



Double Horn Creek Ranch

- **+/- 250 Acres near confluence of Double Horn Creek and Lake Travis, Spicewood, Texas**
- **\$11,500 per acre**



Live Water | Lake Access | Seclusion | Views

- **1/2 mile of Double Horn Creek forms northern property boundary**
- **Continuous live water with Gridiron Creek feeding Double Horn Creek 1/2 mile upstream.**
- **Lake Travis reaches property at 670 ft., provides navigable depth at 674 ft. and pools entire northern boundary of property at 680 ft.**
- **Restricted flood plain along creek**
- **Buffered on north and east boundary by wildlife management areas**
- **Views abound: southern end of property at 900 ft.**
- **Scattered pockets of karst limestone crevasses**
- **Brush/cedar management is ongoing**
- **3 bedroom/2 bath/2 car garage home on property**
- **Pens/traps/barn**
- **40 minutes from Austin**
- **Paved county road access**
- **Ag exempt**



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Contact: Richmond Frasier, Agent

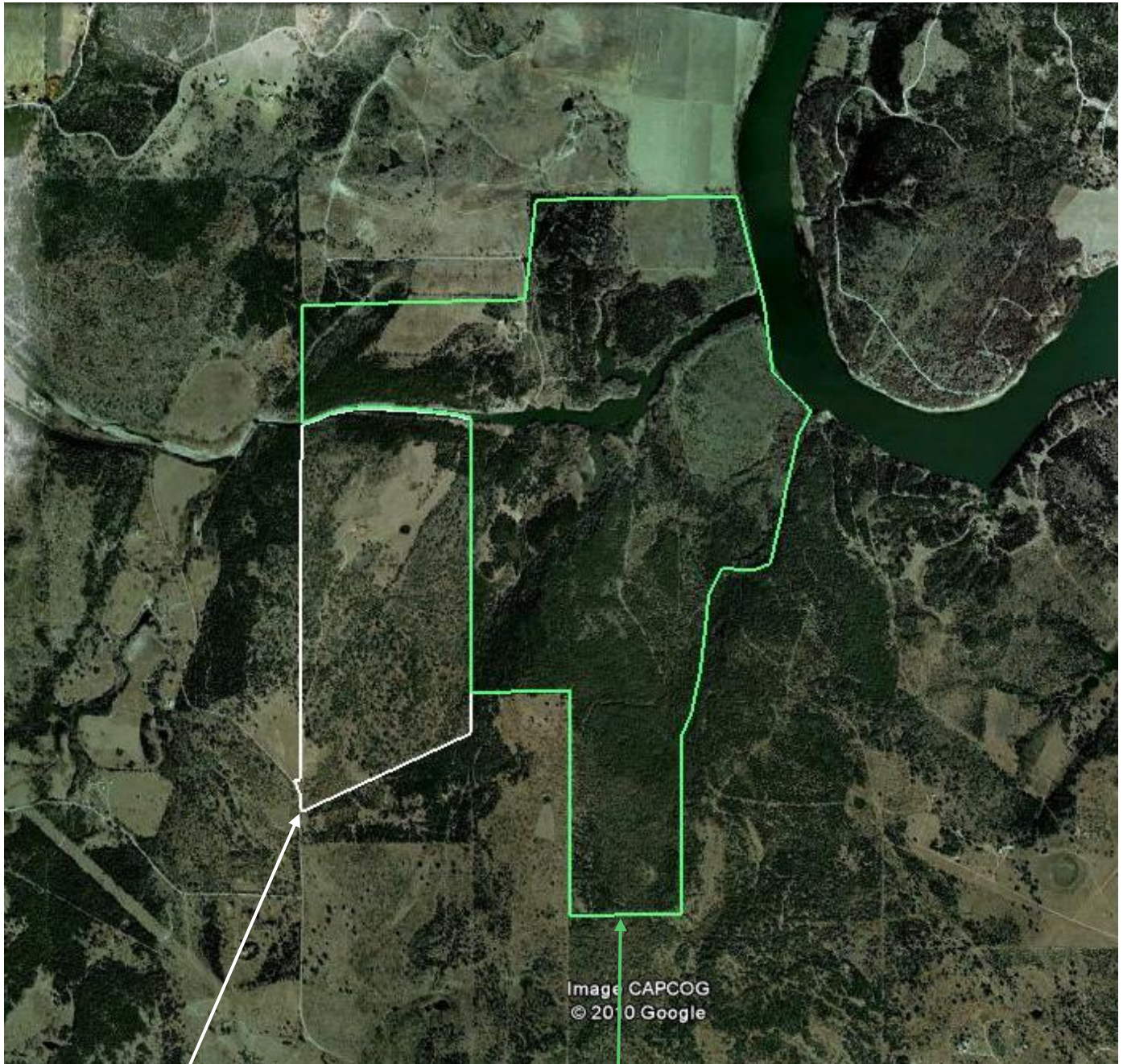
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Double Horn Creek Ranch Photos



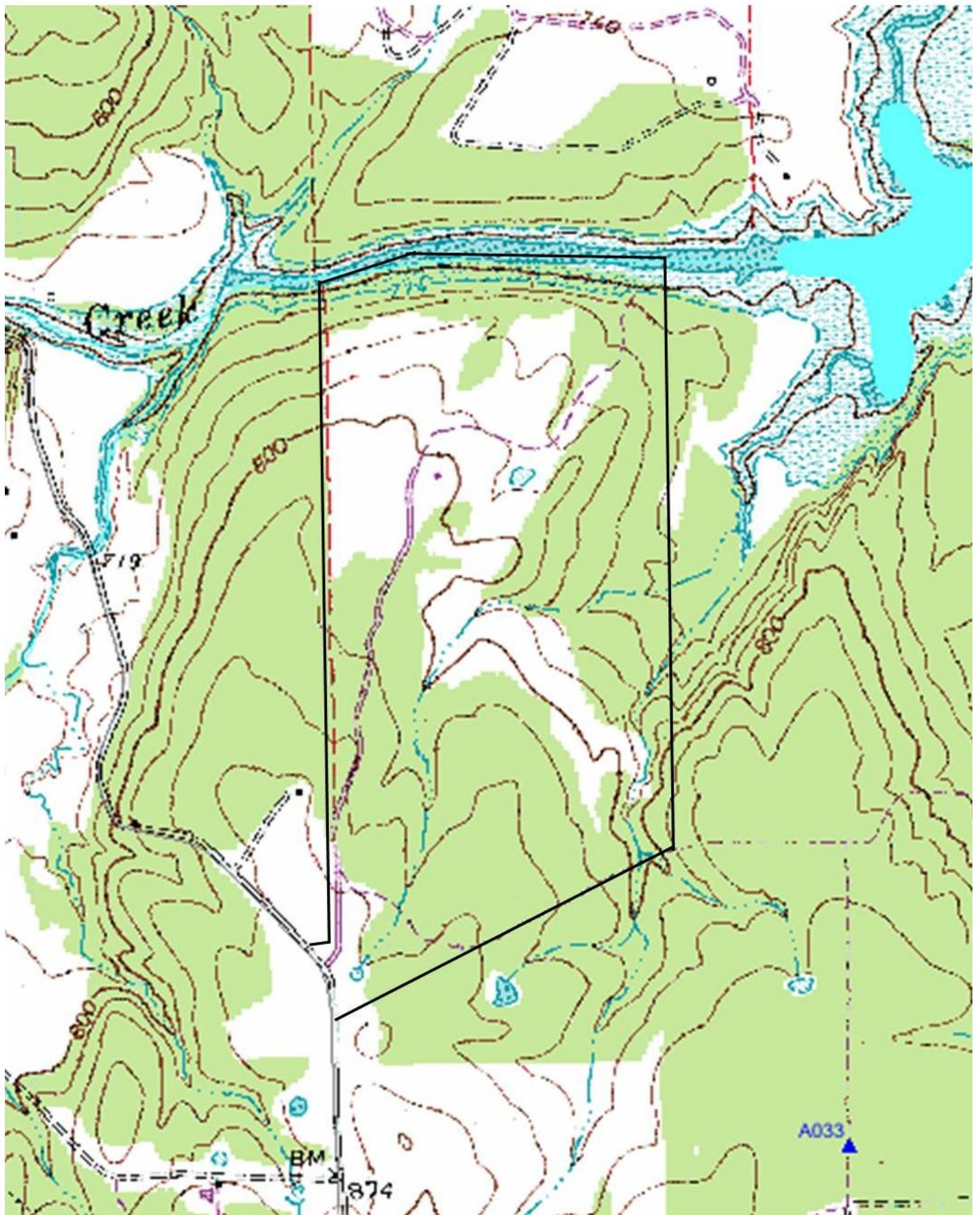
Double Horn Creek Ranch Satellite Plat with LCRA Wildlife Management Area



+/-250 Acres

LCRA Wildlife Management Area

Double Horn Creek Ranch Topographical



Double Horn Creek Ranch Legal/Field Notes

Property (including any improvements):

Being 250.252 acres of land situated in Burnet County, Texas, together with the following-described easement, all being described in the following tracts, to-wit:

FIRST TRACT: Being 140 acres of land, more or less, out of the William Roberts League & Labor Survey No. 13, Abstract No. 714, in Burnet County, Texas, said 140 acres being the same 140 acres described as Tract No. 1, Article SIXTH in Partition Deed recorded in Volume 227, Page 656, Deed Records of Burnet County, Texas and being more particularly described in Exhibit A attached hereto and made a part hereof for all pertinent purposes;

SECOND TRACT: Being 0.808 acres of land, more or less, out of the William Roberts League & Labor Survey No. 13, Abstract No. 714, in Burnet County Texas, and being more particularly described in Exhibit B attached hereto;

THIRD TRACT: Being 49.192 acres of land, more or less, out of the William Roberts League & Labor Survey No. 13 in Burnet County, Texas, said 49.192 acres being the same 49.192 acres described in Article FOURTH in Partition Deed recorded in Volume 227, Page 656, Deed Records of Burnet County, Texas and being more particularly described in Exhibit C attached hereto;

FOURTH TRACT: Being 0.252 acres of land, more or less, out of the William Roberts Survey No. 13 in Burnet County, Texas, and said 0.252 acre tract being more particularly described in Exhibit D attached hereto;

FIFTH TRACT: Being 60.00 acres of land, more or less, out of the William Roberts Survey No. 13 in Burnet County, Texas, said 60.00 acres being the same 60.00 acres described in Article FIFTH in Partition Deed recorded in Volume 227, Page 656, Deed Records of Burnet County, Texas and being more particularly described in Exhibit E attached hereto.

SIXTH TRACT: Being that thirty foot (30') in width easement for ingress and regress received by Joe Frasier in that Partition Deed recorded in Volume 227, Page 656 of the Deed Records of Burnet, County, Texas.

Double Horn Creek Ranch Legal/Field Notes

BEING 140 acres, more or less, out of the Wm. Roberts League and Labor Survey No. 13, Abstract No. 714, and being out of that 300 acres heretofore conveyed by G. E. Bransom et al to Carl Frasier by deed dated June 12, 1944, recorded in Vol. 94, Page 373 of the Deed Records of Burnet County, Texas, said 140 acres being described as follows:

Being 300 acres, more or less, part of the William Roberts League and Labor Survey No. 13, Abstract 714, Patent 36, Vol. 10, dated November 26, 1849, described as follows:

BEGINNING at the Northeast corner of a tract of 154 acres, being the first tract described in a deed from T. B. Wall to Carl Francis et al recorded in Vol. 60, pages 264-265 of the Deed Records of Burnet County, Texas, whence a cedar in the middle of Double Horn Creek bears South 1 deg. 30 min. West 25-1/2 vrs; do bears South 1 deg. West 22 vrs;

THENCE up said creek with its meanders as follows: North 84 deg. West 535 vrs; South 80 deg. 30 min. West 138 vrs; South 70 deg. 30 min. West 163 vrs; the intersection of the center line of the William Roberts Survey with the center of said Double Horn Creek;

THENCE South with said center line 2017.9 vrs. a stone mound whence a P O bears North 14 deg. 30 min. East 5-1/2 vrs; a mesquite bears South 7 deg. 30 min. East 11-1/2 varas;

THENCE East 822-1/2 vrs. a stone mound on the East line of said 154 acre tract, whence a mesquite bears North 8 deg. West 23.7 vrs., a large rock bears North 76 deg. 30 min. East 4.8 vrs;

THENCE North with said line 2027.1 vrs. to the PLACE OF BEGINNING.

SAVE AND EXCEPT from the above-described three hundred (300) acres the following tracts of land, to-wit:

FIRST: That tract of fifty (50) acres described in Paragraph THIRD of that Partition Deed recorded in Volume 227, Page 656 of the Deed Records of Burnet County, Texas;

SECOND: That tract of fifty (50) acres described in Paragraph FOURTH of that Partition Deed recorded in Volume 227, Page 656 of the Deed Records of Burnet County, Texas; and

THIRD: That tract of sixty (60) acres described in Paragraph FIFTH of that Partition Deed recorded in Volume 227, Page 656 of the Deed Records of Burnet County, Texas.

Double Horn Creek Ranch Legal/Field Notes

EXHIBIT B

BEING 0.808 acres of land, more or less, out of the William Roberts League & Labor Survey No. 13, Abstract No. 714, in Burnet County, Texas, and said 0.808 acre tract being out of that 50.00 acre tract of land described in Paragraph FOURTH of that Partition Deed recorded in Volume 227, page 656 of the Deed Records of Burnet County, Texas, and said 0.808 acre tract being more particularly described as follows, to-wit:

BEGINNING at the NORTHWEST corner of that 50.00 acre tract of land out of the William Roberts Survey No. 13 in Burnet County, Texas, described in Paragraph FOURTH of that Partition Deed recorded in Volume 227, Page 656 of the Deed Records of Burnet County, Texas;

THENCE along the North line of said 50.00 acre tract East 30.01 feet to a point;

THENCE with a line 30 feet from and parallel with the West line of said 50.00 acre tract S 01° 24' 31" E. 1,077.82 feet and S 81° 54' 11" W 117.76 feet to a point in the East line of the Spicewood-Double Horn and Marble Falls County Road;

THENCE along said road line N 23° 07' 52" W 31.06 feet to a fence corner post being the West corner of said 50.00 acre tract;

THENCE along the West line of said 50.00 acre tract N 81° 54' 11" E 99.13 feet and N 01° 24' 31" W 1,051.87 feet to the PLACE OF BEGINNING; and BEING the same property described as Tract No. 2 in Paragraph SIXTH of the above described Partition Deed.

Double Horn Creek Ranch Legal/Field Notes

BEING 50.0 acres, more or less, out of the William Roberts Survey No. 13 and also being a portion of that certain 300 acre tract conveyed by G. E. Bransom et al to Carl Frasier by deed dated June 12, 1944, recorded in Vol. 94, Page 373 of the Deed Records of Burnet County, Texas, said 50 acre tract being more particularly described as follows, to-wit:

BEGINNING at a 1/2 inch steel stake set in the East fence line of said 300 acre tract, from which point the Southeast corner of same bears S 00° 16' 29" E 1,486.70 ft.,

THENCE S 65° 05' 24" W 2,511.21 ft. to a 1/2 inch steel stake set in the East line of the Spicewood-Double Horn and Marble Falls County Road,

THENCE along said road line N 03° 23' 02" W 243.64 ft. and N 23° 07' 52" W 185.46 ft. to a fence corner post therein,

THENCE along a fence being the North line of a 30 ft. wide tract saved and excepted herefrom, N 81° 54' 11" E 99.13 ft. to a fence corner post in the West line of said 300 acre tract,

THENCE with a fence line also being the West line of said 30 ft. wide tract saved and excepted herefrom, N. 01° 24' 31" W 1,051.87 ft. to a 1/2 inch steel stake set therein,

THENCE E 2,291.21 ft. to a 1/2 inch steel stake set in the East fence line of said 300 acre tract,

THENCE along said East fence line S 00° 38' 54" E 302.46 ft. to a cedar fence post on the top of a rock bluff,

THENCE continuing with said fence S 00° 45' 27" W 105.16 ft. crossing a branch to a 6 inch Live Oak,

THENCE continuing with said fence S 02° 51' 46" W 13.99 ft. to the place of beginning.

SAVE AND EXCEPT that 0.808 acre tract of land described in Exhibit B attached hereto.

Exhibit C

Double Horn Creek Ranch Legal/Field Notes

EXHIBIT D

BEING a 0.252 acre, more or less, tract of land out of the William Roberts Survey No. 13 and also being a portion of that certain 70 acre tract of land conveyed by Lila Kuykendall to Wilson Frazier by Deed which is recorded in Volume 87, Page 588 of the Burnet County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel stake being the South corner of said 70 acre tract, also being in the East line of the Spicewood-Marble Falls County Road and also being in the West line of that certain 300 acre tract conveyed from the Federal land Bank of Houston to Carl Frasier et ux, the Deed of which is recorded in Volume 46, page 130 of the Burnet County Deed of Trust Records; from which point the Southwest corner of said 300 acre tract bears S 429.0 feet;

THENCE with a fence line on the East line of said County Road N 03° 23' 02" W 243.64 feet and N 23° 07' 52" W 185.46 feet to a fence corner post therein;

THENCE with a fence line N 81° 54' 11" E 88.11 feet to its intersection with the West line of said 300 acre tract; also being the East line of said 70 acre tract;

THENCE along the West line of said 300 acres S 426.18 feet to the PLACE OF BEGINNING.

Double Horn Creek Ranch Legal/Field Notes

Exhibit E

BEING 60.0 acres, more or less, out of the William Roberts Survey No. 13 and also being a portion of that certain 300 acre tract conveyed from G. E. Bransom et al

to Carl Frasier by deed dated June 12, 1944, recorded in Vol. 94, Page 373 of the Deed Records of Burnet County, Texas, said 60 acres being more particularly described as follows, to-wit:

BEGINNING at a 1/2 inch steel stake set in the East fence line of said 300 acre tract; from which point the Southeast corner of same bears S 00° 15' 15" E 1,908.27 ft.,

THENCE W 2,291.21 ft. to a 1/2 inch steel stake set in a fence line being the West line of said 300 acre tract,

THENCE along said West line with its meanders as follows:

N 01° 24' 31" W 16.18 ft., N 00° 05' 10" W 121.07 ft.

N 00° 17' 22" W 478.98 ft., and N 01° 12' 55" W

521.90 ft. to a 1/2 inch steel stake set therein,

THENCE E 2,296.10 ft. to a 1/2 inch steel stake set in the East fence line of said 300 acre tract,

THENCE along said fence line S 00° 24' 16" W 125.49 ft. to a 14 inch Oak,

THENCE S 03° 58' 33" E 61.53 ft. to a 24 inch dead Cedar,

THENCE S 19° 45' 27" E 98.21 ft. to a 24 inch double Cedar,

THENCE S 06° 49' 48" E 40.96 ft. to a 12 inch Oak,

THENCE S 15° 25' 09" W 32.80 ft. to a 12 inch dead Cedar,

THENCE S 35° 18' 29" W 38.70 ft. to a fence corner post,

THENCE S 03° 57' 48" W 53.41 ft. to a 3 inch Elm,

THENCE S 01° 14' 33" W 35.89 ft. to a 5 inch Cedar,

THENCE S 01° 54' 05" E 110.29 ft. to a 6 inch Oak,

THENCE S 00° 21' 05" W 244.48 ft. to a fence corner post,

THENCE S 00° 30' 08" W 207.03 ft. to a fence corner post,

THENCE S 01° 37' 22" E 103.98 ft. to the place of beginning.

SUBJECT HOWEVER, to a 30 ft. wide easement for ingress and regress along and parallel with the West line hereof, said easement being for the benefit of and as an easement appurtenant to that 140 acre tract described in Exhibit A attached hereto.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Janet Parker

200911329

December 31, 2009 11:05 11 AM

FEE \$44.00

Janet Parker, County Clerk

Burnet County, Texas