

*Presenting
1135 Buescher Road
Columbus, Texas 78934*

A rare opportunity to own 4.01 unrestricted acres featuring a beautifully maintained & thoughtfully updated 3 bedroom, 3 bath home, majestic live oak trees, a pond & an impressive 1,200 SF concrete floored workshop with a 30' x 30' lean-to. Located just off Brunes Mill Road and only a few miles from the highly acclaimed "Big Easy Ranch", this property is ideal as a full-time or weekend retreat.

The approximately 2,402 SF home offers a spacious & inviting living area with a soaring vaulted ceiling & a beautiful stone wood burning fireplace. The updated kitchen features granite countertops, wood cabinetry, large sink, stainless steel electric range with vent hood & dishwasher. All bedrooms are generously sized, with two offering private en-suite bathrooms. The interior laundry room includes a double sink & electric washer/dryer connections. As a BONUS, a +/- 325 SF sunroom provides the perfect spot to relax & enjoy the peaceful views of the backyard, magnificent live oaks & the pond. Note: Refrigerator, Washer & Dryer negotiable.

Numerous improvements have been made over the years, including roof replacement (2016), HVAC replacements, granite countertops, wood look ceramic tile flooring throughout, updated aerobic septic system & replacement of water well house piping with PVC & more!

Outside, this property truly shines! Beautiful mature trees surround the home, while the pond offers a peaceful setting & fishing opportunities. In addition to the 2 car carport, a 1,200 SF workshop with lean-to and 220V outlet, provides exceptional space for hobbies/projects or equipment/RV storage. High fenced on two sides as adjoining a large ranch, which adds to the privacy here!

NOTE: The home is located within the 100 year floodplain - Call for info!

Call me to schedule your Private Showing today!

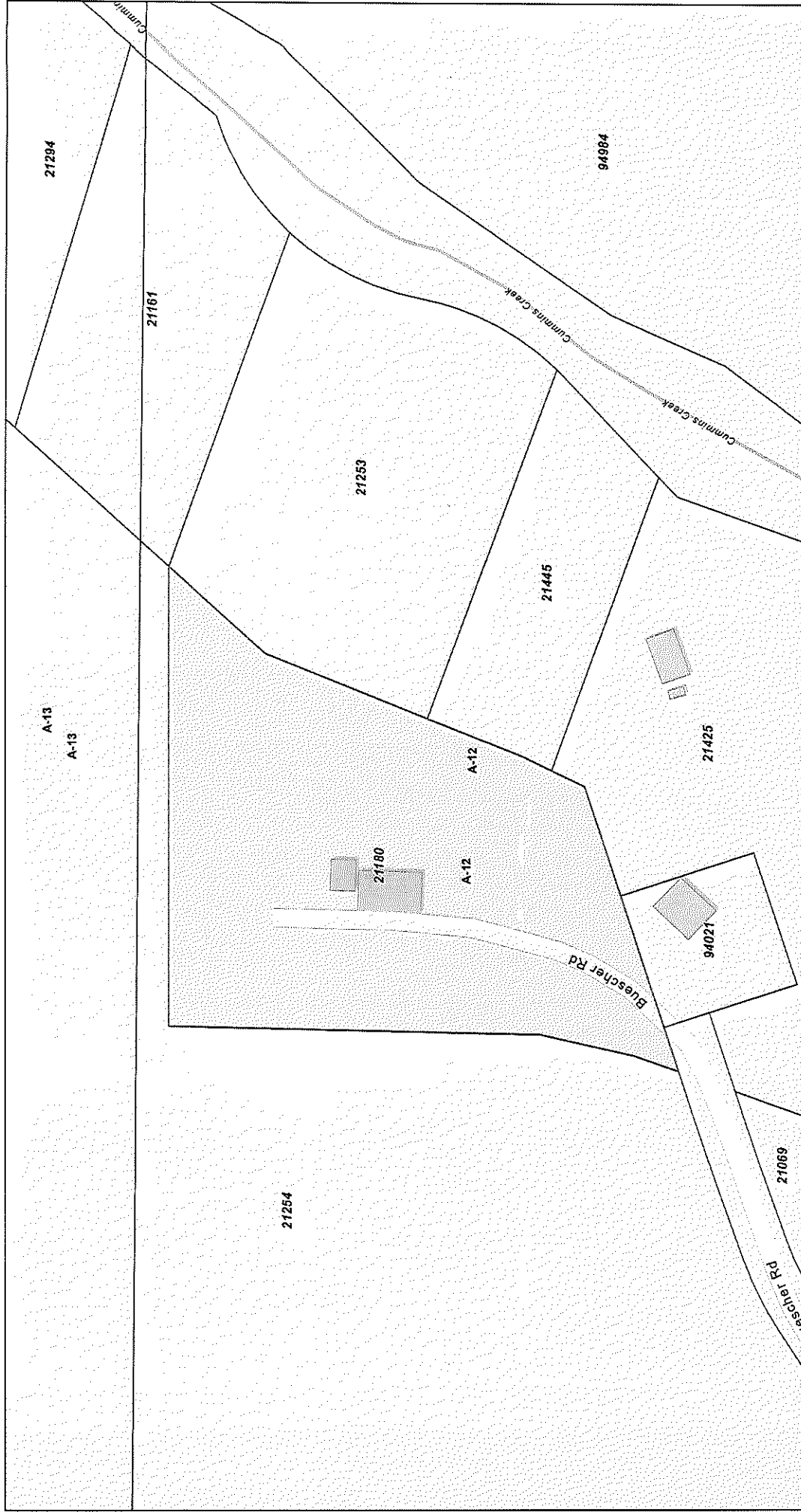
All information is deemed accurate but should be independently verified.



1135 Buescher Road 2



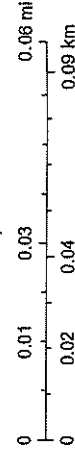
1135 Buescher Road



8/20/2026, 2:11:50 PM

- ☐ Parcels
- ☐ Abstracts

1:1,407



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User
Community

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Colorado Central Appraisal District, BIS Consulting -

100

5/8" IRON ROD FOUND
1/2" IRON ROD FOUND
CONCRETE MARKER FOUND
3" METAL FENCE POST FOUND
POINT FOR CORNER
ELECTRICAL TRANSFORMER
ELECTRIC METER
POWER POLE
LIGHT POLE
GUY ANCHOR
AC UNIT
GAME FENCE
OVERHEAD ELECTRIC LINE
RECORD INFORMATION

COLUMBUS PROPERTIES, LTD.
TO
BRAMS FUND I, LLC
MAY 11, 2017
CALLED 177.72 ACRES
VOLUME 836, PAGE 458
O.R.C.T.

60' EASEMENT AS PER
VOL. 389, PG. 249, D.R.C.C.T.
VOL. 451, PG. 164, D.R.C.C.T.
VOL. 519, PG. 427, D.R.C.C.T.

COLUMBUS PROPERTIES, LTD
TO
BRAMS FUND I, LLC
MAY 11, 2017
CALLED 177.72 ACRES
VOLUME 836, PAGE 468
OR C C

SURVEY NOTES

SURVEYOR CERTIFICATION
THIS SURVEY WAS MADE ON THE GROUND ON MARCH 18, 2019
UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND
AT THE TIME OF SURVEY.

OR FSC, INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

03/21/2019

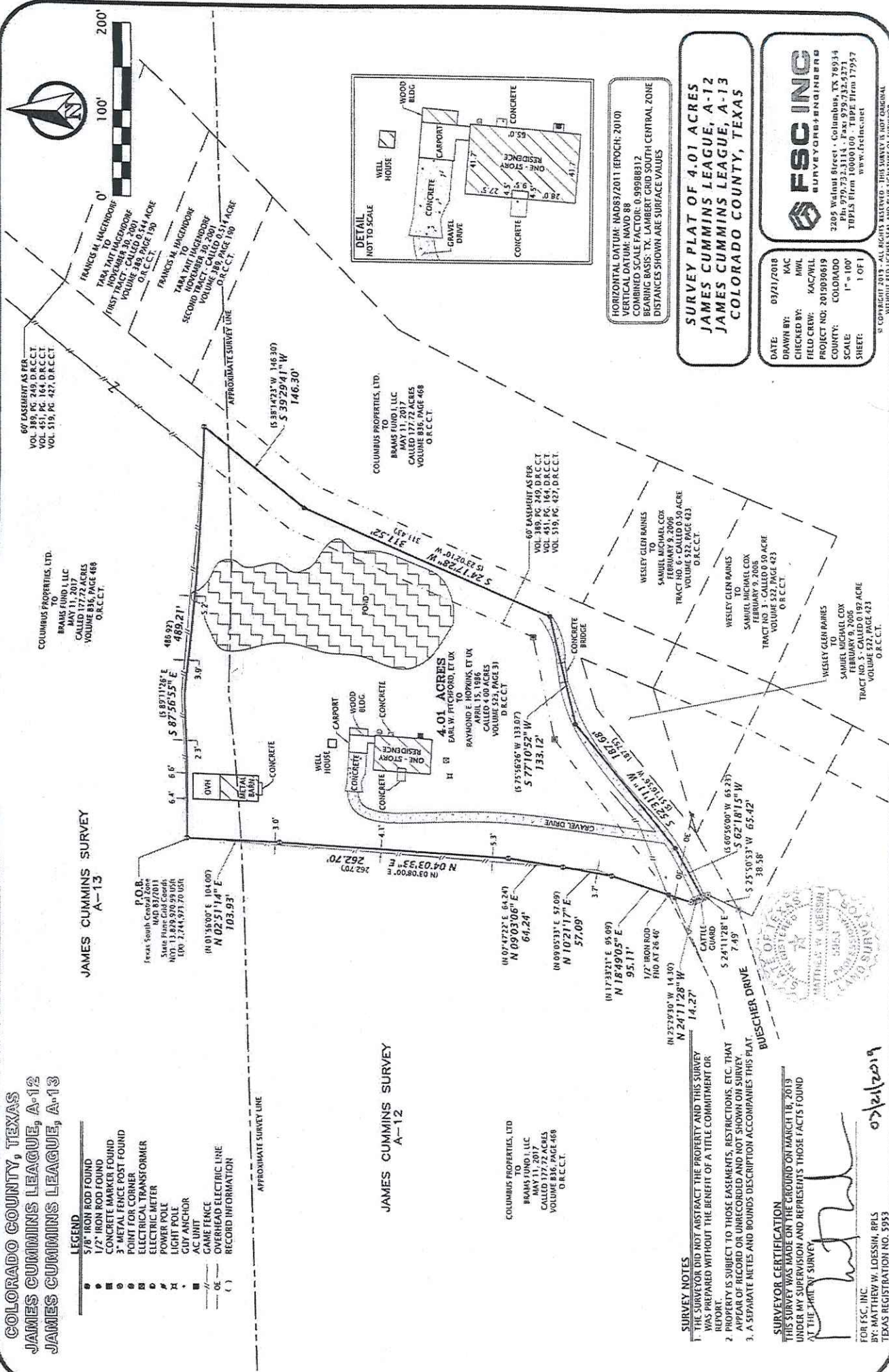
SURVEY PLAT OF 4.01 ACRES
JAMES CUMMINS LEAGUE, A-12
JAMES CUMMINS LEAGUE, A-13
COLORADO COUNTY, TEXAS

DATE: 03/21/2018
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CREW: KAC/JWL
PROJECT NO: 2012030619
COUNTY: COLORADO
SCALE: 1" = 100'
SHEET: 1 OF 1

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WITHOUT PERMISSION FROM THE AUTHOR AND THE PUBLISHER OF THE SURVEY


INTERNATIONAL FESTIVAL OF MUSIC AND DANCE

2205 Walnut Street • Columbus, TX 78934
Ph: 979.732.3114 • Fax: 979.732.3271
TNPIS Firm 10000100 • TAPE Firm 17957



COLORADO COUNTY, TEXAS
 JAMES CUMMINS LEAGUE, ABSTRACT NO. 12
 JAMES CUMMINS LEAGUE, ABSTRACT NO. 13

DESCRIPTION OF A 4.01 ACRE TRACT OF LAND OUT OF THE JAMES CUMMINS LEAGUE, ABSTRACT NO. 12 AND THE JAMES CUMMINS LEAGUE, ABSTRACT NO. 13, COLORADO COUNTY, TEXAS AND BEING ALL OF THAT CALLED 4.00 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 15, 1985 FROM EARL W. PITCHFORD, ET UX TO RAYMOND E. HOPKINS, ET UX, AS RECORDED IN VOLUME 523, PAGE 31, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 4.01 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N 13,829,970.99 USft E 2,744,973.70 USft) for an interior corner of a called 177.72 acre tract of land described in a deed dated May 9, 2017 from Columbus Properties, LTD. to Brans Fund, L. LLC, as recorded in Volume 236, Page 468, Colorado County Official Records, being the common Northwest corner of the herein described tract;

THENCE South 87° 56' 55" East (called South 89° 11' 26" East) with a Southerly line of said 177.72 acre tract, being the common Northerly line of the herein described tract a distance of 488.21 feet (called 488.92') to a 5/8 inch iron rod found for the Northeast corner of the herein described tract, being an common exterior corner of said 177.72 acre tract;

THENCE South 39° 29' 41" West (called South 38° 14' 23" West) with a Westerly line of said 177.72 acre tract, being the common Easterly line of the herein described tract a distance of 145.30 feet (called 145.30') to a 1/2 inch iron rod found;

THENCE South 24° 17' 28" West (called South 23° 02' 10" West) continuing with a Westerly line of said 177.72 acre tract, being the common Easterly line of the herein described tract a distance of 311.52 feet (called 311.43') to a 1/2 inch iron rod found for the Southeast corner of the herein described tract, being a common interior corner of said 177.72 acre tract;

THENCE with a Northerly line of said 177.72 acre tract, being the common Southerly line of the herein described tract the following:

- South 77° 10' 52" West (called South 75° 56' 26" West) a distance of 133.12 feet (called 133.07') to a 1/2 inch iron rod found;
- South 52° 31' 11" West (called South 51° 16' 56" West) a distance of 187.68 feet (called 187.75') to a 1/2 inch iron rod found;
- South 52° 18' 15" West (called South 60° 56' 00" West) a distance of 65.42 feet (called 65.23') to a point in a cattle guard in the Easterly line of Buescher Drive for the Southwest corner of the herein described tract, being a common corner of said 177.72 acre tract, from which point in a 3



FSC
SURVEYORS & ENGINEERS

DRIVING PERFORMANCE.
DELIVERING RESULTS.

TXLS FIRM 00000000
1892 Jan 1993

1 inch metal fence post found for another corner of said 177.72 acre tract bears S61°N 24° 1' 25" East a distance of 7.49 feet;

THENCE North 24° 17' 28" West (called North 25° 39' 30" West) with the Easterly line of Buescher Drive, being the common Westerly line of the herein described tract a distance of 14.37 feet (called 14.30') to a point in a 3 inch metal fence post found;

THENCE North 16° 49' 05" East (called North 17° 33' 21" East) continuing with the Easterly line of Buescher Drive, being the common Westerly line of the herein described tract at 26.45 feet passing a 1/2 inch iron rod found for the Northeast corner of Buescher Drive, being a common exterior corner of said 177.72 acre tract, continuing with a Easterly line of said 177.72 acre tract for a total distance of 95.1 feet (called 95.05') to a 5/8 inch iron rod found;

THENCE with a Easterly line of said 177.72 acre tract, being the common Westerly line of the herein described tract the following:

- North 10° 21' 17" East (called North 09° 05' 33" East) a distance of 57.03 feet (called 57.03') to a 5/8 inch iron rod found;
 - North 09° 03' 06" East (called North 07° 47' 22" East) a distance of 64.24 feet (called 64.24') to a 5/8 inch iron rod found;
 - North 04° 03' 33" East (called North 03° 08' 00" East) a distance of 252.70 feet (called 252.70') to a 5/8 inch iron rod found;
 - North 02° 51' 14" East (called North 01° 56' 00" East) a distance of 103.93 feet (called 103.93') to the POINT OF BEGINNING, containing 4.01 acres of land, more or less.
1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH 2011)
 2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99989312.
 3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on March 18, 2019.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2019030619
Word File: 2019030619_4.01_acre_m&b.docx
ACAD File: 2019030619.dwg

Date: 03/24/2019



Matthew W. Loessin

Property Details

Account		
Property ID:	21180	Geographic ID: 2001207900000
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	1135 BUESCHER RD	
Map ID:	116R	Mapsco:
Legal Description:	A-12 J CUMMINS 4.01 AC HOUSE & GARAGE	
Abstract/Subdivision:	A-12	
Neighborhood:	(RUR 2A-1) Rural Region 2A Nbhd 1	
Owner		
Owner ID:	87051	
Name:	DAVENPORT, DAVID & GIGI	
Agent:		
Mailing Address:	1135 BUESCHER RD COLUMBUS, TX 78934	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$404,370 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$148,370 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$552,740 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$552,740 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$552,740
Ag Use Value:	\$0

VALUES DISPLAYED ARE PRELIMINARY FOR 2026 AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

PLEASE NOTE: When searching by name, search "LAST NAME, FIRST NAME"

If using other search criteria (Address, ID, ARB Search, or Advanced Search) please navigate to the notated field and input your criteria

Property Taxing Jurisdiction

Owner: DAVENPORT, DAVID & GIGI %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CS	COLUMBUS ISD	0.763057	\$552,740	\$552,740	\$4,217.72	
C	COLORADO COUNTY	0.464918	\$552,740	\$552,740	\$2,569.79	
CAD	COLORADO APPRAISAL DISTRICT	0.000000	\$552,740	\$552,740	\$0.00	
GCD	COLORADO CO GCD	0.006800	\$552,740	\$552,740	\$37.59	

Total Tax Rate: 1.234775

Estimated Taxes With Exemptions: \$6,825.10

Estimated Taxes Without Exemptions: \$6,825.10

Property Improvement - Building

Type: Residential Living Area: 2402.0 sqft Value: \$404,370

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	GM1+	1990	2402
DGAR	DETACHED GARAGE	DGAR	1990	1260
OP	OPEN PORCH	*	1990	40
STG	STORAGE BLDG	STGL	1990	168
CRPTD	DETACHED CARPORT	*	1990	441
SITE	WELL/SEPTIC IMPROVEMENTS	*	1990	1
ENPRCH	ENCLOSED PORCH	ENPRCH	1990	288
OP	OPEN PORCH	*	1990	64
CNPY	CANOPY	CNPYL	0	840
STG	STORAGE BLDG	S537	0	144
STG	STORAGE BLDG	S702	0	160

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	Homesite	4.01	174,675.60	0.00	0.00	\$148,370	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$404,370	\$148,370	\$0	\$552,740	\$0	\$552,740
2025	\$409,140	\$148,370	\$0	\$557,510	\$0	\$557,510
2024	\$350,500	\$140,000	\$0	\$490,500	\$0	\$490,500
2023	\$312,700	\$108,000	\$0	\$420,700	\$0	\$420,700
2022	\$264,480	\$108,000	\$0	\$372,480	\$0	\$372,480
2021	\$264,480	\$108,000	\$0	\$372,480	\$17,774	\$354,706
2020	\$252,460	\$70,000	\$0	\$322,460	\$0	\$322,460
2019	\$250,060	\$70,000	\$0	\$320,060	\$0	\$320,060
2018	\$180,810	\$68,000	\$0	\$248,810	\$0	\$248,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/12/2021	WDVL	WARRANTY DEED WITH VENDOR'S LEIN	HOPKINS, MAISIE O	DAVENPORT, DAVID & GIGI	963	843	
4/15/1986	D	DEED RECORDS			523	31	486

National Flood Hazard Layer FIRMette

96°33'27"W 29°45'29"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, AE
- 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 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

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

GENERAL STRUCTURES

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

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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- 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 8/20/2026 at 7:01 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.

