

Presenting
3349 Bruner Mill Road
Columbus, Tx 78934

Nestled just a few miles from Columbus and en route to the highly acclaimed "Big Easy Ranch," this property offers a spacious MAIN HOME, a charming GUEST cabin, 2 water wells and versatile outbuildings.

Main Home *As you enter through the wrought iron electric gate, the paved driveway leads you to the main home boasting approximately 2,929 sq. ft. (per seller) of air-conditioned living space. Designed with an open concept, the spacious living room features a cozy fireplace, perfect for winter retreats. The gourmet island kitchen is a chef's dream, equipped with Quartz countertops and high-end appliances. The dining area provides a fantastic view through the fully enclosed, air-conditioned sunroom that spans the back of the house. The primary bedroom, along with a remodeled primary bath, promises comfort and luxury. Additionally, there are three generously sized guest bedrooms and a total of 2.5 bathrooms, enhancing the home's appeal.*

Guest Cabin *Ideal for guests or caregivers, the property includes a quaint ADA accessible 1 bedroom, 1 bath cabin offering approximately 600 sq. ft. (per seller) of air-conditioned space, located a short distance from the main home.*

Outbuildings *For your tools and equipment, there is an older concrete exterior outbuilding with a lean-to on the back, perfect for housing a tractor or other equipment. Additionally, your chicken coop is in place.*

Outdoor Features *Unwind by the pond after a hard day's work, enjoy bird watching, or try your hand at fishing and YES, there is an outdoor cooking area that enhances the properties functionality.*

This property is truly the whole package, set on 5.916 acres of beautifully treed land in one of the most sought after areas of Colorado County.

All information herewith is deemed accurate but should be individually verified.

STATE OF TEXAS
COUNTY OF COLORADO

METES AND BOUNDS DESCRIPTION
3349 BRUNE'S MILL ROAD
COLUMBUS, TEXAS. 78934

1.000 ACRE TRACT OF LAND SITUATED IN THE JAMES CUMMINS SURVEY, ABSTRACT NO. 12, COLORADO COUNTY, TEXAS AND BEING THE OUT OF AND PART OF A CALLED 6.909 ACRE TRACT OF LAND RECORDED IN VOLUME 897, PAGE 531 OF THE OFFICIAL RECORDS OF COLORADO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: East R.O.W. line of Brune's Mill Road per Volume 897, Page 531 of the Official Records of Colorado County.

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of the herein described 1.000 acre tract of land, said point also being the Southwest corner of a called 3.00 acre tract of land described in Volume 973, Page 866 of the Official Records of Colorado County and lying in the East R.O.W. line of Brune's Mill Road;

THENCE along the occupied South line of said called 3.00 acre tract of land, North 85° 48' 30" East a distance of 649.89 feet, (called North 85° 50' 25" East – 650.45 feet) to a 1/2 inch iron rod found for the Northeast corner of the herein described 1.000 acre tract of land, said point also lying in the West boundary line of a 11.784 acre tract of land described in Volume 680, Page 774 of the Official Records of Colorado County;

THENCE along the occupied West line of said 11.784 acre tract and along the West line of a 2.50 acre tract of land described in Volume 506, Page 129 of the Official Records of Colorado County, South 01° 31' 45" East a distance of 62.34 feet, (called South 01° 25' 35" East) to the Southeast corner of the herein described 1.000 acre tract of land;

THENCE across and through said called 6.909 acre tract of land, South 81° 55' 58" West a distance of 440.66 feet to an angle point in the South line of the herein described 1.000 acre tract of land;

THENCE continuing across and through said called 6.909 acre tract of land, North 70° 15' 02" West a distance of 226.86 feet to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

PLAT ATTACHED



For Daram Engineers, Inc.
BARRY D. ADKINS, R.P.L.S. No. 6137
February 15, 2024

Job # S202378934-BrunesMill3349C

STATE OF TEXAS
COUNTY OF COLORADO

METES AND BOUNDS DESCRIPTION
3349 BRUNE'S MILL ROAD
COLUMBUS, TEXAS. 78934

6.916 ACRE TRACT OF LAND SITUATED IN THE JAMES CUMMINS SURVEY, ABSTRACT NO. 12, COLORADO COUNTY, TEXAS AND BEING THE SAME CALLED 6.909 ACRE TRACT OF LAND RECORDED IN VOLUME 897, PAGE 531 OF THE OFFICIAL RECORDS OF COLORADO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: East R.O.W. line of Brune's Mill Road per Volume 897, Page 531 of the Official Records of Colorado County.

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of the herein described 6.916 acre tract of land, said point also being the Southwest corner of a called 3.00 acre tract of land described in Volume 973, Page 866 of the Official Records of Colorado County and lying in the East R.O.W. line of Brune's Mill Road;

THENCE along the occupied South line of said called 3.00 acre tract of land, North 85° 48' 30" East a distance of 649.89 feet, (called North 85° 50' 25" East – 650.45 feet) to a 1/2 inch iron rod found for the Northeast corner of the herein described 6.916 acre tract of land, said point also lying in the West boundary line of a 11.784 acre tract of land described in Volume 680, Page 774 of the Official Records of Colorado County;

THENCE along the occupied West line of said 11.784 acre tract and along the West line of a 2.50 acre tract of land described in Volume 506, Page 129 of the Official Records of Colorado County, South 01° 31' 45" East a distance of 439.28 feet, (called South 01° 25' 35" East – 438.61 feet) to a 1/2 inch iron rod found for the Southeast corner of the herein described 6.916 acre tract of land;

THENCE along the occupied North line of a 4.00 acre tract of land described in Volume 1030, Page 899 of the Official Records of Colorado County, South 81° 31' 12" West a distance of 654.88 feet, (called South 81° 31' 30" West – 654.66 feet) to a 5/8 inch iron rod found for the Southwest corner and lying in the East R.O.W. line of Brune's Mill Road;

THENCE along the West R.O.W. line of Brune's Mill Road, North 01° 25' 35" West a distance of 488.34 feet, (called 487.93) to the POINT OF BEGINNING and containing 6.916 acres of land, more or less.

PLAT ATTACHED



For Daram Engineers, Inc.
BARRY D. ADKINS, R.P.L.S. No. 6137
February 15, 2024

Job # S202378934-BrunesMill3349

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: June 10, 2024

GF No. _____

Name of Affiant(s): Rico Frischknecht, Martha Frischknecht

Address of Affiant: 3347 Brunos Mill Road, Columbus, TX 78934

Description of Property: 5.909 Acres, A-12 J Cummins out of a 6.909 ac parcel - 3349 Brunos Mill Road, Columbus, TX
County Colorado, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 2/15/24 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) none.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
Rico Frischknecht

[Signature]
Martha Frischknecht

SWORN AND SUBSCRIBED this 12 day of June, 2024

[Signature]
Notary Public



(TXR-1907) 02-01-2010