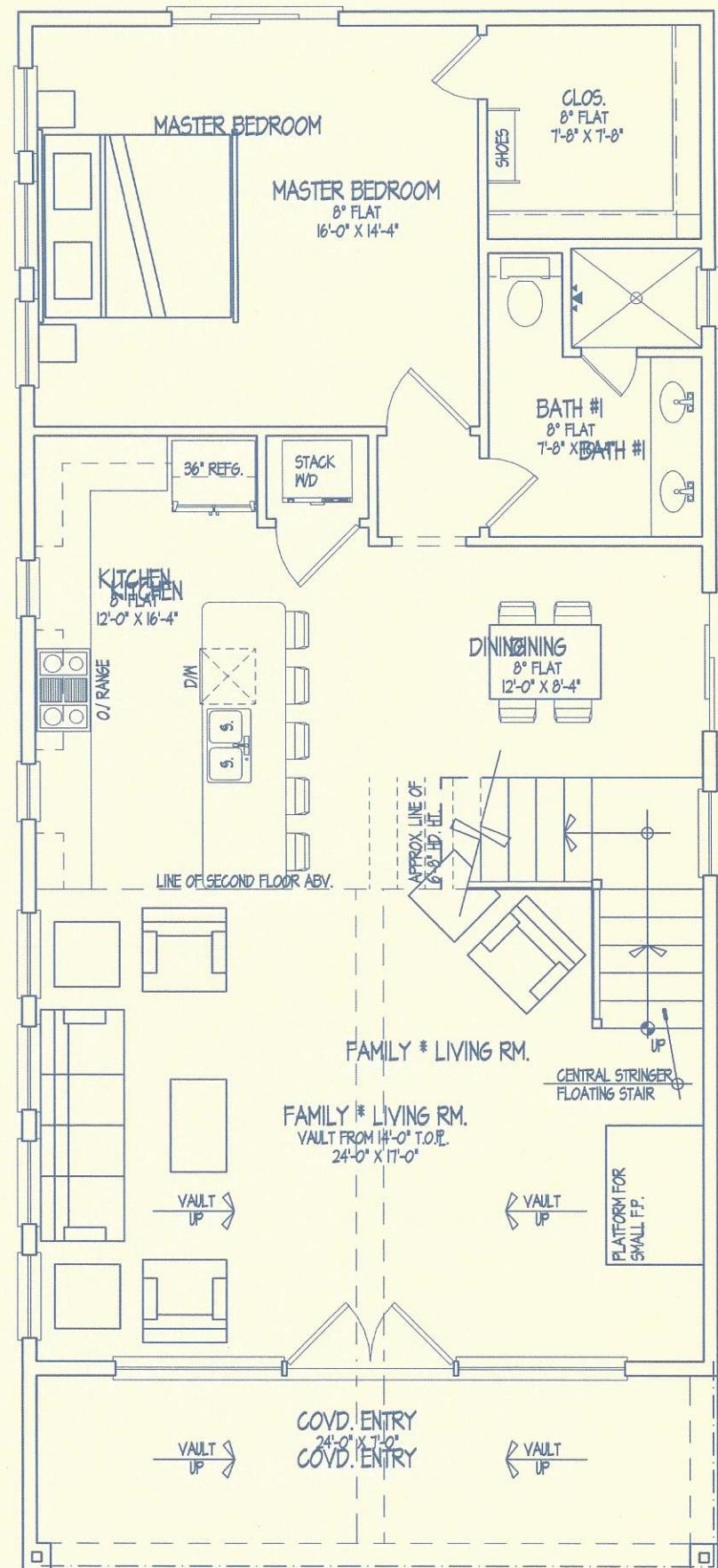


CHAPPELL POINTE PROPERTIES, LLC

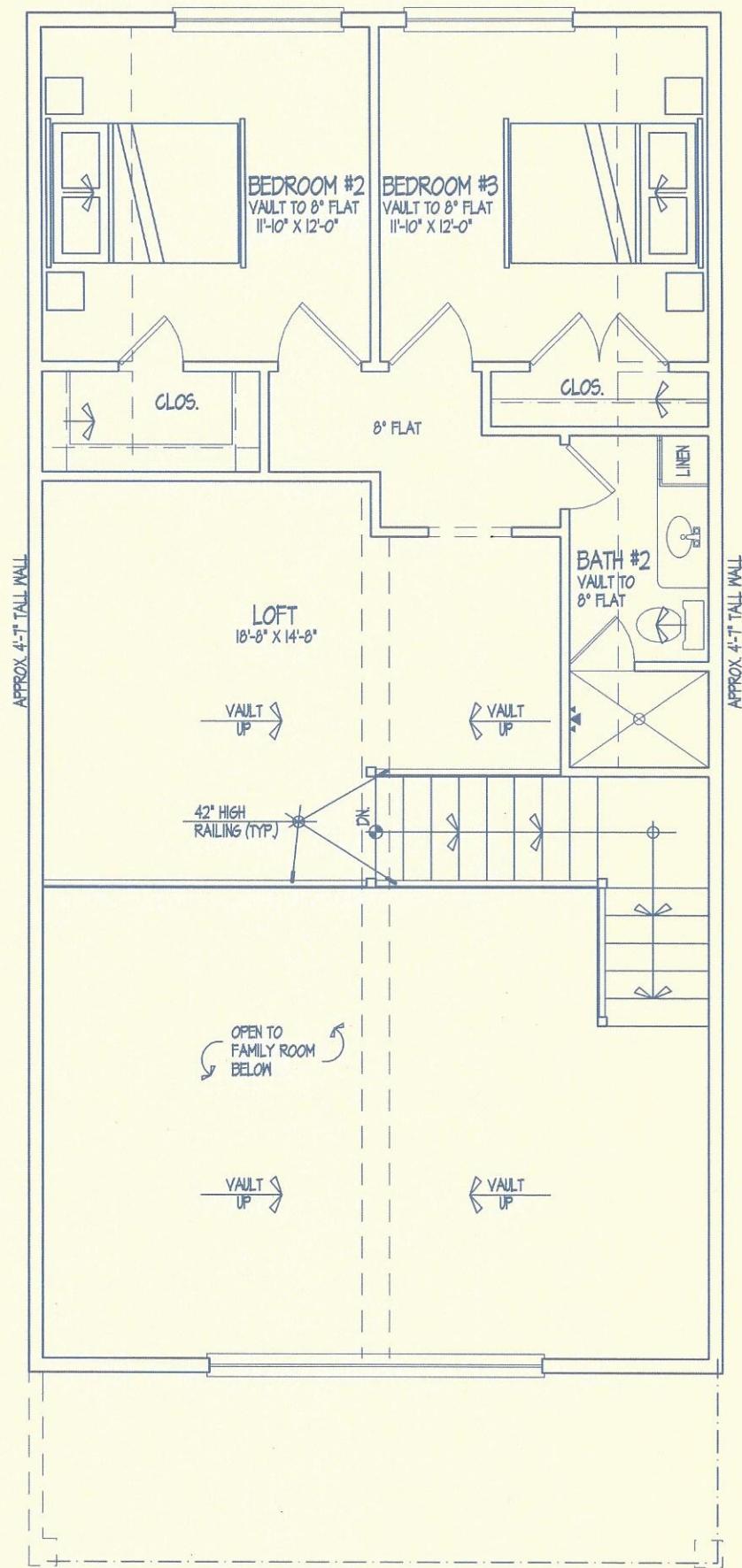
• RESIDENTIAL & COMMERCIAL •

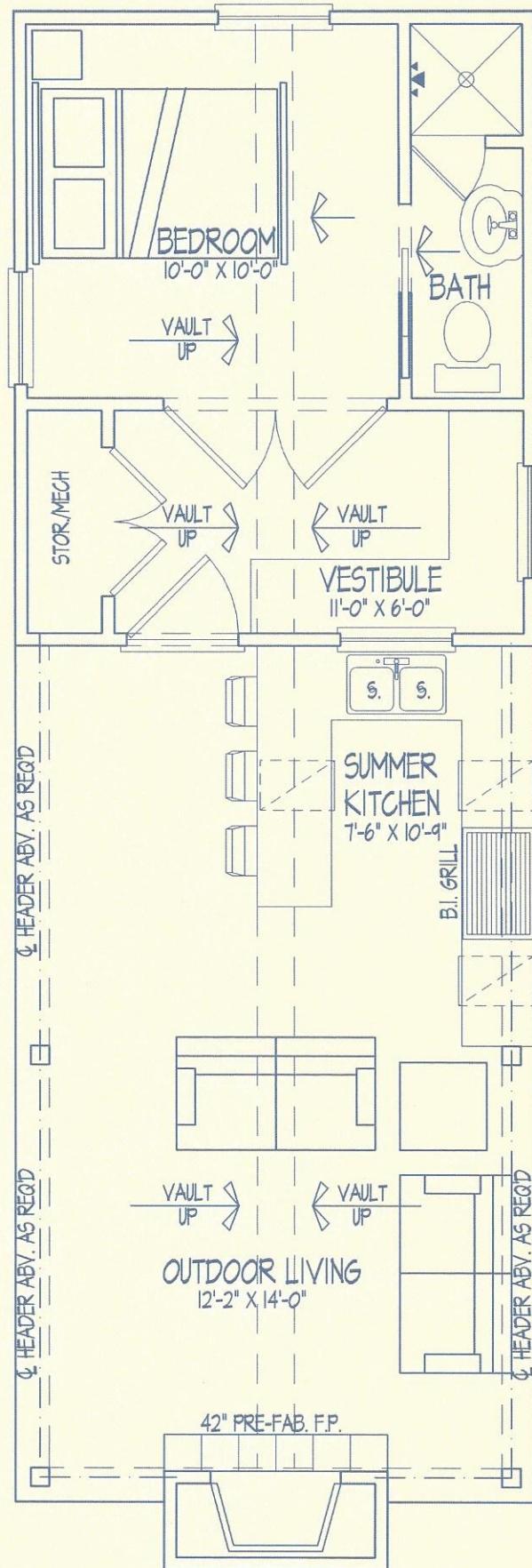
817-980-0577





FIRST FLOOR PLAN





CASITA

GALVESTON COUNTY SCHOOL LAND SURVEY
A-37
SOMERVILLE COUNTY TEXAS

11.67 acre tract
(surveyed by me 2/6/25)
Tiffany Ann Johnson
Clerk's File No. 20250667
OPRSCT

Only those items listed in Commitment for Title Insurance File No. 2525010, issued January 21, 2025, and re-listed below were considered for this survey. No further search of the public record for easements was made by 4B Land Surveying, or the undersigned. The following does affect subject tract:

b. blanket easement to Community Public Service Company (66/148 DRSCT)
All bearings shown herein are referenced to State Plane Coordinates, NAD 83, Texas North Central.

This plat to accompany a field note description of 11.67 acres shown herein.

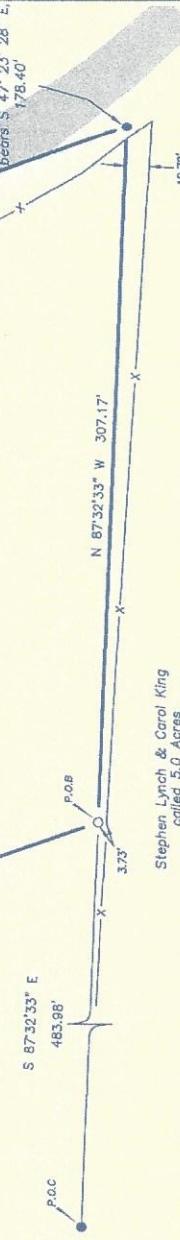
i. Arthur Buckingham, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on February 6, 2025.



Arthur Buckingham RPLS No. 7011



LEGEND:
○ Set 1/2" iron rod
● Found 1/2" iron rod
— X — Wire fence
DRSCT Deed Records of Somerville County, Texas
OPRSCT Official Public Records of Somerville County, Texas



Stephen Lynch & Carol King
cited 5.0 Acres
Clerk's File No. 20081895
OPRSCT

4B Land Surveying
Texas Board of Professional Engineers and Land Surveyors, File Number 10194040
400 Cox Crossing, Ste. 303
Tolar, TX 76476
PHONE (254) 760-6018 www.4BLandSurveying.net

DATE:	4/17/25
JOB NO.	202A
DRAWN BY:	AEBV
SCALE:	1" = 50'

0 50 100 150


CHAPPELL POINTE PROPERTIES

CUSTOM BUILDERS AND REMODELING

Barndominium and Casita Overview

Property Description

This charming Barndominium and Casita are nestled on a spacious 2-acre lot just 7 miles north of Glen Rose.

The Barn-dominium

The Barn-dominium offers 2,152 square feet of living space, featuring three bedrooms and a large, vaulted living area. The kitchen is designed with expansive windows, open ceiling joists, and high-end appliances, including a washer and dryer and side-by-side refrigerator. The main level also includes a stone fireplace, a master bedroom and bathroom with a large walk-in closet, transom windows, and a walkout bypass rear glass door. The front is fully windowed, welcoming guests to a covered entryway.

On the second floor, a spacious, vaulted loft overlooks the living area below, accompanied by two vaulted bedrooms and a sizable, shared bathroom.

The Casita

Perfect for enhancing outdoor living, the Casita provides a total of 560 square feet. It features an air-conditioned bedroom, a bathroom and vestibule, making it an ideal retreat or private hideaway. The outdoor area is equipped with a summer kitchen boasting a built-in grill, double sink, ice maker, and dishwasher, as well as a generous stone fireplace for gathering and entertaining.

817 980-0577

Email: dan@chappellpointe.com

Info.chappellpointe.com

Website: www.chappellpointe.com

CHAPPELL POINTE PROPERTIES

CUSTOM BUILDERS AND REMODELING

Features and Construction

Home includes six-inch studded walls, open cell foam insulation in walls and ceilings, low-e windows, a full metal roof and exterior siding, and stained concrete floors in all enclosed living spaces. Custom cabinetry and highly efficient mini-split AC and heating systems are installed throughout. The property also offers on-site water well and septic system.

About the Builder

Chappell Pointe Properties specializes in building a variety of homes, remodels, and commercial buildings. With extensive experience in Colleyville, Southlake, North Richland Hills, Fort Worth, and neighboring communities, the company has recently expanded into country settings and out-of-city locations. This shift has allowed them to embrace a new style of building and remodeling that reflects their passion for rural living and craftsmanship.

Barndominium without Casita **\$560.000**

Barndominium with Casita **\$680.000**

We can make custom modifications prior to construction if desired.

Please review our website.

www.chappellpointe.com

817 980-0577

Email: dan@chappellpointe.com

Info.chappellpointe.com

Website: www.chappellpointe.com