

Presenting
1050 Muddy Creek Road
Columbus, TX 78934

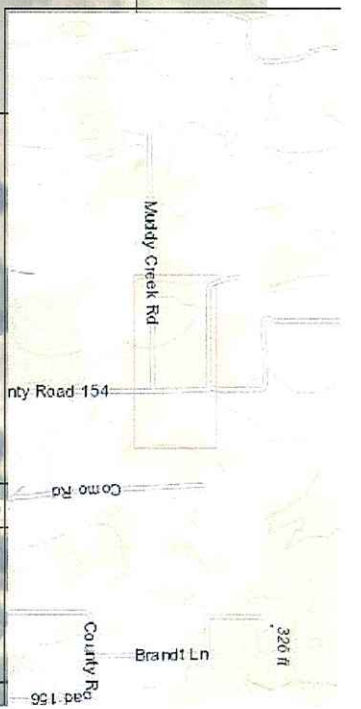
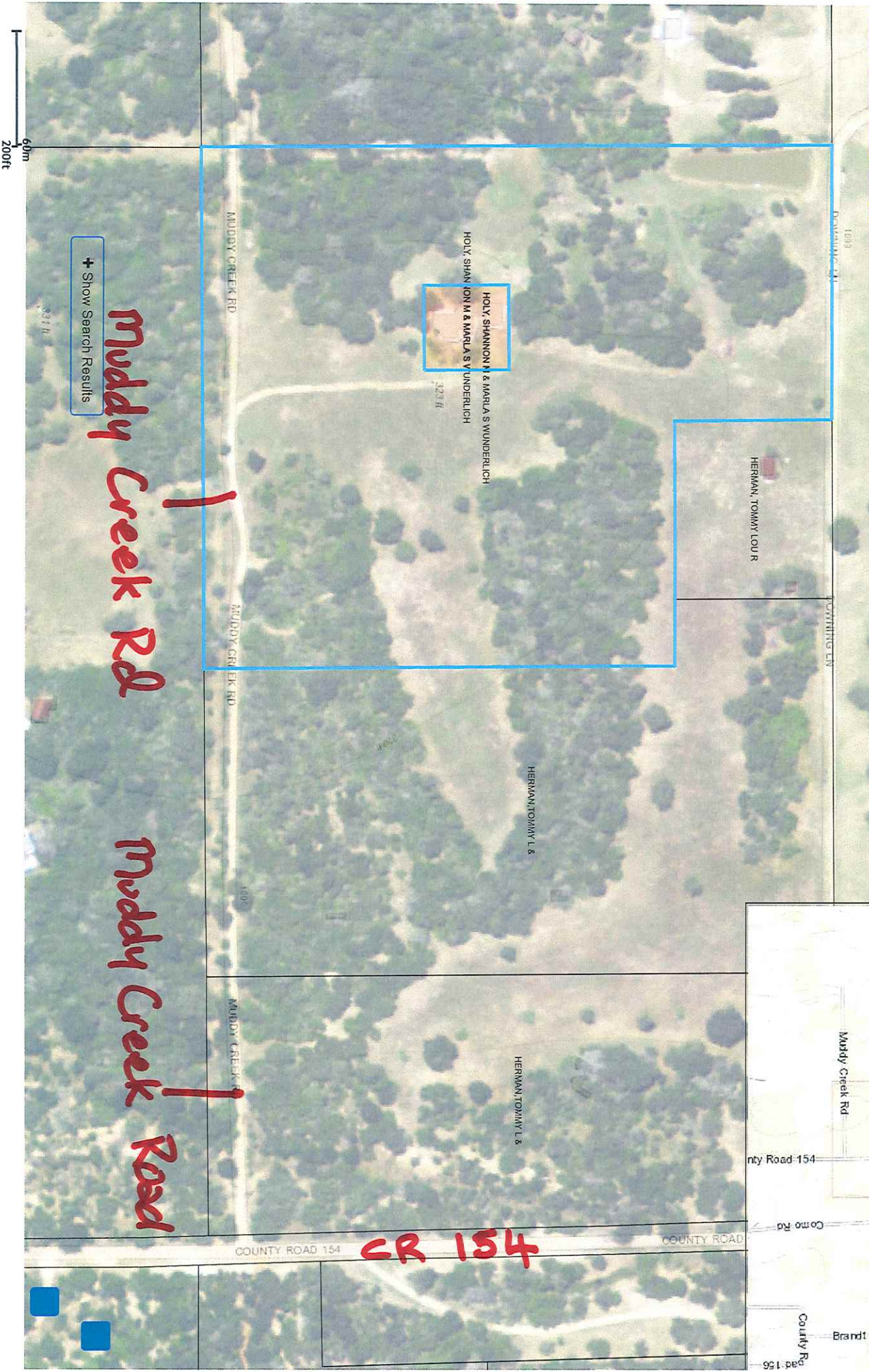
Looking for a little Peace and Quiet? This fantastic 2004 built, steel framed, 3 bedroom, 2 bath home PLUS a study, sitting on 21.650 acres of nicely wooded land, could be the one you have been waiting for! Tucked away on a private road that is protected by an electric gated entry, you will find this spacious open concept 2036 sq. ft. home with high ceilings, lots of windows providing natural light and virtually no wasted space. (See features on 2nd page). When time to relax, view the wildlife that call this property home, from the screened in rear patio or fish in your very own pond. Yes, there is a nice metal drive through workshop with a concrete slab for all your storage needs. During your exercise time, take a stroll through the trails in the wooded section of the property. Note: There are plenty of open areas should you want to bring the horses or cattle. Perfect for full time living or as a prime weekend get-away as located just 10 minutes from I-10/Columbus and one hour from west Houston. This one is the Obvious Choice. Don't let it slip away! Call me to schedule your Private Showing today!!

See 2nd page for detailed info.

Features of
1050 Muddy Creek Road, Columbus, TX 78934

+/- 21.650 Prime Acres of Land
2036 sq. ft. (per CCAD) Home with Metal Roof
Open Concept - Living, Dining & Kitchen
Spacious Living Room with Limestone Fireplace
3 Nicely Sized Bedroom
2 FULL Bathrooms
Study with Built-Ins
Huge Kitchen with lots of Storage and Counter Space
Stainless Deep Farm Sink
Stainless Kitchen Aid Dishwasher (1 year old)
Stainless Side/Side Fridge/Freezer (Negotiable - 1 year old)
Stainless Steel 5 Burner Gas Stove/Oven (1 year old)
Stainless Steel Extractor Fan over Stove
In-House Laundry Room with Shelved Pantry Area
Concrete Floors Throughout
TWO HVAC Systems (+/- 4 years old)
Water Softener
Tankless Water Heater (1 year old)
Screened in Rear Patio & Fenced Garden Area
1280 sf Metal Drive Through Shop w/Slab-Built 2004
Sprinkler System (Unknown Condition)
On Site Septic System - Pumped 2018 per previous seller
TWO Water Wells - One for House and one for Pond
Propane Tank & Partial Fencing
Nice Wooded Area, Open Pastures PLUS a Pond
No Flood Plain OR Pipelines
Private Setting

CALL TO SCHEDULE YOUR PRIVATE SHOWING TODAY!



+ Show Search Results

Muddy Creek Rd

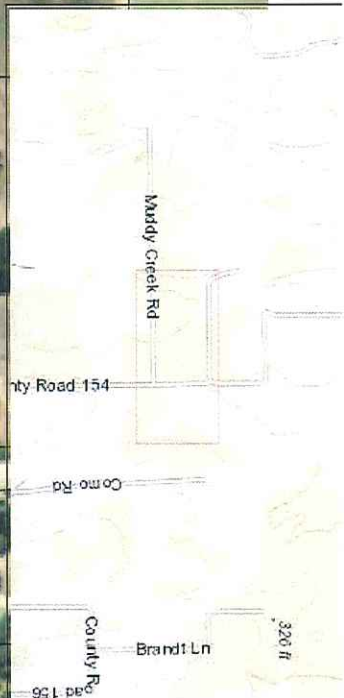
Muddy Creek Road

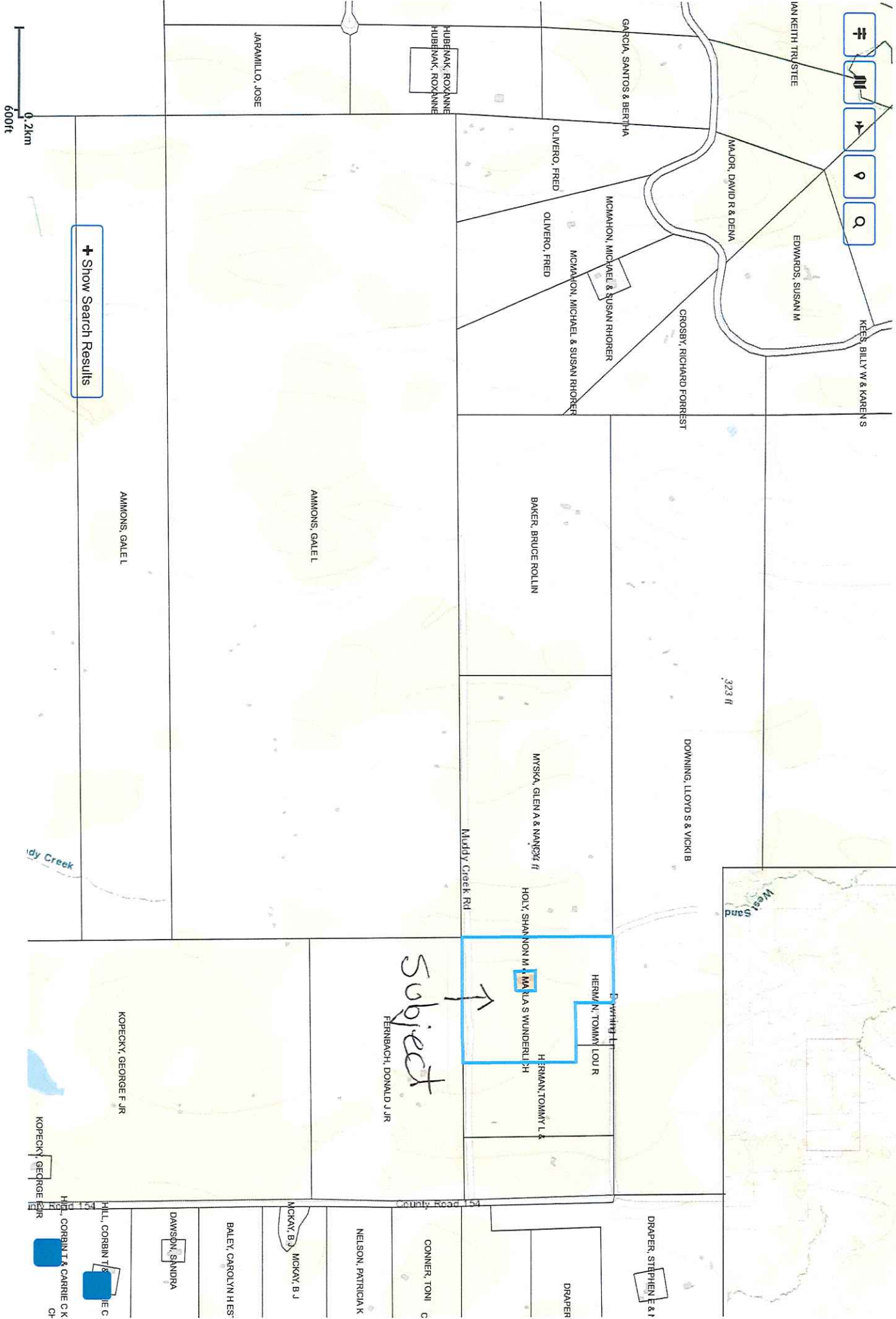
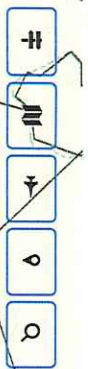
CR 154

60m
200ft



Show Search Results





Show Search Results

Subject

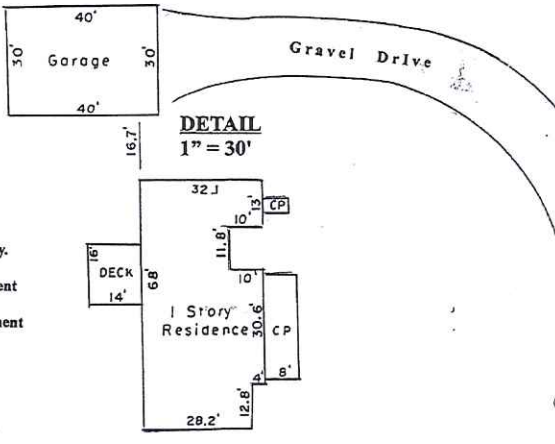
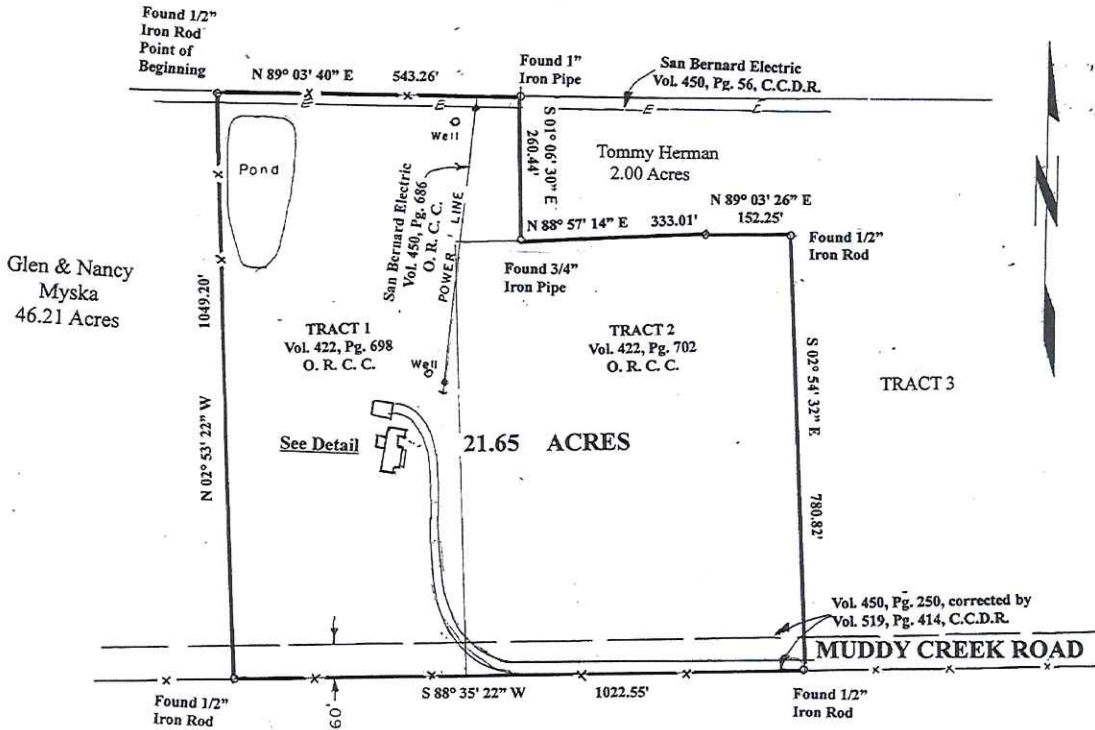
- UE Utility Easement
- AE Aerial Easement
- WLE Water Line Easement
- BL Building Line
- CP Covered Porch
- ROW Right of Way
- IP Iron Pipe
- IR Iron Rod
- SSE Sanitary Sewer Easement
- Board Fence
- Wire Fence
- Wrought Iron Fence

This property lies within Zone X as per the Flood Insurance Rate Map, COLORADO County, Community No. 480144, Panel No. 0400
 Suffix D Dated 2-4-11
 NOTE: Zone X indicates outside 100 year flood plain. Zone AE indicates within 100 year flood plain.

REVISIONS

Bearing Reference: NAD 83

Lloyd & Vicki Downing
 136.36 Acres



NOTE
 Vol. 620, Pg. 45, C.C.D.R. Does not affect this property.
 Vol. 620, Pg. 50, C.C.D.R. Gift deed to children.
 Vol. 75, Pg. 434, O.R.C.C. Muddy Creek Road Easement for tracts 1 thru 4
 Vol. 361, Pg. 251, C.C.D.R. Muddy Creek Road Easement to Getty Oil Company
 Vol. 422, Pg. 698 & 702, Access easement of Muddy Creek Road
 Vol. 221, Pg. 565, C.C.D.R. Blanket easement to San Bernard Electric.
 Vol. 199, Pg. 314, C.C.D.R. Blanket easement for pipeline. There are no pipelines on this property.



Survey of 21.65 Acres in the
 H. T. & B. R. R. Survey No. 7
 Abstract No. 345
 Colorado County, Texas

Scale 1" = 200'
 Date 9-27-18
 Job# 18-0921

I, F.G. Huffman, a Registered Professional Surveyor in the State of Texas; hereby certify to: PURCHASER
 that this plat was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

F.G. Huffman
 Reg. Professional Surveyor No. 1682

Shannon Holy & Marla Wunderlich
 1050 Muddy Creek Road
 Columbus, Texas

F. G. Huffman
 1026 Garden Oaks Street
 Columbus, Texas 78934
 281 447 7802
 Email: fghuffman@bcglobal.net

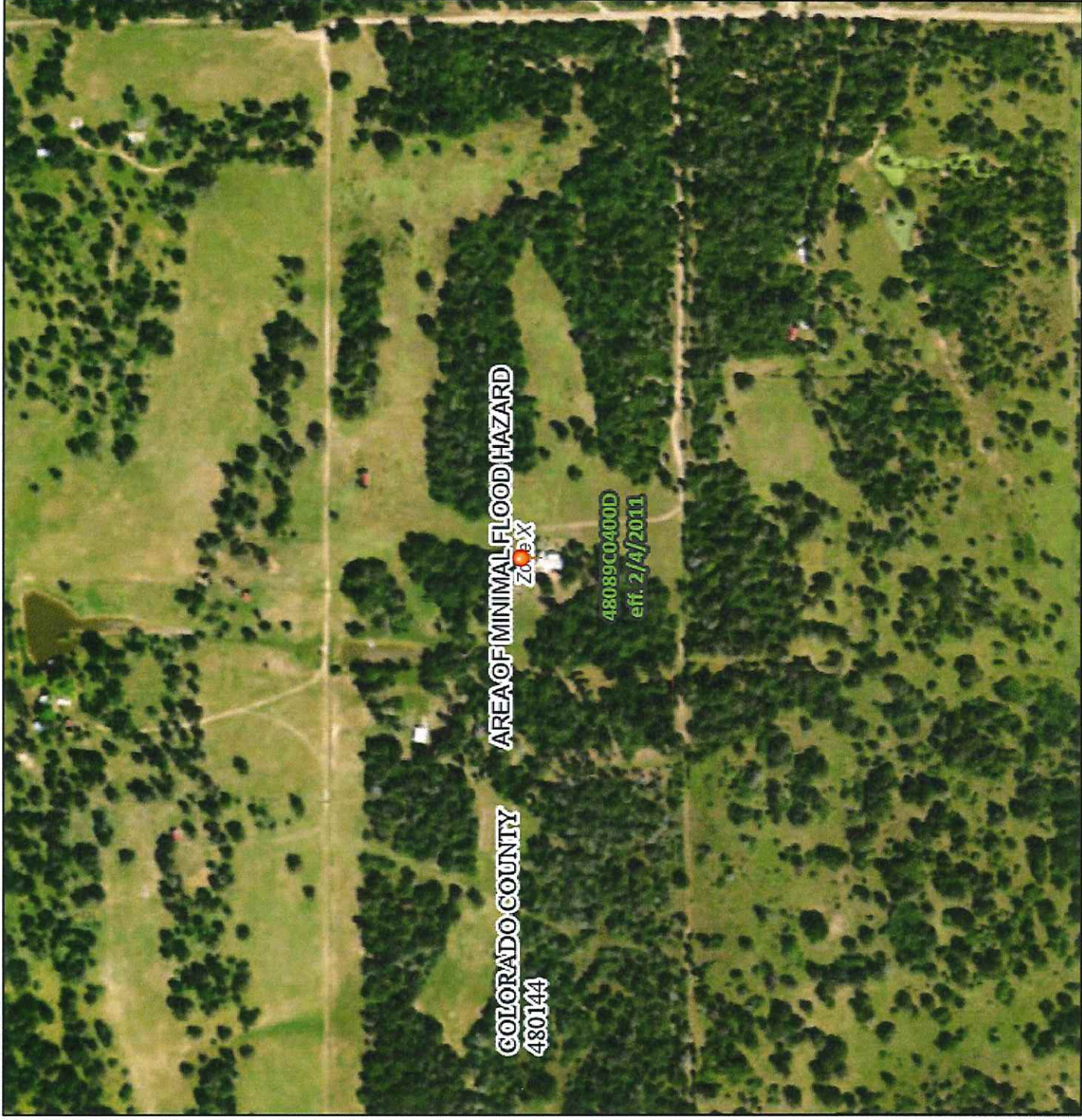


[SF] [Mon]

National Flood Hazard Layer FIRMette



96°38'53"W 29°35'41"N



96°38'15"W 29°35'10"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 A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone Y)
- 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

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMIRs
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
 - 8
- 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 9/7/2022 at 5:49 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.

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