

29508

The items on this map are not to scale

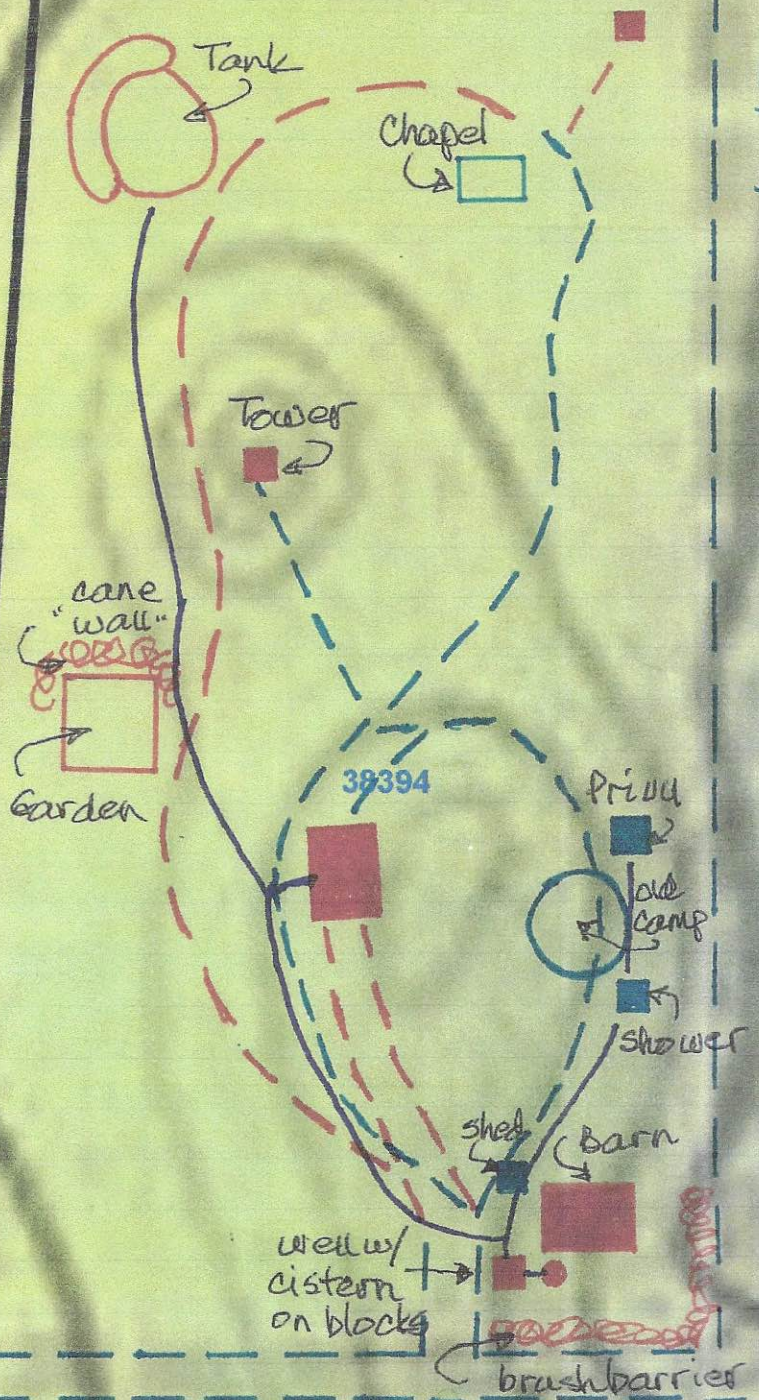
- Existing trails
- - - Proposed trails
- Existing structures
- Proposed structures
- == Existing roadways
- - - Proposed roadways

ink House

abin

40388

LONGHORN RD





## SURVEY PLAT

Showing two tracts of land out of the John P. Wallace Survey A-308 in Caldwell County, Texas. I hereby certify that the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on December 1, 1997. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Claude F. Hinkle, R.P.L.S. #1612

Field Book: d.c.	Drawn By: J.L.W.
Job No. 873011	Drawing: 973011.dwg
Date: December 1, 1997	Word Disk: Begin 120197
Surveyed By: J.L.W. LDB E.L.J. J.M.	Autocad Date: Begin 120197



Claude Hinkle Surveyors

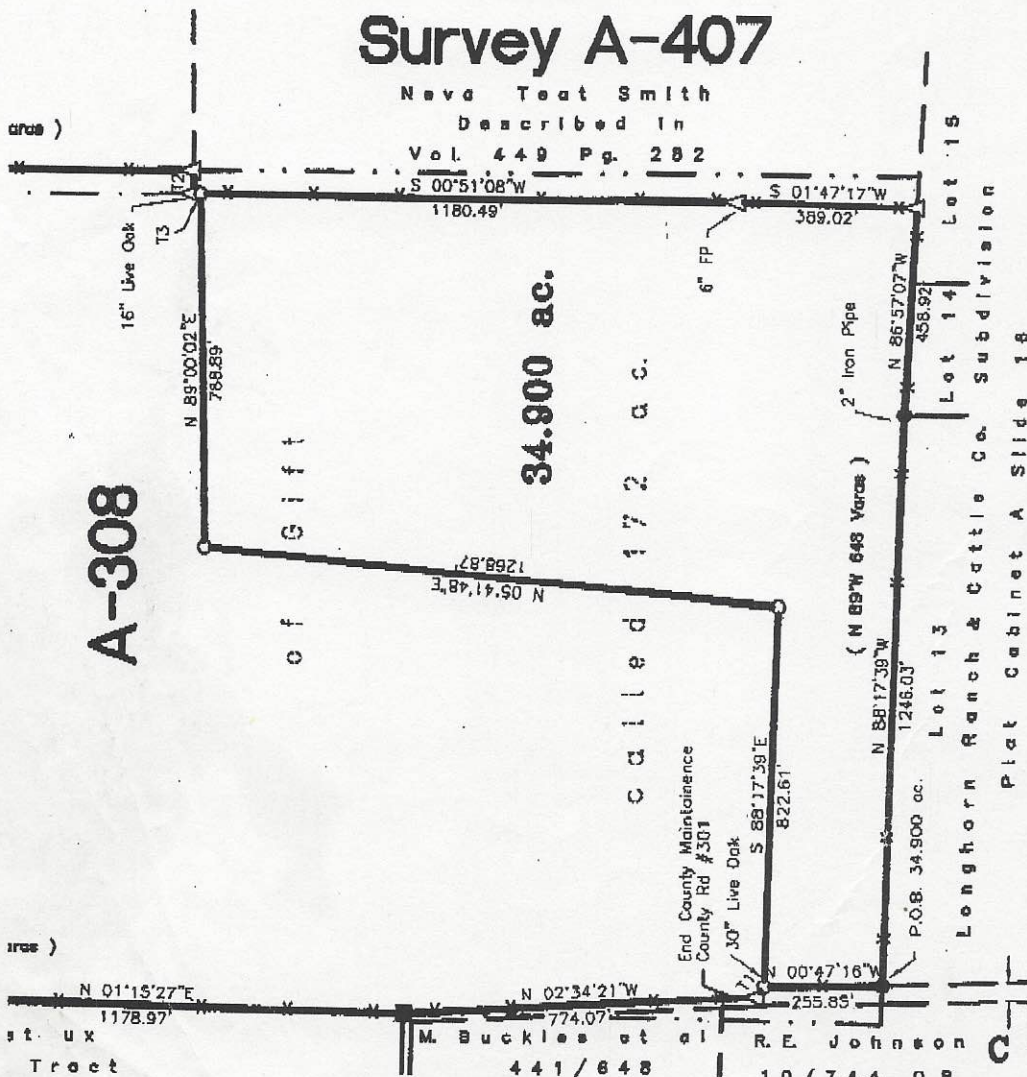
P. O. Box 1027

Lockhart, Texas 78644

# W.P. Spencer

## Survey A-407

Neve Teat Smith  
Described in  
Vol. 449 Pg. 282



## J. Richardson Survey A-251

Line Table

COURSE	BEARING	DISTANCE
T1	N 55°21'10"W	28.10'
T2	S 89°24'12"W	51.40'
T3	S 00°51'08"W	15.79'

## N.T. Scruggs Survey A-276



## LAND

34.99 acres in the J. P. Wallace Survey A-308. The tract is part of 172 acres owned by Ernest Wilson, inherited by Francis Wilson, and deeded to Jane Ellen Wilson. By sale, 138.201 acres were sold to Walt and Ginny Elson; the Elsons have built two homes on their property, their second residence. The property is heavily wooded and has a dry creek. See topographical map attached.

There are roadways intact along the South and East property lines. There was another roadway going up the mountain, but it is currently blocked by fallen trees. Most trails are lined with large rocks off the property.

Security features are motion-activated floodlights on the front of the cabin and the back yard, and video surveillance cameras to cover the property in front of the cabin and the roadway.

The street address of this property is 1560 Longhorn Road; check it out on Google Earth.

### Deficits

- fencing*
- Access into the back part of the property is over a culvert. In a heavy rain/run-off, roadbase can wash down the creek. The culvert is currently intact; the last was during Hurricane Harvey, when we had 22" of rain. Possibly this could be corrected by the installation of a second drain pipe. **Sold as is.**
  - Trails are currently blocked by fallen trees and scrub brush. In addition, other areas are similarly blocked. **Sold as is.**

## IMPROVEMENTS

**CABIN.** The cabin has an original section of 288 square feet built in 1998; this section has a covered front porch which is 8' x 24', a kitchen, living room, storage closet and shower. In 2008, an addition of 576 square feet was built, for a total of **864 square feet**; it contains a large closet (13' x 8') with 13' of double hanging space, a full bathroom, a studio/office and a bedroom. All walls in this addition are corrugated tin. The cabin is fully electric, with central air and heat, except for hot water heater in external building, which is propane. Exterior walls are Hardy Plank and the roof is tin. Walls and roof contain R21 insulation; electric bills (which include air conditioning in bunk house) run about \$120/month. There is attic storage over the old section; pull-down steps are in the living room. The old portion is on 4-foot pier and beam, and the addition is on 2-foot pier and beam

### Deficits

- Flooring in closet needs to be replaced. **Seller will replace flooring after closing.**
- Drain pipes from tub and shower are disconnected; these drainage pipes run to a garden area in front of the cabin. **Seller will repair these pipes after closing.**
- There is a leaking problem with toilet. **Seller will replace the toilet after closing.**



- In the old section, the countertop and the floor need to be replaced. Wallpaper needs to be replaced. Walls need to be repainted (several sheetrock repairs will need to be made). **Sold as is.**
- Access into the back part of the property is over a culvert. In a heavy rain/run-off, roadbase can wash down the creek. The culvert is currently intact; the last was during Hurricane Harvey, when we had 22" of rain. Possibly this could be corrected by the installation of a second drain pipe. **Sold as is.**

**BUNK HOUSE.** On the front part of the property, there is what I call the bunk house. I had intended to fit it as a primitive guest house, but it is mainly used for storage. It has a window-unit air condition mounted in the wall, a hot water heater, and electrical and water connections -- including washer/dryer connections. It is **192 square feet**. The structure has an exterior of tin siding and an interior of sheetrock. It is on cinder blocks.

#### Deficits

- The ceiling fixture currently does not work; unsure of the problem; may just need a bulb. **Sold as is.**
- Water connections to a sink are stubbed in but not completed. If this is to be used, a countertop and sink would need to be added. **Sold as is.**

**TOOL SHED.** This structure is in the back yard of the cabin. It has wooden siding and a tin roof. It is **80 square feet**. It has a small air conditioner mounted in the wall and a ceiling fan/light overhead. Next to this building, there is covered storage which is 10' x 12'.

#### Deficits

- Other than the North exterior wall, this structure was never painted. **Sold as is.**

**STORAGE SHED.** This shed is up the mountain. It has tin walls and a tin roof, with a door large enough to accommodate a small tractor.

#### Deficits

- One of the roof panels is clear plexiglass to allow light. This panel needs to be replaced. **Sold as is.**