

FILED NOTES FOR 2.148 ACRES OF LAND in the Daniel Stockbridge Survey #736 Bosque County, Texas being all of First Tract (Called 1.39 Acres) and all of Second Tract (Called 0.82 Acres) as described in a Warranty Deed with Vendor's Lien conveyed to Gary M. Carpenter and spouse, Julie P. Carpenter as recorded January 2, 1987 being Instrument No. 16619 recorded in Volume 308, Page 112 of the Deed Records of Bosque County, Texas being described by metes and bounds as follows:

BEGINNING at a found 3' tall 2" pipe in concrete being the northeast corner of said second tract, being also the inside ell. of 29.62 acre tract conveyed to C.H. Gustafson in Volume 328, Page 947 of said Deed Records;

THENCE S 27 deg 39 min 00 sec W (Base bearing called 114.6 feet volume 308, Page 112) with the east line of said second tract (Called 0.82 Acres) a distance of 115.24 feet to a found 3' tall 2" pipe in concrete for a corner being the southeast corner of said second tract being also in the north line of a public road;

THENCE N 52 deg 20 min 51 sec W (Called N 53 deg 50 min W 25.0 feet) passing a found 2" pipe in concrete at 4.14 feet continuing for a total distance of 25.05 feet to a point for a corner;

THENCE S 31 21 min 00 sec W a distance of 20.50 feet to a point for a corner;

THENCE N 88 deg 47 min 00 sec W passing a found 1/2" iron 2 feet long at the end of a concrete curb at 68.53 feet continuing for a total distance of 202.20 feet to a point for a corner being in the north line of said public road;

THENCE S 76 deg 31 min 00 sec W along the north line of said public road for a distance of 225.40 feet to a point for a corner of this;

THENCE N 78 deg 33 min 50 sec W (Called N 78 deg 35 min W 79.7 feet Volume 308, Page 112) with north line of said public road passing a 6" pipe in concrete at 29.78 feet being in the north line of a concrete low water crossing for Meridian Creek with north edge of said concrete low water crossing for a total distance of 79.78 feet to a point for a corner being in the center of said Meridian Creek;

THENCE N 45 deg 40 min 00 sec E (Called 459.2 feet Volume 308, Page 112) down said Meridian Creek for a distance of 440.00 feet to a point for a corner.

THENCE S 57 deg 34 min 22 SEC E (Called S 54 deg 10 min E 314.6 feet) part way fence a distance of 318.44 feet to point of beginning containing 2.148 acres of land.

ANIEL STOCKBRIDGE SURVEY A-736

BOSQUE COUNTY, TEXAS

C.H. GUSTAFSON
32.31 ACRES
328/947

(GARY M. CARPENTER
SECOND TRACT 0.82 AC.
308/112 INST.#16619)

2.148 ACRES
(GARY M. CARPENTER
FIRST TRACT 1.39 AC.
308/112 INST.#16619)
REC. JAN. 21
1987

ZONE
"A"
HW 100
ELEVATION
700

LIMIT
OF HW 100
700.0
ELEV.

PUBLIC ROAD
FM 3220
TO LIFTON

FOUND 6"
PIPE IN
CONC.
50.00
18° 33' 50" W 79.78

NEW FENCE
S 57° 34' 21" E 318.44
S 54° 10' E 314.67
N 78° 35' W 79.7

GARAGE

HOUSE
IN ZONE "C"

CONC.
PATIO
DECK

TWO
STORY
ROCK
DWELLING

CONC.
PORCH

GRAVEL
DRIVE
(GRAVEL ROAD)

FRANK
WOOD
VOL. 125
PG. 392

HOUSE DETAIL

NO SCALE

TWO STORY
ROCK DWELLING

CONC. PATIO DECK

38.0

32.8

4.9

20.0

FOUND 1/2"
IRON
S 53° 28' 42" E
95.08
TIE

SCALE: 1" = 50'

● - FOUND 2" METAL
PIPE IN CONC.
○ - POINT

POWER
POLE

OVER
HEAD
POWER LINE

S 31° 21' 00" W
20.50

FOUND 1/2"
IRON
AT END
OF CONC.
CURB

2" PIPE

N 53° 50' 00" W
134.70

S 52° 20' 51" E
25.05

ERATH
COUNTY
ELECT.

VOL. 21
PG. 346
N 53° 50' W 25.05

2" PIPE

268.90

N 33° 34' 00" E

FOUND 6" CEDAR

CL MERIDIAN CREEK

32.31 AC. 328/947
(THIRD TRACT)
N 45° 40' 00" E 440.00

459.2

ERATH
COUNTY
ELECT.

House Measurements and some upgrades of the Leach residence located at 1310 CR 4290, Clifton, Texas 76634

Tuesday, March 13, 2012

The attached drawing is approximately 1/8" scale. Rock covers the lower east, west, north and the upper south elevations. Hardy cement board covers the upper east, west, and north elevations. All perimeter measurements assume rock covers 100%. The dimensions are from outside to outside. Rock walls are about 8" wider across the width and length of the house. The upper level plan overlays the lower level of the residence which is delineated with a large (X) across it. Also included are the covered patio dimensions should you need them. Feet and inches were converted to decimal values to calculate the gross area shown on the plan. Upper level 2124 Sq. Ft., lower level is 1134 Sq. Ft. with total Sq. Ft. 3259.

UPGRADES

(1) The Patio structure is made of square steel tubing, steel purling and sidewall girt. The structure is covered with 26 ga. galvalume corrugated steel. (2) Other upgrades include Hardy board cement siding with energy efficient radiant barrier underneath the house wrap. (3) energy efficient double hung windows for cleaning from the inside and single hung windows for cleaning from the outside. Ladders will not be required to clean windows. (4) open cell insulation is sprayed under the roof decking between roof joist and on the gable ends. This insulation carries a class A fire rating and does not support combustion. (5) Additionally, the roof is covered with 26 ga. Galvalume corrugated metal.

(6) One two ton and one three ton Trane Heat pump was installed in 2007, with new efficient ducts in the attic of the upper level. The electrical utility cost approx \$160.00 per month in the summer and \$100.00 a month in the winter. This is the only utility cost we have.

(7) The septic tank was replaced with an aerobic sewage plant that reuses the discharge water for irrigation. A licensed contractor permitted and installed the system. The Meridian Creek flows through the north boundary of our property.

(8) I built a water treatment plant to remove the H₂S and Fe in the well water and treat with ozone and ultra violet light..

(9) The electrical and plumbing improvements are not complete because they are a work in progress, that moves along with each renovation. A 200 amp exterior main disconnect was installed to power up the number one 200amp breaker panel located within the residence. The old 3/4" aluminum cable was replaced with new 3/4" copper cable in conduit. The meter base supplies both the 200 amp exterior disconnect and the number two 200 amp exterior breaker panel with main breaker. This panel supplies all high amperage appliances, water heaters, heat pumps, well pump, transfer pump and water treating system. Panel number one is the 200amp breaker panel in the residence that supplies power to the residence, and underground power to the detached garage and work shop. Both panels are powered through the meter base and have exterior disconnects. Thusly, the most important life/safety upgrades are complete to this point.

(10) Plumbing upgrades will be a PEX system with independent zone valves. Both hot and cold water will flow to each fixture and can be shut off independent of all other devices.

BOSQUE COUNTY TAX OFFICE**2006 Tax Statement**

ANNA BELL CARPENTER TAC
102 WEST MORGAN STREET
P O BOX 346
MERIDIAN, TX 76665
(254) 435-2301

Statement Date October 01, 2006

Statement # 10166

Owner ID: 44413

LEACH, REX W & CORRINE D
1310 CR 4290
CLIFTON, TX 76634-5089

Property ID: R04742

A0736-STOCKBRIDGE, D B, TRACT 1, ACRES
2.148

Situs: 1310 CR 4290

XRef ID: 00736-0004-000-00

Entity	Exemptions	Taxable	Tax Rate	Tax Amount	Amount Paid
BOSQUE COUNTY	0	130,200	0.383100	498.80	0.00
CLIFTON ISD	25,000	105,200	1.457100	1,532.87	0.00
Total				2,031.67	0.00

Property Values

Land NHS 0
Land HS 12,510
Imp NHS 0
Imp HS 117,690
Ag Mkt 0
Ag Use 0
Appraised 130,200
HS Cap Adj 0
Assessed 130,200

Exemptions: HS,OA

This total includes applicable penalty, interest, and attorney's fees that may be due if taxes are paid in OCTOBER. Please refer to box at lower right if taxes are paid in another month.

Total Due 2,031.67

To Pay by Credit Card Call 1-800-272-9829 or visit
www.officialpayments.com (Use Jurisdiction Code 6538) There will be a
nominal fee charged for this service.. BOSQUE COUNTY taxes reduced by
65.10 due to additional sales tax

6 July, 2010

Middle Trinity Groundwater Conservation District

150 N. Harbin St. Ste 434

Stephenville, Texas 76401

Re: Supplemental Information,

Water well located at 1310 CR 4290, Clifton, Bosque County, Texas

Dear Friends,

I purchased the residence at the above referenced address in December 2005. Since that date, I have attempted to locate the driller of the water well on this property. I have learned that he is deceased and had lived and operated his business in Cranfills Gap, Texas. A concrete enclosure of approximately 2' x 2' X 2' is placed over the well with an inscription 1985. A 1998 engineering report on the property states the builder-owner of the residence (who is deceased) said the well is 500 ft. deep. Judging from the turbidity, the H₂S and Fe in the water, my guess is that the well is in the Paluxy Formation; however a 500 ft depth could place the well within the upper Trinity Group.

According to an invoice that I received at the property purchase closing, Brune Pump Company of Valley Mills, Texas replaced the well pump on or about 14 May 2003. The new pump is a 1-1/2 HP – 8 GPM Aermotor Model A8B-150 with a 1-1/2 Hp FE Motor. My test has determined the pump does produce the specified quantity of 8 GPM. According to Brune, the pump was set at 300 ft. Also, according to their invoice, 310 ft. of new # 10-3 submersible cables was used along with 42 ft. of 1" galvanized pipe. The OD of the pump is 3-7/8" with the ID of the steel well casing is 4-1/2" and, OD approximately 5". Brune told me that the pump and casing not be pulled for a well deepening because of the deteriorating of the rusted casing.

I built a treatment system for the household water in 2006. The water is pumped at night from the well into a 2400 gallon storage tank to replenish used quantities. Ozone is injected at that time into the water stream along with ultraviolet. The static filter system cleans the Fe through a vortex caused by continuous bubbles from injected oxygen. The ever increasing filter loading of Fe is most likely caused by deterioration of the rusting well casing and contaminates. I believe entrance of contaminants could be caused from upper level migration. I plan to eventually properly cap and plug this well and drill another when funding is available.

I appreciate your efforts to understand and manage our limited water resources.



Rex W. Leach

1310 CR 4290

Clifton, Texas 76634

254-675-8251

Rexter2@hughes.net

Improvements to 1310 County Road 4290, Clifton, Texas 76634, since 2006

Year built: 1975. 3188 Sq. Ft. 4 BR 3-1/2 bath split level country home with walk out lower level to 16' X 50' covered porch overlooking Meridian Creek on 2.15 wooded acres of oak, pecan, cedar elm, fruit and other native trees. Most cedar trees removed.

37' X 36,' 4/12 roof pitch, 9' sidewall custom R panel metal garage and work shop. 9'WX 8 'metal doors with remote control garage door openers; gable mounted exhaust fan with rheostat control at front electrical panel. Radiant barrier insulation. Energy conserving dual pain windows. Future toilet rough-in connected to water and aerobic sewage system. 60amp 220volt sub panel with underground electric service.

Trane energy efficient three-ton for upper and two ton for lower level heat pumps. Variable speed blowers and Clean Effects filters at both upper and lower levels. New registers lower level, new ducts and registers on first level. Fireplace masonry repointed. Varmint and rain proof raised cap installed.

Aerobic sewage treatment system with irrigating sprinkler heads supply wastewater to orchard and part of yard. Waste water from home is used twice. Multiple cleanouts installed. Meets State of Texas water control requirements for water-ways. All plumbing fixtures and piping replaced except un-accessible under concrete slab and in some walls.

2,000gallon water storage tank with man hold, water level gauge and float activated relay to well pump starter; replaced 100gallon pressure tank. Insulated metal building contains water storage tank, well pump starter, 3phase pressure pump controller with 1HP 3phase variable speed continuous duty pressure pump, water filtration system of ozone and ultra violet light, fractional HP continuous duty water circulation filtration pump, 220V. 40amp sub panel.

Installed 200amp electric disconnect servicing interior electrical panel, with 3 ought copper wire in conduit (removed 3 ought aluminum unprotected wire bearing across ceiling joist in attic). Installed a second 200amp exterior electric service panel with internal disconnect providing power to all subpanels, and high amperage uses in residence. No aluminum wire exists in any electrical system.

Hardy plank maintenance free siding and radiant barrier house wrap, replaced old wood board and batten above native rock siding. Native rock siding repurposed.

Installed new crown molding and base on first level including all bathrooms.

Rebuilt stairway in Craftsman style Allure laminate covered steps and black Formica covered risers, oak wood rails, baluster's and coated steel pickets.

Installed folding ladder stair access to attic over hallway leading to MBR, replacing 16"X 16" access in hall closet. Installed multiple lights with switch at attic access.

1inch PEX main water line from pump to Vanguard Distribution manifold in ceiling above tankless electric hot water heater. 1/2", 3/8" and 3/4 "cross linked PEX tubing, and brass fittings with copper band compression rings replaced leaking copper water lines.

16' X 50' rear porch built of steel purlins and square steel tube covered with R panel galvanized steel. Ceiling covered with painted box corrugated galvanized steel. Steel tube guard rails and gates,

Exterior grade fans and light fixtures. Steel tube guard rails and posts installed on lower level retaining wall.

All soffits, fascia, gables, aluminum gutters, down spouts and other exterior trim are made of maintenance free materials.

Large country kitchen/family room with native rock fireplace. Remodel included appliances and fire resistant high-density ceiling panels in period designs. Connecting ceiling panels continues through hall way, entry, laundry and master bedroom.

Large living room/formal dining. 4 Large bedrooms

Mannington and Allure laminate floors throughout, except master bedroom and bath; bath 3 & 4

Replaced all interior doors and passage sets. Passage sets have "egg" knobs for easy accessibility.

Plantation shutters throughout first level.

Renovated all bathrooms. Master bath accessories are accessibility rated.

Open cell foam insulation installed between roof joist.

Energy conserving windows. Double hung windows in upper and single hung windows in lower.

Roof covered with galvanized metal R-panels.

Front yard irrigation system.

Paved driveways

Built 230 feet native stone retaining walls and renovated stone residence east wall.

Built 70 feet walks with lighting.

Simpli Safe security system with panic, motion, glass break, smoke and water sensors all monitored 24/7. Panic response is an immediate phone call. Dispatchers alert either Clifton Fire Dept, Clifton Police Dept and or Bosque County Sheriff dispatcher or all according to the status of the alarm. We have not had a problem since moving here the past 16 years .

Average monthly electric utility cost for residence, water system, aerobic system, and garage/shop is \$130.00 Alarm monitors cost \$15.00 month.