

Single-Family

Active



ML#: **61390290** List Price: **\$315,000**
 Address: **[462 N Fm 350](#)** Orig Price: **\$315,000**
 Area: **[44](#)** LP/SF: **\$188.4**
 Tax Acc #: **[10015-0152-00](#)** DOM:
 City/Location: **[Livingston](#)** State: **Texas**
 County: **[Polk](#)** Zip Code: **[77351](#)**
 Market Area: **[Livingston Area](#)** Key Map:
 Subdivision: **ABST 15 M L CHOATE SURVEY** Country: **United States**
 Lot Size: **174,240 / Survey** Section #: **1**
 Lot Value: **No** SqFt: **1,672 / Appr Dist**
 Master Planned: **No** Gar Apt SF:
 Lease Also: **No** Year Built: **1960 / Appr Dist**
 Legal Desc: **ABST 15 M L CHOATE SURVEY TRACT 136-A**

Directions: **Take Hwy 190 West from the intersection of Hwy 59/69. Go North on FM 350 N. Property is on the Right Side about a quarter mile down FM 350 N and Hwy 190 W Intersection.**

Recent Change: **02/19/2021 : NEW**

Listing Office Information

List Agent: **[BJAEHNE/Brandon K. Jaehne](#)** List Broker: **[GNRP01/General Property & Services](#)**
 Agent Cell: **[713-542-8418](#)** **[Request an Appointment](#)**
 Agent Phone: **[713-529-3761](#)** Appt #: **[713-542-8418 / Agent](#)**
 Address: **9525 Katy Freeway #434, Houston TX 77024 - 1422** Office Phone: **[713-529-3761](#)**
 List Agent Web: **<http://www.har.com/BrandonJaehne>** Fax #:
 Agent Email: **brandonjaehne@hotmail.com** Office Web:
 Licensed Supervisor:

School Information

School District: **[103 - Livingston](#)** Elem: **[LISD OPEN ENROLL](#)**
 Middle: **[LIVINGSTON JUNIOR HIGH SCHOOL](#)** High: **[LIVINGSTON HIGH SCHOOL](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **1** Bedrooms: **3/**
 Type: **Free Standing** Access: **Driveway Gate** Baths F/H: **2/0**
 New Constr.: **No** Appx Complete: Builder Nm:
 Lot Dim: **4 / 2 Up to 5 Acres**
 Frt. Door Faces: Garage:
 Gar/Car: Carport: **2/Detached Carport**

Showing Instruct: **Appointment Required**

Agent Remarks:

Location!Location! 3B/2BA Brick Home on 4 Acres of land with pond on much sought after FM 350 North area. Home has been completely renovated with new wood plank vinyl floors, new carpet in bedrooms, new paint inside and outside, refinished kitchen cabinets with Caracatta White Quartz Countertops, new bathroom vanities and sinks with quartz countertops, new subway tiled shower, all new kitchen appliances other than refrigerator, with additional updates. Well and Private Water available. No Restrictions. Owner Financing Available.

Public Remarks:

Location!Location! 3B/2BA Brick Home on 4 Acres of land with pond on much sought after FM 350 North area. Home has been completely renovated with new wood plank vinyl floors, new carpet in bedrooms, new paint inside and outside, refinished kitchen cabinets with Caracatta White Quartz Countertops, new bathroom vanities and sinks with quartz countertops, new subway tiled shower, all new kitchen appliances other than refrigerator, with additional updates. Well and Private Water available. No Restrictions. Just outside City Limits. Additional adjacent acreage also available from 10-25 Acres.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13X14	1st	Bedroom	11X13	1st
Bedroom	12X13	1st	Kitchen	14X15	1st

Bathroom Desc:

Bedroom Desc: **All Bedrooms Down**

Room Desc: **1 Living Area, Utility Room in House**

Kitchen Desc: **Island w/ Cooktop, Kitchen open to Family Room**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Compactor:	Disposal:
Fireplace:	1		Utility Dist:	Sep Ice Mkr:
Connect:			Range:	Electric Cooktop
Energy:			Flooring:	Carpet, Vinyl Plank
Oven:	Electric Oven		Foundation:	Slab
Green/Energy Cert:			Countertops:	Quartz
Roof:	Composition		Prvt Pool:	No
Interior:	Refrigerator Included		Area Pool:	
Exterior Constr:	Brick		Waterfront Feat:	Pond
Exterior:			Water/Sewer:	Public Water, Septic Tank, Well
Lot Description:	Other, Water View		Cool:	Central Electric
Heat:	Central Electric		Golf Course Nm:	
St Surf:			Exclusions:	
Restrictions:	Horses Allowed, No Restrictions			
Disclosures:	Owner/Agent, Sellers Disclosure			
55+ Community:				
MgmtCo./HOA Name:	No		List Type:	Exclusive Right to Sell/Lease
List Date:	02/19/2021	Expire Date:	12/31/2021	Bonus End:
Comp: SubAgt:	0%	Buyer Agent:	3%	Var/Dual Rt: No

Financial Information

1st Assumable:	Finance Cnsdr: Cash Sale, Conventional, Owner Financing
Ownership Type:	Vac Rental Allwd:
Maint. Fee:	No
Other Mand Fee:	No
Taxes w/o Exempt:	\$2,445/2020
Loss Mitigation:	Auction:
Co-Sell Agent:	(.)
	Exemptions:
	Tax Rate: 1.9558
	Online Bidding:
	Co-Sell Office: (.)

Prepared By: **Brandon Jaehne**

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: **02/19/2021 3:54 PM**

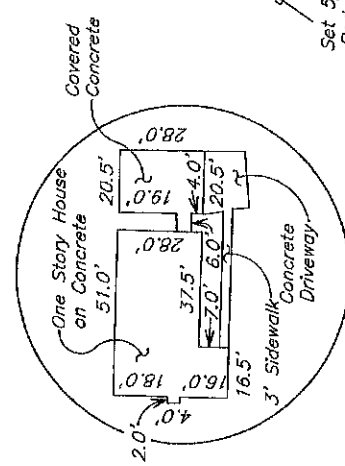
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Search Criteria

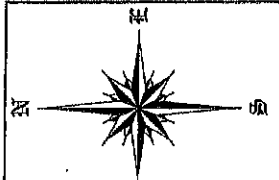
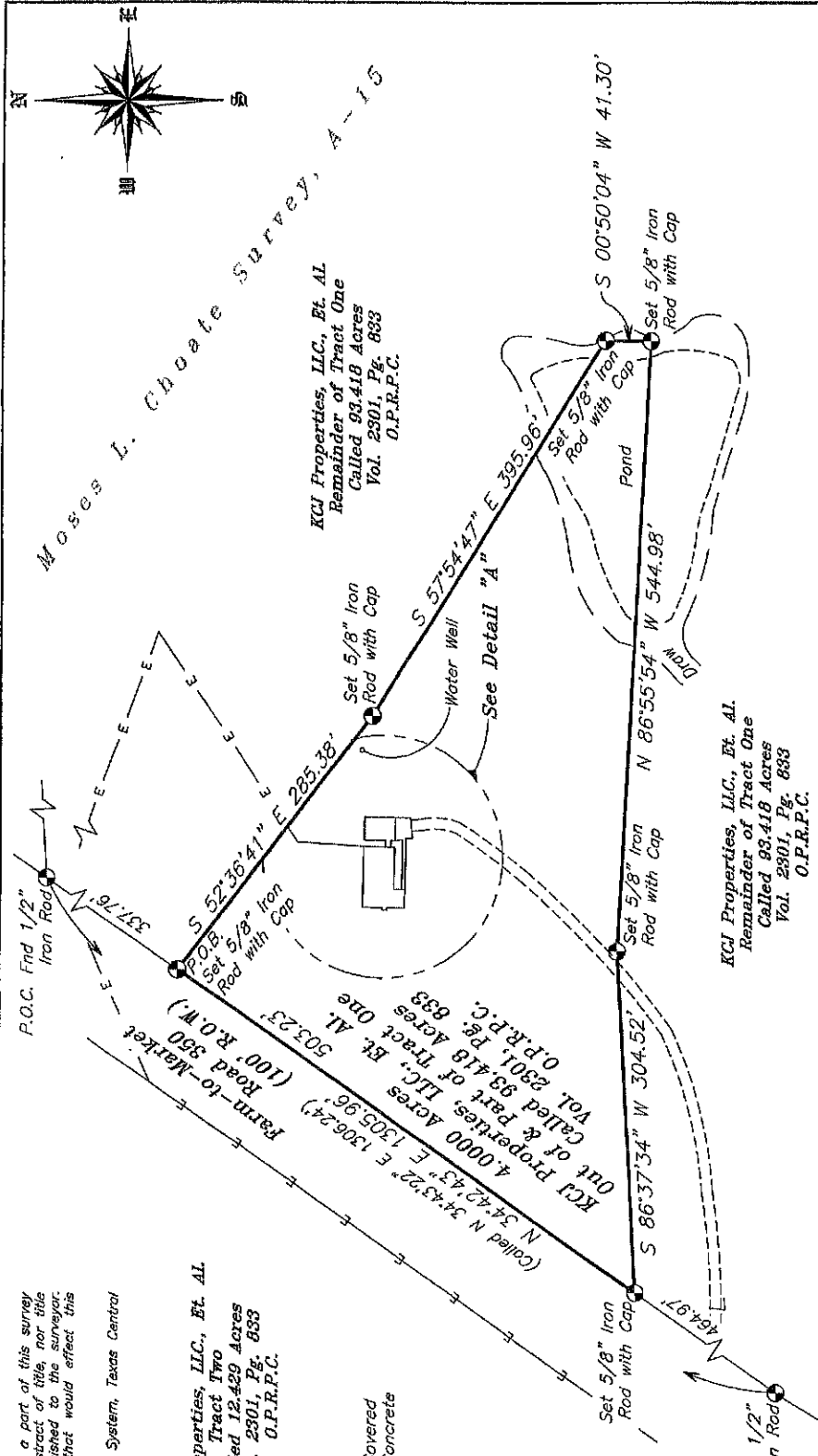
This search was narrowed to a specific set of Listings.
Property Type is 'Single-Family'
Selected 1 of 1 result.

Notes:
Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this parcel.
Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone MDOB

KCJ Properties, LLC., Et. Al.
Tract Two
Called 12.429 Acres
Vol. 2801, Pg. 633
O.P.R.P.C.



Detail "A"
Not To Scale



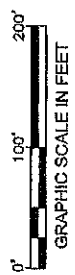
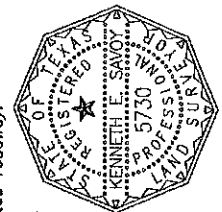
Moses L. Choate Survey, A-15
KCJ Properties, LLC., Et. Al.
Remainder of Tract One
Called 93.418 Acres
Vol. 2801, Pg. 633
O.P.R.P.C.

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Remainder of Tract One
Called 93.418 Acres
Vol. 2801, Pg. 633
O.P.R.P.C.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 21st day of January, 2021.

Kenneth E. Savoy
KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



LEGEND	
Fence Line	-X-X-
Overhead Powerline	-E-
Building Line	-E-
Utility Easement	-E-
Found 5/8" Iron Rod (Unless Noted)	⊙

MAP OF SURVEY OF

4,000 ACRES OF LAND, SITUATED IN THE MOSES L. CHOATE SURVEY, A-15, POLK COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN CALLED 93.418 ACRE TRACT DESCRIBED IN INSTRUMENT TO KCJ PROPERTIES, LLC., ET. AL. IN VOLUME 2801, PAGE 633 IN THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

LAND SURVEYORS
Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates
January 21, 2021
P.O. Box 460
Cleveland, Texas 77328
Page: 66
Book: 359
F: 281-432-1665
File: 20110044
JaeHne
owashburnsurvey@gmail.com

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

January 21, 2021

**METES AND BOUNDS DESCRIPTION
4.0000 OF AN ACRES OF LAND
MOSES L. CHOATE SURVEY, ABSTRACT No. 15
POLK COUNTY, TEXAS**

BEING 4.0000 acres of land, situated in the Moses L. Choate Survey, A-15, Polk County, Texas, being out of and part of that certain called 93.418 acre tract described in instrument to KCJ Properties, LLC., Et. Al. in Volume 2301, Page 833, all being in the Official Public Records of Polk County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone, NAD83

COMMENCING at a 1/2 inch iron rod found situated in the apparent, occupied and monumented east right-of-way line of Farm-to-Market Road 350 (100 foot right-of-way), same being the northwest corner of said 93.418 acre tract;

THENCE South 34°42'43" West, along and with the said east right-of-way line, 337.76 feet to a 5/8 inch iron rod with a cap set in the said east right-of-way line and being in the west line of said 93.418 acre tract and being the northwest corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 52°36'41" East, leaving said east right-of-way line, severing said 93.418 acre tract, 285.38 feet to a 5/8 inch iron rod with a cap set for an angle point in the north line of the herein described tract;

THENCE South 57°54'47" East 395.96 feet to a 5/8 inch iron rod with a cap set in the eastern high bank of a pond, same being for the northeast corner of the herein described tract;

THENCE South 00°50'04" West 41.30 feet to a 5/8 inch iron rod with a cap set in the eastern high bank of said pond, same being the southeast corner of the herein described tract;

THENCE North 86°55'54" West 544.98 feet to a 5/8 inch iron rod with a cap set for an angle point in the south line of the herein described tract;

THENCE South 86°37'34" West 304.52 feet to a 5/8 inch iron rod with a cap set in the said east right-of-way line of Farm-to-Market Road 350, same being in the west line of said 93.418 acre tract and being the southwest corner of the herein described tract, from which a 1/2 inch iron rod found in the said east right-of-way line, same being in the west line of said 93.418 acre tract bears South 34°42'43" West 464.97 feet;

THENCE North 34°42'43" East, along and with the said east right-of-way line, 503.23 feet to the **POINT OF BEGINNING** and containing 4.0000 acres of land, within this metes and bounds description, more or less.

