



## **34 Ac. H-L Ranch**

### **Bandera County**

### **4 Bed 4 Bath 5,600+/- Sq Ft**

This stunning Hill Country Oasis is located 5 minutes from Downtown Bandera, and only 45 minutes from Loop 1604 on the NW side of San Antonio. It boasts of a gorgeous Hill Country home with pool, large workshop, and custom garden all nestled among 34 well maintained acres, that includes a half acre pond.

The custom home was built with great attention to detail. As you walk in the house you're greeted by a spacious entry way with 18' ceilings and a huge window that is a great place for a Christmas tree. The entry leads in to huge open concept living room that flows into the dining area and kitchen. It offers 18' ceilings, a large rock fireplace with gas starter, hardwood floors, enormous windows, and large exposed wood beams in the ceiling. The gourmet kitchen offers a built-in refrigerator, wine fridge, and ice maker. Along with double ovens, two dishwashers, induction cook-top, large island with prep sink, granite counters, self-closing drawers, & a large double sink. Just off of the Kitchen is a large butler's pantry with tons of storage from cabinets, drawers, and built in wine rack.

The master suite offers a large bedroom with vaulted ceiling and private patio, along with a huge master bathroom. The master bath offers a large Jacuzzi tub, dual vanities, tile floors, huge walk-in shower and doors to the private patio. The master closet is a room of itself with tremendous hanging space and built in drawers. The study/office offers a great place to work from home with deep built in cabinet drawers and bookshelves from floor to ceiling. It has large windows offering a lot of natural light and an entry of two glass French doors. The second bedroom in the main body of the house has a vaulted ceiling along with a large walk-in closet with built-ins. It would make a great den, and has an additional exercise room/multipurpose room off of it.

Bedrooms three and four are in the guest wing of the house and are connected to the main body by a breezeway. The two bedrooms mirror images of each other, each with their own private bath. Connecting the two bedrooms is a spacious living area with kitchenette. Including an under the counter refrigerator, bar sink, and microwave.

The spacious laundry room has with tons of cabinets, large closet, utility sink, access to the garage, and tile and marble floors.

The house is "U" shaped with the covered back patio wrapping around the pool. The back of the house is ideally situated facing southeast allowing you to take advantage of the prevailing breezes, while blocking the harsh afternoon sun. The beautiful pool and spa are heated allowing for year round enjoyment. The patio itself is the perfect place to entertain guests, or get away from it all. It has a large rock fireplace with gas starter, tall wood ceilings, and a great outdoor kitchen. The outdoor kitchen includes a built-in gas grill, sink, refrigerator and granite counters.

Other highlights of the house include:

- 2.5 car garage.

- 500 gallon propane water heater.
- Tankless propane water heater in the guest house.
- Other than the track lighting in the kitchen/dining area, all other lights in & on the house are LED.
- Hardwood floors throughout other than tile & marble in the bathrooms and Laundry room.
- Granite counters throughout the house.
- Standing seam metal roof.
- Exterior is primarily Austin stone, along with stucco & wood.
- Permanent stairs to decked attic space.
- 200 AMP Generac generator that services home and guest house.
- 1,000 gallon propane tank.
- Three HVAC units.
- Tons of large windows providing great viewing of the Hill Country.
- Bosch & KitchenAid appliances.

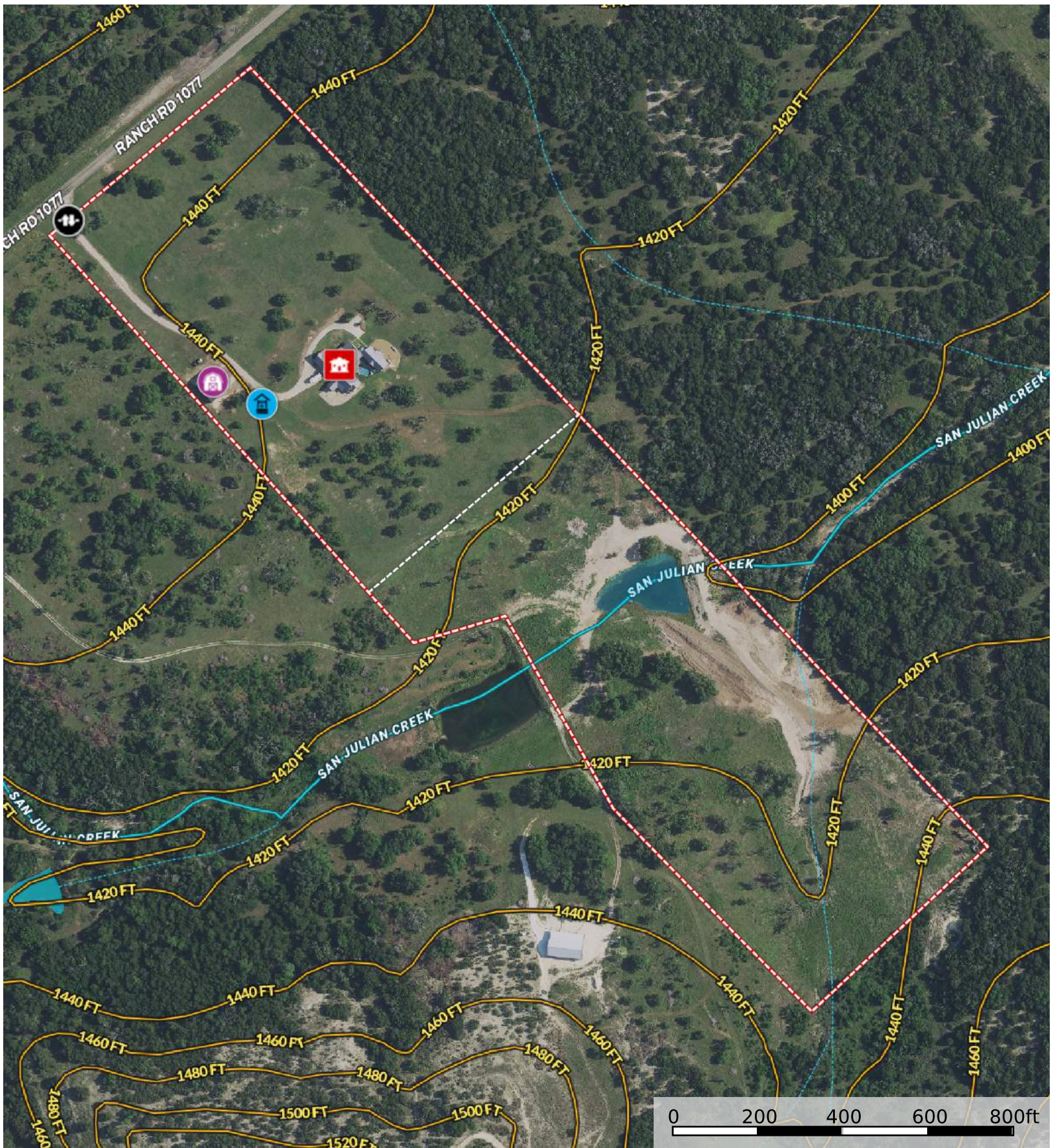
Other improvements are just as impressive as the house, and include:

- An awesome garden with eight raised planting beds, beautiful potting shed, and a custom metal & glass green house from the Netherlands.
- Large rock water well house with a state of the art water filtration system. Providing great tasting water.
- 3,000+/- Sq Ft metal shop on concrete slab.
- Shop has two 12' wide by 14' tall automatic roll up doors.
- Shop is 20 feet tall in the center of the building.
- The shop building is completely surrounded by black top paving.
- Shop has a 30 amp and 50 amp breaker, and is wired 110/220.

The land itself has been given just as much thought as the improvements. The front 17 acres looks like a park, and is high fenced allowing you to grow the plants you wish without the worry of the deer eating them. Spread throughout the front pasture are bird houses and bird feeders. The back 17 acres is low fenced and very clean, but left more in its natural state providing wonderful habitat for the wildlife. The deep and wonderfully shaped half acre pond is located in the back pasture. The land itself is very horse and livestock friendly and a breeze to get around on. The wildlife is supplied by an automatic deer feeder, Turkey feeder and gravity feeder. Along with a quail feeder/waterer that has a barrel that gathers rain water and a barrel that has the seed. It has a fence around it so only small birds and animals can get into it for water and food.

A lot of care has been given to every part of the beautiful show place, and is ready for the next owners to move in and enjoy.





Well Gate Barn Main House Fence Pond / Tank Boundary Stream, Intermittent River/Creek Water Body



MANSFIELD SURVEYING  
P.O. BOX 3111  
BANDERA, TX 78003  
830-688-2786

# SURVEY PLAT

34.26 ACRES - WILLIAM KELLY  
SUR. NO. 35, ABST. NO. 220

BANDERA COUNTY, TEXAS

Line Table		
Id	Bearing	Distance
L1	S 72°36'12" W	223.79'

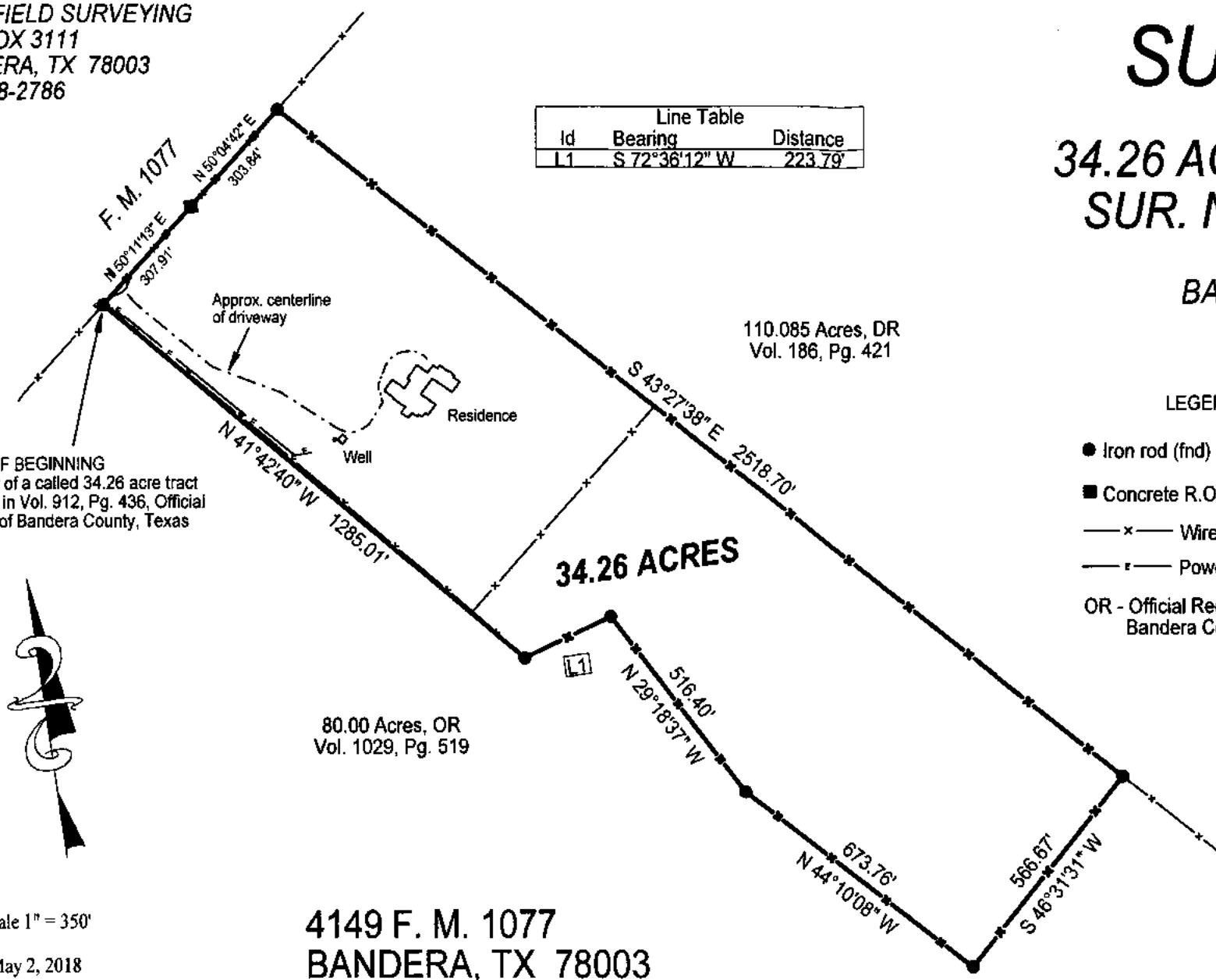
POINT OF BEGINNING  
W corner of a called 34.26 acre tract  
recorded in Vol. 912, Pg. 436, Official  
Records of Bandera County, Texas



Scale 1" = 350'

May 2, 2018

4149 F. M. 1077  
BANDERA, TX 78003



110.085 Acres, DR  
Vol. 186, Pg. 421

80.00 Acres, OR  
Vol. 1029, Pg. 519

LEGEND

- Iron rod (fnd)
- Concrete R.O.W. Marker (fnd)
- x — Wire fence
- r — Power line
- OR - Official Records  
Bandera Co., TX



NOTE:  
All bearings are from GPS observations based  
on Texas State Plane Coordinate System,  
South Central Zone, NAD 83.

I hereby certify that this survey was made on the ground and that  
this plat correctly represents the facts found at the time of the survey,  
and that to the best of my knowledge there are no visible overlapping  
of improvements, visible easements of rights of way, boundary line conflicts,  
or encroachments except as shown hereon.

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

# STATE OF TEXAS WELL REPORT for Tracking #282273

Owner: **Warren Michael** Owner Well #: **No Data**  
Address: **1002 Gemini Street, Suite 121** Grid #: **69-24-4**  
**Houston, TX 77058**  
Well Location: **4149 FM 1077** Latitude: **29° 40' 34" N**  
**Bandera, TX 78003** Longitude: **099° 06' 09" W**  
Well County: **Bandera** Elevation: **No Data**

Type of Work: **New Well** Proposed Use: **Domestic**

Drilling Start Date: **3/8/2012** Drilling End Date: **3/9/2012**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	<b>7.875</b>	<b>0</b>	<b>760</b>

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
Annular Seal Data:	<b>0</b>	<b>400</b>	<b>23 Bentonite</b>

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **100+**

Distance to Septic Field or other  
concentrated contamination (ft.): **150+**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **Owner**

Surface Completion: **Surface Slab Installed**

Water Level: **180 ft. below land surface on No Data** Measurement Method: **Unknown**

Packers: **Rubber Cone 400ft**

Type of Pump: **No Data**

Well Tests: **No Test Data Specified**

Water Quality:	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
	<b>680-760</b>	<b>Fresh</b>

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Pipe Creek Water Well, LLC**  
**PO Box 598**  
**Pipe Creek, TX 78063**

Driller Name: **Bryce Wallace** License Number: **58820**

Comments: **No Data**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
<b>0</b>	<b>42</b>	<b>Caliche</b>
<b>42</b>	<b>190</b>	<b>Limestone/Shale</b>
<b>190</b>	<b>192</b>	<b>Gyp</b>
<b>192</b>	<b>590</b>	<b>Limestone</b>
<b>590</b>	<b>620</b>	<b>Shale</b>
<b>620</b>	<b>760</b>	<b>Limestone</b>

<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
<b>4.5"</b>	<b>NEW</b>	<b>PVC Blank</b>	<b>0-700 SDR - 17</b>
<b>4.5"</b>	<b>NEW</b>	<b>PVC .032 Slot</b>	<b>700-760 SDR - 17</b>

**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation**  
**P.O. Box 12157**  
**Austin, TX 78711**  
**(512) 334-5540**



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

4149 FM 1077  
Bandera, TX 78003

CONCERNING THE PROPERTY AT \_\_\_\_\_

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is \_\_\_ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) or \_\_\_ never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.			
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)			
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain	<input checked="" type="checkbox"/>		
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines			

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)			
-LP on Property	<input checked="" type="checkbox"/>		
Hot Tub	<input checked="" type="checkbox"/>		
Intercom System			
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill			
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool	<input checked="" type="checkbox"/>		
Pool Equipment	<input checked="" type="checkbox"/>		
Pool Maint. Accessories	<input checked="" type="checkbox"/>		
Pool Heater	<input checked="" type="checkbox"/>		

Item	Y	N	U
Pump: sump grinder			
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna			
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired			
Spa	<input checked="" type="checkbox"/>		
Trash Compactor			
TV Antenna			
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System			<input checked="" type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			electric gas number of units: _____
Evaporative Coolers				number of units: _____
Wall/Window AC Units				number of units: _____
Attic Fan(s)				if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			electric gas number of units: _____
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: _____ electric gas other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			wood gas logs mock other: _____
Carport				attached not attached
Garage	<input checked="" type="checkbox"/>			attached not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned leased from: _____
Security System	<input checked="" type="checkbox"/>			owned leased from: _____
Solar Panels				owned leased from: _____
Water Heater	<input checked="" type="checkbox"/>			electric gas other: _____ number of units: _____
Water Softener	<input checked="" type="checkbox"/>			owned leased from: _____
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: _____

(TXR-1406) 07-08-22

Initialed by: Buyer: \_\_\_\_\_ and Seller: AB

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Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: \_\_\_ city  well \_\_\_ MUD \_\_\_ co-op \_\_\_ unknown \_\_\_ other: \_\_\_\_\_

Was the Property built before 1978? \_\_\_ yes  no \_\_\_ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 10 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_ yes  no \_\_\_ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_ yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>



Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

We have some springs around the pond.

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | Y                                   | N                        |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir.   |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at \_\_\_\_\_

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*** \_\_\_ yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?** \_\_\_ yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

\_\_\_  Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

\_\_\_  Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: \_\_\_ mandatory \_\_\_ voluntary  
Any unpaid fees or assessment for the Property? \_\_\_ yes (\$ \_\_\_\_\_) \_\_\_ no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

\_\_\_  Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged? \_\_\_ yes \_\_\_ no If yes, describe: \_\_\_\_\_

\_\_\_  Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

\_\_\_  Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

\_\_\_  Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

\_\_\_  Any condition on the Property which materially affects the health or safety of an individual.

\_\_\_  Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

\_\_\_  Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

\_\_\_  The Property is located in a propane gas system service area owned by a propane distribution system retailer.

\_\_\_  Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Concerning the Property at \_\_\_\_\_

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead  Senior Citizen  Disabled
- Wildlife Management  Agricultural  Disabled Veteran
- Other: \_\_\_\_\_  Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?  yes  no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?  yes  no If yes, explain: \_\_\_\_\_

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller: Harvey D. Bernard Date: 7/25/22 Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Harvey D. Bernard Printed Name: \_\_\_\_\_

(TXR-1406) 07-08-22 Initialed by: Buyer: \_\_\_\_\_ and Seller: NB Page 5 of 6

Concerning the Property at \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit [www.txdps.state.tx.us](http://www.txdps.state.tx.us). For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>BEC</u>	phone #: <u>1 866-226-3372</u>
Sewer: <u>SEPTIC (OWN)</u>	phone #: _____
Water: <u>WELL (OWN)</u>	phone #: _____
Cable: <u>DIRECT TV (AT&amp;T)</u>	phone #: <u>1-844-884-9623</u>
Trash: <u>ROCKIN "K" WASTE</u>	phone #: <u>1-830-370-6004</u>
Natural Gas: <u>NONE</u>	phone #: _____
Phone Company: <u>VIASAT</u>	phone #: <u>1 855 351-7242</u>
Propane: <u>OWN TANK</u>	phone #: _____
Internet: <u>VIASAT</u>	phone #: <u>1 855 351-7242</u>

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	





# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT 4149 FM 1077  
Bandera, TX 78003

### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System:  Septic Tank     Aerobic Treatment     Unknown
- (2) Type of Distribution System: Leach line     Unknown
- (3) Approximate Location of Drain Field or Distribution System: South East of Home     Unknown
- (4) Installer: Buddy's SEPTIC and Water Works     Unknown
- (5) Approximate Age: 10 years     Unknown

### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?     Yes     No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? 3 ~~2~~ years
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?     Yes     No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review?     Yes     No

### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:


- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials     permit for original installation     final inspection when OSSF was installed  
 maintenance contract     manufacturer information     warranty information    \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04      Initialed for Identification by Buyer \_\_\_\_\_ and Seller LB      Page 1 of 2

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

**This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.**

  
 Signature of Seller Date  
 HARVEY D BERNARD TRUSTEE OF THE FIRST AMENDMENT

\_\_\_\_\_  
 Signature of Seller Date  
 LINDA C BERNARD TRUSTEE OF THE FIRST AMENDMENT

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer Date

\_\_\_\_\_  
 Signature of Buyer Date