25 Mysti Lane– CR326 Jourdanton

House construction details:

Concrete slab is 4”, with 12” x 16” beams running under walls, 3/8” rebar on 24” centers, stripped over 6”x6”x8’ reinforcement panels.

Every 3 feet, ½” rebar is stubbed in from under the slab, tied into rebar below, to reinforce cinder block walls.

The 1/2” rebar runs thru the blocks and into a beam at the top of the wall, which is formed by 6” purlin at the top of the wall. 2 purlin are faced in to form a channel, 4 rows of ½” rebar are welded in so that all rebar beginning from below slab, thru walls, into beams, both top and bottom floors, is a single seamless unit of steel reinforcement.

All concrete used in slabs and walls is 4500psi mix.

Concrete was pumped down the walls by a crew using a top down pump contracted by Capital Cement of San Antonio.

There are approximately 55 yards of concrete in the walls if I recall, all tied to the slab, extended thru beams at tops of walls on both bottom and top floors. All beams are tied in together from the slab to the tops of the walls so that the block/concrete construction is completely seamless. The purpose of this was to form a structure that would resist damaging winds or tornadoes, and fire.

There is a vault constructed that only lacks concrete to be pumped into it, which would require about 8-9 yards give or take. The vault is 12’ x 16’ x 7’, the exterior walls are constructed with 4”purlin, welded to support pillars under house. Metal sheets 10 gauge thick are welded onto the purlins, and are spaced apart to form a 12” thick concrete wall. Between the metal sheets are 2 layers of 4”x 4” x 4guage steel panels for reinforcement. Even without concrete, cell phones will not work in the room due to the steel mesh and density. The estimated cost of finishing the vault, not including door, would be about $1800 materials and labor. I had planned on using a bank vault door.

The interior wall and ceiling of the vault are 6” and 1 layer of reinforcement.

All lumber in walls and trusses is at least 6” yellow pine. The floor is ¾” plywood decking.

Most of the plumbing and electrical is installed.

The house is tapped into McCoy water.

There is a doorway that has been blocked in the laundry room that was intended to be an entry way to carport. This should be reopened and carport completed.

The artesian well is 1770 ft deep in the Mt Selma formation, the last time water level was measured in well was in 2009, and was at 120ft from ground level, but 200 ft of pipe is in well with a 3HP pump producing roughly 50gpm of water for irrigation or other. The well is assumed to have been drilled in the early 1950’s for producing peanuts on what was once a much larger tract of land. It is 10” diameter casing all the way down. Roland Stephens Well Service of Van Ormy TX is who has done any well repair and maintenance, and he estimated the water capacity at 1200gpm from this well, after a “clean out” operation to remove sand and silt at the bottom of the well.

2 very important aspects of this well are that (1) it is grandfathered in ahead of any state water regulatory legislation (2) the MT Selma is currently not a state regulated water strata – Replacement cost of this well today is estimated at $120,000. I have a quote from an Odessa TX based drilling company for roughly that amount. I think it is reasonable for anyone that understands the value of water right now in the Eagle Ford, to know this is a major part of the value of the property. There is just 1 problem, is that the casing needs to be elevated 18” above a concrete pad. I will do this for the buyer.

The fences are good all the way around, well built and solid, intended to deter hogs away from the Tifton Bermuda field when cross fenced. The Bermuda field was once a mesquite thicket, incredibly dense, and was bulldozed and root plowed, and all roots removed from approx. 23 acres to complete the field. Several pivot systems have been considered, none have been purchased. A pivot for the 23 acres will cost around $20,000. A larger pump would have to be placed in the well for an irrigation system, to handle the 300-500gpm pumping requirement. With proper irrigation and fertilizer, the field has a capacity of around 300-350 round bales of Tifton hay/year. This year with late spring rainfall we produced 80 bales from a single cutting. 4 cuttings is achievable with proper field maintenance.