



12548 Democrat Rd



BRAZOS COUNTY | BRYAN, TX



Democrat Rd, Bryan TX

Brazos County

▶▶ Price: \$1,169,000

▶▶ Land Size: approx. 46.8 +/- AC

- Frontage on Democrat Road
- Unrestricted pasture land with large trees
- Pick the spot you want to build your dream home
- Gently sloping topography with a pond
- Close proximity to Bryan and College Station
- A short commute to Texas A&M University Main campus and shopping
- Bryan School District
- Electrical and water services on property
- Open space exemption



Driving Directions



- From the intersection of FM 158 and State FM 1179 proceed NE 7.8 miles to State FM 2038
- Turn left on State FM 2038 and proceed 2.2 miles to Oak Lake Rd
- Turn right on Oak Lake Rd and travel to intersection with Democrat Rd (at approx. 1.5 miles)
- Take slight right on Democrat and proceed East approx. 6/10th of a mile and property will be on right

Democrat Rd



46.8 +/- Acres

Hwy 21

190

Oak Lake Rd

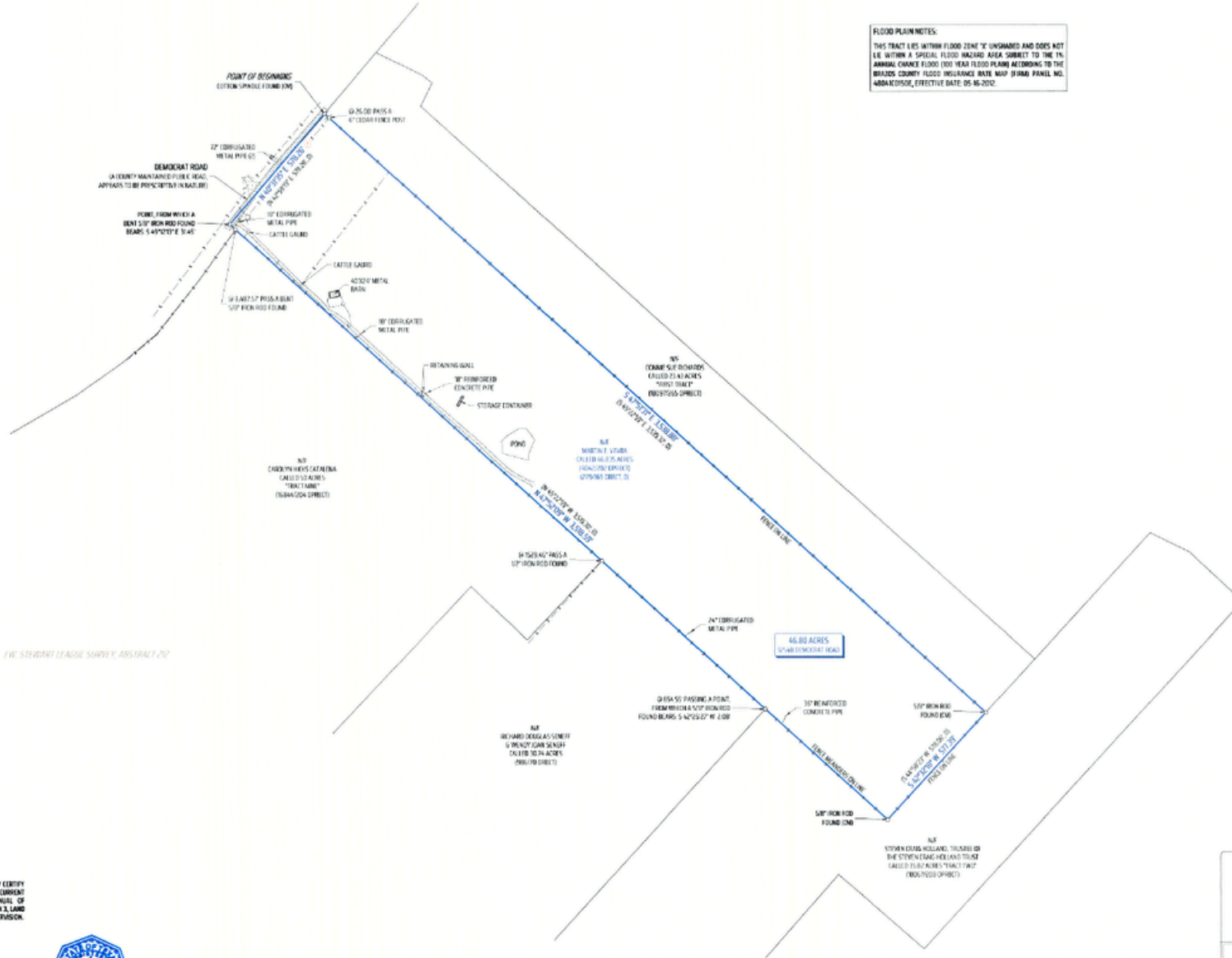
*Boundary lines are approximate





Survey

Not to Scale



FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHARED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. ABRAK0205E, EFFECTIVE DATE: 05-16-2012.

GENERAL NOTES:
 BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET (NAB2) (NAB201) (POUCH 2010 MULTI-YEAR CORE SOLUTION 2 (MPCS)).
 DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000078670966 (CALCULATED USING GEODESY).
 (IM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 7403980CS, EFFECTIVE DATE: MARCH 2, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 • ITEM 100: EASEMENT TO WINDSON CREEK SPECIAL UTILITY DISTRICT (RECORDED IN VOLUME 10376, PAGE 17) (EPH/TC); DOES APPLY, BLANKET IN NATURE, NOT PLATTABLE.
 • ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (NETS AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

LEGEND:
 DBRKT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ODBRKT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBKT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 VOLUME - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 NY - NOW OR FORMERLY
 (I) - RECORD INFORMATION
 DB - DEED-276109 DBRKT
 U - UTILITY POLE
 GW - GAS WIRE
 TEL - TELEPHONE/POSTAL AERIAL/ELECTRIC LINES
 BARS - BARRIERS AROUND FENCE
 METAL FENCE
 GRAVEL
 ASPHALT

OWNER	LAWRENCE F. GUSEMAN, III
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.I. No.	2403980CS

SURVEYOR'S CERTIFICATE:
 I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 'A' CONSTRUCTION LAND TITLE SURVEY AS MADE ON THE RECORD UNDER MY SUPERVISION.



DAVID POWELL BRISTER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6537

LAND TITLE SURVEY PLAT
OF A
46.80 ACRE TRACT
BEING ALL OF A CALLED 46.835 ACRES DESCRIBED IN
VOLUME 4024, PAGE 202 OPBCKT
J.W. STEWART LEAGUE SURVEY, ABSTRACT 212
BRAZOS COUNTY, TEXAS

SCALE: 1"=60' = 200 FEET
 SURVEY DATE: 03-27-2024 (PLAT DATE: 04-01-2024)
 JOB NUMBER: 24-37 (CAD NAME: 24-37-TITLE)
 POINT FILE: 22-146 (cont), 24-37 (job)
 DRAWN BY: JTL CHECKED BY: DFB
 PREPARED BY: KERR SURVEYING, L.L.C.
 TEMPL: TBRM00000500
 429 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (379) 246-3195
 SURVEY@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be untwisted"



46.8 +/- Acres, Democrat Rd

BRAZOS COUNTY | BRYAN, TX

for more information about this property, please contact



Matt Bathe

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Scott Lovett

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Charles Bathe	770632	matt@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

