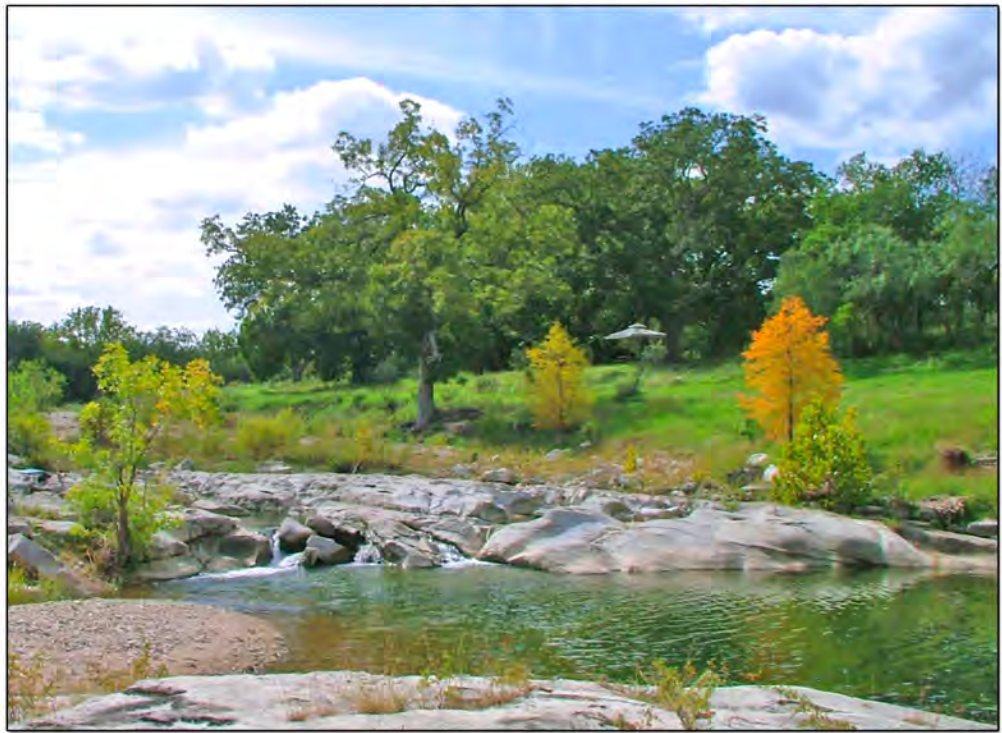


The Double Horn Ranch



305 acres in Spicewood, TX featuring waterfalls and a deep pool on over 3,500 ft. of year-round Double Horn Creek. Incredible views of Shovelhead Mountain and surrounding ranchlands.

Offered for \$12,500 per acre



The Dave Murray Team

ph. 751-6060

e-mail: Dave@DMTX.com

www.DMTX.com



Double Horn Creek

Ranch Facts

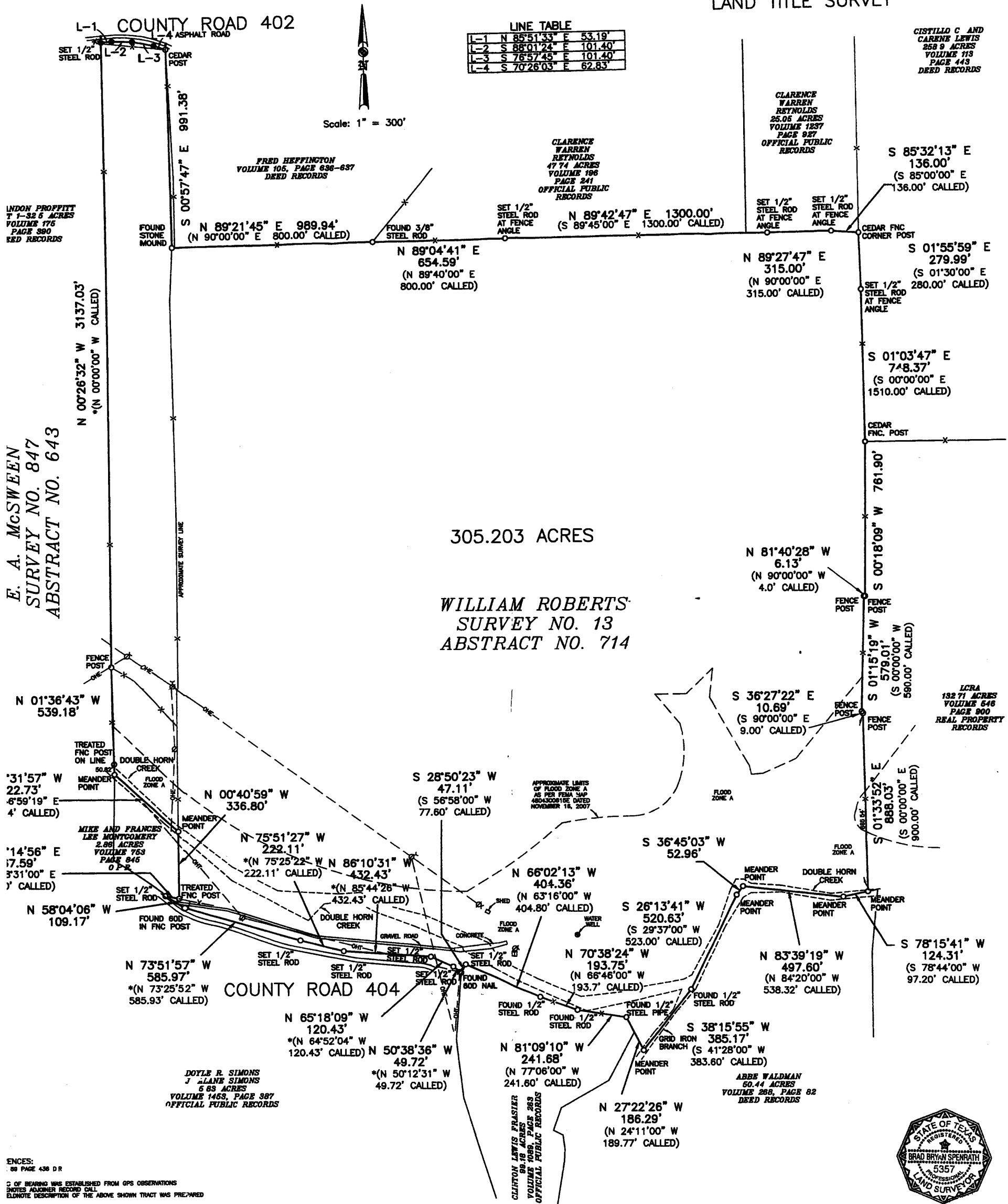
- 305 well-maintained acres
- 3,500 ft. on beautiful, spring-fed, rock bottomed, year-round Double Horn Creek
- +/- 2400 ft. of both sides of creek, +/- 1,200 ft. of to center of creek
- Waterfall spills into very deep pool – perfect for swimming and fishing
- Good road at entry to dam on creek
- 25 - 30 acre cleared pasture perfect for cattle grazing or a pecan orchard
- Big hilltop with 20 mile views of surrounding Hill Country
- 300 ft. on year-round, spring-fed Gridiron Creek flowing into Double Horn
- Filled with mature trees – pecans, oaks, elms, sycamores, ash and more
- Borders large acreage properties including LCRA parkland
- Ag exempt – taxes were \$489 last year
- Frontage on CR 404 and CR 402 – both are paved public roads
- Electricity, telephone, septic and well on property
- 15 minutes to Marble Falls, 25 minutes to the Hill Country Galleria



Double Horn Creek Photos



LAND TITLE SURVEY



LEGEND

- SET 1/2" STEEL ROD
- TELEPHONE PEDASTAL
- Ø POWER POLE
- GUY WIRE
- X- WIRE FENCE
- OHE- OVERHEAD ELECTRIC
- OHT- OVERHEAD TELEPHONE

C OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS
 4 NOTES ADJOINER RECORD CALL
 5 ELNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED

* SHOWING: A 305.203 ACRE TRACT OF LAND,
IG 277.669 ACRES OUT OF THE WILLIAM ROBERTS
VEY NO. 13, ABSTRACT NO. 714, AND 27.534
ES OUT OF THE E. A. McSWEEN SURVEY NO. 847,
TRACT NO. 643, BURNET COUNTY, TEXAS, SAID
.203 ACRE TRACT OF LAND BEING THAT CERTAIN
.669 ACRE TRACT OF LAND CONVEYED TO JAMES
FIELD AND KATHY L. FIELD BY DEED RECORDED IN
UMENT NO. 704923, OFFICIAL PUBLIC RECORDS,
ALL OF THAT CERTAIN 27.534 ACRE TRACT OF
CONVEYED TO JAMES W. FIELD AND KATHY L.
D BY DEED RECORDED IN DOCUMENT NO. 705265,
IAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

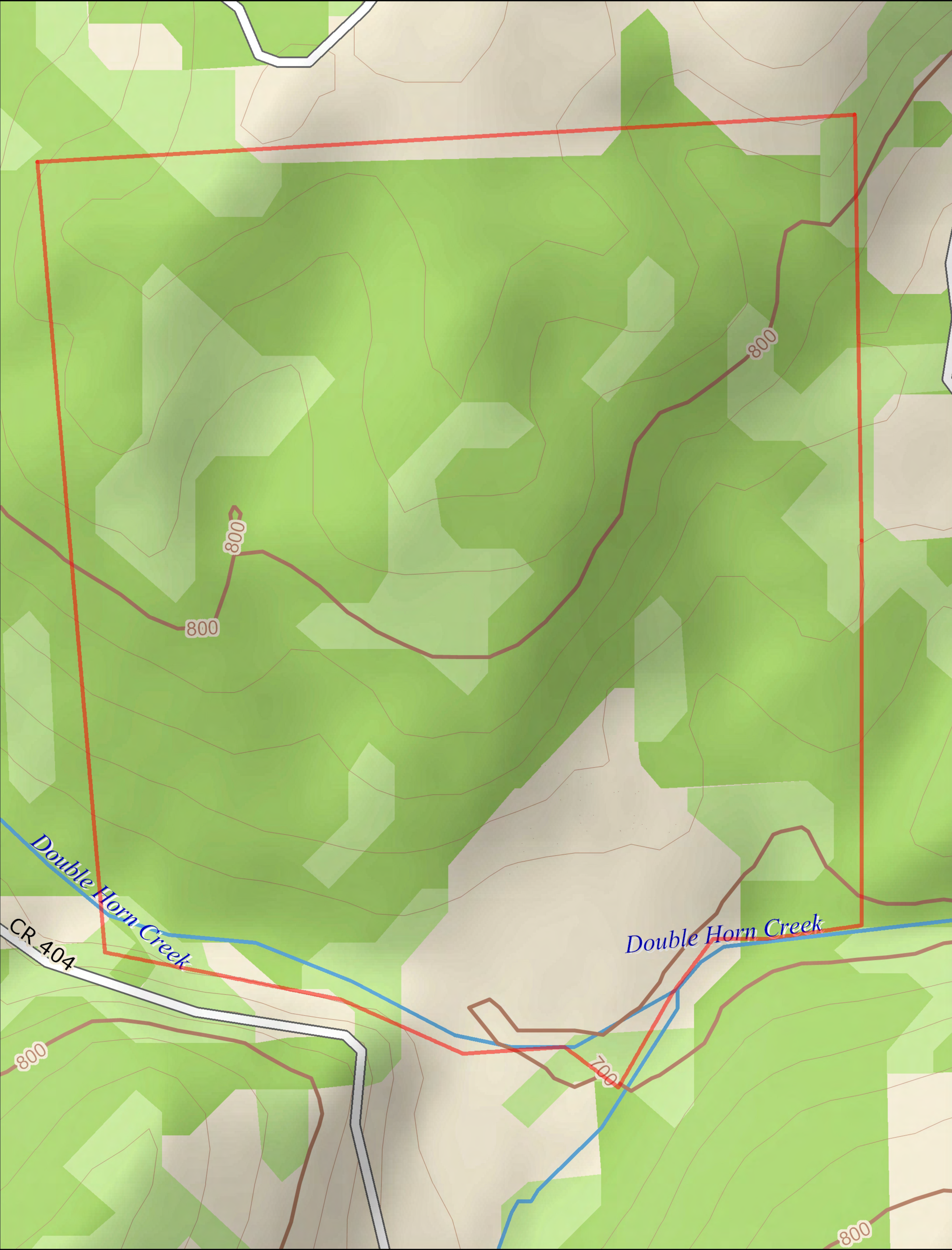
**COUNTRY LAND SURVEYING, LLC
NORTH MILAM STREET
DERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665**

The undersigned Registered Professional Land Surveyor ("Surveyor") does hereby certify to James W. Field and Kathy L. Field ("Purchasers"), Chicago Title Insurance Company ("Title Company") that: (i) this survey and the property description set forth herein are true and correct, and was the day made upon the ground of the real property reflected hereon (the "Property") for the benefit and reliance by Purchaser, Lender, TSC, and Title Company; (ii) the information contained and distances shown herein are true and correct; (iii) no other survey or communication has been received from the owner or possessor of the Property which contradicts or conflicts with the information contained herein; (iv) if the Property is described by metes and bounds, (v) this survey confirms and describes boundary lines of the Property which close by engineering calculation; (vi) this survey correctly shows size, location and type of all improvements on the Property; (vii) all driveways, parking spaces and curb cuts in the curb upon any street which the Property abuts are shown herein and are correct as shown; (viii) the Property and each parcel thereof has access to and from one or more publicly dedicated roadways as shown herein; (ix) all easements, encroachments, covenants, restrictions, setbacks, lines, assessments, rights-of-way or roadways on or about the Property; (x) the total acreage and the gross square footage and the square footage net of roadways and easements shown herein are correct; (xi) except as specifically shown, none of the Property lies within any 100-year flood plain, any flood prone area, or any area of a special flood hazard area or general hazard area as designated by any governmental agency; (xii) the minimum lot area and the minimum front setback requirements as established and specified by the Texas Society of Professional Surveyors as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas"; and (xiii) this survey was conducted by the Surveyor, or under his/her direct supervision.

BRAD BRYAN SPEARHEAD
REGISTERED PROFESSIONAL LAND SURVEYOR

5357
TEXAS REGISTRATION NO
DATE: 22 OCTOBER 2007

JEB #: 07-5050ALL



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