

# Texas Listing Service

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## 4020 Old Chappell Hill Road - Brenham, Washington County



Lindi Braddock & Camaron  
Surovik

**COLDWELL BANKER**

**PROP.UNL.-Brenham**

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17+ Acres with Brick Ranch 1-story House built in 2007 and located on one of the most Scenic Brenham roads in the New Years Creek Area, set on top of a Hill Overlooking neighboring hillside pastures and woods. Views from all sides of the house, whether it's the Hill Country or the Stately live oak and pecan trees and lush grass. Home has been freshly painted inside and new flooring, lots of beautiful wood cabinetry throughout kitchen, baths and utility and all bedrooms have double racked walk-in closets. The Wood Burning Fireplace in the Great Room will surely be a Cozy Place to gather during the Holidays. The rear section of the Property is wooded with a seasonal creek and either or the 2 barns are perfect for storage, a workshop or could be set up for horses or cattle.

Please Call Lindi Braddock/979-277-4763 or Camaron Surovik/979-525-6300 to see this or any other Property on the Market. Thank You!

List Price: \$439,000  
 ID No.: 81628  
 Listing Type: For Sale  
 Use: Farm & Ranch  
 Building: Single Family Residence - Single Level, 3 Bed, 2 Baths, 1,699 Sq. Ft.  
 Construction: Standard Frame Brick Construction, Composition Roof, Built in 2007  
 Acreage: 17.23 Acres  
 Frontage: Paved Road, County Road  
 Land Use: Restricted, Agricultural Lease  
 Other Features: Fireplace, Central Heat & Air, Garage/Carport, Barns, Pens, Well, Septic, Seasonal Creek, Partially Wooded, Rolling, Sandy Soil  
 Directions: From Brenham take US 290 East towards Chappell Hill. Turn left on Indian Paint Brush Road, which dead ends at Old Chappell Hill Road. Take a left on Old Chappell Hill Road, property is about 2 miles





Google earth





THE JOHN BARNHILL COMPANY, L.P.  
17.23 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND situated in Washington County, Texas out of the James Walker Survey A-106 and being a portion of the tract of land called 43.153 acres in a deed dated July 19, 2013 from Daniel M. Winard to The John Barnhill Company, L.P. as recorded in Volume 1442, Page 0729 of the Official Records of Washington County, said 17.23 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod lying in the Southwest line of Old Chappell Hill Road marking the Northeast corner of the William Flasowski and wife, Paula Flasowski Tract II called 13.465 acres (414/794 D.R.W.C.), the Northwest corner of The John Barnhill Company, L.P. tract called 43.153 acres and the 17.23 acre tract herein described;

THENCE, S 67° 06' 32" E with the Southwest line of Old Chappell Hill Road, the Northeast line of the Barnhill tract called 43.153 acres and this tract 602.00 ft. a set 5/8" iron rod (capped "Jones & Carter Corner") for Northeast corner of this tract and Northwest corner of a 12.10 acre tract, also surveyed on this date;

THENCE, S 11° 33' 41" W departing Old Chappell Hill Road, severing the Barnhill tract called 43.153 acres with East line of this tract and the West line of the 12.10 acre 252.53 ft. to a set 5/8" iron rod (capped "Jones & Carter Corner") and continuing with said line, S 13° 36' 10" E, 745.05 ft. to a found 1/2" iron rod marking the Northwest corner of the Glenn D. Amerson and wife, Jenifer Brunson Amerson tract called 159.89 acres (861/338 O.R.W.C.) and Southwest corner of the 12.10 acre tract;

THENCE, S 14° 25' 53" E with the East line of this tract and a West line of the Amerson tract 542.39 ft. to a found 1/2" iron rod in the Northwest line of the Cheryl L. Wells tract called 63.570 acres (1411/961 O.R.W.C.) for Southeast corner of this tract and an exterior corner of the Amerson tract;

THENCE, S 65° 13' 13" W with the Northwest line of the Wells tract, the Southeast line of the Barnhill tract called 43.153 acres and this tract 439.03 ft. to a found 1/2" iron rod for Southeast corner of the Flasowski tract, Southwest corner of the Barnhill tract and this tract;

THENCE, N 13° 12' 40" W with the East line of the Flasowski tract, the West line of the Barnhill tract called 43.153 acres and this tract 1594.29 ft. to a found 1/2" iron rod for angle, N 08° 22' 51" E, 143.40 ft. to a found 1/2" iron rod for angle and, N 18° 06' 56" W, 232.57 ft. to the POINT OF BEGINNING and containing 17.23 acres of land.

Surveyor Certification:

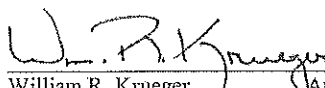
I, William R. Krueger, Registered Professional Land Surveyor, do hereby certify that the plat and/or description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on August 9, 2013 and that all corners are as shown hereon. There are no conflicts or protrusions apparent on the ground except as shown.

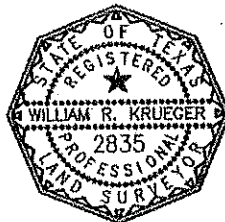
This tract is subject to all underground easements, the existence of which may arise by virtue of unrecorded grant or use.

This survey was performed without the benefit of a current title report which may indicate easements or other encumbrances of record not apparent on the ground.

Use of this survey for any other purposes or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.

This field note description is accompanied by plat of even date.

  
William R. Krueger August 14, 2013  
Registered Professional Land Surveyor No. 2835



W.O. No. B0038-601-00  
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