

**Presenting**  
**1027 Buescher Road**  
**Columbus, TX 78934**

*Just Wait Until You See This Amazing Country Paradise!! This one of a kind property has it all! Boasts an immaculate 2015 sq. ft. home surrounded by 1960 sq. ft. of covered porches, a 320 sq. ft. guest cabin which could also be used as an office or art studio - your choice, an outdoor Cabana/Kitchen, your very own in-ground Salt Water swimming pool with a hot tub and a wonderful pond for fishing, all of which are nicely nestled on a prime 10 acre tract that is selectively cleared at the front and more heavily wooded at the back. Oh, did I mention that the back boundary of this tract is a wet weather creek and that there's a pistol shooting range? 5-20 deer call this land home and come to feed daily. It is an awesome sight to see! Several outbuildings are already in place for storage of your equipment etc. This beautiful property is most definitely the one you have been looking for! The back yard is an absolute entertaining paradise and sure to please your whole family and your friends.*

*It Will Be Love at First Sight!!*

*Fantastic Location just 5 minutes from Historic Columbus offers a short travel time to Schools, Shopping, Grocery Stores, Places of Worship and Restaurants.*

***THIS PROPERTY DID NOT FLOOD DURING  
HURRICANE HARVEY.***

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*Additional pages to follow, keep reading*

## Basic Home Information

2015 sq. ft. Home Built in 2002 (per CCAD)  
1960 sq. ft. of Wrap Around Porches  
Composition Roof w/Energy Saving Cool Ply Roof Decking  
Hardie-Plank Exterior  
1 Story - 3 Bedroom - 2 Bathrooms - 2 Car Oversized Garage  
Living Room & Dining Room  
Spacious Kitchen with Corian Countertops & Breakfast Bar  
Hickory Raised Panel Wood Cabinetry  
Double Molded Corian Sink  
Laundry Room off Kitchen  
Double Pane Windows  
Window Dressings and Blinds Convey  
Central HVAC System (Heat Pump) - Replaced 2019  
Tankless On Demand Water Heater - Replaced 2019  
Water Softener - Replaced approx. 2015  
Saltwater Swimming Pool w/Waterfall  
Hot Tub by the Swimming Pool - Gunite Repairs 2019  
Firepit  
Landscaped with a 13 Station Rain Bird Sprinkler System  
Outdoor Covered Cabana/Kitchen w/Gas Grill, Fridge & Sink  
1/1 Cabin/Office/Art Studio with Front Porch

## Land Information

10 +/- Prime Acres  
Unbelievable Elevation Changes  
Private Pistol Shooting Range  
Several Outbuildings for Storage  
Selectively Cleared by Improvements  
Wooded with Trails on the Back Half of Land  
Pond and Wet Weather Creek  
Water Well (160 ft.) - Reworked 2019  
Septic System  
Driveway & Cattle Guard - Reworked in 2018  
Partial Perimeter Fencing



### ***Living Room - 32' x 16'***

*Bright and Open*

*Spacious*

*Double French Doors Leading to Back Yard*

*Double Pane- Windows*

*Ceiling Fan with Light*

*Track Lighting*

*Laminate Wood Flooring*

### ***Kitchen - 18' x 12"***

*Corian Countertops*

*Double Molded Corian Sink*

*Corian Breakfast Bar*

*Hickory Wood Cabinetry*

*Lots of Cabinet Space*

*Pantry with Pull out Drawers*

*Electric Stove*

*Microwave with Convection Feature & Extractor Fan*

*Dishwasher*

*Fridge - Negotiable*

*Laminate Wood Flooring*

### ***Dining Room - 16' x 11'***

*Spacious and Perfectly Located by Kitchen*

*Chandelier Lighting*

*Double Pane Windows offering Spectacular Views*

*Laminate Wood Flooring*

### ***Master Bedroom - 16' x 16'***

*Very Spacious*

*Plenty of Wall Space*

*Walk-In Closet*

*Light and Bright*

*Double Pane Window*

*Ceiling Fan with Light*

*Laminate Wood Flooring*

**Master Bath - 10' x 09'**

*Cultured Marble Countertops  
Freestanding Shower  
Drop Lighting Fixture  
Double Pane Window  
Laminate Wood Flooring*

**2<sup>nd</sup> Bedroom - 12' x 12'**

*Spacious  
Double Pane Window  
Ceiling Fan with Light  
Laminate Wood Flooring*

**3<sup>rd</sup> Bedroom - 12' x 12'**

*Spacious  
Double Pane Window  
Ceiling Fan with Light  
Laminate Wood Flooring*

**Guest Bathroom - 08' x 07'**

*Tub Shower Combo  
Cultured Marble Vanity  
Laminate Wood Flooring*

**Laundry Room - 12' x 06'**

*Located off the Kitchen  
Quasi Pantry  
Laminate Wood Flooring*

**2 Car Oversized Detached Garage**

*Overhead Garage Door Opener*

## ***Swimming Pool***

*Saltwater Walk-In*

*Hot Tub*

*Waterfall at Pool and from Hot Tub to Pool  
Decking Pavers Around Pool and Hot Tub Area*

## ***Guest Cabin/Office/Art Studio***

*320 sq. ft. Open Plan*

*Bed Area, Kitchenette Area, Sitting Area*

*3/4 Bathroom*

*Window Air Conditioning Unit*

## ***Outdoor Cabana/Kitchen - 15' x 14'***

*Sink - Fridge - Gas Grill*

*Slate Countertops & Slate Bar Top*

*Removable Wood Slats on side Walls*

*Sitting Area Within*

*Wood Deck Flooring*

## ***Pistol Range***

### ***Pond***

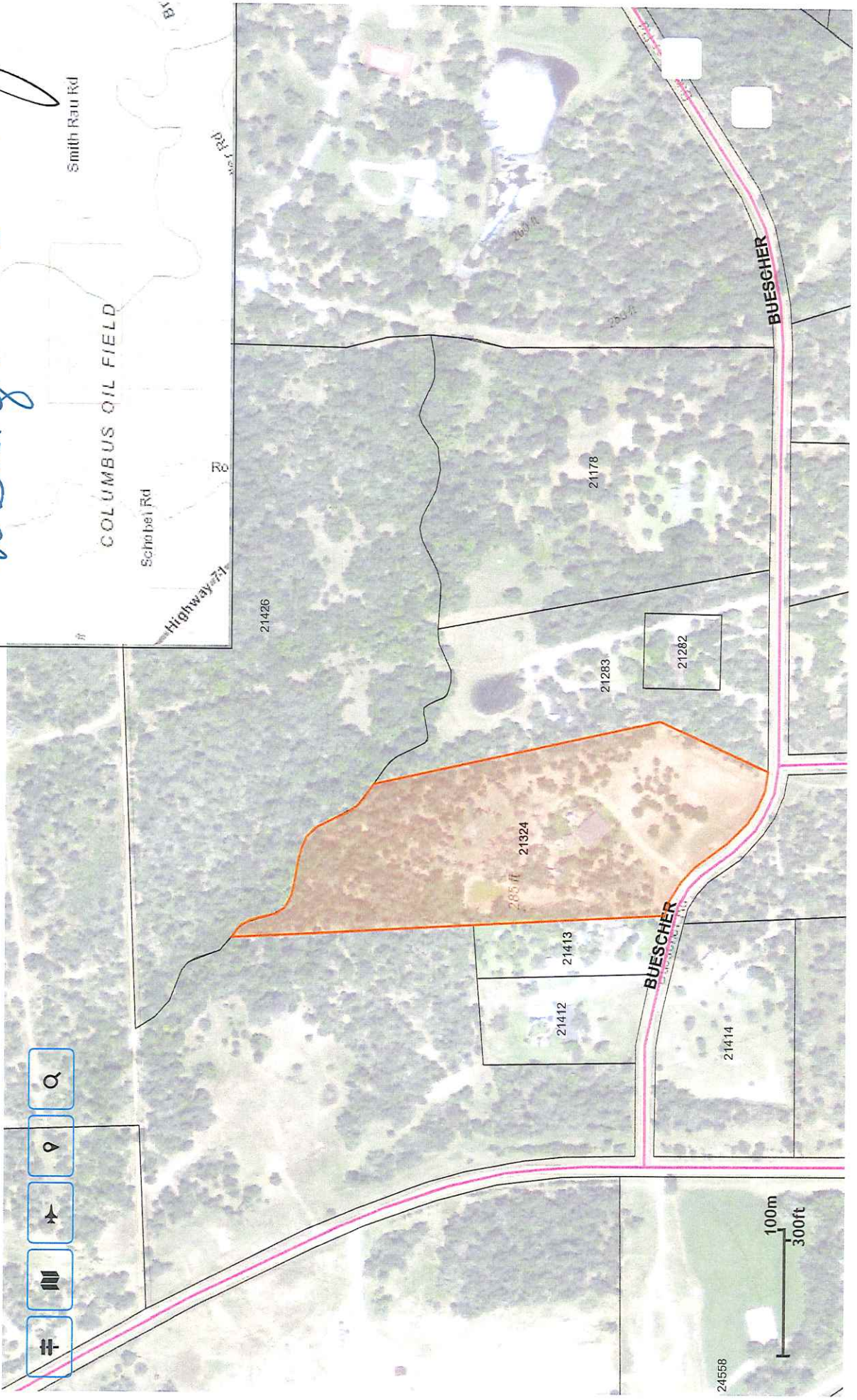
***Wet Weather Creek***

***Several Outbuildings***

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*To Best of knowledge. JF*

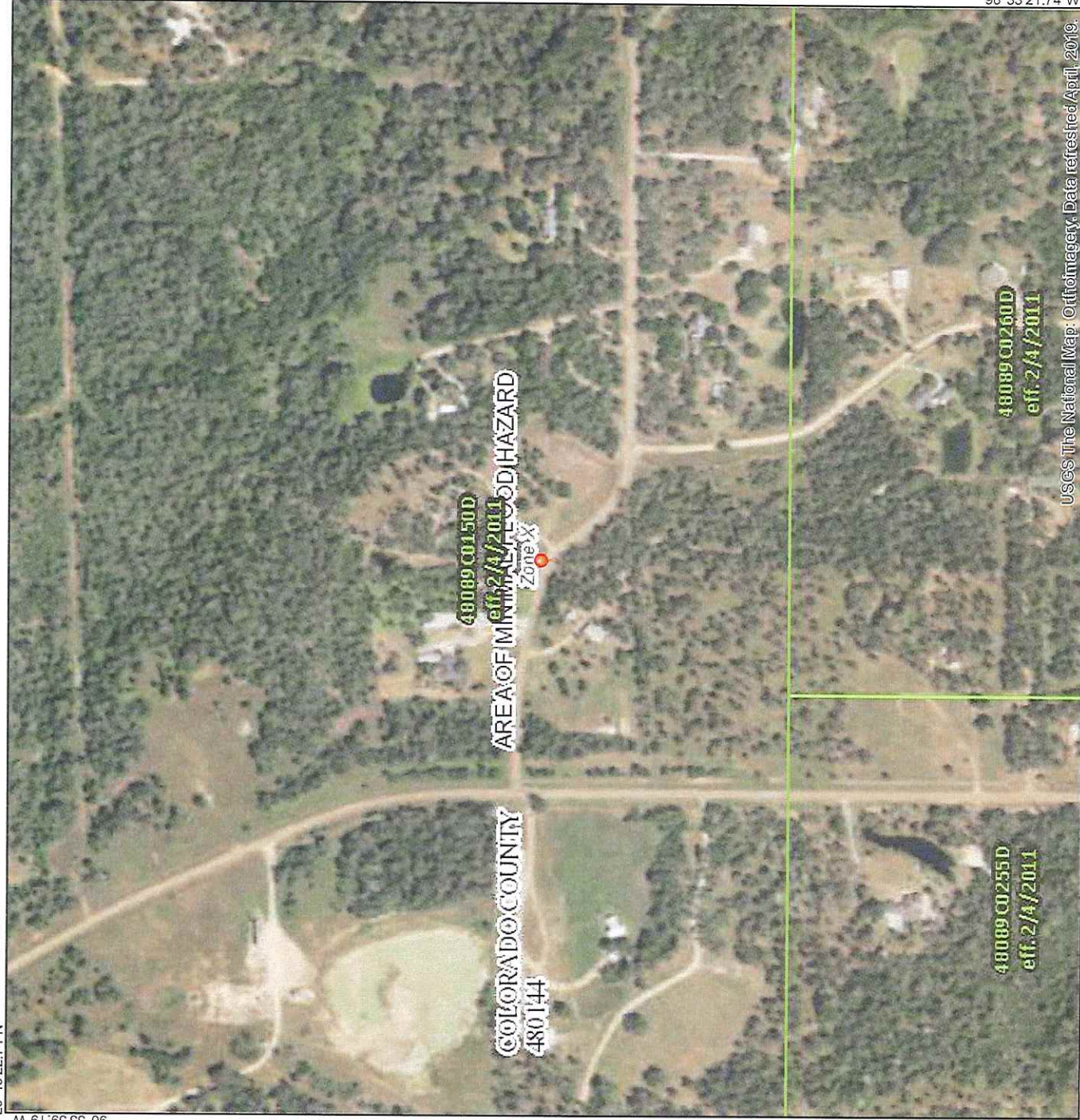




# National Flood Hazard Layer FIRMette



29°45'22.74"N  
96°33'59.19"W



96°33'21.74"W

USGS The National Map: Orthoimagery, Data refreshed April, 2019.  
29°44'51.50"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) *Zone AE, AH, VE, AR*
- With BFE or Depth *Zone AE, AD, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes, *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

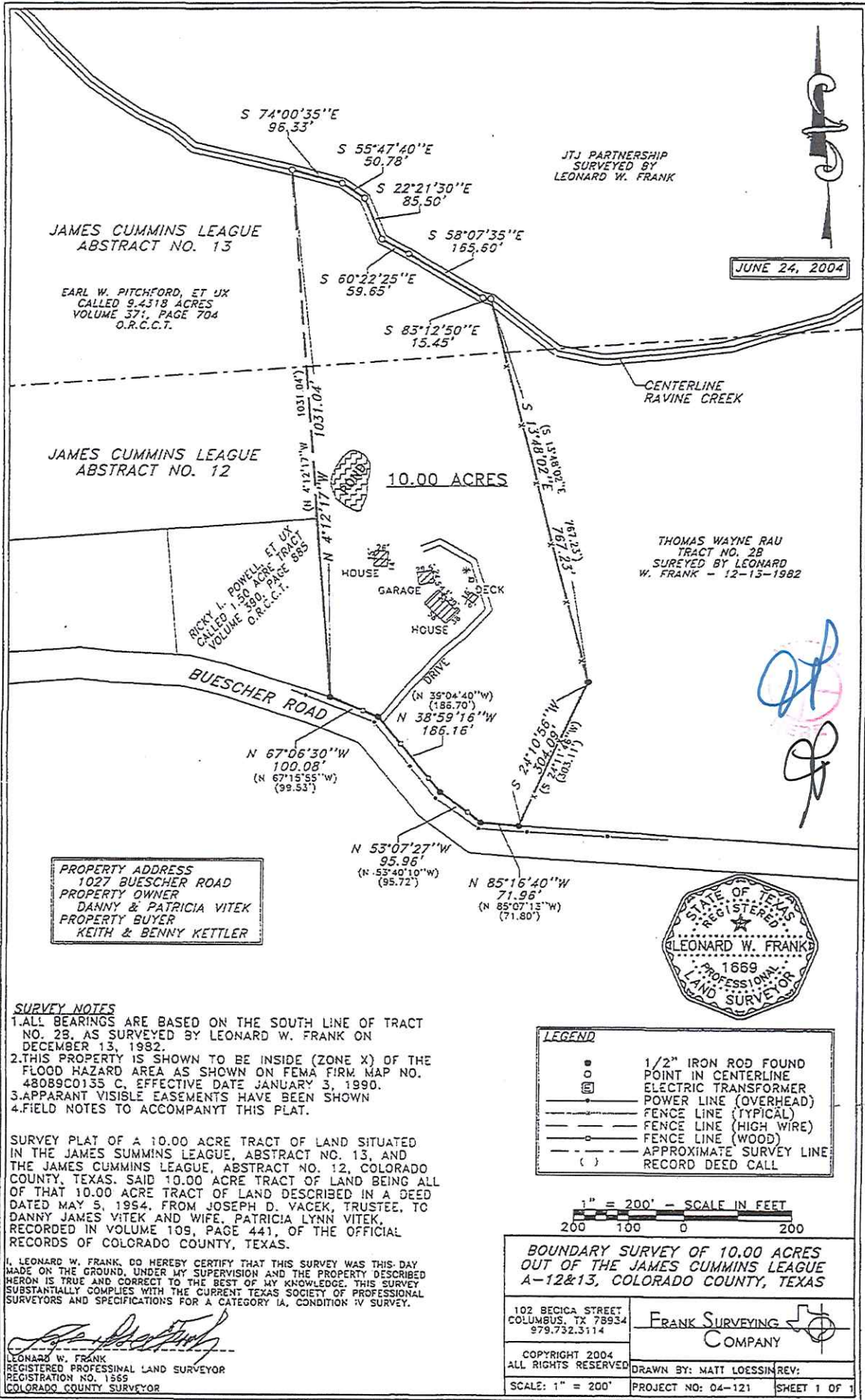
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/10/2020 at 8:45:36 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





JAMES CUMMINS LEAGUE  
ABSTRACT NO. 13

EARL W. PITCHFORD, ET UX  
CALLED 9.4318 ACRES  
VOLUME 371, PAGE 704  
O.R.C.C.T.

JAMES CUMMINS LEAGUE  
ABSTRACT NO. 12

RICKY L. POWELL, ET UX  
CALLED 1.50 ACRE TRACT  
VOLUME 300, PAGE 883  
O.R.C.C.T.

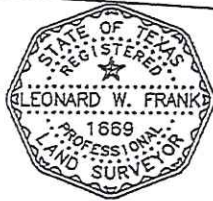
JTJ PARTNERSHIP  
SURVEYED BY  
LEONARD W. FRANK

JUNE 24, 2004

10.00 ACRES

THOMAS WAYNE RAU  
TRACT NO. 2B  
SUREYED BY LEONARD  
W. FRANK - 12-13-1982

PROPERTY ADDRESS  
1027 BUESCHER ROAD  
PROPERTY OWNER  
DANNY & PATRICIA VITEK  
PROPERTY BUYER  
KEITH & BENNY KETTLER



- SURVEY NOTES**
1. ALL BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT NO. 2B, AS SURVEYED BY LEONARD W. FRANK ON DECEMBER 13, 1982.
  2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP NO. 48089C0135 C, EFFECTIVE DATE JANUARY 3, 1990.
  3. APPARANT VISIBLE EASEMENTS HAVE BEEN SHOWN
  4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT OF A 10.00 ACRE TRACT OF LAND SITUATED IN THE JAMES CUMMINS LEAGUE, ABSTRACT NO. 13, AND THE JAMES CUMMINS LEAGUE, ABSTRACT NO. 12, COLORADO COUNTY, TEXAS. SAID 10.00 ACRE TRACT OF LAND BEING ALL OF THAT 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MAY 5, 1954, FROM JOSEPH D. VACEK, TRUSTEE, TO DANNY JAMES VITEK AND WIFE, PATRICIA LYNN VITEK, RECORDED IN VOLUME 109, PAGE 441, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

I, LEONARD W. FRANK, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION IV SURVEY.

*Leonard W. Frank*  
LEONARD W. FRANK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 1565  
COLORADO COUNTY SURVEYOR

**LEGEND**

●	1/2" IRON ROD FOUND
○	POINT IN CENTERLINE
⊠	ELECTRIC TRANSFORMER
—	POWER LINE (OVERHEAD)
—	FENCE LINE (TYPICAL)
—	FENCE LINE (HIGH WIRE)
—	FENCE LINE (WOOD)
- - -	APPROXIMATE SURVEY LINE
( )	RECORD DEED CALL

1" = 200' - SCALE IN FEET  
200 100 0 200

BOUNDARY SURVEY OF 10.00 ACRES  
OUT OF THE JAMES CUMMINS LEAGUE  
A-12&13, COLORADO COUNTY, TEXAS

102 BECICA STREET  
COLUMBUS, TX 78934  
979.732.3114

FRANK SURVEYING  
COMPANY

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DRAWN BY: MATT LOESSNER  
PROJECT NO: 04-121 SHEET 1 OF 1



**FRANK SURVEYING COMPANY**

102 Becica Street  
Columbus, Texas 78934  
979.732.3114

Leonard W. Frank  
Colorado County Surveyor  
Registered Professional  
Land Surveyor No. 1669



STATE OF TEXAS

COUNTY OF COLORADO

**FIELD NOTES** of a survey of a 10.00 acre tract. Being all of that tract lying and situated in the James Cummins League, Abstract No. 12, and the James Cummins League, Abstract No. 13, Colorado County, Texas. Said 10.00 acre tract being all of that 10.00 acre tract of land described in a deed dated May 5, 1994, from Joseph D. Vacek, Trustee, to Danny James Vitek and wife, Patricia Lynn Vitek, recorded in Volume 109, Page 441, of the Official Records of Colorado County, Texas, for which reference is made and the said 10.00 acre tract being described by metes and bounds as follows, TO-WIT:

**BEGINNING** at a 1/2 inch iron rod found (called for in record deed) for the Southeast corner of the herein described tract in the North line of Buescher Road, the Southwest corner of Tract No. 2B, conveyed to Thomas Wayne Rau and surveyed by Leonard W. Frank on December 13, 1982;

**THENCE** with the following courses and distances along the South-Southwest line of the herein described tract and the North-Northeast line of Buescher Road:

- o N 85° 16' 40" W a distance of 71.96 feet to a 1/2 inch iron rod found (called for in record deed);
- o N 53° 07' 27" W a distance of 95.96 feet to a 1/2 inch iron rod found (called for in record deed);
- o N 38° 59' 16" W a distance of 186.16 feet to a 1/2 inch iron rod found (called for in record deed);
- o N 67° 06' 30" W a distance of 100.08 feet to a 1/2 inch iron rod found (called for in record deed) for the Southwest corner of the herein described tract, said corner being also the Southeast corner of a 1.50 acre tract described in a deed to Ricky L. Powell, et ux, Volume 390, Page 885, Colorado County Official Records;

**THENCE** N 04° 12' 17" W a distance of 1031.04 feet (called N 04° 12' 17" W - 1031.04') with the West line of the herein described tract, the East line of the said 1.50 acre tract, and the East line of a called 9.4318 acre tract described in a deed to Earl W. Pitchford, et ux, Volume 371, Page 704, Colorado County Official Records to a point in the centerline of ravine creek;

**THENCE** the following courses and distances with the centerline of said creek:

- o S 74° 00' 35" E - 96.33 feet;
- o S 55° 47' 40" E - 50.78 feet;
- o S 22° 21' 30" E - 85.50 feet;
- o S 60° 22' 25" E - 59.65 feet;
- o S 58° 07' 35" E - 165.60 feet;
- o S 83° 12' 50" E - 15.45 feet to a point in said centerline for the Northeast corner of the herein described tract, said corner being also the Northwest corner of said Tract No. 2B;

**THENCE** S 13° 48' 02" E a distance of 767.23 feet (called S 13° 48' 02" E - 767.23') generally with the present fence line, the Northeast line of the herein described tract to a 1/2 inch iron rod found (called for in record deed) for corner;

**THENCE** S 24° 10' 56" W a distance of 304.09 feet (called S 24° 11' 46" W - 303.11') generally with the present fence line, the Southeast line of the herein described tract to the **PLACE OF BEGINNING**, containing 10.00 acres of land, as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

Survey Plat to accompany Field Notes.

Project No. 04-121

All bearings are based on the South line of said Tract No. 2B as surveyed by Leonard W. Frank

Surveyor Certification:

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 24<sup>th</sup> day of June 2004.

  
Leonard W. Frank  
Colorado County Surveyor  
Registered Professional Land Surveyor  
Registration No. 1669



THENCE following North right of way line of said county road along the following courses and distances: N 85° 07' 13" W 71.80 feet, N 53° 40' 10" W 95.72 feet, N 39° 04' 40" W 186.70 feet, N 67° 15' 55" W 99.53 feet to place of beginning, containing 10.00 acres of land, of which 2.354 acres being in the Jas. Cummins League, A-13, and 7.646 acres being in the J. Cummins League, A-12, in Colorado County, Texas; and said Tract No. 2A being a part of a survey of two tracts, Tract No. 2A and Tract No. 2B, made by Leonard W. Frank, County Surveyor of Colorado County, Texas and Registered Public Surveyor, Registration No. 1669, on December 13, 1982.

3 pages.

SAVE and EXCEPT, and there is hereby reserved unto the record owners, their heirs and assigns, all of the oil, gas and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

This conveyance is made and accepted subject to the following covenants and restrictions affecting said premises, each and all of which are hereby made by Grantor and Grantee, and which shall be binding upon said Grantee, his heirs and assigns, to-wit:

1. Said premises shall be used only for private single family residential purposes, and no commercial, trade, business or professional activity of any nature shall be carried on upon such premises or any part thereof, and no poultry, livestock or other animals may be kept thereon in either concentrations, quantities or close confinement as to create odor or noise pollution extending beyond these premises.

2. Only one set of residential improvements, except quarters for domestic servants, shall be erected per  $1\frac{1}{2}$  acres.

3. No residential improvements, other than quarters for domestic servants of the occupants of such residence, shall be erected or permitted to be erected upon said premises which shall contain less



than 1200 square feet of floor space, excluding any garage, patio, porch or carport.

4. Garages and outbuildings that are appurtenant to a residence may be erected upon each tract. Any such buildings shall be neat and attractive in appearance.

5. All improvements placed on such premises shall be newly erected and no secondhand or used buildings or other improvements shall be moved onto said premises. No used or secondhand materials may be used in the exterior of such improvement unless, a) used for enhancement of appearance, such as, for example, secondhand brick or b) any such materials are immediately restored to a like new condition by painting, etc.

6. No structure of a temporary character or nature and no trailer, shack, shed, garage, barn or other outbuildings, or any part thereof, shall be placed on such premises or used as a residence or dwelling, either temporarily or permanently. Use of house trailers, mobile homes, portable buildings, buses, trucks, campers or similar vehicles, for residential purposes or guest housing is prohibited.

7. Such premises shall not be allowed to be used or maintained as a dumping ground for rubbish or trash.

8. Each tract of such premises shall not be resubdivided in any fashion so as to create any portion of it to be less than  $\frac{1}{2}$  acre in area.

9. No mining operations of any nature other than under any presently existing oil, gas and mineral lease shall be permitted on any portion of such premises.

10. It is stipulated that the premises covered hereby, as to electric service and telephone service, shall be served only by electric transmission lines and telephone lines coming to such premises from the north thereof, unless said lines are underground, and in which event such requirement shall not apply.

Raymond Frank Rau, who was Grantor in the aforesaid deed to Teddy G. Lilljedahl, recorded in Volume 445, Page 343, of the Colorado County Deed Records, his heirs or assigns, and specifically his assigns as to any other land owned by said Raymond Frank Rau in the vicinity of said premises as to whom the rights to enforce said covenants and restrictions as to said premises may be assigned by said Raymond Frank Rau, shall have the right to enforce by a proceeding at law or in equity all of such covenants and restrictions as may then be in force. Failure to enforce any covenant or restriction shall in no event be a waiver of any right to do so thereafter. Invalidation of any such covenants or restrictions shall in no way affect any other provisions, and all other provisions shall remain in full force and effect. Such covenants and restrictions shall run with and bind the land and shall inure to the benefit of, and be enforceable by Raymond Frank Rau, or any assignee of Raymond Frank Rau to the extent of same being the then owner of any tract of land conveyed by Raymond Frank Rau subject to the same covenants and restrictions contained herein, and the respective legal representatives, heirs, successors and assigns of said Raymond Frank Rau, Grantee herein and other owners as to said premises. Unless amended as provided herein, said covenants and restrictions shall be effective for a term of 35 years from the date of March 1, 1979, after which time said covenants and restrictions shall be automatically extended for one successive period of 15 years. Such covenants and restrictions may be amended during the first 35 year period by an instrument executed by not less than 90% of the then ownership of all land then affected by these covenants and restrictions as mentioned above. During such succeeding 15 year period such covenants and restrictions may be amended by an instrument executed by not less than 75% of said ownership. No amendment shall be effective until recorded in the Deed Records of Colorado County, Texas.