

2916 C.R. 147 Centerville, TX 75833

I purchased 52 ± acres of this property in 1975 together with 14 ± acres a few years later. The deer cabin was used to live in part time while the house was being built. Construction began around 1992. My wife and I lived there full time for 5 years until we also purchased a Woodlands townhome and divided our time between the two, basically using Centerville as the "get away" recreation home. During construction in Leon Co., we selected most of the fixtures, plumbing, appliances, & etc. I selected the life-time roof and the near-granite stone which came from Arkansas & Oklahoma. I also purchased 3 tons of petrified wood from a man in Snook, TX & had it incorporated into the inner rock construction. Also, I added several fossil rocks (trilobites, geodes, graptolites) into the den area. I sat on the stairs & watched the stone workers

place these items. The stone workers wore out 5 rock hammers in shaping the extra hard stones & it took them 2 1/2 extra weeks longer than they anticipated to complete their work on the house.

The El Mira wood stove is capable of heating 1800 square feet but I never got around to firing it up. It came from Canada & then to one of 2 shops that sell them in Texas.

My attic is floored as is the floor behind the doors in the upstairs room. The attic floor is constructed of studs capable of holding heavy objects such as furniture.

Beaver Dam Creek (on the map) cuts across the south end of the 66 acres & contains 5 meanders inside the property lines. (approx. 2-3 acres on other side - providing complete privacy for bathing, picknicking, & etc.) A small dozer could clear a small path along its bank for

easier access. Me & family have spent many pleasant hours in this live creek.

The pond near the creek was constructed with supervision by State Inspectors. I had a steel drainage pipe installed during dam construction with a large wheel/valve located on the creek side of the pond. (it is presently covered w/ growth & has never been used - There has been no need to drain the spring fed, slightly less than one acre pond) - There are 2 hog traps and a 12' aluminum boat which will go with the property.

One of the main reasons for selecting East Texas as a home site was it's water availability. I looked all over Texas including Hill Country, for 5 years prior to a decision. There are numerous Upper Eocene porous sands (Wilcox, Sparta, Queen City, etc.) which serve

as fresh water reservoirs in East Texas as opposed to older hard rock sediments found near-surface in areas such as the Hill Country. The realtor who sold me this property was saving it for himself but let it go in a weak moment. I met him one year later on a Galveston beach & he told me, "every week or so someone asks him to find them a tract of 50-60 acres with a high hill, mixed timber (hard wood & pines), & a live creek." He tells them, "I had that place & let it go by mistake."

Service People

I have an excellent water well & filter system man. He runs Sam's Water Well Service and lives in Centerville - Phone # 903-536-2784. A nice guy.

For carpentry, plumbing, or electrical I use Elbert Page - Phone # 903-536-1462 cell 936-349-2596. Pleasant & not high

priced.

I have used a man to cut brush
with a tractor + bush hog named Tommy
Rynolds - Phone # 903-536-1041
He lives only a few miles from my home.