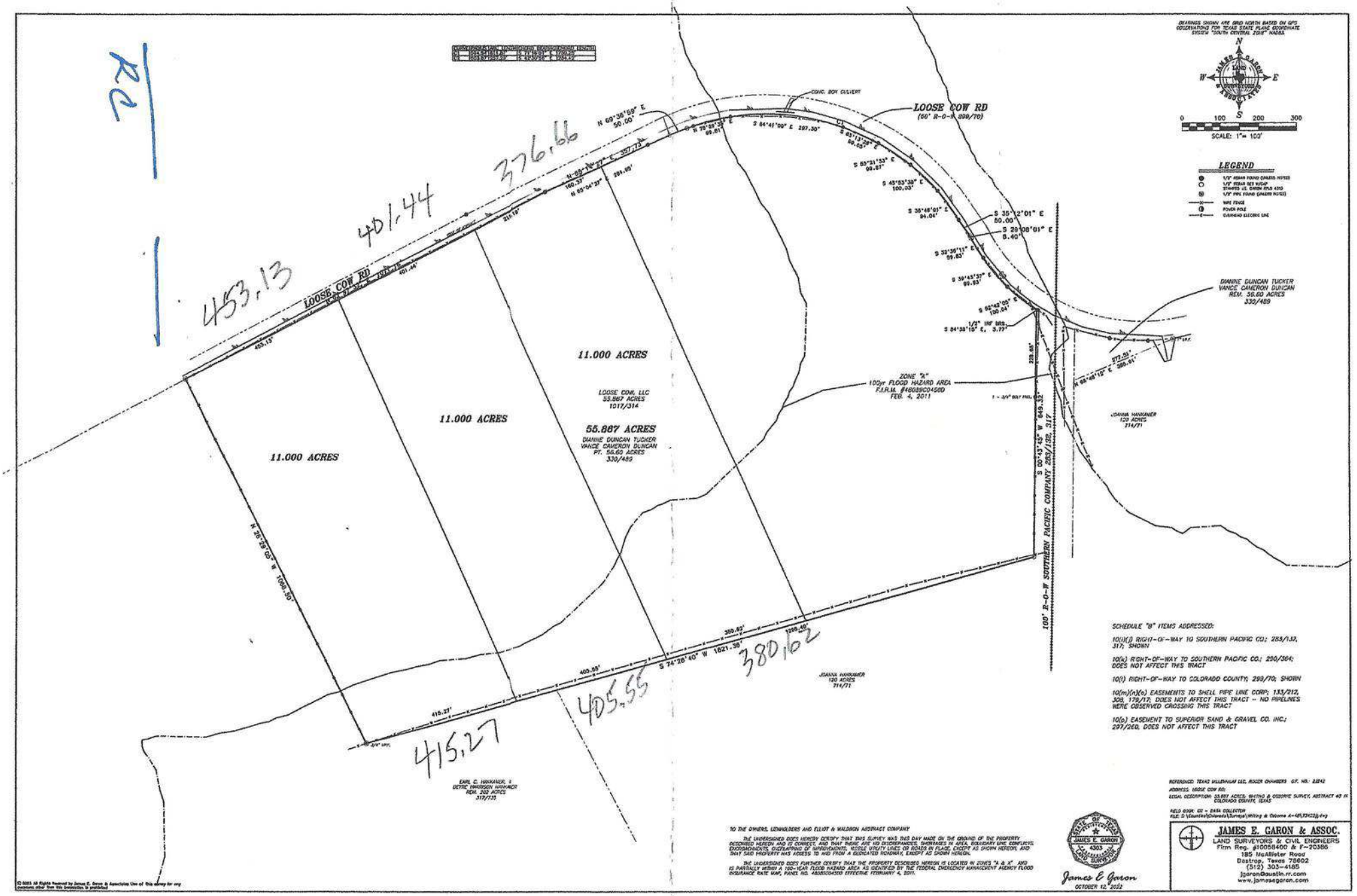
The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special Interest should be obtained through independent verification. This Is not a solicitation if your property is currently listed with another broker. Equal Opportunity Housing Provider. Franchise offices are independently owned and operated.

Texas, AC +/-



Don Holtkamp

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



SCHEDULE "B" ITEMS ADDRESSED:

10(i)(l) RIGHT-OF-WAY TO SOUTHERN PACIFIC CO.; 285/132, 317; SHOWN

10(e) RIGHT-OF-WAY TO SOUTHERN PACIFIC CO.; 290/364; DOES NOT AFFECT THIS TRACT

10(i) RIGHT-OF-WAY TO COLORADO COUNTY; 299/70; SHOWN

10(m)(n)(o) EASEMENTS TO SHELL PIPE LINE CORP; 133/212, 308, 179/17; DOES NOT AFFECT THIS TRACT -- NO PIPELINES WERE OBSERVED CROSSING THIS TRACT

10(o) EASEMENT TO SUPERIOR SAND & GRAVEL CO. INC.; 297/260, DOES NOT AFFECT THIS TRACT

REFERENCED: TEXAS VALLEYMAN LLC, ROGER CHAMBERS G.F. NO.: 22342
ADDRESS: LOOSE COW RD;
LEGAL DESCRIPTION: 55.867 ACRES, WATNO & OSBORNE SURVEY, ABSTRACT 40 IN COLORADO COUNTY, TEXAS
FIELD BOOK: 02 - DATA COLLECTOR
FILE: S:\Counties\Colorado\Surveys\Whiting & Osborne A-40\13422\dwg

TO THE OWNERS, LIENHOLDERS AND ELLIOT & WALDRON ABSTRACT COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONES "A & X", AND IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48089C0450D EFFECTIVE FEBRUARY 4, 2011.

STATE OF TEXAS
JAMES E. GARON
4303
REGISTERED PROFESSIONAL LAND SURVEYOR

James E Garon
OCTOBER 12, 2022

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 75602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

© 2022 All Rights Reserved by James E. Garon & Associates Use of this survey for any purposes other than its intended is prohibited

LOOSE COW LLC RESTRICTIONS

Restrictions for 55.867 acres Loose Cow LLC, Colorado County, Texas.

1. The property shall be used for residential agricultural or wildlife management purposes only. No commercial business.
2. No manufactured, mobile, modular or RV homes allowed.
3. Minimum tract size 11 acres.
4. All water wells and septic systems must be permitted and in compliance with all county and state ordinances, permits and licensing.
5. No junk, trash or debris. All waste must be removed from property in a lawful manner.
6. These restrictions shall run with the land for a period of 10 years from the date of first tract being sold ad will automatically renew for 10 year periods unless amended by 67% vote of property owners of the 55.867 acres.

KC

TEXAS REALTORS

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2021

CONCERNING THE PROPERTY AT Loose Cow Road Altair, TX

A. FLOOD AREAS:

(1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.

(2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.

(3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

(1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.

(2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

(3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.

(4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

(1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.

(2) Federal, state, county, and city regulations:

(a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.

(b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.

(3) The first floor of all homes must now be built above the base flood elevation.

(a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

Market Realty, Inc. 2201 Becker Dr. Brenham, TX 77833 Phone: (979)836-9600 Fax:
Roger Chambers
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Market Realty, Inc. 2201 Becker Dr. Brenham, TX 77833 Phone: (979)836-9600 Fax: loose cow road
Roger Chambers
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature	Date	Signature	Date

Market Realty, Inc. 2201 Becker Dr. Brenham, TX 77833 Phone: (979)836-9600 Fax: loose cow road
Roger Chambers
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com