

10235 Calhoun Rd

\$269,000



A little slice of the Texas Hill Country in the Brazos Valley area, just minutes from Texas A&M. Nestled at the end of Calhoun Rd and surrounded by large acreage tracts, this serene property offers a park-like setting with rolling terrain and scattered oaks creating a wonderful setting for a weekend getaway or a beautiful, private home site.



As you make your way up the winding drive to the top of the hill you'll find a covered three-bedroom, two-bath, 858 square-foot mobile with an expansive front porch, a two-car carport, and a 40x50 insulated metal shop.





The property is currently set up for weekend use and entertaining. Bring the family and friends and enjoy being away from it all.

For more information, email Lauren@BrazosLandCo.com or visit www.BrazosLandCompany.com



936.873.4000



www.informationmaps.com
Untitled Map
Write a description for your map.

Legend
10235 Calhoun Rd, Bryan
Cross Texas Transmission Line, Gibbons Creek to Limestone

Google Earth

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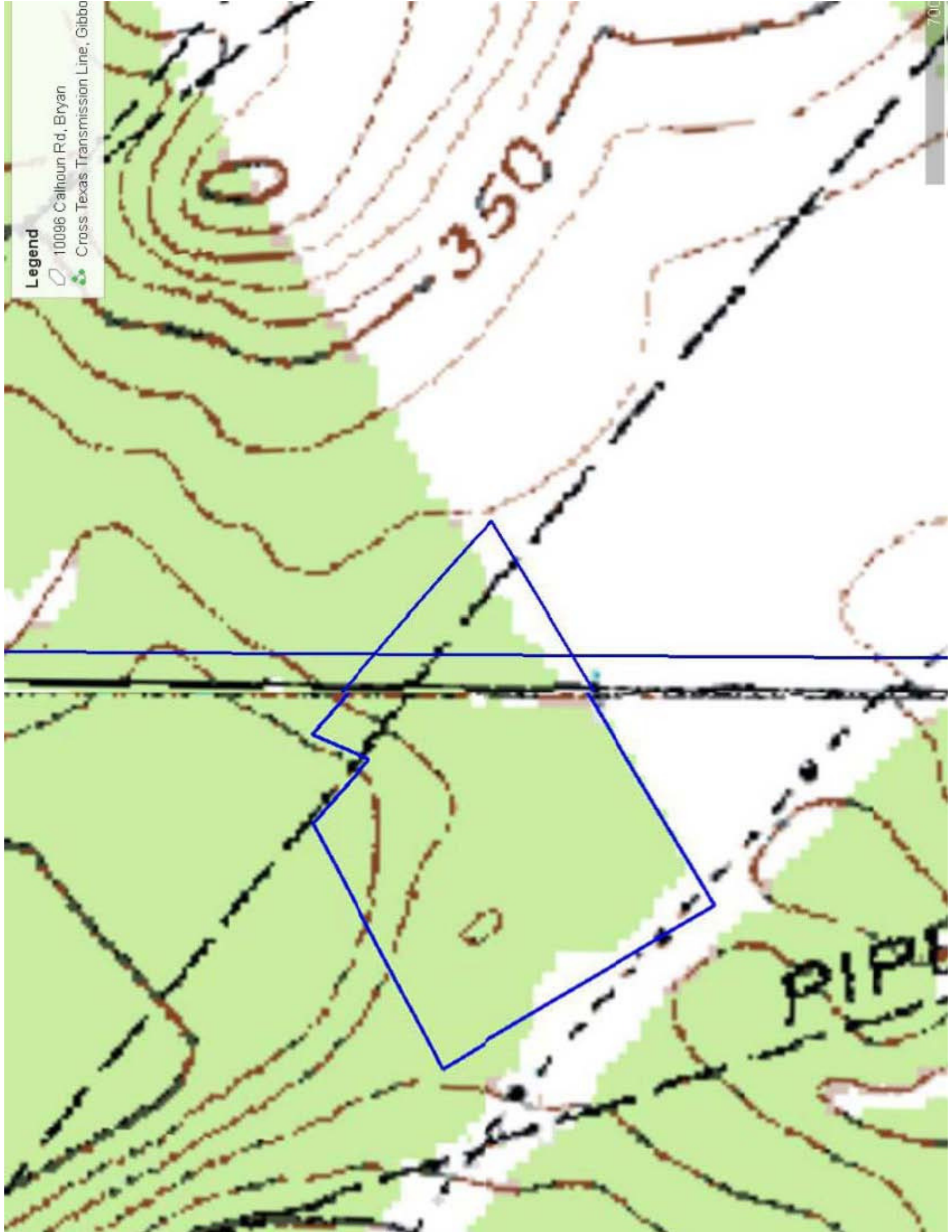
www.informationmaps.com
Untitled Map
Write a description for your map.

Legend
10096 Calhoun Rd, Bryan
Cross Texas Transmission Line, Gibbons Creek to Limestone



Google Earth

© 2016 Google



Legend

- 10096 Calhoun Rd, Bryan
- Cross Texas Transmission Line, Gibbo

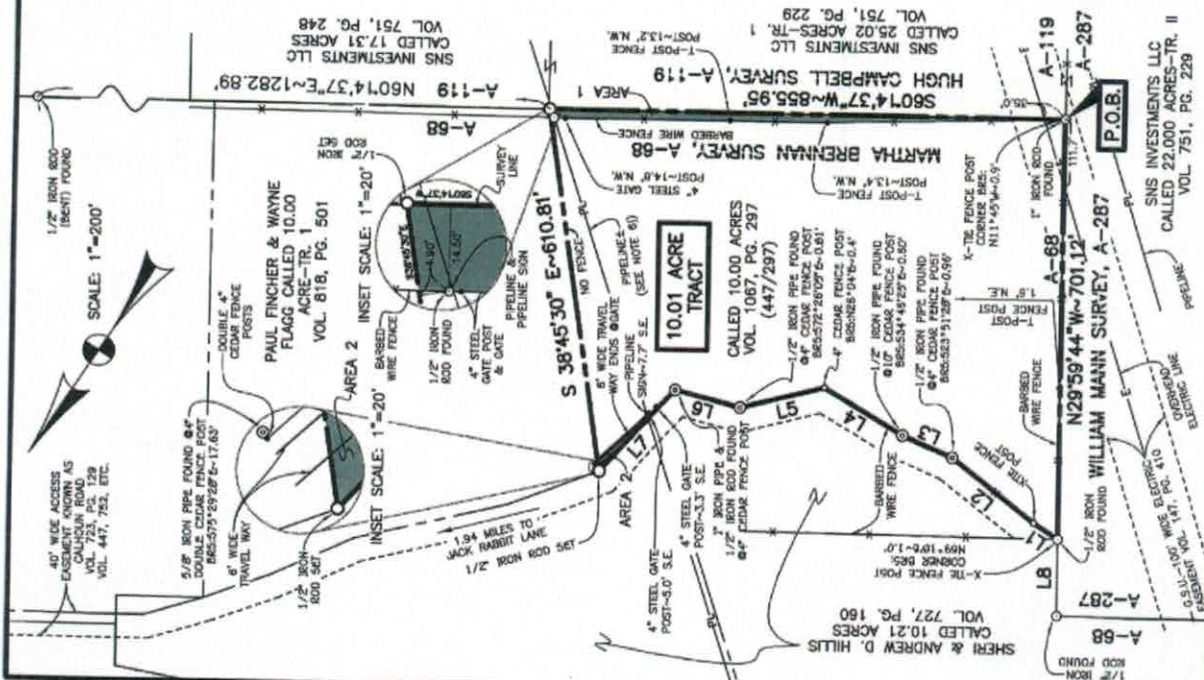
700

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF THE 10.00 ACRE TRACT DESCRIBED IN VOL. 447, PG. 752 OF THE PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS. RECORD BEARING: N 29°59'44"W.
2. CURRENT TITLE APPEARS LISTED IN RICHARD L. SALAZAR BY VIRTUE OF DEED RECORDED IN VOL. 1067, PG. 287 OF THE PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR ROBERTSON COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 489298, PANEL NO. 0575C, MAP NO. 48350C0575C. EFFECTIVE DATE: JULY 18, 2011.
4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



5. ALL FENCES SHOWN HEREON ARE BARBED WIRE.



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S86°35'05"E	48.62'
L2	S81°54'08"E	172.17'
L3	N83°04'15"E	90.74'
L4	S89°20'08"E	151.72'
L5	N45°39'38"E	144.28'
L6	N74°24'47"E	111.80'
L7	N12°19'46"E	185.27'
L8	N29°59'44"W	126.48'

CERTIFICATE OF SURVEYOR

I, S.M. KLING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.



S.M. KLING
R.P.L.S. NO. 2003
NOVEMBER 29, 2011

NOTES (CONT.):

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE (CMTI) AND A TITLE ABSTRACT, OF NO. 12231, EFFECTIVE DATE: NOVEMBER 7, 2011, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - a) ACCESS EASEMENTS - 30' AND 40' WIDE IN THE FOLLOWING VOLUMES/PAGES: 419, 430, 415/294; 415/583; 415/586; 415/588; 415/602 AND 572/148. THESE EASEMENTS PROVIDE ACCESS FROM SUBJECT TRACT TO JACK RABBIT LANE VIA A TRAVELWAY COMMONLY KNOWN AS CALHOUN ROAD. NO PART OF SUBJECT TRACT LIES WITHIN CALHOUN ROAD.
 - b) PIPELINE EASEMENT - HUMBLE PIPELINE COMPANY (EXXON MOBIL), VOL. 70, PG. 117, HAVING NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND OF A HUMBLE PIPELINE IN THE SUBJECT TRACT. THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT IS NOT SHOWN HEREON. IT IS RECOMMENDED THAT SUBJECT OWNER(S) CONTACT HUMBLE PIPELINE COMPANY (NOW UNOCO, INC.) BE CONTACTED TO DETERMINE THE LOCATION OF THIS PIPELINE AND WIDTH OF THIS EASEMENT.
 - c) PIPELINE EASEMENT - ONE STAR GAS COMPANY, VOL. 91, PG. 408, HAVING NO DEFINED WIDTH OR LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT IS NOT SHOWN HEREON. IT IS RECOMMENDED THAT SUBJECT OWNER(S) CONTACT ONE STAR GAS COMPANY (NOW ARCO/CITGO) BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT AND PIPELINE.
 - d) PIPELINE EASEMENT - SINGULAR REFINING COMPANY, VOL. 148, PG. 100, HAVING NO DEFINED WIDTH OR LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT IS NOT SHOWN HEREON. IT IS RECOMMENDED THAT SUBJECT OWNER(S) CONTACT SINGULAR REFINING COMPANY (NOW ARCO/CITGO) BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT AND PIPELINE.
 - e) 100' WIDE ELECTRICAL EASEMENT - GULF STATES UTILITIES COMPANY, VOL. 147, PG. 410, THIS EASEMENT DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON AS THE SOUTH CORNER OF SUBJECT TRACT.
 - f) PIPELINE EASEMENT - MACDONALD PIPELINE COMPANY, VOL. 145, PG. 7, HAVING NO DEFINED WIDTH OR LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT IS NOT SHOWN HEREON. IT IS RECOMMENDED THAT SUBJECT OWNER(S) CONTACT MACDONALD PIPELINE COMPANY (NOW SUNOCO, INC.) BE CONTACTED TO DETERMINE THE LOCATION OF THIS PIPELINE AND WIDTH OF THIS EASEMENT.
 - g) 80' WIDE PIPELINE EASEMENT - OLD OCEAN FUEL COMPANY, VOL. 189, PG. 464, HAVING NO DEFINED LOCATION (BLANKET). THIS INSTRUMENT CONTAINS NO PLOTTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT OLD OCEAN FUEL COMPANY (NOW TULSA) BE CONTACTED TO DETERMINE APPLICABILITY AND LOCATION OF THIS EASEMENT AND PIPELINE.
 - h) AREA 1 = 0.21 AC. THIS AREA CONSISTS OF THAT AREA WHICH LIES WITHIN SUBJECT TRACT AND THE SOUTHWEST CORNER OF SUBJECT TRACT AND THE CURRENT OCCUPATION FENCE. THIS SURVEY INCLUDES THIS AREA. AREA 1 IS BEING OCCUPIED BY SOUTHWEST ADJOURNER TRACT (23.00 AC. - 751/228). IT IS RECOMMENDED THAT SUBJECT OWNER(S) BE SOUGHT AS TO POSSIBLE CUMULATIVE ACTION WHICH CAN BE TAKEN TO RESOLVE THE CURRENT ADJOURNER BETWEEN THE RE-SURVEYED PROPERTY LINE AND THE CURRENT OCCUPATION FENCE. THERE IS NO EVIDENCE OF SUBJECT TRACT DEED AND THE ADJOURNER DEED AND THIS NOTE IS TO PUT OWNERS ON NOTICE THAT THE FENCE DEVIATES FROM THE COMMON PROPERTY LINE.
 - i) AREA 2 = 0.03 AC. THIS AREA CONSISTS OF THAT AREA WHICH LIES WITHIN SUBJECT TRACT AND THE SOUTHWEST CORNER OF SUBJECT TRACT AND THE CURRENT OCCUPATION FENCE. THIS SURVEY INCLUDES THIS AREA. AREA 2 IS BEING OCCUPIED BY SOUTHWEST ADJOURNER TRACT (23.00 AC. - 751/228). IT IS RECOMMENDED THAT SUBJECT OWNER(S) BE SOUGHT AS TO POSSIBLE CUMULATIVE ACTION WHICH CAN BE TAKEN TO RESOLVE THE CURRENT ADJOURNER BETWEEN THE RE-SURVEYED PROPERTY LINE AND THE CURRENT OCCUPATION FENCE. THERE IS NO EVIDENCE OF SUBJECT TRACT DEED AND THE ADJOURNER DEED AND THIS NOTE IS TO PUT OWNERS ON NOTICE THAT THE FENCE DEVIATES FROM THE COMMON LINE BETWEEN THE SUBJECT TRACT AND CALHOUN ROAD.

SURVEY PLAT

OF

RICHARD L. SALAZAR

10.01 ACRE TRACT

MARTHA BRENNAN SURVEY, A-68
ROBERTSON COUNTY, TEXAS

SCALE: 1"=200' NOVEMBER, 2011

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/646-0212

Richard Salazar
10.01 Acre Tract
Martha Brennan Survey, A-68
Robertson County, Texas

Field notes of a 10.01 acre tract or parcel of land, lying and being situated in the Martha Brennan Survey, Abstract No. 68, Robertson County, Texas, and being all of the called 10.00 acre tract described in the deed from the Veteran's Land Board of the State of Texas, to Richard Salazar, as recorded in Volume 1067, Page 297, of the Official Records of Robertson County, Texas, (see also Volume 447, Page 752, of the Public Records of Robertson County, Texas), and said 10.01 acre tract being more particularly described as follows:

BEGINNING at the 1" iron rod found at a crosstie fence corner marking the south corner of the 10.00 acre tract, same being the west corner of the SNS Investments, LLC - called 25.00 acre - Tract I, described in Volume 751, Page 229, of the Official Records of Robertson County, Texas, and being in the northeast line of the SNS Investments, LLC - called 22.000 acre - Tract II, described in Volume 751, Page 229, of the Official Records of Robertson County, Texas, and being at or near a south corner of the beforementioned Martha Brennan Survey, from which a 1" iron rod (axle) found marking the south corner of the 25.00 acre tract bears S 29° 44' 52" E - 1270.47 feet;

THENCE N 29° 59' 44" W along the southwest line of the beforementioned 10.00 acre tract, same being the northeast line of the beforementioned 22.000 acre tract, adjacent to a fence, same being along or near a southwest line of the beforementioned Brennan Survey, for a distance of 701.12 feet to a ½" iron rod found at a crosstie fence corner marking the west corner of the 10.00 acre tract, same being the most westerly west corner of the Hillis - called 10.21 acre tract, Volume 727, Page 160, of the Official Records of Robertson County, Texas, and being at the west corner of a 40' wide access easement, commonly known as Calhoun Road, from which a ½" iron rod marking the north corner of the 22.000 acre tract (same being at or near the interior ell corner of the Brennan Survey) bears N 29° 59' 44" W - 126.48 feet;

THENCE along the northerly lines of the beforementioned 10.00 acre tract and the southerly lines of the 40' wide access easement described in Volume 447, Page 752, of the Official Records of Robertson County, Texas, etc.), known as Calhoun Road (no roadway or travelway exists for this portion of Calhoun Road), adjacent to a fence, as follows:

S 86° 35' 05" E	for a distance of 48.62 feet to angle point at the western edge of a crosstie fence angle point,
S 81° 54' 08" E	for a distance of 172.17 feet to angle point, from which a ½" iron pipe found bears S 23° 51' 28" E - 0.96 feet,
N 83° 04' 15" E	for a distance of 90.74 feet to angle point, from which a ½" iron pipe found bears S 34° 46' 25" E - 0.60 feet,
S 89° 20' 08" E	for a distance of 151.72 feet and corner at the southern edge of a 4" cedar post fence angle point,
N 45° 39' 38" E	for a distance of 144.28 feet to angle point, from which a ½" iron pipe found bears S 72° 26' 05" E - 0.81 feet,
N 74° 24' 47" E	for a distance of 111.80 feet to a 1" iron pipe and ½" iron rod found at a 4" cedar post fence angle point,