

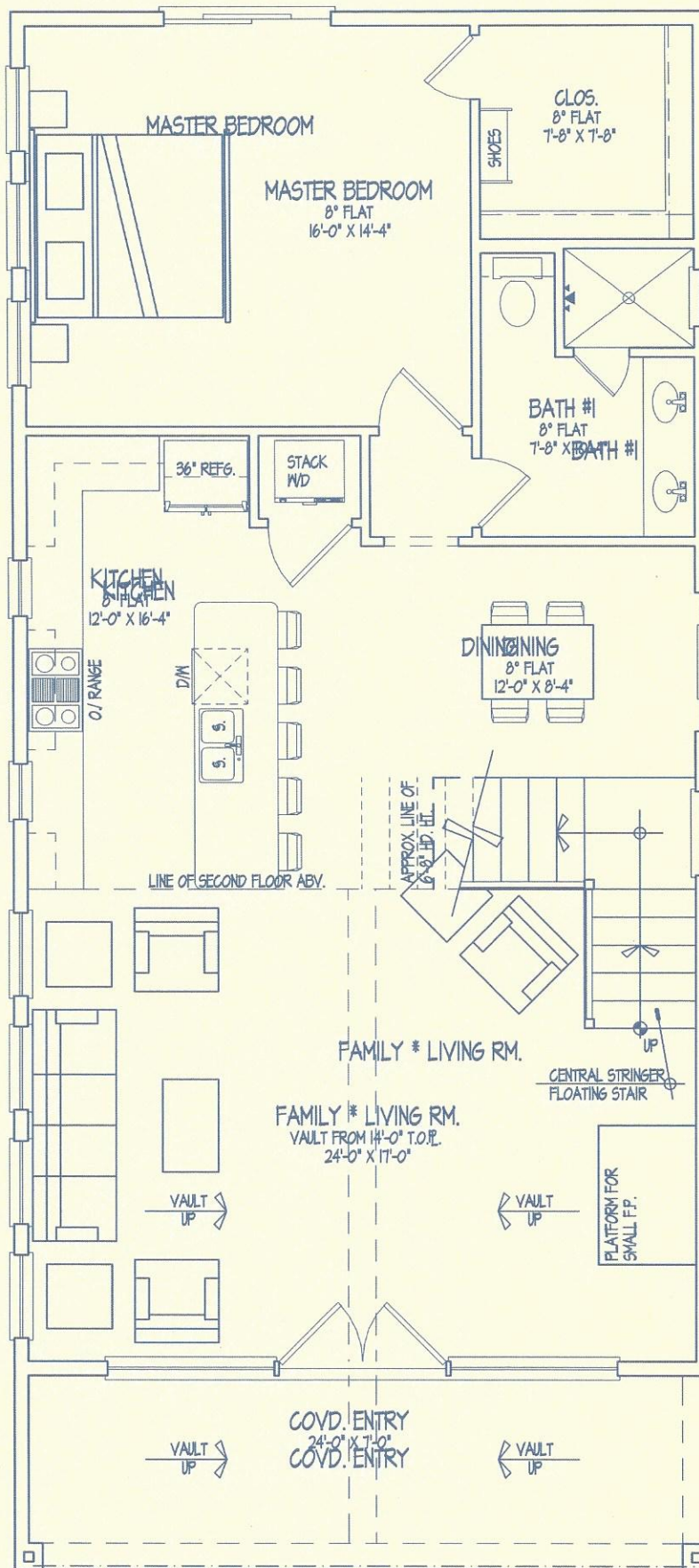
# CHAPPELL POINTE PROPERTIES, LLC

• RESIDENTIAL & COMMERCIAL •

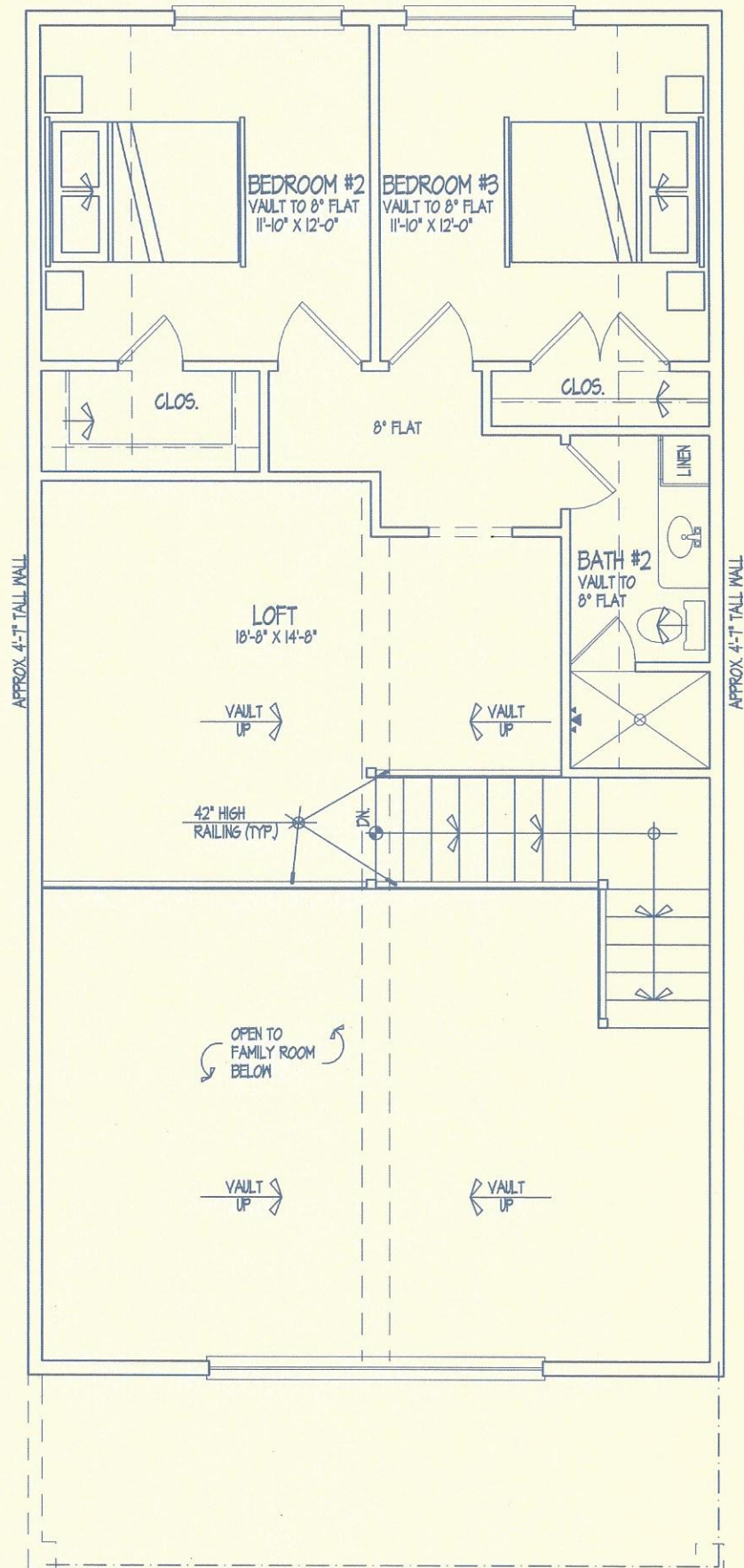
## 817-980-0577





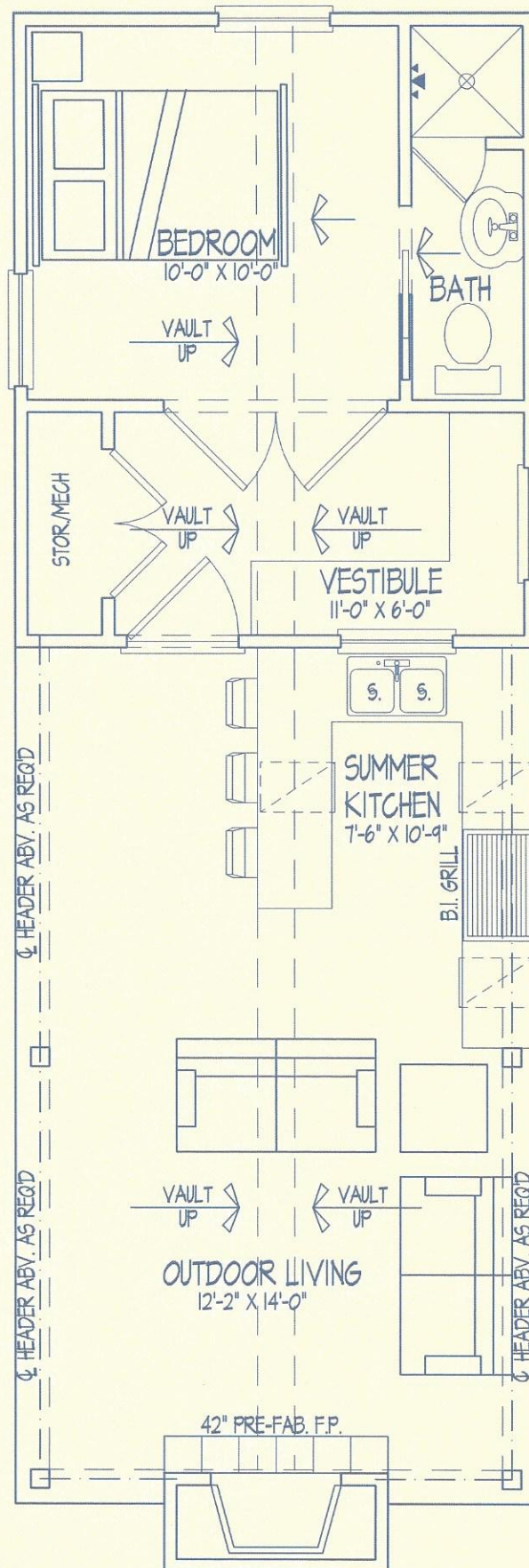


# FIRST FLOOR PLAN



# SECOND FLOOR PLAN





# CASITA



# GALVESTON COUNTY SCHOOL LAND SURVEY A-37 SOMERVELL COUNTY TEXAS

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 DRSCIT)

All bearings shown hereon are referenced to State Plane Coordinates, NAD 83, Texas North Central.

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

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.

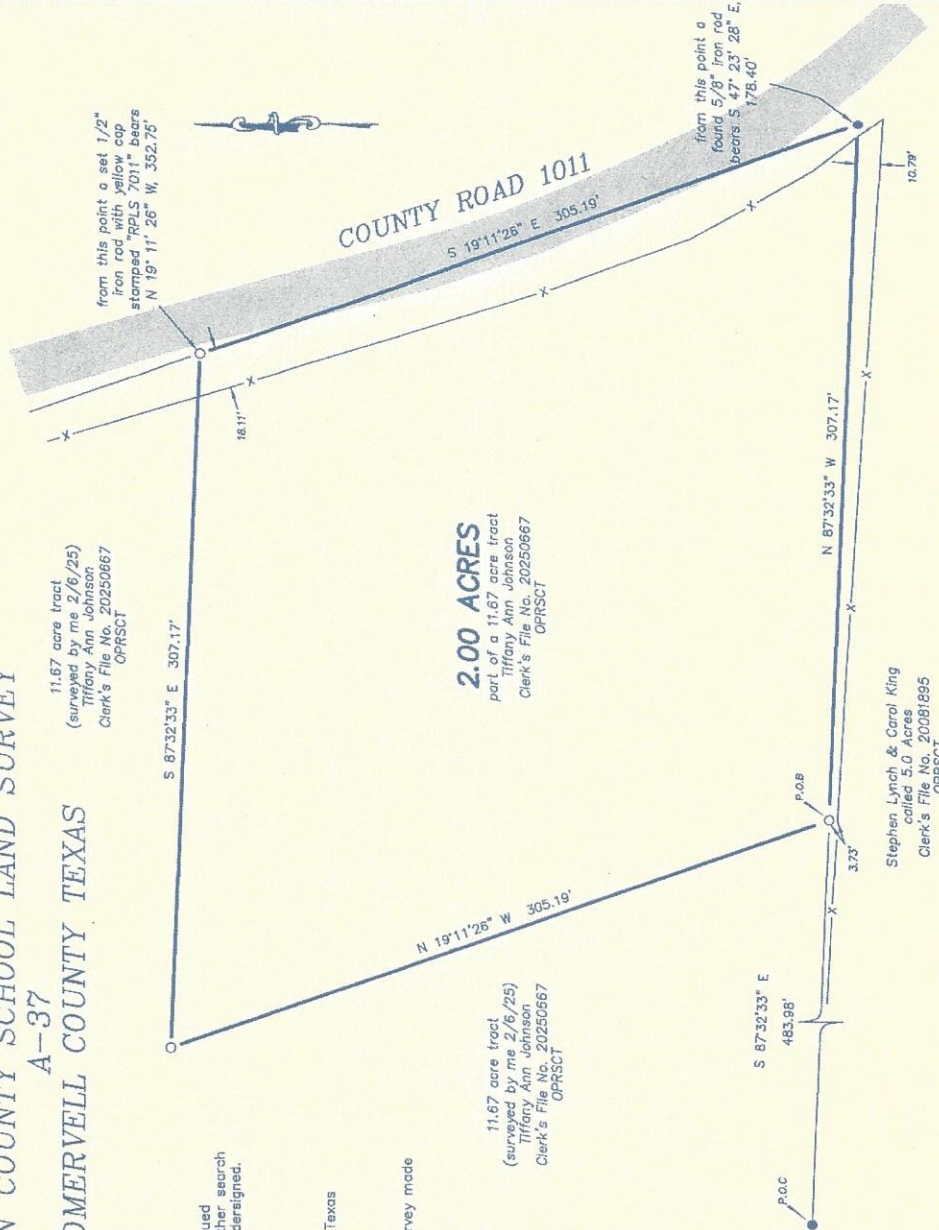
*Arthur Buckingham*

Arthur Buckingham RPLS No. 7011



## LEGEND:

- O Set 1/2" iron rod stamped "RPLS 7011"
- Found 1/2" iron rod
- X- Wire fence
- DRSCIT Deed Records of Somervell County, Texas
- OPRSCIT Official Public Records of Somervell County, Texas



**4B** 4B Land Surveying

Texas Board of Professional Engineers and Land Surveyors, Firm Number 10184602

400 Cox Crossing, Ste. 303  
Tolter, TEXAS 76476

PHONE (254) 760-6018 [www.4BLandSurveying.net](http://www.4BLandSurveying.net)

DATE: 4/17/25

JOB NO. 202A

DRAWN BY: AEBIV

SCALE: 1"=50'

# CHAPPELL POINTE PROPERTIES

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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](mailto:dan@chappellpointe.com)

Info: [chappellpointe.com](http://chappellpointe.com)

Website: [www.chappellpointe.com](http://www.chappellpointe.com)



# CHAPPELL POINTE PROPERTIES

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## 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](http://www.chappellpointe.com)

817 980-0577

Email: [dan@chappellpointe.com](mailto:dan@chappellpointe.com)

[Info.chappellpointe.com](mailto:Info.chappellpointe.com)

Website: [www.chappellpointe.com](http://www.chappellpointe.com)