



**Bella Flora**  
**Old Chappell Hill Road**  
**Chappell Hill,, Texas**

# Legal Description

The property is legally described as 61.823 acres of land located In the William Munson Survey Abstract 90, Washington County, Texas



## Location

The property is located approximately one mile to the north of the small, but historical, rural community of Chappell Hill in southeastern Washington County. The parcel of land is located to the western line of the asphalt paved county maintained FM 1155 and to the eastern line of the asphalt paved county maintained Old Chappell Hill Road. With two separate entrances, the parcel is well placed within a highly desired portion of Washington County. Placed to the north of the small Historical Community of Chappell Hill, major thoroughfares through the area include Hwy 290 to the south, Hwy 105 to the north as well as multiple Farm to Market roads. Farm to Market roads through the area include FM 1155, FM 2447 and FM 912.



## Accessibility

With a substantial amount of road frontage, on each side of the property, the parcel is very accessible.



## Land

The property is comprised of one parcel of land. The parcel is divided into two physical portions by a creek. The sides being accessed via a foot bridge and another road bridge.

## Zoning

The property is not located within city limits. As a result no zoning requirements are in place and no deed restrictions are noted.



## Utilities

Three water wells, septic systems, electricity.

## Restrictions

There does not appear to be any restrictions to the property.

## Minerals

Seller will convey those owned.



## Survey

The most recent survey is dated 1998 and is here attached.

## Price

\$3,200,000.00



## Primary Residence

**7184 Square Feet**  
**Porches 2530 Square Feet**  
**Garage 883 Square Feet**

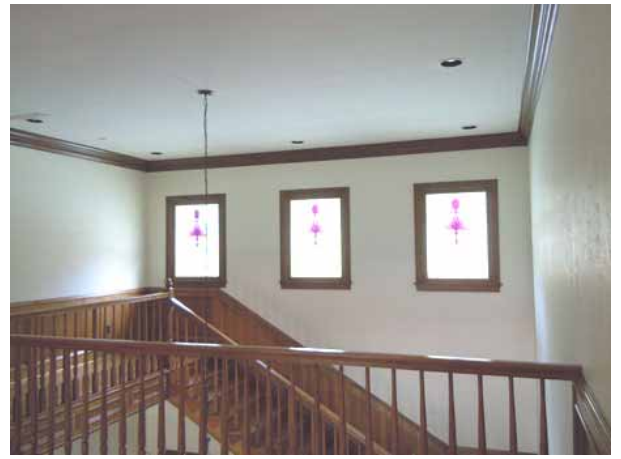


Framed by huge stately oak trees you notice that no detail has been overlooked in this Georgian Colonial style home.

It is elegant in every respect and constructed with the finest materials available.

The double leaded and beveled glass doors open to country elegance. There are French doors leading to the many separate patios and gardens which overlook Ash Creek.

A solarium with tile floor overlooks the immense gardens.



On the first floor is the two story entrance highlighted with custom stained glass windows and circular staircase.



The large living room with paneled walls and built-ins.

The dining room is large and waiting to Impress guests in a gracious manner.

The kitchen is large and has custom features throughout.

Island kitchen with six burner stove, three ovens, two sinks, dishwasher, ice maker and built-in refrigerator and freezer. A portion of the counter tops is stainless steel for pastry or cutting. Island is plumbed for a future downdraft range.

Ample storage with linen closet, custom drawers of every size will fill every possible need.

The walk-in pantry has adjustable shelves and counter space. Additionally, there is a butler's pantry and a half bath.



The owner's suite has a recently up-dated bathroom with jetted garden tub, separate shower, tile floors and counter tops. His and hers closets are large and are separated for convenience. The suite has the sleeping area as well as a sitting area and is complete with a beverage bar for morning coffee or evening cocktails.



# Primary Residence Second Floor

Upstairs enjoy a large lofted sitting area with built-ins and French doors accessing the second floor patio. This sitting area separates the additional sleeping quarters.



As with the rest of the house, the second floor abounds in storage including two 15 x 11 walk-in cedar closets, one a secret closet area with dual access.



The on-suite bathrooms have been updated with new tile, fixtures and tile counters.



# Ash Creek

This estate consists of sixty one acres with an eight acre creek/waterway. The property has Ash Creek running south to north lengthwise through the middle of the property.

Ask Creek flows into Little Cedar Creek that forms the northern boundary. This creates a 6 acre waterway. The property slopes from its east and west property lines inward toward Ask Creek. There are many different ecosystems: riparian, open waterway, fields, as well as many landscaped gardens.



# Habitat

This great biodiversity is a natural draw for many different species of birds; water, wading, and perching varieties. There is natural prairie for wildlife habitat. Butterfly iris, ginger, hostas, iris and a wide variety of ferns are abundant throughout the property.

A wide variety of large mature trees scatter across the property with approximately 1/3 of the site having been extensively landscaped with rock walls, rail-road tie bound constructed paths and pea graveled parking.

French drain systems remove the water shed to the waterway area with approximately 30 acres on a water sprinkler/irrigation system for the landscaping.



# Garden Chapel of St. Fiacre

After traveling along the meditation walkway guests arrive at a quiet secluded area known as the Garden Chapel of St. Fiacre, which was blessed in October, 2000.



# The Meeting House

The Meeting House is built of cultured stone and wood siding on slab with metal roof. This has a full kitchen, restroom and can seat forty people comfortably. A center stone fireplace highlights the space and cathedral ceiling. There are storage rooms, and an office which could easily convert to bedrooms for a guest house. Review view.



## Square Footage

Meeting house, side view.  
Meeting house 2035 Square Feet,  
Porches 470 Square Feet



## Maintenance Building

The maintenance building is wood framed and siding on slab. There is an office with 1/2-bath and conference area. An apartment with living area, kitchen and dining area, bedroom and bath. There is a storage area with shop and 1/2-bath.



## Square Footage

Office 800 Square Feet  
Storage 600 Square Feet  
Apartment 768 Square Feet  
Shop area 1910 Square Feet

## Aviary/Greenhouse

The aviary is built of 3' high concrete block walls with screens above and is ten feet wide and sixty one feet long. The aviary is divided into four sections. The greenhouse is a wood framed building parallel to the aviary and houses a store room for feed.



## Square Footage

Building A 610 Square Feet  
Building B 610 Square Feet

## The Primary Residence

- ~ Standing seam metal roofing,
- ~ Leaded glass double main entry doors, with side lights, and transom
- ~ All rooms in the main house are constructed on a grand and scale with elegant yet warm and inviting appointments,
- ~ Vaulted great room features a 60-foot span of glass overlooking the gardens and the waterway
- ~ There are crown molding throughout the house
- ~ Skylights
- ~ Double island preparation stations in the kitchen
- ~ Warming drawer
- ~ Pastry work site
- ~ Butlers' pantry connecting the kitchen and formal dining area
- ~ Sub-Zero refrigerator and freezer
- ~ Beautiful oak flooring
- ~ Beautiful tiled patio area accessed from the master suite, solarium and great room
- ~ Water softener
- ~ Wet bar in the great room
- ~ Coffee bar in the master suite
- ~ Two wood burning fireplaces
- ~ Double baths in the master suite with walk-in shower
- ~ Jetted tub
- ~ Two additional suites on the second level
- ~ Two 15x11 cedar lined climate controlled closets
- ~ Five zoned central air and heat
- ~ Wainscotings throughout
- ~ Marble-floored foyer with a sweeping grand staircase
- ~ Stained glass panels commissioned by local artist in foyer

## The Property

- ~ Ash Creek and Little Cedar Creek traverse the property, with heavily wooded sections along the creeks
- ~ Approximately 8-acre waterway
- ~ Approximately 30 acres of gently rolling native pastures of the classic Post Oak Savannah Region that Washington County is famous for
- ~ Approximately 30 acres of irrigated pastures, with scattered trees and extensive landscaping and floral gardens

## The Property , Continued

- ~ Rest areas along the creek side walking trails
- ~ Meditation garden in a secluded area
- ~ Extensive night lighting throughout gardens, patios, walk ways, trails and around the decks,

## The Meeting House

- ~ A large meeting room and boardroom
- ~ Two half-baths
- ~ Fully-equipped kitchen for catered events
- ~ Double hearth fireplace in conference area
- ~ Walkways, patio, deck areas built along the creek's edge.
- ~ A foot bridge connects the two sides of the property.
- ~ Manicured walkways of native Texas Del Rio rock, brick pavers, and crushed granite edged with recycled railroad crossties throughout the gardens

## Other Improvements

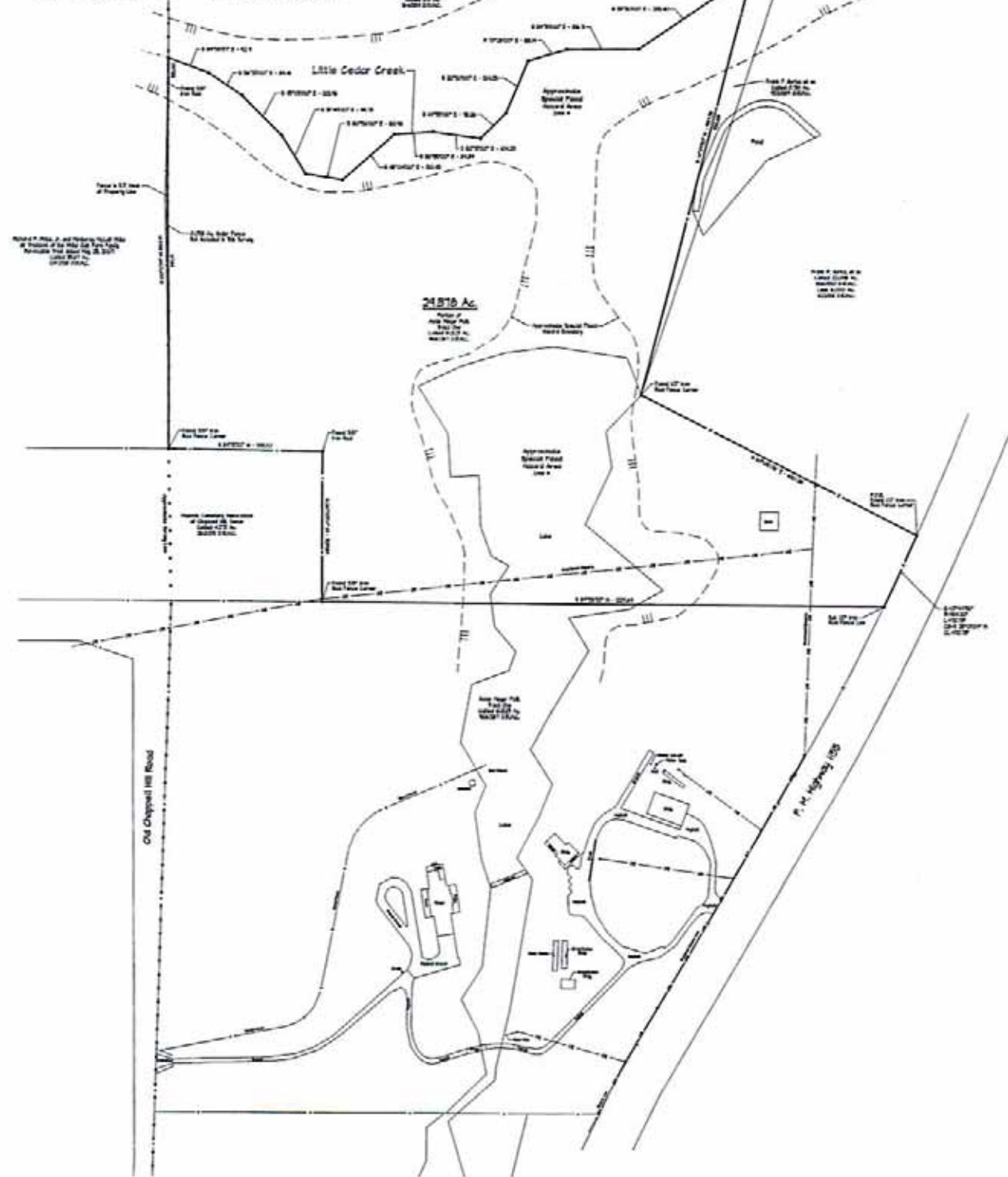
- ~ Community water system servicing the home and the meeting house
- ~ 3 water wells with oversized pressure tanks for the irrigation system
- ~ An aviary
- ~ Climate controlled greenhouse
- ~ Equipment storage building
- ~ Workshop
- ~ Caretakers apartment
- ~ Estate office
- ~ Perimeter fencing and cross-fenced pastures
- ~ Paved roads around the home and gardens
- ~ Picnic pavilion, patios, decks, and gazebo
- ~ Wooden bulkheads, terracing
- ~ Remote-controlled access gates
- ~ French drain systems
- ~ 2-stall barn, tack room, and equipment storage
- ~ Two paved and one gravel parking area.

## Note about Seller's Disclosure Notice

**Seller is not and has never occupied the property.  
Information provided per Seller.  
Independently verify all information.**

David Lawrence Survey  
A-75  
Washington County, Texas

Wm. Hinson Survey  
A-10  
Washington County, Texas



24576 Ac.  
Area of  
this Plat  
is  
24576.27 Ac.  
more or less.

**Plat Record Abstract.**  
According to the Plat Record Abstract File compiled by the S. S. Department of Survey and other Departments, F.A. Comstock, Paper No. 40289 2007M Washington County, Texas, dated May 24, 2007, amended by order effective 05/25/07, it appears that a portion of the subject tract lies within the Special Flood Hazard Area.

**Surveyor Certification.**  
I, William K. Granger, Registered Professional Land Surveyor do hereby certify that the above plat represents the result of an actual survey made under my direction and supervision in accordance with the laws of the State of Texas, and that all corners are marked as shown herein. There are no surface or subsurface encumbrances on the ground depicted on this plat.  
This survey was performed without the benefit of a current title report which may include easements or other encumbrances of record not depicted on the ground.  
I am not responsible for any other plat or by other parties and for all their use and the consequences thereof I am not responsible for any loss resulting therefrom.  
The plat is accompanied by field notes describing in more detail.

William K. Granger April 6, 2007  
Registered Professional Land Surveyor No. 2028



24576 Acres  
Arnie Meyer Polk

**JC JONES & CARTER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS

1401 South Loop West  
Houston, Texas 77057  
281-594-0007 Fax 281-594-5488  
www.jonesandcarter.com

Owner	Arnie Meyer Polk	Area	24576.27	Scale	1/4" = 1'-0"
Plat No.	2007	Map No.	2007-10	Contract No.	2007-10
Date	4/6/07	City	Houston	Sheet No.	1 of 1
Plat No.	2007	Map No.	2007-10	Contract No.	2007-10





R17808

Legend

femaq3\_a\_tx477

<all other values>

ZONE

A=100 year

X=out

X500

parcels

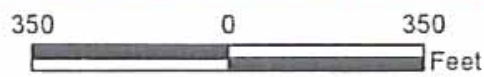
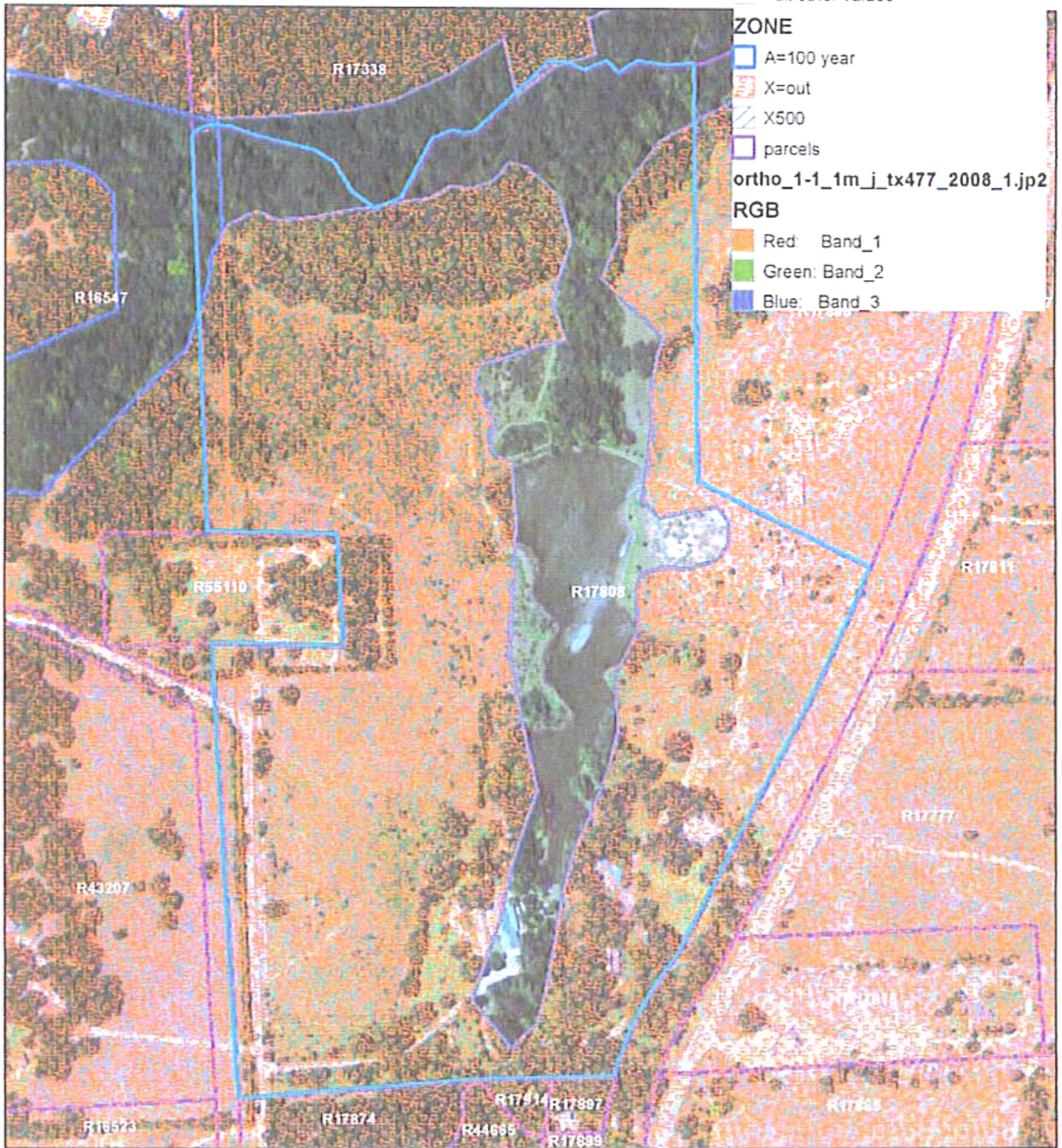
ortho\_1-1\_1m\_j\_tx477\_2008\_1.jp2

RGB

Red: Band\_1

Green: Band\_2

Blue: Band\_3



We know the country.  
We would like to make it your home too!



## Cathy Cole

Sales Manager,  
Heritage Texas Country Properties

979-836-3633

888-663-6461

979-251-0603

979-836-6444 Fax

[ccole@heritagetexas.com](mailto:ccole@heritagetexas.com)

[www.CathyColeRealtor.com](http://www.CathyColeRealtor.com)

[www.E-CountryProperties.com](http://www.E-CountryProperties.com)



LEADING REAL ESTATE  
COMPANIES OF THE WORLD



"Performance You Expect From The People You Trust"

Brenham: 888-663-6461 - Bellville: 888.663.6469

Round Top: 888-663-6467 - La Grange: 888-663-6440

Email: [info@e-countryproperty.com](mailto:info@e-countryproperty.com)

Information sited per the County Appraisal District \*

605 South Austin Street • Brenham, Texas 77833 • 979-836-3633 • 888-663-6461