

J. Frank
MONK



“On the Square”
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68.97 Acres ~ Columbus, Texas



PERFECT FOR THE WEEKEND RANCHER!!

Just South of I-10 W in Columbus, this property has beautiful Live Oak trees scattered throughout, and a small pond, creating a perfect habitat for deer, hogs and occasionally turkeys. Currently, it is occupied with a herd of Beefalo. Along with the improvements such as fencing, cross-fencing and a gravel road, there are several pretty home-sites available for building your country dream home.

Monk# 842 County Road 151 ~ Columbus, TX Price \$595,000.00

PROPERTY SPECIFICATIONS

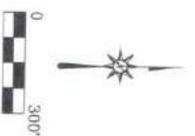
Property	Rural Acreage	Acreage	68.97 Acres	County	Austin
Estimated Taxes	\$110.21 (2015 - Ag Ex)	Improvements	Recent Water Well	Nearest town	Columbus
Minerals	None	Soil	Sandy Soil	School District	Columbus ISD
Royalties	None	Trees	Heavily Wooded	Hunting	Deer/Hogs/Etc
Road	Asphalt County Road	Terrain	Level to Rolling	Ponds/Lakes	Small Pond
Water	Water Well w/Solar Panels	Grasses	Native	Easements	Utility
Terms	Cash/Conventional	Tax ID# 83266	TxLS# 95415	MLS# 15025700	Lands of Texas# 3078835

NOTE: Seller will convey 100% rights to Ingress & Egress

Directions: From I-10 W, take 1st Exit Hwy 71, turn RIGHT immediately on the feeder road, CR 806 is the overpass where you turn RIGHT, drive approx 4 miles to CR 105 and turn RIGHT, approx 1 mile to CR 151 & turn LEFT. Property is at the first bend in the road on the RIGHT.

*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.

COLORADO COUNTY, TEXAS
C. LIEFFRET SURVEY (A - 393)
R. CUNNINGHAM SURVEY (A - 16)



Date: September 10, 2012

30' wide easement shown as part of the original partition. This easement is to be terminated and replaced by Tract 2 as shown on this survey plat.

Robert Moland
 (300 acres)
 Volume 244, Page 17
 Official Records

30' wide easement

Block of Bearings - Record Deed Call
N89°49'35"E 4635.14'

Henry James Ijse
 (Tract 4A - 142.51 acres)
 Volume 368, Page 403
 Deed Records

N11°38'08"E 1478.41'

Tract 3
70.62 Acres

S00°10'25"W 1261.25'
 S00°10'25"E 1291.25'

Tract 1
68.97 Acres

N89°49'35"E 2420.40'

S89°12'08"W 2359.16'

30.00'
S89°12'08"W 4760.32'

S89°12'08"W 2400.55'
S89°12'08"W 2401.15'

Tract 2
1.65 Acres

S01°19'52"E 187.26'
S01°19'52"E 20.00'

S01°07'34"W 1048.14'

Blunston Echle
 (113.2 acres)
 Volume 424, Page 53
 Deed Records

Tract 4A
146.04 Acres

S89°20'18"W 390.58'
S50°23'30"W 204.93'

Rau Surveying

1276 Hwy 77 - P.O. Box 601 Graham, Texas 75840
 Phone: 937-538-8888 Fax: 937-538-9668
 Licensed Professional Land Surveyor in the State of Texas. All hereby certify that this survey was done by me or the person under my supervision, of the property described herein.

Daniel B. Rau
 Daniel B. Rau, Registration No. 4173



Survey Plat of the division of a 141.24 acre tract of land situated in the C. Lieffret Survey, Abstract No. 393, and the R. Cunningham Survey, Abstract No. 16, Colorado County, Texas, and being that same land described as Tract 3-A containing 141.95 acres in Partition Deed dated December 9, 1977, from Ellis Ijse, et al, to Allie Ijse Stolle, recorded in Volume 368, Page 403, Colorado County Deed Records.

Survey Notes

- (1) Part of the property as shown is not shown in the Record 1st and 2nd Additions to the C. Lieffret Survey, Abstract No. 393, effective date February 4, 2011.
- (2) The plat has been prepared in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Professional Land Surveyors.
- (3) The bearings and distances were measured by the surveyor or under his direct supervision.
- (4) The survey was made on the ground and the original bearings and distances were reduced to mean sea level by the method of least squares.
- (5) The survey was not performed in violation of the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code.
- (6) Property descriptions to accompany this plat.

STATE OF TEXAS

COUNTY OF COLORADO

**Land Description
Tract 1 – 68.97 Acres**

BEING a tract or parcel containing 68.97 acres of land situated in the C. Liefret Survey, Abstract No. 393 and the R. Cunningham Survey, Abstract No. 16, Colorado County, Texas, and being called Tract 1 in a division of the Aline Ilse Stolle land which is that same tract described as Tract 3-A containing 141.85 acres in Partition Deed dated December 9, 1997, from Ellis Ilse, et al, to Aline Ilse Stolle, recorded in Volume 368, Page 403, Colorado County Deed Records. Said 68.97 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a ¾" pipe found for the original Northeast corner of the Stolle 141.85 acre tract and the Northeast corner of the herein described 68.97 acre tract, located on the South line of the Robert Moland 300 acre tract as described in Volume 244, Page 17, Official Records, said pipe also being the Northwest corner of a 113.2 acre tract of land conveyed to Henry Naumann, et al, by deed recorded in Volume 424, Page 33, Deed Records;

THENCE along the East line of the original Stolle tract and partially with the West line of the Naumann tract, S 01° 07' 34" W a distance of 1048.14 feet to a point on the West line of County Road 151 for angle corner of the herein described tract;

THENCE continuing along the East line of the Stolle tract and the West line of County Road 151, S 01° 19' 52" E a distance of 187.26 feet to a ½" capped iron rod set for the Southeast corner of the herein described 68.97 acre tract, also being the Northeast corner of Tract 2 containing 1.65 acres as surveyed out of the original 141.85 acre tract this same day. Said set iron rod being N 01° 19' 52" W a distance of 30.00 feet from a ¾" pipe found for the Southeast corner of the original Stolle 141.85 acre tract;

THENCE departing said road and crossing the original 141.85 acre tract, along the North line of Tract 2, S 89° 12' 08" W a distance of 2400.55 feet to a ½" iron rod set for the Southwest corner of the herein described tract and being the Northwest corner of Tract 2 and also being located on the East line of Tract 3 containing 70.62 acres in this same division;

THENCE continuing across the original Stolle tract, along the East line of Tract 3, N 00° 10' 25" W a distance of 1261.25 feet to a ½" iron rod set on the North line of the original 141.85 acre tract for the Northwest corner of the herein described Tract 1 and the Northeast corner of Tract 3, also being on the South line of the Moland 300 acre tract;

THENCE along the North line of the original Stolle 141.85 acre tract, common with the South line of the Moland 300 acre tract, N 89° 49' 35" E (Basis of Bearings – Record Deed Call) a distance of 2420.40 feet to the **POINT OF BEGINNING**, containing 68.97 acres of land.

Notes:

(1) A survey plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: September 10, 2012

